Memorandum

MIAMI-DADE COUNTY

Date:	February 4, 2014
To:	Honorable Chairwoman Rebeca Sosa and Members, Board of County Commissioners
From:	Carlos A. Gimenez Mayor
Subject:	Proposed Zoning Ordinance Updating the Ojus Urban Area District Regulations

Substitute
Agenda Item No. 5(C)

This substitute ordinance differs from the original in that: 1) the land use plan map has been revised to reflect the withdrawal of the request to modify the land use category of five parcels located south of Miami Gardens Drive between NE 23 Court and NE 24 Court, and; 2) written recommendations are provided for the withdrawal of the modification to the land use category request and approval for the comprehensive update to the Ojus Urban Area District regulations in accordance with the Standard Urban Center District regulations.

Recommendation

It is recommended that the Board of County Commissioners (BCC) adopt the attached zoning ordinance updating the County's Ojus Urban Area District (OUAD) Regulations.

Scope

This ordinance impacts areas zoned Ojus Urban Area District located in Commission District 4, Commissioner Sally A. Heyman.

Fiscal Impact/Funding Source

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

Track Record/Monitor

Not applicable.

Background

Development within the County's designated Urban Centers is regulated through the Standard Urban Center District Regulations (Article XXXIII(K) of the Zoning Code) and the individual Urban Center District regulations (i.e. Ojus, Naranja, Goulds, Perrine, Princeton, etc.). On October 2, 2012, the Board of County Commissioners adopted Ordinance No. 12-86 consisting of a comprehensive overhaul to the County's Standard Urban Center District Regulations. This comprehensive update, among other things, consolidated a series of regulations that were included in the individual Urban Center Districts (UCDs), including the permitted uses, building placement and street type development parameters and the various nonconforming sections. As a result, all individual UCDs need to be amended to conform to Ordinance No. 12-86. The attached ordinance updating the Ojus Urban Area District is the first in a series of individual Urban Center Districts that will be presented to the Board for this purpose.

In addition, this proposed ordinance updates the regulating plans of the Ojus Urban Area District to reflect changing conditions resulting from additional community input and staff's review of development applications. This proposed ordinance is accompanied by a written recommendation of the Department of Regulatory and Economic Resources regarding modifications to the regulating plans; such a recommendation is required by Sec. 33-284.89.3(C) of the Code.

Jack Osterholt, Deputy Mayor

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners

PH: Z13-30020 **Date: January 22, 2014**

Recommendation Summary	
Commission District	4
Applicant	Miami-Dade County Department of Regulatory and Economic Resources
Summary of Requests	The applicant is requesting a modification of the land use regulating plan of the Ojus Urban Area District in order to change the designation of the subject parcels from Residential Modified to Mixed-Use Corridor.
Location	Properties immediately abutting the south side of NE 186 Street (Miami Gardens Drive) between NE 23 Court and NE 24 Court, Miami-Dade County, Florida.
Property Size	±1.55-acres
Existing Zoning	RM, Residential Modified; Ojus Urban Area District (OUAD)
Existing Land Use	Office building & vacant land
2015-2025 CDMP Land Use Designation	Urban Center *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-284.89.3 Amendments to Urban Center District Land Use Plan Category or Other Regulating Plan *(see attached Zoning Recommendation Addendum)*
Recommendation	**Withdrawal**

REQUEST:

MODIFICATION of the land use regulating plan of the Ojus Urban Area District in order to change the designation of the subject parcels from Residential Modified to Mixed-Use Corridor.

PROPERTY HISTORY & DESCRIPTION:

In October 2005, the Board of County Commissioners (BCC) adopted Ordinance No. 05-143 establishing Article XXXIII(K) of the Zoning Code, the County's Standard Urban Center District Regulations. The Standard Urban Center District provides the regulatory framework that guides the development within the Comprehensive Development Master Plan (CDMP) designated urban centers and mixed-use corridors and that also constitutes the modern, form-based portion of the County's Zoning Code. To establish an urban center or urban area district, a two-step process is used. The BCC first adopts an ordinance, through its legislative process, that sets forth the boundaries of the urban center, the land use plan designating the uses permitted on each property, and other regulating plans and regulations applicable to that urban center district; second the BCC holds a quasi-judicial zoning hearing on a district boundary change, to rezone each of the underlying properties to the urban center district. Upon the rezoning there is no formal process for an individual property owner or staff to change the land use category or other regulating plan of the urban center or urban area district.

In order establish a formal process for property owners or staff to change the land use category or other regulating plan of an urban center of urban area district, Ordinance No. 13-119 was

adopted by the BCC on December 3, 2013. The request of this application would permit the modification of the **Ojus Urban Area District** (OUAD) to permit five (5) parcels to change from RM, Residential Modified (rowhouses/apartments) to MC, Mixed-Use Corridor. Staff notes that in March 2007, pursuant to Resolution #Z-3-07, the five (5) subject parcels were a part of a larger tract of land that was rezoned to the OUAD. At the time of the rezoning, the parcels were designated as RM on the Land Use regulating plan of the OUAD. Three of the parcels are vacant and the remaining are improved with an office building and a parking lot for said building. Staff notes that prior to the rezoning, three of the five lots were zoned RU-5A, Semi-Professional Office District.

RECOMMENDATION:

In staff's opinion, the modification of the OUAD land use regulating plan for the subject five (5) parcels would provide uses similar to those permitted on the properties to the east of NE 23 Court and provide for a transition to Greynolds Park to the west. The location of the properties south of NE 186 Street (Miami Gardens Drive), a well-travelled 6-lane major roadway is ideal for the type of uses permitted in the MC category. However, staff has been contacted by area residents and property owners concerned with parking and the intensification of uses on the subject properties and at this time would like to withdraw the request. Staff has also been in contact with consultants for one of the properties and suggested that they work with the area residents and property owners to address said concerns. Staff notes that should the area redevelop and the uses intensify the property owners would be able to apply for a modification of the land use category through this newly established process. At such time the modification would be analyzed for compatibility and staff would provide a recommendation to the BCC. Therefore, staff is requesting to withdraw the request at this time.

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County
Department of Regulatory and Economic Resources

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners

Date: January 22, 2014

Recommendation Summary for Ojus Urban Area District (OUAD)	
Commission District	4
Applicant	Miami-Dade County Department of Regulatory and Economic Resources
Summary of Requests	This application is to update the regulating plans of the OUAD in order to conform with the Standard Urban Center Regulations (SUCO).
Location	Lying on the south side of theoretical NE 209 Street, west of the Florida East Coast Railroad and east of NE 23 Avenue and the Oleta River, Miami-Dade County, Florida.
Property Size	±337-acres
Existing Zoning	Ojus Urban Area District (OUAD)
Existing Land Use	Mixed-use
2015-2025 CDMP Land Use Designation	Urban Center *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-284.89.3 Amendments to Urban Center District Land Use Plan Category or Other Regulating Plan *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval**

REQUEST:

Comprehensive update to the street types, sub-districts, land use, density, building height, designated open space, new street dedications and bike routes plans of the Ojus Urban Area District in order to conform to the Standard Urban Center District Regulations.

PROPERTY HISTORY & DESCRIPTION:

On October 2, 2012, the Board of County Commissioners (BCC) adopted Ordinance No. 12-86 consisting of a comprehensive overhaul to the County's Standard Urban Center District Regulations (SUCO). This comprehensive update, among other things, standardized a series of regulations that were included in the individual Urban Center Districts (UCDs), including the permitted uses, building placement and street type development parameters and the various nonconforming sections. As a result, all individual UCDs need to be amended to conform to Ordinance No. 12-86. However, no formal process existed in order to effectuate the needed updates. On December 3, 2013, the BCC adopted Ordinance No. 13-119, establishing a formal process for change land use categories or regulating plans in urban center or urban area districts.

RECOMMENDATION:

Staff notes that the proposed comprehensive update to the regulating plans of the OUAD will bring all of the OUAD regulating plans into conformance with the SUCO update and are technical in nature. The proposed update will not change existing permitted uses or other

existing site development requirements. Additionally, all properties designated as OUAD are subject to the comprehensive update, including those that are subject of the land use category modification application, which is being withdrawn at this time. As such, staff recommends approval of the comprehensive update to the Ojus Urban Area District.

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County
Department of Regulatory and Economic Resources

MEMORANDUM

(Revised)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: February 4, 2014

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

SUBJECT: Substitute Agenda Item No. 5(C)

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 Mayor'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 _____

Substitute
Agenda Item No. 5(C)
2-4-14

ORDINANCE NO. _____

ORDINANCE RELATING TO ZONING AND OTHER LAND DEVELOPMENT REGULATIONS; UPDATING THE OJUS URBAN AREA DISTRICT REGULATIONS; AMENDING SECTIONS 33-284.99.17 THROUGH 33-284.99.19 AND SECTION 33-284.99.22 OF THE CODE OF MIAMI-DADE COUNTY; 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 33-284.99.17 of the Code of Miami-Dade County, Florida, is hereby amended as follows:[1]

Sec. 33-284.99.17. Uses.

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

1. As provided in the Land Use Regulating Plan, no duplexes shall be permitted in areas designated:

   a. Residential (R) with a maximum permitted density of 6 dwelling units per net acre; and

   b. Residential Modified (RM) with maximum permitted densities greater or equal to 36 units per net acre.

2. No [[~~municipal~~]] recreation building, playground, or park owned and operated by a municipality, county, state, or the federal government shall be permitted in areas designated R on the Land Use Regulating Plan.

3. No civic uses shall be permitted in areas designated R on the Land Use Regulating Plan, except for educational facilities on properties not to exceed 5 acres.

[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.

[[~~4. 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. MC uses at a maximum density of 52 units net acre or at a maximum density of 60 units per net acre with the purchase of the appropriate number of Severable Use Rights pursuant to Sections 33B-41 to 33B-47 of this code.~~

~~d. live-work units as provided in Sec. 33-284.83(A)(4)(b).~~

~~e. On lots fronting West Dixie Highway and south of NE 195 Street, all uses permitted in the Mixed Use Main Street (MM), at a minimum density of 12 units per net acre and at a maximum density of 52 units net acre, or a maximum density of 60 units per net acre with the purchase of the appropriate number of Severable Use Rights as permitted by Section 33B-41 to Section 33B-47 of this code~~

~~f. On lots fronting NE 26th Avenue, all uses permitted in the Residential Modified (RM), at a minimum density of 12 units per net acre and a maximum density of 36 units net acre.~~]]

[[~~5.~~]]>>4.<< Institutional uses. The following additional uses shall be permitted in the Institutional (I) area in accordance with the Land Use Regulating Plan and the Street Types Development Parameters.

a. Civic uses in accordance with the Street Types Development Parameters.

b. On lots located west of NE 25th Avenue, all uses permitted in the Residential (R), with [[~~a minimum density of 6 units per net acre and a maximum density of 13 units per net acre~~]] >>the density shown on the Density Plan<<.

c. On lots located east of NE 25th Avenue, all uses permitted in the Residential Modified (RM), with [[~~a minimum density of 12 units per net acre and a maximum density of 36 units per net acre~~]] >>the density shown on the Density Plan<<.

[[~~6. Conditionally Permitted Uses. Notwithstanding the provisions of Section 33-284.83 (B), only the following conditional uses shall be permitted subject to the administrative approval of a site plan, pursuant to Section 33-284.88 of this code.~~

~~1. Liquor package stores shall be permitted only in the Core Sub-district and only in compliance with all applicable regulations of this code.~~]]

Section 2. Section 33-284.99.18 of the Code of Miami-Dade County, Florida is hereby amended as follows:

Sec. 33-284.99.18. The 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 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 3 Sub-districts: 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 and intensities shall be permitted.

>>D. The Density Plan, which delineates areas where specified minimum and maximum residential densities shall be permitted.<<

[[~~D.~~]]>>E.<< The Building Heights Plan, which establishes the minimum and maximum allowable number of stories.

[[~~E.~~]]>>F.<< The Designated Open Space Plan, which designates open spaces. The designated open spaces shall be controlled by anchor points.

[[~~F.~~]]>>G.<< The New Streets Plan, which shows the location and the number of new streets needed to create the prescribed network of streets within the Ojus Urban Area. 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.

[[~~G.~~]]>>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.

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A. Street Types Plan

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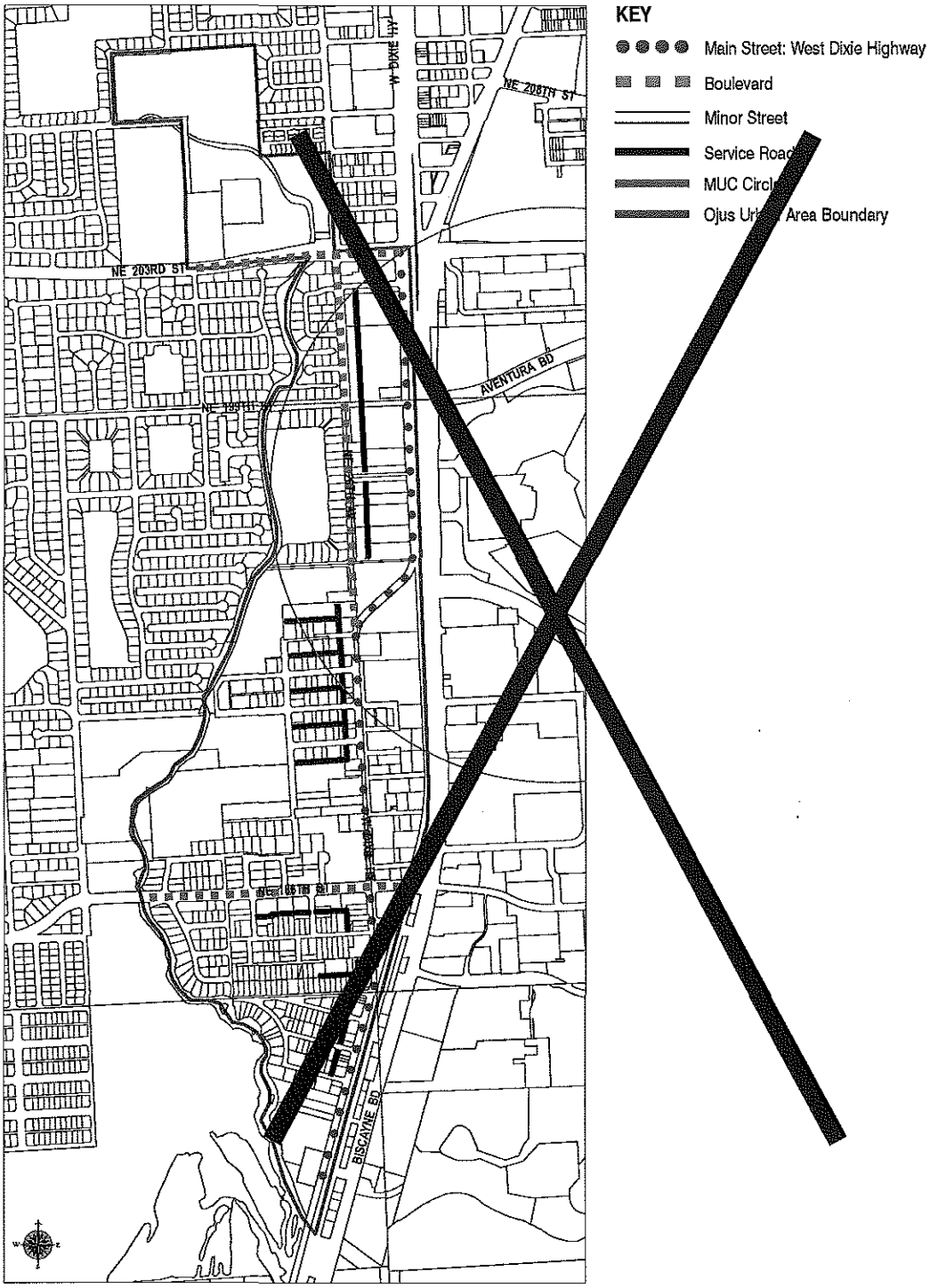

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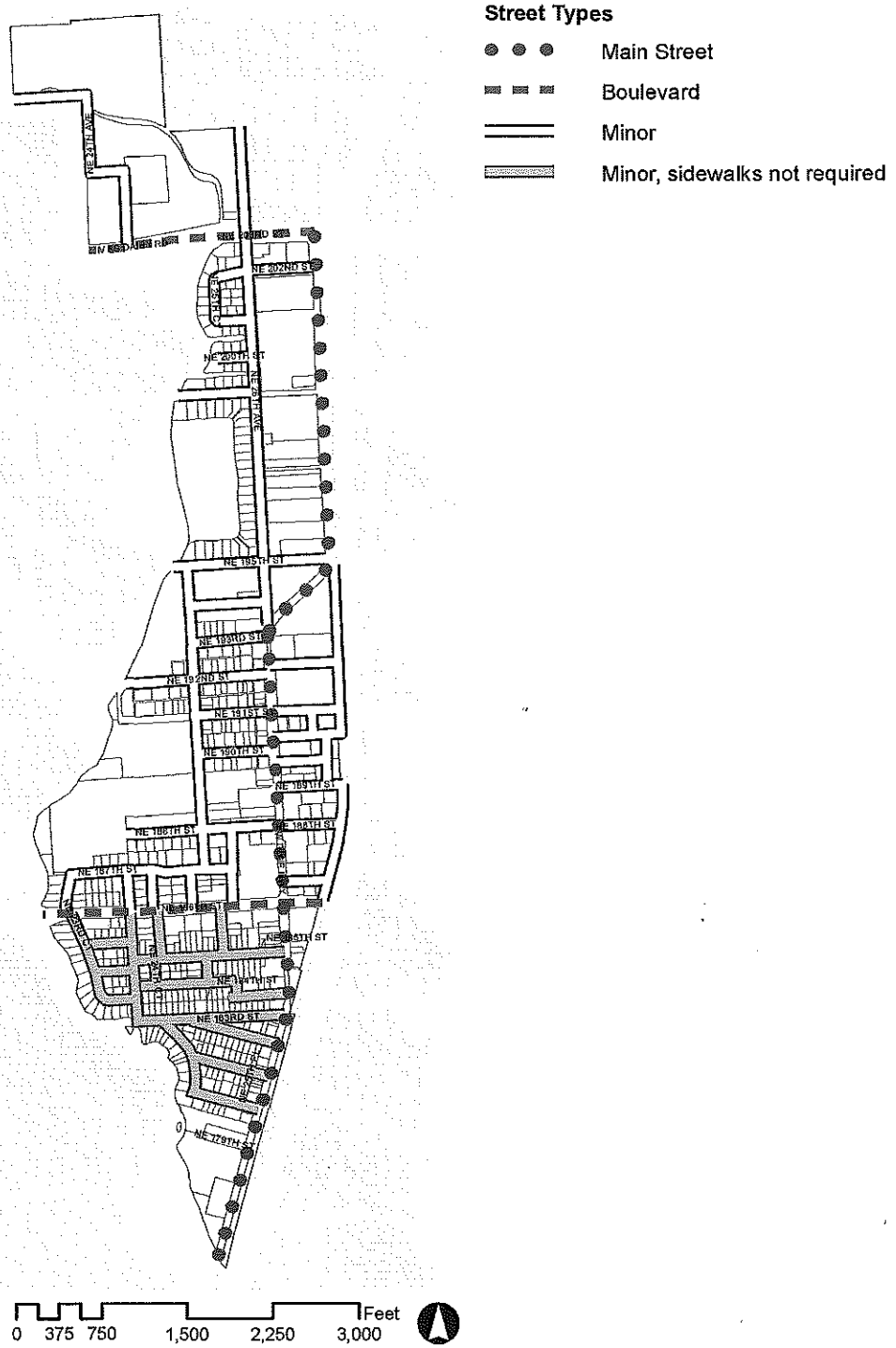
Street Types
Main Street
Boulevard
Minor
Minor, sidewalks not required
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B. Sub-District Plan

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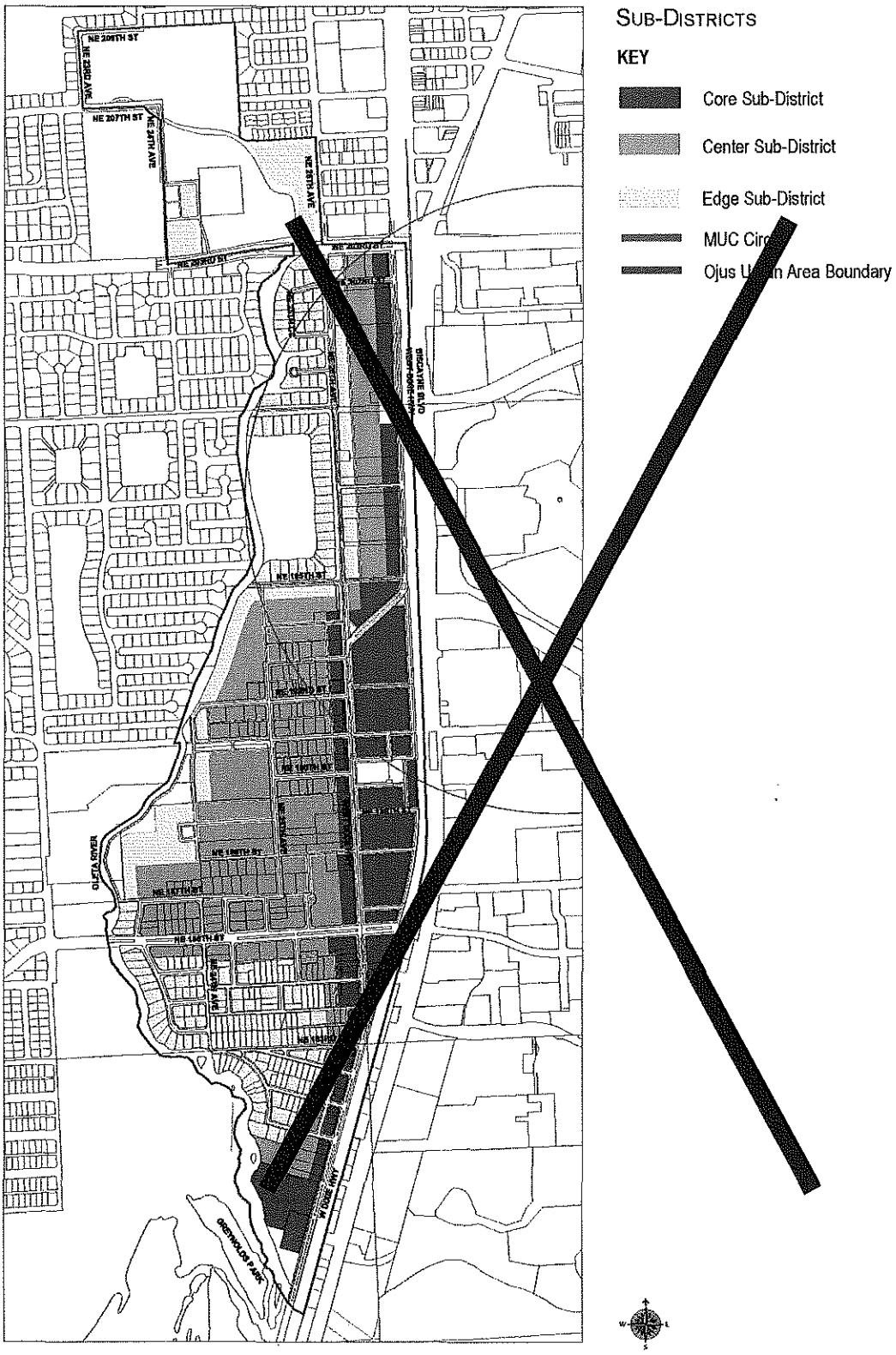
SUB-DISTRICTS
KEY
Core Sub-District
Center Sub-District
Edge Sub-District
MUC Circ
Ojus U n Area Boundary
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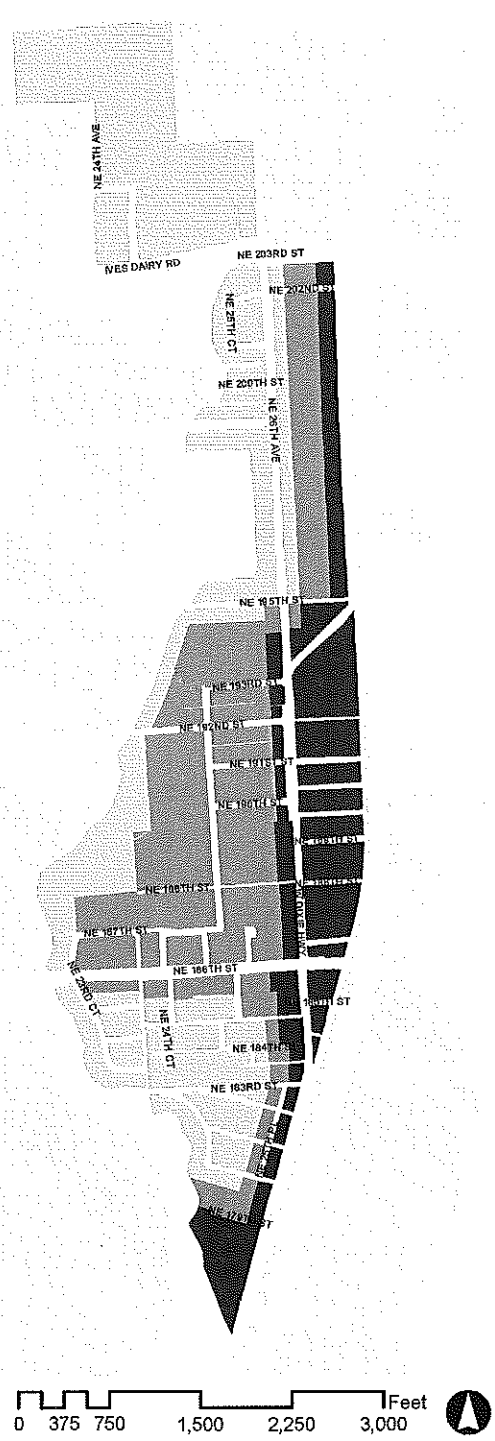
Sub-Districts
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Center Sub-District
Edge Sub-District
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Feet

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C. Land Use Plan

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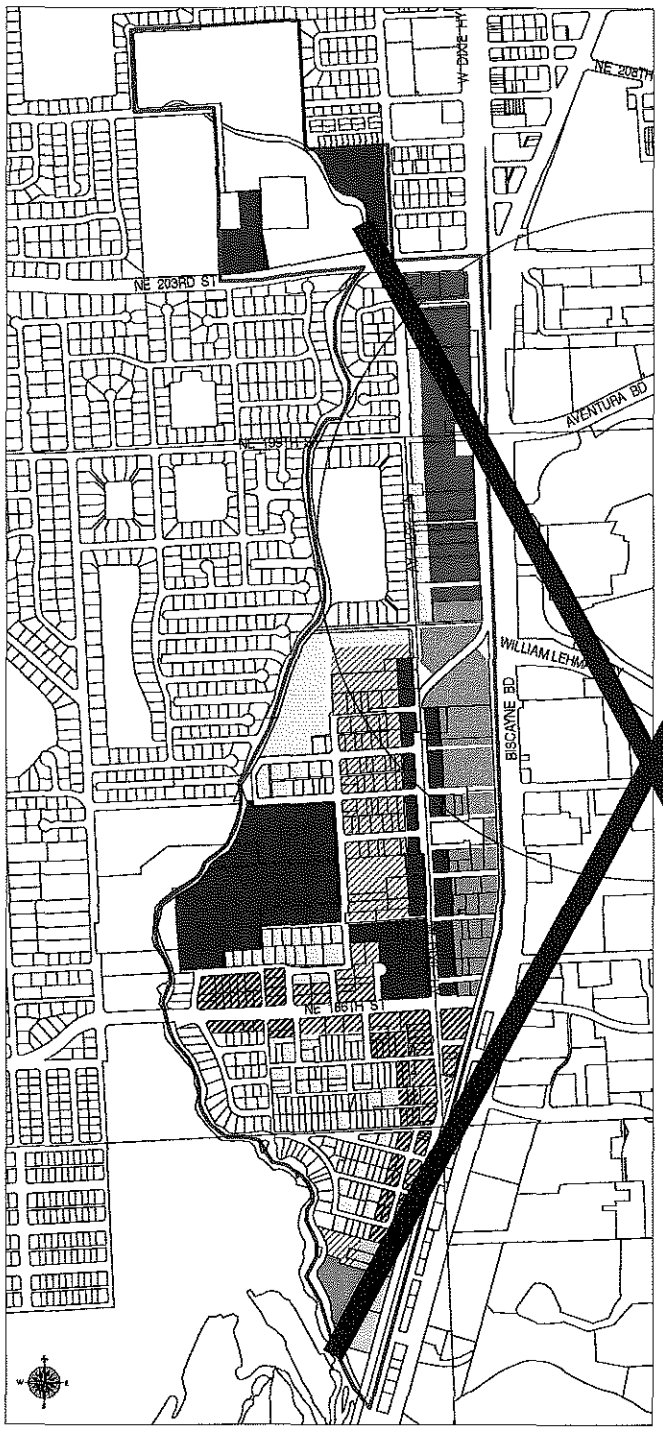

KEY

MM: Mixed-use Main Street: First and second floors - businesses, professional offices, civic, education and government offices; second floor and above - residential (Min. 12 units/acre net, Max. 52* units/acre net)

MM: Mixed-use Main Street: First and second floors - businesses, professional offices, civic, education and government offices; second floor and above - residential (Min. 12 units/acre net, Max. 36 units/acre net)

MC: Mixed-use Corridor: residential, businesses, professional offices, civic, education and government offices (Max. 52* units/acre net)

MC: Mixed-use Corridor: residential, businesses, professional offices, civic, education and government offices (Max. 82* units/acre net)

MC: Mixed-use Corridor: residential, businesses, professional offices, civic, education and government offices (Max. 36 units/acre net)

RM: Residential Modified: Rowhouse, urban villa, apartment dwellings (Min. 12 units/acre net, Max. 52* units/acre net)

RM: Residential Modified: Rowhouse, urban villa, apartment dwellings (Min. 12 units/acre net, Max. 36 units/acre net)

RM: Residential Modified: Duplex, urban villa, rowhouse, and live-work dwellings (Min. 8 units/acre net, Max. 18 units/acre net)

R: Residential: Single family detached dwellings (Max. 6 units/acre net)

R: Residential: Single family detached, duplex, urban villa, rowhouse dwellings (Min. 6 units/acre net, Max. 13 units/acre net)

ID: Industrial District: In all floors and all Sub-districts: IU-1 uses are permitted and IU-2 uses after public hearing. In addition:
1. MC (Max. 52* units/acre net)
2. Live-work units
3. South of NE 195 St: MM along West Dixie Highway only (Min. 12 units/acre net, Max. 52* units/acre net)
4. RM along NE 26th Avenue only (Min. 12 units/acre net, Max. 36 units/acre net)

I: Institutional: Civic, education and government offices and residential as per Sec 33-284.99.16(A)(5) of this Code.

MUC Circle

Ojus Urban Area Boundary

See Sections 33-284.83 and 33-284.99.16 of this code for specific permitted uses in each land use area.

*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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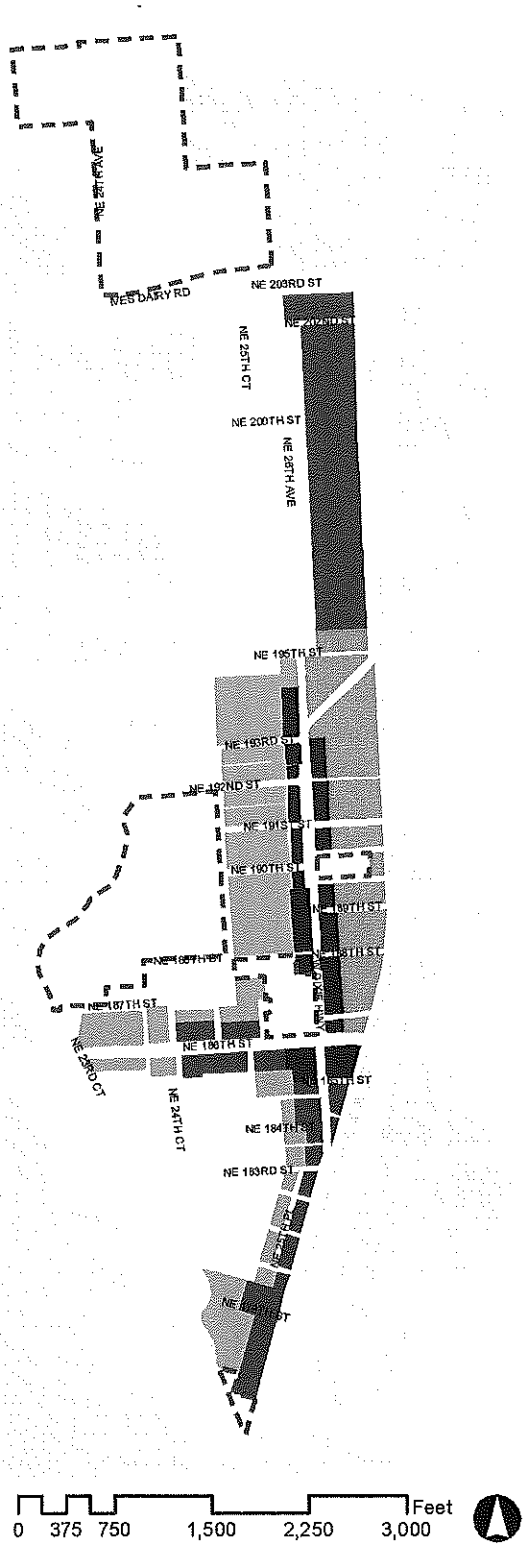

Land Use

- MM Mixed-Use Main Street
- MC Mixed-Use Corridor
- MCI Mixed-Use Corridor/Industrial
- RM Residential Modified
- R Residential
- I Institutional

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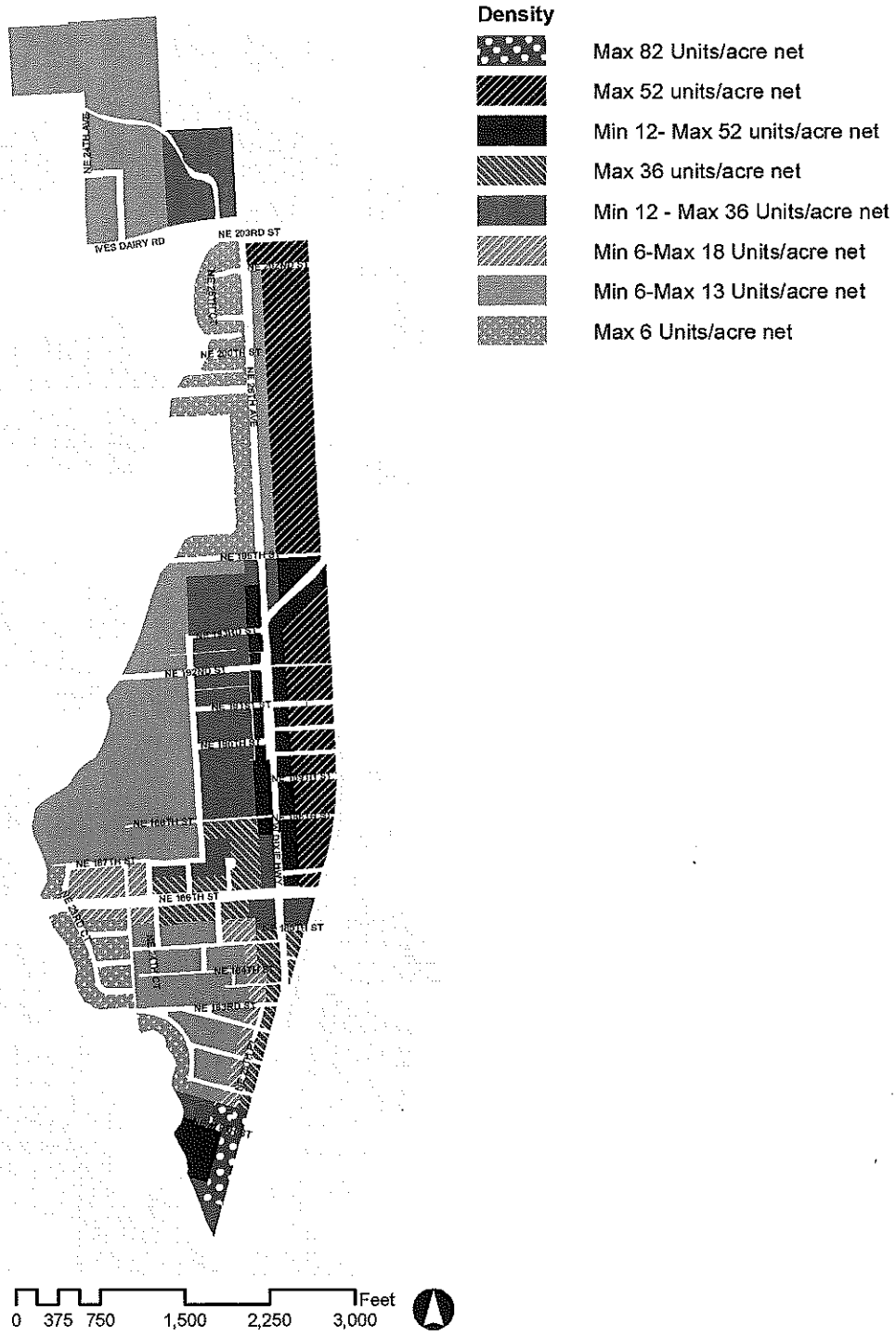
>>D. Density Plan



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[[~~D~~]]>>E<<. Building Heights Plan

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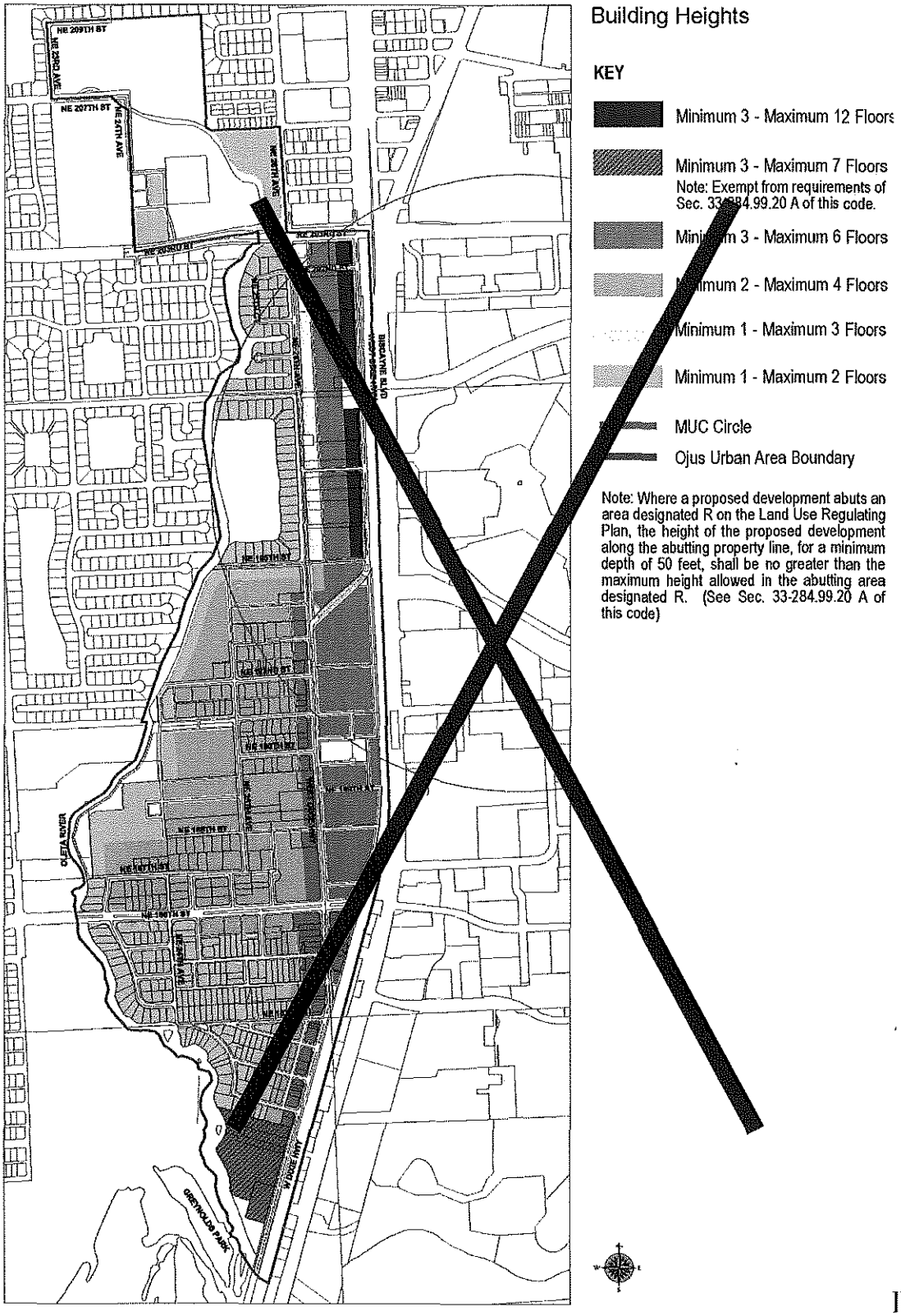
Building Heights
KEY
Minimum 3 - Maximum 12 Floors
Minimum 3 - Maximum 7 Floors
Note: Exempt from requirements of Sec. 33-284.99.20 A of this code.
Minimum 3 - Maximum 6 Floors
Minimum 2 - Maximum 4 Floors
Minimum 1 - Maximum 3 Floors
Minimum 1 - Maximum 2 Floors
MUC Circle
Ojus Urban Area Boundary
Note: Where a proposed development abuts an area designated R on the Land Use Regulating Plan, the height of the proposed development along the abutting property line, for a minimum depth of 50 feet, shall be no greater than the maximum height allowed in the abutting area designated R. (See Sec. 33-284.99.20 A of this code)
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NE 143RD AVE
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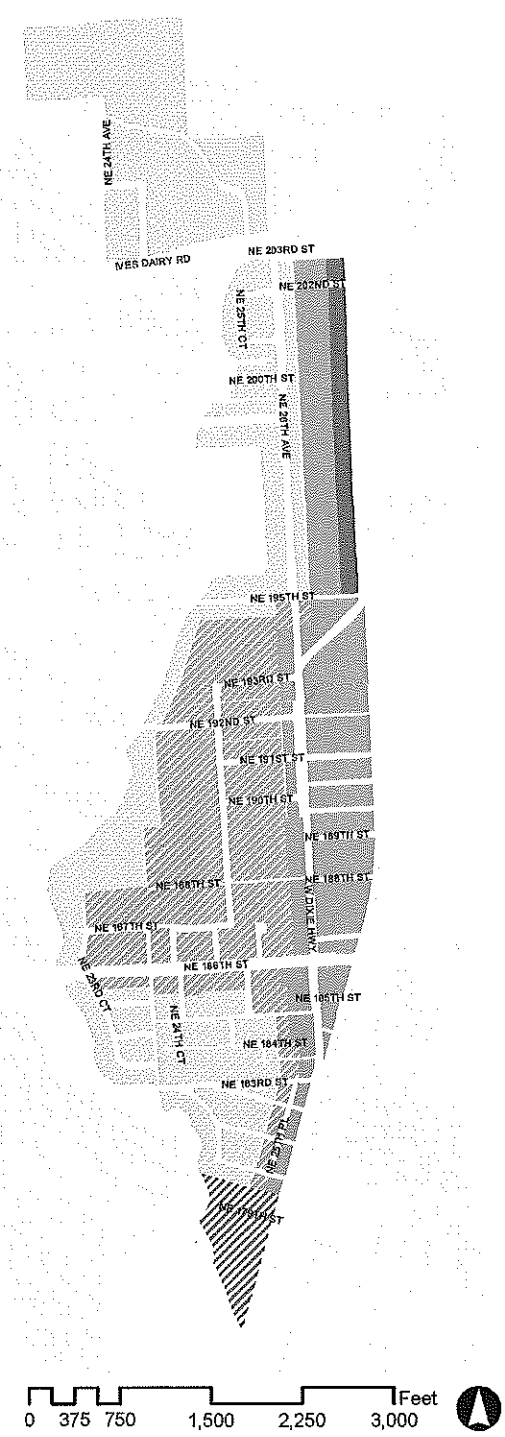

Building Height

- Min 3 - Max 12 Stories
- Min 3 - Max 7 Stories
- Min 3 - Max 6 Stories
- Min 2 - Max 4 Stories
- Max 3 Stories
- Max 2 Stories

<<

[[~~E~~]]>>F<<. Designated Open Space Plan

[[

KEY

- Designated Open Space: G: Green; S: Square; P: Plaza
- Existing Park
- Existing Water Bodies
- Street Vista
- Anchor Point
- MUC Circle
- Ojus Urban Area Boundary

Number	Type	Area
1.	G	48,600 sq. ft.
2.	G	N/A
3.	G	N/A
4.	P	2,500 sq. ft.
5.	G	14,500 sq. ft.
6.	S	Existing Park
7.	G	23,500 sq. ft.
8.	G	5,500 sq. ft.
9.	G	4,000 sq. ft.
10.	G	35,500 sq. ft.
11.	G	26,000 sq. ft.

The open space shall provide the general square footage shown in this Designated Open Space Plan.

]]

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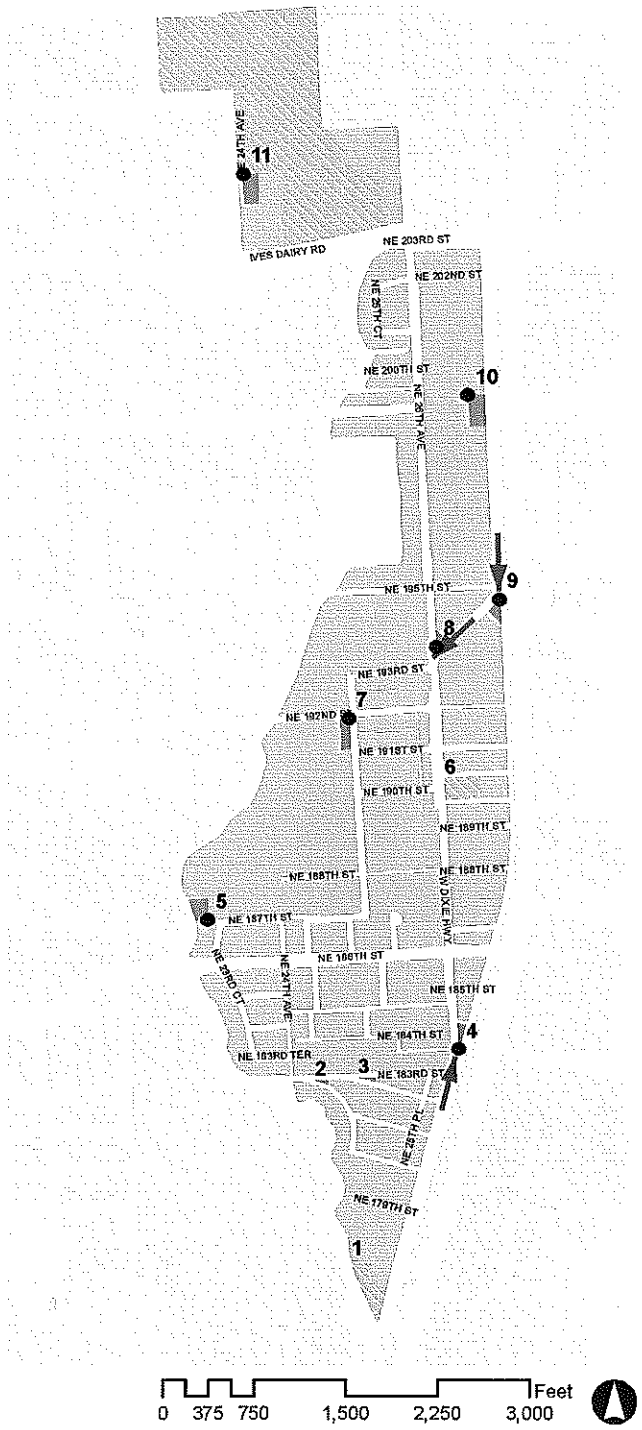


Designated Open Spaces

- Designated Open Space
- Existing Open Space-Miami-Dade County Park
- Open Space Anchor Point
- Street Vista

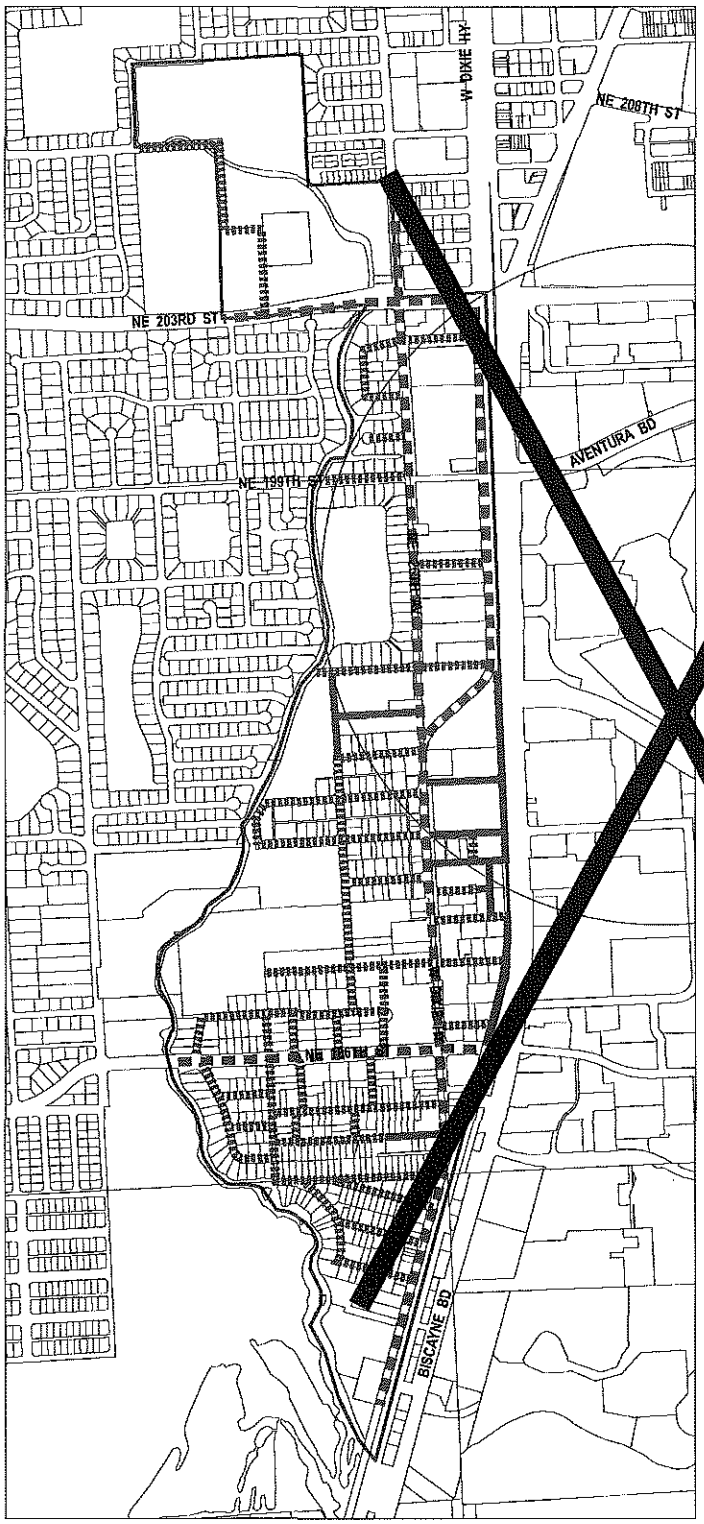
Number	Type	Area
1	G	48,600 sq. ft.
2	G	N/A
3	G	N/A
4	P	2,500 sq. ft.
5	G	14,500 sq. ft.
6	S	Existing park
7	G	23,500 sq. ft.
8	G	5,500 sq. ft.
9	G	4,000 sq. ft.
10	G	35,500 sq. ft.
11	G	26,000 sq. ft.

G: Green, S: Square, P: Plaza
N/A: Not applicable

<<

[[~~F~~]]>>G<<. New Street Dedications Plan

[[



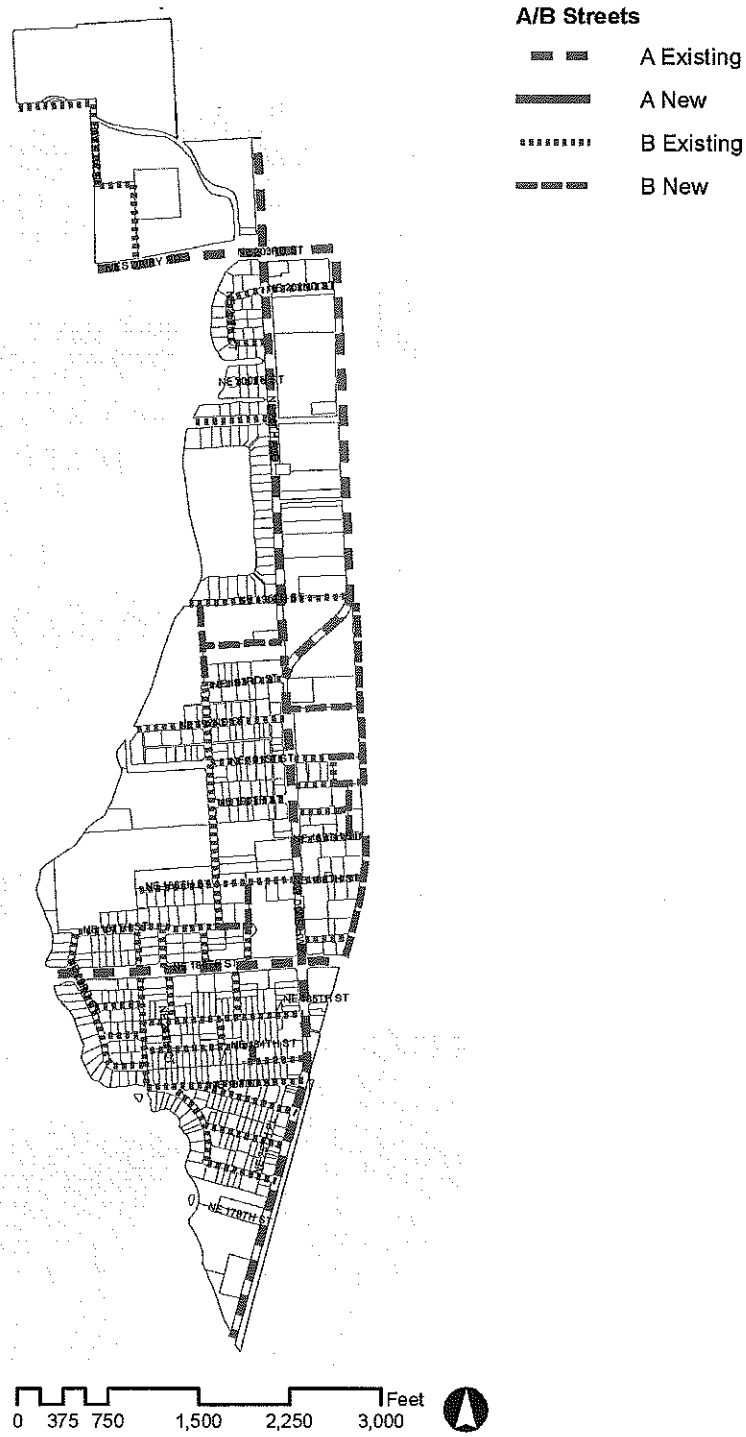
KEY

- Existing 'A' Street
- New 'A' Street
- Existing 'B' Street
- New 'B' Street
- MUC Circle
- Ojus Urban Area Boundary
- Property Ownership Pattern

Note: New Street allocations are based on the Illustrative Plan and are approximate.

]]

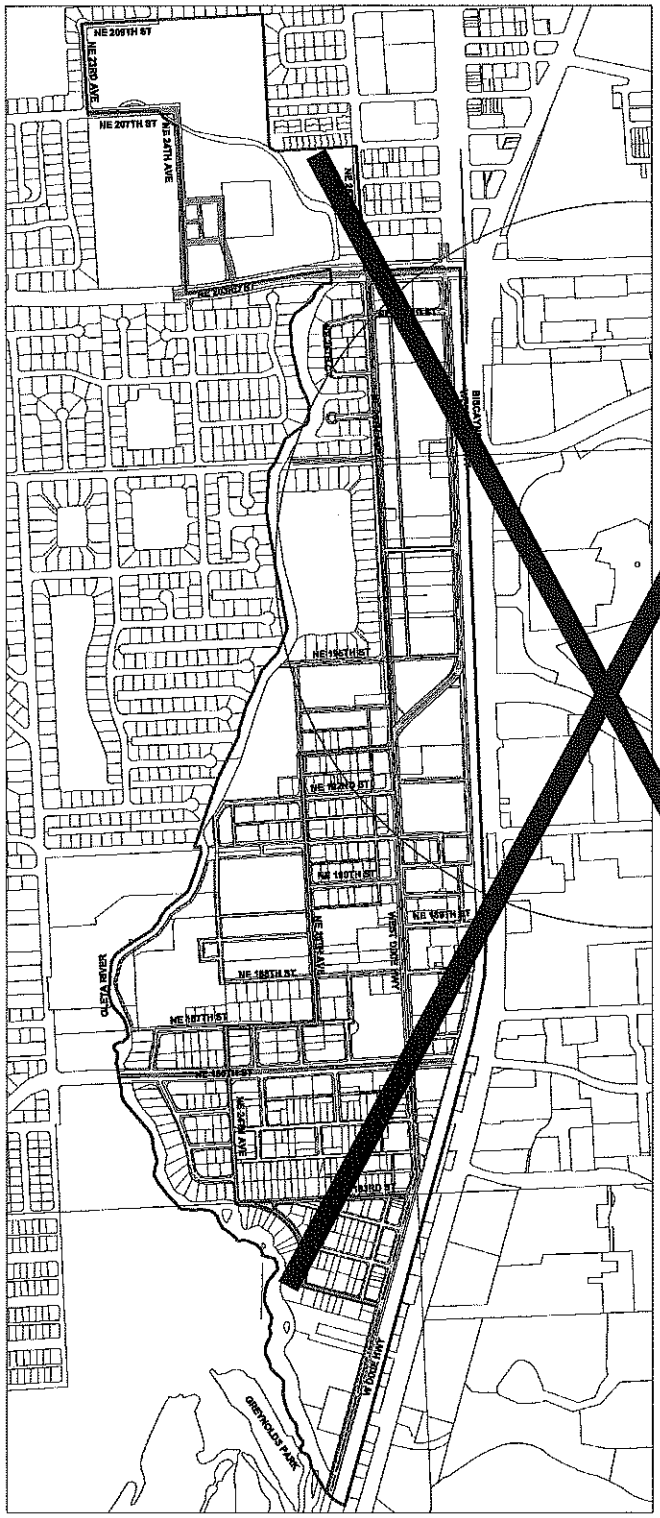
>>


A/B Streets
A Existing
A New
B Existing
B New
0 375 750 1,500 2,250 3,000
Feet

<<

[[~~G~~]]>>H<<. Bike Route Plan

[[



Bike Routes

KEY

Signage designating the above shown streets/ corridors as bike routes shall be provided where appropriate.

Designated bike lanes shall be provided along West Dixie Highway.

MUC[illegible]cle

Ci[illegible] Urban Area Boundary

]]

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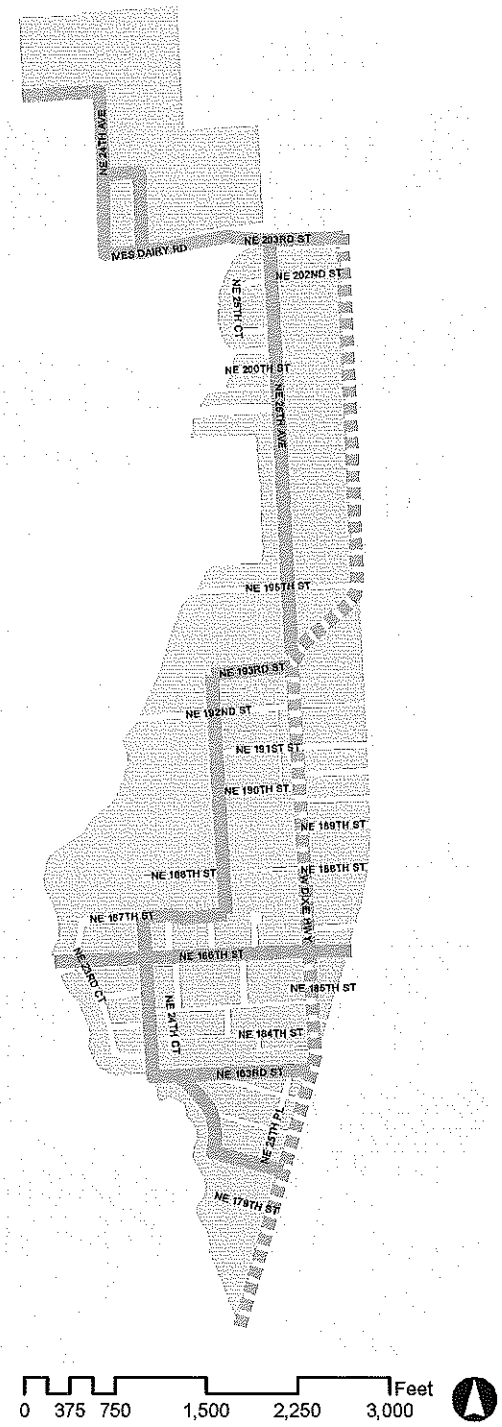


Bike Routes

Bicycle lane required

Bicycle facility or signage designating bicycle route required

<<

Section 3. Section 33-284.99.19 of the Code of Miami-Dade County, Florida, is hereby amended as follows:

Sec. 33-284.99.19. Building Placement and Street Type Development Parameters

A. All new development and redevelopment within the OUAD shall comply with the Building Placement [[~~and Design Parameters~~]] >>Standards<< as provided in [[~~Section 33-284.85~~]] >>Article XXXIII(K)<<of this code.

B. All new development and redevelopment within the OUAD shall comply with the [[~~Street Type Parameters~~]] >> Streets, Service Roads and Utilities standards in Article XXXIII(K) of this code or<< as provided herein:

[[

~~Street type~~	~~Minimum Required Configuration~~
~~Main Street~~	~~As provided herein~~
~~Boulevard (NE 26th Avenue)~~	~~As provided herein~~
~~Boulevard~~	~~As provided in section 33-284.85~~
~~Minor Street~~	~~As provided herein or in section 33-284.85~~
~~Service Road~~	~~As provided in section 33-284.85~~
~~Pedestrian Passage~~	~~As provided in section 33-284.85~~]]

]]

>>

Street type	Minimum Required Configuration	
	Core/Center	Edge
Main Street	As provided in this section	
Boulevard	As provided in this section	
Minor Street	Street type 3, 4, or 5	
Minor Street, Sidewalks not required	Not applicable	As provided in this section<<

<<

C. [[~~Unless otherwise provided by the Building Placement and Design Parameters in section 33-284.85 of this code, the following street setbacks shall be required for mixed-use/industrial buildings located in areas designated as MM, MC~~

~~and ID within the OUAD~~]] >>The following setbacks shall be required where a Building Placement Standard in Article XXXIII(K) of this code refers to a Frontage Table<< :

[[

~~Street Type~~	~~Required Setback~~		
	~~Core~~	~~Center~~	~~Edge~~
~~Main Street~~	~~0' * or 12'~~	~~N/A~~	~~N/A~~
~~Boulevard (NE 26 Avenue)~~	~~N/A~~	~~0' or 10'~~	~~10' or 15'~~
~~Boulevard (Other)~~	~~0'~~	~~0' or 10'~~	~~10' or 15'~~
~~Minor Street~~	~~0' or 10'~~	~~0' or 10'~~	~~10' Or 15'~~
~~Note: * 12' colonnade required when setback is 0'~~ ~~** as provided in Section 33-284.99.19 of this code~~ ~~N/A not applicable~~			

]]

>>

Street Type	Required Setback		
	Core	Center	Edge
Main Street	0' * 12' **	N/A	N/A
Boulevard	0' * 10' **	0' * 10' **	10' or 15'
Minor Street	0' * 10' **	0' * 10' **	10' or 15'
Note: * Colonnade required ** Setback adjoining ground-story residential uses shall be landscaped and/or hard surfaced N/A not applicable			

<<

[[

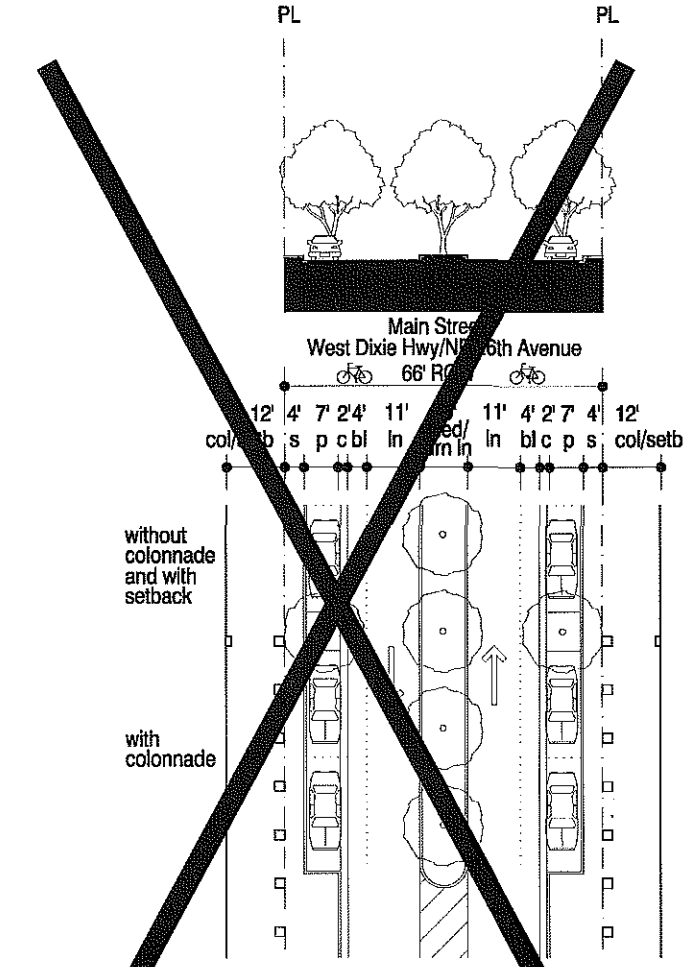
MAIN STREET (WEST DIXIE HWY/NE 26th AVE)

CORE

STREET SECTION

Key:
s: sidewalk
g: green
c: curb and gutter
ln: lane
med: median
p: parking
bl: bike lane
col: colonnade
setb.: Setback
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 this article and chapter 18-A of this code, except street trees shall have a minimum diameter breast height of 4". Permanent irrigation shall be required. Street trees along the sidewalk only are optional and, if provided, shall be planted in 5'x5' tree grates.

PARKING

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

OTHER ELEMENTS

A colonnade shall be required on both sides of West Dixie Highway when build-to line is 0' and shall occupy the full length of the building frontage.
Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.
On all Main Street intersections, the median shall have a mountable curb.

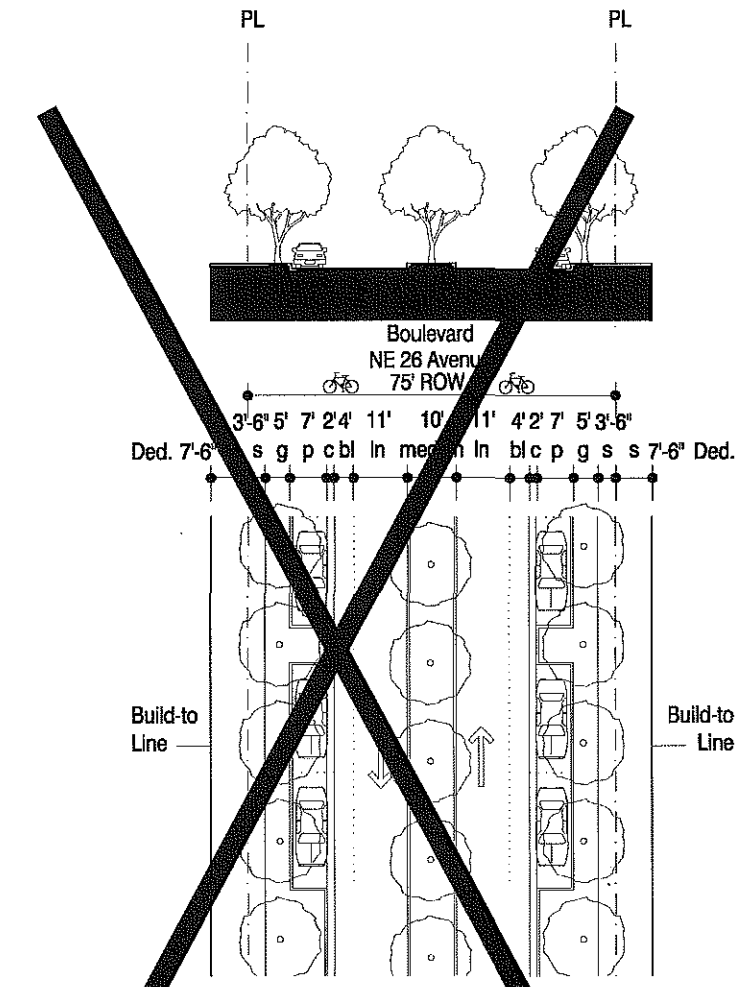
BOULEVARD (NE 26TH AVENUE)

CORE/CENTER

STREET SECTION

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

Property Line



LANDSCAPE/ OPEN SPACE

Parking lot buffers a street trees shall meet all requirements of this art and Chapter 18-A of this code, except street trees shall have a imum diameter breast height of 4". Street trees shal planted in a 5' continuous landscape strip. Permanent irriga is required.

PARKING

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

OTHER ELEMENTS

The front setback shall be hard surfaced and finished to match the adjoining sidewalk. A minimum of 5' clear width within the setback shall be kept unobstructed for pedestrians. Weather protection elements shall be provided on the building facade. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.
On all Boulevard intersections, the median shall have a mountable curb.

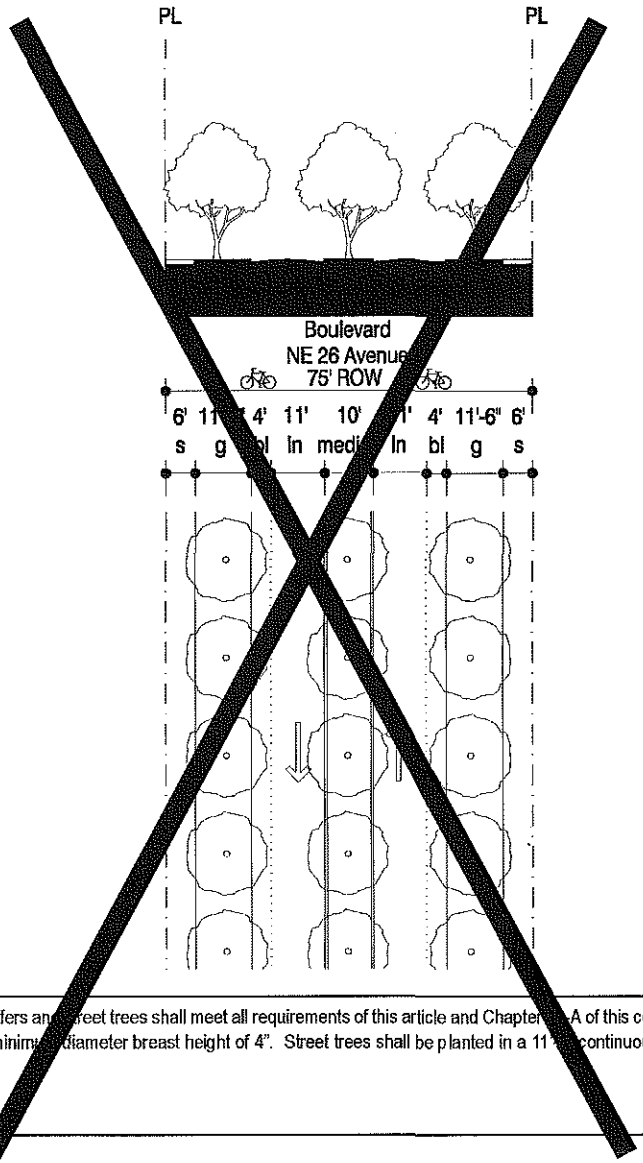
BOULEVARD (NE 26TH AVENUE)

EDGE

STREET SECTION

Key:
s: sidewalk
g: green
c: curb and gutter
ln: lane
med: median
p: parking
bl: bike lane
col: colonnade
setb.: Setback
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 this article and Chapter [illegible]A of this code, except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in a 11' continuous landscape strip.

PARKING

N/A

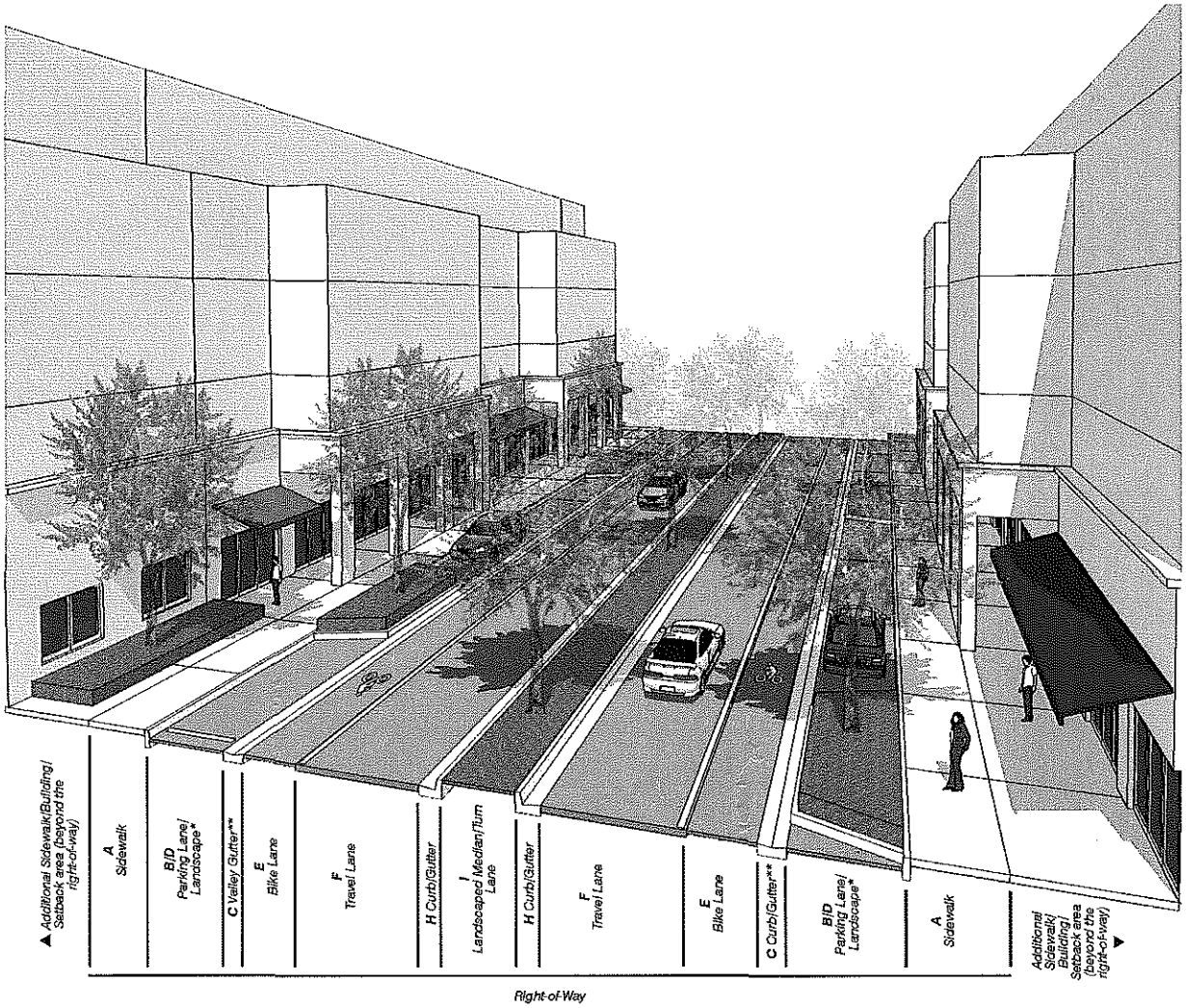
OTHER ELEMENTS

The front setback shall be landscaped.
Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.
On all Boulevard intersections, the median shall have a mountable curb.

]]

>>D. Street Types Development Parameters.

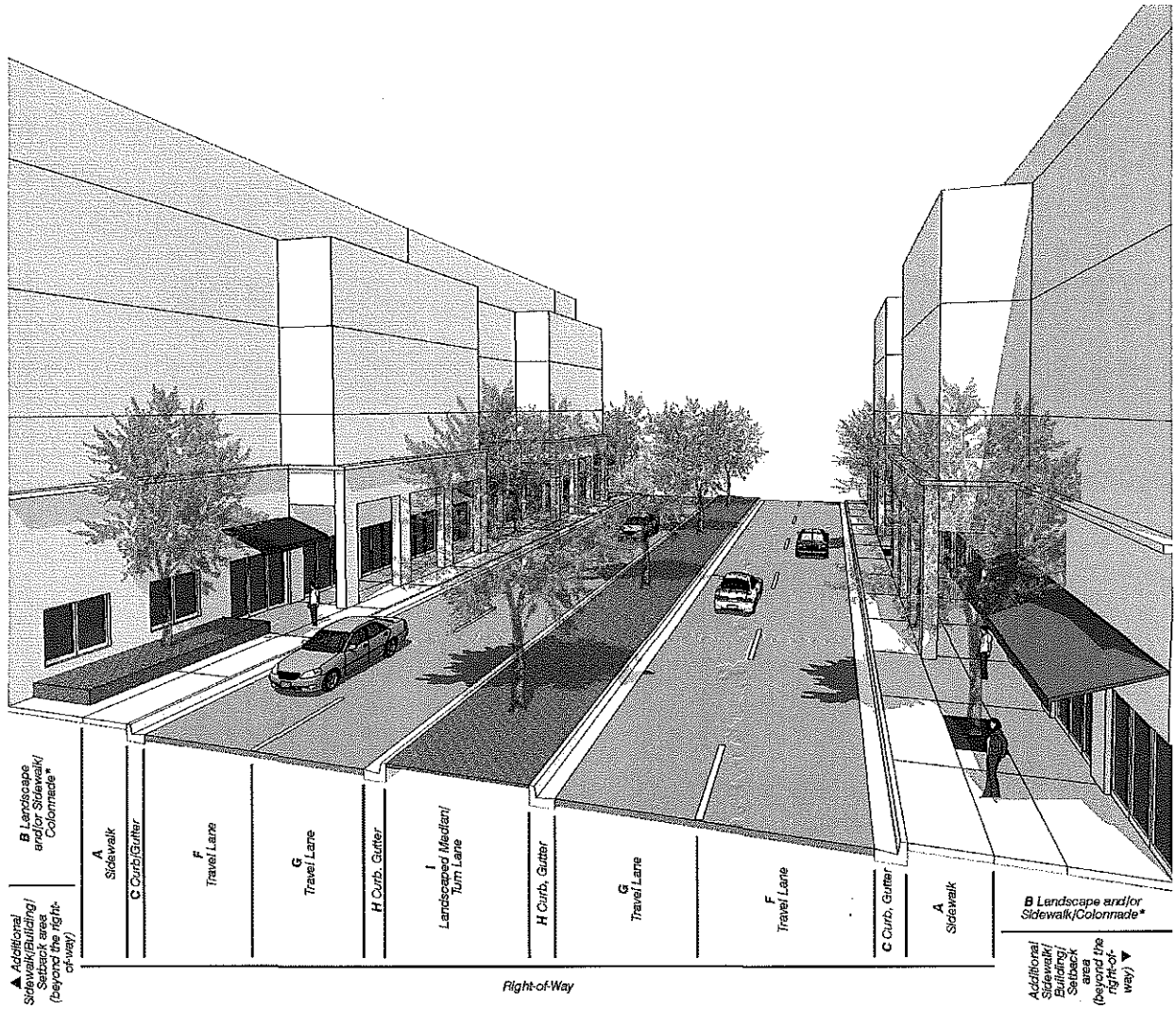
Main Street



* Refer to column B in Street Types Table for required landscape elements.

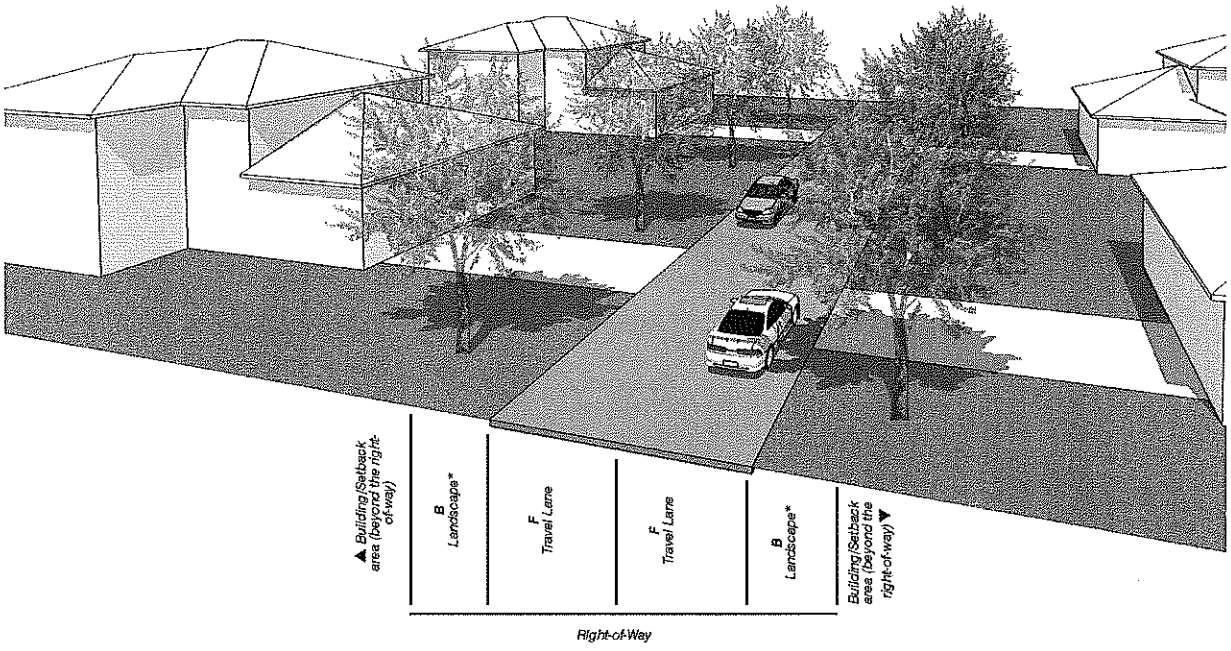
** Curb and gutter between the sidewalk and parking/travel lanes may be utilized in place of the valley gutter illustrated.

Boulevard



* Refer to column B in Street Types Table for required landscape elements.

Minor Street, Sidewalks not required



* Refer to column B in Street Types Table for required landscape elements.

Street Type	Required Elements							
	A. Sidewalk (Min.)	B. Land-scape [b, c, d]	C. Curb/ Gutter [e]	D. Parking Lane	E. Bike Lane [g]	F, G. Travel Lanes [h]	H. Curb/ Gutter [e]	I. Median/Turn Lane
Main Street *Core*	5'	Tree grates; tree planters	2'	7'	Required where indicated on Bike Route Plan	11'	2'	6' (Median) 10' (Turn Lane)
Boulevard *Core/Center /Edge*	5'	Tree grates; tree planters; landscape strip	2'	N/A	Required where indicated on Bike Route Plan	11'	2'	6' (Median) 10' (Turn Lane)

Street Type	Required Elements							
	A. Sidewalk (Min.)	B. Land-scape [b, c, d]	C. Curb/ Gutter [e]	D. Parking Lane	E. Bike Lane [g]	F, G. Travel Lanes [h]	H. Curb/ Gutter [e]	I. Median/Turn Lane
Minor Street, Sidewalks not required *Edge*	N/A	Landscape strip	N/A	N/A	Required where indicated on Bike Route Plan	11'	N/A	N/A
N/A: Not Applicable [#] Footnote (as provided below)								

Footnotes:

a. Landscape area is exclusive of the minimum sidewalk width.

b. Street trees shall have a minimum caliper of six (6) inches at time of planting.

c. Permanent irrigation is required.

d. Tree grates shall have a minimum area of twenty-four (24) square feet; tree planters shall have a minimum area of thirty-two (32) square feet; continuous landscape strips shall have a minimum width of six (6) feet in the Core and Center Sub-districts, eight (8) feet in the Edge Sub-district.

e. In all Sub-districts, curbs and gutters shall be provided at all intersections and roadway edges of arterials, boulevards and Main Street; in Core and Center Sub-districts, curbs and gutters shall be provided at all intersections and roadway edges of minor streets.

g. Bike lanes shall be four (4) feet in width when adjacent to curb or swale; five (5) feet in width when adjacent to a parking lane.

h. The minimum required width of one-lane/one-way travel lanes shall be determined by the Department of Public Works and Waste Management and Fire Rescue Department on a case-by-case basis during the Administrative Site Plan Review process (ASPR).<<

Section 4. Section 33-284.89.22 of the Code of Miami-Dade County, Florida is hereby amended as follows:

Sec. 33-284.99.22. 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 OUAD that either (1) was existing as of the date of the district boundary change on the property to OUAD 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 OUAD 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.~~]]

>>Non-conforming Structures, Uses, and Occupancies shall be governed by the provisions of Section 33-284.89.2 of this chapter.<<

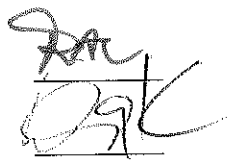
Section 5. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 6. 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 7. 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