

# MEMORANDUM

Agenda Item No. 5(C)

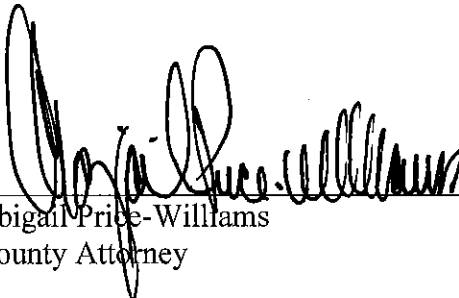
**TO:** Honorable Chairman Esteban L. Bovo, Jr.  
and Members, Board of County Commissioners

**DATE:** (Public Hearing 11-21-17)  
November 7, 2017

**FROM:** Abigail Price-Williams  
County Attorney

**SUBJECT:** Ordinance relating to zoning; creating Article XLIV of Chapter 33 of the Code; creating, and establishing development standards for, the corridor district, which may be applied to former railway and other linear corridors; amending sections 33-2 and 33-314; providing for Board of County Commissioners jurisdiction over applications related to the corridor district; amending section 2-116.1; providing for expedited applications for amendments to the Comprehensive Development Master Plan (CDMP); providing for concurrent processing of CDMP and zoning applications related to corridor district; making technical amendments

The accompanying ordinance was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Rebeca Sosa.

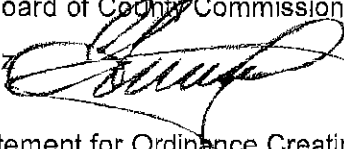


Abigail Price-Williams  
County Attorney

APW/cp

# Memorandum



**Date:** November 21, 2017  
**To:** Honorable Chairman Esteban L. Bovo, Jr.  
and Members, Board of County Commissioners  
**From:** Carlos A. Gimenez   
Mayor  
**Subject:** Fiscal Impact Statement for Ordinance Creating and Establishing Development  
Standards for the Corridor District

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The proposed ordinance relating to zoning creates Article XLIV of Chapter 33 of the Code of Miami-Dade County creating the regulatory framework and the development standards establishing a new zoning district, called the Corridor District, in order to facilitate the redevelopment of former railway corridors and other similar linear pathways into recreational trails and mixed-use development. The ordinance provides for the allowable uses, development parameters, and design standards for an area to be designated as a Corridor District. The proposed ordinance also establishes an optional expedited Comprehensive Development Master Plan (CDMP) and Zoning application in connection with a Corridor District.

The intent of the Corridor District is to enhance regional mobility, provide opportunities for physical activity and improve the economic vitality of former railway corridors or other similar linear pathways of the surrounding areas by providing a continuous pedestrian and bicycle trail while ensuring that development along the corridor occurs at appropriate locations, and in a manner that is sensitive to and compatible with adjacent uses. The proposed ordinance will create a fee for the expedited CDMP amendments and concurrent Zoning application. A proposed fee schedule will be introduced through a separate item. Implementation of this ordinance will not have negative fiscal impact to the County, as it would not result in additional staffing needs or create future operational costs since any costs will be absorbed by the associated fees.

  
\_\_\_\_\_  
Jack Osterholt  
Deputy Mayor

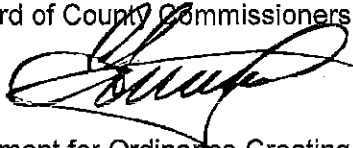
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# Memorandum



**Date:** November 21, 2017

**To:** Honorable Chairman Esteban Bovo, Jr.  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez   
Mayor

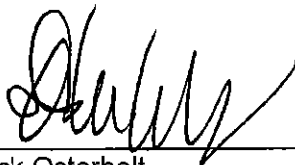
**Subject:** Social Equity Statement for Ordinance Creating and Establishing Standards for the  
Corridor District

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The proposed ordinance creates the regulatory framework and development standards establishing a new zoning district, called the Corridor District, in order to facilitate the redevelopment of former railway corridors and other similar linear pathways into recreational trails and mixed-use development in a manner sensitive to and compatible with adjacent uses. The ordinance provides for the allowable uses, development parameters, and design standards for an area to be designated as a Corridor District. In addition, the proposed ordinance establishes an optional expedited Comprehensive Development Master Plan process, and provides a mechanism for concurrently processing a Comprehensive Development Master Plan and Zoning application in connection with a Corridor District.

It is the intent of the Corridor District to enhance regional mobility, provide opportunities for physical activity, and improve the economic vitality of former railway corridors or other similar linear pathways of the surrounding areas by providing a continuous pedestrian and bicycle trail while ensuring that development along the corridor occurs at appropriate locations. This ordinance will apply in unincorporated Miami-Dade County and in any incorporated area where the County exercises zoning jurisdiction.

If a public pedestrian and bicycle trail is developed over the length of a particular corridor, such a public trail would allow for alternate modes of transportation and would facilitate the movement of people over the length of the corridor by providing connections that may not currently exist. As such, the public would benefit by gaining greater access to trails and recreational facilities that enhance pedestrian and bicycle mobility for all residents.

A handwritten signature in black ink, appearing to read "Jack Osterholt".

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Jack Osterholt  
Deputy Mayor

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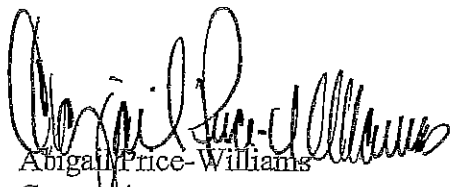


# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Esteban L. Bovo, Jr.  
and Members, Board of County Commissioners

**DATE:** November 21, 2017

**FROM:**   
Abigail Price-Williams  
County Attorney

**SUBJECT:** 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**
- 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(C)

Veto \_\_\_\_\_

11-21-17

Override \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

ORDINANCE RELATING TO ZONING; CREATING ARTICLE XLIV OF CHAPTER 33 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; CREATING, AND ESTABLISHING DEVELOPMENT STANDARDS FOR, THE CORRIDOR DISTRICT, WHICH MAY BE APPLIED TO FORMER RAILWAY AND OTHER LINEAR CORRIDORS; AMENDING SECTIONS 33-2 AND 33-314; PROVIDING FOR BOARD OF COUNTY COMMISSIONERS JURISDICTION OVER APPLICATIONS RELATED TO THE CORRIDOR DISTRICT; AMENDING SECTION 2-116.1; PROVIDING FOR EXPEDITED APPLICATIONS FOR AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP); PROVIDING FOR CONCURRENT PROCESSING OF CDMP AND ZONING APPLICATIONS RELATED TO CORRIDOR DISTRICT; MAKING TECHNICAL AMENDMENTS; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

**WHEREAS**, the redevelopment and transformation of former railway corridors or other similar linear pathways into active or passive recreational trails and mixed-use development areas is in the interest of Miami-Dade County and its residents and visitors; and

**WHEREAS**, creating a regulatory framework for the redevelopment and transformation of former railway corridors or other similar linear pathways will help enhance regional mobility, provide opportunities for physical activity, and improve the economic vitality of such corridors and pathways and the surrounding areas; and

**WHEREAS**, such a regulatory framework will facilitate a continuous pedestrian and bicycle trail, while ensuring that development along the corridor occurs at appropriate locations, and in a manner that is sensitive to and compatible with adjacent uses; and

**WHEREAS**, in Ordinance No. 17-54, this Board recently amended the Comprehensive Development Master Plan (CDMP) to create a new Land Use Plan Map category called “Special District” and, based on these principles, to create the “Ludlam Trail Corridor District” as a Special District; and

**WHEREAS**, this Board wishes to create, and establish additional development standards for, a new zoning district called the Corridor District in the manner more particularly set forth herein, to facilitate the redevelopment of these potential public amenities; and

**WHEREAS**, section 163.3184(12), Florida Statutes, authorizes consideration of zoning applications concurrently with plan amendments where the zoning application is required to properly enact the plan amendment; and

**WHEREAS**, this Board also wishes to facilitate the redevelopment of railway corridors or other similar linear pathways that may become public amenities by allowing CDMP amendments redesignating such corridors and surrounding areas as Special Districts to be filed concurrently with applications to rezone property to the Corridor District; and

**WHEREAS**, in addition, this Board wishes to create an expedited process for CDMP amendment applications, which would allow such applications to be filed outside of the regular application cycles,

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

**Section 1.** Article XLIV of Chapter 33 of the Code of Miami-Dade County, Florida,

is hereby created to read as follows:

**ARTICLE XLIV  
CORRIDOR DISTRICT (CD)**

**Sec. 33-464. - Purpose, intent, and applicability.**

- (A) The purpose of this article is to provide a regulatory framework for the redevelopment and transformation of former railway corridors or other similar linear pathways into active or passive recreational trails and mixed-use development areas in a manner that is consistent with the goals, objectives, and policies of the Comprehensive Development Master Plan (CDMP).
- (B) It is the intent of the Corridor District (CD) to enhance regional mobility, provide opportunities for physical activity, and improve the economic vitality of former railway corridors or other similar linear pathways and of the surrounding areas by providing a continuous pedestrian and bicycle trail while ensuring that development along the corridor occurs at appropriate locations, and in a manner that is sensitive to and compatible with adjacent uses.
- (C) If public pedestrian and bicycle trail is developed over the length of a particular corridor, such a public trail would allow for alternate modes of transportation and would facilitate the movement of people over the length of the corridor by providing connections that may not currently exist. Recognizing these and other benefits, this article and the CDMP allow certain residential density bonuses if a public trail is developed over the length of the corridor.
- (D) This ordinance shall apply in unincorporated Miami-Dade County and in any incorporated area where the County exercises zoning jurisdiction, including but not limited to where it does so through an interlocal agreement with a municipality.

**Sec. 33-465. - Definitions.**

Terms used in this article shall take their commonly accepted meaning unless otherwise defined herein, elsewhere in Chapter 33 or in Chapter 28 of the Code of Miami-Dade County. Definitions specific to this article are as follows:

- (1) *Building Frontage*: The portion of a building required to adjoin or be located within the Building Frontage Zone, as defined herein.
- (2) *Building Frontage Zone*: The portion of a lot adjoining a street or right-of-way.
- (3) *Grade-Separated Trail or Trail Component*: A trail or trail component provided at different heights or grades in order to facilitate the pedestrian/bicycle flow and minimize the conflict with other transportation flows.
- (3) *Trail or Trail Component*: A pedestrian and bicycle recreational trail that is part of the County's greenway and trail network as depicted in the County's North Dade Greenways Development Master Plan or the Miami-Dade Parks and Open Space System Master Plan, as may be officially updated from time to time.
- (4) *Vending Kiosk*: a portable stand, vehicle, trailer, or machine for dispensing food, beverages, newspapers, or other small items.

**Sec. 33-466. - Development Areas and Recreational Trail Segments.**

Lands within a CD shall include a clear and continuous trail component and shall consist of "Development Areas" and "Recreational Trail Segments," as follows:

- (A) *Development Areas*. Development Areas consist of areas that are generally characterized by a mix of commercial, residential, recreational, and, when authorized, light industrial uses that are sensitive to and compatible with adjacent uses. Development Areas shall contain continuous trail components that connect to the trail components in the Recreational Trail Segments.



- (B) *Recreational Trail Segments.* Recreational Trail Segments consist of areas developed solely with recreational uses, and shall include a Trail Component and may include Trail-Associated Amenities.

**Sec. 33-467. - Land Use Designation and Permitted Uses.**

No land, body of water, or structure shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, reconstructed, moved, occupied, or maintained for any purpose in the CD, except as provided in this article. The uses delineated herein shall be permitted only in compliance with the development standards provided herein.

(A) *Land Use Areas:*

- (1) Development Areas shall be divided into the following land use areas:
  - (a) Corridor – Mixed Use (C-MC);
  - (b) Corridor – Mixed-Use Industrial (C-MCI);
  - (c) Corridor – Industrial (C-ID); or
  - (d) Corridor – Residential Modified (C-RM).
- (2) Recreational Trail Segments shall be designated as Corridor – Recreational Trail (C-RT)

(B) *Uses – Development Area.* The following uses shall be allowed in each Development Area:

- (1) In areas designated C-MC, all uses allowed in the Mixed-Use Corridor (MC) land use category in accordance with section 33-284.83 of this chapter.
- (2) In areas designated C-MCI, all uses allowed in the Mixed-Use Industrial (MCI) land use category in accordance with section 33-284.83.
- (3) In areas designated C-ID, all uses allowed in the Industrial (ID) land use category in accordance with section 33-284.83; for purposes of this paragraph:
  - (i) references to an “A” Street shall mean a “Major Roadway,” as designated on the CDMP’s Land Use

Plan Map; and (ii) development in this area shall comply with the requirements of the "Center" Sub-district.

- (4) In areas designated C-RM, all uses allowed in the Residential Modified (RM) land use category in accordance with section 33-384.83.

(C) *Uses – Recreational Trail Segment.* Only the following uses shall be allowed in areas designated C-RT:

- (1) Pedestrian and bicycle trails and parks.
- (2) Trail-Associated Amenities, meaning amenities that support and bear a connection to active or passive recreational trails, including, without limitation: grade-separated crossings; parking; restroom facilities; non-commercial and point-of-sale signs; trail furniture; informational kiosks; recreational equipment or bicycle rental stations; and pedestrian shelters. Vending kiosks designed to serve the trail may also be considered Trail-Associated Amenities. Trail-Associated Amenities shall only be provided where compatible with the surrounding area and where they do not disturb the continuity or the recreational purposes of the Trail.
- (3) Vending kiosks as Trail-Associated Amenities, and only in compliance with all of the following:
  - (a) The minimum setback between the vending kiosk and a property that is zoned for, or developed with, a single-family residence shall be 25 feet.
  - (b) The maximum size of the vending kiosk shall be 500 square feet.
  - (c) The vending kiosk shall only operate between 7:00 a.m. and 7:00 p.m.
  - (d) Signage on vending kiosks shall be limited to one point-of-sale or noncommercial sign, which shall not exceed 12 square feet.

(4) Access roads, only in compliance with all of the following:

(a) an access road is only provided to satisfy one of the following needs:

(i) to provide access to public recreational space; or

(ii) to provide limited ingress and egress to a Development Area for official vehicles providing emergency, municipal, or utility services; or

(iii) where necessary for access to Development Areas and where such access does not directly and detrimentally impact residential neighborhoods; and

(b) it is compatible with the surrounding area; and

(c) it is buffered from property that is zoned for, or developed with, a single family residence; and

(d) it is the minimum extent that is reasonably necessary to meet the need.

(D) *Regulating Plans.* At the time of rezoning, a set of regulating plans shall be provided for the Development Areas and the Recreational Trail Segments. Regulating Plans shall be prepared and maintained in the same manner as regulating plans provided for Urban Center or Urban Area Districts in sections 33-284.84 and 33-305. The Regulating Plans shall consist of a series of controlling plans that include the following:

(1) The Land Use Plan, which delineates the areas where specified land uses and development of various types and intensities shall be permitted.

(2) The Building Heights Plan, which establishes the maximum allowable number of stories authorized by the CDMP.

- (3) The Designated Open Space Plan, which depicts the continuous trail or trail components with a minimum width of 15 feet.
- (4) 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.

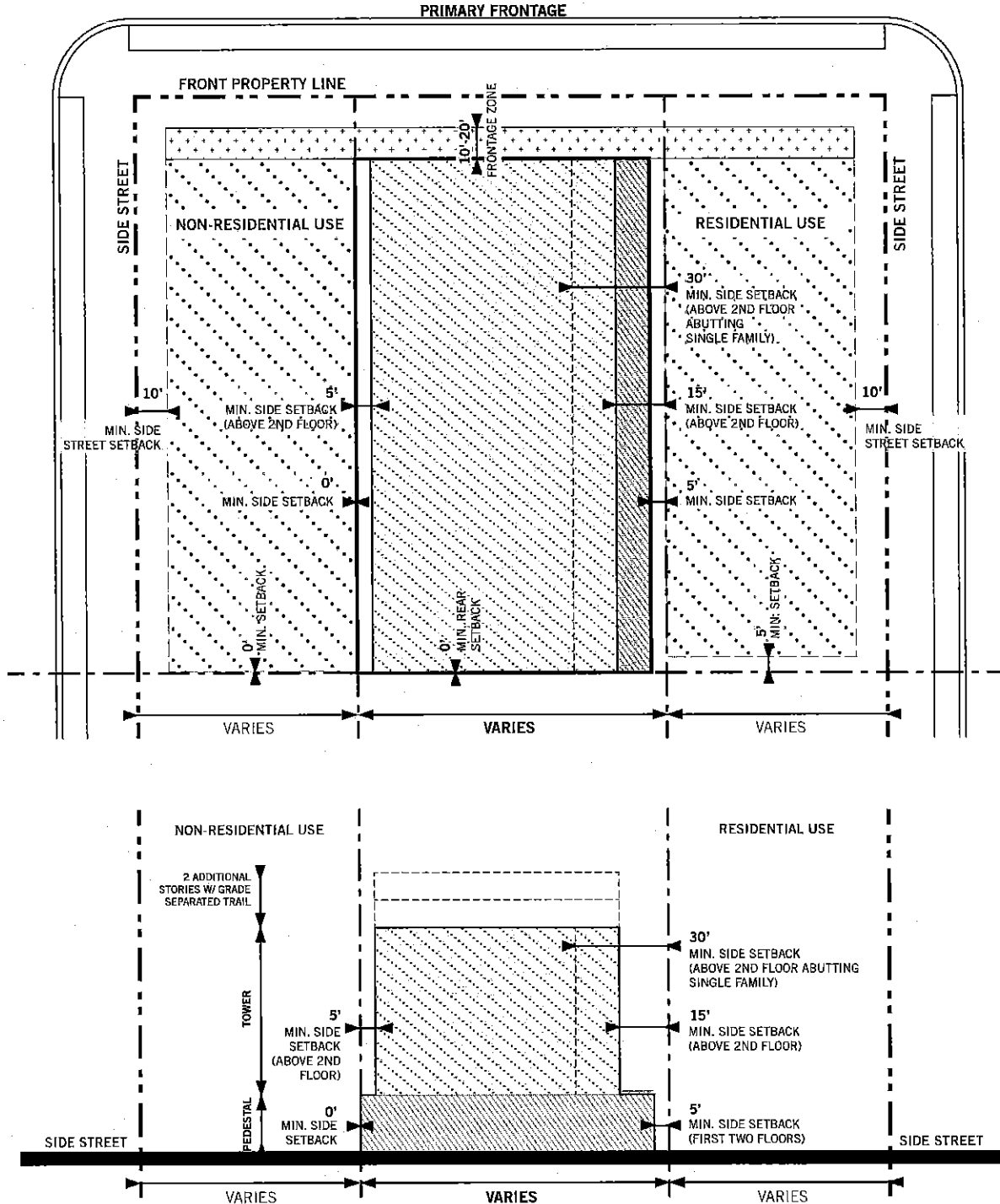
**Sec. 33-468. - Development Parameters and Design Standards for Development Areas.**

- (A) *Density, floor area ratio, and height.* For all Development Areas, maximum density, floor area ratio, and height shall be as provided in the CDMP. In addition:
- (1) Density bonuses for provision of Workforce Housing Units may be obtained as provided in Article XIIA of this chapter, provided that the maximum height authorized in the CDMP is not exceeded; and
  - (2) Density averaging may be permitted in accordance with the interpretative text of the CDMP, provided that the maximum height authorized in the CDMP is not exceeded.
  - (3) The CDMP allows for certain density or intensity bonuses in connection with the development of a publicly-accessible trail along the length of the corridor. To qualify for such bonuses, a covenant or other legally binding instrument or recordable agreement running with the land shall be executed by the property owner(s) of the entire corridor and recorded in the public records of Miami-Dade County. Such instrument or recordable agreement running with the land shall demonstrate, to the satisfaction of the County Mayor or Mayor's designee(s) that a publicly-accessible trail shall be provided along the length of the corridor, and shall at a minimum address hours of public access and when and how the publicly-accessible trail will be accomplished.

(B) *Building placement standards.* Buildings shall be subject to the following placement standards:

- (1) Minimum building frontage requirements may be met by a single building, multiple buildings, or multi-phased developments, and such requirements shall apply along the front property line only.
- (2) Minimum building frontage: 50 percent.
- (3) Building frontage zone or street setback requirements shall be measured from the edge of the sidewalk.
- (4) When provided, the front setback shall be hard-surfaced and finished to match the adjoining sidewalk.
- (5) When provided, colonnades shall have a minimum clear height of 16 feet, 6 inches, and a minimum depth of 15 feet. The colonnade depth shall not exceed the colonnade height. The exterior of the colonnade shall be no closer than 2 feet from the curb line.
- (6) The interior side and rear setbacks shall be as depicted in the Building Placement Diagram below.
- (7) Where feasible, on-site parking shall be accessed from a service road or lowest-ranking street, based on the street development parameters set forth in this section.
- (8) Stories above the second story may be set back further than the requirements set forth in the Building Placement Standards Diagrams below.
- (9) Accessory buildings shall be permitted, provided that they do not encroach on the front and side street setbacks.
- (10) Setbacks for accessory buildings shall be the same as those for parking and allowable building area.

- (11) *Building Placement Standards Diagram.* All buildings shall be located in accordance with the following diagram:



(C) *Development parameters.* All new development and redevelopment shall comply with the following development parameters:

(1) *Lots and Buildings.*

(a) When feasible, all buildings shall have their main pedestrian entrance opening to a street, open space, or trail.

(b) Building features oriented toward a recreational trail, open space or toward a street shall be of human scale and have design variations at short intervals to create interest for trail and street users.

(c) Building design shall use energy conservation measures, including but not limited to self-shading, natural lighting, natural ventilation, outdoor circulation, and reduced dependence on artificial lighting and air conditioning. Porches, balconies, breezeways, pergolas, deep eaves, eyebrows, and other elements promoting natural ventilation and shading are encouraged. Each building shall dedicate a specific location for recycling separation, storage, and access.

(d) *Glazing, Transparency and Storefront Requirements:*

(1) Portions of buildings facing or adjoining the building frontage zone shall be glazed as follows:

(i) Office, hotel, and residential, minimum 30 percent;

(ii) Retail, minimum 20 percent;

(iii) Industrial, minimum 10 percent.

(iv) Glazing of storefronts as provided below may count toward the overall building glazed area.

- (v) Glazing shall be clear or tinted, except where used for screening garages, where it may be translucent.

(2) Where provided, storefronts shall:

- (i) Be located on the ground story and be directly accessible from the building frontage zone, sidewalk, or trail components; and
  - (ii) Be a minimum of 60 percent clear-glazed for up to 80 percent of the height of the ground story; and
  - (iii) Use only mesh-type security screens, if any, such that pedestrians can see through them, and place them only behind storefront displays; and
- (e) Fixtures, including but not limited to backflow preventers, pumps, underground ventilation exhausts, and electrical vaults, shall be located within or to the side or rear of buildings; such fixtures shall not be located within the building frontage zone.
- (f) Backflow preventers shall be shielded from view, in accordance with section 32-157(d).
- (g) Cantilevered building elements shall be permitted in the building frontage zone.
- (h) Awnings, balconies, roof eaves, open steps, pedestrian ramps, landscape planters and fountains may extend into or be located in the building frontage zone.

(2) *Trail Components.*

- (a) Trail Components in the Development Areas shall connect to the trail components in the Recreational Trail Segments to form a clear, continuous, and improved trail with a minimum width of 15 feet along the length



of the corridor. Within this continuous 15 foot minimum width of trail, there shall be no obstructions or Trail-Associated Amenities. This shall not be interpreted to prohibit the trail from including grade separated crossings.

- (b) Design of trail components should be consistent with the principles of Crime Prevention Through Environmental Design (CPTED).
- (c) When trail components are adjacent to properties that are zoned for or developed with single family or duplex residences, a minimum 15-foot landscaped buffer shall be provided. Said buffer shall be designed to mitigate sound and visual impacts from the trail component and shall be clear of any trail-associated amenities.
- (d) In Development Areas, the design of each development site shall integrate Trail Components. Where a development is approved with additional stories to accommodate a grade-separated Trail Component, the development shall incorporate an at-grade Trail Component, until the grade-separated Trail Component is constructed, operational, and open for use, and provides a continuous elevated pedestrian crossing of the adjacent roadway which connects to the trail on both sides of the roadway. Once the grade-separated Trail Component satisfies the above requirements, modifications to the site plan to remove the at-grade Trail Component may be approved administratively.
- (e) Grade-separated Trail Components shall be permitted, subject to the following:
  - (1) Trail components may extend over the public right-of-way, subject to additional requirements and necessary permissions of the owner of the right-of-way.

- (2) The bottom of a grade-separated trail component shall be a minimum of 16 feet, 6 inches above the street.
  - (3) Street and pedestrian lighting shall be provided along the underside of the grade-separated component, where appropriate.
  - (4) Trail and connecting corridors shall have a minimum interior clear width of 15 feet. The exterior width of the elevated trail structure shall be no wider than 30 feet.
  - (5) Trail Components shall be designed to facilitate access between street and trail levels. Elevators, ramps, stairs, or escalators linking the street and trail levels shall be conveniently located and identified with clear directional signs.
  - (6) Trail Components may be enclosed, and where enclosed, at least 80 percent of the vertical enclosure of the trail shall be transparent or open. Windows, if provided, shall be of clear or lightly tinted glass that allow views into and out of the trail.
- (f) Louvers or other shade structures are permitted for shading and weather protection within the trail.
- (g) Wayfinding and directional signage providing information on destinations accessible throughout the trail shall be required within the trail structure, along pedestrian routes connecting to the trail in adjoining buildings, and at street-level building entrances. If the trail is open to the public, signage at building entrances leading to a trail shall state that the trails are open to the public and shall indicate the trail hours of operation. Wayfinding or directional signage shall be consistent with size, materials, and design standards contained in

the Miami-Dade Parks, Recreation and Open Spaces Department's Sign Implementation Manual, as may be amended from time to time, which is maintained on file with the Department or successor department.

- (h) If the trail is open to the public, the trail shall be open to the general public 7 days a week from at least 7:00 A.M. to 10:00 P.M.
- (i) Trail Components shall be maintained in good order and free of deterioration, as defined in section 19-15.3.

(3) *Streets.*

- (a) New streets traversing a CD shall conform to the following street development parameters in Section 33-284.86:
  - (1) When on-street parking is not provided, the development parameters for Street Type 5, Minor Street, Center Sub-district shall apply.
  - (2) When on-street parking is provided, the development parameters for Street Types 3 or 4, Minor Street, Center Sub-district shall apply.
- (b) All new streets traversing an at-grade Trail Component shall safeguard the continuity of the trail by providing for a safe, seamless connection that is consistent in materials and treatment with that of the Trail Component and that emphasizes trail users over street traffic.
- (c) *Overhead street cover.* A maximum of 50 percent of a new private street may be covered above the first floor with structures connecting buildings, including trail components, roofs, upper story terraces, habitable space, garages, and automobile bridges between garages. Overhead street covers that meet the above requirements

may be permitted on public rights-of-way to the extent allowed by state law.

- (4) *Walls, Fences, and Hedges.*
  - (a) Walls, fences, and hedges may be placed within the building frontage zone, provided that the minimum sidewalk width is satisfied.
  - (b) Walls, fences, and hedges shall not exceed 96 inches in height.
  - (c) Chain link fences shall not be permitted facing or within the building frontage zone.
  
- (5) *Open Space and Recreation Areas – Development Areas.*
  - (a) Designated open space shall be provided in the form of a minimum 15-foot wide continuous trail within the Development Areas.
  - (b) Private Open Space shall also be provided as follows:
    - (1) All multi-family residential and mixed-use developments shall reserve a minimum of 5 percent of the site for common open space.
    - (2) Private open space may be provided in the form of colonnades, landscape areas, water features, pools, amenity areas, or, landscaped roof terraces.
  
- (6) *Parking.* Except as provided herein, parking shall be provided in accordance with Section 33-284.86(F).
  - (a) Parking for Multi-family residential shall be provided as follows:
    - 1 space / 1 bedroom unit
    - 2 spaces / 2 bedroom unit
    - 3 spaces / 3 bedroom unit
    - Guest parking: 5 percent of required parking (for developments of 20 or more units)

- (b) Parking garages for parcels having a lot width of 100 feet or less.
  - (i) Parking garages shall have architectural expression facing public streets, trail components and open spaces and shall be consistent and harmonious with that of habitable space. Architectural expression shall include balconies, glazing, awnings, or other similar architectural elements.
  - (ii) Ramps should be internalized wherever possible.
  - (iii) Exposed spandrels are prohibited.
  - (iv) For the exposed top level of parking structures, a minimum of 60 percent of the area shall be covered with shade-producing structures, such as a vined pergola or retractable canvas shade structure; in connection with residential or office uses, shading may also be provided by a landscaped roof terrace or amenity area.
  - (v) All garage lighting installations shall be designed to minimize direct spillage, sky glow, and hazardous interference with vehicular traffic on adjacent rights-of-way and all adjacent properties; this may be achieved through the use of down-turned building beams, garage screening, landscaping, or other similar architectural elements.
- (7) *Landscape.* Except as provided herein, landscape shall be provided in accordance with section 33-284.86(E) pertaining to Urban Center Districts and Areas for properties designated MC and located in the Center Sub-districts. Required trees may be placed in open spaces within the Development Areas or within the Recreational Trail Segments of

the corridor rather than being provided on the development site.

- (8) *Signs.* Signs shall comply with the requirements of section 33-284.87 pertaining to Urban Center Districts and Areas.

**Sec. 33-469. – Development Parameters and Design Standards for Recreational Trail Segments.**

- (A) *Trail Components.* For all Recreational Trail Segments, the following shall apply:

- (1) The Trail Components in the Recreational Trails Segments shall connect to the trail components in the Development Areas to form a clear, continuous, and improved trail with a minimum width of 15 feet along the length of the corridor. Within this continuous 15 foot minimum width of trail, there shall be no obstructions or Trail-Associated Amenities. This shall not be interpreted to prohibit the trail from including grade separated crossings.
- (2) Design of trail components should be consistent with the principles of Crime Prevention Through Environmental Design (CPTED).
- (3) When trail components are adjacent to properties that are zoned for or developed with single family or duplex residences, a minimum 15-foot landscaped buffer shall be provided. Said buffer shall be designed to mitigate sound and visual impacts from the trail component and shall be clear of any trail-associated amenities.
- (4) Wayfinding and directional signage providing information on destinations accessible throughout the trail shall be required within the trail structure, along pedestrian routes connecting to the trail in adjoining buildings, and at street-level building entrances. If the trail is open to the public, signage at building entrances leading to a trail shall state that the trails are open to the public and shall indicate the trail hours of operation. Wayfinding or directional signage shall be consistent with size, materials, and design standards contained in the Miami-Dade Parks, Recreation and Open Spaces

Department's Sign Implementation Manual, on file with the Department.

- (5) Class B (on-premises commercial or point of sales signs) on vending kiosks may be permitted, provided that such signs are limited to 1 sign per kiosk and that signs shall not exceed 12 square feet.
- (6) If the trail is open to the public, the trail shall be open to the general public 7 days a week from at least 7:00 A.M. to 10:00 P.M.
- (7) Trail Components shall be maintained in good order and free of deterioration, as defined in section 19-15.3.

**Sec. 33-470. – Review and Approval Procedures.**

The review procedure for a CD is divided into two steps: (A) Initial development plan review (including public hearing approval for the rezoning to CD) and (B) Final plan review/Administrative Site Plan Review (ASPR). It is provided, however, that where a publicly-accessible Recreational Trail Segment is owned or operated by Miami-Dade County, development of that segment may instead be approved in accordance with the governmental facilities procedures set forth in section 33-303.

(A) *Initial Development Plan Review.*

- (1) *Review and public hearing process.* The applicant shall attend at least one preapplication conference and may then initiate the initial development plan review upon the filing of a complete application.
  - (a) The application for public hearing and the required exhibits shall be submitted to the Department in accordance with the requirements of section 33-304.
  - (b) The review of the initial development plan of CD shall be by the Executive Council of the Developmental Impact Committee in accordance with the procedures in section 33-303.1.
  - (c) One public hearing on the rezoning application shall be held by the Board of

County Commissioners (Board), at which time the Board may consider the information presented by the applicant, the recommendations of the Executive Council of the Developmental Impact Committee, staff recommendations, testimony provided at the public hearing, and any information contained in the hearing file or submitted at the public hearing. Review and action by the Board of County Commissioners shall be in accordance with section 33-314.

(2) *Required written exhibits.* The following written documents shall be submitted to the Developmental Impact Committee Executive Council for review prior to the first public hearing:

(a) *Quantitative data* in a table format indicating the following:

(1) Total acreage of Development Areas;

(2) Total acreage of Recreational Trail Segments;

(3) Identification of applicable land use areas (C-MC, C-MCI, or C-ID) within the Development Areas, along with:

(i) Acreage of non-residential and residential uses;

(ii) Range of proposed residential densities;

(iii) Maximum CDMP density;

(iv) Range of dwelling units;

(v) Maximum height and floor area ratio;

(vi) Maximum CDMP height and floor area ratio;

(vii) Total amount of designated open space; and



- (viii) Total amount of private open space.
- (b) If an equivalency matrix is provided for the proposed uses in the Development Areas, it shall comply with the following:
  - (1) "Equivalency Matrix" refers to a calculation of the total net external AM and/or PM peak hour vehicle trips generated using the latest edition of the ITE Trip Generation Manual rates and/or equations, or pursuant to an approved methodology, to determine the maximum total net external AM and/or PM peak hour vehicle trip generation associated with the overall development uses within the project.
  - (2) The Equivalency Matrix shall include the total net external AM and/or PM hour vehicle trips calculated using the same ITE rates and/or equations for the simultaneous increases and decreases of the approved uses within a project, provided that the maximum total net external AM and/or PM peak hour vehicle trips are not increased.
- (c) If allowed by the CDMP, density transfer calculations.
- (d) A statement of compliance with the Development Parameters and Design Standards set forth in section 33-468.
- (3) *Required graphic documents.* Maps, site plans, and drawings depicting the proposed CD shall be submitted as part of the initial development plan review and shall contain the following minimum information:
  - (a) A signed and sealed boundary survey.

- (b) Regulating Plans for the Development Areas.
- (c) A plan at a scale of 1"=300' that depicts the location of the following:
  - (1) Depiction of the Development Areas and the Recreational Trail Segments.
  - (2) General location of streets and points of ingress and egress.
  - (3) Regarding the Development Areas:
    - (i) General depiction of access points.
    - (ii) Depiction of each of the land use designations with the following information:
      - 1. Location and acreage.
      - 2. Densities, floor area ratio and maximum height.
      - 3. Location of trail components and additional open space.
    - (iii) General location of trail component/designated open spaces.
  - (4) Regarding the Recreational Trail Segments:
    - (i) Depiction of the trail component, including active and passive recreational areas, and buffers.
    - (ii) Where adjacent to residential developments or districts, depiction of a minimum 15-foot landscaped buffer, which shall be designed to

mitigate sound and visual impacts from the trail component and shall be clear of any Trail-Associated Amenities.

(iii) Access roads.

(c) Adequate information on land areas adjacent to the CD at a scale of 1"=300' to indicate the relationships between the proposed development and adjacent areas, including existing land uses, zoning districts, densities, vehicular and pedestrian circulation systems, and public facilities, as well as unique natural features of the landscape.

(d) The proposed typical treatment of the perimeter of the CD, including materials and techniques to be used to provide transition to other developments, such as screens, landscape buffer, fences, walls and berms, when appropriate. This information shall be used in determining compatibility with adjacent uses.

(e) Any additional information required by the Department to evaluate the character and impact of the application.

(B) *Final Development Plan Review.* After a property has been rezoned to CD in accordance with subsection (A) above, development plans shall be subject to administrative review as provided herein.

(1) *Administrative Site Plan Review (ASPR).*

(a) *Application Review.* Upon submittal of an ASPR application, the Department shall review plans, including the exhibits listed below, for completeness and compliance with the provisions of this article and the design and site plan review criteria provided herein. Additionally, all applications shall be reviewed by the following County departments and other public entities for potential impacts on infrastructure and other services resulting from the application:

Department of Transportation and Public Works, Department of Waste Management, Department of Regulatory and Economic Resources - Division of Environmental Resources Management, Water and Sewer Department, Miami-Dade Fire Rescue Department, and the Miami-Dade County School Board. In the event the application indicates impacts on services and infrastructure provided by any of the foregoing, the applicant shall meet with the affected department or entity to discuss potential mitigation of the impacts and shall submit evidence to the Department of such discussion.

(b) *Required Exhibits.* The documents and site plan(s) to be reviewed and approved administratively during ASPR shall comply with the following:

- (1) A plan indicating existing zoning on site and adjacent areas.
- (2) Aerial photograph or map indicating site and development in the immediate area.
- (3) A plan depicting location of Development Areas and Recreational Trail Segments as well as the location of applicable land use areas within the Development Areas.
- (4) Site plan at no less than 1"=100' feet, which shall include the following information:
  - (i) Location of land use areas;
  - (ii) Location, shape, size and height of existing and proposed buildings, fences and walls;
  - (iii) Building exterior finish materials;

- (iv) Lot lines, setbacks and frontage zones.
- (v) Location of trail components;
- (vi) Pedestrian and vehicular circulation systems;
- (vii) Location and size of additional open spaces;
- (viii) Location of on-street and off-street parking including type of permeable materials if uses on parking lots, loading facilities and waste collection areas;
- (ix) Indication of signage;
- (x) Major changes in grade;
- (xi) Indication of any site or building design methods used to conserve energy;
- (xii) Location of backflow prevention devices and connections; and
- (xiii) Indication of placement and type(s) of lighting fixtures illuminating roadways, trail component, and parking areas.
- (xiv) For Recreational Trail Segments, compliance with Crime Prevention Thru Environmental Design (CPTED) to enhance trail safety and security.
- (xv) For Recreational Trail Segments, depiction of buffer from residentially-zoned or – developed areas.

- (xvi) For Recreational Trail Segments, location of access roads.
  - (xvii) For Recreational Trail Segments, location, size, type, and materials of signs.
  - (xviii) For trail components in Development Areas, location, size, type, and materials of signs.
- (5) Landscape plans, including specifications of species of plant material, location, and size in accordance with this article and chapter 18A.
  - (6) Street cross-sections, including adjacent buildings and open space.
  - (7) Figures indicating the following:
    - (i) Maximum density of development approved at public hearing.
    - (ii) Density as proposed.
    - (iii) Total dwelling units.
    - (iv) Table of dwelling unit mix.
    - (v) Total number of bedrooms.
    - (vi) Table of buildings by heights, stories, unit types, and square footage.
  - (8) Floor plans, elevations, and sections of all buildings, including total gross square feet of area for each floor and all dimensions relating to the requirements of this article. A pattern book may be submitted for detached and attached single-family units including, at a minimum, unit plans and elevations, elevation of unit

groupings, and typical design details such as street lamps, benches, fencing, and paving details.

- (9) Optional signage plan in conformance with section 33-284.87.
- (c) In the case of multiple-phase development, each phase of the development, whether standing independently or in conjunction with existing developed or proposed future contiguous phases, shall meet all the requirements of this article.
- (d) Notwithstanding the review procedure contained herein, all requests for the subdivision of property within the Corridor District shall have previously received site plan approval in accordance with the requirements of this section.

**Sec. 33-471. – Nonconforming structures and uses.**

Nonconforming uses and structures shall be governed by the provisions of Section 33-35.

**Sec. 33-472. – Conflicts with other regulations.**

When conflicts with other zoning, subdivision, or landscape regulations occur, this article shall take precedence, with the exception of the County Sign Code, which shall control in the event of a conflict. Where conflicts occur with Miami-Dade Department of Public Works and Waste Management Manual of Public Works, as may be amended from time to time and maintained on file with the Department or successor department, this article shall take precedence, unless otherwise approved by the Director and the Public Works Director.

**Section 2.** Section 33-314 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:<sup>1</sup>

**Sec. 33-314. - Direct applications and appeals to the County Commission.**

(A) The County Commission shall have jurisdiction to directly hear the following applications:

\* \* \*

>>(9) Any application relating to a Corridor District (CD), subject to the requirements of section 33-470.<<

\* \* \*

**Section 3.** Sec. 33-2 of the Code of Miami-Dade County, Florida, is hereby amended as follows:

**Sec. 33-2. - Districts enumerated.**

For the purpose of this chapter, all the unincorporated area of the County is hereby divided into the following districts:

\* \* \*

- PAD - Planned Area Development
- >>ECPAD - Employment Center Planned Area Development
- REDPAD - Retail Entertainment District Planned Area Development<<
- OPD—Office Park District
- ULU—Utility lines underground
- ~~[[CCUAD—Country Club Urban Area District~~
- ~~BRCUAD—Bird Road Corridor Urban Area District~~
- ~~PLMUC—Palmer Lake Metropolitan Urban Center]]~~
- DKUC - Downtown Kendall Metropolitan Urban Center
- NCUC - Naranja Community Urban Center
- GCUC - Goulds Community Urban Center
- PCUC - Princeton Community Urban Center
- PECUC[[Ø]] - Perrine Community Urban Center
- OUA[[Ø]] - Ojus Urban Area [[District]]
- CRMUC - Cutler Ridge Metropolitan Urban Center [[District]]

<sup>1</sup> 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.



- LCUC - Leisure City Community Urban Center ~~[[District]]~~
- MCUC - Model City Urban Center ~~[[District]]~~
- NCUA~~[[D]]~~ - North Central Urban Area ~~[[District]]~~
- >>PLMUC - Palmer Lake Metropolitan Urban Center<<
- CCUA~~[[D]]~~ - Country Club Urban Area ~~[[District]]~~
- BRCUA~~[[D]]~~ - Bird Road Corridor Urban Area ~~[[District]]~~
- >>S - Stadium District
- CD - Corridor District<<

**Section 4.** Sec. 2-116.1 of the Code of Miami-Dade County, Florida, is hereby amended as follows:

**Sec. 2-116.1. - Amendment procedure for Comprehensive Development Master Plan.**

\* \* \*

(2) *Application.* Except as specifically provided below ~~[[for applications pursuant to a compliance agreement, pursuant to a State statutory requirement, or pursuant to a concurrently requested development of regional impact (DRI) development order or change to an existing DRI development order, or for applications relating to reuse of military bases pursuant to Chapter 288, F.S.]],~~ any request for amendments, modifications, additions or changes to the Comprehensive Development Master Plan shall be submitted to the >>Department<< ~~[[Miami-Dade County Department of Regulatory and Economic Resources or successor agency (hereinafter referred to as "the Department")]]~~ during the period (also referred to as "application cycles") between January 1 and January 31 inclusive (hereinafter "January period" or "January cycle"), May 1 and May 31 inclusive (hereinafter "May period" or "May cycle"), and during the period between October 1 and October 31 inclusive (hereinafter "October period" or "October cycle"), in each year only in accordance with the following provisions:

\* \* \*

(b) All requests shall be made by filing an application in a form and containing the information prescribed by the Director of the Department. Applicants seeking to have their requests considered to be small-scale amendment applications, as provided in Section 163.3187, F.S., and eligible for processing in accordance with the procedures provided herein

for final action, shall clearly state such request in the application. >>Text amendments that only modify the description of a Special District boundary may be considered small-scale amendments, provided that the acreage of the subject property does not exceed the small-scale thresholds.<< Small-scale amendment applications shall not be eligible to request amendments to modify or expand the UDB or UEA. All proposed plan amendment applications not requested for adoption as small-scale amendment applications, and all requested small-scale amendment applications which are not adopted but which are transmitted to the State Land Planning Agency and other review agencies for review and comment are hereby defined as standard expedited amendment applications. Applications which are deemed by the Department to be unclear or incomplete may be supplemented no later than the fifth ~~[[5th]]~~ business day following notice from the Department that the application filed is deficient.

\* \* \*

- (5) >>Additional exceptions from application cycle filing and other procedural requirements<< ~~[[Applications filed pursuant to a compliance agreement, concurrent approval of a Development of Regional Impact (DRI), or to enable reuse of a military base designated for closure or closed by the Federal Government]].~~ Notwithstanding other requirements of this >>section, the following types of applications shall be exempt from the requirement to file within an application cycle<< ~~[[subsection, any]]~~ >>.

- (a) An<< application filed pursuant to a compliance agreement as provided in Section 163.3184(6), F.S., shall be subject only to the procedural requirements for such applications found in Section 163.3184, F.S., and to the procedural requirements of the resolution or other action of the Board of County Commissioners approving the filing of such application. ~~[[Applications which are subject to concurrent approval of, or change to, a development of regional impact development order shall be subject only to the procedural requirements for such applications provided in Section 380.06(6)(b), F.S., and in Section 2-116.1(5)(a)(1) through (7), herein.]]~~

>>(b)<< [(a)] *Procedure for amendment concurrently with Development of Regional Impact Development Order.* Applications related to a proposed development of regional impact (DRI), including requests for approval of a substantial deviation from an approved DRI, may be filed at times other than the filing periods prescribed herein as provided by Section 380.06, F.S., in instances where a CDMP amendment would be necessitated by the DRI approval sought. Such applications shall be processed in accordance with the following provisions:

\* \* \*

>>(c)<< [(b)] *Procedure for amendments implementing military base reuse plans, pursuant to Section 288.975, F.S.* Notwithstanding other requirements of this section, applications requesting amendments to the CDMP, to enable base reuse activities authorized by a base reuse plan approved by record of decision issued by the military branch having jurisdiction over a military base which has been closed or which is designated for closure or realignment, may be filed and approved in accordance with the optional procedures provided in Section 288.975, F.S., and in Section 2-116.1(5)(b) through (5)(b)(12), herein, if authorized by the Board of County Commissioners or County Mayor as provided in paragraph (5)(b)(1). CDMP amendments necessary to initially adopt the military base reuse plan pursuant to Section 288.975, F.S., shall be exempt from the limitation on frequency of plan amendments contained in Section 2-116.1(2), herein.

\* \* \*

>>(d) *Procedure for expedited amendment.* An application for an expedited CDMP amendment may be filed at times other than the application cycles prescribed in this section, subject to payment of expediting fees established by implementing order approved by the Board of County Commissioners. Expedited amendments may be either small-scale or standard applications and shall follow the notice and hearing

requirements set forth in subsections 2-116.1(3) and 2-116.3(4).

- (e) Concurrent processing of zoning applications for Corridor District. Where a CDMP amendment application is accompanied by a zoning application for district boundary change to Corridor District (the “concurrent rezoning application”), the rezoning application may be processed concurrently with the CDMP amendment application, and the Board of County Commissioners may take action on the concurrent rezoning application on the same day at which it takes final action on the CDMP amendment application, provided that:
- (i) The plan amendment may be either a small-scale or standard application and shall follow the notice and hearing requirements set forth in subsections 2-116.1(3) and 2-116.3(4).
  - (ii) The concurrent rezoning application shall be noticed and heard in accordance with the requirements of chapter 33 of this code, except that the review and approval process pursuant to section 33-470 shall require review by the Developmental Impact Committee but not the Executive Council prior to hearing by the Board of County Commissioners.
  - (iii) Action shall be taken separately on the plan amendment and on the concurrent rezoning application.
  - (iv) Approval of the concurrent rezoning application shall be contingent upon the plan amendment becoming effective.<<

\* \* \*

**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.

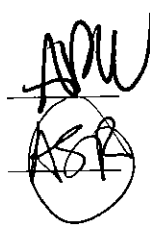
**Section 7.** This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

Approved by County Attorney as  
to form and legal sufficiency:

Prepared by:

Dennis A. Kerbel  
Abbie Schwaderer Raurell

Handwritten signatures of ADW and ASR. The signature ADW is written above a horizontal line, and the signature ASR is written inside a circle below the line.