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CLERK OF THE BOARD  
OF COUNTY COMMISSIONERS  
MIAMI-DADE COUNTY, FLORIDA

Memorandum



(Second Reading 07-10-07)

**Date:** May 22, 2007

**To:** Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

Agenda Item No. 7(E)

**From:** George M. Burgess  
County Manager

**Subject:** Ordinance Revising Zoning and other Land Development Regulations Pertaining  
to the Goulds Community Urban Center District Regulations

0#07-95

**Recommendation**

It is recommended that the Board of County Commissioners adopt the attached ordinance updating the Goulds Community Urban Center District Regulations.

**Scope**

This ordinance impacts the Goulds Community Urban Center area located in Commission District 9.

**Fiscal Impact/Funding Source**

The proposed ordinance creates no fiscal impact on Miami-Dade County.

**Track Record/Monitor**

Not applicable.

**Background**

Ordinance 05-144 was adopted on July 7, 2005 and created article XXXIII(L) of the Code of Miami-Dade County – Goulds Community Urban Center District Regulations (GCUCD). These regulations implement the land use recommendations included in the Goulds Charrette Report that was accepted by the Board of County Commissioners (BCC) in 2003. The purpose of this ordinance is to update certain regulatory criteria that guide development within the GCUCD to address issues resulting from the ongoing processing of site plan applications and to accommodate certain existing conditions that were unanticipated at the time the regulations were originally adopted.

Specifically, this ordinance proposes to update the GCUCD Regulations by (1) revising the Land Use Regulating Plan in order to provide for the *urban villa*, an infill single-family residential unit, reducing the minimum single-family residential density from 8 units per acre to 6 units per acre in order to encourage infill development on existing platted lots, and provide for retail and office uses in the second floor of buildings located in Mixed-Use Main Street (MM) designated areas; (2) revising the Designated Open Space Regulating Plan to eliminate certain open spaces required on properties that had been owned by Miami-Dade County at the time the original ordinance was adopted but have since come under private ownership; (3) revising the building placement and street type development parameters to reflect the reconstruction of SW 216 Street by the Public Works Department. In addition, the

Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners  
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proposed ordinance seeks to amend Section 33-133 of the Code to reflect the revised minimum zoned right-of-way width of SW 216 Street west of U.S. 1.



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Assistant County Manager

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# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Bruno A. Barreiro  
and Members, Board of County Commissioners

**DATE:** July 10, 2007

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

**SUBJECT:** Agenda Item No. 7(E)

Please note any items checked.

- "4-Day Rule" ("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
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved \_\_\_\_\_ Mayor

Agenda Item No. 7(E)

Veto \_\_\_\_\_

07-10-07

Override \_\_\_\_\_

ORDINANCE NO. 07-95

ORDINANCE REVISING ZONING AND OTHER LAND DEVELOPMENT REGULATIONS PERTAINING TO THE GOULDS COMMUNITY URBAN CENTER DISTRICT ("GOULDS REGULATIONS"), AMENDING SECTIONS 33-284.94 THROUGH 33-284.95, CODE OF MIAMI-DADE COUNTY, FLORIDA ("CODE"), PROVIDING SEVERABILITY, INCLUSION IN THE CODE AND AN EFFECTIVE DATE

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

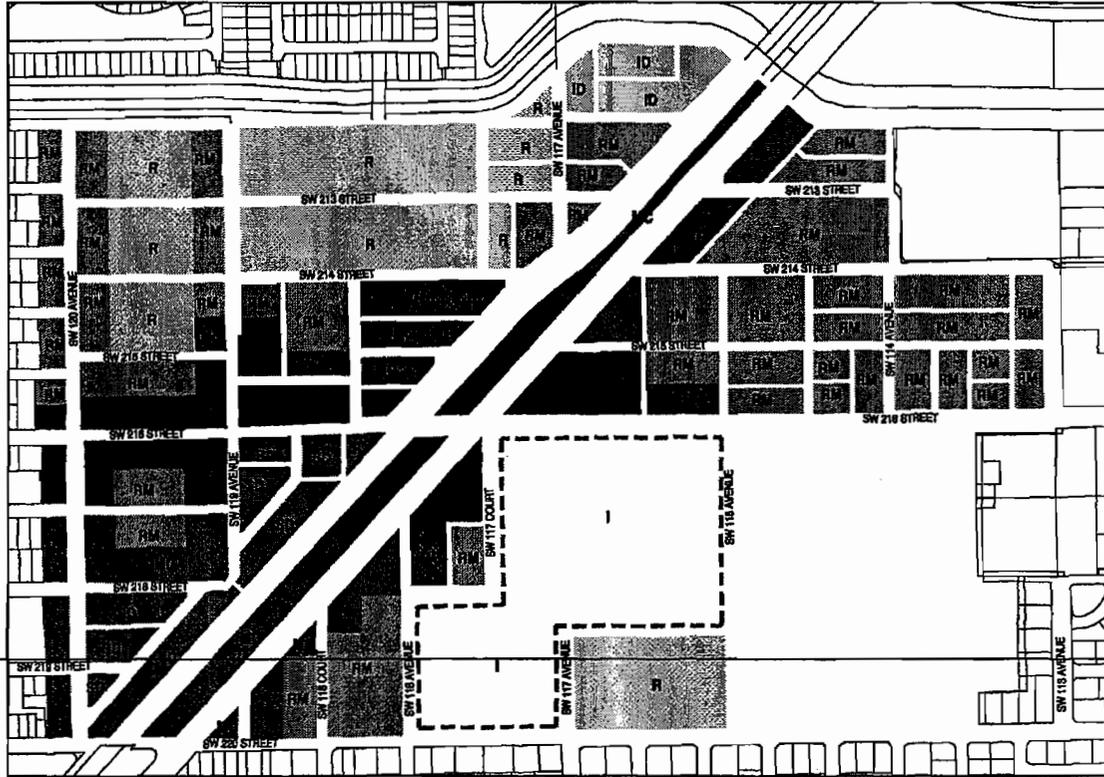
**Section 1.** Sec. 33-284.94 of the Code of Miami-Dade County, Florida, is hereby amended by replacing the Land Use and the Designated Open Space Plans as follows<sup>1</sup>:

**Sec. 33-284.94. The Regulating Plans**

<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.

\* \* \*

[[C.—Land Use Plan



**KEY:**

- MM MIXED USE MAIN STREET**  
First floor: businesses; professional offices; civic, education and government offices; second floor and above: residential (min. 12 units/acre net; max. 52<sup>\*</sup> units/acre net)
- MC MIXED USE CORRIDOR**  
Residential; businesses; professional offices; civic, education and government offices (max. 62<sup>\*</sup> units/acre net in the Core Sub-district; max. 36 units/acre net in the Center and Edge Sub-districts)
- MO MIXED USE OPTIONAL**  
First floor (optional): businesses, professional offices, civic, education and government offices; All floors: residential (min. 12 units/acre net; max. 36 units/ acre net)

- RM RESIDENTIAL MODIFIED**  
Courtyard, sideyard, duplex, rowhouse, apartment dwellings (min. 12 units/acre net; max. 36 units/ acre net)
- R RESIDENTIAL**  
Single family detached, courtyard, sideyard, rowhouse, duplex dwellings (min. 8 units/acre net; max. 18 units/acre net)
- SD STOREPORCH SPECIAL DISTRICT**  
Entertainment Center as per Sec. 33-284.83 (B); RM uses

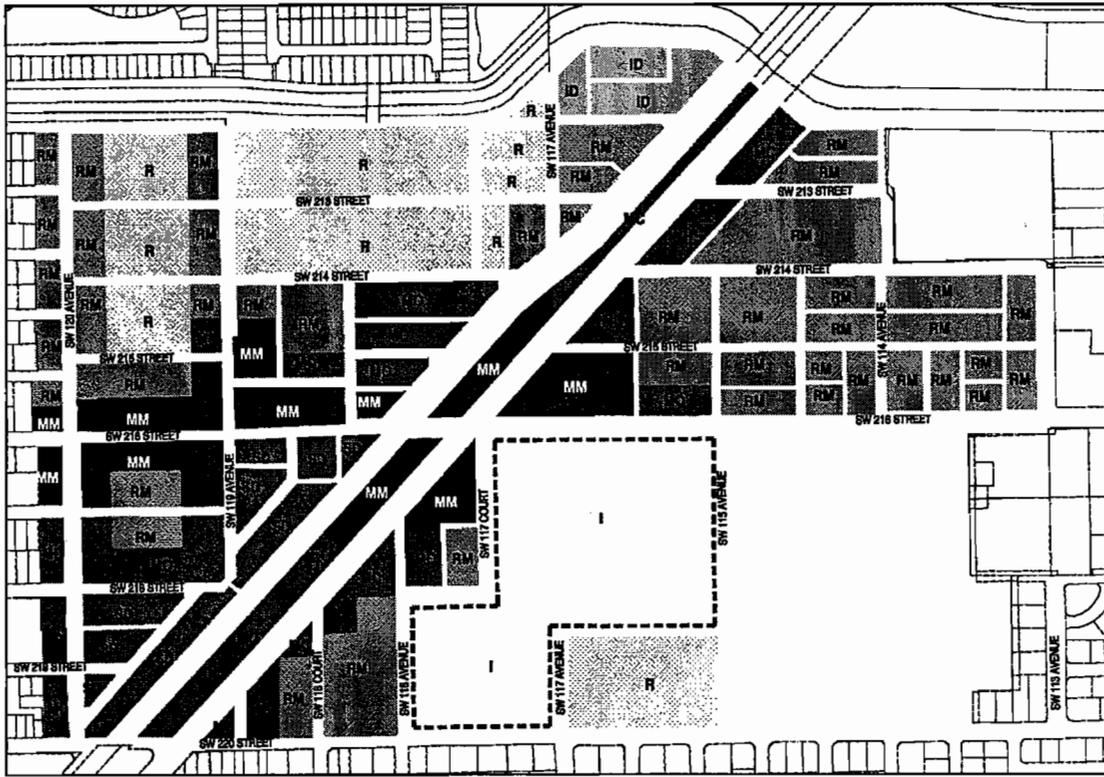
- ID INDUSTRIAL DISTRICT**  
In all floors and all sub-districts: IU-1 uses; live/work units (max. 38 units/ acre net); in the Center Sub-district, all uses and densities permitted in Residential Modified (RM); in the Edge Sub-district, all uses and densities permitted in Residential (R). R and RM uses shall comply with Sec. 33-284.83(A)(3)(c).
- I INSTITUTIONAL**  
Civic, education, government offices

See Sections 33-284.83 and 33-284.95 of this code for specific permitted uses in each land use area.

\*Max. 52 units/acre net or max. 60 units/acre net with purchase of SUR (Severable Use Right as provided for in Sections 33B-41 to 33B-47 of this Code) at the rate of 2 residential credits/SUR.

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>> C. Land Use Plan



**KEY:**

- MM MIXED USE MAIN STREET**  
First and second floors: businesses; professional offices; civic, education and government offices; second floor and above: residential (min. 12 units/acre net; max. 52\* units/acre net)
- MC MIXED USE CORRIDOR**  
Residential; businesses; professional offices; civic, education and government offices (max. 52\* units/acre net in the Core Sub-district; max. 36 units/acre net in the Center and Edge Sub-districts)
- MO MIXED USE OPTIONAL**  
First floor (optional): businesses, professional offices, civic, education and government offices; All floors: residential (min. 12 units/acre net; max. 36 units/acre net)

- RM RESIDENTIAL MODIFIED**  
Courtyard, sideyard, duplex, rowhouse, urban villa, apartment dwellings (min. 12 units/acre net; max. 36 units/acre net)
- R RESIDENTIAL**  
Single family detached, courtyard, sideyard, rowhouse, urban villa, duplex dwellings (min. 6 units/acre net; max. 18 units/acre net)
- SD STOREPORCH SPECIAL DISTRICT**  
Uses provided in Sec. 33-284.93 of this code

- ID INDUSTRIAL DISTRICT**  
In all floors and all sub-districts: IJ-1 uses; live/work units (max. 36 units/acre net); In the Center Sub-district, all uses and densities permitted in Residential Modified (RM); in the Edge Sub-district, all uses and densities permitted in Residential (R). R and RM uses shall comply with Sec. 33-284.83(A)(3)(c).
- I INSTITUTIONAL**  
Civic, education, government offices

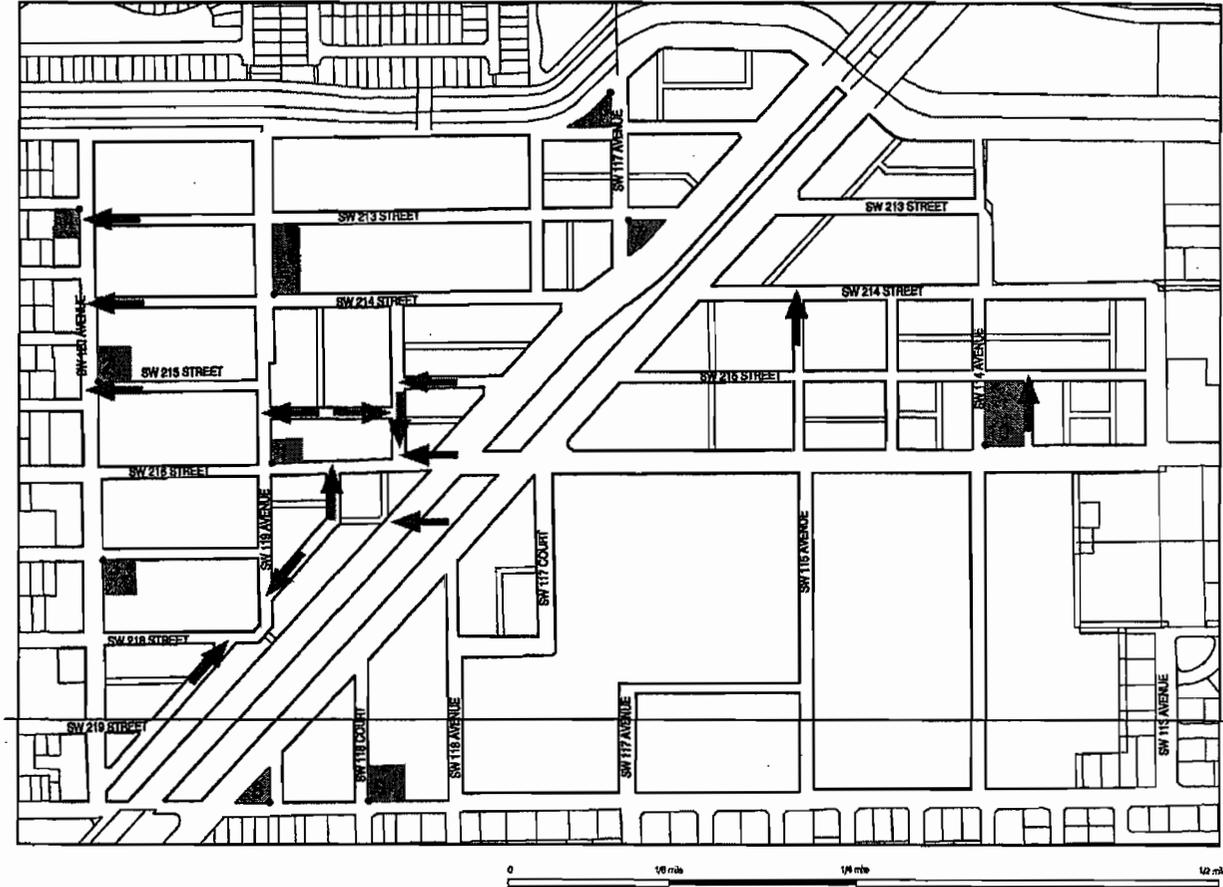
See Sections 33-284.83 and 33-284.93 of this code for specific permitted uses in each land use area.

\*Residential density may be increased through the use of Severable Use Rights (SURs). See Sec. 33B-45(g)(15) of this code for applicability.

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[[E.— Designated Open Space Plan



**KEY:**

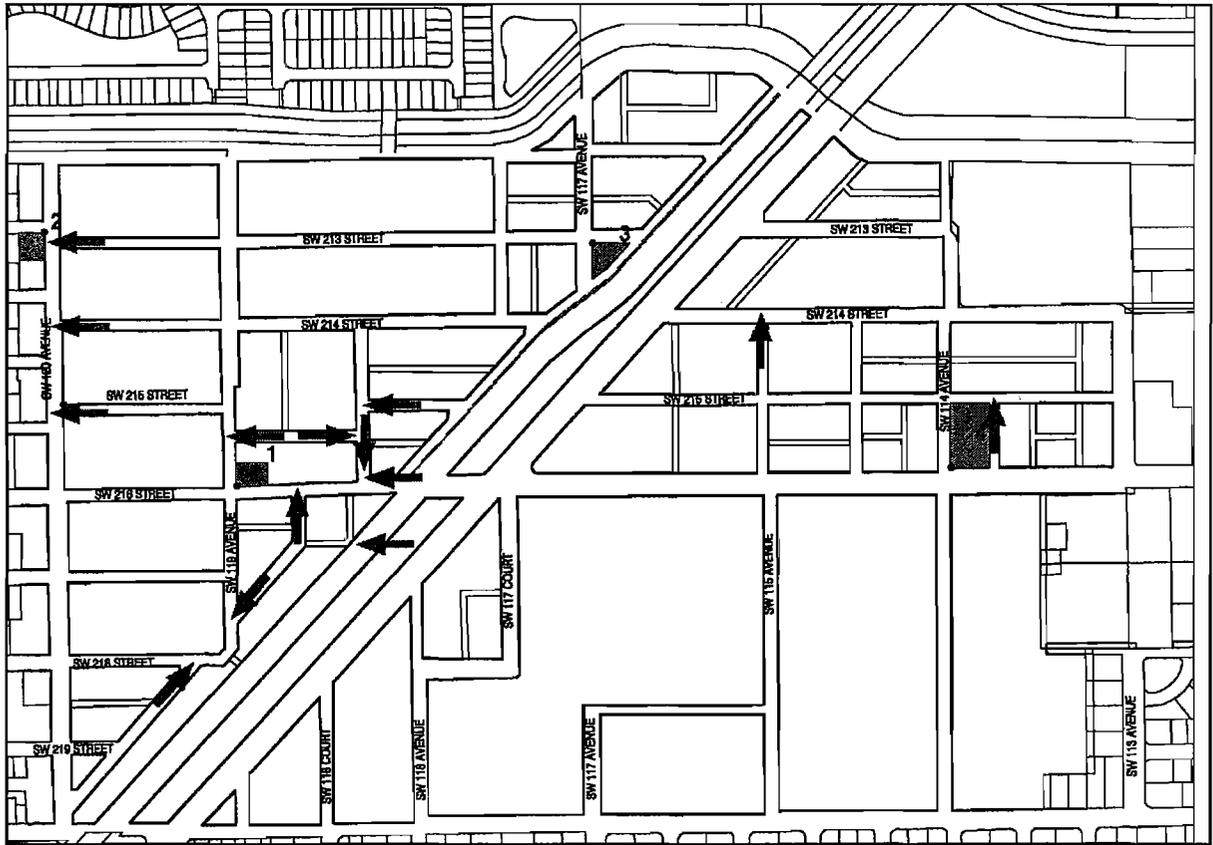
-  PROPOSED BLOCKS      G Green, S Square, P Plaza
-  DESIGNATED OPEN SPACE
-  STREET VISTA
-  ANCHOR POINT

No	Type	Area
1	P	10,500 SF
2	G	17,500 SF
3	G	17,000 SF
4	G	10,000 SF
5	G	27,000 SF
6	G	9,000 SF
7	S	10,000 SF
8	S	8,500 SF
9	G	19,000 SF
10	S	35,500 SF

Open space, where an anchor point is shown, shall provide the general square footage shown in this Designated Open Space Plan.

Open space, where an anchor point is not shown, shall be developed according to the Street Type Development Parameters.

]]>>E. Designated Open Space Plan



**KEY:**

-  PROPOSED BLOCKS      G Green, S Square, P Plaza
-  DESIGNATED OPEN SPACE
-  STREET VISTA
-  ANCHOR POINT

No	Type	Area
1	P	10,500 SF
2	G	10,000 SF
3	S	10,000 SF
4	S	35,500 SF



Open space, where an anchor point is shown, shall provide the general square footage shown in this Designated Open Space Plan.

Open space, where an anchor point is not shown, shall be developed according to the Street Type Development Parameters.

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**Section 2.** Sec. 33-284.95 of the Code of Miami-Dade County, Florida, is hereby amended by replacing the Street Type Parameters for SW 216 Street as follows:

**Sec. 33-284.95. Building Placement and Design and Street Type Development Parameters**

\* \* \*

[[

<b>SW 216 STREET/MAIN STREET</b>	
<b>WEST OF U.S. 1 - CORE</b>	
<p><b>STREET SECTION</b></p> <p><b>Key:</b>  s: sidewalk  g: green  c: curb and gutter  ln: lane  med: median  p: parking  bl: bike lane  col: colonnade  PL: property line  Min: Minimum  Max: Maximum  Req: Required  Ded: Dedication</p> <p>—— Build to Line  - - - - Property Line</p>	<p style="text-align: center;">60'</p> <p style="text-align: center;">5'2" 7' 11' 10' 11' 7' 2" 5'</p> <p style="text-align: center;">s c p ln med ln p c s</p>
<b>LANDSCAPE/ OPEN SPACE</b>	<p>Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in 5' x 5' tree grates. Permanent irrigation is required.</p>
<b>PARKING</b>	<p>On-street parking shall count towards the minimum required parking.</p>
<b>OTHER ELEMENTS</b>	<p>A colonnade shall be required on both sides of the Main Street when Build-to line is 0' and shall occupy the full length of the building frontage. On all Boulevard intersections, the median shall have a mountable curb. If additional travel lanes are provided the outer lanes shall be a maximum of 11' wide and the inner lanes shall be a maximum of 10' wide. Additional travel lanes shall only be added provided that all the street parameters are maintained, at a minimum, as depicted above.</p>

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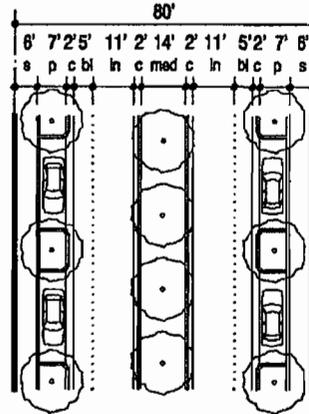
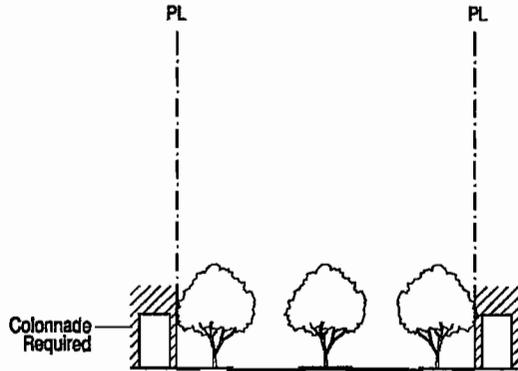
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**SW 216 STREET/MAIN STREET**  
**WEST OF U.S. 1 - CORE**

**STREET SECTION**

**Key:**  
s: sidewalk  
g: green  
c: curb and gutter  
ln: lane  
med: median  
p: parking  
bl: bike lane  
col: colonnade  
PL: property line  
Min: Minimum  
Max: Maximum  
Req: Required  
Ded: Dedication

—— Build to Line  
- - - - Property Line



**LANDSCAPE/ OPEN SPACE**

Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in 5' x 5' tree grates. Permanent irrigation is required.

**PARKING**

On-street parking shall count towards the minimum required parking.

**OTHER ELEMENTS**

A colonnade shall be required on both sides of the Main Street when Build-to line is 0' and shall occupy the full length of the building frontage. On all Boulevard intersections, the median shall have a mountable curb. If additional travel lanes are provided the outer lanes shall be a maximum of 11' wide and the inner lanes shall be a maximum of 10' wide. Additional travel lanes shall only be added provided that all the street parameters are maintained, at a minimum, as depicted above.

**Section 3.** Sec. 33-133 of the Code of Miami-Dade County, Florida, is hereby

amended to read as follows:

**Sec. 33-133. Right-of-way plan and minimum width of streets and ways.**

The minimum right-of-way widths for streets, roads and public ways for the unincorporated area of the County shall be as follows:

\* \* \*

**(B) EAST AND WEST STREETS**

\* \* \*

East-West South Street

\* \* \*

(28)(a) Coral Reef Drive (SW 152 Street) from Ludlam  
Road to West Old Cutler Road..... 110

(a.1) Hainlin Mill Drive (SW 216 Street) from Biscayne  
Bay bulkhead line to SW 177 Ave, except as noted  
below..... 110

Note: SW 216 Street from State Road No. 5 (US No. 1)  
To SW 127 Avenue..... [[60]] >>80<<

**Section 4.** 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 5.** 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 6.** 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: July 10, 2007

Approved by County Attorney as  
to form and legal sufficiency:

CMAS

Prepared by:

DK

Dennis A. Kerbel