

Naranja Community Urban Center (NCUC) District

The Naranja Community Urban Center District was adopted into the zoning code in 2004 by Ordinance 04-217. This district was subsequently amended in 2005, 2006 and 2007 by ordinances 05-145, 06-11 and 07-96. This document is formatted for clarity in text and graphics. For the official adopted article, refer to the Code of Miami-Dade County published by the Municipal Code Corp., available online at www.municode.com.

Sec. 33-284.66 Purpose, intent and applicability.

1. The Comprehensive Development Master Plan (CDMP) contains directives to promote urban centers in places where mass transit, roadways, and highways are highly accessible. The CDMP provides for three types of urban centers: community (CUC), metropolitan (MUC) and regional (RUC). CUCs are a mechanism by which those CDMP directives can be addressed, because CUCs are compact, mixed-use, and pedestrian-friendly areas. In the Naranja CUC area these CDMP directives are intended to be achieved by the following means:
 - A. allocating development intensities within the Naranja CUC according to proximity to mass transit, and by creating Core, Center and Edge sub-districts to allocate the various development intensities within the CUC; and
 - B. by organizing an interconnected network of tree-lined streets and sidewalks to improve pedestrian access to transit, jobs, and shopping; and
 - C. by providing for open space with specific square, green and/or plaza locations, and by shaping the way buildings front onto open space and streets.
 2. The regulations contained in this chapter and Chapter 18-A, Code of Miami-Dade County, Florida, shall apply to this article, except as otherwise added to or modified herein.
 3. The Illustrative Plan (Figure 1), shall be used to assist in interpreting this article. Where there is conflict between the Illustrative Plan and the text of this article, the text shall govern.
 4. The boundaries shown in Figure 1 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
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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 $\frac{1}{4}$ 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 EASTMENT 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 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.

5. No provision in this article shall be applicable to any property except lands lying within the boundaries of the Naranja Community Urban Center District as described herein. No property lying within the boundaries of the Naranja Community 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 Naranja Community Urban Center District has been heard and approved in accordance with the provisions of this chapter.

Figure 1: Illustrative Master Plan



CUC Boundary Plan

Sec. 33-284.67. Naranja Community Urban Center District (NCUC) Requirements.

Except as provided herein, all developments within the NCUC shall comply with the requirements provided in Article XXXIII(K), Standard Urban Center District Regulations, of this code.

Sec. 33-284.68. Uses

Except as provided herein, all permitted, conditionally permitted, and temporary uses within the NCUC shall comply with Section 33-284.83 of this code,

- A. Permitted Uses. In addition to the uses provided in Section 33-284.83(A), the following shall be permitted:
1. On the east side of U.S. 1, Residential Modified (RM) lots abutting designated Mixed Use Corridor (MC) lots on at least one side are allowed to have uses permitted in the MC area for a depth from U.S. 1 not to exceed that of the MC lots.
 2. In the Industrial District (ID) area:
 - a. all uses permitted in the IU-C zoning district after public hearing pursuant to section 33-311(A)(3) of this code.
 - b. in the Core and Center sub-districts only, on lots fronting on US 1, all uses permitted in Mixed-Use Corridor (MC) at a minimum residential density of 12 dwelling units per acre net to a maximum density of 52 dwelling units per acre net without the use of Severable Use Rights (SUR's) or a maximum density of 60 dwelling units per acre net with the use of SUR's
 - c. in the Edge and Center sub-districts, except for properties along US 1, automobile service stations when in compliance with the requirements of Section 33-284.83(B) of this code
 - d. in the Edge and Center sub-districts, except for properties along US 1,

drive-through facilities when in compliance with the requirements of Section 33-284.83(B)(3) of this code

3. In the Market District (MD) area:
 - a. outdoor produce markets, and
 - b. all uses permitted in the Mixed-Use Corridor (MC) except for residential.

Sec. 33-284.69. Regulating Plans.

The Regulating Plans consist of the following controlling plans as defined and graphically depicted in this section.

- A. The Street Types Plan establishes a hierarchy of street types in existing and future locations that shall be provided and shown in all development plans. The five (5) Street Types and the hierarchy of streets (from most important to least important in accommodating pedestrian traffic) are U.S. 1, Boulevard, Main Street, Minor Street, and Service Road.
- B. The Sub-districts Plan delineates three (3) sub-districts: the Core, Center and Edge. These sub-districts regulate the allowable intensity of development in accordance with the Comprehensive Development Master Plan and this article.
- C. The Land Use Plan delineates the areas where specified land uses and development of various types and intensities will be permitted.
- D. The Building Heights Plan establishes the minimum and maximum allowable number of floors.
- E. The Designated Open Space Plan designates open spaces, which shall be shown in all development plans. The designated open spaces are controlled by anchor points.
- F. The New Streets Plan shows the location and the number of new streets needed to create the prescribed network of streets within the NCUC District. All new A streets are 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(F) of this code.

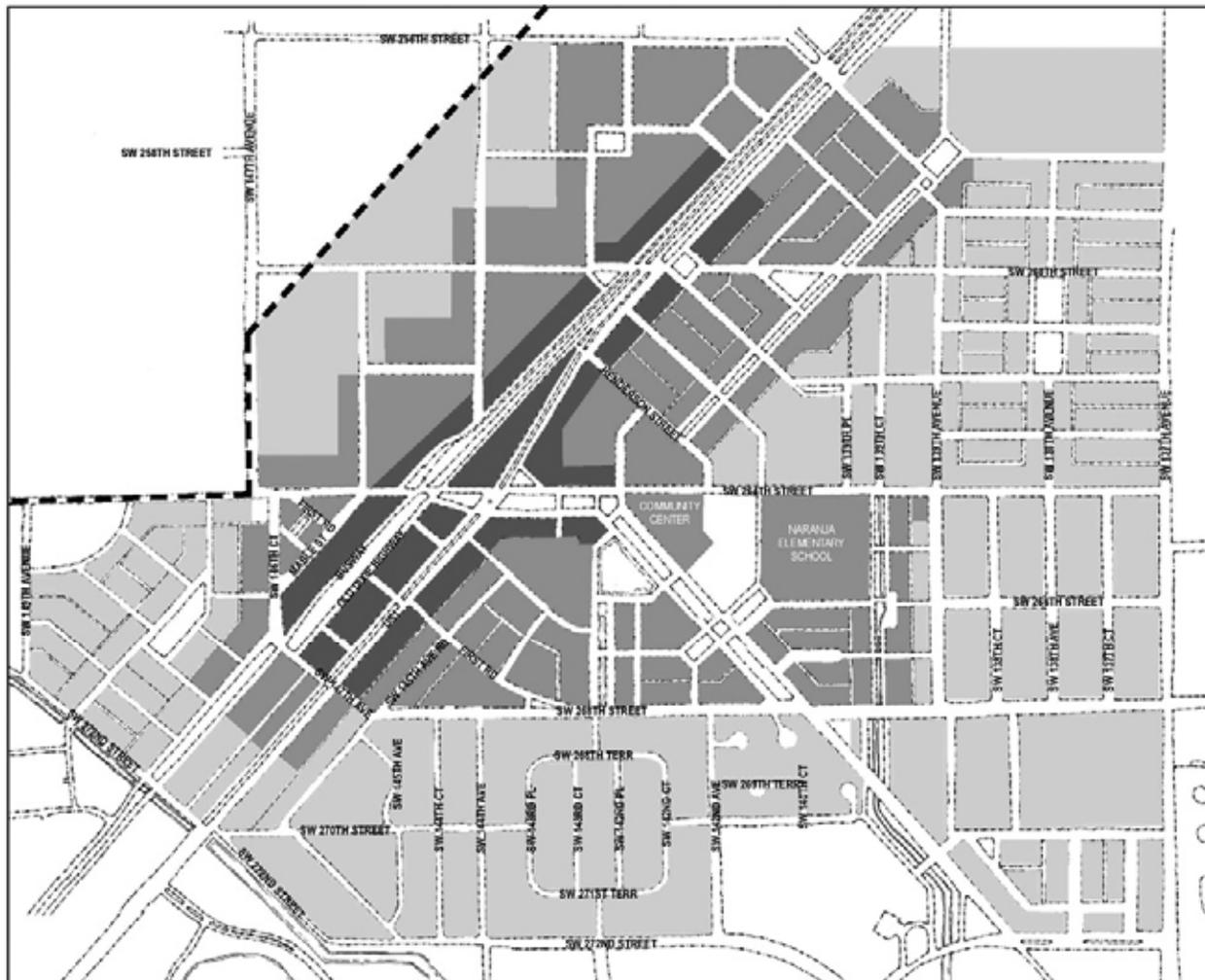
- G. The Bike Route Plan depicts the designated bike routes, which shall be shown in all development plans.

A. Street Types Plan



- KEY**
-  US Highway 1 / S.R. 5
 -  South Miami-Dade Busway
 -  Main Street
 -  Boulevard
 -  Minor Street
 -  Service Roads
Core/Center Sub-district
 -  Service Roads
Edge Sub-district: Optional for single family detached only
 -  Urban Development Boundary

B. Sub-districts Plan

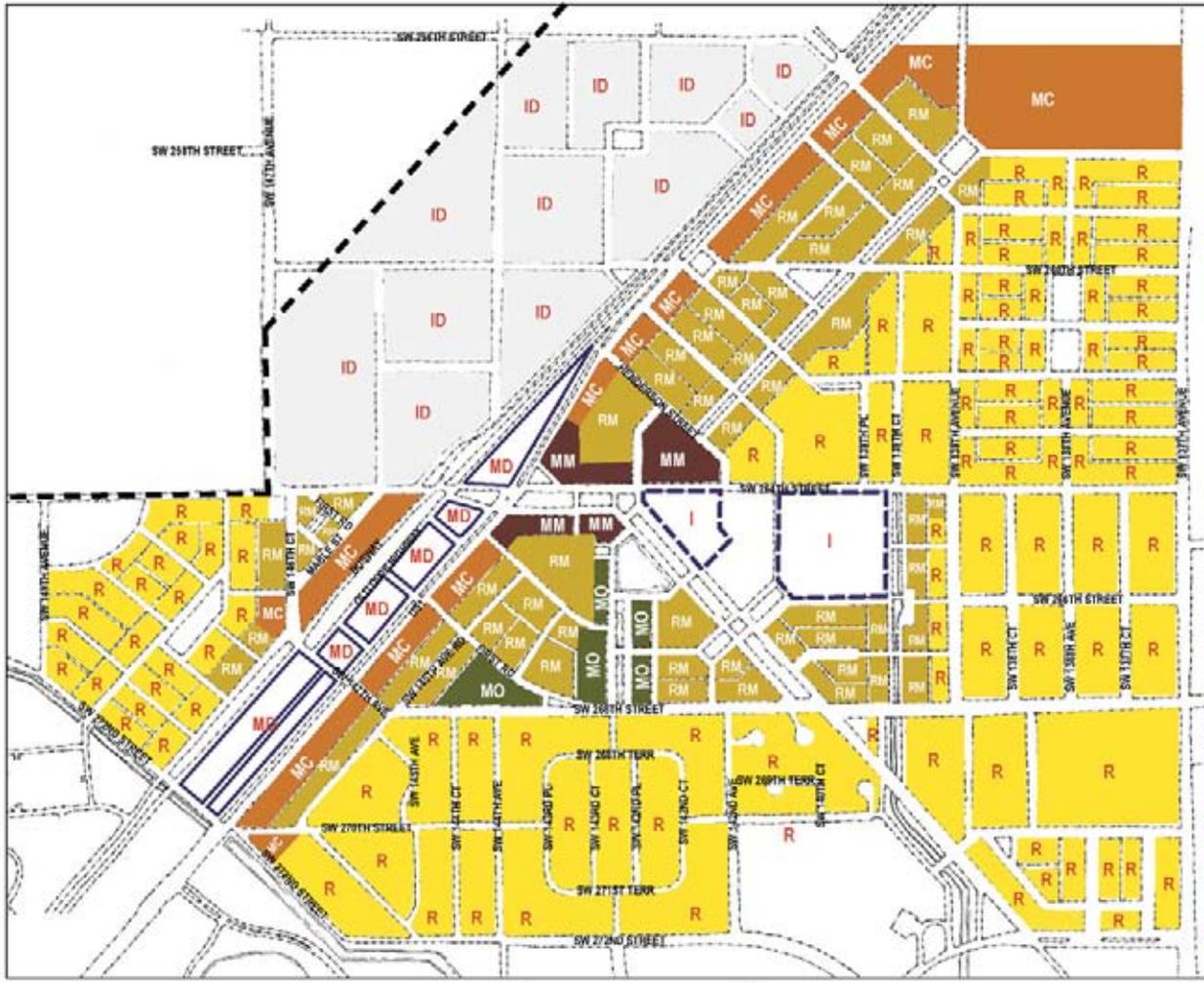


KEY

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



C. Land Use Plan



KEY

- MM:** Mixed-use (Main Street): 1st and 2nd floors - 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)
- MC:** Mixed-use Corridor: Residential, businesses, professional offices, civic, education and government offices (Max. 52* units/acre net)
- 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)
- 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.

- RM:** Residential Modified: Duplex, rowhouse, urban villa, apartment dwellings (Min. 12 units/acre net, Max. 36 units/acre net)
- R:** Residential: Single family detached, duplex, urban villa, rowhouse dwellings (Min. 6 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 - 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).

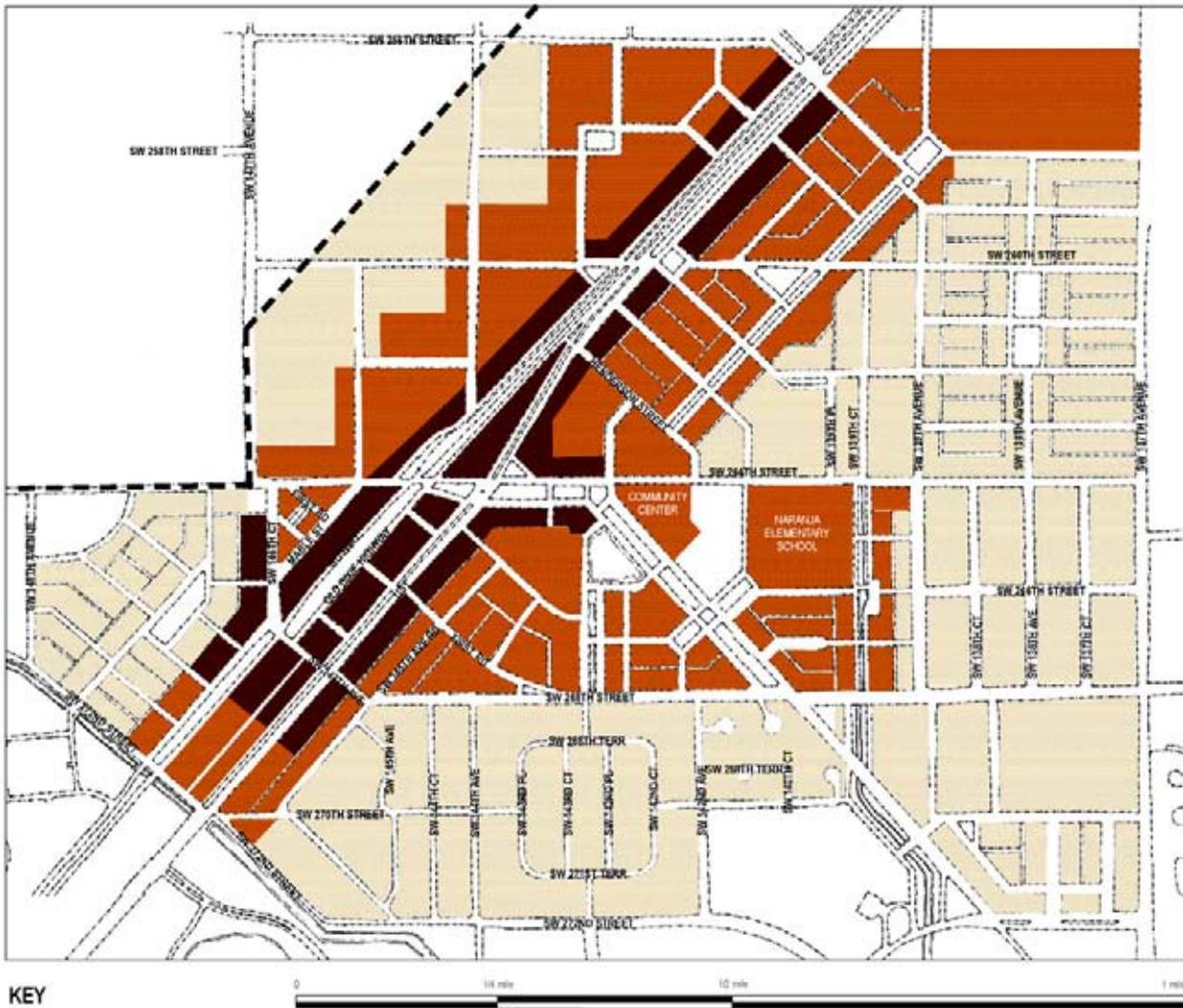
Urban Development Boundary

See Sections 33-284.68 and 33-284.83 of this code for specific permitted uses in each land use area.

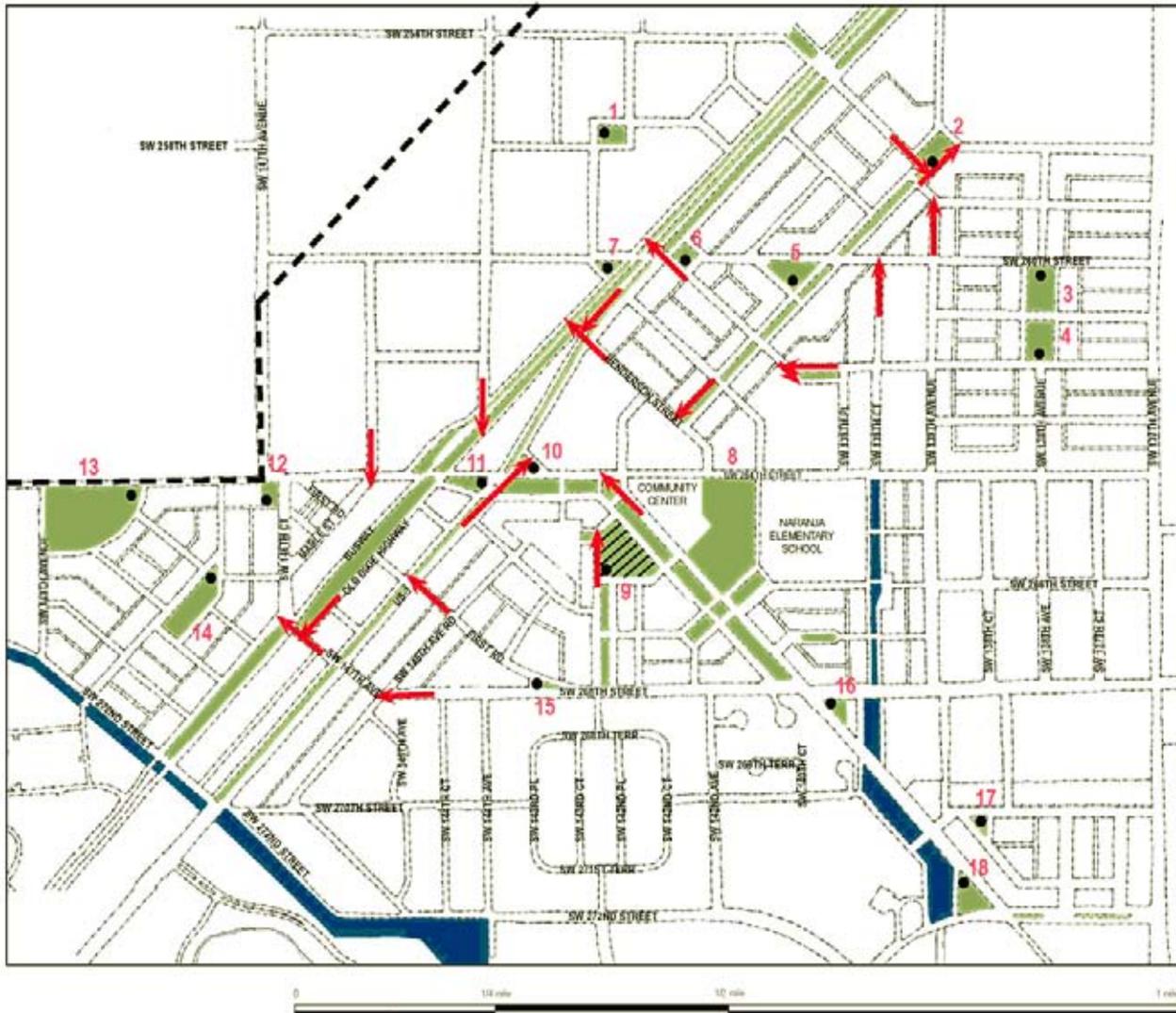
*Residential density may be increased through the use of Severable Use Rights (SURs). See Sec. 33B-45(g)(15) of this code for applicability.



D. Building Heights Plan



E. Designated Open Space Plan



KEY

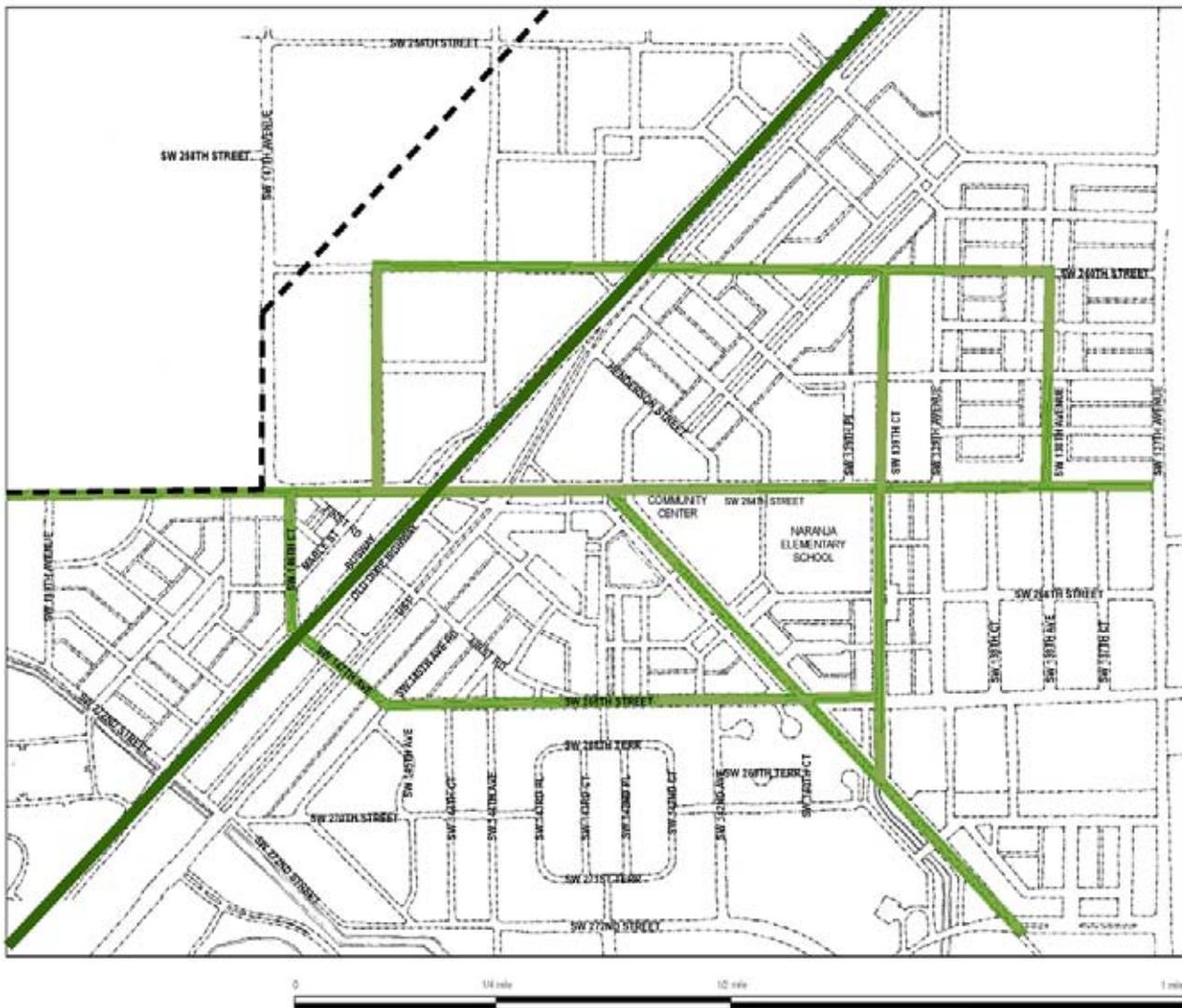
-  Open Space: G: Green; S: Square; P: Plaza
-  Natural Forest Community (NFC); Designated open space number 9 contains a designated NFC and shall comply with Chapter 24 of the County Code.
-  Existing Water Bodies
-  Street Vista
-  Anchor Point
-  Urban Development Boundary

No	Type	Area
1.	S	15,000 sqft
2.	S	17,000 sqft
3.	G	32,200 sqft
4.	G	28,000 sqft
5.	G	25,000 sqft
6.	P	10,000 sqft
7.	P	5,000 sqft
8.	G	Existing
9.	G	50,200 sqft
10.	P	5,400 sqft
11.	P	7,000 sqft
12.	G	9,600 sqft
13.	G	120,500 sqft
14.	G	35,000 sqft
15.	G	2,600 sqft
16.	G	7,000 sqft
17.	G	4,000 sqft
18.	G	18,000 sqft

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

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

G. Bike Route Plan



KEY

-  South Dade Trail (Park and Recreation Greenway Plan)
-  Signage designating the above shown streets/corridors as bike routes shall be provided where appropriate
-  Urban Development Boundary



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.
- B. All new development and redevelopment within the NCUC shall comply with the Street Type Development Parameters as provided herein:

Street type	Minimum Required Configuration	
	Core/Center	Edge
U.S. 1	As provided in this section	
Main Street	As provided in this section	
Boulevard	As provided in section 33-284.85	
Minor Street	As provided in section 33-284.85	
Service Road	As provided in section 33-284.85	
Pedestrian Passage	As provided in section 33-284.85	

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 within the PECUC:

Frontage Table			
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			

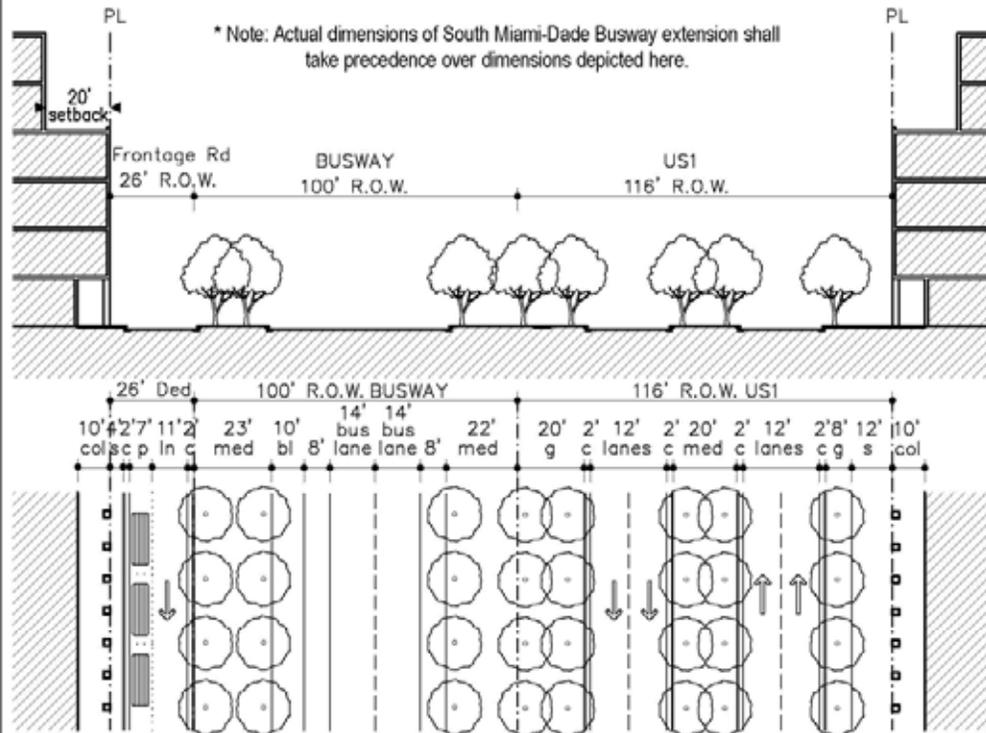
U.S. HIGHWAY 1/S.R. 5 CORE

STREET SECTION

Key:

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

--- Property Line



LANDSCAPE/ OPEN SPACE

Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in an 8' min. continuous landscape strip. Permanent irrigation is required.

PARKING

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

OTHER ELEMENTS

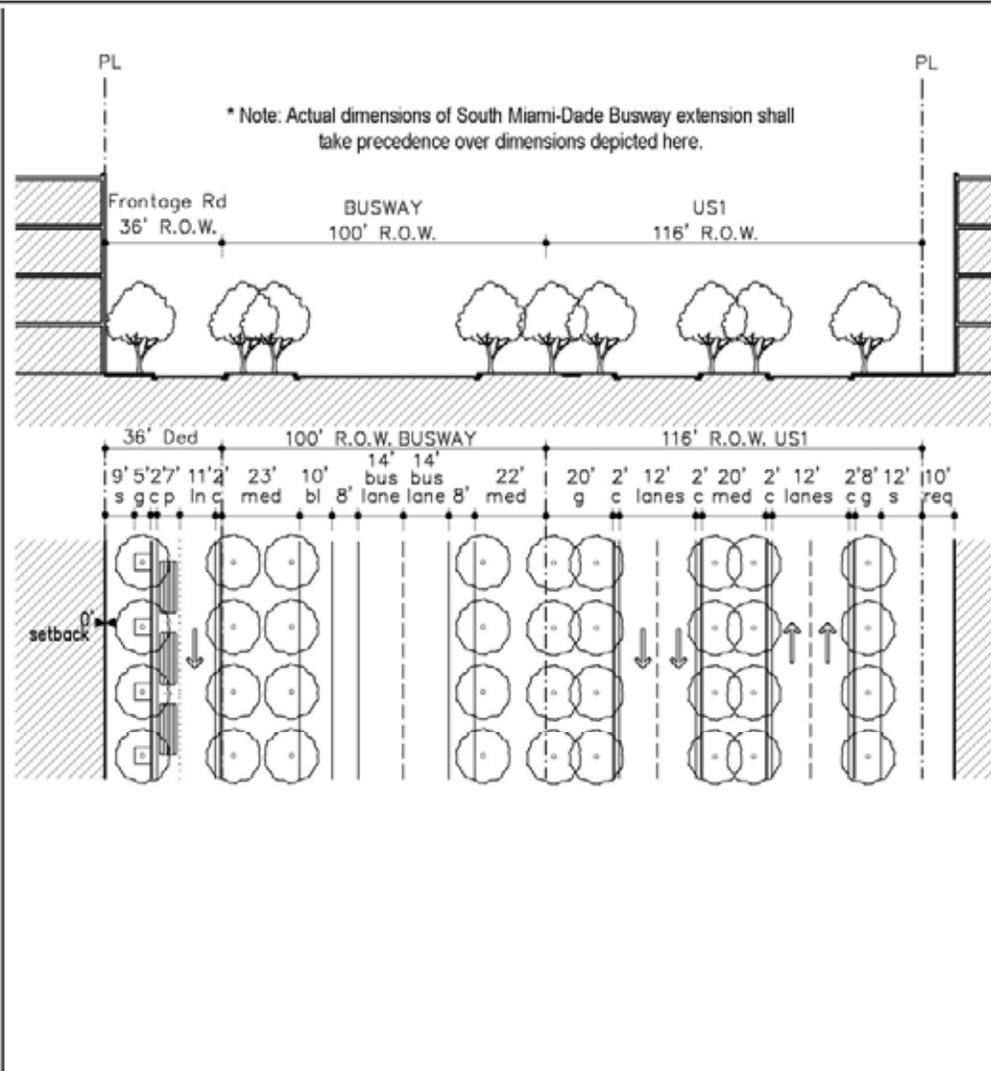
A colonnade shall be required on both sides of U.S. 1, in the Core Sub-district, when the build-to line is 0' and shall occupy the full length of the building frontage
 The above section is typical for all busway and US-1 frontages
 For all development along Old Dixie Highway the right-of-way, building placement, and frontage requirements shall be the same as for the development adjacent to the busway.
 * Note is inserted to depict rounded off dimensions of the Busway. It will not change required dedication.

U.S. HIGHWAY 1/S.R. 5 CENTER

STREET SECTION

Key:
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LANDSCAPE/ OPEN SPACE

Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in an 8' min. continuous landscape strip. Permanent irrigation is required.

PARKING

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

OTHER ELEMENTS

The front setback shall be hard surfaced and weather protection elements provided on the building facade when the build-to line is 10' from the front property line
 Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements
 The above section is typical for all busway and US-1 frontages.
 * Note is inserted to depict rounded off dimensions of the Busway. It will not change required dedication.

U.S. HIGHWAY 1/S.R. 5

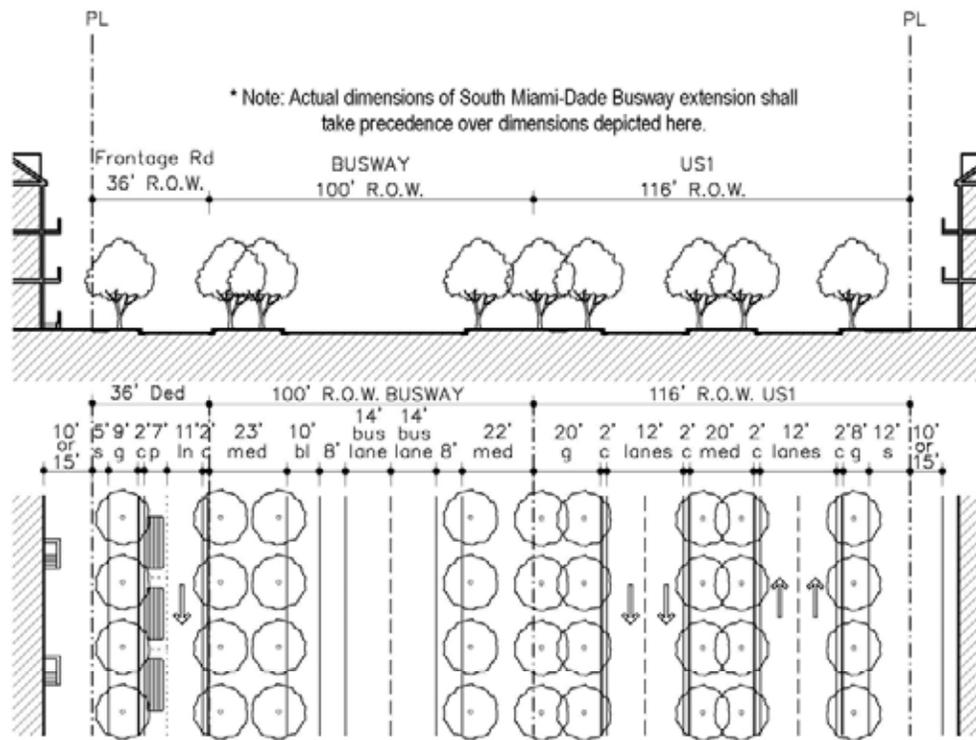
EDGE

STREET SECTION

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LANDSCAPE/ OPEN SPACE

Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in an 8' min. continuous landscape strip. Permanent irrigation is required.

PARKING

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

OTHER ELEMENTS

The front setback of buildings along US1 shall be hard surfaced and weather protection elements provided on the building facade when the build-to line is 10' from the front property line.
 When the build to line is 15' from the front property line, the remainder 5' shall be landscaped
 The front setback of buildings along the busway shall be landscaped
 Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements
 The above section is typical for all busway and US-1 frontages.
 * Note is inserted to depict rounded off dimensions of the Busway. It will not change required dedication.

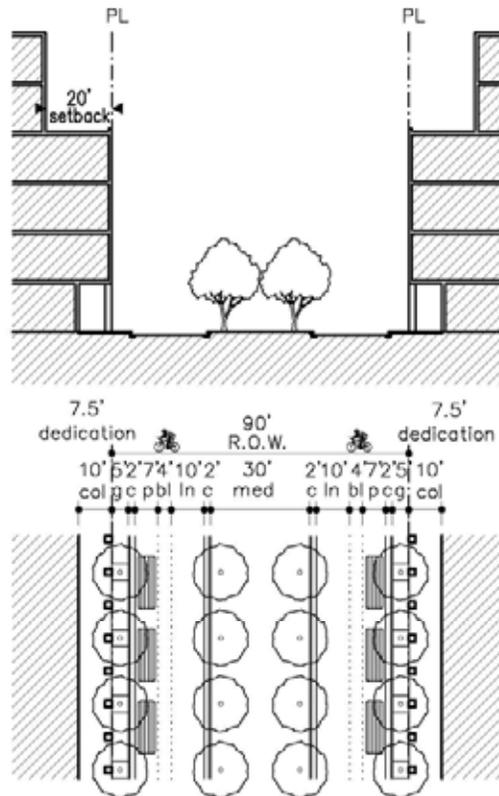
MAIN STREET (SW 264th Street East of US1) CORE

STREET SECTION

Key:

- s: sidewalk
- g: green
- c: curb and gutter
- ln: lane
- med: median
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--- Property Line



LANDSCAPE/ OPEN SPACE

Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Permanent irrigation is required. Street trees along the sidewalk only are optional and if provided, shall be planted in 5'x5' tree grates.

PARKING

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

OTHER ELEMENTS

A colonnade shall be required on both sides of the Main Street when build-to line is 0' and shall occupy the full length of the building frontage.
 Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.
 On all Main Street intersections, the median shall have a mountable curb.

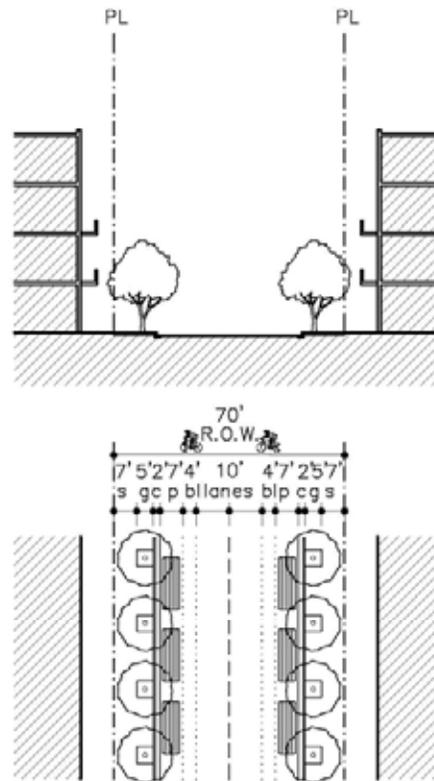
MAIN STREET (SW 264th Street East of US1)
CENTER

STREET SECTION

Key:

- s: sidewalk
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--- Property Line



**LANDSCAPE/
OPEN SPACE**

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

PARKING

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

OTHER ELEMENTS

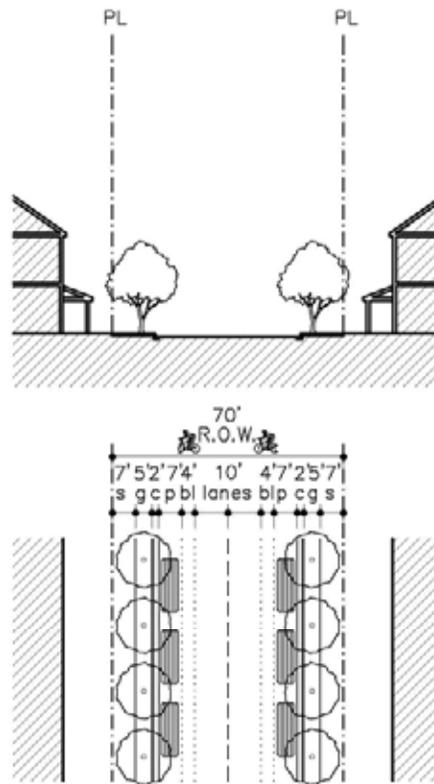
The front setback shall be hard surfaced and weather protection elements provided on the building facade when the build-to line is 10' from the front property line. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.

MAIN STREET (SW 264th Street East of US1)
EDGE

STREET SECTION

Key:
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**LANDSCAPE/
OPEN SPACE**

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

PARKING

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

OTHER ELEMENTS

The front setback shall be landscaped. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.

Section 33-284.71. General Requirements.

In addition to the general requirements provided in Section 33-284.86 of this code, all developments within the NCUC shall comply with the following:

A. Buildings.

1. A cornice line is required on all building facades on U.S. 1 and the Main Street frontages as follows: at the top of the first story of buildings in the Mixed-Use Main Street (MM) area and the top of the second story of buildings in the Mixed-Use Corridor (MC) area.
2. Colonnades are required along all building frontages facing U.S. 1 and Main Street in the Core sub-district.

Sec. 33-284.72. Non-conforming Structures, Uses, and Occupancies.

Nothing contained in this article shall be deemed or construed to prohibit a continuation of a legal nonconforming structure, use, and occupancy in the NCUC District that either (1) was existing as of the date of the district boundary change on the property to NCUC District or (2) on or before said date, had received final site plan approval through a public hearing pursuant to this chapter or through administrative site plan review or had a valid building permit. However, any structure, use or occupancy in the NCUC District that is discontinued for a period of at least six months, or is superseded by a lawful structure, use or occupancy permitted under this chapter, or that incurs damage to the roof or structure to an extent of 50 percent or more of its market value, shall be subject to section 33-35(c) of this code. However, a lawfully existing single-family home use that is discontinued for a period of at least six months or that incurs damage to the roof or structure to an extent of 50 percent or more of its market value, shall not be subject to section 33-35(c) of this code.

(Ord. No. 04-217, 12-2-04; Ord. No. 05-145, 7-7-05; Ord. No. 06-11, 1-24-06; Ord. No. 07-96, 07-10-07)
