ARTICLE XXXIII (M)

PRINCETON COMMUNITY URBAN CENTER DISTRICT

Sec. 33-284.98 Purpose, intent and applicability.

A. The regulations contained in this chapter and Chapter 18A, Landscape Code, Code of Miami-Dade County, Florida, shall apply to this article, except as otherwise added to or modified herein

.

B. The Illustrative Master Plan (Figure 1), illustrates the citizens' vision and may be used to interpret this article. Where the Illustrative Master Plan conflicts with the text of this article, the text shall govern.

C. The boundaries shown in Figure 1 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 (_____, 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:

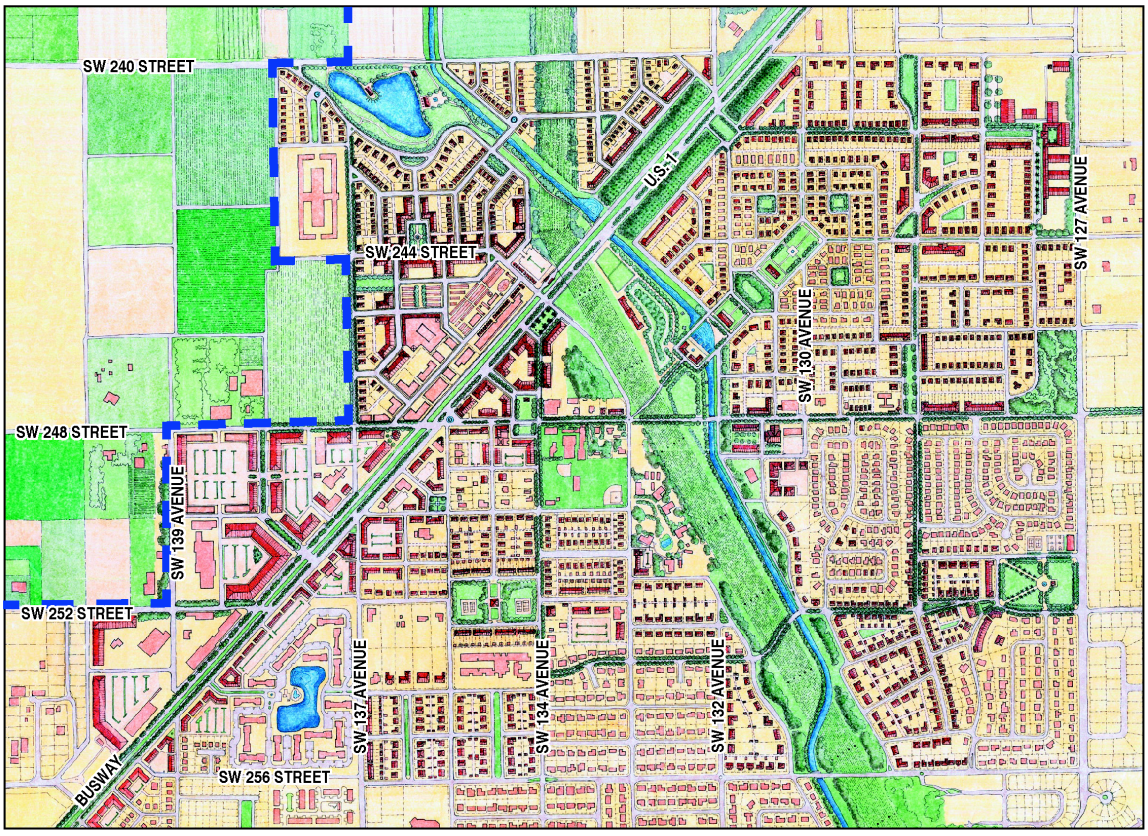
Beginning at the centerline of the intersection of SW 127th Avenue and SW 256th Street of section 26-56-39, thence North, along the centerline of SW 127th avenue to the intersection with the centerline of SW 240th Street, thence west along the centerline of SW 240 Street to the intersection with the 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).

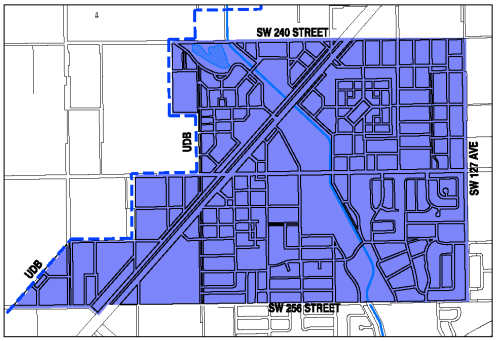
D. Full scale maps of the Illustrative Master Plan presented in Figure 1, as well as all the Regulating Plans and Street Development Parameters figures in this article, are on file with the Miami-Dade Department of Planning and Zoning.

E. No provision in this article shall be applicable to any property lying outside the boundaries of the Princeton Community Urban Center District (PCUC) as described herein. No property lying within the boundaries of the PCUC shall be entitled to the uses or subject to the regulations provided in this article until an application for a district boundary change to PCUC has been heard and approved in accordance with the provisions of this chapter.

Figure 1: Illustrative Master Plan



CUC BOUNDARY PLAN



KEY

- Urban Development Boundary
- Existing Buildings
- Proposed Development
- CUC Area

Sec. 33-284.99. Princeton Community Urban Center District (PCUC) Requirements.

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

Sec. 33-284.99.1. Uses.

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

A. Permitted Uses. The following uses shall be permitted.

1. On the west side of South Dade Busway right-of-way, Industrial (ID) lots abutting designated Mixed Use Corridor (MC) lots on at least one side, may have uses permitted in the MC area for a depth not to exceed 300 feet, as measured from the Busway right-of-way.

2. In the Industrial District (ID) area, all uses permitted in the IU-2 zoning district after public hearing pursuant to section 33-311(A)(3) of this code.

3. The following uses in the Marketplace Special District (SD) area:
   a. outdoor produce markets
   b. all uses permitted in the IU-1 zoning district
   c. in the Core and Center Sub-districts only, on lots fronting on SW 244 Street or SW 137 Avenue, all uses permitted in the Arts District (AD)

4. The following uses in the Arts District (AD) area:
   a. live-work buildings, only along A-Streets and with the following uses:

(1) for the residential area: multiple family apartment units when vertically integrated with other lawful uses in work space area

(2) for the work space area:

(i) all uses permitted in the workshop portion of a live-work unit in the ID area

(ii) arts and crafts stores

(iii) caterers

(iv) drugstores

(v) food preparation

(vi) furniture manufacturing and refinishing

(vii) hardware stores

(viii) hotels/motels

(ix) labs

(x) micro-breweries

(xi) movie theaters, excluding drive-in theaters

(xii) police substations

(xiii) post office substations

(xiv) other similar uses that promote the arts and handcrafts as approved by the Director

b. uses permitted in the Industrial District (ID) area.

c. when contiguous to a property located in the Marketplace Special District (SD) that is under the same ownership, all uses permitted in the SD District

5. The following uses in the Utilities District (UD) area:

a. all uses permitted in the GU zoning district, excluding residences and permanent storage.

B. Conditionally Permitted Uses. An entertainment center shall be permitted after public hearing pursuant to section 33-311(A)(3) of this code, provided that the following conditions are also satisfied:

1. The site contains a minimum of 5 net acres and a maximum of 20 net acres.

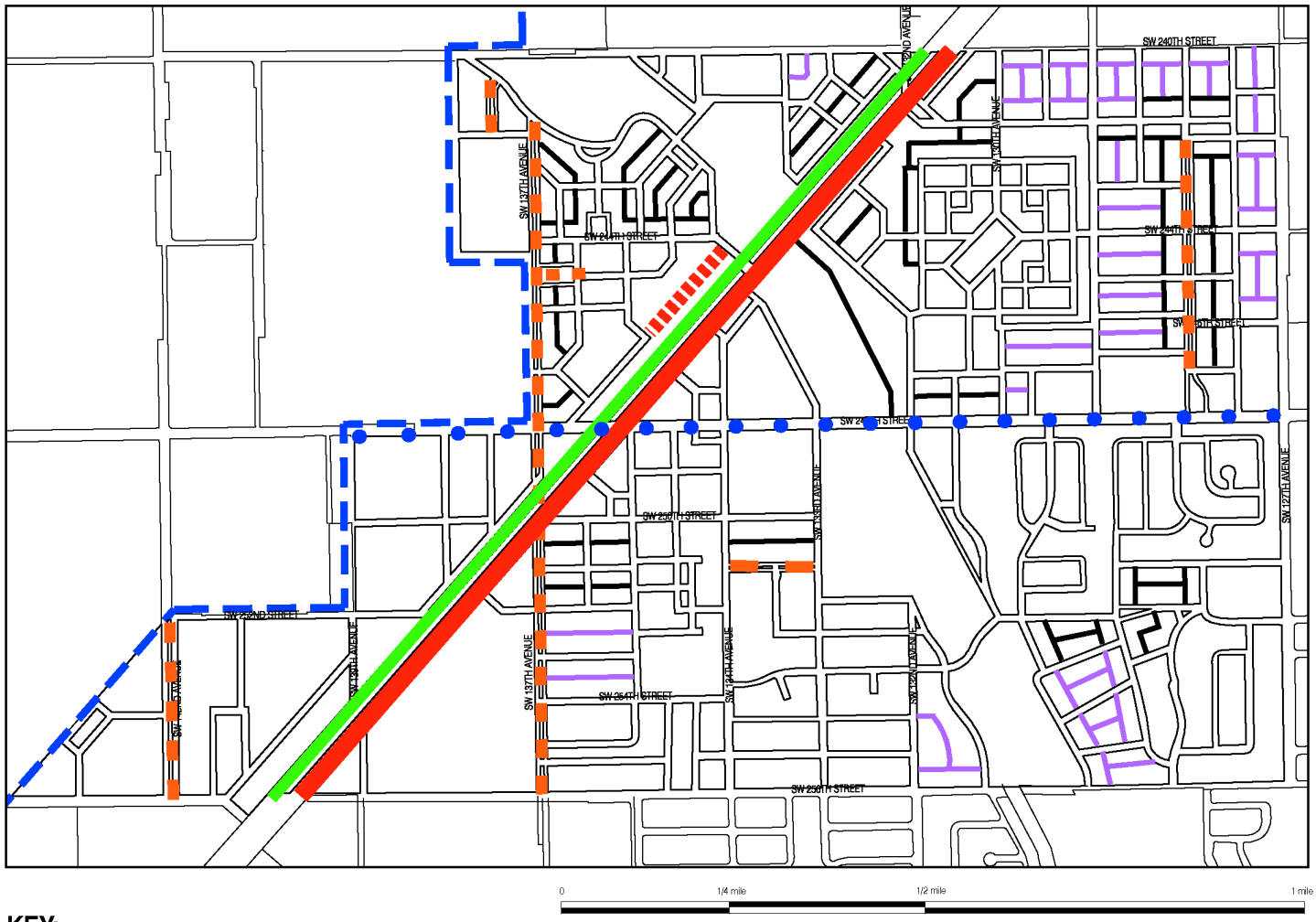
2. A landscaped buffer of 25 feet is provided along all property lines, allowing only access and egress therein, except that facilities with frontages along SW 244 Street and US 1/Busway shall comply with the Building Placement and Design Parameters.
3. All buildings are setback a minimum of 30 feet from all property lines except along SW 244 Street.

Sec. 33-284.99.2. The Regulating Plans

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

A. The Street Types Plan, which establishes a hierarchy of street types in existing and future locations. The five Street Types and the hierarchy of streets (from most important to least important in accommodating all types of activity) are U.S. 1, Main Street, Boulevard, Minor Street, and Service Road.
B. The Sub-districts Plan, which delineates 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.
E. The Designated Open Space Plan, which designates open spaces. 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 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(F) of this code.
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.

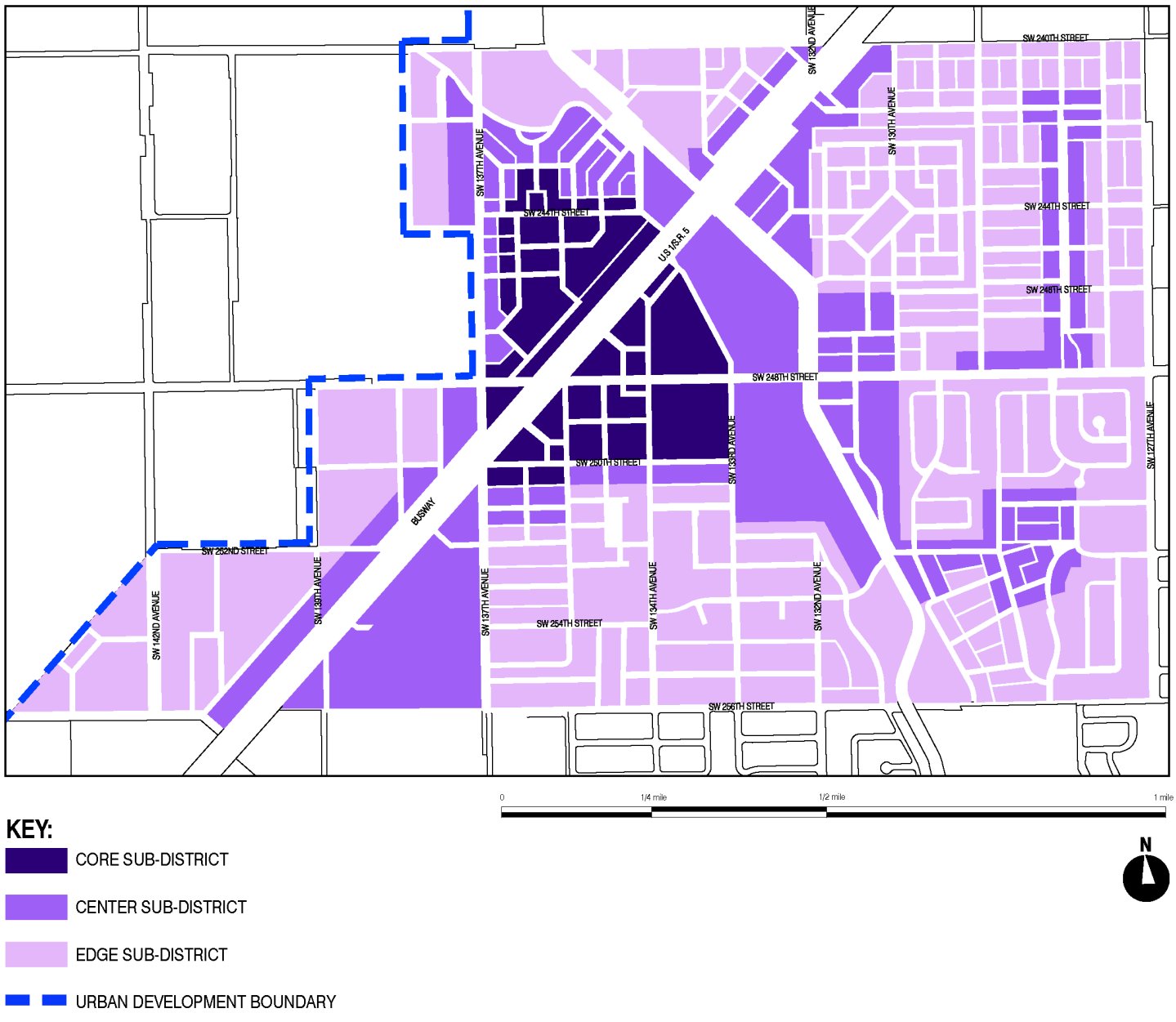
A. Street Types Plan



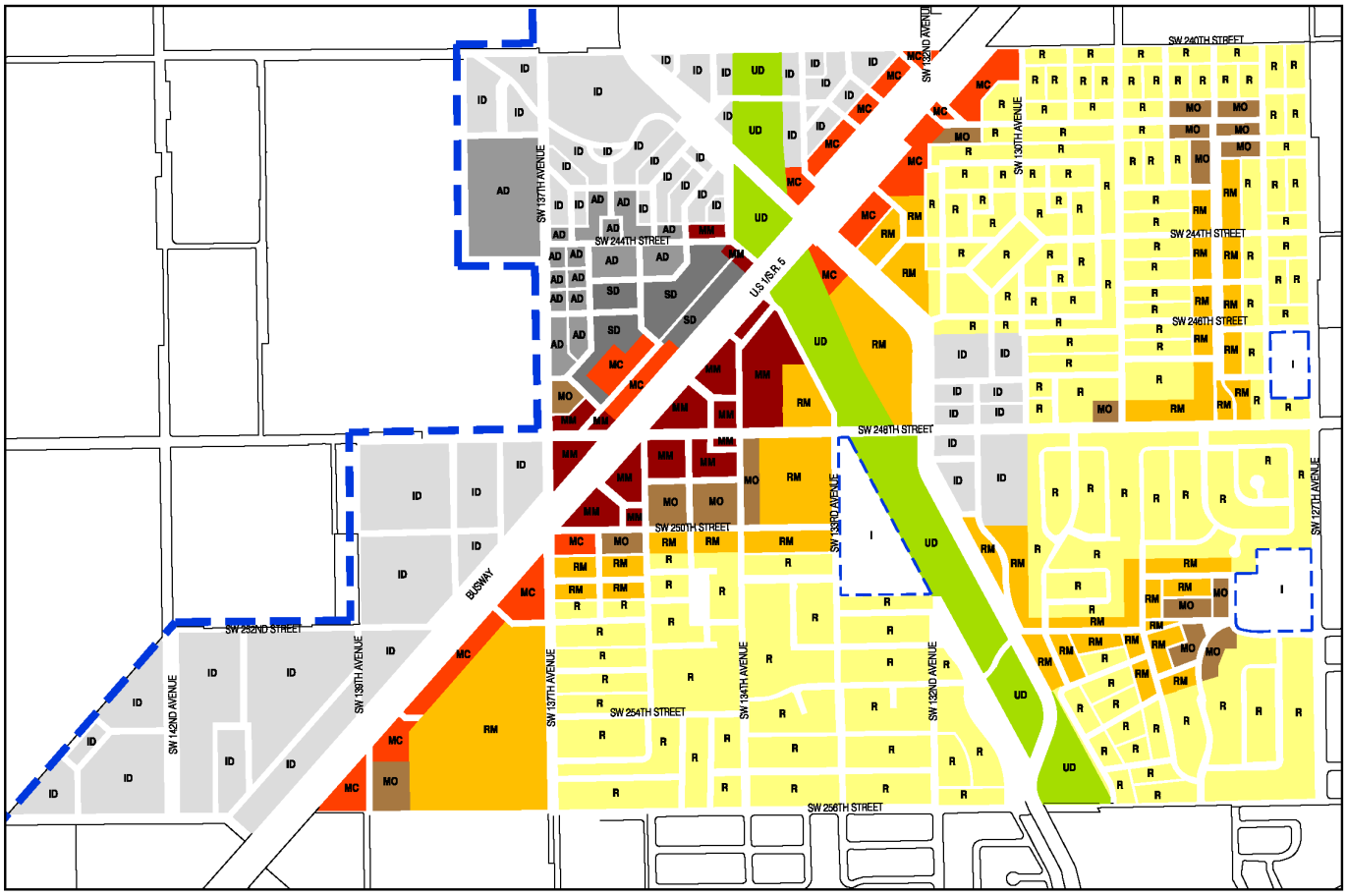
KEY:

- 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
- PEDESTRIAN PASSAGE
- URBAN DEVELOPMENT BOUNDARY

B. Sub-Districts Plan



C. Land Use Plan



KEY:

MM MIXED USE MAIN STREET
First and second floors: businesses; professional offices; civic, education and government offices; second floor and above: residential (min. 12 units/acre net; max. 52* units/acre net)

MC MIXED USE CORRIDOR
Residential; businesses; professional offices; civic, education and government offices (max. 52* units/acre net in the Core Sub-district; max. 36 units/acre net in the Center and Edge Sub-districts)

MO MIXED USE OPTIONAL
First floor (optional): businesses, professional offices, civic, education and government offices; All floors: residential (min. 12 units/acre net; max. 36 units/ acre net)

URBAN DEVELOPMENT BOUNDARY

RM RESIDENTIAL MODIFIED
Courtyard, sideyard, duplex, rowhouse, urban villa, apartment dwellings (min. 12 units/acre net; max. 36 units/ acre net)

R RESIDENTIAL
Single family detached, courtyard, sideyard, rowhouse, urban villa, duplex dwellings (min. 6 units/acre net; max. 18 units/acre net)

AD ARTS DISTRICT
Live/work buildings, RM uses (min. 12 units/acre net; max. 52* units/acre net in the Core Sub-district; max. 36 units/acre net in the Center and Edge Sub-districts)

SD MARKETPLACE SPECIAL DISTRICT
Entertainment Center as per Sec. 33-284.99.1(B); IU-1 uses

UD UTILITIES DISTRICT
All uses permitted in GU district

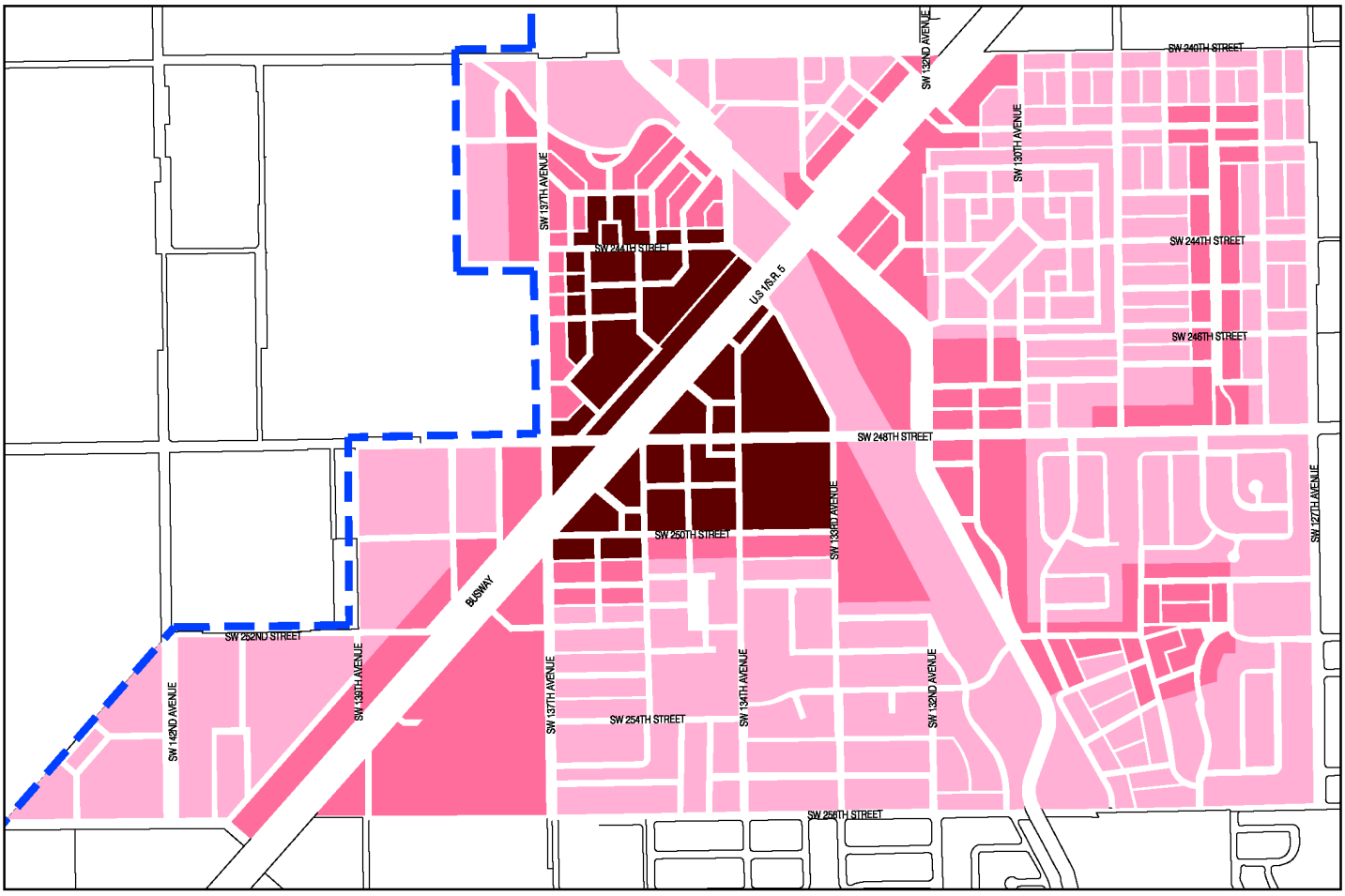
ID INDUSTRIAL DISTRICT
In all floors and all sub-districts: IU-1 uses; live/work units (max. 36 units/ acre net); in the Center Sub-district, all uses and densities permitted in Residential Modified (RM); in the Edge Sub-district, all uses and densities permitted in Residential (R). R and RM uses shall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

I INSTITUTIONAL
Civic, education, government offices

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

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

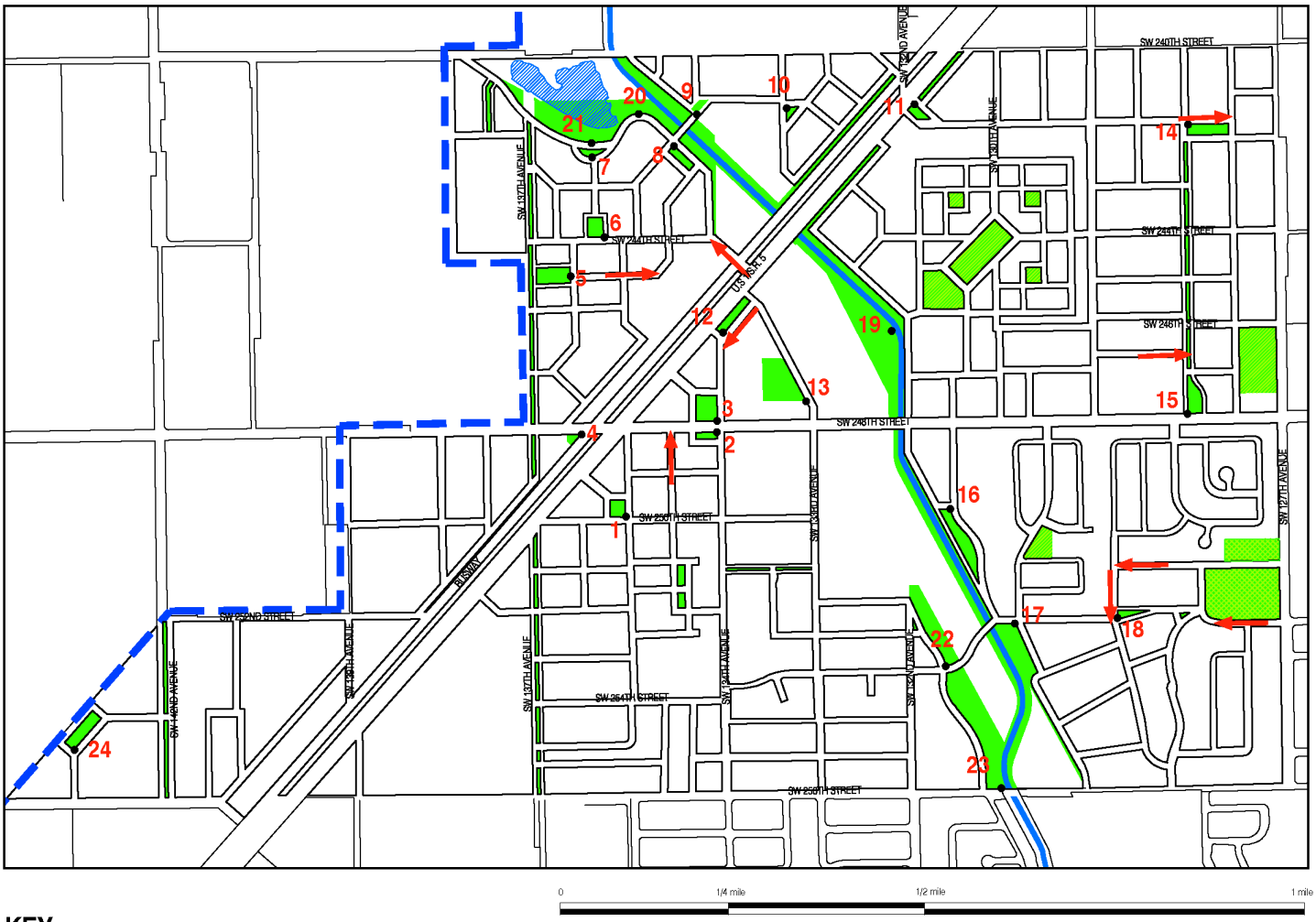
D. Building Heights Plan



KEY:

- 3 FLOORS MIN., 6 FLOORS MAX.
- 2 FLOORS MIN., 4 FLOORS MAX.
- 2 FLOORS MAX.
- URBAN DEVELOPMENT BOUNDARY

E. Designated Open Space Plan



KEY:

- PROPOSED BLOCKS — G Green, S Square, P Plaza
- DESIGNATED OPEN SPACE
- EXISTING OPEN SPACE
- MIAMI-DADE PARKS PROPERTY
- EXISTING WATER BODIES
- STREET VISTA
- ANCHOR POINT
- URBAN DEVELOPMENT BOUNDARY

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

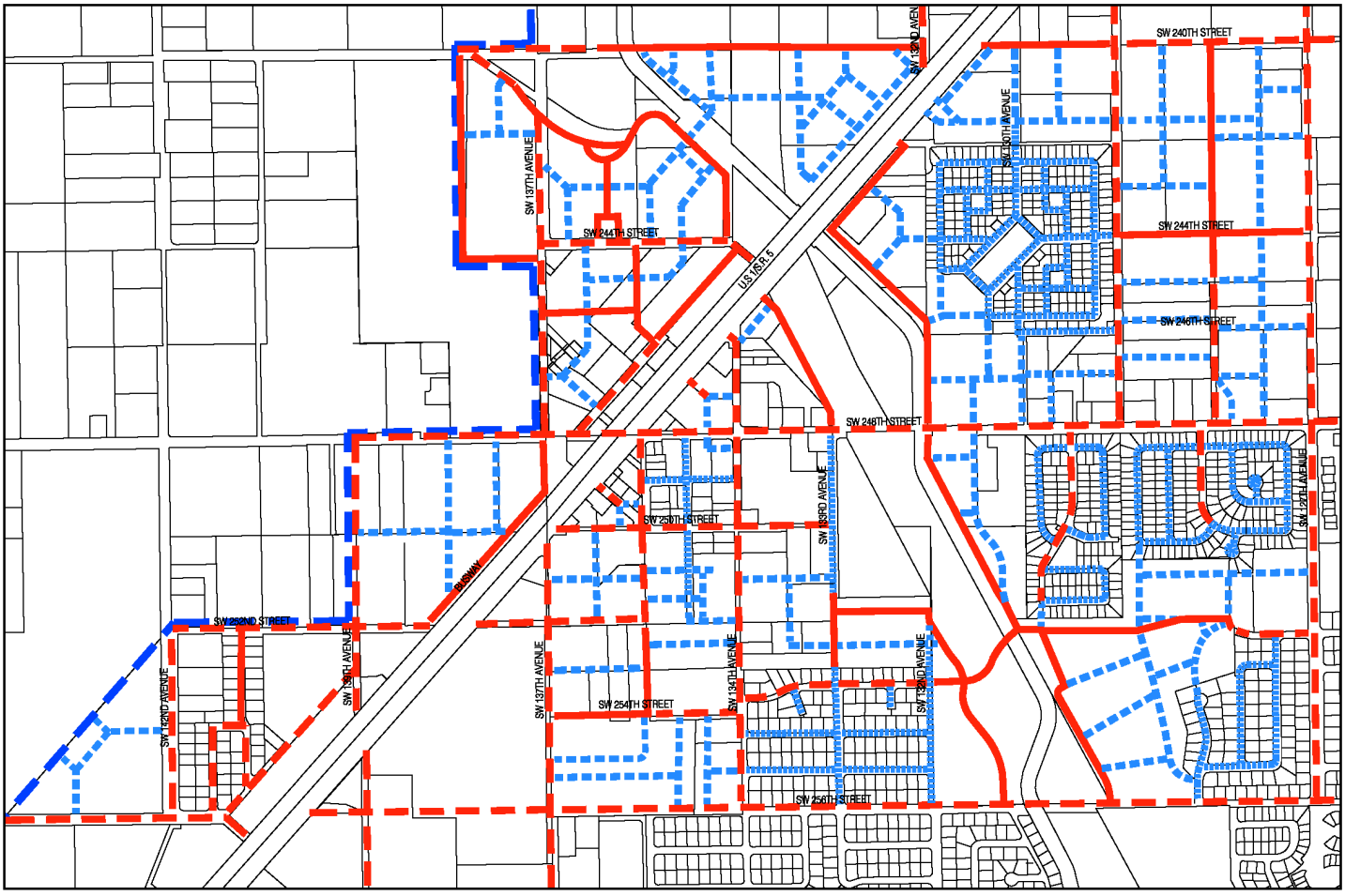
Open space, where an anchor point is not shown, shall be developed according to the Street Type Development Parameters.

No	Type	Area
1	P	12,000 SF
2	S	7,000 SF
3	S	27,000 SF
4	P	4,500 SF
5	G	28,000 SF
6	S	15,000 SF
7	G	7,000 SF
8	G	11,000 SF
9	G	5,000 SF
10	G	7,500 SF
11	G	10,000 SF
12	S	18,000 SF
13	G	69,000 SF
14	S	23,000 SF
15	G	22,000 SF
16	G	39,000 SF
17	G	45,000 SF
18	S	6,500 SF
19	G	85,000 SF

No	Type	Area
20	G	17,000 SF
21	G	38,000 SF
22	G	50,000 SF
23	G	80,000 SF
24	G	25,000 SF

N

F. New Street Dedications Plan

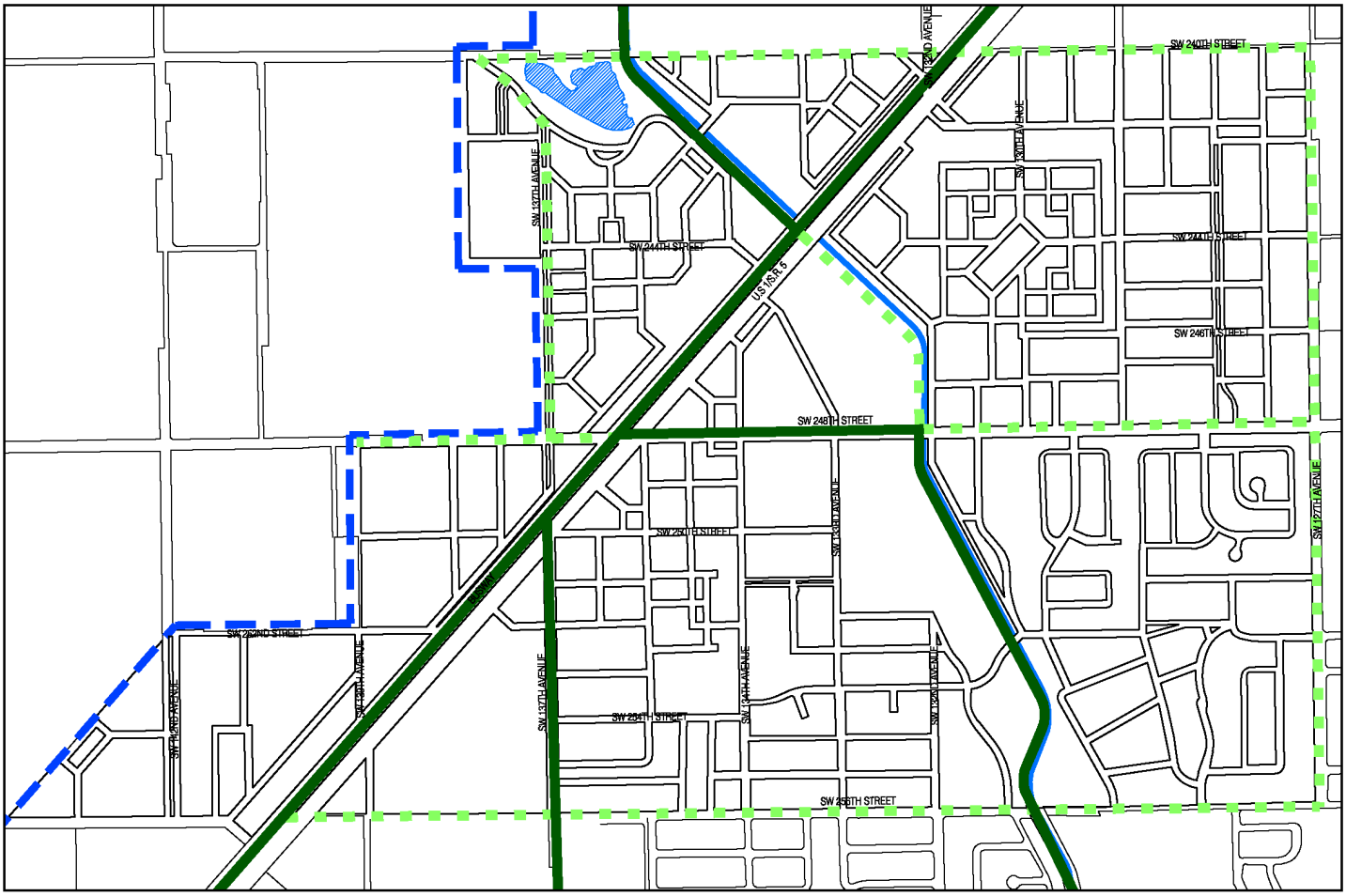


KEY:

- NEW 'A' STREETS
- EXISTING 'A' STREETS
- NEW 'B' STREETS
- EXISTING 'B' STREETS
- PROPERTY OWNERSHIP PATTERN AT TIME OF CHARRETTE
- URBAN DEVELOPMENT BOUNDARY

Note: New street allocations are based on the charrette illustrative plan and are approximate.

G. Bike Route Plan



KEY:

SOUTH DADE GREENWAYS NETWORK

BIKE LANES
Dedicated bike lanes shall be provided as shown in the Street Development Parameters.

BIKE ROUTE
Signage designating the above shown streets/corridors as bike routes shall be provided where appropriate.

URBAN DEVELOPMENT BOUNDARY

Sec. 33-284.99.3. Building Placement and Street Type Development Parameters

A. All new development and redevelopment within the PCUC shall comply with the Building Placement and Design Parameters as provided in section 33-284.85 of this code.

B. All new development and redevelopment within the PCUC shall comply with the Street Type 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	Street type 1, parking both sides	Street type 1 or 2
Minor Street	Street type 4, parking one side	Street type 4 or 5
Service Road	As provided in section 33-284.85	
Pedestrian Passage	As provided in section 33-284.85	

C. Unless otherwise provided by the Building Placement and Design Parameters in section 33-284.85 of this code, the following front and side street setbacks shall be required within the PCUC:

Street type	**Required Setback**		
	Core	**Center**	**Edge**
U.S. 1	6 feet	6 feet	10 feet
Main Street	6 feet	6 feet	10 feet
Boulevard	0 feet	0 feet	10 feet
Minor Street	10 feet	6 feet	10 feet
Service Road	0 feet	0 feet	0 feet
Pedestrian Passage	0 feet	0 feet	10 or 15 feet

MARKETPLACE SPECIAL DISTRICT (SD)

CORE/CENTER

BUILDING PLACEMENT

PL: Property Line
Min: Minimum
Max: Maximum
Req: Required

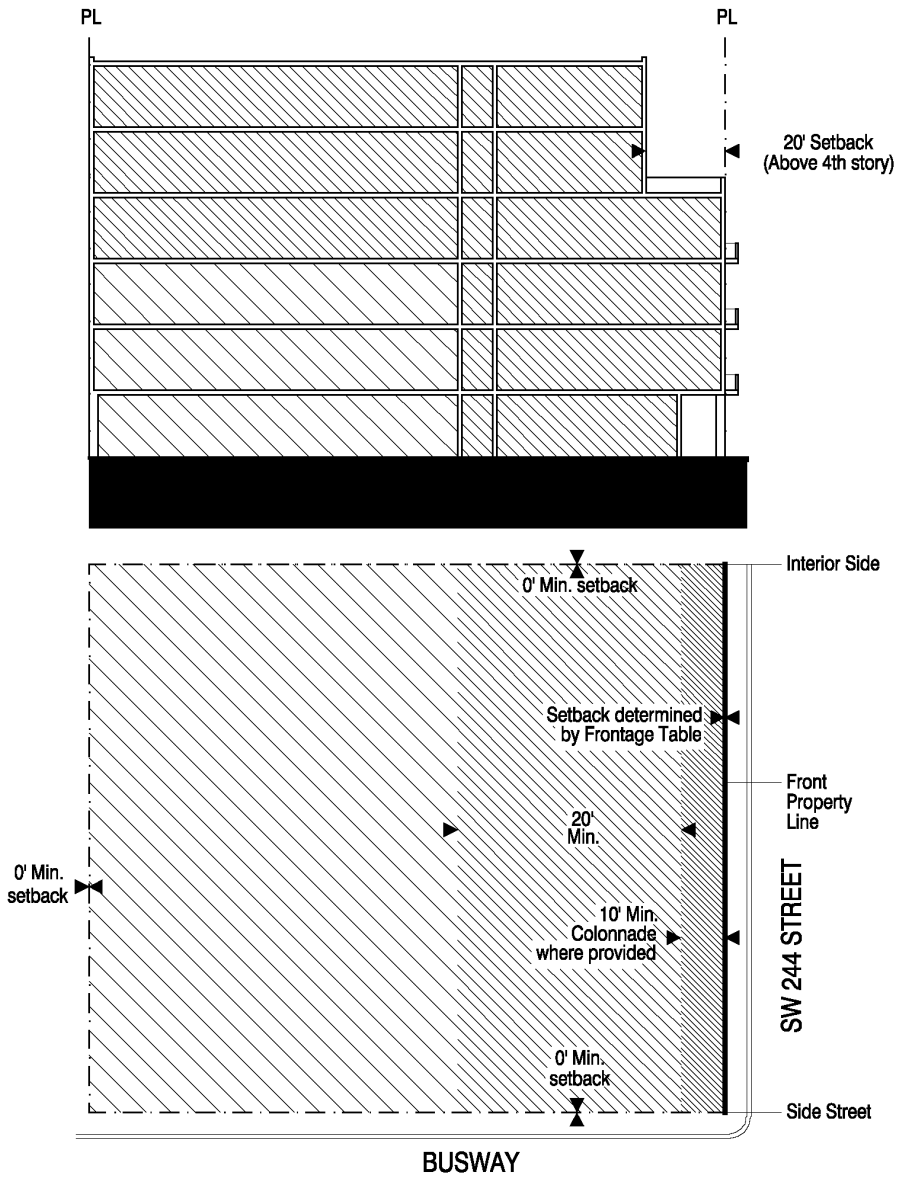
Build to Line

Property Line

Colonnade

Habitable Space

Parking and/or allowable building area



LAND USES

Applies to areas designated SD in the Core and Center Sub-district. For permitted uses refer to Sec. 33-284.99.1.

BUILDING FRONTAGE

80 Percent Minimum at build-to line. Minimum frontage requirement applies along the front property line only.

PARKING

All on-site parking shall be accessed from the service road or adjacent minor street. Up to 60% of required parking may be provided off site within a 500' radius.

SETBACK

The interior side/rear setbacks shall be as shown above. Front and side street setbacks as provided in Frontage Table; see Sec. 33-284.99.3(C).

OTHER ELEMENTS

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

Colonnades shall be a minimum of 10' deep. The colonnade depth shall not exceed the colonnade height. The exterior of the colonnade shall be no closer than 5' to the curb line.

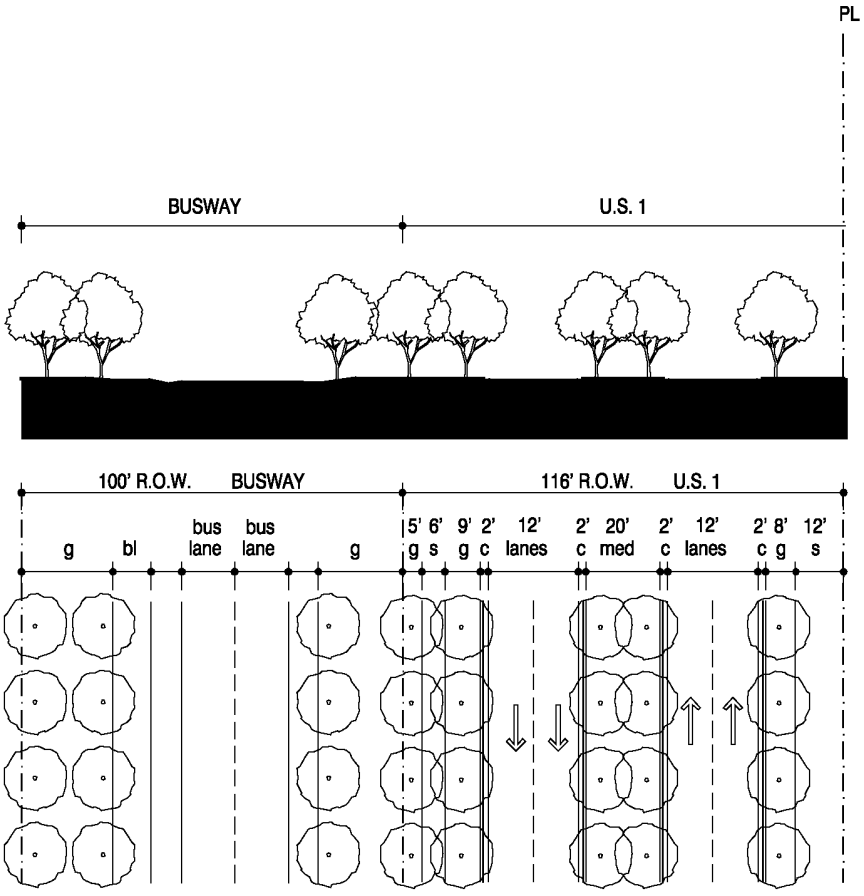
U.S. 1/S.R. 5

CORE/CENTER

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 5' x 5' tree grates. Permanent irrigation is required. In the Center sub-district, tree grates are optional and street trees shall be planted in a 5' continuous landscape strip.

PARKING

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

OTHER ELEMENTS

On all Boulevard intersections, the median shall have a mountable curb.
In the Center sub-district, the sidewalk shall be a minimum of 7' wide.
If additional travel lanes are provided the outer lanes shall be a maximum of 11' wide and the inner lanes shall be a maximum of 10' wide. Additional travel lanes shall only be added provided that all the street parameters are maintained, at a minimum, as depicted above.

U.S. 1/S.R. 5 (With Frontage Road)

CENTER

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
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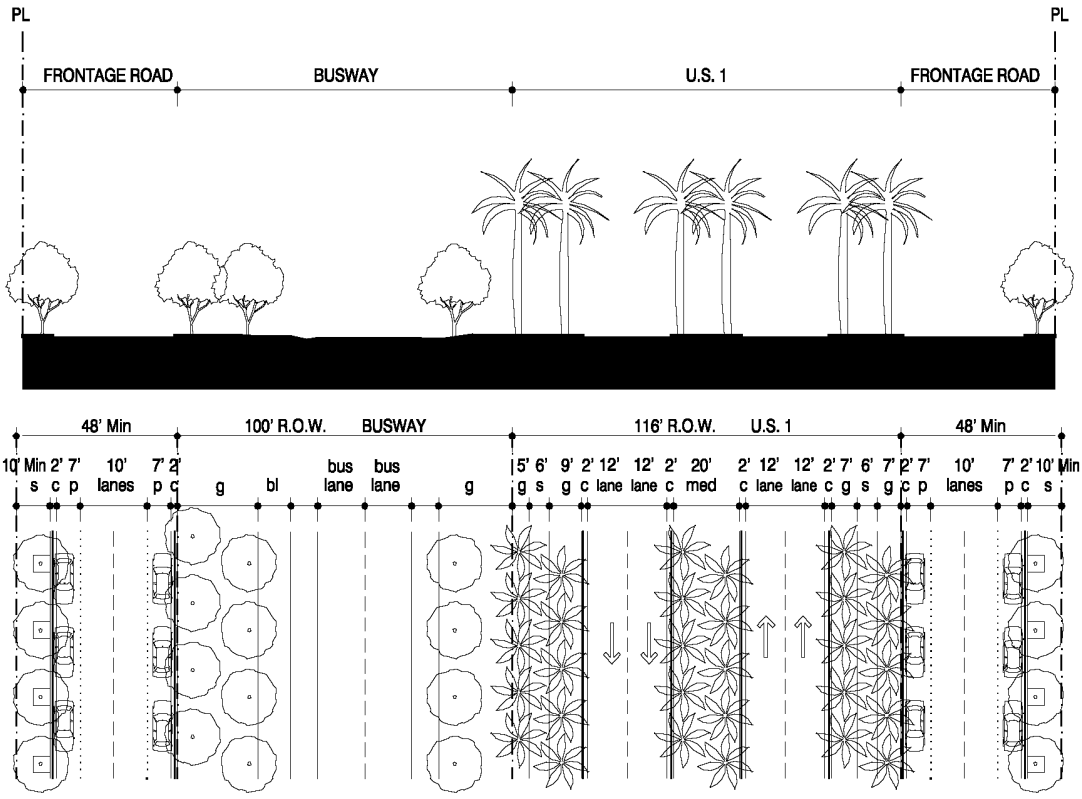
– · – · – Property Line



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. In the Center sub-district, tree grates are optional and street trees shall be planted in a 5' continuous landscape strip.

PARKING

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

OTHER ELEMENTS

On all Boulevard intersections, the median shall have a mountable curb.
In the Center sub-district, the sidewalk shall be a minimum of 7' wide.
If additional travel lanes are provided the outer lanes shall be a maximum of 11' wide and the inner lanes shall be a maximum of 10' wide. Additional travel lanes shall only be added provided that all the street parameters are maintained, at a minimum, as depicted above.

SW 248 STREET/MAIN STREET

CORE/CENTER

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
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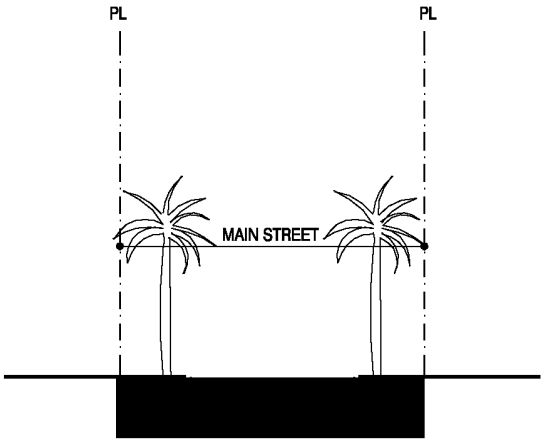
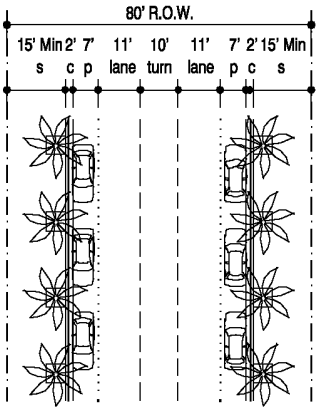




LANDSCAPE/ OPEN SPACE

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 5' x 5' tree grates. Permanent irrigation is required. In the Center sub-district, tree grates are optional and street trees shall be planted in a minumum 5' continuous landscape strip.

PARKING

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

OTHER ELEMENTS

On all Boulevard intersections, the median shall have a mountable curb.
In the Center sub-district, the sidewalk shall be a minimum of 8' wide.
If additional travel lanes are provided the outer lanes shall be a maximum of 11' wide and the inner lanes shall be a maximum of 10' wide. Additional travel lanes shall only be added provided that all the street parameters are maintained, at a minimum, as depicted above.

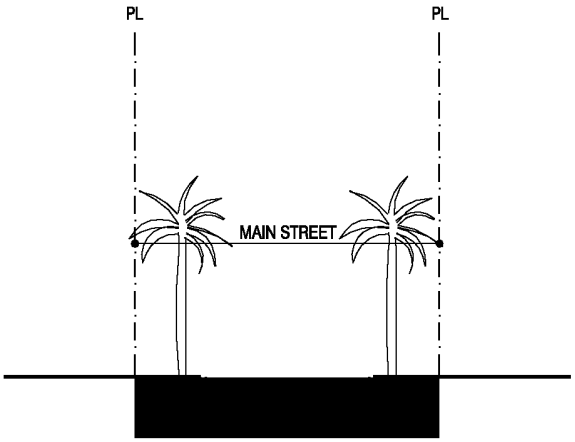
SW 248 STREET/MAIN STREET

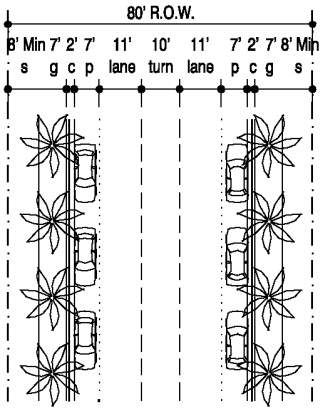
EDGE

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 a minimum 7' continuous landscape strip.

PARKING

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

OTHER ELEMENTS

On all Boulevard intersections, the median shall have a mountable curb.
In the Edge sub-district, the sidewalk shall be a minimum of 8'' wide.
If additional travel lanes are provided the outer lanes shall be a maximum of 11' wide and the inner lanes shall be a maximum of 10' wide. Additional travel lanes shall only be added provided that all the street parameters are maintained, at a minimum, as depicted above.

Sec. 33-284.99.4. Conflicts with other Chapters and Regulations.

This article shall govern in the event of conflicts with other zoning, subdivision, or landscape regulations of this code, or with the Miami-Dade Department of Public Works Manual of Public Works.

Section 33-284.99.5. 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, or occupancy in the PCUC District that either (1) was existing as of the date of the district boundary change on the property to PCUC 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 PCUC 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.

(Ord. No. 05-146, 07-7-05; Ord. No. 06-10, 01-24-06; Ord. No. 07-96, 07-10-07)