

Memorandum



Date: September 12, 2006

To: Honorable Chairman Joe A. Martinez
and Members, Board of County
Commissioners

Agenda Item No. 7(F)

From: George M. Burgess
County Manager

A handwritten signature in black ink, appearing to read "Burgess", written over a white rectangular box.

Subject: Proposed Zoning Ordinance Establishing the Perrine
Community Urban Center District Regulations

RECOMMENDATION

It is recommended that the Board of County Commissioners (Board) adopt the attached proposed zoning ordinance establishing the Perrine Community Urban Center Zoning District (PECUCD) regulations.

BACKGROUND

Through Resolution No. R-993-04, the Board accepted the Perrine Charrette Report, including its plan and recommendations and directed the County Manager to present to the Board a Final Area Plan along with any amendments to the Code of Miami-Dade County to implement the Plan and its recommendations. Subsequent to this, the staff of the Department of Planning and Zoning developed the Perrine Community Urban Center District (PECUCD) regulations.

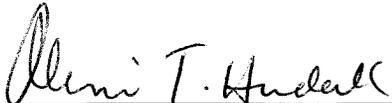
The proposed PECUCD builds upon the adopted Standard Urban Center District Regulations and provides the additional requirements and the regulating plans that will guide development within this urban center. In addition, the proposed Perrine Community Urban Center Zoning District regulations implement the "Perrine Charrette Area Plan" which is the citizens' vision for the future growth and development of the unincorporated area of Perrine in southern Miami-Dade County. This vision resulted from the Perrine Charrette held from January 11 to January 17, 2003. The proposed Perrine Community Urban Center Zoning District regulations also further implement the policies of the County's Comprehensive Development Master Plan (CDMP).

The CDMP contains directives to promote urban centers in places where mass transit, roadways, and highways are highly accessible. Community Urban Centers (CUCs) are compact, mixed-use, and pedestrian-friendly activity centers that will serve localized areas. The Perrine CUC, which is designated in the CDMP's Land Use Plan Map, is located around the South Dade Busway stops at Banyan, Indigo and SW 184 Streets.

The proposed ordinance, which has been subject to considerable public input, including the Perrine Charrette Steering Committee, the Redland Community Council 14 and the Planning Advisory Board, creates regulations to govern the new zoning district. Properties located within the boundaries of the new zoning district will become subject to the new regulations upon approval after public hearing on an application to rezone them to the PECUCD.

FISCAL IMPACT

The proposed ordinance creates no fiscal impact on Miami-Dade County.



Assistant County Manager



MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: September 12, 2006

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 7(F)

Please note any items checked.

- "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 7(F)
09-12-06

ORDINANCE NO. _____

ORDINANCE RELATING TO ZONING AND
OTHER LAND DEVELOPMENT REGULATIONS;
PROVIDING FOR THE PERRINE COMMUNITY
URBAN CENTER ZONING DISTRICT; CREATING
SECTIONS 33-284.99.6 THROUGH 33-284.99.13 OF
THE CODE OF MIAMI-DADE COUNTY (CODE);
PROVIDING SEVERABILITY, INCLUSION IN THE
CODE AND AN EFFECTIVE DATE

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
MIAMI-DADE COUNTY, FLORIDA:**

Section 1. Section 33-284.99.6 of the Code of Miami-Dade County, Florida is hereby
created as follows:¹

>> **ARTICLE XXXIII (N)**

PERRINE COMMUNITY URBAN CENTER DISTRICT (PECUCD)

¹ Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double
arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain
unchanged.

Sec. 33-284.99.6 Purpose, intent and applicability.

A. The regulations contained in this chapter and Chapter 18A, Landscape Code, Code of Miami-Dade County, Florida, shall apply to this article, except as otherwise added to or modified herein.

B. The Illustrative Master Plan (Figure 1) illustrates the citizens' vision and may be used to interpret this article. Where the Illustrative Master Plan conflicts with the text of this article, the text shall govern.

C. The boundaries shown in Figure 1 shall constitute the Perrine Community Urban Center (PECUC) Boundary Plan and are generally described as follows: from the intersection of the centerline of the southbound U. S Highway 1 (US 1) and SW 168 Street, then west along the centerline of SW 168 Street to the centerline of SW 107 Avenue, then south along the centerline of SW 107 Avenue to the centerline of SW 184 Street, then west along the centerline of SW 184 Street to the east side of the Homestead Extension of the Florida Turnpike – State Road 821 (HEFT), then south and east along the east side of the HEFT to the centerline of SW 186 Street, Quail Roost Drive, then east along the centerline of SW 186 Street to the east side of the C-1N canal, then south and east along the east and north side of the C-1N canal to the centerline of Marlin Drive, the southeasterly along the centerline of Marlin Drive to the centerline of the South Miami-Dade Busway, then north along the centerline of the South Miami-Dade Busway to SW 186 Street, then east along the centerline of SW 186 Street the centerline of US 1, then north along the centerline of US 1 to SW 183 Street, then north along the centerline of the southbound US 1 to the point of beginning.

A more detailed legal description of the boundaries follows:

Beginning at the intersection of the centerline of the southbound U.S. Highway 1 (US 1) and the centerline of SW 168 Street, thence West along the aforementioned centerline of SW 168 Street to the intersection with the centerline of SW 107 Avenue, thence South along the aforementioned centerline of SW 107 Avenue to the intersection with the centerline of SW 184 Street, thence West along the centerline of the aforementioned centerline of SW 184 Street to the intersection with the East Right-of-Way line of the Homestead Extension of the Florida Turnpike - State Road 821 (HEFT), thence South and Southeasterly along the afore mentioned East Right-of-Way line of the Homestead Extension of the Florida Turnpike - State Road 821 (HEFT) to the centerline of SW 186 Street (Quail Roost Drive), thence East along the centerline of the aforementioned centerline of SW 186 Street (Quail Roost Drive) to the intersection with the East Right-of-Way line of the C-1N Canal, thence South and East along the afore mentioned East and North Right-of-Way line of the C-1N Canal to the intersection with the centerline of Marlin Drive, thence Southeasterly along the aforementioned centerline of Marlin Drive to the intersection with the centerline of the South Miami-Dade Busway, thence Northeasterly along the aforementioned centerline of the South Miami-Dade Busway to the centerline of SW 186 Street, thence East along the aforementioned centerline of SW 186 Street to the intersection of the centerline of U.S. Highway 1 (US 1), thence Northeasterly along the aforementioned centerline of U.S. Highway 1 (US 1) to the intersection with the extension of the centerline of SW 183 Street, thence Northeasterly

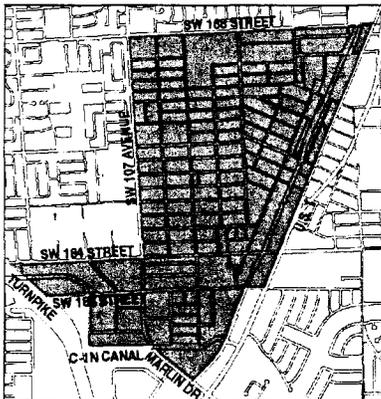
D. Full scale maps of the Illustrative Master Plan presented in Figure 1, as well as all the Regulating Plans and Street Development Parameters figures in this article, are on file with the Miami-Dade Department of Planning and Zoning.

E. No provision in this article shall be applicable to any property lying outside the boundaries of the Perrine Community Urban Center District (PECUC) as described herein. No property lying within the boundaries of the PECUC shall be entitled to the uses or subject to the regulations provided in this article until an application for a district boundary change to the PECUC has been heard and approved in accordance with the provisions of this chapter.

Figure 1: Illustrative Master Plan



CUC BOUNDARY PLAN



KEY

- Existing Buildings
- Proposed Development
- CUC Area



<<

Section 2. Section 33-284.99.7 of the Code of Miami-Dade County, Florida is hereby created as follows:

>>Sec. 33-284.99.7. Perrine Community Urban Center (PECUC) District Requirements

Except as provided herein, all developments within the PECUC shall comply with the requirements provided in Article XXXIII(K), Urban Center District Regulations, of this code.<<

Section 3. Sec. 33-284.99.8 of the Code of Miami-Dade County, Florida, is hereby created as follows:

>>Sec. 33-284.99.8. Uses

Except as provided herein, all permitted, conditionally permitted, and temporary uses within the PECUC shall comply with Section 33-284.83 of this code.

A. Permitted Uses. The following uses shall be permitted.

1. In the Residential (R) area, all uses provided in Section 33-284.83(A)(1), except that rowhouses shall be permitted only in those areas specifically designated as permitting rowhouses in the Land Use Regulating Plan, as provided in Section 33.284.99.9 of this article.<<

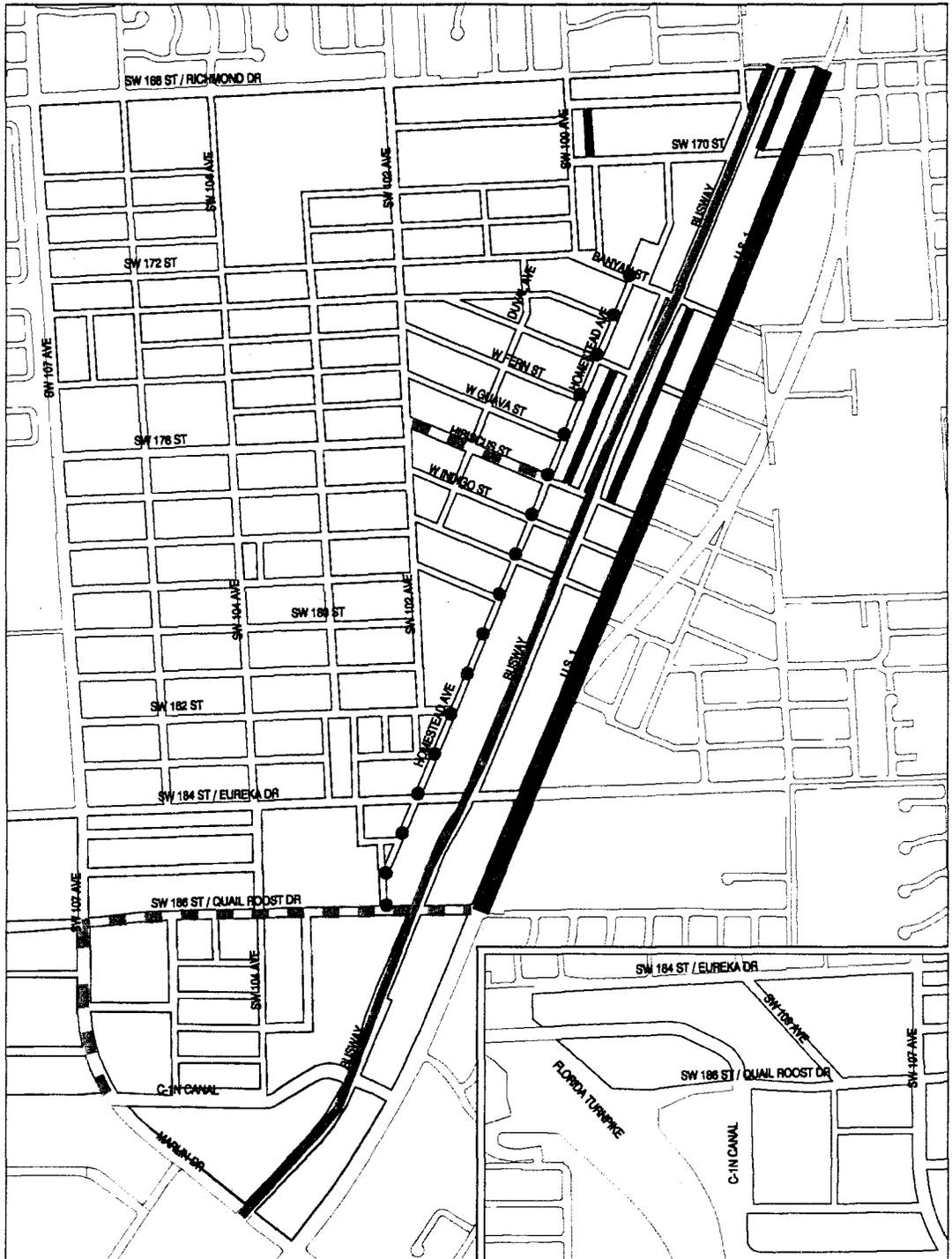
Section 4. Section 33-284.99.9 of the Code of Miami-Dade County, Florida is hereby created as follows:

>>**Sec. 33-284.99.9. PECUC Regulating Plans**

The Regulating Plans shall consist of the following controlling plans as defined and graphically depicted in this section.

- A. The Street Types Plan, which establishes a hierarchy of street types in existing and future locations. The five (5) Street Types and the hierarchy of streets (from most important to least important in accommodating all types of activity) are U.S. 1, Main Street, Boulevard, Minor Street, and Service Road.
- B. The Sub-districts Plan, which delineates three (3) Sub-districts: the Core, Center and Edge. These Sub-districts shall regulate the allowable intensity of development in accordance with the Comprehensive Development Master Plan and this article.
- C. The Land Use Plan, which delineates the areas where specified land uses and development of various types shall be permitted.
- D. The Density Plan, which delineates areas where specified minimum and maximum residential densities shall be permitted.
- E. The Building Heights Plan, which establishes the minimum and maximum allowable number of stories.
- F. The Designated Open Space Plan, which designates open spaces. The designated open spaces shall be controlled by anchor points.
- G. The New Streets Plan, which shows the location and the number of new streets needed to create the prescribed network of streets within each Urban Center District. All new A streets shall be required in the same general location as shown on the New Streets Plan. All B streets shall be located as provided in section 33-284.86(F) of this code.
- H. The Bike Route Plan, which depicts the designated bike routes, including the bike facility requirements, if any, which shall be shown in all development plans.

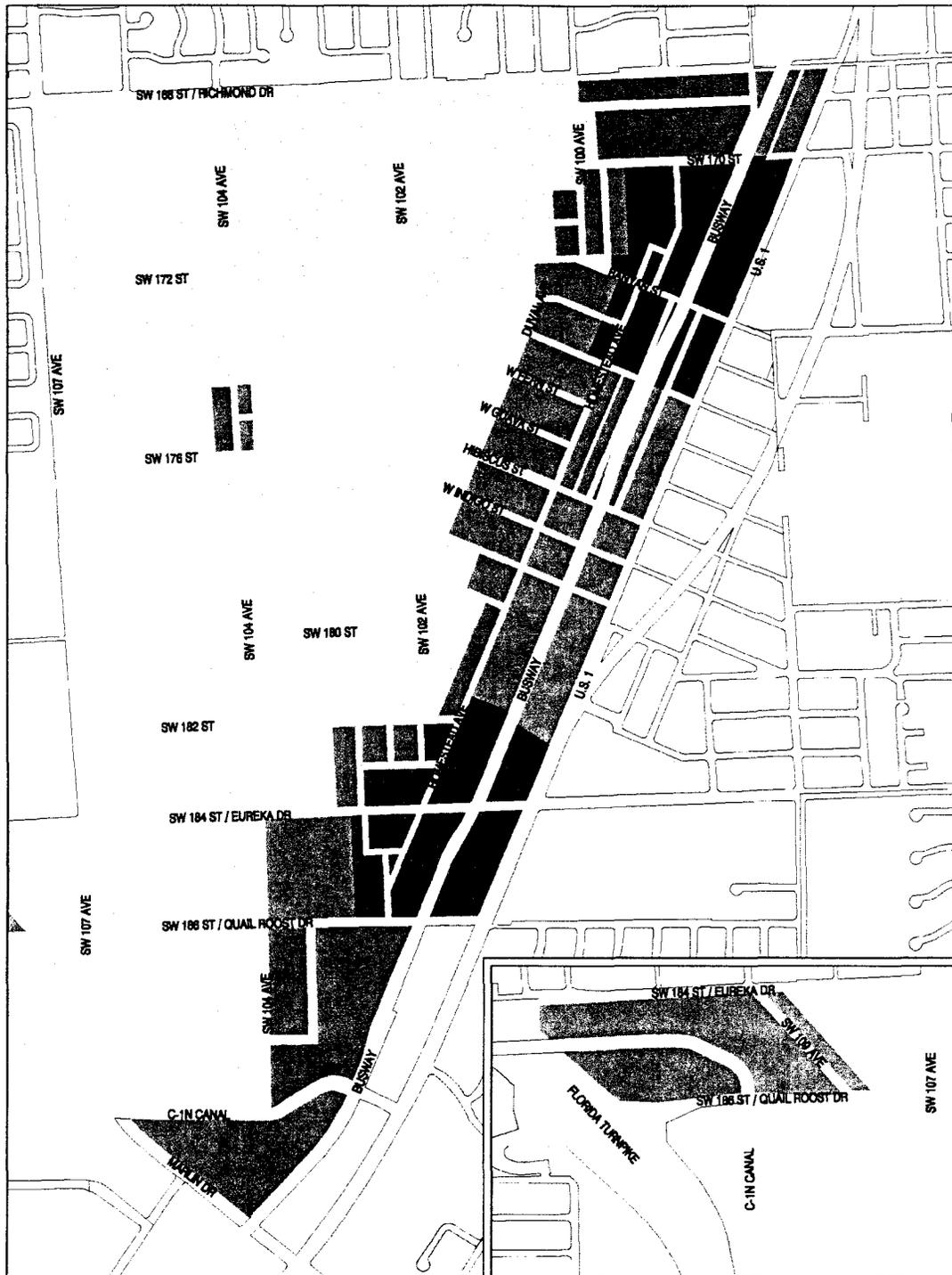
I. Street Types Plan



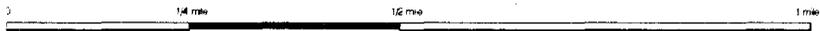
- KEY:**
- US Highway 1 / S.R. 5
 - South Miami-Dade Busway
 - Main Street
 - Boulevard
 - Minor Street
 - Service Roads Core/Center Sub-district
 - Service Roads Edge Sub-district: Optional for single family detached only



II. Sub-Districts Plan



KEY:
[Solid Black Box] CORE SUB-DISTRICT
[Stippled Box] CENTER SUB-DISTRICT
[White Box] EDGE SUB-DISTRICT

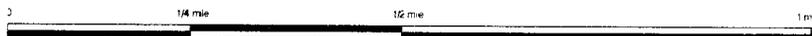


III. Land Use Plan



KEY:

- MIM MIXED USE MAIN STREET**
First floor: businesses; professional offices; civic, education and government offices; second floor and above: residential
- IMC MIXED USE CORRIDOR**
Residential; businesses; professional offices; civic, education and government offices
- MIO MIXED USE OPTIONAL**
First floor (optional): businesses, professional offices, civic, education and government offices; All floors: residential
- RMI RESIDENTIAL MODIFIED**
Courtyard, sideyard, duplex, rowhouse, apartment dwellings
- R RESIDENTIAL**
Single family detached, courtyard, sideyard, rowhouse, duplex dwellings
- R RESIDENTIAL**
Single family detached, courtyard, sideyard, duplex dwellings
- ID INDUSTRIAL DISTRICT**
In all floors and all sub-districts: IU-1 uses; live/work units subject to permitted density
- I INSTITUTIONAL**
Civic, education, government offices
- CUC Limit North of SW 180th Street



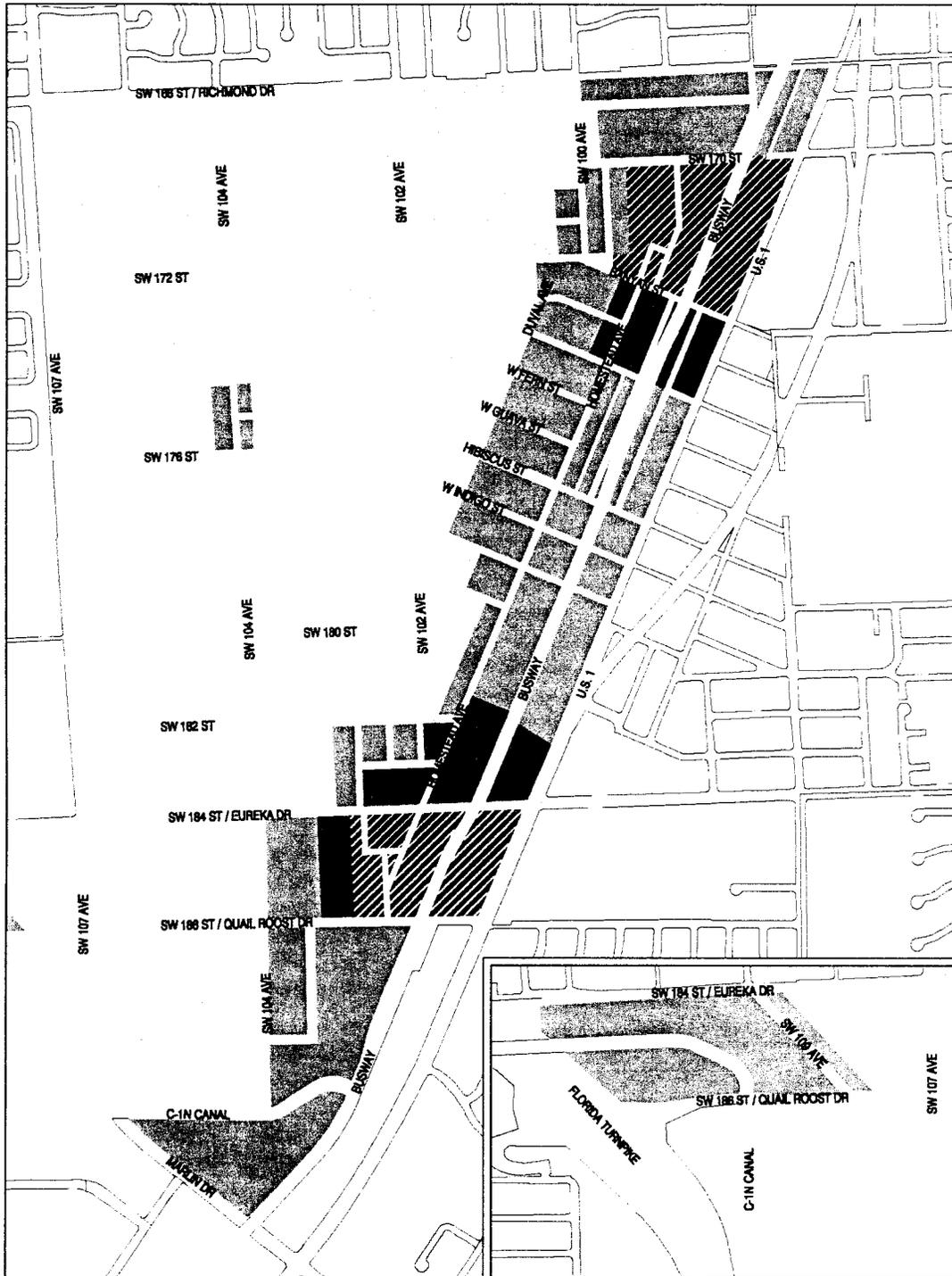
IV. Density Plan



- KEY:**
-  Max. 60 Units/acre net
 -  Max. 52 Units/acre net
 -  Min. 12; Max. 52 Units/acre net
 -  Max. 36 Units/acre net
 -  Min. 12; Max. 36 Units/acre net
 -  Min. 8; Max. 18 Units/acre net
 -  No residential density permitted

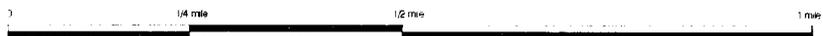
Residential density may be increased through the use of Severable Use Rights (SURs). See Sec. 33B-45(g)(15) of this code for applicability.

V. Building Heights Plan

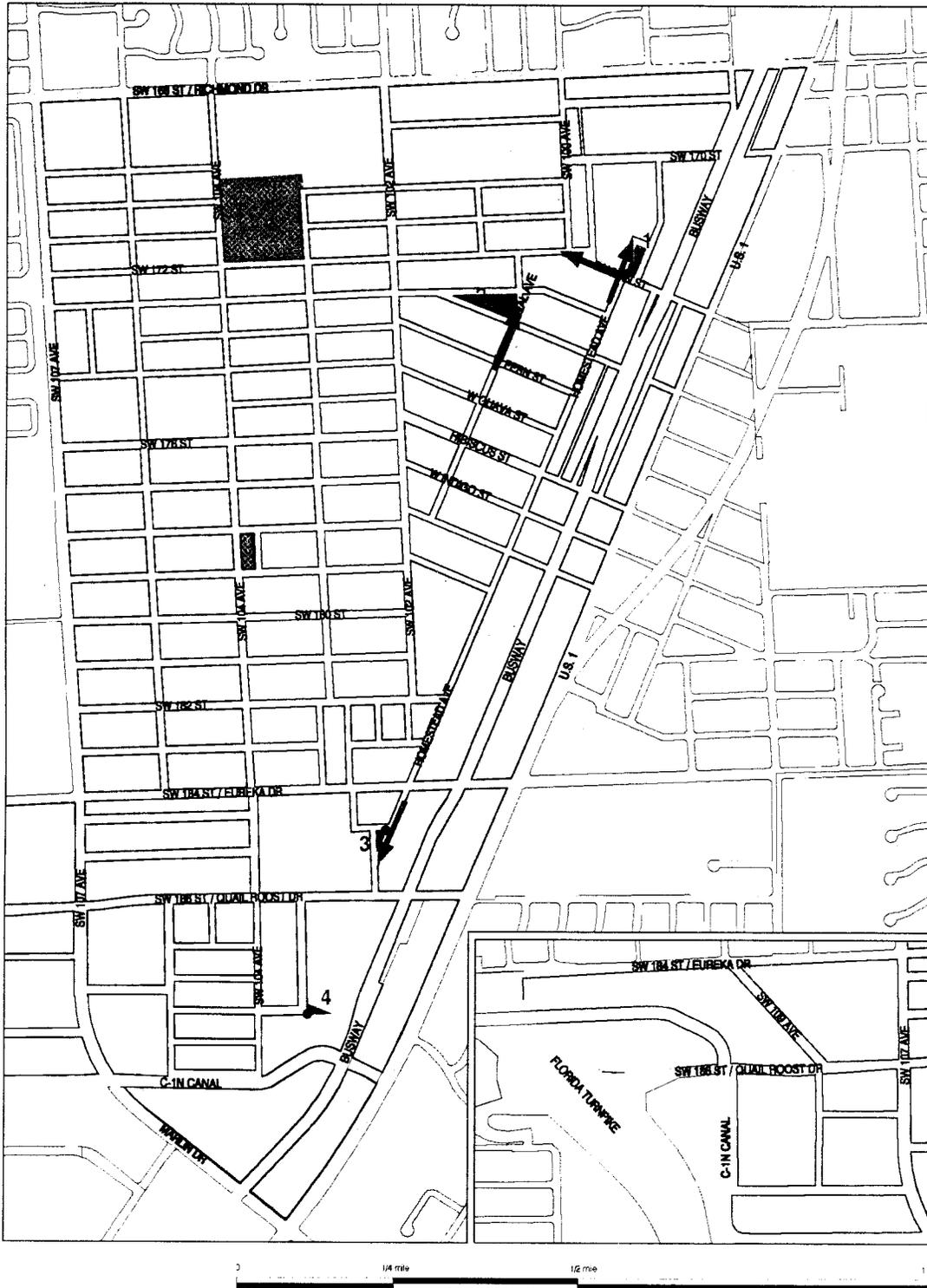


KEY:

-  4 FLOORS MIN., 12 FLOORS MAX.
-  3 FLOORS MIN., 6 FLOORS MAX.
-  2 FLOORS MIN., 4 FLOORS MAX.
-  2 FLOORS MAX.



VI. Designated Open Space Plan



KEY:

- PROPOSED BLOCKS
- DESIGNATED OPEN SPACE
- ▨ EXISTING OPEN SPACE
- ▩ MIAMI-DADE PARKS PROPERTY
- CUC BOUNDARY
- ← STREET VISTA
- ANCHOR POINT

Open space, where an anchor point is shown, shall provide the general square footage shown in this Designated Open Space Plan.

Open space, where an anchor point is not shown, shall be developed according to the Street Type Development Parameters.

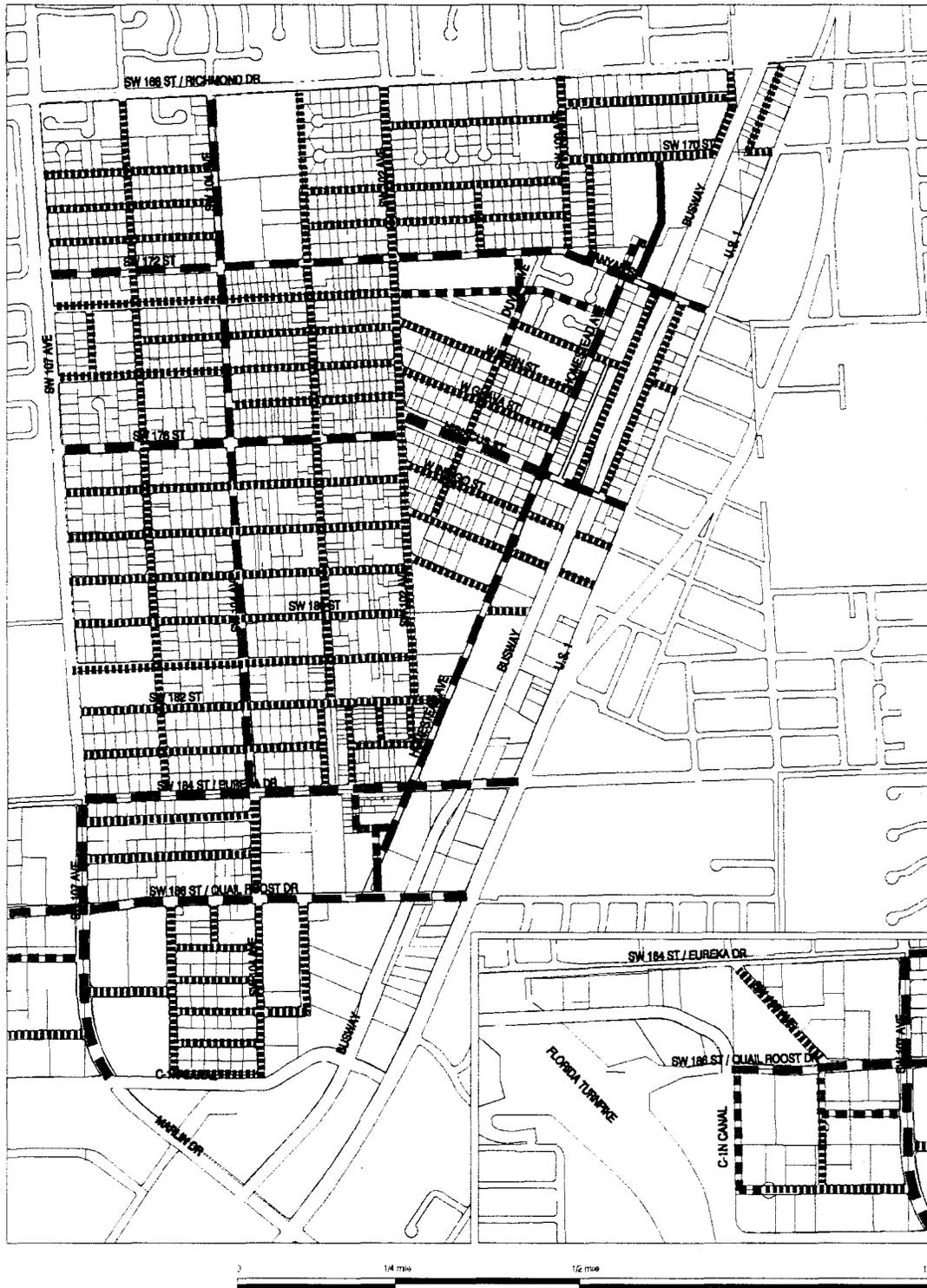
G Green, S Square, P Plaza

No Type Area

No	Type	Area
1	S	19,500 SF
2	G	45,000 SF
3	P	5,500 SF
4	G	7,500 SF

15

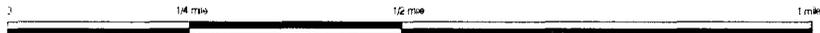
VII. New Street Dedications Plan



KEY:

- NEW 'A' STREETS
- - - EXISTING 'A' STREETS
- — — NEW 'B' STREETS
- ||||| EXISTING 'B' STREETS
- CUC BOUNDARY
- ▨ PROPERTY OWNERSHIP PATTERN AT TIME OF CHARRETTE

Note: New street allocations are based on the charrette illustrative plan and are approximate.



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Section 5. Section 33-284.99.10 of the Code of Miami-Dade County, Florida is hereby created as follows:

>>**Sec. 33-284.99.10. Building Placement and Street Type Development Parameters**

- A. All new development and redevelopment within the PECUC shall comply with the Building Placement and Design Parameters as provided in this section and in Section 33-284.85 of this code.
- B. All new development and redevelopment within the PECUC shall comply with the Street Type Parameters as provided herein:

<u>Street type</u>	<u>Minimum Required Configuration</u>	
	<u>Core/Center</u>	<u>Edge</u>
<u>U.S. 1</u>	<u>As provided in this section</u>	
<u>Main Street</u>	<u>As provided in this section</u>	
<u>Boulevard</u>	<u>Street type 1, parking both sides</u>	<u>Street type 1 or 2</u>
<u>Minor Street</u>	<u>Street type 4, parking one side</u>	<u>Street type 4 or 5</u>
<u>Service Road</u>	<u>As provided in section 33-284.85</u>	
<u>Pedestrian Passage</u>	<u>As provided in section 33-284.85</u>	

Unless otherwise provided by the Building Placement and Design Parameters in Section 33-284.85 of this code, the following front and side street setbacks shall be required within the PECUC:

<u>Street type</u>	<u>Frontage Table</u>		
	<u>Required Setback</u>		
	<u>Core</u>	<u>Center</u>	<u>Edge</u>
<u>U.S. 1</u>	<u>6 feet</u>	<u>6 feet</u>	<u>10 feet</u>
<u>Main Street</u>	<u>10 feet</u>	<u>10 feet</u>	<u>10 feet</u>
<u>Boulevard</u>	<u>0 feet</u>	<u>6 feet</u>	<u>10 feet</u>
<u>Minor Street</u>	<u>10 feet</u>	<u>6 feet</u>	<u>10 feet</u>
<u>Service Road</u>	<u>0 feet</u>	<u>0 feet</u>	<u>0 feet</u>
<u>Pedestrian Passage</u>	<u>0 feet</u>	<u>0 feet</u>	<u>10 or 15 feet</u>

18

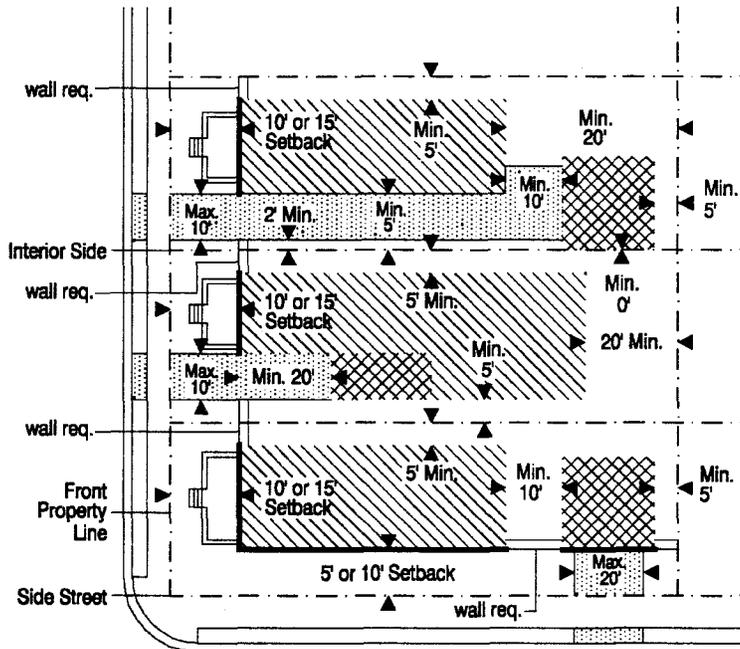
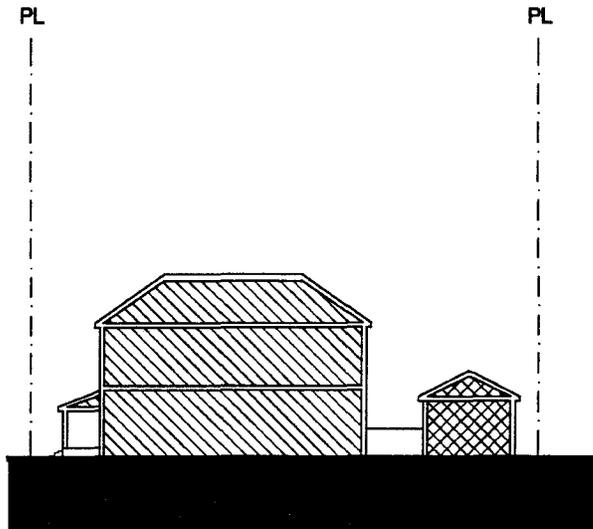
RESIDENTIAL (R)

EDGE (SINGLE FAMILY DETACHED WITHOUT SERVICE ROAD)

BUILDING PLACEMENT

- PL: Property Line
- Min: Minimum
- Max: Maximum
- Req: Required

- Build to Line
- Property Line
- Habitable Space
- Driveway
- Accessory Building/Dwelling/Parking Area



LAND USES	Applies to areas designated R in the Edge Sub-district developed as single-family detached dwellings with a minimum lot frontage of 37.5'. For permitted uses refer to Sec. 33-284.83.
BUILDING FRONTAGE	35 Percent Minimum at build-to line. Minimum frontage requirement applies along the front property line only.
PARKING	All on-site parking shall be accessed from the service road where provided. For properties without an adjoining service road, parking may be accessed from the front property line or side street through a driveway as shown above.
SETBACK	The front setback shall be 10' or 15' in order to implement urban design principles. The side and rear setback shall be as shown above.
OTHER ELEMENTS	The front setback shall be landscaped. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.

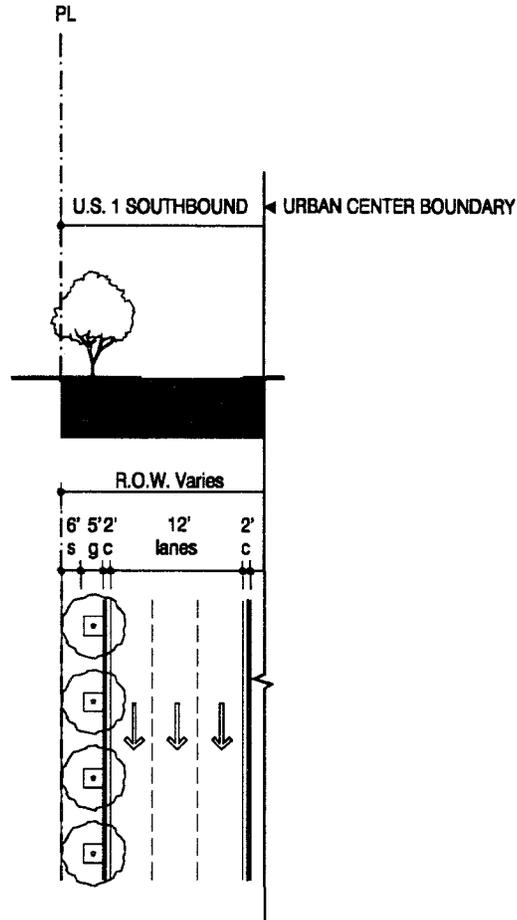
U.S. 1/S.R. 5
CORE/CENTER

STREET SECTION

Key:

- s: sidewalk
- g: green
- c: curb and gutter
- ln: lane
- med: median
- p: parking
- bl: bike lane
- col: colonnade
- PL: property line
- Min: Minimum
- Max: Maximum
- Req: Required
- Ded: Dedication

----- Property Line



LANDSCAPE/ OPEN SPACE

Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in 5' x 5' tree grates. Permanent irrigation is required. In the Center sub-district, tree grates are optional and street trees shall be planted in a 5' continuous landscape strip.

PARKING

On-street parking shall count towards the minimum required parking.

OTHER ELEMENTS

On all Boulevard intersections, the median shall have a mountable curb.

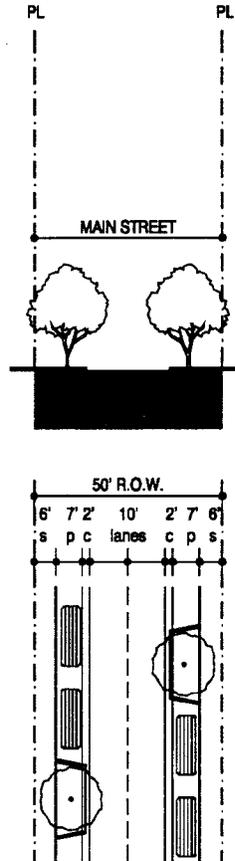
HOMESTEAD AVENUE/MAIN STREET
CORE/CENTER

STREET SECTION

Key:

- s: sidewalk
- g: green
- c: curb and gutter
- ln: lane
- med: median
- p: parking
- bl: bike lane
- col: colonnade
- PL: property line
- Min: Minimum
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- Req: Required
- Ded: Dedication

----- Property Line



LANDSCAPE/ OPEN SPACE

Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in 5' x 5' tree grates or in planters in the parking lanes as shown above. Permanent irrigation is required.

PARKING

On-street parking shall count towards the minimum required parking.

OTHER ELEMENTS

On all Boulevard intersections, the median shall have a mountable curb. If additional travel lanes are provided the outer lanes shall be a maximum of 11' wide and the inner lanes shall be a maximum of 10' wide. Additional travel lanes shall only be added provided that all the street parameters are maintained, at a minimum, as depicted above.

Section 6. Section 33-284.99.11 of the Code of Miami-Dade County, Florida is hereby created as follows:

>>**Section 33-284.99.11. General Requirements.**

A. Lots and blocks.

In addition to the minimum lot requirements in section 33-284.86(A), the following shall be permitted in areas designated Residential (R) areas south of SW 170 Street:

<u>Minimum Lot Requirements</u>		
	<u>Size</u> <u>(Square Feet)</u>	<u>Frontage</u> <u>(Feet)</u>
<u>Single-family detached</u>	<u>3,750</u>	<u>37.5</u>

B. Architectural Guidelines.

To retain the character of the initial development of Perrine and to recognize the heritage of the early and current residents of the area, architectural elements typical of the Caribbean and the Southern United States as provided in this section shall be required.

1. Architectural elements.

New development within the Perrine Community Urban Center District shall, to the greatest extent practicable, utilize the following architectural elements illustrated herein:

- a. Projecting, roofed balconies
- b. Continuous, wraparound verandahs
- c. Vertically proportioned door and window openings
- d. Hip roofs, finished with wood-shingles, flat concrete tile, or metal standing seam
- e. Wood and masonry construction
- f. Shading devices such as Bahama shutters, louvers, latticework, and projecting roof eaves



Porch shaded with louvers



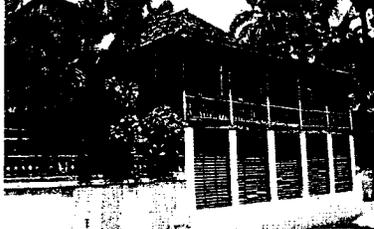
Masonry construction, Bahama shutters



Projecting, roofed balcony



Wraparound verandah, latticework



Masonry and wood construction, louvers



Stacked porches, louvers



2. Architectural elements shall be required as follows.

<u>Sub-districts/ Land Use areas</u>	<u>Required elements</u>	
<u>All</u>	<u>Vertically proportioned door and window openings, exterior walls finished with smooth stucco or wood siding.</u>	
<u>Center and Edge Sub-districts, in all land use areas except Industrial (ID)</u>	<u>Two or more elements required on the building elevation facing the front property line</u>	<u>Projecting balconies on the second story or above visibly supported by brackets or corbels, minimum of 4 ft. deep, extending across a minimum of 35% of the elevation; roofed balconies may not be enclosed except by louvers, shutters, or screening.</u> <u>Recessed verandahs on any story, minimum of 8 ft. deep extending across a minimum of 50% of the elevation; verandahs may not be enclosed except by louvers, shutters, or screening.</u> <u>Projecting porch on the ground story, minimum of 8 ft. deep extending across a minimum of 50% of the elevation; porches may not be enclosed except by louvers, shutters, or screening.</u> <u>For sloped roofs not concealed by a parapet, roof eaves with rafter ends exposed.</u>
<u>Core and Center</u>	<u>Where arched openings are provided, such openings shall be round-headed or three-centered and shall spring from columns or piers; such openings shall not appear to be punched through the wall.</u>	

3. Prohibited elements.

Arched, circular, and double-height openings are not permitted in areas designated Residential (R) and Residential Modified (RM) land use areas.<<

Section 7. Sec. 33-284.99.12 of the Code of Miami-Dade County, Florida, is hereby created as follows:

>>Sec. 33-284.99.12. Conflicts with other Chapters and Regulations.

This article shall govern in the event of conflicts with other zoning, subdivision, or landscape regulations of this code, or with the Miami-Dade Department of Public Works Manual of Public Works.<<

Section 8. Sec. 33-284.99.13 of the Code of Miami-Dade County, Florida, is hereby created as follows:

>>**Section 33-284.99.13. Non-conforming Structures, Uses, and Occupancies.**

Nothing contained in this article shall be deemed or construed to prohibit a continuation of a legal nonconforming structure, use, or occupancy in the PECUC that either (1) was existing as of the date of the district boundary change on the property to PECUC or (2) on or before said date, had received final site plan approval through a public hearing pursuant to this chapter or through administrative site plan review or had a valid building permit. However, any structure, use, or occupancy in the PECUC that is discontinued for a period of at least six months, or is superseded by a lawful structure, use, or occupancy permitted under this chapter, or that incurs damage to the roof or structure to an extent of 50 percent or more of its market value, shall be subject to Section 33-35(c) of this code. However, a lawfully existing single-family home use that is discontinued for a period of at least six months or that incurs damage to the roof or structure to an extent of 50 percent or more of its market value, shall not be subject to Section 33-35(c) of this code.<<

Section 9. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 10. It is the intention of this Board of County Commissioners, and is hereby ordained that the provisions of this ordinance shall become and made part of the Code of Miami-Dade County, Florida. The section of this ordinance may be renumbered or relettered to accomplish such intention, and the word “ordinance” may be changed to “section”, “article,” or other appropriate word.

Section 11. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

Approved by County Attorney as
to form and legal sufficiency:

A handwritten signature in black ink, appearing to read "Boyer", written over a horizontal line.

Prepared by:
Dennis A. Kerbel

Handwritten initials "DK" in black ink, written over a horizontal line.