

Memorandum



(Public Hearing 3-17-15)

Date: February 3, 2015

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

Agenda Item No. 5(G)

From: Carlos A. Gimenez
Mayor

Subject: Proposed Zoning Ordinance Amending the Palmer Lake Metropolitan Urban
Center Zoning District

Attached please find the material related to a zoning application filed in accordance with Section 33-284.89.3 of the County Code (Amendments to Urban Center District Land Use Plan Category or Other Regulating Plan). The material consists of a proposed ordinance containing the applicant's proposed revisions to the Palmer Lake Metropolitan Urban Center District regulating plans and related text as well as the Department of Regulatory and Economic Resources' staff report. This item is quasi-judicial.

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

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

Jack Osterholt, Deputy Mayor



MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: March 17, 2015


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

SUBJECT: Agenda Item No. 5(G)

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

2

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(G)
3-17-15

ORDINANCE NO. _____

ORDINANCE RELATING TO ZONING AND OTHER LAND DEVELOPMENT REGULATIONS; AMENDING SECTIONS 33-284.99.58 AND 33-284.99.60 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA, TO UPDATE THE PALMER LAKE METROPOLITAN URBAN CENTER DISTRICT STREET FRONTAGE PLAN AND ASSOCIATED DEVELOPMENT PARAMETERS; PROVIDING SEVERABILITY, INCLUSION IN THE CODE AND AN EFFECTIVE DATE

WHEREAS, on May 7, 2013 the Board of County Commissioners adopted an ordinance establishing the Palmer Lake Metropolitan Urban Center (PLMUC) zoning district; and

WHEREAS, on September 11, 1990, the Board of County Commissioners approved by resolution the plat of "Tipperary," vacating the right-of-way of Northwest 24th Street between Northwest 34th and 35th Avenues; and

WHEREAS, the "Tipperary" plat is located within the boundaries of what is now the PLMUC district; and

WHEREAS, the PLMUC zoning district contains regulating plans and development standards derived directly in part from property boundaries established by recorded subdivision plats; and

WHEREAS, it is necessary to amend the PLMUC zoning district to properly reflect the existing extent of Northwest 24th Street; and

WHEREAS, the PLMUC zoning district contains many existing industrial uses, and the PLMUC regulations permit new industrial uses to be developed; and

WHEREAS, to provide additional flexibility for existing and future industrial uses to locate in the Palmer Lake area, it is necessary to amend the building frontage standards in the PLMUC district for industrial uses,

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

Section 1. Section 33-284.99.58 of the Code of Miami-Dade County, Florida is hereby amended as follows: ¹

Sec. 33-284.99.58. Regulating plans.

(A) The Regulating Plans establish three (3) Sub-Districts, five (5) street types, and bicycle and greenway facilities, as set forth below:

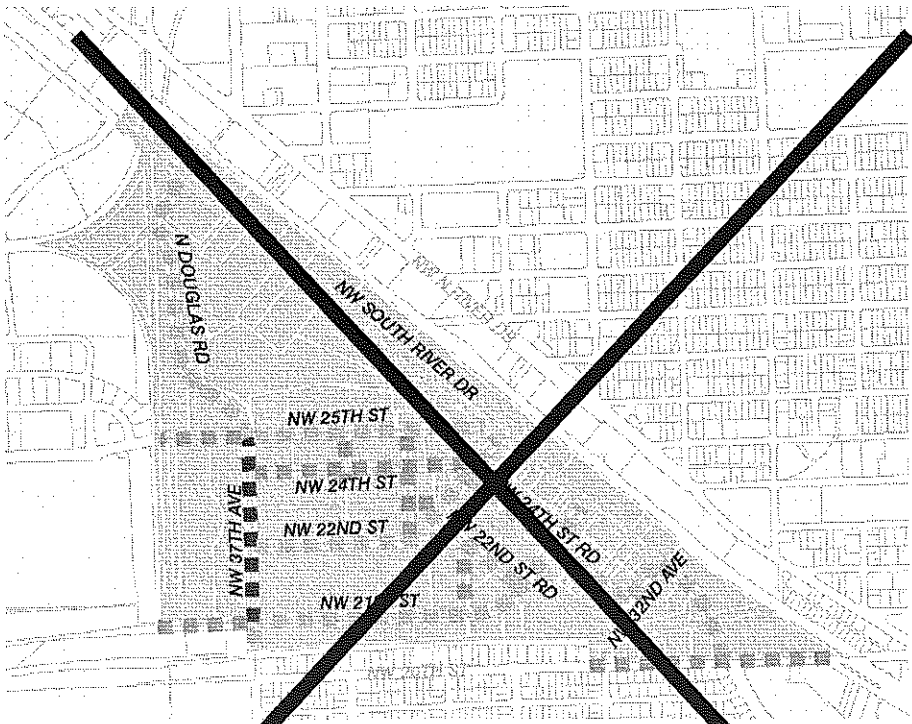
- (1) The Sub-District Plan delineates three sub-districts, the MIC Core, the Center, and the Riverside. These Sub-Districts control land use and intensity of development in accordance with the County's Comprehensive Development Master Plan.
- (2) The Street Frontage Plan establishes a hierarchy of street types in existing and future locations, which shall be provided in all future development. The five (5) street types, in descending order of pedestrian activity, are lettered 'A' through 'E.' An 'A' street is the most important street to accommodate pedestrian activity.
- (3) The Greenway and Bicycle Plan establishes the location of bicycle and greenway facilities within the PLMUC.

* * *

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.

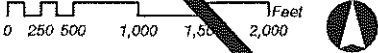
(C) Street Frontage Plan

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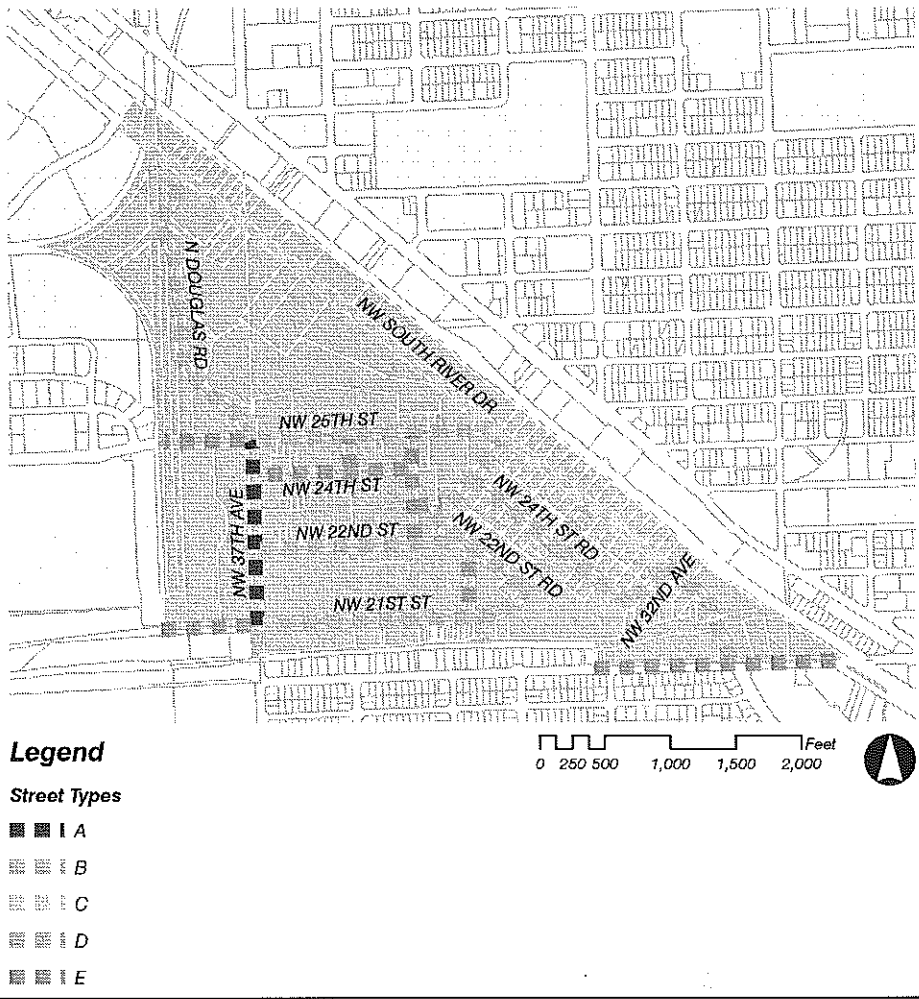
Legend

- Street Types**
- ■ ■ A
 - ■ ■ B
 - ■ ■ C
 - ■ ■ D
 - ■ ■ E



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Section 2. Section 33-284.99.60 of the Code of Miami-Dade County, Florida is hereby amended as follows:

Sec. 33-284.99.60. Development parameters.

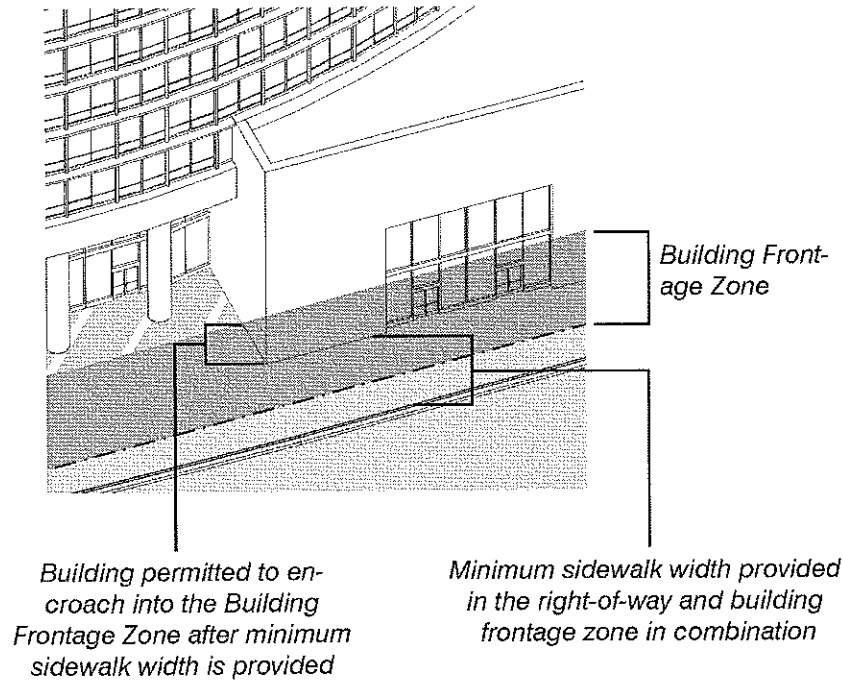
(A) Building Standards.

(1) The below diagram illustrates the building placement standards for all Sub-districts:

6

* * *

- (4) The building pedestal shall be permitted to encroach into the building frontage zone such that the minimum sidewalk width is provided.



- >>(5) For lots adjoining more than one (1) street where the primary uses are those permitted in the IU-1 and IU-2 districts but that are not hotels, restaurants, or retail uses, the minimum required building frontage shall apply only along the higher-ranking street.<<

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:

A handwritten signature in black ink, appearing to be 'JAC', written over a horizontal line.

Prepared by:

Dennis A. Kerbel

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

PH: Z14-120

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 amend the regulating plans of the PLMUC to reflect existing dedicated rights-of-way and to revise building standards for industrial uses.
Location	Properties immediately between NW 23rd and 25th Streets, from NW 34 to 35th Avenues, Miami-Dade County, Florida.
Property Size	±4.98 acres
Existing Zoning	Palmer Lake Metropolitan Urban Center
Existing Land Use	Mixed-use
2020 - 2030 CDMP Land Use Designation	Metropolitan 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:

Amend the Palmer Lake Metropolitan Urban Center in order to: modify the Street Frontage plan to properly reflect existing dedicated rights-of-way; and revise the minimum frontage requirement in the building standards for industrial uses.

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). Among the PLMUC district regulating plans is the Street Frontage Plan, which establishes various requirements for the development of buildings and right-of-way improvements. At the time the PLMUC district was adopted, the Street Frontage Plan did not accurately reflect that the right-of-way of Northwest 24th Street between Northwest 34th and 35th Avenues was vacated through the plat of "Tipperary," which was adopted by the BCC on September 11, 1990 and recorded in plat book 139, page 64.

RECOMMENDATION:

The proposed ordinance amends the PLMUC zoning district to modify the Street Frontage regulating plan to remove that portion of Northwest 24th Street that was vacated through the recording the plat of "Tipperary," as described above. The ordinance also clarifies the minimum building frontage requirement for industrial uses on lots with more than one street frontage. Since the industrial uses permitted include open lot manufacturing and storage, allowing additional flexibility for site and building design are appropriate for these uses. As such, staff recommends approval of the modification to the Street Frontage regulating plan of the PLMUC and the text amendment for minimum building frontage.



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