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OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

MEMORANDUM

Agenda Item No. 7(J)

(Second Reading 9-7-16)

TO: Honorable Chairman Jean Monestime and Members, Board of County Commissioners

DATE: June 7, 2016

FROM: Abigail Price-Williams County Attorney

SUBJECT: Ordinance relating to zoning; modifying process for applications to amend maps, also referred to as regulating plans, governing all Urban Center and Urban Area Districts in the unincorporated area; providing that such maps or plans, and associated legal descriptions, shall be maintained on file with the Department of Regulatory and Economic Resources; authorizing such maps or plans to be amended by resolution, rather than by ordinance; amending definitions; deleting from the Code the maps or plans and certain legal descriptions; amending Article I, Articles XXXIII(I) through XXXIII(V), and Article XXXVI of Chapter 33 of the Code

Ordinance No. 16-91

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

Abigail Price-Williams
County Attorney

APW/smm

/

Memorandum

MIAMI-DADE COUNTY

Date: September 7, 2016

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Fiscal Impact Statement for Zoning Ordinance Modifying Process for Applications to Amend Maps

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The proposed ordinance relating to zoning amends Article I, Articles XXXIII(I) through XXXIII(V), and Article XXXVI of Chapter 33 of the Code of Miami-Dade County modifying the process to amend maps related to urban centers and urban area districts. There is no anticipated fiscal impact to the County with the implementation of this proposed ordinance as additional staffing resources are not required.

Jack Osterholt
Deputy Mayor

Fis06716 161357

Memorandum

MIAMI-DADE COUNTY

Date: September 7, 2016

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Social Equity Impact Statement for Zoning Ordinance Modifying Process for Applications to Amend Maps

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The proposed ordinance amends the Code to modify the process of amending maps related to urban centers and urban area districts by removing all the Regulating Plans (maps) and placing them on file with the Department of Regulatory and Economic Resources. As such, by removing Regulating Plans from the Code, any future amendment to an urban center or urban area district map can be effectuated through a resolution as opposed to an ordinance, as done currently.

No specific social equity benefit or burden can be determined at this time. However, applicants seeking changes to a set of Regulating Plans will benefit from the time savings associated with going before the Board of County Commissioners with a resolution as opposed to an ordinance.

Jack Osterholt
Deputy Mayor

161357

MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: September 7, 2016

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 7(J)

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
Veto _____
Override _____

Agenda Item No. 7(J)
9-7-16

ORDINANCE NO. 16-91

ORDINANCE RELATING TO ZONING; MODIFYING PROCESS FOR APPLICATIONS TO AMEND MAPS, ALSO REFERRED TO AS REGULATING PLANS, GOVERNING ALL URBAN CENTER AND URBAN AREA DISTRICT REGULATIONS IN THE UNINCORPORATED AREA; PROVIDING THAT SUCH MAPS OR PLANS, AND ASSOCIATED LEGAL DESCRIPTIONS, SHALL BE MAINTAINED ON FILE WITH THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES; AUTHORIZING SUCH MAPS OR PLANS TO BE AMENDED BY RESOLUTION, RATHER THAN BY ORDINANCE; AMENDING DEFINITIONS; DELETING FROM THE CODE THE MAPS OR PLANS AND CERTAIN LEGAL DESCRIPTIONS FOR THE DOWNTOWN KENDALL URBAN CENTER DISTRICT, NARANJA COMMUNITY URBAN CENTER DISTRICT, GOULDS COMMUNITY URBAN CENTER DISTRICT, PRINCETON COMMUNITY CENTER URBAN DISTRICT, PERRINE COMMUNITY URBAN CENTER DISTRICT, OJUS URBAN AREA DISTRICT, CUTLER RIDGE METROPOLITAN URBAN CENTER DISTRICT, LEISURE CITY COMMUNITY URBAN CENTER DISTRICT, MODEL CITY URBAN CENTER DISTRICT, NORTH CENTRAL URBAN AREA DISTRICT, PALMER LAKE METROPOLITAN URBAN CENTER DISTRICT, BIRD ROAD CORRIDOR URBAN AREA DISTRICT, AND COUNTRY CLUB URBAN AREA DISTRICT; AMENDING ARTICLE I, ARTICLES XXXIII(I) THROUGH XXXIII(V), AND ARTICLE XXXVI OF CHAPTER 33 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING SEVERABILITY, INCLUSION IN THE CODE AND AN EFFECTIVE DATE

WHEREAS, the County's Zoning Code (Chapter 33 of the County Code), provides for unique zoning districts, the "urban center districts," that are intended to be moderate- to high-intensity design-unified areas that contain a concentration of different urban functions integrated both horizontally and vertically; and

WHEREAS, establishment of an urban center district is a two-step process: first, this Board adopts an ordinance, through its standard legislative process, that sets forth the boundaries of the urban center, the land use plan designating the uses permitted on each property, and other regulating plans and regulations applicable to that urban center district; and second, this Board holds a quasi-judicial zoning hearing on a district boundary change, to rezone each of the underlying properties to the urban center district; and

WHEREAS, once the district boundary change is completed, each individual property within the urban center bears a zoning designation of "urban center district," but the specific land use category that defines the permitted uses and other development parameters applicable to a particular property are set forth only in the regulating plan maps in the Zoning Code; and

WHEREAS, changing the land use category or other regulating plan applicable to a particular property within the urban center is currently similar to the two-step process used to establish the district, in that: (1) such an amendment requires a change to the regulating plans set forth in the urban center ordinance itself, which is a legislative act; but (2) it also requires a quasi-judicial hearing because it involves the zoning of a specific property; and

WHEREAS, in Ordinance No. 13-119, this Board created a hybrid process to allow a regulating plan applicable to a particular property to be rezoned in a quasi-judicial hearing on an ordinance amending Chapter 33; and

WHEREAS, this Board now desires to simplify the rezoning process for urban centers so that it follows the same process as other zoning actions; and

WHEREAS, to accomplish this change, the urban center ordinances must be amended to provide that regulating plans will henceforth be kept on file with the Department of Regulatory and Economic Resources rather than codified in Chapter 33,

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

Section 1. Article I of Chapter 33 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:[1]

ARTICLE I. - IN GENERAL

Sec. 33-1. Definitions.

For the purpose of this chapter, the following definitions for terms used herein shall apply to all sections of this chapter unless the context clearly indicates otherwise:

* * *

(37.1) *Department.* Unless otherwise specified within this chapter, department shall mean the Department of >>Regulatory and Economic Resources, or successor department<< [[~~Planning and Zoning~~]].

* * *

(39) *Director.* The word "Director" shall mean the Director of the Department of >>Regulatory and Economic Resources or successor department,<< [[~~Planning and Zoning~~]] or >>the Director's<< designee, unless the context clearly indicates otherwise.

* * *

>>(85.1) *Regulating Plan.* Map applicable to Urban Center or Urban Area district that establishes and graphically depicts the location of land uses, sub-districts, residential densities, open spaces, streets, bike routes, or other elements for each district. Required regulating plans are described in Sec. 33-284.84 of this chapter.<<

* * *

[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.

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:

* * *

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
PECUCD—Perrine Community Urban Center
OUAD—Ojus Urban Area District
CRMUC—Cutler Ridge Metropolitan Urban Center District
LCUC—Leisure City Community Urban Center District
MCUC—Model City Urban Center District
NCUAD—North Central Urban Area District
CCUAD—Country Club Urban Area District
BRCUAD—Bird Road Corridor Urban Area District<<

* * *

Sec. 33-3. - District boundary maps >>; urban center or urban area district regulating plan maps<<.

>>(a)<<The boundaries of the various districts (zone classification districts) are shown upon the zoning maps on file >>with<< [[~~in~~]] the Department>>,<< and such maps shall be known as the district boundary maps.

>>(b) Regulating plans for each urban center or urban area district are maintained on file with the Department.

(c)<< Changes in the boundaries of districts >>or changes to any elements depicted in regulating plans<< shall be made in accordance with appropriate laws>>,<< and such changes shall be shown on the district boundary maps >>or affected regulating plans<<.

* * *

Section 2. Section 33-284.60 of Article XXXIII(I), entitled Downtown Kendall Urban Center District, of Chapter 33 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:

Sec. 33-284.60. Organization of this article.

(A) This Article is organized into [[~~three (3)~~]] >>two (2)<< primary sections:

(1) [[~~The Regulating Plans allocate Sub-Districts, street frontages, and designated open space that serve as the controlling factors of the plan;~~

~~(2)~~]] The Development Parameters>>, which<< are the instructions for implementing the Regulating Plans; and

[[~~(3)~~]] >>(2)<< The Additional Parameters>>, which<< address issues of quality in the design of buildings and their grounds.

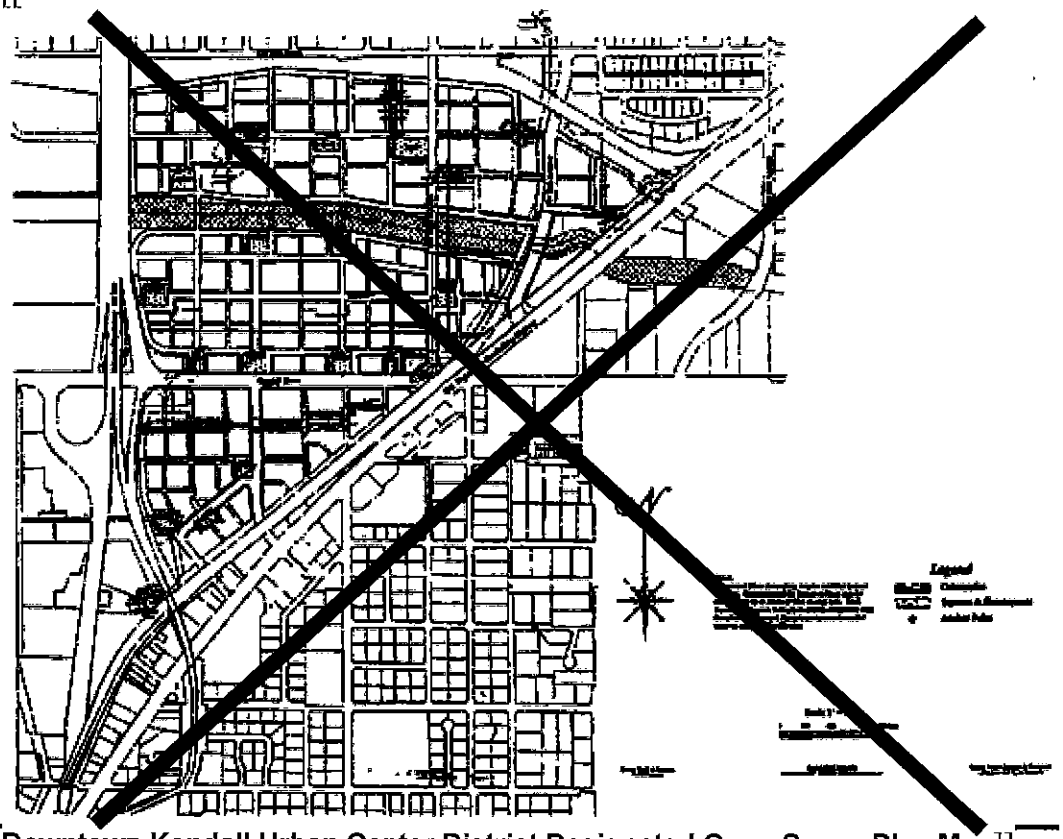
(B) The controlling factors are the three (3) Regulating Plans which establish four Sub-Districts, five (5) street frontage types and a number of designated open spaces that interact. [[~~Each different interaction is illustrated as part of this Article.~~]] >>Full-scale maps of the Regulating Plans are on file with the Department.<<

(1) The Sub-District Plan delineates four sub-districts, the Core, the Center, the Center DRI and the Edge. These Sub-Districts control land use and intensity of development in accordance with the County's Comprehensive Development Master Plan. Unless developed in accordance with Section 33-284.63.1 below, property in the Center DRI Sub-district shall be subject to the provisions of this article applicable to the Center Sub-district.

(2) The Street Frontage Plan establishes a hierarchy of street types in existing and future locations which shall be provided and shown in all future development. The five (5) street types are lettered "A" through "E." An "A" street is the most important street to accommodate pedestrian activity.

(3) The Designated Open Space Plan establishes essential open spaces which shall be provided in all future development and construction. The designated open spaces are controlled by anchor points [[~~which are shown on a larger map at a scale of one (1) inch equals two hundred (200) feet on file at the Miami-Dade County Department of Planning and Zoning~~]]. The Downtown Kendall Urban Center District Designated Open Space Plan Map's legend contains colonnades, squares & greenspaces, and anchor point>>s<<. The >>regulating plan<< map >>on file with the Department<< [[~~, shown below,~~]] specifies the exact location and size of all squares and greenspaces required within the Downtown Kendall Urban Center District.

[[



~~Downtown Kendall Urban Center District Designated Open Space Plan Map~~]]

Section 3. Section 33-284.61 of Article XXXIII(I), entitled Downtown Kendall Urban Center District, of Chapter 33 of the Code of Miami-Dade County, Florida, is hereby deleted in its entirety.

Section 4. Section 33-284.66 of Article XXXIII(J), entitled Naranja Community Urban Center District, of Chapter 33 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:

Sec. 33-284.66. Purpose >>, intent<< and applicability.

* * *

4. The boundaries shown in Figure 1 >>illustrate<< [[~~shall constitute~~]] the Naranja CUC Boundary Plan and are generally described as follows: from the northwest corner of the intersection of SW 137 Avenue and SW 272 Street, north along the west side of SW 137 Avenue to the south side of SW 256 Street, then west along the south side of SW 256 Street to the UDB line, as reflected on the maps on file with the Department of Planning and Zoning dated September 22, 2003, then south and west along the UDB to the centerline of SW 149 Avenue, then south along the centerline of SW 149 Avenue to the C-103N canal, then southeast along the canal to the north side of SW 272 Street, then east along the north side of SW 272 Street to the west side of SW 142 Avenue, then north along the west side of SW 142 Avenue to the south side of SW 270 Street, then east along the north side of SW 270 Street to the east side of the FEC easement, then southeast along the east side of the FEC easement to the north side of SW 272 Street, then east along the north side of SW 272 Street to the west side of SW 137 Avenue. The exact location of the UDB line as of the effective date of this ordinance is on file with the Department of Planning and Zoning. An approximate delineation of the UDB line is depicted in the Regulating Plans. Any amendment to the CDMP resulting in a movement of the UDB line following the effective date of this ordinance shall be followed by an amendment to this section of the code to reflect the new UDB line or the westernmost boundaries of the NCUC in compliance with the half-a-mile radius CDMP requirement for Community Urban Centers.

[[~~A more detailed legal description of the boundaries follows:~~

~~Begin at the NE corner of the SE ¼ of Section 27-56-39. Thence W. along the centerline of SW 256 St for a distance of 1877' + to the centerline of State Hwy. #5. Thence SW/ly along the centerline of State Hwy. #5 for 285'+/- to a point. Thence N47°-04'-12"W for 300'+/- to the centerline of SW 256 St. Thence W. along SW 256 St. centerline for 1600'+/- to a point. Thence S40°34'07"W for 2380'+/- to the theoretical W/ly R/wy of SW 147 Ave. Thence S. along the theoretical W/ly R/wy of SW 147 Avenue for 850'+/- to the N/ly R/wy of SW 264 St. Thence W. along the N/ly line of SW 264 St. for 1287'+/- to theoretical centerline of SW 149 Ave. Thence S. along SW 149 Ave for 1030'+/- to the N/ly R/wy of Canal C-103 N. Thence SE/ly along the N. line of canal for 2450'+/- to the centerline of SW 272 St. Thence E. along SW 272 St centerline for 2340'+/- to the centerline of SW 142 Ave. Thence N. along 142 Ave for 682'+/- to the centerline of SW 270 St. Thence E. for 1050'+/- to the W/ line of FEC EASEMENT. Thence SE/ly along the W. line of FEC EASEMENT 895'+/- to the~~

~~centerline of SW 272 St. Thence E. 1080'+/- to SW 137 Ave. Thence N. along 137 Ave for a distance of 5280'+/- to the point of beginning.~~]]

Full scale maps >>and a legal description of the boundaries<< of the Illustrative Plan presented in Figure 1, as well as all the Regulating Plans and Street Development Parameters figures [[~~in this article~~]], are on file with the [[~~Miami-Dade~~]] Department [[~~of Planning and Zoning~~]].

* * *

Section 5. Section 33-284.69 of Article XXXIII(J), entitled Naranja Community Urban Center District, of Chapter 33 of the Code of Miami-Dade County, Florida, is hereby deleted in its entirety.

Section 6. Article XXXIII(K), entitled Standard Urban Center District Regulations, of Chapter 33 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:

ARTICLE XXXIII(K). - STANDARD URBAN CENTER DISTRICT REGULATIONS

* * *

Sec. 33-284.84. - Regulating Plans.

A set of Regulating Plans shall be provided with each adopted Urban Center or >>Urban<< Area District. >>As provided in Section 33-305 of this chapter, the Regulating Plan maps for each district shall thereafter be maintained by the Director and kept on file with the Department and shall be amended, modified, and changed by resolution of the County Commission.<< The Regulating Plans shall consist of a series of controlling plans that include the following:

A. The Street Types Plan, which establishes a hierarchy of street types in existing and future locations that shall be provided and shown in all development plans.

B. The Sub-districts Plan, which delineates three (3) sub-districts: Core, Center and Edge. These Sub-districts shall regulate the allowable intensity of development in accordance with the Comprehensive Development Master Plan and this article.

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

D. The Building Heights Plan, which establishes the minimum and maximum allowable number of stories and permits developments to reach CDMP Urban Center intensity ranges.

1. Developments in Community Urban Center[[~~s~~]] >>or Urban Area Districts<< shall meet the intensity range by:
   a. Providing the required minimum/maximum number of stories; or
   b. Providing a minimum of one (1) story and the following applicable minimum floor-area ratio:
      i. In the Edge Sub-district, a minimum floor area ratio of one-half (0.5);
      ii. In the Center Sub-district, a minimum floor area ratio of one (1); and
      iii. In the Core Sub-district a minimum of floor area ratio of one and one-half (1.5).
2. Developments in Metropolitan Urban Center >>District<<s shall meet the intensity range by:
   a. Providing the required minimum/maximum number of stories; or
   b. Providing a minimum of one (1) story and the applicable minimum floor-area ratio:
      i. In the Edge Sub-district, a minimum floor area ratio of one and one-half (1.5);
      ii. In the Center Sub-district, a minimum floor area ratio of one and three-quarters (1.75); and
      iii. In the Core Sub-district, a minimum floor area ratio of three (3).

E. The Designated Open Space Plan, which designates open spaces, which shall be shown in all development plans. The designated open spaces shall be controlled by anchor points.

F. The New Streets Plan, which shows the location and the number of new streets needed to create the prescribed network of streets within each Urban Center or Area District. All new A streets shall be required in the same general location as shown on the New Streets Plan. All B streets shall be located as provided in Section 33-284.86(C) of this article.

G. 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. 33-284.89.3. Amendments to Urban Center >>or Urban Area<< District Land Use Plan Category or Other Regulating Plan.

Notwithstanding any other provision of this code >>to the contrary<<, for properties that have a zoning classification of urban center >>or urban area<< district, [[the following procedures shall govern]] >>an application<< (i) [[any amendment to an urban center district]] >>to amend a<< land use >>regulating<< plan to change the land use category to which a specific property is designated[[;]] or (ii) [[any amendment to other urban center]] >>to amend any other element of a<< regulating plan as applicable to the particular property >>(iii) or to expand the boundaries of an urban center or urban area district shall be processed as an application for a district boundary change in accordance with the procedures set forth in Article XXXVI of this chapter.<< [[:

(A) *Application.* The amendment process shall be initiated by filing with the Department an application, on forms prescribed by the Director.

(i) The application form shall be executed and sworn to by the owner or owners of at least seventy- five (75) percent of the property described in the application, or by tenant or tenants, with owner's written sworn to consent, or by duly authorized agents, evidenced by a written power of attorney, if not a member of the Florida Bar, or by the Director.

(ii) All properties described in one application must be contiguous and immediately adjacent to one another, and the Director may require more than one application if the property concerned contains more than forty (40) acres, or the fee paid for one application would not equal the cost of processing the same.

(iii) The amendment shall be presented as an ordinance amending the applicable urban center district regulations.

(B) *Notice.*

(i) Notice of the amendment ordinance shall be provided in accordance with the standard procedures for consideration of legislative ordinances.]]

(ii) In addition, notice of the public hearing date on the amendment ordinance shall be provided in accordance with the requirements of Section 33- 310 of this code applicable

~~to an application for district boundary change to an urban center district. The first reading of the ordinance shall not be subject to this additional notice requirement.~~

~~(C)~~ ~~*Hearings*. The amendment ordinance shall be introduced on first reading at a regular meeting of the Board of County Commissioners. The ordinance shall thereafter be set for public hearing and second reading at a regular meeting of the Board of County Commissioners. The ordinance shall be considered as a quasi-judicial item and shall be accompanied by the written recommendation of the Director, prepared in accordance with Section 33-310 of t his chapter. The hearing shall be conducted in accordance with the procedures for direct zoning applications to the Board of County Commissioners, as set forth in Sections 33-314 and 33-311 of this chapter.~~

~~(D)~~ ~~*Exhaustion of remedies; judicial review.*~~

~~(i)~~ ~~No person aggrieved by any zoning ordinance, resolution, order, requirement, decision, or determination of an administrative official or by any decision of the Board of County Commissioners may apply to the Court for relief unless such person has first exhausted the remedies provided for herein and taken all available steps provided in this section and complied with all other requirements concerning exhaustion of remedies and court review set forth in Section 33-316 of this chapter. Judicial review of any decision pursuant to this section shall be governed by the procedures set forth in Section 33-316 of this chapter.~~

~~(ii)~~ ~~Any person or entity claiming a particular action under this section constitutes or would constitute a temporary or permanent taking of private property or an abrogation of vested rights must affirmatively demonstrate the legal requisites of the claim by exhausting the administrative remedy provided in Section 2-114.1 of this code.~~]]

* * *

Section 7. Section 33-284.91 of Article XXXIII(L), entitled Goulds Community Urban Center District, of Chapter 33 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:

Sec. 33-284.91. Purpose >>, intent<< and >>applicability<< [[~~Intent~~]].

* * *

C. The boundaries shown in Figure 1 >>illustrate<< [[~~shall constitute~~]] the Goulds Community Urban Center Boundary Plan and are generally described as follows: from the intersection of the south side of the right-of-way of the Black Creek Canal with the extension of the centerline of SW 114th Avenue, then south along the centerline of SW 114th Avenue to the centerline of SW 214th Street, then east along theoretical SW 214th Street to the centerline of SW 113th Avenue, then south along the centerline of SW 113th Avenue to the centerline of SW 216th Street, then west along the centerline of SW 216th Street to the centerline of SW 115th Avenue, then south along the centerline of SW 115th Avenue to the centerline of SW 220th Street, then west along the centerline of SW 220th Street to a point located approximately 190 feet west of the centerline SW 120th Avenue, then north along an imaginary line at 190 feet to the west of the centerline of SW 120th Avenue to the south side of the right-of-way of the Black Creek Canal, then east along the south side of the right-of-way of the Black Creek Canal to the beginning point.

[[~~A more detailed legal description of the boundaries follows:~~

~~Beginning in the intersection of south side of the R/W of the Black Creek Canal and the centerline of SW 114th Avenue, then South along the centerline of SW 114th Avenue to the intersection with the centerline of SW 214th Street, then East along the centerline of 214th Street, to the intersection with the centerline of SW 113 Avenue, then South along the centerline of SW 113 Avenue to the intersection with the centerline of SW 216th Street, then Westerly along the centerline of SW 216th Street to the intersection with the centerline of SW 115 Avenue, then South along the centerline of SW 115 Avenue to the intersection with the centerline of SW 220th Street, then West along the centerline of SW 220th Street to a point located approximately 190 feet West of the centerline of SW 120th Avenue, and intersecting with the centerline of the SW 220th Street, then North along an imaginary line at 190 feet parallel and west of the centerline of SW 120th Avenue to the intersection with the south side of the R/W of the Black Creek Canal, then East along the south side of the R/W of the Black Creek Canal to the point of beginning (the intersection with the centerline of SW 114th Avenue).~~]]

D. Full scale maps >>and a legal description of the boundaries<< of the Illustrative Master Plan presented in Figure 1, as well as all the Regulating Plans and Street Development Parameters figures [[~~in this article~~]], are on file with the [[~~Miami-Dade~~]] Department [[~~of Planning and Zoning~~]].

* * *

Section 8. Section 33-284.94 of Article XXXIII(L), entitled Goulds Community Urban Center District, of Chapter 33 of the Code of Miami-Dade County, Florida, is hereby deleted in its entirety.

Section 9. Section 33-284.98 of Article XXXIII(M), entitled Princeton Community Urban Center District, of Chapter 33 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:

Sec. 33-284.98. Purpose, intent and applicability.

* * *

C. The boundaries shown in Figure 1 >>illustrate<< [[~~shall constitute~~]] the Princeton Community Urban Center Boundary Plan and are generally described as follows: from the northwest corner of the intersection of SW 256 Street and SW 127 Avenue, then north along the west side of SW 127 Avenue to the south side of SW 240 Street, then west along the south side of SW 240 Street to the Urban Development Boundary (UDB) line, [[~~as of the effective date of this ordinance,~~]] then south, east and west along the UDB to the north side of SW 256 Street, then east along the north side of SW 256 Street to the west side of SW 127 Avenue. The exact location of the UDB line [[~~as of the effective date of this ordinance (July 17, 2005)~~]] is on file with the Department [[~~of Planning and Zoning~~]]. An approximate delineation of the UDB line is depicted in the Illustrative Master Plan and in the Regulating Plans.

[[~~A more detailed legal description of the boundaries follows:~~

~~Beginning at the centerline of the intersection of SW 127th Avenue and SW 256th Street of section 26-56-39, thence North, along the~~

~~centerline of SW 127th avenue to the intersection with the centerline of SW 240th Street, thence west along the centerline of SW 240 Street to the intersection with the centerline of SW 137 AVE the (UDB). Thence continue west along the centerline of SW 240 Street for 542' + to a point (theoretical UDB). Thence on an assumed bearing S00-44-41W for 1440' + to a point. Thence N89-26-32E for 542' + to the centerline of SW 137 AVE. Thence south along the centerline of SE 137 AVE to the intersection with the centerline of SW 248 Street. Thence west along centerline of SW 248 Street to the intersection with the centerline of SW 139 AVE. Thence south along the centerline of SW 139 AVE to the intersection with the centerline of SW 252 Street. Thence west along the centerline of SW 252 Street to the intersection with the centerline of SW 142 AVE. Thence on an assumed bearing S41-03-51W for approximately 1737' + to the centerline of the intersection of SW 256 Street. Thence east along the centerline of SW 256 Street for 1563' + to the intersection with the Centerline of Packing House Road. Thence on an assumed bearing S50-44-50E for approximately 371.65' + to the centerline of State Hwy # 5. Thence NE/ly along the centerline of the State HWY # 5 for 334.99 + to a point. Thence east for 427.30 + to the centerline of SW 139 Ave. Thence east along the centerline of SW 256 ST to the point of beginning. (The intersection with the centerline of SW 127 AVE).~~]]

D. Full scale maps >>and a legal description of the boundaries<< of the Illustrative Master Plan presented in Figure 1, as well as all the Regulating Plans and Street Development Parameters figures [[~~in this article~~]], are on file with the [[~~Miami-Dade~~]] Department [[~~of Planning and Zoning~~]].

* * *

Section 10. Section 33-284.99.2 of Article XXXIII(M), entitled Princeton Community Urban Center District, of Chapter 33 of the Code of Miami-Dade County, Florida, is hereby deleted in its entirety.

Section 11. Section 33-284.99.6 of Article XXXIII(N), entitled Perrine Community Urban Center District, of Chapter 33 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:

Sec. 33-284.99.6. Purpose, intent and applicability.

* * *

C. The boundaries shown in Figure 1 >>illustrate<< [[~~shall constitute~~]] the Perrine Community Urban Center (PECUC) Boundary Plan and are generally described as follows: from the intersection of the centerline of the southbound U. S Highway 1 (US 1) and SW 168 Street, then west along the centerline of SW 168 Street to the centerline of SW 107 Avenue, then south along the centerline of SW 107 Avenue to the centerline of SW 184 Street, then west along the centerline of SW 184 Street to the east side of the Homestead Extension of the Florida Turnpike — State Road 821 (HEFT), then south and east along the east side of the HEFT to the centerline of SW 186 Street, Quail Roost Drive, then east along the centerline of SW 186 Street to the east side of the C-1N canal, then south and east along the east and north side of the C-1N canal to the centerline of Marlin Drive, the southeasterly along the centerline of Marlin Drive to the centerline of the South Miami-Dade Busway, then north along the centerline of the South Miami-Dade Busway to SW 186 Street, then east along the centerline of SW 186 Street the centerline of US 1, then north along the centerline of US 1 to SW 183 Street, then north along the centerline of the southbound US 1 to the point of beginning.

[[~~A more detailed legal description of the boundaries follows:~~

~~Beginning at the intersection of the centerline of the southbound U.S. Highway 1 (US 1) and the centerline of SW 168 Street, thence West along the aforementioned centerline of SW 168 Street to the intersection with the centerline of SW 107 Avenue, thence South along the aforementioned centerline of SW 107 Avenue to the intersection with the centerline of SW 184 Street, thence West along the centerline of the aforementioned centerline of SW 184 Street to the intersection with the East Right-of-Way line of the Homestead Extension of the Florida Turnpike – State Road 821 (HEFT), thence South and Southeasterly along the afore mentioned East Right-of-Way line of the Homestead Extension of the Florida Turnpike – State Road 821 (HEFT) to the centerline of SW 186 Street (Quail Roost Drive), thence East along the centerline of the aforementioned centerline of SW 186 Street (Quail Roost Drive) to the intersection with the East Right-of-Way line of the C-1N Canal, thence South and East along the afore mentioned East and North Right-of-Way line of the C-1N Canal to the intersection with the centerline of Marlin Drive, thence Southeasterly along the~~

~~aforementioned centerline of Marlin Drive to the intersection with the centerline of the South Miami-Dade Busway, thence Northeasterly along the aforementioned centerline of the South Miami-Dade Busway to the centerline of SW 186 Street, thence East along the aforementioned centerline of SW 186 Street to the intersection of the centerline of U.S. Highway 1 (US 1), thence Northeasterly along the aforementioned centerline of U.S. Highway 1 (US 1) to the intersection with the extension of the centerline of SW 183 Street, thence Northeasterly along the centerline of the southbound U.S. Highway 1 (US 1) back to the Point of Beginning.~~]]

D. Full scale maps >>and a legal description of the boundaries<< of the Illustrative Master Plan presented in Figure 1, as well as all the Regulating Plans and Street Development Parameters figures [[~~in this article~~]], are on file with the [[~~Miami-Dade~~]] Department [[~~of Planning and Zoning~~]].

* * *

Section 12. Section 33-284.99.9 of Article XXXIII(N), entitled Perrine Community Urban Center District, of Chapter 33 of the Code of Miami-Dade County, Florida, is hereby deleted in its entirety.

Section 13. Section 33-284.99.14 of Article XXXIII(O), entitled Ojus Urban Area District, of Chapter 33 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:

Sec. 33-284.99.14. Purpose, intent and applicability.

* * *

C. The regulations contained in this chapter address portions of the Ojus/Aventura Metropolitan Urban Center and its surrounding area >>, hereafter the Ojus Urban Area District (OUAD), which shall be governed as a Community Urban Center District<<. Specifically [[~~it~~]] >>, the regulations<< address[[~~es~~]] an area with the boundaries shown in >>Figure 1, which illustrates<< the >>OUAD<< Boundary Plan, [[~~hereafter the Ojus Urban Area District (OUAD)~~]] and generally described as follows: from the

crossing of the Oleta River with the west side of the Florida East Cost (FEC) railroad easement, then north along the west side of the FEC railroad easement to the south side of NE 203 Street, then west along the south side of NE 203 Street to the west side of NE 26 Avenue, then north along the west side of NE 26 Avenue to the south side of theoretical NE 206 Street then west along the south side of theoretical NE 206 Street to the eastern boundary of the Highland Oaks Park, then north and west along the boundary of Highland Oaks Park to the east side of NE 23 Avenue, then south on the east side of NE 23 Avenue to the north side of NE 207 Street, then east along the north side of NE 207 Street to the east side of NE 24 Avenue, then south along the east side of NE 24 Avenue to the south side on NE 203 Street, then east along the south side of NE 203 Street to the Oleta River, then south along the Oleta River to the point of beginning.

[[~~A more detailed legal description of the boundaries follows:~~

~~Beginning at the intersection of the East Right-of-Way line of the Oleta River with the West Right-of-Way line of the Florida East Coast railroad, thence North along the aforementioned West Right-of-Way line of the Florida East Coast railroad to the intersection with the centerline of NE 203 Street, thence West along the aforementioned centerline of NE 203 Street to the intersection with the centerline of NE 26 Avenue, thence North along the aforementioned centerline of NE 26 Avenue to the intersection with the theoretical extension of the North Property line of Tract "A" of BETH TORAH ADATH YESHURUN as recorded in Plat Book 147, Page 50 of the Miami-Dade County Public Records, thence West along the aforementioned North Property line of Tract "A" to the intersection with the East Right-of-Way line of the Oleta River, thence North along the aforementioned East Right-of-Way line of the Oleta River to the intersection with the East Property line of Highland Oaks Park, thence North along the aforementioned East Property line of Highland Oaks Park to the intersection with the North Property line of Highland Oaks Park, thence West along the aforementioned North Property line of Highland Oaks Park to the theoretical intersection with the centerline of NE 23 Avenue, thence South along the aforementioned centerline of NE 23 Avenue to the intersection with the Northern boundary of Highland Oaks Elementary School, thence East along the aforementioned Northern boundary of Highland Oaks Elementary School for a distance of 546 feet (+/-) to a point, thence Southeast along the Northeast boundary of Highland Oaks Elementary School for a distance of 125 feet (+/-) to a point, thence East to~~

~~the intersection with the centerline of NE 24 Avenue, thence South along the aforementioned centerline of NE 24 Avenue to the intersection with the centerline of NE 203 Street, thence East along the aforementioned centerline of NE 203 Street to the intersection with the East Right-of-Way line of the Oleta River, thence South along the aforementioned East Right-of-Way line of the Oleta River to the Point of Beginning.~~]]

D. Full scale maps >>and a legal description of the boundaries<< of the Illustrative Master Plan presented in Figure 1, as well as all the Regulating Plans and Street Development Parameters figures [[~~in this article~~]], are on file with the [[~~Miami-Dade~~]] Department [[~~of Planning and Zoning~~]].

* * *

Section 14. Section 33-284.99.18 of Article XXXIII(O), entitled Ojus Urban Area District, of Chapter 33 of the Code of Miami-Dade County, Florida, is hereby deleted in its entirety.

Section 15. Section 33-284.99.23 of Article XXXIII(P), entitled Cutler Ridge Metropolitan Urban Center District, of Chapter 33 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:

Sec. 33-284.99.23. Purpose, intent and applicability.

* * *

C. The boundaries shown in Figure 1 that are labeled as 'Miami-Dade County' >>illustrate<< [[~~shall constitute~~]] the Cutler Ridge Metropolitan Urban Center Boundary Plan and are generally described as follows: from the intersection of the centerline of the SW 112 Avenue with the centerline of US 1, then south along the centerline of SW 112 Avenue to the north side of the C-1 Canal (Black Creek Canal), then west along the north side of the Black Creek Canal to the west side of the South Miami-Dade Busway, then north along the west side of the South Miami-Dade Busway to the centerline of SW 117 Avenue, then northwest along the centerline of SW 117 Avenue to the centerline of SW 114 Court, then north along the centerline of SW 114 Court to the centerline of SW 203 Terrace, then east along the centerline of SW 203

Terrace to the centerline of SW 112 Court, then south and southeast along the centerline of SW 112 Court to point of beginning.

[[~~A more detailed legal description of the boundaries follows:~~

~~Beginning at the intersection with the centerline of Black Creek Canal (C-1) and the west line of the Southeast one quarter of Section 7, Township 56 South, Range 40 East, Miami-Dade County Florida lying in SW 112th Avenue (Allapattah Road), thence westerly along the center line of Black Creek Canal (C-1) to the intersection with the East Right-of-Way of South Miami-Dade Bus way; thence north-easterly along the East Right-of-Way of South Miami-Dade Bus way to the intersection with theoretical extension of the Southwest Lot Line of Lot 1, block 12, of South Miami Heights PB.72-PG.87; thence northwest along the theoretical extension of the Southwest Lot Line of Lot 1, block 12, of South Miami Heights PB.72-PG.87 to the intersection with the West Property Line of Lot 1 (SW Cor. of lot 1) Block 12, of South Miami Heights PB.72-PG.87; thence northeast along the West lot line of lot 1, block 12, South Miami Heights, PB.72-PG.87 to the intersection of the East Boundary Line of block 12, South Miami Heights PB.72-PG87; thence north along said Boundary Line to the intersection of the West Lot Line of Lot H of the Re-Subdivision of Cutler Gate PB.70-PG.100; then northeast along Lot Lines H, G, F, E of Re-Subdivision of Cutler Gate PB.70-PG.100 and Lot Lines 1 through 7, block 5, and Lot Lines 1 & 2 block 4, of Cutler Gate PB.64-PG.77 to the intersection with the East Right-of-Way Line of SW 113 Road; thence northwesterly along the East Right-of-Way of SW 113 Road to a point on the West Right-of-Way of SW 114 Ave; thence south on the West Right-of-Way of SW 114 Ave. to the intersection of the North Lot Line of lot 15, block 1, of Cutler Gate PB.64 – PG.77; thence northwest along the North lot line of said lot 15, block 1 to the intersection with the East boundary line of block 12, of South Miami Heights PB.72-PG.87; thence north along the East boundary line of said block 12 to the intersection of the North boundary line of Tr.A and Tr.B of Old Cutler Ridge Crossing PB.148-PG.90; thence east along the North Boundary line of TR.A and TR.B. to the intersection with the East Boundary line of TR. B. of Old Cutler Crossing, plat book 148 at page 90; thence south along the East Boundary line of TR.B of Old Cutler Crossing plat book 148 at page 90 and a Southerly prolongation of the East Boundary line of TR.B. with the West line of the Northeast one quarter of Section 7 and the West line of the Southeast one quarter (SW 112 Avenue Allapattah Road) to the point of beginning.~~]]

Full scale maps >>and a legal description of the boundaries<< of the Illustrative Master Plan presented in Figure 1, as well as all the Regulating Plans and Street Development Parameters figures [[~~in this article~~]], are on file with the [[~~Miami-Dade~~]] Department [[~~of Planning and Zoning~~]].

* * *

Section 16. Section 33-284.99.26 of Article XXXIII(P), entitled Cutler Ridge Metropolitan Urban Center District, of Chapter 33of the Code of Miami-Dade County, Florida, is hereby deleted in its entirety.

Section 17. Section 33-284.99.32 of Article XXXIII(Q), entitled Leisure City Community Urban Center District, of Chapter 33 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:

Sec. 33-284.99.32. Purpose, intent and applicability.

* * *

C. Figure 1 also shows the boundaries of the Leisure City Community Urban Center (CUC) District as well as the boundaries of the Designated Urban Center. As provided in the Standard Urban Center District Regulations, the Workforce Housing requirement shall apply to the area included within the Designated Urban Center boundaries. These boundaries >>are<< [[~~shall be~~]] described as follows:

1. Leisure City Community Urban Center (CUC) District:
A Portion of section 4 and 5, Township 57 South Range 39 East and a portion of Section 33, Township 56 South, Range 39 East, Miami-Dade County, Florida>>.<<[[~~,~~
~~Being more particularly described as follows:~~
~~BEGIN at the intersection with the Center line of SW 296 Street (the South line of the Southeast 1/4 of said Section 5, Township 57 south, Range 39 East) and the Easterly Right-of-Way line of the South Dade Transportation Corridor (Busway) as shown on the Florida Department of Transportation Right-of-Way Map as recorded in Plat Book 124 Page 76 of the Public Records of said Miami-Dade County; thence Northeasterly along said Easterly Right-of-Way line of the South Dade Transportation Corridor~~

~~(Busway) to the intersection with the Northwest corner of Lot 4, Block 1, of NARANJA ASSOC. as recorded in Plat Book 111 Page 57 of the Public Records of said Miami-Dade County; thence Southeasterly along the North Line of said Lot 4 to the Northeast corner of said lot 4 lying on the Northwesterly Right Of Way Line of State Road 5 (US-1); thence Southeasterly across State Road 5 (US-1) to the intersection with the Southeasterly Right Of Way Line of said State Road 5 (US-1), said point of intersection being the Northwest corner of Tract 1, NARANJA LAKES SECTION ONE, as recorded in Plat Book 91 Page 7 of the Public Records of said Miami-Dade County; thence Southeasterly, Northeasterly and Southeasterly along the Northerly Lines of Tracts 1 and 2, of said NARANJA LAKES SECTION ONE, also being the Southerly Right Of Way Line Of Canal C-103N, to the intersection with the East line of said Section 33, Township 56 South, Range 39 East (also being the center line of theoretical SW 147 Avenue); thence Southerly along the East line of said Section 33 Township 56 South Range 39 East (also being the center line of theoretical SW 147 Avenue) to the Southeast corner of Tract 3, of said NARANJA LAKES SECTION ONE; thence Westerly along the South line of said Tract 3 to the intersection with the East line of Tract "E", of NARANJA LAKES SHOPPING PLAZA 1st ADDITION as recorded in Plat Book 128, Page 4 of the Public Records of said Miami-Dade County; thence Southwesterly along the East line of said Tract "E" and along the East line of Tract "D", of NARANJA LAKES SHOPPING PLAZA as recorded in Plat Book 120, Page 59 of the Public Records of said Miami-Dade County, to the Southeast corner of said Tract "D" and the North Right-of-Way line of Naranja Lake Boulevard as shown on said NARANJA LAKES SHOPPING PLAZA; thence Southwesterly across Naranja Lakes Boulevard to the Northeast corner of Tract 11 of NARANJA LAKES SECTION ONE as recorded in Plat book 91, Page 7 of the Public Records of said Miami-Dade County; thence Southerly along the East line of said Tract 11 to the Southeast corner of Tract 11; thence Northwesterly along the South line of said Tract 11 to the Southwest corner of said Tract 11; thence Northeasterly along the west line of Tract 11 to the Southeast corner of Tract 7 of said NARANJA LAKES SECTION ONE; thence Northwesterly along the South line of said Tract 7 to the Northeast corner of Tract "C" of NARANJA LAKES~~

~~TRACTS as recorded in Plat Book 104, Page 15 of the Public Records of said Miami-Dade County; thence Southwesterly along the East line of Tracts "C" and "B" of said NARANJA LAKES TRACTS to the southeast corner of said TRACT "B"; thence continue Southwesterly Southeasterly and Southerly along the Easterly lines of Tract "A" of said NARANJA LAKES TRACTS to the Southeast corner of said Tract "A"; thence Westerly along the South line and the Westerly extension of the South line of Tract "A" to the intersection with the West line of the Southeast 1/4 of Section 33 Township 56 South Range 39 East (also being the center line of SW 152 Avenue); thence Southerly along West line of said Southeast 1/4 of said Section 33 (also being the center line of SW 152 Avenue) to the Southwest corner of the Southeast 1/4 of said Section 33 (also being the centerline of SW 280 Street); thence Easterly along the South line to of the Southeast 1/4 of said Section 33 (also being the center line of SW 280 Street) to the Southeast corner of the Southeast 1/4 of said Section 33 (also being the center line of SW 147 Avenue); thence Southerly along the East line of said Section 4 Township 57 South Range 39 East (also being the center line of SW 147 Avenue) to the intersection with the North line of the Southeast 1/4 of the Northeast 1/4 of said Section 4 (also being the center line of SW 284 Street); thence Westerly along the North line of Southeast 1/4 of the Northeast 1/4 of said Section 4 (also being the center line of SW 284 Street) to the intersection with West line of the Southeast 1/4 of the Northeast 1/4 of said Section 4 (also being the theoretical center line of SW 149 Avenue); thence Southerly along the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 4 (also being the theoretical center line of SW 149 Avenue) to the intersection with the South line of the North 1/2 of said Section 4 (also being the center line of SW 288 Street); thence Westerly along the South line of the North 1/2 of said Section 4 and along the South line of the N 1/2 said Section 5, Township 57 South, Range 39 East (also being the center line of SW 288 Street) to the East line of said Section 5 (also being the center line of SW 157 Avenue); thence Southerly along the East line of said Section 5 (also being the center line of SW 157 Avenue) to the intersection with the South line of said Section 5 (also being the center line of SW 296 Street); thence Westerly along the South line of section 5, Township 57 South, Range 39 East (also being the center line of 296 Street) to the POINT OF BEGINNING.~~]]

2. Designated Urban Center:
A Portion of Sections 4 and 5, Township 57 South Range 39 East and a portion of Section 33, Township 56 South, Range 39 East, Miami-Dade County, Florida>>.<<[[~~, being more particularly described as follows:~~
~~BEGIN at the intersection of the Center line of SW 288 Street (the South line of the Northeast 1/4 of said Section 5, Township 57 South, Range 39 East) and the Easterly Right-of-Way line of the South Dade Transportation Corridor (Busway) as shown on the Florida Department of Transportation Right-of-Way Map as recorded in Plat Book 124 Page 76 of the Public Records of said Miami-Dade County; thence Northeasterly along said Easterly Right-of-Way line of the South Dade Transportation Corridor (Busway) to the Northwest corner of Lot 4, Block 1, of NARANJA ASSOC. as recorded in Plat Book 111, Page 57 of the Public Records of said Miami-Dade County; thence Southeasterly along the North line of said Lot 4 to the Northeast corner of said Lot 4 lying on the Northwesterly Right Of Way Line of State Road 5 (US-1); thence Southeasterly across State Road 5 (US-1) to the intersection with the Southeasterly Right Of Way Line of said State Road 5 (US 1), said point of intersection being the Northwest corner of Tract 1, NARANJA LAKES SECTION ONE, as recorded in Plat Book 91, Page 7 of the Public Records of said Miami-Dade County; thence Southeasterly, Northeasterly and Southeasterly along the Northerly lines of Tracts 1 and 2 of said NARANJA LAKES SECTION ONE, also being the Southerly Right Of Way Line of Canal C-103N, to the intersection with the East line of said Section 33, Township 56 South, Range 39 East, (also being the center line of theoretical SW 147 Avenue); thence Southerly along the East line of said Section 33 (also being the center line of theoretical SW 147 Avenue) to the Southeast corner of Tract 3, of said NARANJA LAKES SECTION ONE; thence Westerly along the South line of said Tract 3 to the intersection with the East line of Tract "E" of NARANJA LAKES SHOPPING PLAZA 1st ADDITION as recorded in Plat Book 128, Page 4 of the Public Records of said Miami-Dade County; thence Southwesterly along the East line of said Tract "E" and along the East line of Tract "D", of NARANJA LAKES SHOPPING PLAZA as recorded in Plat Book 120, Page 59 of the Public Records of said Miami-Dade County, to the Southeast corner of said Tract "D" and the North Right-of-Way line of Naranja Lakes~~

~~Boulevard as shown on said NARANJA LAKES SHOPPING PLAZA; thence Southwesterly across Naranja Lakes Boulevard to the Northeast corner of Tract 11 of NARANJA LAKES SECTION ONE as recorded in Plat book 91, Page 7 of the Public Records of said Miami-Dade County; thence Southerly along the East line of said Tract 11 to the Southeast corner of said Tract 11; Thence Northwesterly along the South line of said Tract 11 to the Southwest corner of said Tract 11; Thence Northeasterly along the west line of said Tract 11 to the Southeast corner of Tract 7 of said NARANJA LAKES SECTION ONE: thence Northwesterly along the South line of said Tract 7 to the Northeast corner of Tract "C" of NARANJA LAKES TRACTS as recorded in Plat Book 104, Page 15 of the Public Records of said Miami-Dade County; thence Southwesterly along the East line of Tracts "C", and "B" of said NARANJA LAKES TRACTS to the southeast corner of said TRACT "B"; thence continue Southwesterly Southeasterly and Southerly along the Easterly lines of Tract "A" of said NARANJA LAKES TRACTS to the Southeast corner of said Tract "A"; thence Westerly along the South line and the Westerly extension of the South line of said Tract "A" to the intersection with the West line of the Southeast 1/4 of said Section 33, Township 56 South, Range 39 East (also being the center line of SW 152 Avenue); thence Southerly along the West line of said Southeast 1/4 of said Section 33 (also being the center line of SW 152 Avenue) to the Southwest corner of the Southeast 1/4 of said Section 33; (also being the centerline of SW 280 Street); thence Easterly along the South line of the Southeast 1/4 of said Section 33 (also being the center line of SW 280 Street) to the Southeast corner of the Southeast 1/4 of said Section 33 (also being the center line of SW 147 Avenue); thence Southerly along the East line of said Section 4, Township 57 South, Range 39 East (also being the center line of SW 147 Avenue) to the intersection with the North line of the Southeast 1/4 of the Northeast 1/4 of said Section 4 (also being the centerline of SW 284 street); thence Westerly along North line of the Southeast 1/4 of the Northeast 1/4 of said Section 4 (also being the centerline of SW 284 street) to the intersection with the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 4 (also being the theoretical center line of SW 149 Avenue); thence Southerly along the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 4 (also being the centerline of theoretical SW 149 Avenue) to the~~

~~intersection with South line of the North 1/2 of said Section 4 (also being the center line of SW 288 Street); thence Westerly along the South line of the North 1/2 of said Section 4 and along the South line of the North 1/2 of said Section 5, Township 57 South, Range 39 East (also being the center line of SW 288 Street) to the POINT OF BEGINNING.~~]]

D. Full scale maps >>and a legal description of the boundaries<< of the Illustrative Master Plan presented in Figure 1, as well as all the Regulating Plans and Street Development Parameters figures [[~~in this article~~]], arc on file with the [[~~Miami-Dade~~]] Department [[~~of Planning and Zoning~~]].

* * *

Section 18. Section 33-284.99.35 of Article XXXIII(Q), entitled Leisure City Community Urban Center District, of Chapter 33 of the Code of Miami-Dade County, Florida, is hereby deleted in its entirety.

Section 19. Section 33-284.99.40 of Article XXXIII(R), entitled Model City Community Urban Center District, of Chapter 33 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:

Sec. 33-284.99.40. Purpose, intent and applicability.

* * *

C. Figure 1 also shows the boundaries of the Model City Urban Center District (MCUCD), as well as the boundaries of the Designated Urban Center. The MCUCD's Designated Urban Center shall consist of the areas designated as being the Core and Center Sub-districts on the Sub-districts Plan [[~~in Section 33-284.99.43 of this code~~]]. As provided in Standard Urban Center District Regulations, the Workforce Housing requirement shall apply to the area included in the Designated Urban Center boundaries. The legal descriptions of the boundaries of the MCUCD and the Designated Urban Center are on file with the [[~~Miami-Dade~~]] Department [[~~of Planning and Zoning~~]].

D. Full scale maps of the Illustrative Master Plan presented in Figure 1, as well as all the Regulating Plans and Street Development Parameters figures [[~~in this article~~]], are on file with the [[~~Miami-Dade~~]] Department [[~~of Planning and Zoning~~]].

* * *

Section 20. Section 33-284.99.43 of Article XXXIII(R), entitled Model City Community Urban Center District, of Chapter 33 of the Code of Miami-Dade County, Florida, is hereby deleted in its entirety.

Section 21. Section 33-284.99.48 of Article XXXIII(S), entitled North Central Urban Area District, of Chapter 33 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:

Sec. 33-284. 99.48. Purpose, intent and applicability.

* * *

D. The NCUAD's Designated Urban Center shall consist of the areas designated as being the Core and Center Sub-districts on the Sub-districts Plan [[~~in Sec. 33-284.99.51 of this code~~]]. As provided in the Standard Urban Center District Regulations, the Workforce Housing requirement shall apply to the area included in the Designated Urban Center boundaries. The legal description of the boundaries of the NCUAD is on file with the [[~~Miami-Dade~~]] Department [[~~of Planning and Zoning~~]].

E. Full scale map>>s and a legal description<< of the boundaries presented in Figure 1, as well as all the Regulating Plans and Street Development Parameters figures [[~~in this article~~]], are on file with the [[~~Miami-Dade~~]] Department [[~~of Planning and Zoning~~]].

* * *

Section 22. Section 33-284.99.51 of Article XXXIII(S), entitled North Central Urban Area District, of Chapter 33 of the Code of Miami-Dade County, Florida, is hereby deleted in its entirety.

Section 23. Section 33-284.99.55 of Article XXXIII(T), entitled Palmer Lake Metropolitan Urban Center District, of Chapter 33 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:

Sec. 33-284.99.55. - Purpose and intent.

This Article applies to the area bounded by the Miami River on the northeast, the Seaboard Air Line Railroad on the west, and the Tamiami Canal on the south, hereinafter referred to as the Palmer Lake Metropolitan Urban Center District (PLMUC). A more detailed legal description of this boundary is >>maintained on file with the Department<< [[~~provided in Section 33-284.99.66 below~~]]. The intention of this Article is to permit the development of a Metropolitan Urban Center that fulfills the goals, objectives and policies of the Comprehensive Development Master Plan by:

* * *

Section 24. Section 33-284.99.57 of Article XXXIII(T), entitled Palmer Lake Metropolitan Urban Center District, of Chapter 33 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:

Sec. 33-284. 99.57. Organization of this article.

>>(A) The Palmer Lake Metropolitan Urban Center is controlled by the Regulating Plans, which establish three (3) Sub-Districts, five (5) street types, and bicycle and greenway facilities, as follows:

(1) The Sub-District Plan delineates three sub-districts, the MIC Core, the Center, and the Riverside. These Sub-Districts control land use and intensity of development in accordance with the County's Comprehensive Development Master Plan.

(2) The Street Frontage Plan establishes a hierarchy of street types in existing and future locations, which shall be provided in all future development. The five (5) street types, in descending order of pedestrian activity, are lettered "A" through "E". An "A" street is the most important street to accommodate pedestrian activity.

(3) The Greenway and Bicycle Plan establishes the location of bicycle and greenway facilities within the PLMUC.

(4) Full-scale maps of the Regulating Plans are on file with the Department.

(B)<< This Article is organized into >>two (2)<< [[~~three (3)~~]] primary sections:

(1) [[~~The Regulating Plans allocate Sub-Districts and Street Types, which serve as the controlling plans for the district.~~

~~(2)~~]] The Uses section>>, which<< provides for the various uses permitted by Sub-District.

>>(2)<<[[~~(3)~~]]The General Requirements>>, which<< are the instructions for implementing the Regulating Plans.

Section 25. Section 33-284.99.58 of Article XXXIII(T), entitled Palmer Lake Metropolitan Urban Center District, of Chapter 33 of the Code of Miami-Dade County, Florida, is hereby deleted in its entirety.

Section 26. Section 33-284.99.66 of Article XXXIII(T), entitled Palmer Lake Metropolitan Urban Center District, of Chapter 33 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:

Sec. 33-284.99.66. – [[~~Legal description and a~~]] >>A<<pplicability.

[[~~A portion of Sections 28 and 29, Township 53 South, Range 41 East, Miami-Dade County, Florida; being more particularly described as follows:~~

~~BEGINNING AT A POINT being the intersection of NW 37th Avenue and NW 21st Street also being a point 436 feet north of the southwest corner of Section 28 Township 53 Range 41, thence west along the centerline of said NW 21st Street 720 feet to a point, thence north to a point being the southwest corner of TRACT F of MIAMI INTERMODAL CENTER (PB 168 PG 53), thence north 237.5 feet along the west line of said TRACT F to a point, thence east 55.92 feet east to a point being ±16 feet west of the southwest corner of TRACT D of MIAMI INTERMODAL CENTER (PB 168 PG 53), thence north along and parallel of the west line of said TRACT D to a point being 7.5 ft west of the northwest corner of said TRACT D, thence ±83 feet northeasterly to a point being the southwest corner of TRACT J of MIAMI INTERMODAL CENTER (PB 168 PG 53), thence north 842 feet along the west line of said TRACT J to a point, thence west ±59.5 feet to a point, thence northwesterly for a curvilinear distance of ±923 feet along the north right of way line of the south wye track of the SEABOARD AIR LINE RAILROAD to a point, thence northeasterly for a curvilinear distance of ±882 feet along the south right of way line of the north wye track of the SEABOARD AIR LINE RAILROAD to a point, thence north to ±203 feet to a point being the intersection of the centerline of NW South River Drive and SEABOARD AIR LINE RAILROAD, thence northwesterly ±283 feet to a point being the intersection of NW 31st Street and NW South River Drive, thence northeasterly 255 feet to a point, thence meandering southeasterly 6,340 feet along the centerline of MIAMI CANAL to a point being the northeast corner of CANAL POINT (PB 30 PG 63), thence southeasterly 697 feet along the centerline of MIAMI CANAL to a point being 84 feet west of the southeast corner of the SW 1/4 of the SE 1/4 of the SE 1/4 of Section 28 Township 53 Range 41, thence west 2,055 feet along the south line of Section 28 Township 53 Range 41 to a point, thence north 47 feet to a point being southwest corner of LOT 486 of GRAPELAND HEIGHTS (PB 14 PG 63), thence north along the west line of said LOT 486 to a point being the northwest corner of said LOT 486, thence north 40 feet to a point being the centerline of TAMIAMI CANAL, thence meandering westerly ±2,553 feet along the centerline of said TAMIAMI CANAL to a point being 191 feet north of the southwest corner of Section 28 Township 53 Range 41, thence north 245 feet along the west line of Section 28 Township 53 Range 41 to the POINT OF BEGINNING.]]~~

Full scale maps >>and a legal description of the boundaries<< of the Palmer Lake Metropolitan Urban Center boundary are on file with the Department [[~~of Regulatory and Economic Resources~~]].

No provision in this article shall be applicable to any property except lands lying within the boundaries of the Palmer Lake Metropolitan Urban Center as >>maintained on file with the Department<<[[~~described herein~~]]. No

property lying within the boundaries of the Palmer Lake Metropolitan Urban Center shall be entitled to the uses or subject to the regulations provided in this article until an application for a district boundary change to the Palmer Lake Metropolitan Urban Center has been heard and approved in accordance with the provisions of this chapter.

Section 27. Section 33-284.99.67 of Article XXXIII(U), entitled Bird Road Corridor Urban Area District, of Chapter 33 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:

Sec. 33-284.99.67. Purpose, intent and applicability.

* * *

D. The BRCUAD's Designated Urban Center shall consist of the areas designated as the Core and Center Sub-districts on the Sub-districts Plan [[~~in Sec. 33-284.99.69 of this article~~]]. As provided in the Standard Urban Center District Regulations, the Workforce Housing requirement shall apply to the area included in the Designated Urban Center boundaries. The legal description of the boundaries of the BRCUAD is on file with the [[~~Development Services Division of the Miami-Dade County~~]] Department [[~~of Regulatory and Economic Resources~~]].

E. Full scale maps of the boundaries presented in Figure 1, as well as all the Regulating Plans and Street Development Parameters figures [[~~in this article~~]], are on file with the [[~~Development Services Division of the Miami-Dade County~~]] Department [[~~of Regulatory and Economic Resources~~]].

* * *

Section 28. Section 33-284.99.70 of Article XXXIII(U), entitled Bird Road Corridor Urban Area District, of Chapter 33 of the Code of Miami-Dade County, Florida, is hereby deleted in its entirety.

Section 29. Section 33-284.99.74 of Article XXXIII(V), entitled Country Club Urban Area District, of Chapter 33 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:

Sec. 33-284.99.74. Purpose, intent and applicability.

* * *

D. The CCUAD's Designated Urban Center shall consist of the areas designated as the Core and Center Sub-districts on the Sub-districts Plan [[~~in Sec. 33-284.99.77 of this article~~]]. As provided in the Standard Urban Center District Regulations, the Workforce Housing requirement shall apply to the area included in the Designated Urban Center boundaries. The legal description of the boundaries of the CCUAD is on file with the [[~~Development Services Division of the Miami-Dade County~~]] Department [[~~of Regulatory and Economic Resources~~]].

E. Full scale maps of the boundaries presented in Figure 1, as well as all the Regulating Plans and Street Development Parameters figures [[~~in this article~~]], are on file with the [[~~Development Services Division of the Miami-Dade County~~]] Department [[~~of Regulatory and Economic Resources~~]].

* * *

Section 30. Section 33-284.99.77 of Article XXXIII(V), entitled Country Club Urban Area District, of Chapter 33 of the Code of Miami-Dade County, Florida, is hereby deleted in its entirety.

Section 31. Article XXXVI of Chapter 33 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:

ARTICLE XXXVI. - ZONING PROCEDURE

* * *

Sec. 33-305. - District boundary maps >>; urban center or urban area district regulating plan maps<<.

>>(a)<< The Board of County Commissioners shall by resolution adopt, approve and ratify the district boundary maps as originally adopted by Resolution No. 895 of August 2, 1938, and as modified, amended and changed by subsequent resolutions, and the Director shall continue to maintain and keep on file >>with<< [[~~in~~]] the Department such maps showing thereon the boundaries of districts. The district boundary maps shall be amended, modified>>,<< and changed by resolution of the County Commission or Community Zoning Appeals Board as hereinafter provided, and shall be prima facie evidence of the boundaries of districts.

>>(b) As of [insert effective date of this ordinance], for each Urban Center or Urban Area District, the regulating plan maps for each district, which previously had been incorporated within each ordinance adopting regulations for that district, and which may have been previously amended by ordinance adopted by the County Commission, shall thereafter be maintained by the Director and kept on file with the Department and shall be amended, modified, and changed by resolution of the County Commission as hereinafter provided. Each regulating plan map maintained on file with the Department shall be prima facie evidence of the boundaries of each element of that regulating plan.<<

* * *

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

* * *

(C) The County Commission shall have jurisdiction to directly hear other applications as follows:

* * *

(7) Applications >>to amend any Urban Center or Urban Area District regulating plans, as provided in Section 33-284.89.3 of this chapter, or for any zoning action for any property located within the Downtown Kendall Urban

Center District or Palmer Lake Metropolitan Urban Center District or<< to modify or delete declarations of restrictive covenants >>or conditions of zoning actions addressing<< [[~~recorded prior to December 16, 1999, encumbering~~]] property wholly located within the Downtown Kendall Urban Center District, as defined in Section 33-284.55 of this Code.

* * *

(9) [[~~Applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution regulating any parcel of land located within the Downtown Kendall Urban Center District, or other Urban Center zoning district, where and to the extent that modification or elimination of the condition or part thereof is necessary to allow development conforming in all respects to the Downtown Kendall Urban Center District or other Urban Center zoning district regulations.~~

~~(10)~~]] Upon application for, hear and decide appeals of decisions of the Rapid Transit Developmental Impact Committee pertaining to site plan approvals and related zoning actions issued pursuant to Section 33C-2(D)(2)(d) and (2)(e) or Section 33C-9 of the Code of Miami-Dade County.

>>(10)<<[[~~(11)~~]] Hear application for and, upon recommendation of the Developmental Impact Committee, grant or deny those special exceptions for public charter school facilities permitted by the regulations only upon approval after public hearing, provided the applied for special exception, in the opinion of the Board of County Commissioners, is found to be in compliance with the standards contained in Article XI and Section 33-311(A)(3) of this Code.

>>(11)<<[[~~(11.1)~~]] Notwithstanding the provisions of Section 33-13(e) of this code, applications for unusual uses for lake excavations to expand bona fide rockmining operations, as defined in Section 33-422(3) of the code, onto property contiguous and immediately adjacent to existing bona fide rockmining operations; associated Class I and Class IV permit applications as defined in Section 24-48.1; and all applications for uses ancillary to bona fide rockmining pursuant to Section 33-422(c) of this article.

>>(12)<<[[~~(11.2)~~]] Hear application for and, upon recommendation of the Airport Developmental Impact Committee Executive Council, grant or deny applications for those special exceptions and variances pursuant to Article XXXVII of this code (Miami International Airport (Wilcox Field) Zoning).

>>(13)<<[[~~(12)~~]] Applications to approve, expand, or modify:

(a) public charter school facilities; or

(b) notwithstanding any provision of this code to the contrary, private elementary, middle, and/or senior high schools (grades K to 12) where the proposed school will serve 500 or more students and have more than 100,000 sq. ft. of building facilities..

[[~~(13) Applications for development approval or modifications thereof for projects located within the Core sub-district of the Naranja Community Urban Center District and all other Urban Center zoning districts after hearing and recommendation by the Community Zoning Appeals Board or Boards having jurisdiction over the area encompassed by the project.~~]]

(14) Applications to modify or delete declarations of restrictive covenants [[~~recorded prior to July 27, 2005 (the effective date of this ordinance),~~]] encumbering property wholly located within any Urban Center >>or Urban Area<< zoning district, as defined in this Code, where and to the extent that modification or elimination of the declaration of restrictive covenant or part thereof is necessary to allow development conforming in all respects to the applicable Urban Center >>or Urban Area<< District regulations.

(15) Applications for zoning action on the property that is subject to a deed restriction or a restrictive covenant placed on the property in connection with its conveyance by the County, or in connection with a subsequent modification or release by the County of such restriction or covenant.

(16) Except where permitted in the IU-3 District, applications for unusual use pertaining to electric power plants and ancillary uses.

(17) Hear application for and grant or deny Director's applications for single-family and duplex lots owned by Miami-Dade County which have been designated for development under "The Infill Housing Initiative" pursuant to Article VII, Chapter 17 of this Code.

(18) Applications for zoning action located within:

(a) Areas conveyed to the County as part of the reuse of either former military bases or other federal properties.

(b) Areas designated as Zoo Miami Entertainment Area in the Comprehensive Development Master Plan.

(19) Applications for zoning action for:

(a) Office buildings or office complexes involving in excess of 125,000 square feet.

(b) Processing, manufacturing, or motion picture studios involving 50 or more acres.

[[(~~20~~) ~~Applications for amendment to an urban center district land use plan category or other regulating plan, as provided in Section 33-284.89.3 of this chapter.~~]]

* * *

Section 32. 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 33. 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 34. 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: September 7, 2016

Approved by County Attorney as
to form and legal sufficiency: GBK

Prepared by:

Dennis A. Kerbel

Prime Sponsor: Chairman Jean Monestime