

MEMORANDUM

Agenda Item No. 7(F)


TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners


DATE: (Second Reading 6-4-19)
April 9, 2019

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Ordinance relating to zoning;
amending section 33-284.84.1
of the Code; revising the density
and height standards for the
North Central Urban Area
Zoning District

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



Abigail Price-Williams 
County Attorney


APW/uw

Memorandum



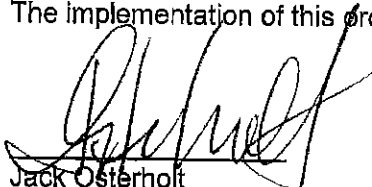
Date: June 4, 2019

To: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

From: Carlos A. Gimenez 
Mayor

Subject: Fiscal Impact Statement for Ordinance Relating to the North Central Urban Area
Zoning District

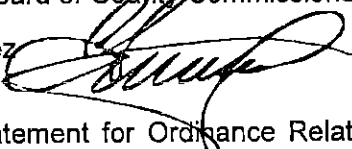
The implementation of this ordinance will not have a fiscal impact to Miami-Dade County.


Jack Osterholt
Deputy Mayor

FIS03019 190899

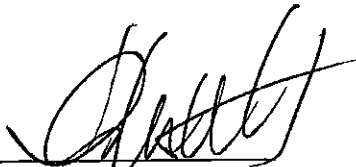
Memorandum



Date: June 4, 2019
To: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners
From: Carlos A. Gimenez 
Mayor
Subject: Social Equity Statement for Ordinance Relating to the North Central Urban Area Zoning
District

The proposed ordinance relating to zoning, amends Section 33-284.84.1 of the Code of Miami-Dade County (Code), revising the density and height standards for the North Central Urban Area Zoning District.

The proposed ordinance furthers the County's policy of enabling more density and mix of uses within the CDMP-designated urban centers and urban area districts and along the County's Strategic Miami Area Rapid Transit (SMART) corridors. In addition to being transit-supportive, the additional densities and intensities are designed to encourage the efficient use of resources and infrastructure as well as housing options for the residents of Miami-County.

A handwritten signature in black ink, appearing to read "Jack Osterholt". The signature is written in a cursive style with a large, sweeping initial "J".

Jack Osterholt
Deputy Mayor

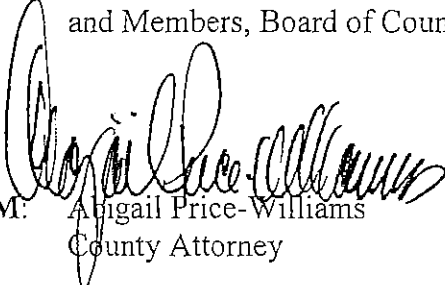
190899



MEMORANDUM
(Revised)

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: June 4, 2019

FROM: 
Angail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 7(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 present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 7(F)
6-4-19

ORDINANCE NO. _____

ORDINANCE RELATING TO ZONING; AMENDING SECTION 33-284.84.1 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; REVISING THE DENSITY AND HEIGHT STANDARDS FOR THE NORTH CENTRAL URBAN AREA ZONING DISTRICT; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

WHEREAS, on October 2, 2018, this Board adopted Ordinance No. 18-124, which was a comprehensive revision of the maximum densities and heights allowed within the County's urban center and urban area districts; and

WHEREAS, on January 24, 2019, the Board adopted Ordinance No. 19-07, which was a Comprehensive Development Master Plan amendment revising the maximum densities allowed within Mixed-use Corridors identified in an area plan and within Rapid Transit Activity Corridors in proximity to SMART corridors; and

WHEREAS, the North Central Urban Area District (NCUAD), codified in article XXXIII(S) of chapter 33 of the County Code, implements the urban center and mixed-use corridor policies and interpretative text of the CDMP, as well as the recommendations of the North Central Miami-Dade Charrette Report, which this Board accepted in Resolution No. R-497-04; and

WHEREAS, the entirety of the NCUAD is located within the County's Urban Infill Area, and portions of its area are included within two of the area's community redevelopment agencies; and

WHEREAS, consistent with the CDMP and the SMART Plan implementation efforts, this Board wishes to update the densities and intensities of the North Central Urban Area District,

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

Section 1. Section 33-284.84.1 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:¹

Sec. 33-284.84.1. - Density, Building Height, and Intensity.

A. *Maximum Density and Building Height Range Tables.* Notwithstanding any other provision to the contrary, the following tables set forth the maximum residential densities and building heights for developments in each urban center or urban area district:

1. *For Land Use Categories RM, RML, MO, MC, MM, MCS, MCI, SD (Marketplace), SD (Storeporch), AD, MD (Market), ID, and I.*

Maximum Density and Building Height Ranges for Land Use Categories RM, RML, MO, MC, MM, MCS, MCI, SD (Marketplace), SD (Storeporch), AD, MD (Market), ID, and I			
Urban Center or Urban Area District	SUB-DISTRICT		
	CORE	CENTER	EDGE
	*	*	*

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.

<p>North Central Urban Area District (See Note 1)</p>	<p>125 units per acre/ 3-15 stories</p>	<p>Within ½ mile of the SMART Corridor, 90 units per acre/ 2-12 stories; otherwise [[36]]>>60<< units per acre/ 2-[[6]]>>8<< stories</p>	<p>[[36]]>>60<< units per acre/ No minimum height but must meet the minimum floor-area ratio in subsection (B)(2) Maximum Height: [[6]]>>8<< stories [[; except, for certain segments along NW 7th Avenue, 60 units per acre/ No minimum height but must meet the minimum floor area ratio in subsection (B)(2) Maximum Height: 12 stories (See Note 2)]]</p>
<p>* * *</p>			
<p>Note 1: For properties comprising a rapid transit station, maximum density and building height shall be in accordance with the Core Sub-District.</p> <p>[[Note 2: 60 units per acre/12 stories applies to all properties along NW 7th Avenue between NW 79th and NW 81st Streets and to properties on the east side of NW 7th Avenue between NW 81st and NW 95th Streets.]]</p>			

2. For Land Use Category R.

Maximum Density and Building Height Ranges for Land Use Category R			
Urban Center or Urban Area District	SUB-DISTRICT		
	CORE	CENTER	EDGE
	*	*	*
North Central Urban Area District	N/A	[[36]]>>60<< units per acre/ 2-[[4]]>>8<< stories	18 units per acre/ No minimum height but must meet the minimum floor-area ratio in subsection (B)(2) Maximum Height: 2 stories [[5]]
	*	*	*

Section 2. Any property that is the subject of an active application seeking amendments to the regulating plans, administrative site plan review approval, or with an active pre-application number filed before the effective date of this ordinance may obtain site plan approval based on the code provisions in effect at the time of filing of the application or pre-application, or may proceed as provided in this ordinance.

Section 3. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 4. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

Section 5. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

Approved by County Attorney as
to form and legal sufficiency:

Prepared by:

Dennis A. Kerbel

Prime Sponsor: Commissioner Jean Monestime

