MEMORANDUM

Agenda Item No. 7(C)

(Second Reading 5-5-15)

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

DATE: March 17, 2015

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

SUBJECT: Ordinance revising zoning and land use regulations pertaining to the Model City Urban Center District; amending Section 33-284.99.42 of the Code

The accompanying ordinance was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Audrey M. Edmonson.

R. A. Cuevas, Jr.
County Attorney

RAC/smm

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Memorandum

MIAMI-DADE COUNTY

Date: May 5, 2015

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

From: Carlos A. Gimenez
Mayor

Subject: Ordinance Revising Zoning and Land Use Regulations Pertaining to the Model City Urban Center District

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The proposed ordinance amends section 33-284-99.42 of the Code revising zoning and land use regulations pertaining to the Model City Urban Center District, specifically allowing hand car washes accessory to a permitted retail, food service, or office use in the Mixed-Use Corridor area on lots adjoining Northwest 22nd Avenue between Northwest 54th and 62nd Streets, subject to specified conditions. Implementation of this ordinance will not have a fiscal impact on the county.

Jack Osterholt
Deputy Mayor

fis04915

MEMORANDUM

(Revised)

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

DATE: May 5, 2015

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

SUBJECT: Agenda Item No. 7(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 _____

Agenda Item No. 7(C)
5-5-15

ORDINANCE NO. _____

ORDINANCE REVISING ZONING AND LAND USE REGULATIONS PERTAINING TO THE MODEL CITY URBAN CENTER DISTRICT; AMENDING SECTION 33-284.99.42 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; 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 33-284.99.42 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:[1]

Sec. 33-284.99.42. Uses.

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

A. *Permitted uses*. In addition to the uses provided in Section 33-284.83(A), the following shall be permitted:

1. In the Mixed-Use Corridor Special (MCS) area, all uses provided in Section 33-284.83(A)(3) and the following uses:

* * *

2. In the Industrial District (ID) area, the following uses:

(a) >>Mixed-Use Corridor<< [[~~MC~~]] uses at maximum residential densities shown on the Density Regulating Plan in Section 33-284.99.43 of this Code.

[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.

>>3. In the Mixed-Use Corridor area on lots adjoining Northwest 22nd Avenue between Northwest 54th and 62nd Streets hand car washes accessory to a permitted retail, food service, or office use shall be permitted subject to the following:

(a) Parking spaces used for car washing and patrons waiting for car washing shall not occupy parking spaces required for the principal uses on the lot.

(b) Attention attracting devices, such as blinking or flashing lights, streamer lights, pennants, banners, streamers and all fluttering or spinning advertising devices (either mobile or stationary) are prohibited, except as permitted under point of sale sign regulations.

(c) All outdoor paging or speaker systems are prohibited.

(d) The areas used for car washing shall not occupy required landscape areas.

(e) Street trees and parking lot buffers required by Chapter 18A shall be provided.<<

Section 2. 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 3. 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 4. 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: APW

Prepared by: DEM

Lauren E. Morse

Prime Sponsor: Commissioner Audrey M. Edmonson