

# Memorandum



(Second Reading 07-10-07)

**Date:** May 22, 2007  
**To:** Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

Amended  
Agenda Item No. 7(G)

**From:** George M. Burgess  
County Manager

**Subject:** Ordinance Revising Zoning and other Land Development Regulations Pertaining  
to the Perrine Community Urban Center District Regulations **0#07-97**

## Recommendation

It is recommended that the Board of County Commissioners adopt the attached ordinance updating the Perrine Community Urban Center District Regulations.

## Scope

This ordinance impacts the area of the Perrine Community Urban Center located in Commission District 9.

## Fiscal Impact/Funding Source

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

## Track Record/Monitor

Not applicable.

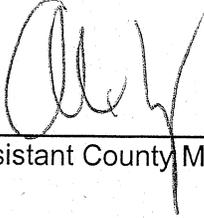
## Background

Ordinance 06-127 was adopted on September 12, 2006 and created article XXXIII(N) of the Code of Miami-Dade County – Perrine Community Urban Center Regulations (PECUCD). These regulations implement the land use recommendations included in the Perrine Charrette Report that was accepted by the Board of County Commissioners (BCC) in 2004. The purpose of this ordinance is to update certain regulatory criteria that guide development within the PECUCD to address issues resulting from the ongoing processing of site plan applications and to accommodate certain existing conditions that were unanticipated at the time the regulations were originally adopted.

Specifically, this ordinance proposes to revise the permitted uses section to (1) provide for selected BU-3 uses in mixed-use areas along the U.S. 1 corridor to accommodate existing lawful uses; (2) update previous regulating plans to incorporate Comprehensive Development Master Plan land use plan map amendments recently approved by the Board of County Commissioners; and (3) provide for light industrial uses in areas currently in IU zones. Additionally, the ordinance proposes to update the Land Use Regulating Plan of the PECUCD Regulations in order to provide for the *urban villa*, an infill single-family residential dwelling unit, reduce the minimum single-family residential density requirement from 8 units per acre to 6 units per acre in order to encourage infill development on existing platted lots,

Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners  
Page 2

and provide for retail and office uses in the second floor of buildings located in Mixed-Use Main Street (MM) designated areas.



---

Assistant County Manager

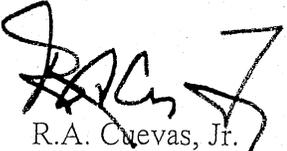


# MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

DATE: July 10, 2007

FROM:   
R.A. Cuevas, Jr.  
Acting County Attorney

SUBJECT: Amended  
Agenda Item No. 7(G)

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 \_\_\_\_\_

Amended  
Agenda Item No. 7(G)  
7-10-07

ORDINANCE NO. 07-97

ORDINANCE REVISING ZONING AND OTHER LAND DEVELOPMENT REGULATIONS PERTAINING TO THE PERRINE COMMUNITY URBAN CENTER DISTRICT ("PERRINE REGULATIONS"), AMENDING SECTIONS 33-284.99.8 THROUGH 33-284.99.9, CODE OF MIAMI-DADE COUNTY, FLORIDA ("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.** Sec. 33-284.99.8 of the Code of Miami-Dade County, Florida, is hereby

amended as follows<sup>1</sup>:

**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

---

<sup>1</sup> 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.

permitting rowhouses in the Land Use Regulating Plan, as provided in Section 33.284.99.9 of this article.

>>2. In the Mixed-Use Corridor (MC) area, all uses provided in Section 33-284.83(A)(3) and the following uses:

(A) Automobile and truck services and facilities including:

(1) Open lot car and truck sales new or used, including as ancillary uses, automobile repairs, body and top work and painting, provided that no more than fifteen (15) percent of the gross building area is devoted to such ancillary uses, and subject to the following conditions:

(a) That attention attractive devices, such as blinking or flashing lights, streamer lights, pennants, banners, streamers and all fluttering, spinning advertising devices (either mobile or stationary) are prohibited.

(b) That outdoor lighting shall be designed to avoid spilling beyond the site boundaries.

(c) That no vehicular test drives shall be conducted on residential local traffic streets (fifty-foot right-of-way or less).

(d) That the applicant obtains a certificate of use, which shall be automatically renewable yearly upon compliance with all terms and conditions.

(e) All outdoor paging or speaker systems are expressly prohibited.

(2) Open lot car rental

(3) Automobile parts, secondhand from store building only.

(4) Automobile body and top work and painting.

(B) Engines, gas, gasoline, steam and oil; sales and service.

(C) Garage or mechanical service. Including automobile repairs, body and top work and painting. All outdoor paging or speaker systems are expressly prohibited.

(D) Glass installation.

(E) Self-service mini-warehouse storage facility in compliance with Section 33-255(23.1) of this Code.

(E) Tire vulcanizing and retreading or sale of use tires.

- (F) Truck storage, only within an enclosed building or an area enclosed by a CBS wall.
- (G) Automobile washing.

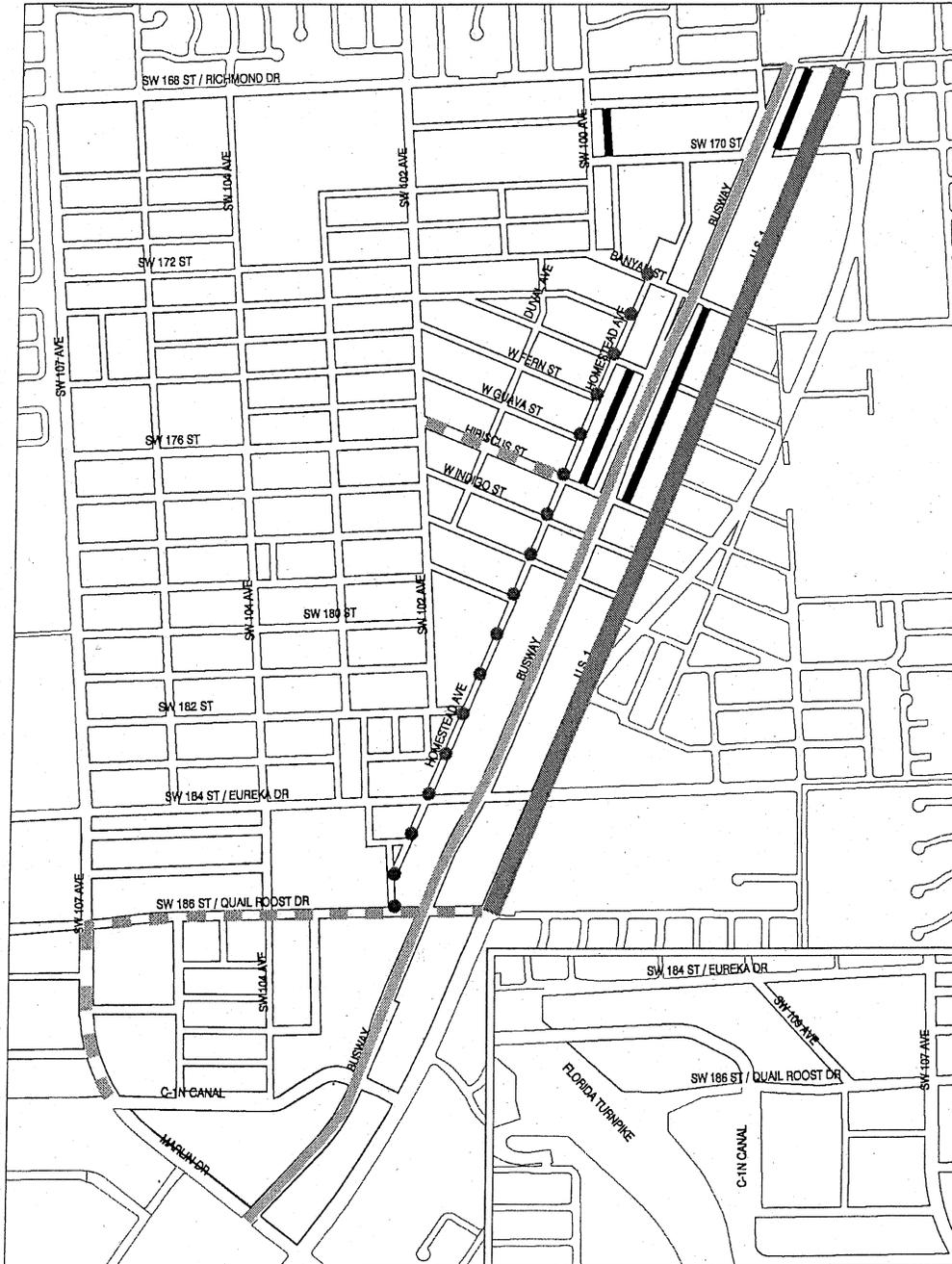
3. Industrial uses. Notwithstanding the provisions of Section 33-284.83 (A)(4), only the following uses shall be permitted in the Industrial District (ID) area. These uses shall be allowed in conformance with the Land Use Regulating Plan and the Street Type Development Parameters.

- (A) All uses permitted in the IU-1 zoning district.
- (B) All uses permitted in the IU-2 zoning district after public hearing pursuant to section 33-311(A)(3) of this Code.
- (C) All uses permitted in the Mixed Use Corridor (MC) on lots located north of SW 184 Street and east of the Busway.
- (D) All uses permitted in the Mixed Use Optional (MO) on lots located north of SW 184 Street and west of the Busway.<<

**Section 2.** Sec. 33-284.99.9 of the Code of Miami-Dade County, Florida, is hereby deleted and replaced as follows:

>>**Sec. 33-284.99.9. The Regulating 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





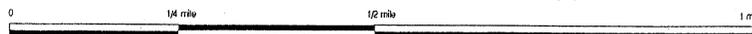
IV. Density Plan



**KEY:**

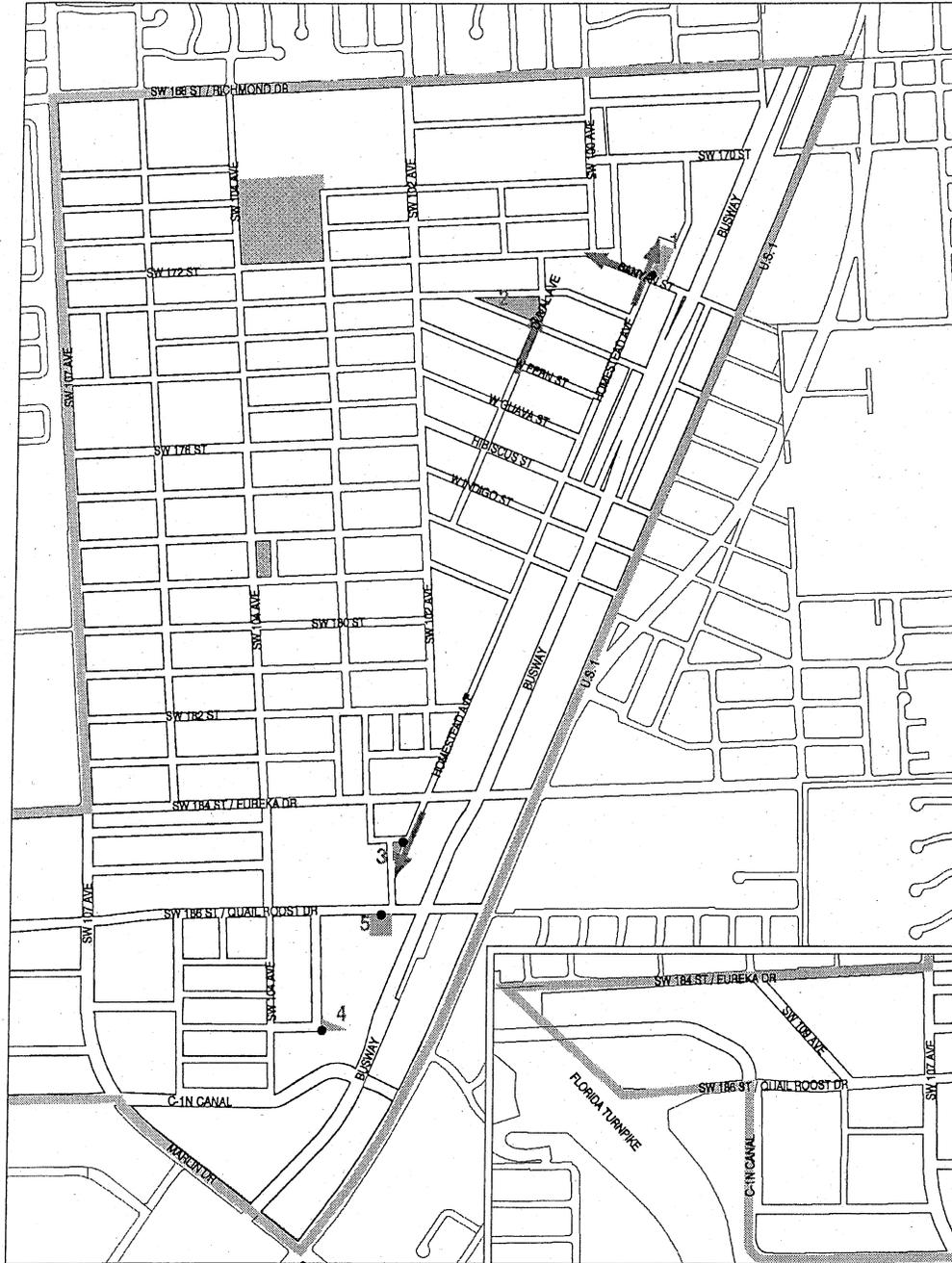
-  Max. 60 Units/acre net
-  Max. 52\* Units/acre net
-  Min. 12; Max. 52\* Units/acre net
-  Max. 36 Units/acre net
-  Min. 12; Max. 36 Units/acre net
-  Min. 6; Max. 18 Units/acre net
-  Residential densities permitted only as part of a Live-work unit (See Sec. 33-284.82(25) and Sec. 33-284.83(A)(4)(b))

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





VI. Designated Open Space Plan



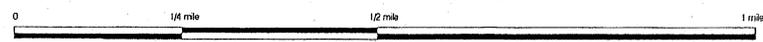
- KEY:**
- PROPOSED BLOCKS
  - DESIGNATED OPEN SPACE
  - ▨ EXISTING OPEN SPACE
  - ▩ MIAMI-DADE PARKS PROPERTY
  - CUC BOUNDARY
  - ← STREET VISTA
  - ANCHOR POINT

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
1	S	19,500 SF
2	G	45,000 SF
3	P	5,500 SF
4	G	7,500 SF
5	P	25,000 SF



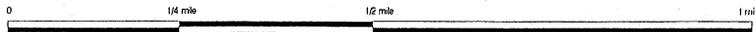
VII. New Street Dedications Plan



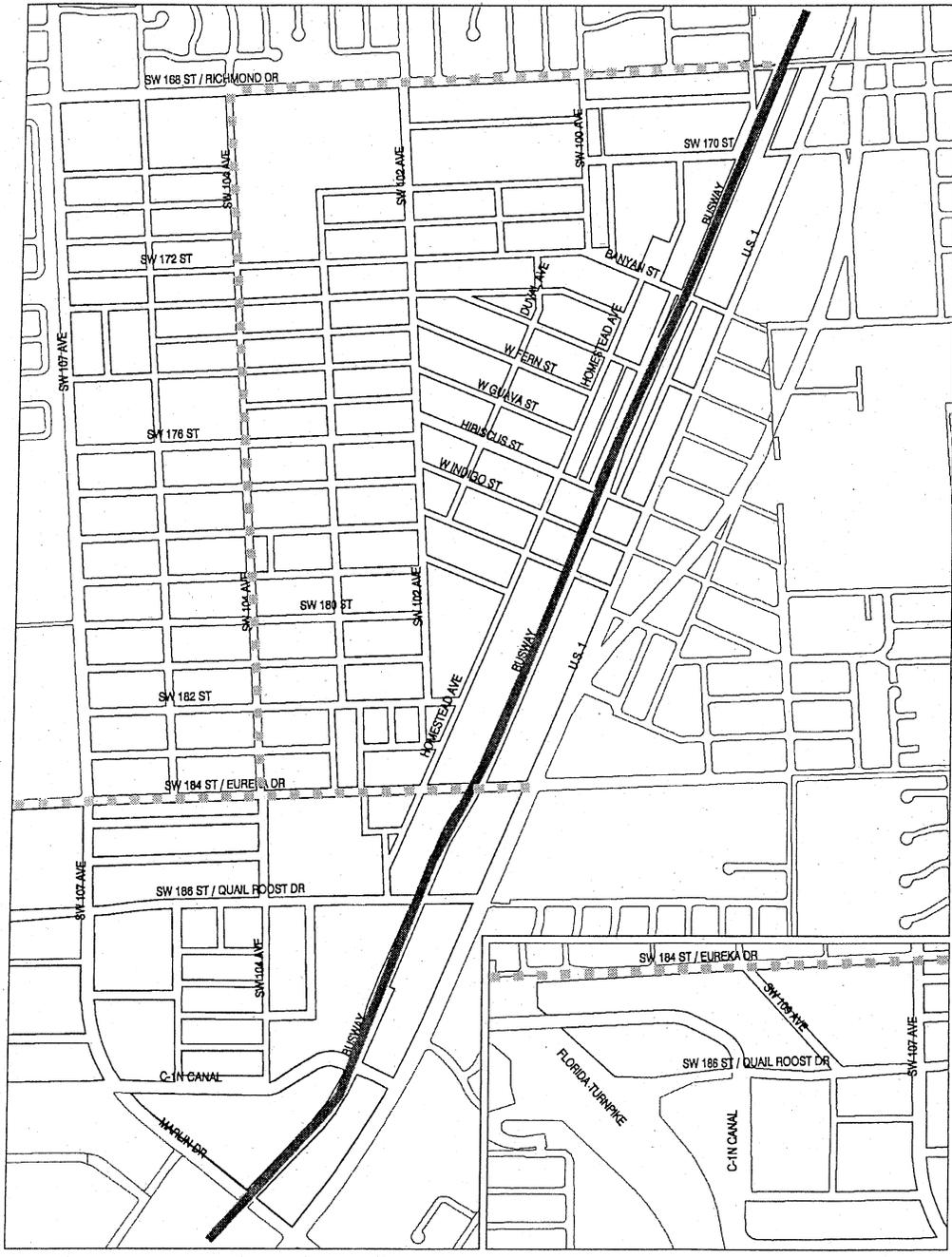
**KEY:**

- ▬▬▬▬▬ 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.



VIII. Bike Route Plan



- KEY:**
-  SOUTH DADE GREENWAYS NETWORK
  -  BIKE LANES  
Dedicated bike lanes shall be provided as shown in the Street Development Parameters.
  -  BIKE ROUTE  
Signage designating the above shown streets/corridors as bike routes shall be provided where appropriate.

**Section 3.** 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 4.** 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.

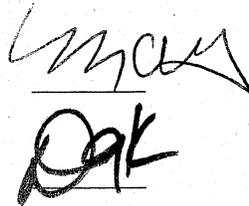
**Section 5.** This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

Approved by County Attorney as  
to form and legal sufficiency:

Prepared by:

Dennis A. Kerbel



The image shows two handwritten signatures. The top signature is in cursive and appears to be 'Mayor'. The bottom signature is also in cursive and appears to be 'DAK'.