

**BCC Meeting: June 4, 2019  
Research Notes**

**Item No. 7F  
File No. 190899**

**Researcher: LE    Reviewer: TD**

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

**ISSUE/REQUESTED ACTION**

Whether the Board amend Section 33-284.84.1 of the Miami-Dade County Code pertaining to the density and height standards for the North Central Urban Area Zoning District.

**PROCEDURAL HISTORY**

**Prime Sponsor: Jean Monestime, District 2  
Department/Requester: None**

This item was adopted on first reading during the April 9, 2019 BCC. This item was forwarded to the BCC with a favorable recommendation during the ICI meeting on May 14, 2019.

**ANALYSIS**

The purpose of this item is to request Board authorization to amend Section 33-284.84.1 of the Miami-Dade County Code to revise the density and height standards for the North Central Urban Area Zoning District.

This item has no fiscal impact.

The proposed ordinance allows the County's policy to enable increased density and mix of uses within the CDMP designated urban center and urban area districts to include the SMART Corridor. The expanded density and mix use is designed to encourage more resources and infrastructure such as housing and transportation support for residents in the area.

The entirety of the North Central Urban Area District (NCUAD) is located within the County's Urban Infill Area and portions of the area are included within two of the area's community redevelopment agencies. In order to be consistent with the CDMP and SMART Plan implementation efforts, the board is requesting the following amendments to update the densities and intensities of the NCUAD.

The table below shows the original Section 33-284.84.1 of the Code of Miami-Dade County and the proposed changes. Words stricken through and/or ~~[[double bracketed]]~~ shall be deleted. Words underscored and/or ~~>>double arrowed<<~~ constitute the amendment proposed.

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Section 33-284.84.1 of the County Code				Proposed changes to Section 33-284.84.1 of the County Code			
<b>Sec. 33-284.84.1. – Density, Building Height, and Intensity.</b>				<b>Sec. 33-284.84.1. – Density, Building Height, and Intensity.</b>			
<b>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</b>				<b>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</b>			
<b>Urban Center or Urban Area District</b>	<b>SUB-DISTRICT</b>			<b>Urban Center or Urban Area District</b>	<b>SUB-DISTRICT</b>		
	CORE	CENTER	EDGE		CORE	CENTER	EDGE
	* * *				* * *		
North Central Urban Area District (See Note 1)	125 units per acre/ 3-15 stories	Within ½ mile of the SMART Corridor, 90 units per acre/ 2-12 stories; otherwise 36 units per acre/ 2—6 stories	36 units per acre/ No minimum height but must meet the minimum floor-area ratio in subsection (B)(2) Maximum Height: 6 stories; except, for certain segments along NW 7th Avenue, 60 units per acre/	North Central Urban Area District (See Note 1)	125 units per acre/ 3-15 stories	Within ½ mile of the SMART Corridor, 90 units per acre/ 2-12 stories; otherwise <del>[[36]]</del> >>60<< units per acre/ 2— <del>[[6]]</del> >>8<< stories	<del>[[36]]</del> >>60<< units per acre/ No minimum height but must meet the minimum floor-area ratio in subsection (B)(2) Maximum Height: <del>[[6]]</del> >>8<< stories <del>[[; except, for certain segments along NW 7th Avenue,</del>

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			<p>No minimum height but must meet the minimum floor-area ratio in subsection (B)(2)</p> <p>Maximum Height: 12 stories (See Note 2)</p>			<p>60—units per acre/</p> <p>No minimum height but must meet the minimum floor-area ratio in subsection (B)(2)</p> <p>Maximum Height: 12 stories (See Note 2)]</p>	
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Note 1: For properties comprising a rapid transit station, maximum density and building height shall be in accordance with the Core Sub-District.

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.

Note 1: For properties comprising a rapid transit station, maximum density and building height shall be in accordance with the Core Sub-District.

[[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.]]

*2. For Land Use Category R.*

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<b>Maximum Density and Building Height Ranges for Land Use Category R</b>			
<b>Urban Center or Urban Area District</b>	<b>SUB-DISTRICT</b>		
	<b>CORE</b>	<b>CENTER</b>	<b>EDGE</b>
	* * *		
North Central Urban Area District	N/A	36 units per acre/2—4 stories	18 units per acre/No minimum height but must meet the minimum

<b>Maximum Density and Building Height Ranges for Land Use Category R</b>			
<b>Urban Center or Urban Area District</b>	<b>SUB-DISTRICT</b>		
	<b>CORE</b>	<b>CENTER</b>	<b>EDGE</b>
	* * *		
North Central Urban	N/A	[[36]] >>60<< units per acre/2—	18 units per acre/No minimum

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			floor-area ratio in subsection (B)(2)  Maximum Height: 2 stories	Area District		[[4]] >>8<< stories	height but must meet the minimum floor-area ratio in subsection (B)(2)		
* * *				* * *					
									Maximum Height: 2 stories [[3]]

**APPLICABLE LEGISLATION/POLICY**

**Section 33-284.84 of the County Code** specifies the regulating plans for adopted Urban Center or Urban Area District.  
[https://library.municode.com/fl/miami - dade\\_county/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH33ZO\\_ARTXXXIII\\_K\\_STURCEDIRE\\_S33-284.84REPL](https://library.municode.com/fl/miami-dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH33ZO_ARTXXXIII_K_STURCEDIRE_S33-284.84REPL)

**Ordinance 18-124**, adopted October 2, 2018, provides a comprehensive revision of the maximum densities and heights allowed within the County's urban center and urban area districts.  
<http://intra/gia/matter.asp?matter=182959&file=false&yearFolder=Y2018>