

Memorandum



Date: March 4, 2014

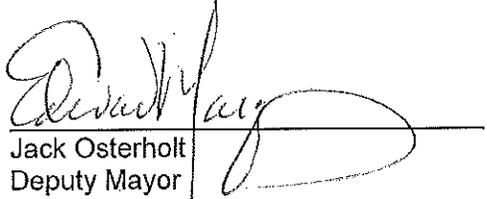
To: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Staff Report to the Board of County Commissioners - Proposed Zoning Ordinance Amending the Palmer Lake Metropolitan Urban Center Zoning District

Supplement to
Agenda Item No. 5(D) Substitute

Attached please find the Department of Regulatory and Economic Resources' staff report containing the recommendation summary for the Palmer Lake Metropolitan Urban Center District update. The staff report format is similar to that of other zoning hearing items, although summarized.


Jack Osterholt
Deputy Mayor

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

PH: Z14-0301

Date: March 4, 2014

Recommendation Summary for Palmer Lake Metropolitan Urban Center (PLMUC)	
Commission District	5 & 6
Applicant	Miami-Dade County Department of Regulatory and Economic Resources
Summary of Requests	This application is to update the regulating plans of the PLMUC in order to conform with the recently updated CDMP.
Location	Properties immediately abutting the north side of NW 25th Street between NW North River Drive and NW 37th Avenue, Miami-Dade County, Florida.
Property Size	±12.3-acres
Existing Zoning	Palmer Lake Metropolitan Urban Center
Existing Land Use	Mixed-use
2020 - 2030 CDMP Land Use Designation	Urban Center
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
Recommendation	Approval

REQUEST:

Update to the sub-districts plan of the Palmer Lake Metropolitan Urban Center in order to conform with the adopted Comprehensive Development Master Plan.

PROPERTY HISTORY & DESCRIPTION:

On May 7, 2013, the Board of County Commissioners (BCC) adopted Ordinance No. 13-43 establishing the Palmer Lake Metropolitan Urban Center District (PLMUC). On October 2, 2013 the Board of County Commissioners adopted amendments to the Comprehensive Development Master Plan (CDMP) based on recommendations made in the 2010 Evaluation and Appraisal Report (EAR); among these amendments was a change to a map in the Port of Miami River Sub-Element designating certain areas in the vicinity of the Miami River for water-dependent uses. This map was amended to remove this designation for properties adjoining Palmer Lake due mainly to the inability of marine vessels to access the lake. At the time of the adoption of the CDMP EAR amendments, no formal process existed to amend the Palmer Lake sub-districts plan. 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:

The proposed ordinance amends the Palmer Lake Metropolitan Urban Center (PLMUC) zoning district to modify development limitations on certain properties adjoining Palmer Lake. The amendments in this ordinance will make the PLMUC district standards consistent with the above-mentioned changes to the CDMP and permit development on properties adjoining Palmer Lake as would otherwise be allowed elsewhere in the PLMUC Center Sub-District. As such, staff recommends approval of the modification to the sub-districts plan of the PLMUC.



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