

Memorandum



(Public Hearing 4-19-16)

Date: February 17, 2016

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

Agenda Item No. 5(F)

From: Carlos A. Gimenez
Mayor

Subject: Proposed Zoning Ordinance Amending the Naranja Community Urban Center Zoning District – Zoning Hearing Application No. Z15-082, LVS Naranja, LLC

Attached please find materials related to a zoning application filed in accordance with Section 33-284.89.3 of the Code of Miami-Dade County regarding "Amendments to Urban Center District Land Use Plan Category or Other Regulating Plan." The material consists of a proposed ordinance containing the applicant's revisions to the Naranja Community 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 to Miami-Dade County and is not anticipated to have a specific social equity benefit or burden as described by Ordinance No. 15-83, given that the proposed changes are compatible with the surrounding area.

Attachment

Jack Osterholt
Deputy Mayor

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

Z15-082

Recommendation Summary for Naranja Community Urban Center District (NCUCD)	
Commission District	8
Applicant	LVS Naranja, LLC.
Summary of Requests	This application is to update the Land Use and Density Regulating Plans of the Naranja Community Urban Center District (NCUCD) to: (1) change the designation of the subject property from R, Residential, to RM, Residential Modified; (2) change the allowed density from a range of 6 to 18 units/acre net to a density range of 12 to 36 units/acre net; (3) re-designate the subject property from Edge Sub-District to Center Sub-District; and (4) amend the height from a maximum of two stories to a range of two stories (minimum) to four stories (maximum).
Location	Generally located south of SW 264 Street, west of SW 146 Court, and north of Old Dixie Highway, Miami-Dade County, Florida.
Property Size	±9.8 acres
Existing Zoning	Naranja Community Urban Center District (NCUCD)
Existing Land Use	Residential, Agriculture
2015-2025 CDMP Land Use Designation	Urban Center <i>(see attached Zoning Recommendation Addendum)</i>
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 <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval

REQUEST:

MODIFICATION of the Land Use and Density Regulating Plans of the **Naranja Community Urban Center District (NCUCD)** to change the designation of the subject property from R, Residential, to RM, Residential Modified, change the allowed density from a range of 6 to 18 units/acre net to a density range of 12 to 36 units/acre net, re-designate the subject property from Edge Sub-District to Center Sub-District; and amend the height from a maximum of two stories to a range of two stories (minimum) to four stories (maximum).

PROPERTY HISTORY & DESCRIPTION:

The subject property consists of two adjoining parcels generally located south of SW 264th Street, west of SW 146th Court, and north and west of the South Dade Busway. The respective folios are 30-6933-000-0010 and 30-6933-000-0011. The parcels are currently in residential and agricultural use.

On December 2, 2004 the Board of County Commissioners (BCC) adopted Ordinance No. 04-217 establishing the **Naranja Community Urban Center District (NCUCD) Regulations**. The NCUCD provides the regulatory framework for all development within the Naranja area of southeastern Miami-Dade County. The properties within NCUCD boundaries were rezoned to NCUCD on May 19, 2005, pursuant to Resolution No. Z-13-05. The NCUCD regulations have

subsequently been amended in 2005, 2006, 2007 and 2015. NCUCD, as well as most of the other Urban Center Districts, rely on the Standard Urban Center District Regulations for the basic regulatory framework.

The subject property is currently designated R, Residential, and RM, Residential Modified, on the NCUCD's land use regulating plan and assigned a residential density range of 6 to 18 dwelling units per acre, for the R portion, and 12 to 36 dwelling units per acre for the RM portion. Approval of the applicant's request would result in a unified land use designation and density range for the entire property.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning	Land Use Designation
Subject Property	NCUCD - R - Residential RM - Residential Modified	Community Urban Center
North	AU - Agricultural	Agriculture
South	NCUCD - R - Residential RM - Residential Modified MD - Market District	Community Urban Center
East	NCUCD - RM - Residential Modified MC - Mixed-Use Corridor	Community Urban Center
West	NCUCD - R - Residential	Community Urban Center

RECOMMENDATION:

In staff's opinion, the modification of the NCUCD land use and density regulating plans for the subject property would provide uses and density similar to those permitted on properties located to the east and southeast, which are currently designated as RM, Residential Modified, on the NCUCD Land Use Regulating Plan and assigned a density range of 12 to 36 units/acre net on the NCUCD Density Regulating Plan.

Staff notes that in order to accommodate the applicant's request for the RM land use designation or the proposed density range, additional changes to the NCUCD regulating plans are warranted. Specifically, the Sub-District and the Building Heights Regulating Plans of the NCUCD need to be updated so that the portion of the property being re-designated is made consistent with that already designated RM. In essence, the Sub-District Regulating Plan would require an update so that the western portion of the property is re-designated from the Edge Sub-District to the Center Sub-District and the Building Heights Regulating Plan from a maximum of two stories to a range of two stories (minimum) to four stories (maximum). The Center Sub-District re-designation and the additional height are required in order to accommodate the RM typical building type and the additional density.

The proposed changes are **consistent** with the "Policies for Development of Urban Centers" of the Comprehensive Development Master Plan (CDMP). The subject property lies within the Community Urban Center maximum radius (1,800 feet to 2,640 feet) and within a five-minute walk of the Busway station. The additional density and intensity are also **consistent** with and supportive of the transit- and pedestrian-oriented policies of the CDMP.

As previously stated, staff notes that the requested changes would enable the unified development of the subject property with the same product and building type, in a manner consistent with the ongoing development to the east and southeast of the same. The latter is characterized by multi-family and some mixed-use development ranging from three to six stories in height.

Additionally, staff notes that the approval of the requested changes would not result in a reduction of the acceptable Level of Service (LOS) standards on County services. The memorandum from the Division of Environmental Resources Management of RER indicates that the application meets all applicable LOS standards for an initial development order for potable water service, wastewater disposal, and flood protection given. Based on the aforementioned memoranda and the memoranda provided by the Miami-Dade Fire Rescue Department, the Park, Recreation and Open Spaces Department, and other departments, staff opines that approval of the subject request will not generate or result in excessive noise, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, or other such facilities which have been constructed or which are planned and budgeted for construction.

Staff opines that the applicant's request for a modification to the Land Use and the Density Regulating Plans of the NCUCD will not result in a negative impact on the surrounding area and would be compatible with the same. **Therefore, staff recommends approval of the request under Section 33-284.89.3.**

Staff opines that the proposed updates to the Sub-Districts and the Building Heights Regulating Plans of the NCUCD that further the intensification of the subject property are **compatible** with the changing conditions of the surrounding properties and **consistent** with the intensification policies provided by the CDMP urban center text. Therefore, staff recommends approval of the proposed modifications to the NCUCD regulating Plans.



Nathan Kogon, Assistant Director
Development Services Division
Miami-Dade County
Department of Regulatory and Economic Resources

Memorandum



Date: November 30, 2015

To: Jack Osterholt, Deputy Mayor/Director
Department of Regulatory and Economic Resources

From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources 

Subject: BCC #Z2015000082-1st Revision
LVS Naranja, LLC.
SE Corner of SW 147th Avenue and SW 264th Street
Modification of the land use regulating plan of Naranja Community
Urban Center District to change the designation of the subject
parcel from Residential to Residential-Modified.
(NCUC) (6.56 Acres)
33-56-39

The subject application has been reviewed by the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

Be advised that the required water main extension permit is issued by the Florida Department of Health. Civil drawings for the proposed water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Environmental Plan Review Specialty Section of DERM.

Civil drawings for the required sewer main extension will need to be approved by Miami-Dade Water and Sewer Department and the DERM Environmental Wastewater Permitting Section, prior to approval of final development orders.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance

with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

A DERM Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section at (305) 372-6681 for further information regarding permitting procedures and requirements.

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year / 1-day storm event.

Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

The applicant is advised that the proposed surface water management system must be approved by DERM. It is the applicant's responsibility to contact the Environmental Monitoring and Restoration Division of DERM at (305)372-6700 for additional information.

The applicant is advised that if contamination is found on the site a DERM Class VI Permit will be required for the construction of the proposed surface water management system.

Pollution Remediation

The subject property has records of contamination under Tropics North which include DERM Agricultural Waste tracking (AW)-252 and Solid Waste tracking (SW)-1297 and (SW)-1416. Based on the former agricultural use of the site and the historical records of solid waste, it is recommended that a Phase 1 and Phase 2 Environmental Site Assessment be conducted on the property prior to development.

Furthermore, any site development, drainage, and dewatering will require prior review and approval from the Environmental Monitoring and Restoration Division of DERM.

Wetlands

The subject property does not contain wetlands as defined in Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305) 526-7181, the Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

The applicant submitted a request for determination of specimen tree requirements to DERM Tree Section on October 1, 2015. An inspection of the site revealed that the subject properties contain

eighteen (18) specimen trees. Staff observed that four (4) of the specimen trees are in good condition. The remaining specimen trees were observed to have health and/or structural deficiencies that may justify their removal.

On October 23, 2015 DERM provided that applicant with a list of the specimen trees and an aerial map, depicting the approximate locations of these trees. The four (4) specimen trees in good condition and requiring preservation are identified as tree #s 2, 3, 8 and 9. On November 24, 2015, the applicant provided DERM with a letter stating that he agrees to preserve the four (4) specimen trees.

DERM has no objection to the approval of this application provided that the approval is conditioned on a requirement to preserve the aforementioned specimen trees. All trees not preserved onsite shall be replaced in accordance with Section 24-49.4 of the Code.

The applicant is advised to contact Tim Joyner at (305) 372-6548 to address any tree issues on the property.

Enforcement History

The subject property has one (1) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

Concurrency Review Summary

A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

cc: Nathan Kogon, Department of Regulatory and Economic Resources

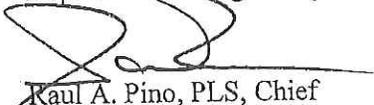
7

Memorandum



Date: August 26, 2015

To: Nathan Kogon, Assistant Director
Department of Regulatory and Economic Resources

From: 
Raul A. Pino, PLS, Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2015000082
Name: NVS Naranja, LLC
Location: South of SW 264 St., West of SW 146 Ct.
Section 33 Township 56 South Range 39 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency* criteria for an Initial Development Order. It will generate **146 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
9842	SW 147 Ave S/O SW 232 St to SW 264 St	B	B
9971	US 1 S/O SW 248 St to SW 304 St	D	D
9924	SW 268 St W/O SW 142 Ave to US 1	B	B
9860	SW 157 Ave S/O SW 272 St to US 1	C	C
9919	SW 264 St W/O SW 147 Ave to SW 157 Ave	B	B

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

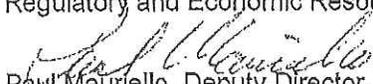
(*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.

Memorandum



Date: August 20, 2015

To: Nathan Kogon, Assistant Director
Regulatory and Economic Resources Department

From: 
Paul Maturiello, Deputy Director, Waste Operations
Public Works and Waste Management Department

Subject: LVS Naranja, LLC (#15_082)

The Department's review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Intergovernmental and External Affairs, at 305-375-1354. **The PWWM has no objections to the proposed application.**

Application: *LVS Naranja, LLC* requests a change in the urban center district boundary plan from Residential to Residential modified, to permit a 74-unit multiple family development.

Location: The subject property is located on the south side of SW 264th Street between SW 146th Court and SW 147th Avenue, in Miami-Dade County, Florida.

Size: The subject property is approximately 2.27 acres in size.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 18, 2014, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

The property as mentioned in the application falls within the PWWM solid waste collection service area. Development on the property meets the County Code definition of a multi-family residential establishment. Pursuant to Chapter 15 of the Code, multi-family residential establishments must meet the following requirements:

"Every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service.

3. Recycling

Regarding multi-family units, Section 15-2.2a of the Code requires "every multi-family residential establishment shall provide for a recycling program which shall be serviced by a permitted hauler or the appropriate governmental agency and shall include, at a minimum, the five (5) materials listed in Section 15-2.2 below."

- 1) Newspaper
- 2) Glass (flint, emerald, amber)
- 3) Aluminum cans
- 4) Steel cans
- 5) Plastics (PETE, HDPE-natural, HDPE-colored)

4. Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

- a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
- b. "T" shaped turnaround 60 feet long by 10 feet wide
- c. Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection.

Memorandum



Date: August 31, 2015

To: Jack Osterholt, Deputy Mayor
Director, Regulatory and Economic Resources Department

From: Maria I. Nardi, Chief *M.I.*
Planning and Design Excellence Division
Parks, Recreation and Open Spaces Department

Subject: Z2015000082: LVS NARANJA, LLC
Revised Plans Submitted Dated Stamped Received 8/3/2015

Application Name: LVS NARANJA, LLC

Project Location: The site is located in that area LYING SOUTH OF SW 264 ST, APPRX 119.58' WEST OF SW 146 CT, Miami-Dade County.

Proposed Development: The request is for ZONE CHANGE FROM RESIDENTIAL TO RESIDENTIAL MODIFIED NARANJA URBAN CENTER (NCUC).

Impact and demand: This application does not generate any additional residential population, and therefore the CDMP Open Space Spatial Standards do not apply.

Recommendation: PROS has no pertinent comments for this application concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review. Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION.**

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, Parks Planning Section Supervisor



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2015000082 - LVS Naranja, LLC
Complaint Date Range: Jan 1, 2014 - Jul 31, 2015



EMERGENCY

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
2459	17 TRAFFIC ACCIDENT	1	0	1
	41 SICK OR INJURED PERSON	5	6	4
TOTAL FOR GRID 2459		6	6	5
2460	17 TRAFFIC ACCIDENT	5	5	4
	29 ROBBERY	1	1	2
	30 SHOOTING	0	1	1
	32 ASSAULT	6	6	8
	33 SEX OFFENSE	0	0	1
	41 SICK OR INJURED PERSON	33	32	31
	44 ATTEMPTED SUICIDE	3	3	0
	49 FIRE	2	2	0
TOTAL FOR GRID 2460		50	50	47
2485	17 TRAFFIC ACCIDENT	1	0	1
	18 HIT AND RUN	1	1	0
	32 ASSAULT	1	0	0
	41 SICK OR INJURED PERSON	10	6	4
	44 ATTEMPTED SUICIDE	1	0	0
TOTAL FOR GRID 2485		14	7	5
3461	15 MEET AN OFFICER	1	0	0
	29 ROBBERY	0	0	1
	30 SHOOTING	2	2	0
	32 ASSAULT	9	9	9
	33 SEX OFFENSE	2	0	0
	41 SICK OR INJURED PERSON	23	19	18
	49 FIRE	1	1	0
TOTAL FOR GRID 3461		38	31	28
5487	15 MEET AN OFFICER	5	4	4
	17 TRAFFIC ACCIDENT	8	7	5
	18 HIT AND RUN	2	0	2
	29 ROBBERY	1	0	1
	30 SHOOTING	2	1	2
	32 ASSAULT	3	4	4
	33 SEX OFFENSE	0	1	1
	41 SICK OR INJURED PERSON	32	26	20
	44 ATTEMPTED SUICIDE	1	0	0
	49 FIRE	0	1	1
TOTAL FOR GRID 5487		59	44	40

Reported: 34 Reported: 26 Reported: 29
Not Reported: 133 Not Reported: 112 Not Reported: 96

12



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2015000082 - LVS Naranja, LLC
Complaint Date Range: Jan 1, 2014 - Jul 31, 2015



Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
TOTAL EMERGENCY		167	138	125



MIAMI DADE POLICE DEPARTMENT

57B - Summarized CFS Year Comparison By Call Type-Grid-Signal

Z2015000082 - LVS Naranja, LLC

Complaint Date Range: Jan 1, 2014 - Jul 31, 2015



PRIORITY

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
2459	14 CONDUCT INVESTIGATION	1	1	0
	32 ASSAULT	1	1	0
	34 DISTURBANCE	2	1	0
	49 FIRE	0	1	1
TOTAL FOR GRID 2459		4	4	1
2460	14 CONDUCT INVESTIGATION	8	7	8
	26 BURGLARY	1	0	0
	29 ROBBERY	0	1	1
	32 ASSAULT	14	17	16
	34 DISTURBANCE	14	16	18
	49 FIRE	1	2	1
TOTAL FOR GRID 2460		38	43	44
2485	14 CONDUCT INVESTIGATION	3	5	7
	32 ASSAULT	2	1	1
	34 DISTURBANCE	2	4	2
	44 ATTEMPTED SUICIDE	1	2	1
	49 FIRE	1	0	0
TOTAL FOR GRID 2485		9	12	11
3461	14 CONDUCT INVESTIGATION	3	4	3
	15 MEET AN OFFICER	1	0	0
	22 AUTO THEFT	0	1	1
	26 BURGLARY	0	1	3
	32 ASSAULT	27	25	19
	34 DISTURBANCE	20	15	16
	44 ATTEMPTED SUICIDE	1	0	0
	49 FIRE	0	0	1
	53 ABDUCTION	0	1	1
TOTAL FOR GRID 3461		52	47	44
5487	14 CONDUCT INVESTIGATION	14	7	16
	15 MEET AN OFFICER	0	1	1
	18 HIT AND RUN	1	1	0
	26 BURGLARY	1	1	0
	27 LARCENY	0	0	1
	29 ROBBERY	1	0	0
	32 ASSAULT	29	31	32
	34 DISTURBANCE	21	10	9
	47 BOMB OR EXPLOSIVE ALERT	2	0	0
	49 FIRE	1	0	1
TOTAL FOR GRID 5487		70	51	60

14



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2015000082 - LVS Naranja, LLC
Complaint Date Range: Jan 1, 2014 - Jul 31, 2015



Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
		Reported: 50	Reported: 44	Reported: 47
		Not Reported: 123	Not Reported: 113	Not Reported: 113
TOTAL PRIORITY		173	157	160

15



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2015000082 - LVS Naranja, LLC
Complaint Date Range: Jan 1, 2014 - Jul 31, 2015



ROUTINE

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
2459	13 SPECIAL INFORMATION/ASSIGNMENT	<u>14</u>	7	3
	14 CONDUCT INVESTIGATION	<u>10</u>	4	8
	15 MEET AN OFFICER	<u>0</u>	0	2
	17 TRAFFIC ACCIDENT	<u>6</u>	5	2
	18 HIT AND RUN	<u>2</u>	1	4
	19 TRAFFIC STOP	<u>3</u>	1	0
	20 TRAFFIC DETAIL	<u>6</u>	3	2
	21 LOST OR STOLEN TAG	<u>0</u>	0	2
	22 AUTO THEFT	<u>2</u>	1	1
	25 BURGLAR ALARM RINGING	<u>7</u>	14	7
	26 BURGLARY	<u>3</u>	5	5
	27 LARCENY	<u>1</u>	1	2
	28 VANDALISM	<u>1</u>	0	0
	34 DISTURBANCE	<u>38</u>	8	14
	37 SUSPICIOUS VEHICLE	<u>0</u>	3	1
	38 SUSPICIOUS PERSON	<u>1</u>	1	0
	39 PRISONER	<u>0</u>	0	1
	44 ATTEMPTED SUICIDE	<u>1</u>	1	0
	52 NARCOTICS INVESTIGATION	<u>0</u>	0	1
	TOTAL FOR GRID 2459		95	55
2460	13 SPECIAL INFORMATION/ASSIGNMENT	<u>55</u>	61	47
	14 CONDUCT INVESTIGATION	<u>99</u>	102	78
	15 MEET AN OFFICER	<u>10</u>	13	2
	16 D.U.I.	<u>3</u>	4	3
	17 TRAFFIC ACCIDENT	<u>16</u>	16	10
	18 HIT AND RUN	<u>6</u>	6	4
	19 TRAFFIC STOP	<u>44</u>	47	43
	20 TRAFFIC DETAIL	<u>4</u>	6	8
	21 LOST OR STOLEN TAG	<u>8</u>	8	5
	22 AUTO THEFT	<u>12</u>	10	7
	25 BURGLAR ALARM RINGING	<u>29</u>	40	41
	26 BURGLARY	<u>19</u>	27	28
	27 LARCENY	<u>17</u>	20	22
	28 VANDALISM	<u>9</u>	4	9
	29 ROBBERY	<u>2</u>	5	9
	30 SHOOTING	<u>1</u>	2	1
	32 ASSAULT	<u>35</u>	32	29
	33 SEX OFFENSE	<u>4</u>	5	4
34 DISTURBANCE	<u>147</u>	152	174	

16



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2015000082 - LVS Naranja, LLC
Complaint Date Range: Jan 1, 2014 - Jul 31, 2015



Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012	
2460	36 MISSING PERSON	6	3	4	
	37 SUSPICIOUS VEHICLE	9	11	8	
	38 SUSPICIOUS PERSON	19	12	5	
	39 PRISONER	12	9	7	
	41 SICK OR INJURED PERSON	8	6	3	
	43 BAKER ACT	10	6	6	
	44 ATTEMPTED SUICIDE	0	2	2	
	45 DEAD ON ARRIVAL	0	1	1	
	49 FIRE	0	0	1	
	52 NARCOTICS INVESTIGATION	11	14	10	
	54 FRAUD	8	12	7	
	55 WEAPONS VIOLATION	1	0	0	
	TOTAL FOR GRID 2460		611	636	578
	2485	13 SPECIAL INFORMATION/ASSIGNMENT	11	12	8
14 CONDUCT INVESTIGATION		30	42	61	
15 MEET AN OFFICER		2	2	0	
16 D.U.I.		1	0	0	
17 TRAFFIC ACCIDENT		7	6	7	
18 HIT AND RUN		1	1	0	
19 TRAFFIC STOP		7	1	1	
20 TRAFFIC DETAIL		1	0	1	
21 LOST OR STOLEN TAG		8	7	4	
22 AUTO THEFT		4	4	10	
25 BURGLAR ALARM RINGING		26	33	36	
26 BURGLARY		18	19	13	
27 LARCENY		6	6	1	
28 VANDALISM		1	4	3	
29 ROBBERY		0	0	1	
32 ASSAULT		6	5	3	
33 SEX OFFENSE		0	0	2	
34 DISTURBANCE		38	43	46	
36 MISSING PERSON		3	1	0	
37 SUSPICIOUS VEHICLE		4	7	16	
38 SUSPICIOUS PERSON		4	5	14	
39 PRISONER		0	1	1	
41 SICK OR INJURED PERSON		1	0	2	
43 BAKER ACT	3	3	1		
45 DEAD ON ARRIVAL	1	1	0		
49 FIRE	2	3	1		
52 NARCOTICS INVESTIGATION	2	0	0		

17



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2015000082 - LVS Naranja, LLC
Complaint Date Range: Jan 1, 2014 - Jul 31, 2015



Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
2485	54 FRAUD	<u>2</u>	1	2
TOTAL FOR GRID 2485		189	207	234
3461	13 SPECIAL INFORMATION/ASSIGNMENT	<u>27</u>	35	20
	14 CONDUCT INVESTIGATION	<u>79</u>	68	42
	15 MEET AN OFFICER	<u>3</u>	5	1
	17 TRAFFIC ACCIDENT	<u>2</u>	0	1
	18 HIT AND RUN	<u>4</u>	3	5
	19 TRAFFIC STOP	<u>3</u>	3	1
	21 LOST OR STOLEN TAG	<u>9</u>	5	4
	22 AUTO THEFT	<u>6</u>	13	9
	25 BURGLAR ALARM RINGING	<u>23</u>	13	12
	26 BURGLARY	<u>16</u>	18	25
	27 LARCENY	<u>7</u>	7	8
	28 VANDALISM	<u>20</u>	21	15
	29 ROBBERY	<u>1</u>	3	2
	30 SHOOTING	<u>0</u>	1	0
	32 ASSAULT	<u>49</u>	53	31
	33 SEX OFFENSE	<u>2</u>	2	2
	34 DISTURBANCE	<u>101</u>	105	69
	36 MISSING PERSON	<u>10</u>	26	21
	38 SUSPICIOUS PERSON	<u>4</u>	2	1
	39 PRISONER	<u>11</u>	14	8
	41 SICK OR INJURED PERSON	<u>2</u>	3	4
	43 BAKER ACT	<u>5</u>	9	6
	44 ATTEMPTED SUICIDE	<u>1</u>	0	0
	45 DEAD ON ARRIVAL	<u>2</u>	2	2
	52 NARCOTICS INVESTIGATION	<u>5</u>	4	5
	54 FRAUD	<u>4</u>	4	3
	55 WEAPONS VIOLATION	<u>1</u>	0	0
TOTAL FOR GRID 3461		397	419	297
5487	13 SPECIAL DETAIL CHRISTMAS	<u>1</u>	0	0
	13 SPECIAL INFORMATION/ASSIGNMENT	<u>52</u>	63	44
	14 CONDUCT INVESTIGATION	<u>97</u>	122	114
	15 MEET AN OFFICER	<u>13</u>	16	9
	16 D.U.I.	<u>7</u>	6	1
	17 TRAFFIC ACCIDENT	<u>26</u>	20	16
	18 HIT AND RUN	<u>13</u>	11	9
	19 TRAFFIC STOP	<u>157</u>	152	112
	20 TRAFFIC DETAIL	<u>6</u>	6	6
	21 LOST OR STOLEN TAG	<u>0</u>	0	1



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2015000082 - LVS Naranja, LLC
Complaint Date Range: Jan 1, 2014 - Jul 31, 2015



Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
5487	22 AUTO THEFT	9	9	7
	25 BURGLAR ALARM RINGING	42	19	29
	26 BURGLARY	15	12	20
	27 LARCENY	16	28	28
	28 VANDALISM	9	9	9
	29 ROBBERY	9	12	7
	32 ASSAULT	30	22	29
	33 SEX OFFENSE	7	4	1
	34 DISTURBANCE	157	163	140
	35 INTOXICATED PERSON - MYERS ACT	0	0	1
	36 MISSING PERSON	4	2	7
	37 SUSPICIOUS VEHICLE	20	17	2
	38 SUSPICIOUS PERSON	10	17	16
	39 PRISONER	25	22	11
	41 SICK OR INJURED PERSON	6	2	3
	43 BAKER ACT	16	11	12
	44 ATTEMPTED SUICIDE	0	0	1
	45 DEAD ON ARRIVAL	2	1	2
	52 NARCOTICS INVESTIGATION	29	33	20
	54 FRAUD	7	5	3
55 WEAPONS VIOLATION	4	4	1	
TOTAL FOR GRID 5487		789	788	661
		Reported: 850	Reported: 880	Reported: 741
		Not Reported: 1231	Not Reported: 1225	Not Reported: 1084
TOTAL ROUTINE		2081	2105	1825
GRAND TOTAL		2421	2400	2110



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Report Filters



Complaint Date Range: Jan 1, 2014 - Jul 31, 2015

Grid: 2459, 2460, 2485, 3461, 5487

Signal: 13 SPECIAL DETAIL CHRISTMAS, 13 SPECIAL INFORMATION/ASSIGNMENT, 14 CONDUCT INVESTIGATION, 15 MEET AN OFFICER, 16 D.U.I., 17 TRAFFIC ACCIDENT, 18 HIT AND RUN, 19 TRAFFIC STOP, 20 TRAFFIC DETAIL, 21 LOST OR STOLEN TAG, 22 AUTO THEFT, 23 CLEARANCE CHECK, 24 COMPLETE CHECK, 25 BURGLAR ALARM RINGING, 26 BURGLARY, 27 LARCENY, 28 VANDALISM, 29 ROBBERY, 30 SHOOTING, 31 HOMICIDE, 32 ASSAULT, 33 SEX OFFENSE, 34 DISTURBANCE, 35 INTOXICATED PERSON - MYERS ACT, 36 MISSING PERSON, 37 SUSPICIOUS VEHICLE, 38 SUSPICIOUS PERSON, 39 PRISONER, 40 SUBJECT POSSIBLY WANTED, 41 SICK OR INJURED PERSON, 42 AMBULANCE, 43 BAKER ACT, 44 ATTEMPTED SUICIDE, 45 DEAD ON ARRIVAL, 46 MEDICAL DETAIL, 47 BOMB OR EXPLOSIVE ALERT, 48 EXPLOSION, 49 FIRE, 50 ORGANIZED CRIME FIGURE, 51 NARCOTICS VIOLATOR, 52 NARCOTICS INVESTIGATION, 53 ABDUCTION, 54 FRAUD, 55 WEAPONS VIOLATION

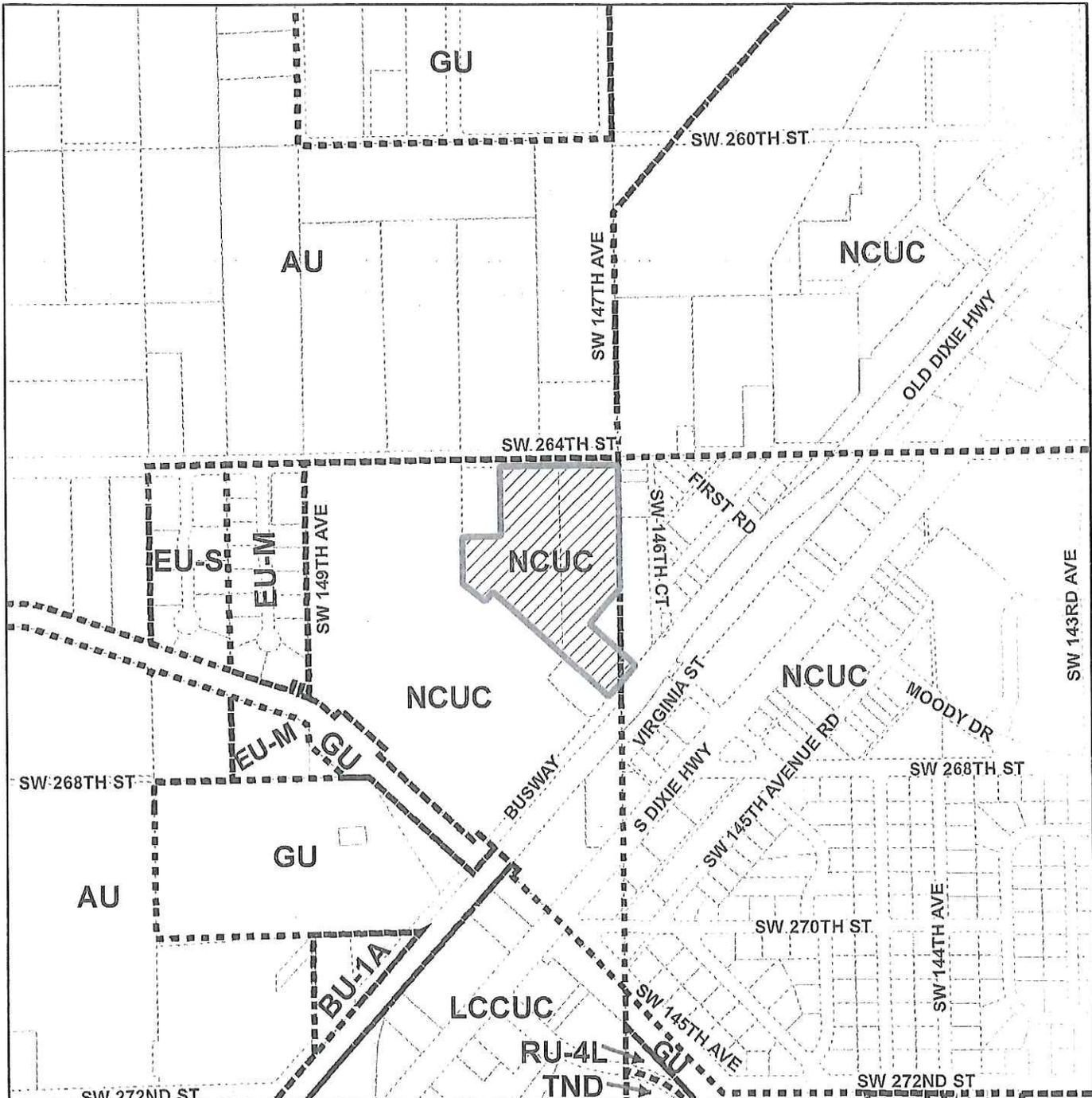
Agency:

District:

Call Type: PRIORITY, ROUTINE, EMERGENCY

Primary Unit: Primary Unit not contains '0000' 'SB' 'CR' or Primary Unit does not exits

CDW Package



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2015000082

Section: 33/34 Township: 56 Range: 39
 Applicant: LVS NARANJA, LLC
 Zoning Board: BCC
 Commission District: 8
 Drafter ID: E.CESPEDES
 Scale: NTS

Legend

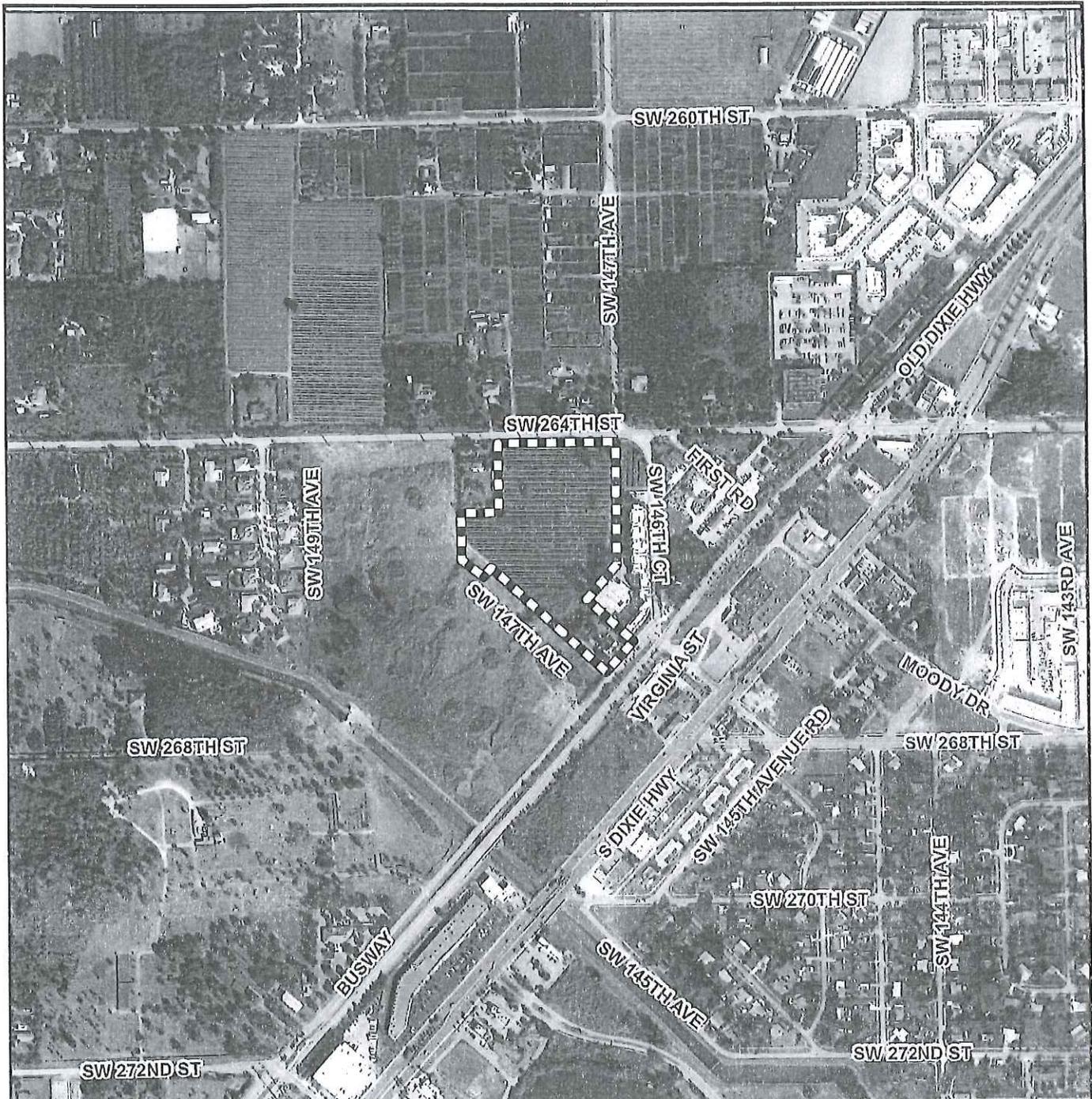
-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Thursday, September 24, 2015

REVISION	DATE	BY

21



MIAMI-DADE COUNTY
AERIAL YEAR 2014

Process Number
22015000082

Legend
 Subject Property



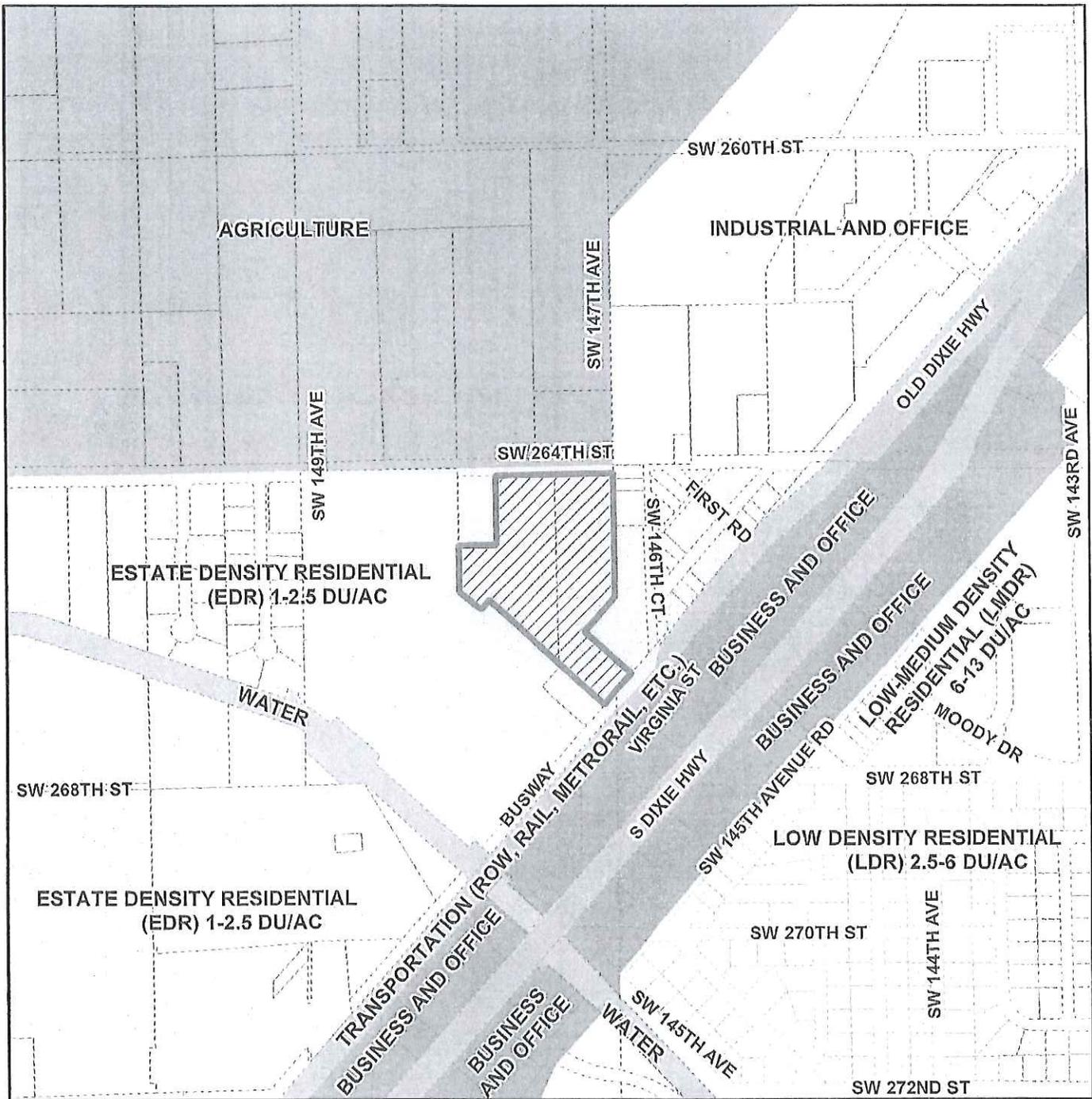
Section: 33/34 Township: 56 Range: 39
 Applicant: LVS NARANJA, LLC
 Zoning Board: BCC
 Commission District: 8
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Thursday, September 24, 2015

REVISION	DATE	BY

22



MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2015000082

Legend

 Subject Property Case



Section: 33/34 Township: 56 Range: 39
 Applicant: LVS NARANJA, LLC
 Zoning Board: BCC
 Commission District: 8
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Thursday, September 24, 2015

REVISION	DATE	BY

24

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

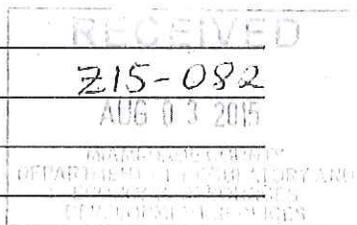
CORPORATION NAME: LUS NARANJA, LLC.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>LEWIS V. SWOZY</u>	<u>100%</u>
<u>7735 NW 146 ST. #206</u>	
<u>MIAMI LAKES, FL 33016</u>	

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>



for SDE

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	RECEIVED 7-15-082 AUG 03 2015 NOTARY PUBLIC STATE OF FLORIDA	_____
_____		_____
_____		_____
_____		_____
_____		_____

for SDB

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

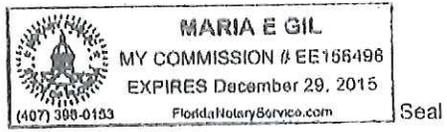
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature _____ Lewis V. Swazy
(Applicant) (Print Applicant name)

Sworn to and subscribed before me this 22 day of MAY, 20 15. Affiant is personally know to me or has produced _____ as identification.



(Notary Public)
MARIA E GIL
My commission expires: _____



*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

LEGAL DESCRIPTION

FOR ENTIRE PROPERTY
EXHIBIT A

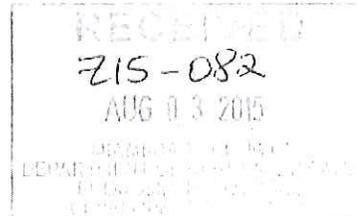
Parcel I

A PORTION OF THE EAST 1/2, OF THE NORTHEAST 1/4, OF THE NORTHEAST 1/4, OF SECTION 33, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 33, THENCE S 00°23'54" E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33 FOR 35.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE S 00°23'54" E ALONG SAID EAST LINE OF THE NORTHEAST 1/4 OF SECTION 33 FOR 924.04 FEET; THENCE S 41°17'16" W ALONG A LINE LYING 100.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE CENTERLINE OF THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY FOR 74.95 FEET; THENCE N 48°19'53" W FOR 643.55 FEET; THENCE N 48°01'52" W FOR 20.99 FEET; THENCE S 39°53'41" W FOR 52.51 FEET; THENCE N 52°35'38" W FOR 38.86 FEET; THENCE N 52°26'34" W FOR 81.14 FEET; THENCE N 00°30'24" W ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33 FOR 199.00 FEET; THENCE N 89°00'15" E ALONG A LINE LYING 330.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33 FOR 165.00 FEET; THENCE N 00°30'24" W ALONG A LINE LYING 165.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33 FOR 295.00 FEET; THENCE N 89°00'15" E ALONG A LINE LYING 35.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33 FOR 507.71 FEET TO THE POINT OF BEGINNING.

Parcel II

LOT 15, LESS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT, THENCE SOUTH 67.09 FEET; THENCE SOUTHEAST AT RIGHT ANGLES TO THE F.E.C. RIGHT OF WAY 127.4 FEET (127.66 FEET, CALCULATED & MEASURED); THENCE NORTHEAST ALONG SAID RIGHT OF WAY 90.09 FEET (89.75 FEET, CALCULATED & MEASURED) TO THE COUNTY ROAD; THENCE NORTHERLY 86.00 FEET (85.04 FEET, CALCULATED & MEASURED) TO THE NORTHEAST CORNER OF LOT 15; THENCE WEST TO POINT OF BEGINNING IN BLOCK 1 OF GEORGE W. MOODY SUBDIVISION, PLAT BOOK 1, PAGE 106, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.



for SDE

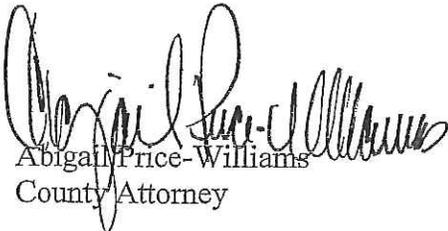


MEMORANDUM

(Revised)

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

DATE: April 19, 2016

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 5(F)

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
- Statement of social equity 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

Agenda Item No. 5(F)

Veto _____

4-19-16

Override _____

ORDINANCE NO. _____

ORDINANCE RELATING TO ZONING AND OTHER LAND DEVELOPMENT REGULATIONS; UPDATING THE NARANJA COMMUNITY URBAN CENTER DISTRICT REGULATIONS AS REQUESTED BY LVS NARANJA, LLC, FOR REAL PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF SW 264TH STREET, WEST OF SW 146TH COURT, AND NORTH OF OLD DIXIE HIGHWAY; AMENDING SECTION 33-284.69 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

WHEREAS, in Ordinance No. 13-119, adopted on December 3, 2013, the Board of County Commissioners created a procedure to amend Urban Center District regulating plans; and

WHEREAS, 'LVS Naranja, LLC' owns real property within the Naranja Community Urban Center District (NCUCD) that is generally located on the south side of SW 264th Street, west of SE 146th Court and north of Old Dixie Highway; and

WHEREAS, said property is currently designated R, Residential, and RM, Residential Modified, in the NCUCD Land Use Regulating Plan; and

WHEREAS, 'LVS Naranja, LLC' has applied for an amendment to the NCUCD Land Use Regulating Plan and Density Regulating Plan to change the land use designation such that the entire property is designated RM, Residential Modified, and to change the allowable density from a range of 6 to 18 units/acre net to a density range of 12 to 36 units/acre net; and

WHEREAS, in order to implement the requested changes, additional updates to the NCUCD Sub-Districts Regulating Plan and the Building Heights Regulating Plan are required; and

WHEREAS, specifically, the Sub-District and the Building Heights Regulating Plans of the NCUCD need to be updated so that the portion of the property being re-designated is made consistent with that already designated RM; and

WHEREAS, based on the foregoing, it is necessary to amend the NCUCD Land Use Regulating Plan to effectuate the requested amendments,

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

Section 1. Section 33-284.69 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:¹

Sec. 33-284.69. Regulating Plans.

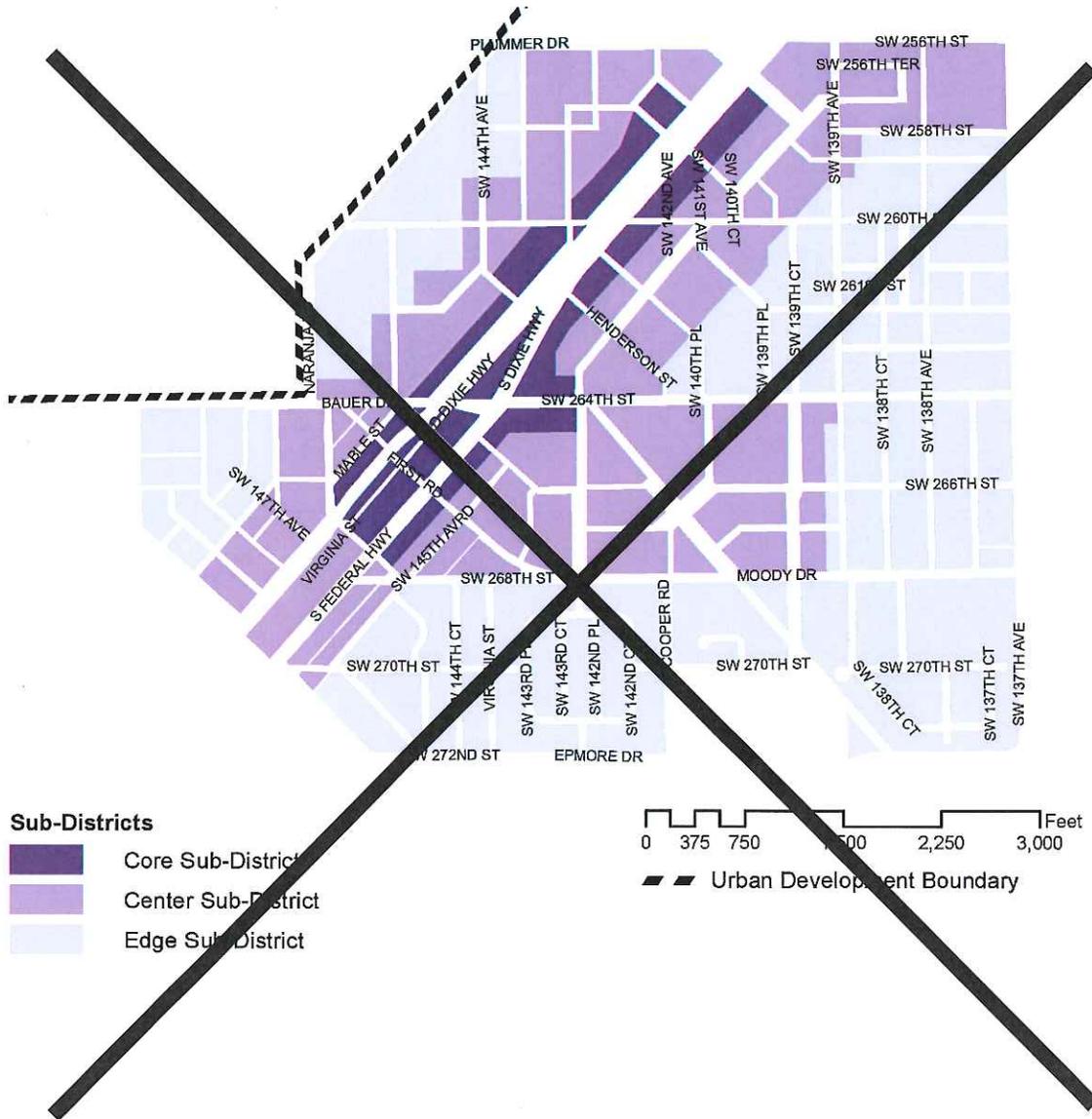
The Regulating Plans consist of the following controlling plans as defined and graphically depicted in this section.

* * *

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.

B. Sub-Districts Plan

[[



Sub-Districts

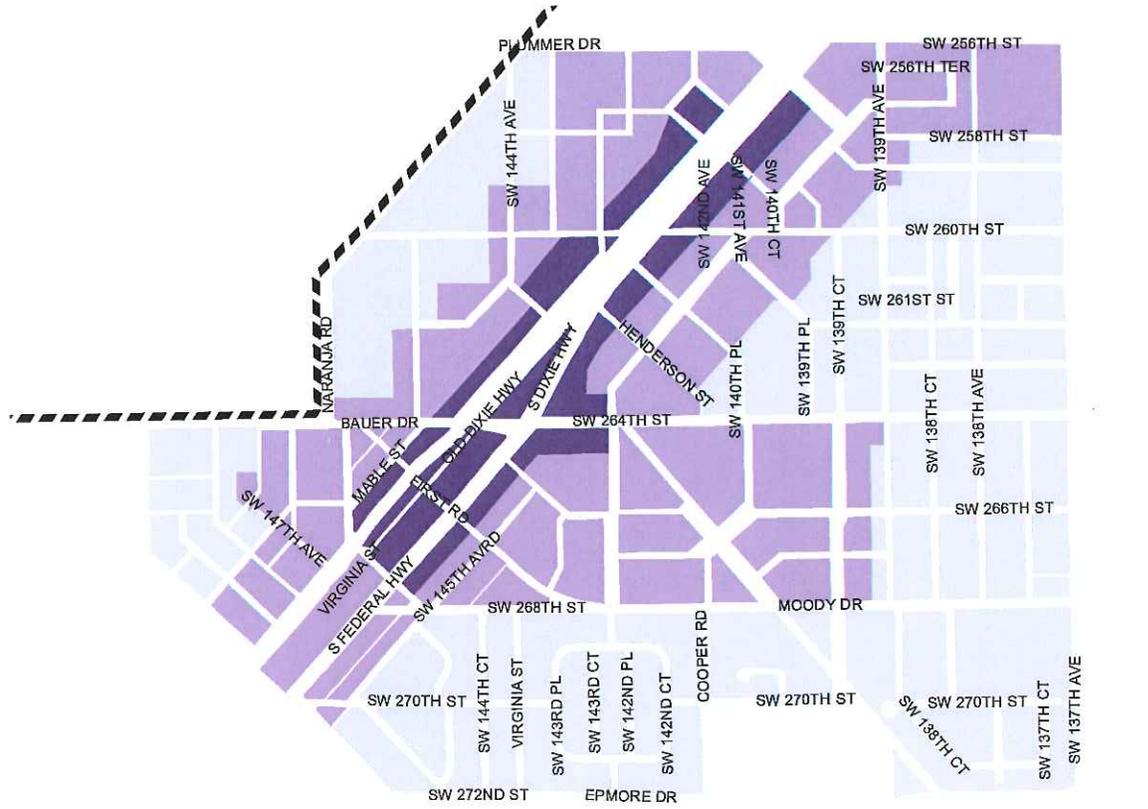
- Core Sub-District
- Center Sub-District
- Edge Sub-District

0 375 750 1500 2250 3000 Feet

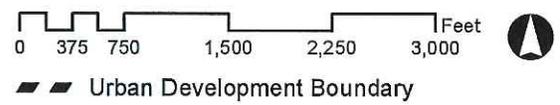
Urban Development Boundary



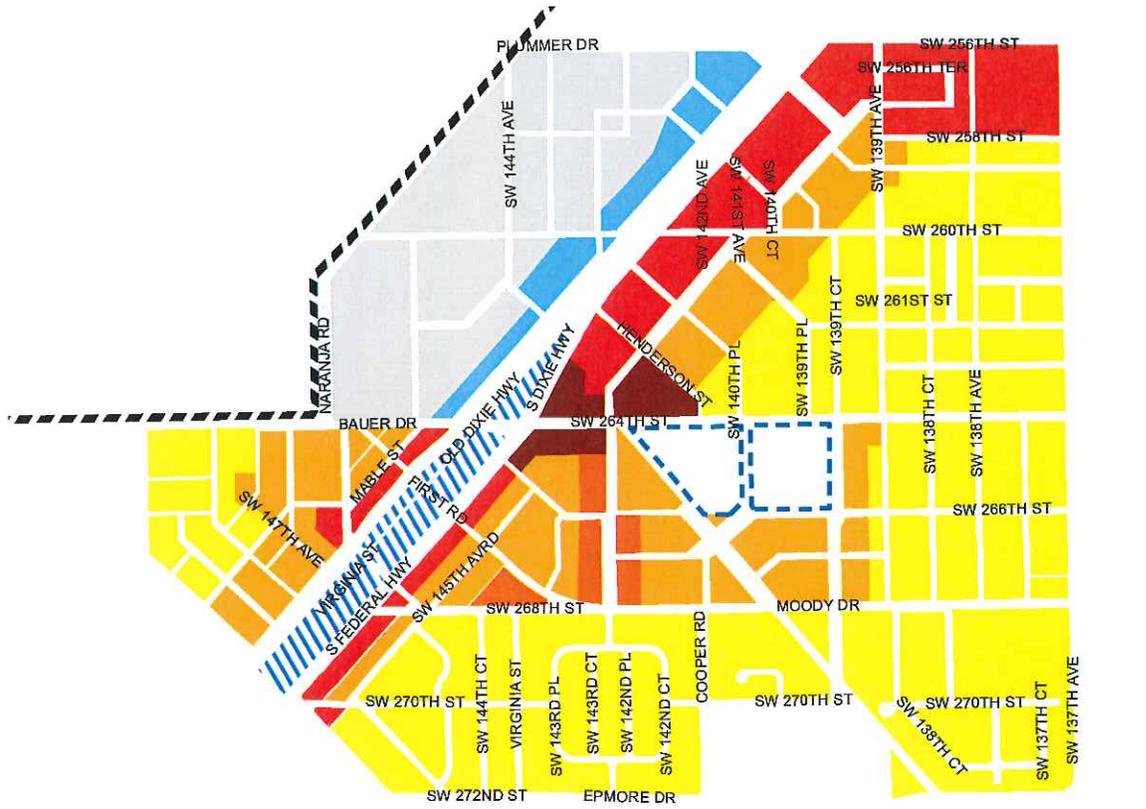
]]



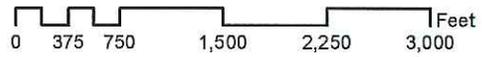
- Sub-Districts**
- Core Sub-District
 - Center Sub-District
 - Edge Sub-District



>>



- Land Use**
- MM Mixed-Use Main Street
 - MC Mixed-Use Corridor
 - MCI Mixed-Use Corridor/Industrial
 - MD Market District
 - MO Mixed-Use Optional
 - RM Residential Modified
 - R Residential
 - ID Industrial
 - I Institutional



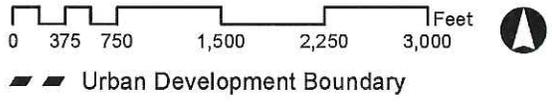
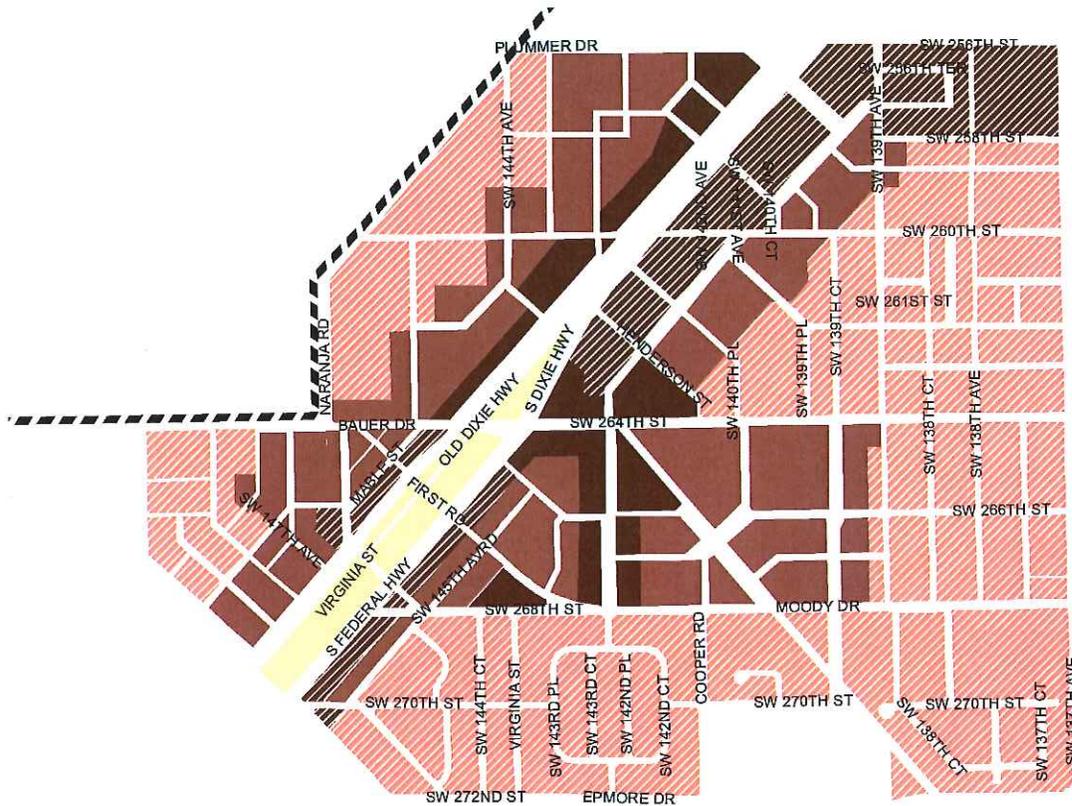
Urban Development Boundary



<<

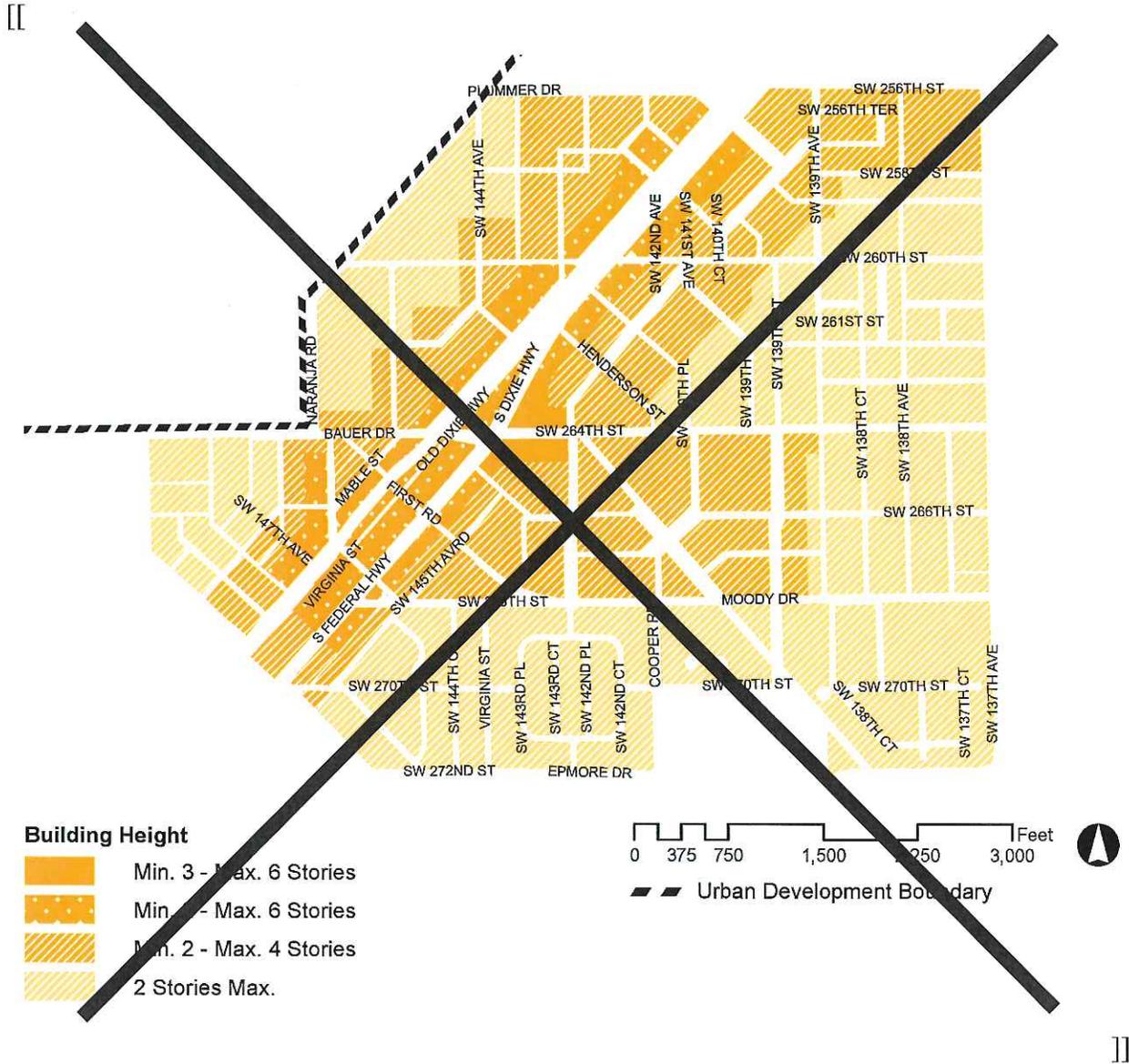
34

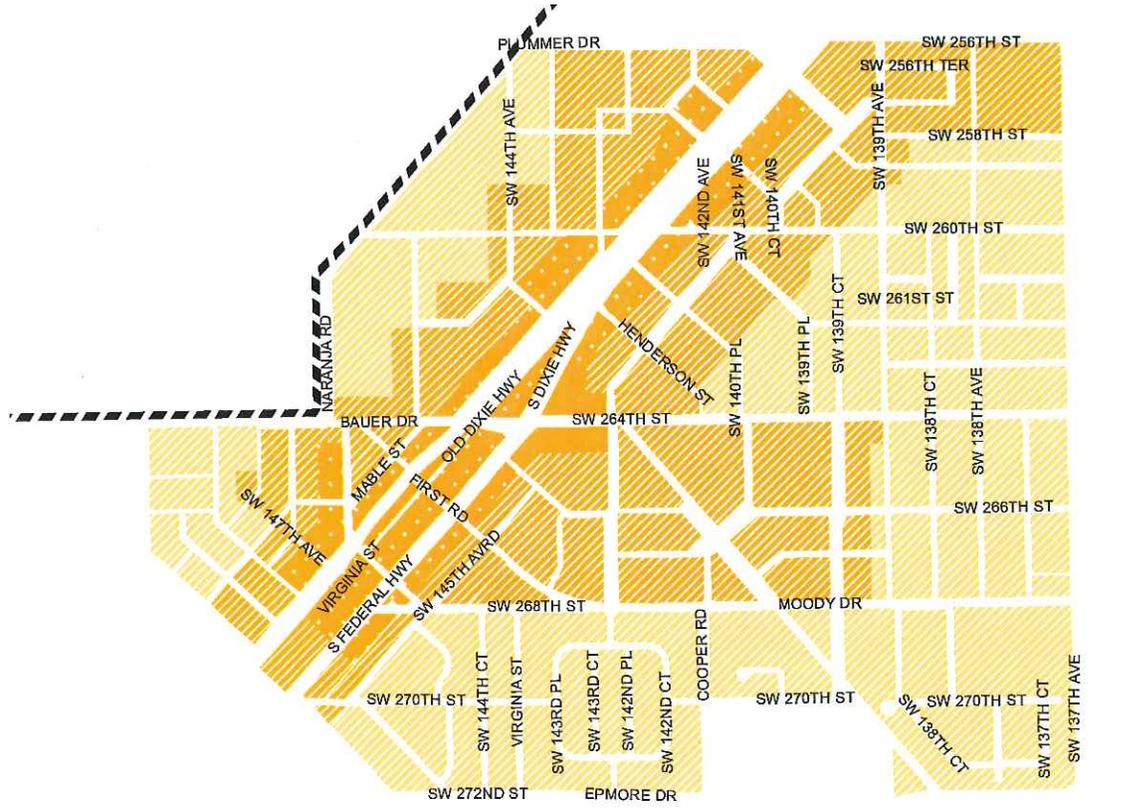
>>



<<

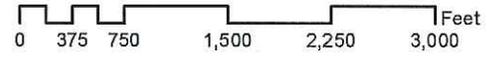
E. Building Heights Plan





Building Height

- Min. 3 - Max. 6 Stories
- Min. 2 - Max. 6 Stories
- Min. 2 - Max. 4 Stories
- 2 Stories Max.



Urban Development Boundary



* * *

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 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 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:

Prepared by:

Dennis A. Kerbel

APW
DAK