

# Memorandum



(Second Reading 5-3-11)

**Date:** February 15, 2011

Agenda Item No. 7(J)

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

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

**Subject:** Ordinance amending Article XXXIII(N) - Perrine Community Urban Center  
District Regulations

## **Recommendation**

It is recommended that the Board of County Commissioners adopt the attached ordinance revising the Perrine Community Urban Center 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**

The Department of Planning and Zoning will administer the implementation of this ordinance.

## **Background**

The Perrine Community Urban Center (PECUC) zoning district was adopted by Ordinance 06-127 in September 2006, and through a subsequent zoning action, the properties within the boundary established by the PECUC were rezoned in October 2007. This zoning district implements the land use recommendations included in the Perrine Charrette Report that was accepted by the Board of County Commissioners in 2004. As the Perrine area is designated a Community Urban Center in the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map, the PECUC district also implements the requirements for Urban Centers as provided in the CDMP Land Use Element.

The purpose of this ordinance is to revise the regulatory criteria that guide development within the PECUC to reflect Future Land Use Plan amendments that were adopted following the enactment of the PECUC district as well as to modify areas where certain uses are permitted. Specifically, this ordinance proposes revisions to the permitted uses section and Land Use and Residential Density regulating plans affecting properties in the vicinity of Quail Roost Drive and east of the South Miami-Dade Busway.

The revisions proposed by this ordinance would:

- Designate approximately 3 acres along Eureka Drive (SW 184th Street) as 'MM' (Mixed-Use) in the PECUC Land Use regulating plan permitting retail, office, and residential uses up to 60 dwelling units per net acre. As Eureka Drive is designated a Major Roadway by the CDMP LUP map, mixed commercial and residential uses are

permitted. This change would provide for additional mixed-use development in close proximity to the Busway and be compatible with the surrounding properties that are designated MM, MC, or Industrial in the PECUC district.

- Create a new land use category, Mixed-Use Corridor-Industrial (MCI), allowing all uses currently permitted in the Mixed-Use Corridor (MC) and Industrial District (ID) categories. This category would be applied to an approximately 27-acre area within the PECUC district lying between SW 103rd Court and 104th Avenue to the west, the South Miami-Dade Busway to the East, Quail Roost Drive to the north and Marlin Drive to the south. This change would provide for additional mixed-use development in close proximity to the Busway and be compatible with the surrounding properties that are developed with business and light industrial uses.



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Alex Muñoz,  
Assistant County Manager



# MEMORANDUM

(Revised)

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

**DATE:** May 3, 2011

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

**SUBJECT:** Agenda Item No. 7(J)

Please note any items checked.

- "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
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_ ) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 7(J)  
5-3-11

ORDINANCE NO. \_\_\_\_\_

ORDINANCE REVISING ZONING AND OTHER LAND DEVELOPMENT REGULATIONS PERTAINING TO THE PERRINE COMMUNITY URBAN CENTER DISTRICT ("PERRINE REGULATIONS"), AMENDING SECTIONS 33-284.99.8 AND 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. Section 33-284.99.8 of the Code of Miami-Dade County, Florida, is hereby amended to read 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.

\* \* \*

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

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<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.

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.

>>4. In the Mixed-Use Corridor/Industrial (MCI) area, all uses permitted in the MC and ID areas, as provided in this section. Development in the MCI area shall comply with the Mixed-Use Building or Industrial Building placement standards provided in Section 33-284.85. Notwithstanding any other provisions to the contrary, Industrial uses in the MCI area shall be exempt from minimum height and density requirements.<<

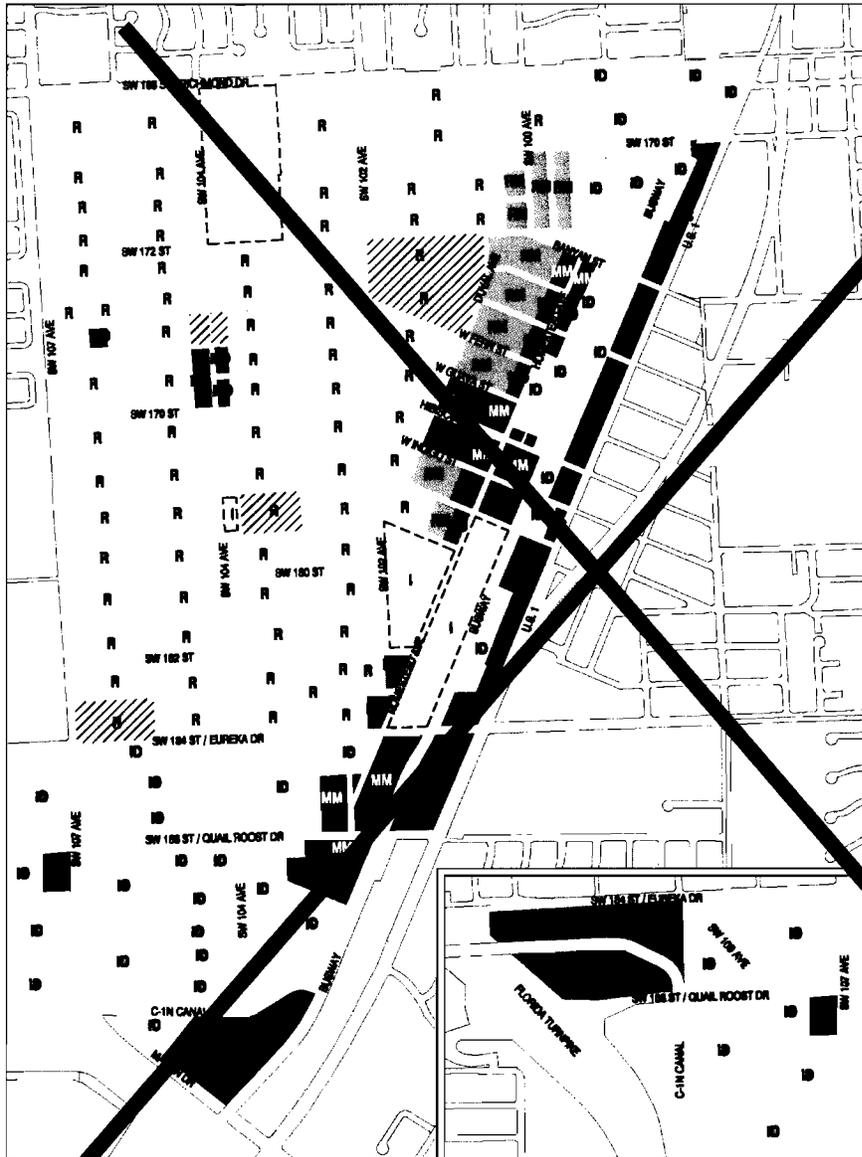
Section 2. Section 33-284.99.9 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:

Sec 33-284.99.9. The Regulating Plans

\* \* \*

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III. Land Use Plan  
II



**KEY:**

- MM MIXED USE MAIN STREET**  
First and second floors: businesses; professional offices; civic, education and government offices; second floor and above: residential
- MC MIXED USE CORRIDOR**  
Residential; businesses; professional offices; civic, education and government offices
- MO MIXED USE OPTIONAL**  
First floor (optional): businesses, professional offices, civic, education and government offices; All floors: residential
- RM RESIDENTIAL MODIFIED**  
Courtyard, sideyard, duplex, rowhouse, urban villa, apartment dwellings
- R RESIDENTIAL**  
Single family detached, courtyard, sideyard, rowhouse, urban villa, 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

See Sections 33-284.99.8 and 33-284.83 of this code for specific permitted uses in each land use area.

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**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
-  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.



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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 the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections 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:

AW  
OK

Prepared by:

Dennis A. Kerbel