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

# Memorandum



(Second Reading 07-10-07)  
May 22, 2007

**Date:**

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

Agenda Item No. 7(F)

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

**Subject:** Ordinance Revising Zoning and other Land Development Regulations Pertaining  
to the Naranja and the Princeton Community Urban Center Districts

0#07-96

### Recommendation

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

### Scope

This ordinance impacts the area of the Naranja and Princeton Community Urban Centers located in Commission Districts 8 and 9.

### Fiscal Impact/Funding Source

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

### Track Record/Monitor

Not applicable.

### Background

Ordinance 04-217 was adopted on December 2, 2004 and created article XXXIII(J) of the Code of Miami-Dade County – Naranja Community Urban Center District Regulations (NCUCD). These regulations implement the land use recommendations included in the Naranja Charrette Report that was accepted by the Board of County Commissioners (BCC) in 2003. Ordinance 05-146 was adopted on July 7, 2005 and created article XXXIII(M) of the Code of Miami-Dade County – Princeton Community Urban Center District Regulations (PCUCD). These regulations implement the land use recommendations included in the Princeton Charrette Report that was accepted by the BCC in 2004.

The purpose of this ordinance is to update certain regulatory criteria that guide developments within the NCUCD and the PCUCD 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.

Section 1 of this ordinance proposes to update the NCUCD Regulations by (1) revising the Land Use Regulating Plan in order to provide for the *urban villa*, an infill single-family residential dwelling unit, reduce 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 Building Heights Regulating Plan in order to provide the appropriate minimum and maximum heights of mixed-use and Market

District designated areas; and (3) revising the Sub-Districts Regulating Plan so that all mixed-use areas are within either the Core or Center sub-districts.

Section 2 of this ordinance revises the building placement and street type development parameters in the NCUCD Regulations to clarify setback requirements for mixed-use areas and building placement criteria for the Market District area.

Section 3 of this ordinance revises the Land Use Regulating Plan in the PCUCD Regulations in order to provide for the *urban villa*, an infill single-family residential dwelling unit, reduce 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.



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Assistant County Manager

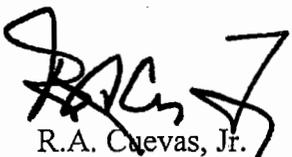


# MEMORANDUM

(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(F)

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  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 7(F)

07-10-07

ORDINANCE NO. 07-96

ORDINANCE REVISING ZONING AND OTHER LAND DEVELOPMENT REGULATIONS PERTAINING TO THE NARANJA COMMUNITY URBAN CENTER DISTRICT ("NARANJA REGULATIONS") AND THE PRINCETON COMMUNITY URBAN CENTER DISTRICT ("PRINCETON REGULATIONS"), AMENDING SECTIONS 33-284-69 THROUGH 33-284-70 AND 33-284.99.2, 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. 33-284.69 of the Code of Miami-Dade County, Florida, is

hereby amended by replacing the Sub-districts and Building Heights Plans as follows<sup>1</sup>:

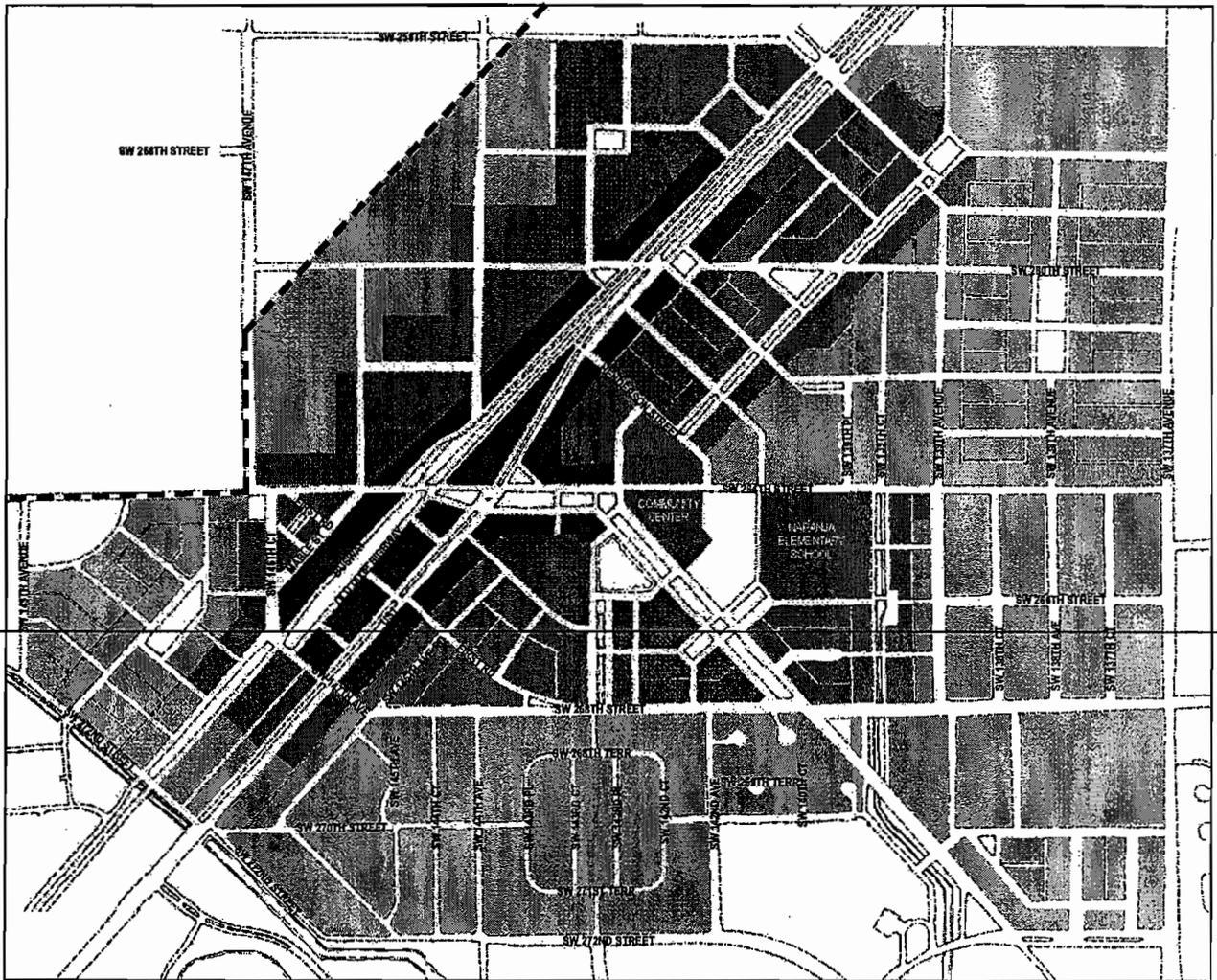
**Sec. 33-284.69. Regulating Plans**

\* \* \*

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<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.

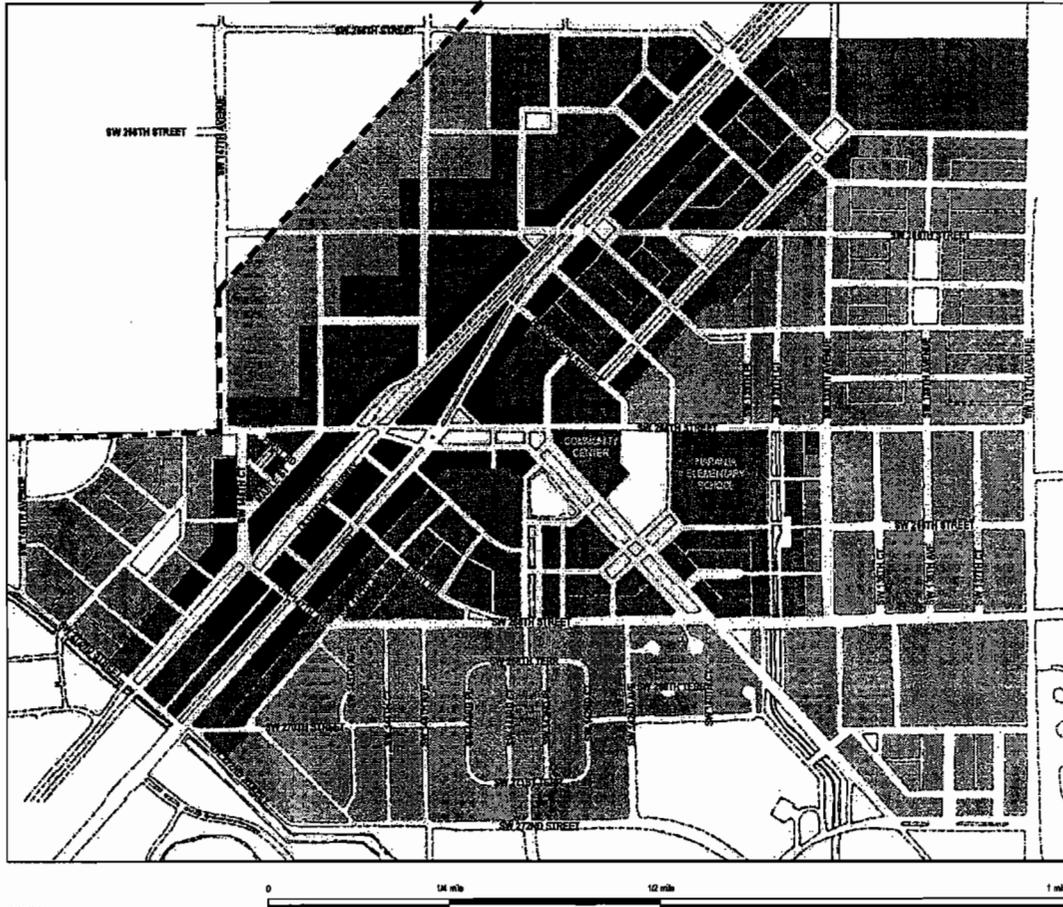
[[B- Sub-districts Plan



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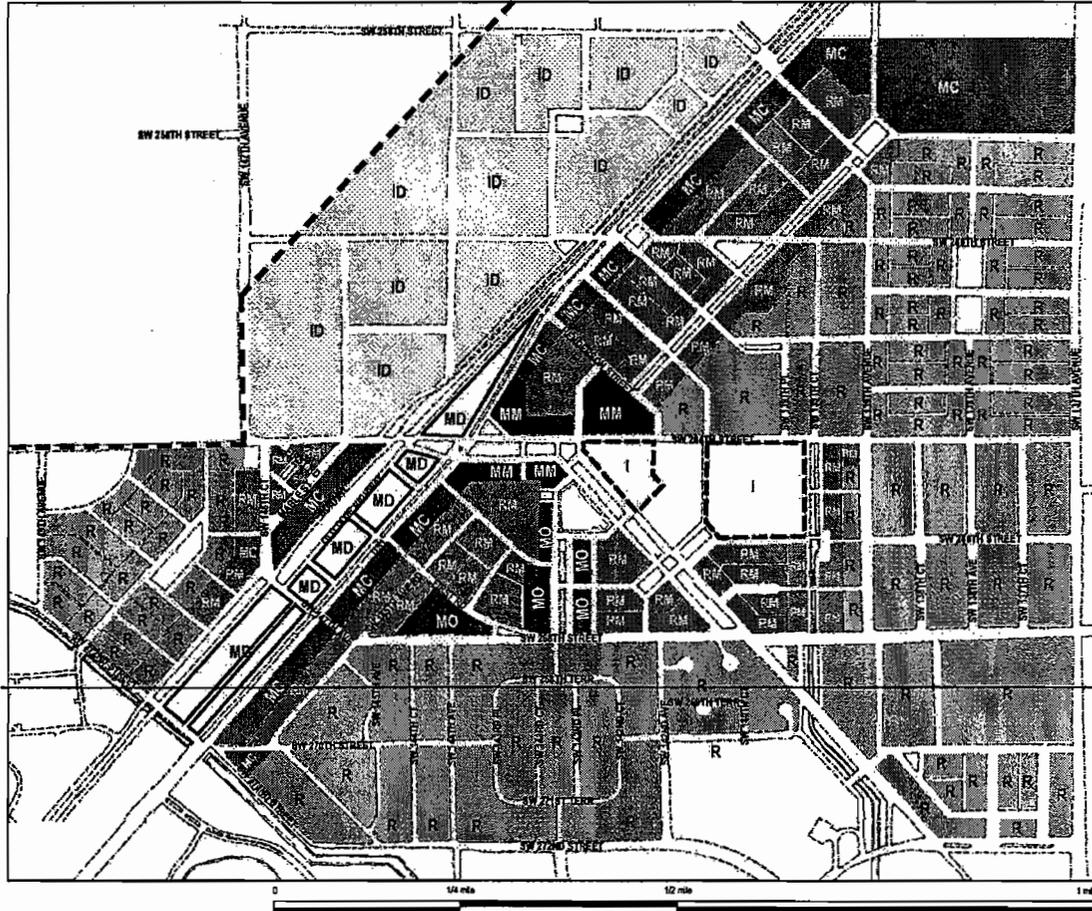
>>B. Sub-districts Plan



- KEY**
-  Core Sub-District
  -  Center Sub-District
  -  Edge Sub-District
  -  Urban Development Boundary

[[C. Land Use Plan

See Section 33-284.68 on this Code for specific permitted uses in each land use area.

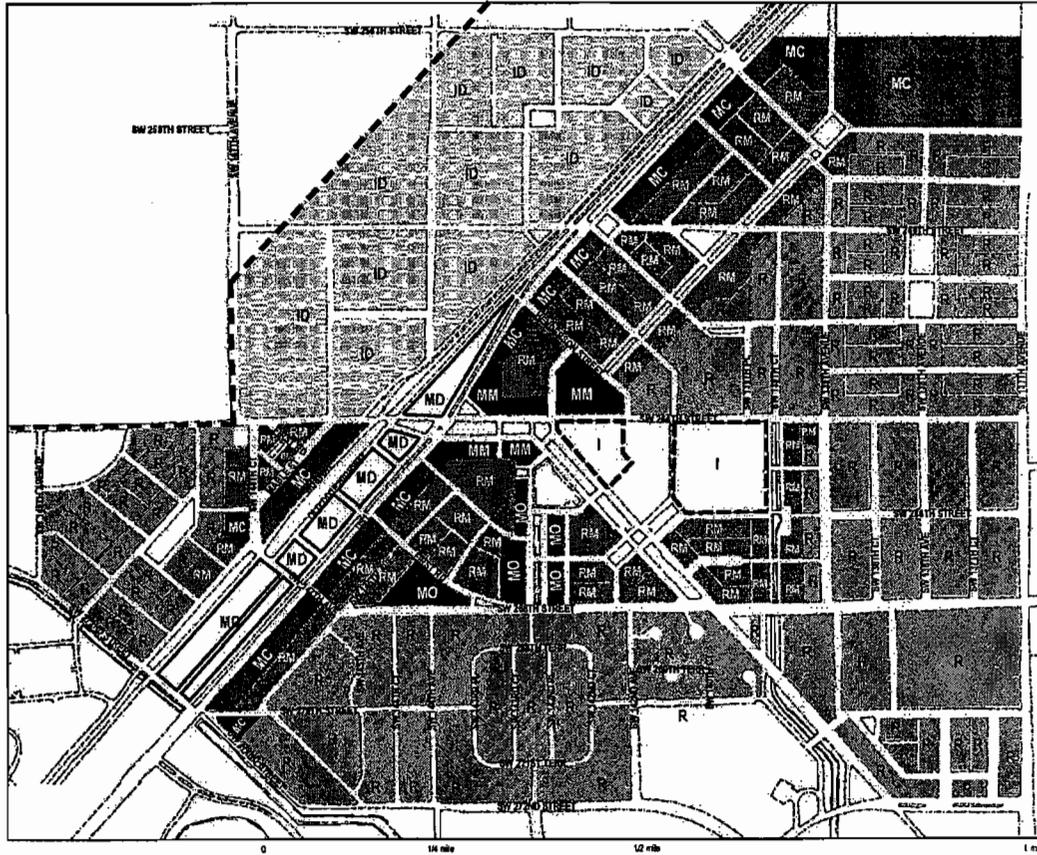


KEY

- MM: Mixed-use (Main Street):** 1st floor - businesses, professional offices, civic, education and government offices; 2nd floor and above - residential, and live-work units (Min. 12 units/acre net, Max. 52 units/acre net or a Max. 60 units/acre net with purchase of SUR\* at the rate of 2 residential credits/SUR\*)
  - MC: Mixed-use Corridor:** Residential, businesses, professional offices, civic, education and government offices (Min. 12 units/acre net, Max. 52 units/acre net or a Max. 60 units/acre net with purchase of SUR\* at the rate of 2 residential credits/SUR\*)
  - MO: Mixed-use Optional:** 1st floor (optional) - businesses, live-work, professional offices, civic, education and government offices; all floors - residential (Min. 12 units/acre net, Max. 52 units/acre net or a Max. 60 units/acre net with purchase of SUR\* at the rate of 2 residential credits/SUR\*)
  - RM: Residential Modified:** Duplex, row-house, and small apartments (Min. 12 units/acre net, Max. 38 units/acre net)
  - R: Residential:** single family detached, duplex and rowhouse dwellings (Min. 8 units/acre net, Max. 18 units/acre net)
  - MD: Market District:** all floors - outdoor produce markets are permitted. In addition, all uses permitted in the Mixed-use Corridor (MC).
  - ID: Industrial District:** In all floors and all Sub-districts - I-U-C uses and live-work units. In addition, for properties facing US1 in the Core and Center Sub-districts, all uses permitted in the Mixed-use Corridor (MC); In the Center Sub-district, all uses; and density permitted in the Residential Modified (RM); and in the Edge Sub-district, all uses and density permitted in the Residential (R) are allowed as per Sec. 33-284.68 (A)(2).
  - I: Institutional:** Civic, education and government offices. Community center is designated to be publicly developed. If community center is privately developed then the Mixed-use (Main Street) criteria shall apply.
  - Urban Development Boundary**
- \* SUR: Severable Use Right as provided for in Sections 33B-41 to 33B-47 of this Code.

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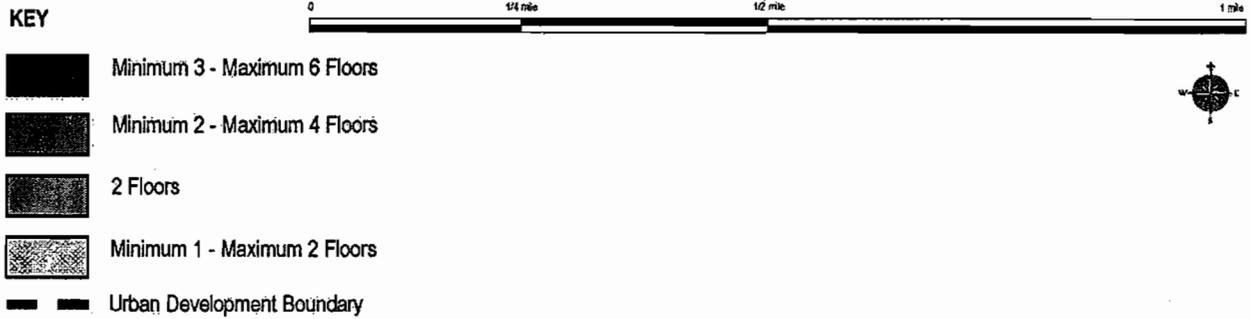
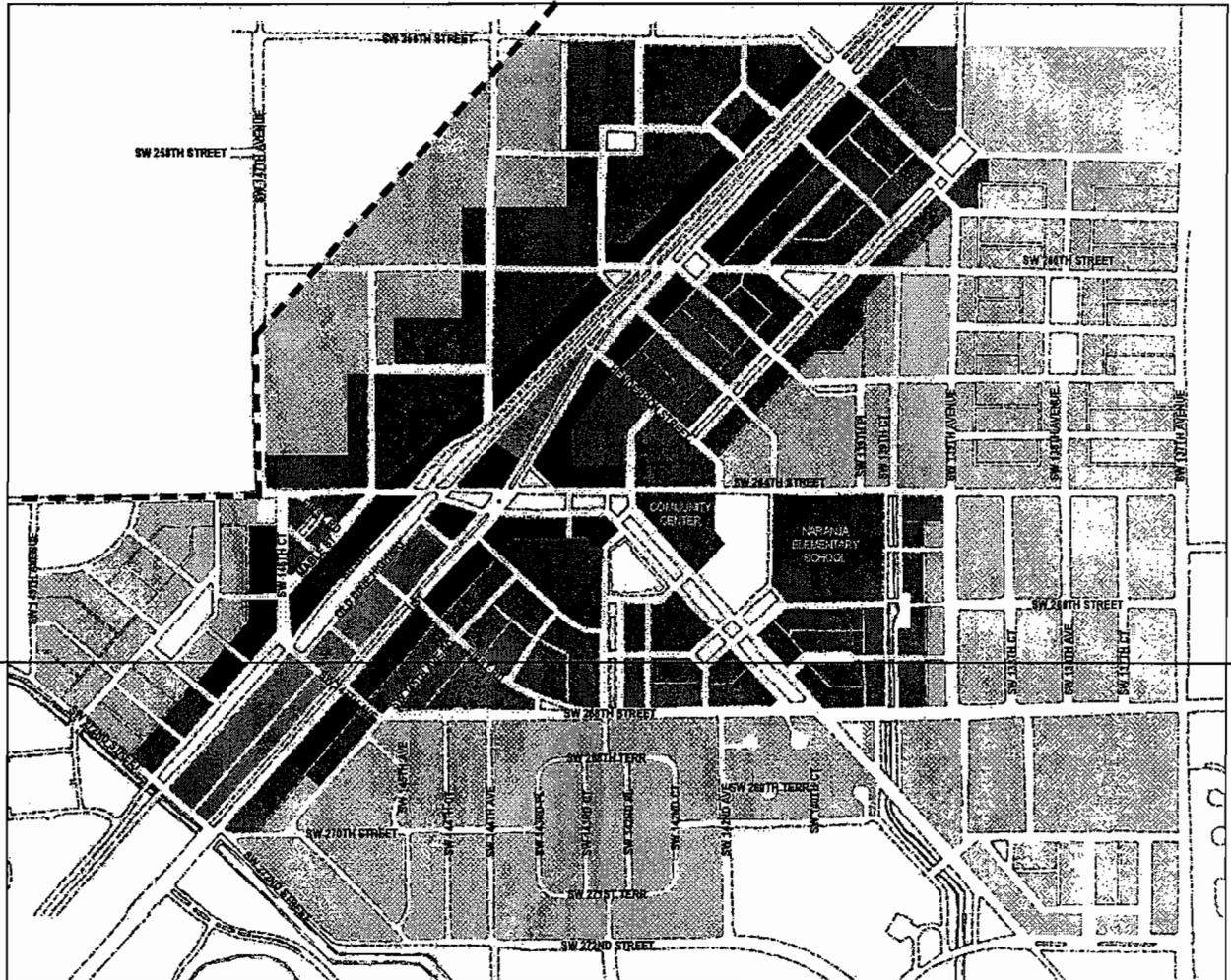
>>C. Land Use Plan



KEY:

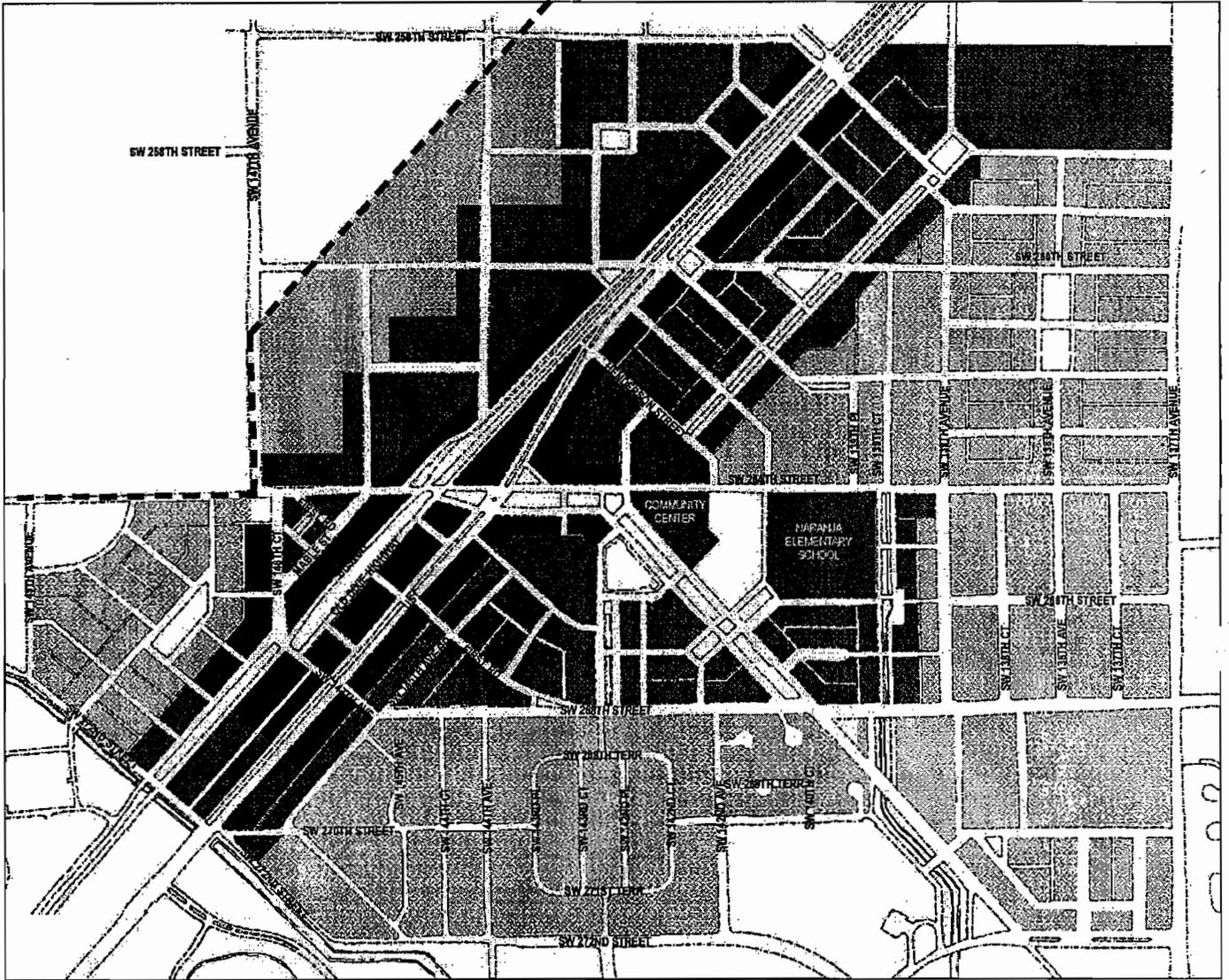
- |  |   |  |
|--|---|--|
| <p><b>MM MIXED-USE MAIN STREET</b><br/>First and second floors - businesses, professional offices, civic, education and government offices; Second floor and above - residential; live-work units (Min. 12 units/acre net, Max. 52* units/acre net)</p> <p><b>MC MIXED-USE CORRIDOR</b><br/>Residential, businesses, professional offices, civic, education and government offices (Max. 52* units/acre net)</p> <p><b>MO MIXED-USE OPTIONAL</b><br/>First floor (optional) - businesses, live-work, professional offices, civic, education and government offices; all floors - residential (Min. 12 units/acre net, Max. 52* units/acre net)</p> <p><b>I INSTITUTIONAL</b><br/>Civic, education and government offices. Community center is designated to be publicly developed. If community center is privately developed then the Mixed-use (Main Street) criteria shall apply.</p> | <p><b>RM RESIDENTIAL MODIFIED</b><br/>Duplex, rowhouse, urban villa, apartment dwellings (Min. 12 units/acre net, Max. 36 units/acre net)</p> <p><b>R RESIDENTIAL</b><br/>Single family detached, duplex, urban villa, rowhouse dwellings (Min. 6 units/acre net, Max. 18 units/acre net)</p> <p><b>MD MARKET DISTRICT</b><br/>Outdoor produce markets are permitted. In addition, all uses permitted in the Mixed-use Corridor (MC).</p> <p><b>ID INDUSTRIAL</b><br/>In all floors and all Sub-districts - IU-C uses and live-work units. In addition, for properties facing U.S. 1 in the Core and Center Sub-districts, all uses permitted in the Mixed-use Corridor (MC); in the Center Sub-district, all uses and density permitted in the Residential Modified (RM); and in the Edge Sub-district, all uses and density permitted in the Residential (R) are allowed as per Sec. 33-284.68(A)(2).</p> | <p><b>Urban Development Boundary</b></p> <p>See Sections 33-284.68 and 33-284.83 of this code for specific permitted uses in each land use area.</p> <p>*Residential density may be increased through the use of Severable Use Rights (SURs). See Sec. 33B-45(g)(15) of this code for applicability.</p> |
|--|---|--|

[[D. Building Heights Plan



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>>D. Building Heights Plan



KEY

- Minimum 3 - Maximum 6 Floors
- Minimum 2 - Maximum 4 Floors
- Maximum 2 Floors
- Urban Development Boundary



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**Section 2.** Sec. 33-284.70 of the Code of Miami-Dade County, Florida, is

hereby amended as follows:

**Sec. 33-284.70. Building Placement and Street Type Development Parameters**

- A. All new development and redevelopment within the NCUC shall comply with the Building Placement and Design Parameters as provided in Section 33-284.85 of this code. >> Outdoor produce markets in the Market District shall comply with the Building Placement for Civic Uses in section 33-284.85 of this code.<<

\* \* \*

- C. Unless otherwise provided by the Building Placement and Design Parameters in section 33-284.85 of this code, the following ~~[[front and side]]~~ street setbacks shall be required >> for mixed-use/industrial buildings located in areas designated as MM, MC, MO, MD and ID<< within the NCUC:

[[Street type—	Required Setback—					
	Core—		Center—		Edge—	
—	Front—	Side—	Front—	Side—	Front—	Side—
U.S. 1—	0' *	0'	10' ***	0' or 6'	10' or 15' ***	0' or 6'
Main Street—	0' *	0'	10' ***	0' or 6'	10' or 15' ***	**
Boulevard—	**	**	**	**	**	**
Minor Street—	**	**	**	**	**	**
Service Road—	**	**	**	**	**	**
Pedestrian Passage—	**	**	**	**	**	**
Note: * colonnades required—						
** as provided in Section 33-284.85 of this code—						
*** if a colonnade is provided the front setback shall be 0']]						

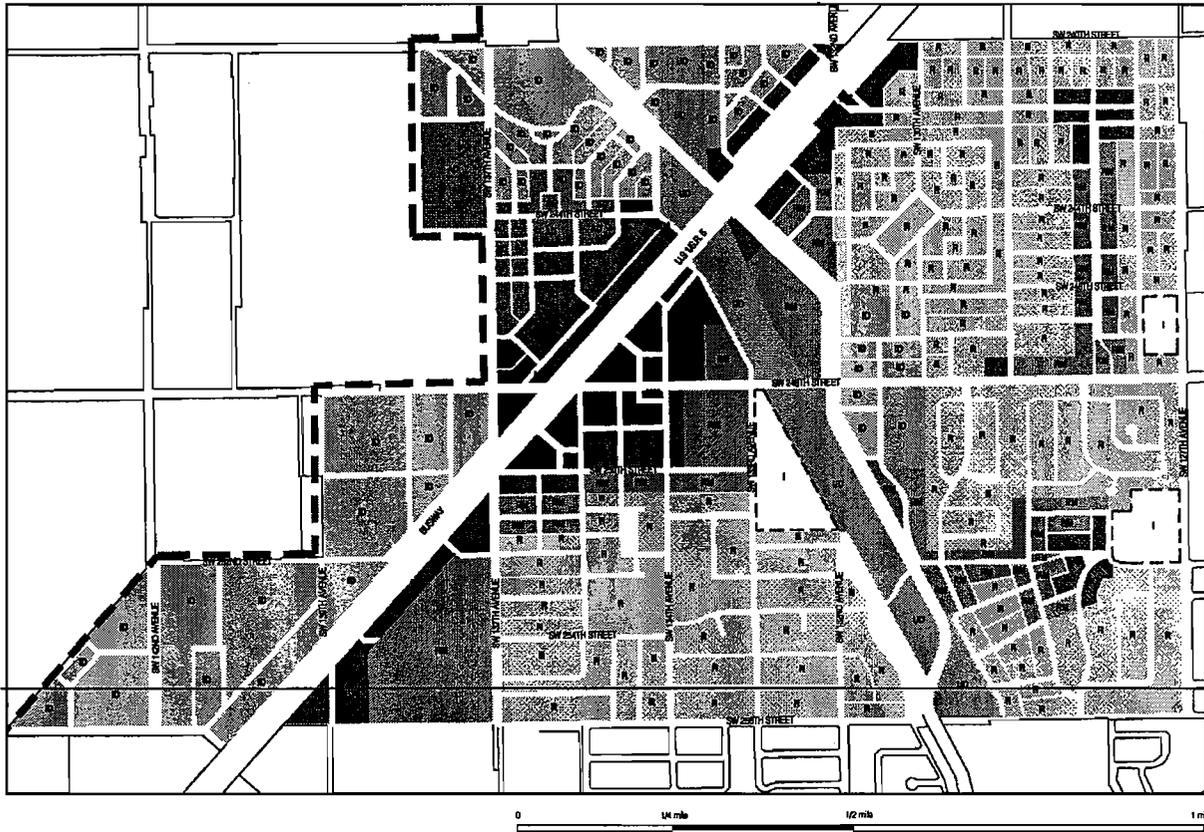
>>Street Type	Required Setback		
	Core	Center	Edge
U.S. 1	0' *	10' **	10' or 15' **
Main Street	0' *	10' **	10' or 15' **
Boulevard	0' or 10' **	0' or 10' **	10' or 15' **
Minor Street	10' **	10' **	10' **
Note: * colonnade required ** if a colonnade is provided the front setback shall be 0' N/A not applicable<<			

**Section 3.** Sec. 33-284.99.2 of the Code of Miami-Dade County, Florida, is hereby amended by replacing the Land Use Plan as follows:

**Sec. 33-284.99.2. The Regulating Plans**

\* \* \*

[[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\* 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)
- URBAN DEVELOPMENT BOUNDARY**

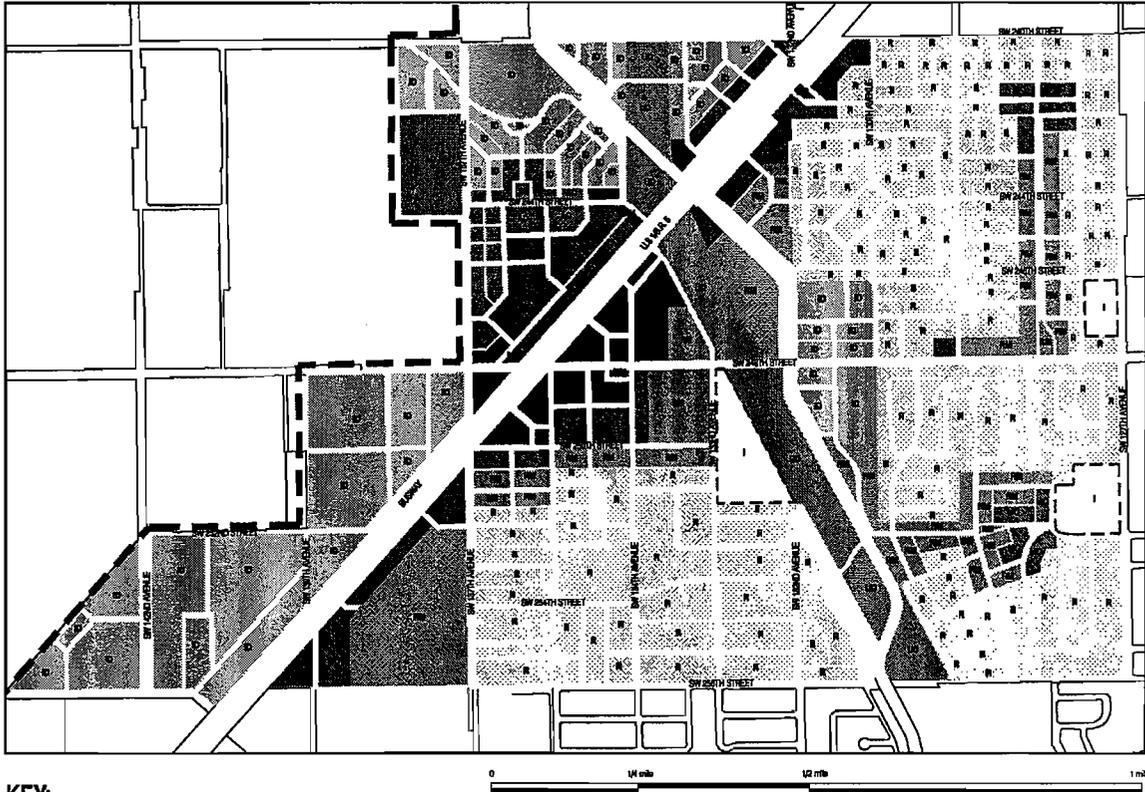
- RM RESIDENTIAL MODIFIED**  
Courtyard, aleyard, duplex, rowhouse, apartment dwellings (min. 12 units/acre net; max. 36 units/ acre net)
- R RESIDENTIAL**  
Single family detached, courtyard, aleyard, rowhouse, duplex dwellings (min. 6 units/acre net; max. 18 units/acre net)
- AD ARTS DISTRICT**  
Live/work buildings, RM uses (min. 12 units/acre net; max. 52\* units/acre net in the Core Sub-district; max. 36 units/acre net in the Center and Edge Sub-districts)
- SD MARKETPLACE SPECIAL DISTRICT**  
Entertainment Center as per Sec. 33-284.99.1 (5); IU-1 uses
- UD UTILITIES DISTRICT**  
All uses permitted in GU district

- ID INDUSTRIAL DISTRICT**  
In all floors and all sub-districts: IU-1 use; 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 33-284.95 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.

>>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)
- URBAN DEVELOPMENT BOUNDARY**

- 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. 16 units/acre net)
- AD ARTS DISTRICT**  
Live/work buildings, RM uses (min. 12 units/acre net; max. 52\* units/acre net in the Core Sub-district; max. 36 units/acre net in the Center and Edge Sub-districts)
- SD MARKETPLACE SPECIAL DISTRICT**  
Entertainment Center as per Sec. 33-284.99.1(B); IU-1 uses
- UD UTILITIES DISTRICT**  
All uses permitted in GU district

- ID INDUSTRIAL DISTRICT**  
In all floors and all sub-districts: IU-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 33-284.95 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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\* \* \*

**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:



Prepared by:



Dennis A. Kerbel