

**BOARD OF COUNTY COMMISSIONERS
ZONING HEARINGS**

THURSDAY, SEPTEMBER 11, 2014

PLACE OF MEETING: COUNTY COMMISSIONERS CHAMBERS
OF THE STEPHEN P. CLARK CENTER – 2ND FLOOR
111 NW 1 STREET, MIAMI

TIME OF MEETING 9:30 AM

PREVIOUSLY DEFERRED:

HEARING # DISTRICT(S)

A.	<u>DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES</u>	13-092	10
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Request(s): The applicant is requesting a district boundary change from multiple zoning districts to Bird Road Corridor Urban Area District (BRCUAD).

Location: Lying on both sides of SW 40 Street between the Palmetto Expressway and the Homestead Extension of the Florida Turnpike, Miami-Dade County, Florida.
Within the Urban Development Boundary (UDB)



Official Zoning Agenda

BOARD OF COUNTY COMMISSIONERS

COUNTY COMMISSION MEETING OF THURSDAY, SEPTEMBER 11, 2014

NOTICE: THE FOLLOWING HEARING IS SCHEDULED FOR 9:30 A.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMISSION SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMISSION BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE COMMISSION BE GRANTED BY THE MAJORITY VOTE OF THE COMMISSION MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE COMMISSION CHAMBER. PERSONS EXITING THE COMMISSION CHAMBER SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE COMMISSION CHAMBERS IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE CHAMBERS TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

SWEARING IN OF WITNESS

**A. DEPARTMENT OF REGULATORY 14-7-CC-1 (13-092) 15,16,17,18,19,20,21,22-54-40
& ECONOMIC RESOURCES. BCC/District 10**

DISTRICT BOUNDARY CHANGE from RU-1, RU-2, RU-3B, RU-4, RU-4M, RU-5A, BU-1A, BU-2, BU-3, IU-1 to Bird Road Corridor Urban Area District (BRCUAD).

LOCATION: Lying on both sides of SW 40 Street between the Palmetto Expressway and the Homestead Extension of the Florida Turnpike, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 315 +/- Acres

Development Impact Committee

Recommendation: Approval, as set forth in the Department of Regulatory and Economic Resources' recommendation.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

Deferred from July 17th, 2014.

T H E E N D

NOTICE OF APPEAL RIGHTS

Decisions of the Community Zoning Appeals Board (CZAB) are appealed either to Circuit Court or to the Board of County Commissioners (BCC) depending upon the items requested in the Zoning Application. Appeals to Circuit Court must be filed within 30 days of the transmittal of the CZAB resolution. Appeals to BCC must be filed with the Zoning Hearings Section of the Department of Regulatory and Economic Resources (RER), within 14 days of the posting of the results in the department.

Further information and assistance may be obtained by contacting the Zoning Hearings Section for the Department of Regulatory and Economic Resources (RER), at (305) 375-2640. For filing or status of Appeals to Circuit Court, you may call the Clerk of the Circuit Court at (305) 349-7409.

Memorandum



Date: September 11, 2014

To: Board of County Commissioners

From: Developmental Impact Committee
Executive Council

Subject: Developmental Impact Committee Recommendation

APPLICANT: Department of Regulatory and Economic Resources (Z13-092)

SUMMARY OF REQUEST:

The applicant is requesting a district boundary change from multiple zoning districts to Bird Road Corridor Urban Area District (BRCUAD).

LOCATION: Bird Road, SW 40 Street between the Palmetto Expressway and the Florida Turnpike Homestead Extension, Miami-Dade County, Florida

COMMENTS:

This application went before the Developmental Impact Committee due to the size of the application. Section 33-303.1(D)(7) of the Code of Miami-Dade County charges the Developmental Impact Committee (DIC) to address applications with respect to: (I) conformance with all applicable plans; (II) environmental impact; (III) impact on the economy; (IV) impact on essential services; and (V) impact on public transportation facilities and accessibility.

The meeting of the DIC Executive Council was held on July 2, 2014 and the attached Department memoranda were reviewed and considered by said Committee.

DIC RECOMMENDATION:

Approval, as set forth in the Department of Regulatory and Economic Resources' recommendation.

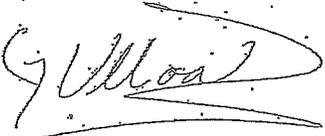
The Executive Council is of the opinion that this application will be in keeping with the Comprehensive Development Master Plan designation for the subject property. In addition, the Council found that the approval of this application will not be contrary to the public interest, is in keeping with the spirit of the regulations, and will permit the reasonable use of the premises. As such, the Executive Council finds that approval of this application will be **consistent** with the CDMP and **compatible** with the surrounding area.

APPLICATION NO. Z13-92
DEPARTMENT OF REGULATORY & ECONOMIC RESOURCES

Respectfully Submitted,

DIC Executive Council
July 02, 2014

Giovannie Ulloa, Fire Chief
Miami-Dade Fire Rescue Department



AYE

Eric Silva, AICP
Sustainability, Planning and Economic Enhancement
Department



AYE

Antonio Cotarelo, Assistant Director
Public Works Department



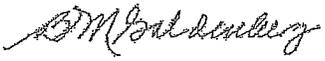
AYE

Jose Gonzalez, P.E., Assistant Director
Department of Environmental Resources Mgmt



AYE

Bertha M. Goldenberg, Assistant Director
Miami-Dade Water and Sewer Department



AYE

David Henderson, Bicycle/Pedestrian Specialist
Metropolitan Planning Organization



AYE

Albert A. Hernandez, Deputy Director, Engineering
Miami-Dade Transit

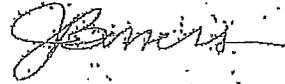


AYE

APPLICATION NO. Z13-92
DEPARTMENT OF REGULATORY & ECONOMIC RESOURCES

July 02, 2014

John Bowers, Parks Property Management Supervisor
Parks, Recreation and Open Spaces



AYE

**Miami-Dade County Department of Regulatory and Economic Resources
Developmental Impact Committee (DIC)
Recommendation to the Board of County Commissioners**

PH: Z13-092

DIC Date: July 2, 2014

Recommendation Summary	
Commission District	10
Applicant	Miami-Dade County Department of Regulatory and Economic Resources
Summary of Requests	The applicant is seeking to rezone the Bird Road Corridor area to BRCUAD (Bird Road Corridor Urban Area District).
Location	Properties along Bird Road between the Palmetto Expressway and the Florida Turnpike, Miami-Dade County, Florida
Property Size	248.8 acres
Existing Zoning	BU-1, BU-1A, BU-2, BU-3, EU-1, GU, IU-1, RU-1, RU-2, RU-3M, RU-4, RU-4L, RU-4M and RU-5A
Existing Land Use	Commercial, Office, Residential, Institutional, Vacant Land
2015-2025 CDMP Land Use Designation	Community Urban Center, Low Density, Low-Medium Density, Medium Density, Business and Office, Office/Residential, Parks and Recreation <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311 District Boundary Change Section 33-303.1(D)(7) Developmental Impact Committee <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval

REQUEST:

DISTRICT BOUNDARY CHANGE from BU-1, BU-1A, BU-2, BU-3, EU-1, GU, IU-1, RU-1, RU-2, RU-3M, RU-4, RU-4L, RU-4M, RU-5A to BRCUAD (Bird Road Corridor Urban Area District)

PROJECT DESCRIPTION: N/A

NEIGHBORHOOD CHARACTERISTICS:

The subject property is generally located along Bird Road (SW 40th Street) between the Palmetto Expressway and the Florida Turnpike. Commercial, office, institutional and residential uses characterize the area.

	Zoning and Existing Use	Land Use Designation
Subject Property	BU-1, BU-1A, BU-2, BU-3, EU-1, GU, IU-1, RU-1, RU-2, RU-3M, RU-4, RU-4L, RU-4M, RU-5A; commercial, office, residential, institutional, vacant land	Community Urban Center, Low Density (2.5-6 DU/AC), Low-Medium Density (6-13 DU/AC), Medium Density (13-25 DU/AC), Business and Office, Office/Residential, Parks and Recreation
North	RU-1, RU-2, RU-3, RU-3B, RU-3M, RU-4, RU-4L, RU-5A; office, residential and	Business and Office, Low Density (2.5-6 DU/AC), Low-

	Zoning and Existing Use	Land Use Designation
	institutional	Medium Density (6-13 DU/AC), Medium-High Density (25-60 DU/AC),
East	GU, None; transportation	Transportation
South	BU-1, GU, RU-1, RU-2, RU-5, RU-5A; commercial, residential, institutional, parks and recreation, vacant land	Low Density (2.5-6 DU/AC), Parks and Recreation
West	None; transportation	Transportation

SUMMARY OF THE IMPACTS:

The approval of this application will allow for the development of a mixed-use commercial-residential district that provides additional housing/mixed-use development opportunities and implements the Comprehensive Development Master Plan's (CDMP) Urban Center development concepts.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The area is designated **Low Density, Low-Medium Density, Medium Density, Business and Office, Office/Residential** and **Low-Density Residential** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. A Community Urban Center is located at the west end of the corridor, adjacent to the Florida Turnpike. The CDMP Land Use Element interpretive text for Community Urban Centers (CUC) states that a variety of uses is allowed, including retail, office, service, restaurant, hotel, institutional, recreational, cultural, entertainment, and residential uses. The Bird Road Corridor Urban Area District (BRCUAD) allows retail, office, residential and institutional uses consistent with these provisions. The BRCUAD development standards also implement the CDMP Urban Centers requirements for streets, open spaces, parking, and buildings.

As shown in the table below, anticipated development in the application area is within the limits of the CDMP. In Community Urban Centers and mixed use development, the CDMP provides for tiered development intensities with a Floor Area Ratio (FAR) greater than 1.5 in the core and not less than 0.5 FAR at the edge; residential development is limited to a maximum of 125 units per acre. The distribution of uses is based on those permitted by the BRCUAD.

Comprehensive Development Master Plan (CDMP) and Proposed BRCUAD Zoning Development Density/Intensity

Use	CDMP Permitted Density/Intensity	Proposed BRCUAD Zoning
Residential	8,075 units	7,484 units
Commercial/Office	5,190,391 sq. ft.	4,820,239 sq. ft.

The CDMP permitted density and intensity in the above table was estimated by allocating 125 residential units per acre to the area within the CUC, 36 residential units per acre to areas within 660 feet of the designated Major Corridor and the density permitted by the LUP

designation in other areas; for non-residential intensity 1.25 FAR was allocated to areas within 660 feet of the designated Major Corridor and 0.5 FAR in other areas.

Service Provider Comments

The proposed rezoning has been reviewed by all of the service providers. Review comments provided at this time are primarily for information regarding the long term build-out of the Urban Center as there is no specific development proposal associated with this application. Development approval and impacts will be assessed as plats and site plans are submitted. A description of the development intensities analyzed and a summary of each department's comments are provided below.

Comparison of Existing Zoning and Proposed BRCUAD Zoning

Use	Existing Zoning	Proposed BRCUAD Zoning	Difference (Existing Zoning minus BRCUAD)
Industrial	8,494 sq. ft.	0 sq. ft.	-8,494 sq. ft.
Retail	2,379,338 sq. ft.	2,405,600 sq. ft.	+26,262 sq. ft.
Office	2,419,587 sq. ft.	2,414,639 sq. ft.	-4,948 sq. ft.
Residential	3,283 units	7,484 units	+4,201 units

It should be noted that all of the department reviews were conducted at the projected build-out, which would require a significant amount of redevelopment of existing uses and buildings. Over the years, it is anticipated that new development will occur mainly on currently developed land, land that is occupied by commercial strips, shopping centers, big box development and multi-family residences.

Staff opines that approval of this application is **compatible** with the surrounding area and **consistent** with the CDMP LUP Map, Land Use Element interpretative text and relevant CDMP policies.

ZONING ANALYSIS:

When analyzing the request to rezone the Bird Road Corridor area from BU-1, BU-1A, BU-2, BU-3, EU-1, GU, IU-1, RU-1, RU-2, RU-3M, RU-4, RU-4L, RU-4M, RU-5A to BRCUAD, under Section 33-311 of the Code, staff opines that the approval of this request would be **compatible** with commercial, residential, institutional and public facility uses in the surrounding area and be **consistent** with the CDMP. **The proposed rezoning to BRCUAD is necessary to implement the Board of County Commissioners-accepted Bird Road Corridor Study Charrette Area Plan, the adopted Bird Road Corridor Urban Area District zoning regulations (Ordinance No. 13-58) and applicable CDMP policies.** Specific provisions in the BRCUAD that implement the aforementioned Bird Road Corridor Study Charrette Area Plan and CDMP policies allow or require: mixed uses, including retail, office and residential uses; building standards that will require new buildings to be developed in an attractive pedestrian and transit supportive manner; street standards that will require future right-of-way improvements to provide for ample sidewalk areas and bicycle facilities, as well as encourage on-street parking areas and landscaping; and reduced parking requirements for developments providing mixed uses and workforce housing units; landscape and open space standards.

The BRCUAD zoning regulations require that the Department of Regulatory and Economic Resources review plans for compliance with the site plan review criteria provided in Section 33-284.88 of the Zoning Code as part of the Administrative Site Plan Review (ASPR) process. Additionally, as part of the ASPR review process, the following departments of Miami-Dade County and other public entities shall review development plans for potential impacts on infrastructure and other services: the Public Works and Waste Management Department (PWWM); the Miami-Dade Fire Rescue Department (MDFR); the Miami-Dade County Public Schools (MDCPS); the Park and Recreation Department; and any other applicable agency. In the event the ASPR application indicates impacts on services and infrastructure provided by the above mentioned departments, the developer shall meet with the affected department or entity to discuss potential mitigation of the impacts and shall submit evidence of such discussion to the Department of Regulatory and Economic Resources. **Therefore, staff recommends approval of the request under Section 33-311 Standards for District Boundary Change.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW:

Regulatory and Economic Resources

The Department of Regulatory and Economic Resources (RER) Division of Environmental Resources Management (DERM) **does not object** to this application and has approved it for compliance with the requirements of Chapter 24 of the Code of Miami-Dade County.

Its memorandum indicates that portions of the application area is located within the Alexander Orr Wellfield protection area; therefore, development on the properties within the wellfield shall be in accordance with the regulations established in Section 24-43 of the Code.

The RER Building and Neighborhood Compliance Division **has no objections** to this application.

Miami-Dade Fire Rescue

The Miami-Dade Fire Rescue Department (MDFR) **has no objections** to this application. The department states that it provides adequate emergency and fire service to the residences and businesses along the corridor and that in addition to Station No. 3, there are four MDFR stations within close proximity to the corridor which are capable of rendering additional emergency and fire service.

MDFR is requesting that in the event of a significant increase of population, residential units or commercial area, MDFR be notified accordingly in an effort to evaluate the impact on existing service and determine the need for an additional fire station or service to absorb the additional number of alarms.

Parks, Recreation and Open Spaces

The Miami-Dade Parks, Recreation and Open Spaces Department (MDPROS) **has no objections** to this application. Approximately 23.1 acres of additional local park space need would be generated by the estimated future development in the application area. This park space need can be accommodated by Park Benefit District 2 which has a surplus capacity of 504.72 acres.

Miami-Dade Police Department

The Miami-Dade Police Department (MDPD) **has no objections** to this application. Additional sworn personnel, support staff, and equipment will be required to maintain current levels of service as future development occurs in the application area.

Public Works and Waste Management Department

The Public Works and Waste Management Department (PWWM) Traffic Engineering Division **does not object** to this application. Its memorandum indicates that concurrency for individual projects will be evaluated during the development review process for each parcel. Therefore, traffic impact studies will be required when Administrative Site Plan Review (ASPR) or plat applications are submitted.

The PWWM Waste Operations Division **has no objections** to this application. Future development in the application area will be required to contract with a private waste collection service for subsequent waste disposal.

Water and Sewer Department

The Miami-Dade County Water and Sewer Department (MDWASD) **does not object** to this application. Public water mains and sanitary sewers exist in most of the area. As requested by the Board of County Commissioners, the Water and Sewer Department prepared a preliminary estimate of the water and sewer infrastructure improvements necessary to support development along the corridor. As future development occurs in the application area, existing water and sewer infrastructure may need to be upgraded. All development will be evaluated on a case-by-case basis to determine the water main, fire hydrant, and sewer infrastructure needs for each individual project.

Miami-Dade Transit Department

The Miami-Dade Transit Department (MDT) **has no objections** to this application. Its memorandum indicates that Metrobus routes 40, 71 and 87 run within the corridor and currently provide bus service with a 30 minute or better AM/PM peak-hour headway. Therefore, this application meets the adopted mass transit level of service standards as prescribed by the CDMP Mass Transit Sub-element Policy MT-1A.

Miami-Dade County Public Schools

Miami-Dade County Public Schools **does not object** to this application. A final determination of Public School Concurrency and capacity reservation will be made as individual developments are submitted for final plat, site plan, or functional equivalent.

OTHER: Not applicable.

RECOMMENDATION: Approval

CONDITIONS FOR APPROVAL: None



Nathan Kogon, Assistant Director for Development Services
Miami-Dade County Department of Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

Director of the Department of Regulatory and Economic Resources
Bird Road Corridor Urban Area District
Z13-092

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	No objection
Fire Rescue	No objection
Parks, Recreation and Open Spaces	No objection
Police	No objection
Public Works and Waste Management	No objection
Water and Sewer	No objection
Transit	No objection
Schools	No objection
*Subject to conditions in their memorandum	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Land Use Element Goal (Pg. I-2)	<i>Provide the best possible distribution of land use and services to meet the physical, social, cultural, and economic needs of the present and future populations in a timely and efficient manner that will maintain or improve the quality of the natural and man-made environment and amenities, and preserve Miami-Dade County's unique agricultural lands.</i>
Land Use Element Objective LU-1 (Pg. I-2)	<i>The location and configuration of Miami-Dade County's urban growth through the year 2025 shall emphasize concentration and intensification of development around centers of activity, development of well designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.</i>
Land Use Element Policy LU-1A (Pg. I-2)	<i>High intensity, well designed urban centers shall be facilitated by Miami-Dade County at locations having high countywide multi-modal accessibility.</i>
Land Use Element Policy LU-1C (Pg. I-2)	<i>Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.</i>
Land Use Element Policy LU-1D (Pg. I-3)	<i>In conducting its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami-Dade County shall seek to facilitate the planning of residential areas as neighborhoods which include recreational, educational and other public facilities, houses of worship, and safe and convenient circulation of automotive, pedestrian and bicycle traffic.</i>
Land Use Element Policy LU-1F (Pg. I-3)	<i>To promote housing diversity and to avoid creation of monotonous developments, Miami-Dade County shall vigorously promote the inclusion of a variety of housing types in all residential communities through its area planning, zoning, subdivision, site planning and housing finance activities, among others. In particular, Miami-Dade County shall review its zoning and subdivision practices and regulations and shall amend them, as practical, to promote this policy.</i>
Land Use Element Policy LU-1G (Pg. I-3)	<i>Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots, with the exception of small neighborhood nodes. Business developments shall be designed to relate to adjacent development, and large uses should be planned and designed to serve as an anchor for adjoining smaller businesses or the adjacent business district. Granting of commercial or other non-residential zoning by the County is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.</i>
Land Use Element Policy LU-2A (Pg. I-5)	<i>All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvement Element (CIE).</i>

ZONING RECOMMENDATION ADDENDUM

Director of the Department of Regulatory and Economic Resources
Bird Road Corridor Urban Area District
Z13-092

Land Use Element Objective LU-5 (Pg. I-12)	Upon the adoption of this plan, all public and private activities regarding the use, development and redevelopment of land and the provision of urban services and infrastructure shall be consistent with the goal, objectives and policies of this Element, with the adopted Population Estimates and Projections, and with the future uses provided by the adopted Land Use Plan (LUP) map and accompanying text titled "Interpretation of the Land Use Plan Map", as balanced with the Goals, Objectives and Policies of all Elements of the Comprehensive Development Master Plan.
Land Use Element Objective LU-7 (Pg. I-14)	Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian-friendly environment that promotes the use of rapid transit services.
Land Use Element Policy LU-7D (Pg. I-15)	Redevelopment of property within one-half mile of existing or planned mass transit stations and bus routes shall not cause an increase in walking distances from nearby areas to the transit services and shall, wherever practical, be done in a manner that reduces walking distances and is comfortable and attractive to pedestrians.
Land Use Element Policy LU-7I (Pg. I-16)	Miami-Dade County will review development incentives to encourage higher density, mixed use and transit-oriented development at or near existing and future transit stations and corridors.
Land Use Element Policy LU-8A (Pg. I-17)	Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; a variety of affordable housing options; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities Density patterns should reflect the Guidelines for Urban Form contained in this Element.
Land Use Element Policy LU-8B (Pg. I-17)	Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and physical considerations.
Land Use Element Objective LU-9 (Pg. I-19)	Miami-Dade County shall continue to maintain, update and enhance the Code of Miami-Dade County, administrative regulations and procedures, and special area planning program to ensure that future land use and development in Miami-Dade County is consistent with the CDMP, and to promote better planned neighborhoods and communities and well designed buildings.
Land Use Element Policy LU-9D (Pg. I-20)	Miami-Dade County shall continue to investigate, maintain, and enhance methods, standards and regulatory approaches, which facilitate sound, compatible mixing of uses in projects and communities.
Land Use Element Policy LU-9F (Pg. I-20)	Miami-Dade County shall formulate and adopt zoning or other regulations to implement the policies for development and design of Metropolitan and Community Urban Centers established in the CDMP through individual ordinances for each urban center.
Land Use Element Policy LU-9G (Pg. I-20)	Miami-Dade County shall review and revise its development regulations to promote building designs in multi-family residential zoning districts which are more compatible with, and sensitive to, surrounding neighborhoods, and to establish minimum densities for development in multifamily residential zoning districts.
Land Use Element Policy LU-9I (Pg. I-20)	Miami-Dade County shall continue to update and enhance its land development regulations and area planning program to facilitate development of better planned neighborhoods and communities, and well designed buildings, and shall encourage and assist municipalities to do the same.
Land Use Element Policy LU-9P (Pg. I-21)	Miami-Dade County shall revise land development regulations to allow live-work units and structures in urban centers and all land use categories that permit the mixture of residential and non-residential uses. Live-work refers to one or more individuals living in the same building where they earn their livelihood usually in professional, artisanal or light industrial activities. The quiet enjoyment expectations of the residential neighbors take precedence over the work needs in a live-work unit or building. Toward this end, the occupational use of the unit shall not include nonresident employees or walk-in trade. No outdoor activity; noise, vibration, odor, electric interference or other effect of the occupation shall be detectable outside the

ZONING RECOMMENDATION ADDENDUM

Director of the Department of Regulatory and Economic Resources
Bird Road Corridor Urban Area District
Z13-092

	<i>work-live unit. The regulations should provide for disclosure of neighboring industrial and commercial activities to prospective residential tenants and purchasers.</i>
Land Use Element Policy LU-9Q (Pg. I-22)	<i>Miami-Dade County shall revise land development regulations to allow work-live units in the Business and Office and Industrial and Office land use categories. The term work-live means that the needs of the work component takes precedence over the quiet expectations of residents, in that there may be noise, odors, or other impacts of the business, as well as employees, walk-in trade or sales. The predominant use of a work-live unit is industrial or commercial work activity and residential activity is secondary.</i>
Land Use Element Objective LU-10 (Pg. I-23)	<i>Energy efficient development shall be accomplished through metropolitan land use patterns, site planning, landscaping, building design, and development of multimodal transportation systems.</i>
Land Use Element Policy LU-10A (Pg. I-23)	<i>Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation.</i>
Land Use Element Policy LU-12D (Pg. I-25)	<i>The County shall consider developing strategies that promote infill development in specific areas.</i>
Mass Transit Subelement Goal (Pg. II-29)	<i>Maintain, operate and develop a mass transit system in Miami-Dade County that provides efficient, convenient, accessible, and affordable service to all residents and tourists.</i>
Mass Transit Subelement Objective MT-2 (Pg. II-30)	<i>Coordinate the provision of efficient transit service and facilities with the location and intensity of designated future land use patterns as identified on the Land Use Plan Map, and the goal, objectives and policies of the Land Use Element.</i>
Mass Transit Subelement Policy MT-2A (Pg. II-30)	<i>Transit system improvements shall be coordinated with, and support the staging and shaping of development as planned in the Land Use Element, through Miami-Dade County's transportation planning process.</i>
Mass Transit Subelement Objective MT-4 (Pg. II-31)	<i>Provide convenient, accessible and affordable mass transit services and facilities.</i>
Mass Transit Subelement Policy MT-4A (Pg. II-31)	<i>Miami-Dade County, with private sector assistance, shall provide mass transit service appropriate for the mix and intensity of development of urban centers identified in the Land Use Element.</i>
Mass Transit Subelement Policy MT-4B (Pg. II-31)	<i>Miami-Dade County, with appropriate private sector contributions shall provide a network of regular and/or special services to facilitate access to major centers of employment, commercial, medical, educational, governmental, and recreational activity.</i>
Land Use Element Urban Centers (Pg. I-46)	<p><i>Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate to high intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically.</i></p> <p><i>Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to nearby expressway or major roadways to ensure a high level of countywide accessibility.</i></p> <p><i>The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.</i></p>

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Z13-092

The core of the centers should contain business, employment, civic, and/or high or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses that serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of both jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning and evening commute or lunch hour.

Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development of these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below.

Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.

Urban Centers - Uses and Activities

Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while Community-scale Urban Centers will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses are encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.

Urban Centers - Radius

The area developed as an urban center shall extend to one mile radius around the core or central transit station of a Regional Urban Center designated on the LUP map. Designated Metropolitan Urban Centers shall extend not less than one-quarter mile walking distance from the core of the center or central transit stop(s) and may extend up to one-half mile from such core or transit stops major roads and pedestrian linkages. Community Centers shall have a radius of 700 to 1800 feet but may be extended to a radius of one-half mile where recommended in a professional area plan for the center, consistent with the guidelines herein, which plan is approved by the Board of County Commissioners after an advertised public hearing. Urban Center development shall not extend beyond the UDB.

Urban Centers - Streets and Public Spaces

Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent

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connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian access ways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edged landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixture and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenade, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.

Urban Centers - Parking

Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses on proximate development sites, and near transit stations. Parking areas should occur predominately in mid-block, block rear and on-street locations, and not between the street and main building entrances. Parking structures should incorporate other uses at street level such as shops, galleries, offices and public uses.

Urban Centers - Buildings

Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.

Urban Centers - Density and Intensity

The range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Regional, Metropolitan and Community Urban Centers are shown in the table below.

	Average Floor Area Ratios (FAR)	Max. Densities Dwellings per Gross Acre
Regional Activity Centers	greater than 4.0 in the core not less than 2.0 in the edge	500
Metropolitan Urban Centers (PLMUC)	greater than 3.0 in the core	250
Community Urban Centers	greater than 1.5 in the core not less than 0.5 in the edge	125

In addition, height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.

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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>33-303.1(D)(7) Developmental Impact Committee</p>	<p>Review and make recommendations concerning County zoning actions, with the exception of applications which seek only non-use variances and/or a modification of a condition(s) or covenant(s) and which do not approve a change of use or an increase in the floor area for any and all nonresidential use(s), which are:</p> <p style="padding-left: 40px;">(a) Required by the regulations to be taken after public hearing, and which would allow individually, or cumulatively within an independent development parcel:</p> <ol style="list-style-type: none"> 1. Residential developments involving in excess of two hundred fifty (250) dwelling units. 2. Business uses involving in excess of ten (10) acres or one hundred thousand (100,000) square feet of retail floor area, or one thousand (1,000) vehicle off-street parking space capacity. 3. Recreational, cultural, or entertainment facilities involving in excess of one thousand (1,000) vehicle off-street parking space capacity for single performance or twenty (20) acres. 4. Office buildings or office complexes involving in excess of one hundred twenty-five thousand (125,000) square feet of floor space, or one thousand (1,000) vehicle off-street parking space capacity. 5. Industrial, processing or manufacturing activity involving fifty (50) acres, or five hundred (500) vehicle off-street parking space capacity. 6. Hotel and/or motel developments involving in excess of two hundred fifty (250) units. 7. All planned area developments. 8. Mixed-use developments with two (2) or more of the land use types specified in 1. through 6. above where none of the individual land uses in the development meet or exceed the thresholds listed in 1. through 6. above and where the sum of the percentages of the appropriate thresholds listed in 1. through 6. above for each applicable land use in the development is greater than one hundred thirty (130) percent. Where a development addresses more than one (1) threshold within a particular land use type listed in 1. through 6. above, then the threshold in that land use type which generates the highest percentage shall be utilized in the calculation of the total mixed-use percentage for the subject development.
<p>Section 33-311 District Boundary Change</p>	<p>(A) The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered; (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade

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	<p><i>County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i></p> <p>(3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i></p> <p>(4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i></p> <p>(5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i></p>
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ZONING ACTION

MEMORANDUM

Harvey Ruvin

**Clerk of the Circuit and County Courts
Clerk of the Board of County Commissioners**

(305) 375-5126

(305) 375-2484 FAX

www.miami-dadeclerk.com



DATE: JULY 17, 2014

Z-

ITEM: 2.

**APPLICANT: DEPARTMENT OF REGULATORY AND
ECONOMC RESOURCES (14-7-CC-1 (13-092))**

MOTION: To defer the application to September 11, 2014 at 9:30 AM, with no further notice or re-advertisement, and with a notice to be sent to the community clarifying information that appeared on the notice previously sent.

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro		X		
Bovo				X
Diaz	S	X		
Edmonson		X		
Heyman				X
Jordan		X		
Monestime				X
Moss		X		
Souto	M	X		
Suarez				X
Zapata		X		
Vice Chair Bell				X
Chairwoman Sosa		X		
TOTAL		8	0	5

**A. DEPARTMENT OF REGULATORY
& ECONOMIC RESOURCES**
(Applicant)

14-7-CC-1 (13-092)
BCC/District 10
Hearing Date: 09/11/14

Property Owner (if different from applicant) NONE

Is there an option to purchase /lease the property predicated on the approval of the zoning request? Yes No

Disclosure of interest form attached? Yes No

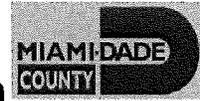
Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
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Multiple zoning
actions

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

Memorandum



Date: April 2, 2014

To: Jack Osterholt, Deputy Mayor/Director
Department of Regulatory and Economic Resources

From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources

A handwritten signature in black ink, appearing to read "Jose Gonzalez".

Subject: BCC #Z2013000092-1st Revision
Bird Road Corridor Urban Area District (BRCUAD)
Bird Road, SW 40 Street between the Palmetto Expressway and
the FTP Homestead Extension Palmetto, Miami-Dade County,
Florida
(BU-1A) (315 Acres)
22-54-40

Enclosed, please find the Department of Regulatory and Economic Resources - Division of Environmental Resources Management (DERM) review of the above referenced zoning application for compliance with the requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). As noted in the attached comments, your application has been reviewed and approved for compliance with the requirements of Chapter 24 of the Code and may be scheduled for hearing.

Wellfield Protection

The portions of township 54, range 40, sections 15, 16, 17 and a portion of Section 18 within the proposed Bird Road Corridor Urban Area District (BRCUAD) are located within the Alexander Orr Wellfield protection area; more specifically, within the maximum and average travel time contours of the said wellfield protection area. Therefore, development on the properties within the wellfield shall be in accordance with the regulations established in Section 24-43 of the Code.

The subject request is to establish a zoning classification that would allow non-residential land uses in this area. Section 24-43(5) of the Code provides that for properties located within the basic wellfield protection area of any public utility potable water supply well, no County or municipal officer, agent, employee, or Board shall approve grant or issue any zoning action for non-residential land uses, unless the property owner has submitted a properly executed covenant running with the land in favor of Miami-Dade County, which provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on that portion of the property located within the basic wellfield protection area of any public utility potable water supply well. Some of the existing non-residential properties in the proposed BRCUAD located in this wellfield protection area do not have the aforementioned covenant. Each non-residential property located in the wellfield protection area would be required to file a covenant prior to the Department approval of this zoning request.

The applicant applied for variances from the aforesaid Code Sections before the Environmental Quality Control Board (EQCB). Based upon the evidence and available information the Board approved the applicant's petition to allow the zoning change action to proceed and to allow each property owner to file the required covenant prior to the approval of any subsequent development orders for any of the properties affected by the zoning action.

Wastewater Disposal

The proposed BRCUAD is located within the Miami-Dade Water and Sewer Department (MDWASD), sanitary sewer franchised service areas. Sanitary sewers are available on certain portions of this area.

The wastewater flows are directed via the sewage conveyance system to the MDWASD Wastewater Treatment Plants, which is an interconnected system, and at present it has sufficient capacity to treat current discharge. Inasmuch as there may be that at some point in time one or more sanitary sewer pump stations are on moratorium status, the capacity of the conveyance system would have to be determined on a case by case basis and would depend on the location of any specific property, at any given time, and would also depend on any proposed land use.

Several of the non-residential properties within the proposed BRCUAD do not have access to public sanitary sewers and are either served by a septic tank and drainfield system or would be served by a septic tank. Pursuant to the Code, non-residential properties can be approved for the interim use of a septic tank and drainfield, provided that the following items are satisfied:

1. The proposed development does not exceed the maximum sewage loading allowed by Section 24-43.1(4)(b) of the Code of 1,500 gallons per day per acre.
2. Pursuant to Section 24-43.1(4)(a) of the Code, the property owner submits a properly executed covenant running with the land in favor of Miami-Dade County which provides that the only liquid waste, less and except the exclusions contained therein, which shall be generated, disposed of, discharged or stored on the property shall be domestic sewage discharged into a septic tank. The covenant shall be submitted to and approved by the Department prior to public hearing. Each non-residential property served by a septic tank would be required to file a covenant prior to the Department approval of this zoning request.

The applicant applied for variances from the aforesaid Code Sections before the Environmental Quality Control Board (EQCB). Based upon the evidence and available information the Board approved the applicant's petition to allow the zoning change action to proceed and to allow each property owner to file the required covenant prior to the approval of any subsequent development orders for any of the properties affected by the zoning action.

Water Supply

Public water can be made available to the properties in the proposed BRCUAD. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with the Code requirements.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Stormwater Management

A Class VI Permit may be required for the construction of drainage systems in the proposed BRCUAD area.

Drainage restrictions may be applicable, since the site is located within the Alexander Orr Wellfield protection area.

An Environmental Resources Permit from the South Florida Water Management District may be required for the construction and operation of the any surface water management system. This permit shall be obtained prior to site development, final plat or public works approval of paving and drainage plans.

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage must be provided for the 5-year/1-day storm event.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Pollution Remediation

There are records of current contamination assessment/remediation sites within the boundaries of the proposed BRCUAD. The Environmental Monitoring and Restoration Division of the DERM will require review of development and construction plans as they relate to environmental conditions of the properties for projects that fall within a documented contaminated site.

Wetlands

The proposed BRCUAD does not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetlands Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

The project corridor may contain specimen-sized trees (trunk diameter 18 inches or greater) along the right of way of SW 40th Street. Section 24-49.2(II) of the Code requires that specimen-sized trees be preserved whenever reasonably possible. Since the project is located within a road designated as part of the State Highway System, a County permit is not required for the removal/relocation of tree resources along the right of ways. FDOT is encouraged to coordinate with the Tree Permitting Program of DERM (305-372-6574) prior to any removal/relocation of tree resources.

Please be advised that tree resources subject to the Tree Preservation and Protection provisions of the Code that are located within the sites abutting the corridor will require a Miami-Dade County Tree Removal/Relocation Permit prior to removal and/or relocation. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application.

Enforcement History

There are ninety two (92) closed enforcement records and fourteen (14) open enforcement cases records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

Concurrency Review Summary

A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: May 29, 2014

To: Eric Silva
Development Coordinator
Department of Regulatory and Economic Resources

From: Antonio Cotarelo, P.E. *for*
County Engineer
Public Works and Waste Management Department

Subject: DIC 13-092
Name: Department of Regulatory and Economic Resources
Section 15 & 22 Township 54 South Range 40 East

I. PROJECT LOCATION:

The property is located on SW 40 Street (Bird Road) between the Palmetto Expressway and the Homestead Extension of the Florida Turnpike.

II. APPLICATION REQUEST:

This application is concerning a 315± acre parcel and seeks a boundary change from RU-1 (Single-family Residential District 7,500 ft² net), RU-2 (Two-family Residential District 7,500 ft² net), RU-3B (Bungalow Court District, 10,000 ft² net), RU-4 (High Density Apartment House District, 50 units/net acre), RU-4M (Modified Apartment House District, 35.9 units/net acre), RU-5A (Semi-professional Office District, 10,000 ft² net), BU-1A (Business Districts, limited), BU-2 (Special Business) BU-3 (Business Districts, liberal wholesale) includes mechanical garage and used car lots and IU (Industrial District) to Bird Road Corridor Urban Area District (BRCUAD).

III. RECOMMENDATION:

This project is located within the jurisdiction of Miami-Dade County. This project is subject to the payment of Road Impact Fees. Additional improvements may be required at time of permitting/platting. **Public Works and Waste Management recommends approval of this application.**

IV. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is available from the north and the south by the Turnpike, SW 117 Avenue, SW 112 Avenue, SW 107 Avenue, SW 102 Avenue, SW 97 Avenue, SW 92 Avenue, SW 87 Avenue, SW 82 Avenue, SW 77 Avenue and the Palmetto and from the east and west from SW 40 Street.

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

Land Use	Existing Zoning	Trip Generation for Existing Zoning	Proposed Zoning	Trip Generation for Proposed Zoning	Total Trip Difference
Industrial	8,494 sq. ft.	12	0 sq. ft.	0	-12
Retail	2,379,338 sq. ft.	4491	2,405,600 sq. ft.	4526	35
Office	2,419,587 sq. ft.	2789	2,414,639 sq. ft.	2783	-6
Residential	3,283 units	1823	7,484 units	4134	2311
Total	N/A	9115	N/A	10,184	1069

A. Trip Generation (Based on Institute of Transportation Engineers)

1,069 new additional PM Peak Hour trips are generated by this development.

B. Cardinal Distribution

North	33%	East	28%
South	20%	West	19%

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

The stations that will be directly impacted by this development are the following:

Station Number	Location	Current LOS	Projected Trips	Projected LOS
9130	SW 24 Street w/o SR 821	EE	40	EE
F-72	SW 40 Street e/o HEFT	C	41	C
9170	SW 56 Street w/o SR 821	C	41	C
9744	SW 117 Avenue s/o SW 56 Street	C	40	D
F-74	SW 40 Street e/o SW 107 Avenue	C	40	C
9128	SW 24 Street w/o SW 107 Avenue	D	30	D
9126	SW 24 Street w/o SW 97 Avenue	B	29	B
9699	SW 97 Avenue s/o SW 24 Street	D	30	D
F-1091	SW 107 Avenue n/o SW 40 Street	C	29	C
9124	SW 24 Street w/o SW 87 Avenue	D	59	D
F-42	SW 87 Avenue s/o SW 24 Street	C	59	C
9694	SW 82 Avenue s/o SW 8 Street	C	59	C
9122	SW 24 Street w/o SR 826	C	58	C
F-76	SW 40 Street w/o SW 87 Avenue	C	107	C
F-78	SW 40 Street e/o SW 78 Court	C	107	C
F-41	SW 87 Avenue s/o SW 40 Street	C	29	C
9264	SW 56 Street w/o SW 87 Avenue	C	28	C
F-1075	SW 87 Avenue s/o SW 56 Street	C	29	C
9700	SW 97 Avenue s/o SW 40 Street	C	29	C
9702	SW 97 Avenue w/o SW 56 Street	C	28	C
9266	SW 56 Street w/o SW 97 Avenue	C	29	C
F-47	SW 107 Avenue s/o SW 40 Street	C	43	C
9268	SW 56 Street w/o SW 107 Avenue	B	42	B
F-46	SW 107 Avenue s/o SW 56 Street	C	43	C

VII. IMPACT ON EXISTING ROADWAYS:

Concurrency for the individual projects will be evaluated during the development review process for each parcel.

VIII. DEVELOPMENT IMPROVEMENTS REQUIRED FOR THIS PROJECT:

This application requests a district boundary change from RU-1, RU-2, RU-3B, RU-4, RU-4M, RU-5A, BU-1A, BU-2, BU-3 and IU-1 to Bird Road Corridor Urban Area District. No information was found describing traffic impact in the online system. It is suggested that a traffic concurrency analysis be provided describing the net impact of the project to traffic. Therefore, a traffic impact study report must be provided prior to plats and site plan review.

IX. ACCESS IMPROVEMENTS REQUIRED FOR THIS PROJECT:

Currently there is no development associated with this application and there is no proposal for roadway improvements. However, when the development is proposed, the required access improvements will be addressed during the permitting/platting process.

X. SITE PLAN CRITIQUE:

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished through the recording of a plat.

XI. STANDARD CONDITIONS:

A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."

c: Raul A. Pino, PLS, Department of Regulatory and Economic Resources
Joan Shen, Ph. D., P.E., PTOE, Chief, Traffic Engineering Division, PWWM
Jeff Cohen, P.E., Assistant Chief, Traffic Engineering Division, PWWM

Memorandum



Date: January 24, 2014

To: Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources

From: *[Signature]* J.D. Patterson, Director
Miami-Dade Police Department

Subject: Review – Developmental Impact Committee Zoning Application
Case: No. Z2013000092 – Department of Regulatory and Economic Resources

APPLICATION

The Department of Regulatory and Economic Resources (DRER) is requesting a district boundary change from multiple zoning classifications to Bird Road Corridor Urban Area District (BRCUAD). The Board of County Commissioners has requested the BRCUAD to file the rezoning application for properties within the BRCUAD boundary. The subject property is approximately 315 acres and is located along Bird Road, SW 40 Street, between the Palmetto Expressway and the Homestead Extension of the Florida Turnpike, in Miami-Dade County, Florida.

A comparison of existing zoning and proposed district boundary change is as follows.

Use	Existing Zoning	Proposed PLMUC Zoning	Difference (PLMUC minus Existing)
Industrial	8,494 sq. ft.	0 sq. ft.	-8,494 sq. ft.
Retail	2,379,338 sq. ft.	2,409,600 sq. ft.	+26,262 sq. ft.
Office	2,419,587 sq. ft.	2,414,639 sq. ft.	-4,948 sq. ft.
Residential	3,283 units	7,484 units	+4,201 units

CURRENT POLICE SERVICES

The subject property is located in unincorporated Miami-Dade County and serviced by our Midwest and Kendall Districts, located respectively at 9101 NW 25 Street and 7707 SW 117 Avenue, Miami, Florida. Our current staffing allows for an average emergency response time of eight minutes or less.

REVIEW

A review of the application and related documents was conducted to predict the impact on the Miami-Dade Police Department's (MDPD) resources and the impact that the location could have on the proposed zoning modification changes. A calculation of crimes/calls for service of the location was completed and is provided in the attached documents for your Department.

Current data of police staffing, population, and crimes/calls for service was examined to project any increase in calls for service. While we cannot accurately predict the increase in the number of projected calls for service, experience lends itself to anticipate that calls for police service will rise upon the completion of future development due to an increase in citizens being present in the area.

Eric Silva, AICP, Assistant Director
January 24, 2014
Page 2

Present staffing would not accommodate the anticipated increase in the volume of calls for service. Nonetheless, as the area is developed it is projected that a minimum of 20 additional sworn personnel, plus support staff and equipment will be required to maintain current levels of service. The anticipated enhancement in staffing should be increased as the area is developed, and not at the completion of all approved zoning changes/projects. Additionally, it is recommended that future developers within the BRCUAD work closely with the local police district's command staff in considering security options for their site(s).

While the MDPD does not object to any proposed zoning modifications to complete this project, we have great concern that the area would not accommodate the anticipated increase in vehicle and pedestrian traffic the proposed zoning modifications would bring. We strongly encourage that DRER work dutifully with the Miami-Dade County Public Works and Waste Management Department to evaluate the traffic engineering challenges that this district boundary change will pose. It is our position that major road improvements in and around the BRCUAD would need to be included in any approved zoning changes and that these improvements would need to be made prior to the commencement of any projects within the BRCUAD.

Should you have any questions or require additional information, please feel free to contact Sergeant Keith Hedrick, of the Strategic Planning and Development Section, at (305) 471-1990.

JDP/kh
Attachment

Memorandum



DATE: December 16, 2013

TO: Jorge Vital
DIC Coordinator
Department of Regulatory and Economic Resources

FROM: Jacqueline Carranza *Jacqueline Carranza*
Transit Planner 2
Miami-Dade Transit - Engineering, Planning & Development Division

SUBJECT: Review of DIC Project No. 13-092 Department of Regulatory and Economic Resources – Bird Road Corridor Urban Area District
MDT Project No. OSP006
FSC No. 41.04

MDT Comments/Recommendations

The Bird Road Corridor Urban Area is characterized by commercial uses along Bird Road between the Palmetto Expressway and the Homestead Extension of the Florida Turnpike. Routes 40, 71, and 87 run within the subject corridor and currently provide bus service with a 30 minute or better AM/PM peak-hour headway. Therefore, this application meets the adopted mass transit level of service standards as prescribed by Policy MT-1A of the Mass Transit Sub-element of the Comprehensive Development Master Plan (CDMP). This project has been reviewed by MDT for mass transit concurrency and was found to be concurrent with the mass transit level-of-service standards established for Miami-Dade County. **As such, MDT has no objections to this application.**

Project Description

13-092 –The applicant is requesting a district boundary change from multiple zoning classifications to Bird Road Corridor Urban Area District (BRCUAD). The subject property is approximately 315 acres and is located along Bird Road, S.W. 40th Street, between the Palmetto Expressway and the Homestead Extension of the Florida Turnpike, in Miami-Dade County, Florida.

Current Transit Service

The Bird Road Corridor Urban Area District area is well served by transit. The area is served by Routes 40, 71, and 87. The alignments for these routes are illustrated on the attached maps. The service headways for these routes (in minutes) are as follows:

Metrobus Route Service Summary
 Department of Regulatory and Economic Resources-Bird Road Corridor Urban Area District

Route(s)	Service Headways (in minutes)						Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8pm)	Overnight	Saturday	Sunday		
40	(15/20/30)/ (15/30)	(30/60)	(30/50)	n/a	60	60	0	L
71	30	60	45	n/a	60	60	0	L
87	30	45	60	n/a	45	60	0	L

Notes: L means Metrobus local route service
 F means Metrobus feeder service to Metrorail
 E means Express or Limited-Stop Metrobus service

November 2013 Line Up

Future Transportation/Transit Improvements

The 2014 Transportation Improvement Program (TIP) lists the following improvements on the roadways and facilities within the immediate vicinity of the site:

Facility/Project Limits	Type of Work
S.W. 117 th Avenue from S.W. 40 th Street to S.W. 8 th Street	Widening: 2 to 4 lanes
Thermoplastic for widening HEFT from Bird Road to SR 836	Signing/Pavement Markings
Thermoplastic for widening HEFT from North of S.W. 72 nd Street to Bird Road	Signing/Pavement Markings
Thermoplastic for Bird Road intersection improvement	Signing/Pavement Markings
Landscaping for HEFT widening from Bird Road to SR 836	Landscaping
Landscaping for HEFT widening from North of S.W. 72 nd Street to Bird Road	Landscaping
Landscaping for Bird Road HEFT MP23 intersection improvements	Landscaping
Widen HEFT (MP21.873-23.8)(6TO10) INC Express lanes North of S.W. 72 nd Street to Bird Road	Add lanes & reconstruct
Bird Road intersection improvements (HEFT MP 23)	Interchange improvement

The 2035 Long Range Transportation Plan (LRTP) lists the following improvement within the vicinity of this project.

Facility/Project Limits	Type of Work	Priority/Funding Phase
S.W. 72 nd Avenue from S.W. 20 th Street to S.W. 40 th Street	Street and traffic operational improvements	Priority I

The 2013 ten-year Transit Development Plan (TDP) identifies in its 2023 Recommended Service Plan the following improvements/adjustments on the existing routes serving the vicinity of the project:

Route	Improvement/Adjustment
40	Extend route to future terminal at S.W. 147 th Avenue and S.W. 8 th Street.
71	Extend route to Palmetto Station via 74 th Street.
87	Extend to Flagler Station in Medley.

- c: Monica D. Cejas, P.E., Senior Professional Engineer
- Gerald Bryan, Section Chief Service Planning and Scheduling
- Eric Zahn, Transit Planning Section Supervisor
- Nilia Cartaya, Principal Planner
- Douglas Robinson, Principal Planner

Memorandum



Date: December 18, 2013
To: Jack Osterholt, Director
Department of Regulatory and Economic Resources (RER)
From: Maria A. Valdes, Chief, CSM, LEED® Green Associate *Maria Valdes*
Comprehensive Planning & Water Supply Certification Section
Subject: Bird Road Corridor Urban Area District (BRCUAD), DIC Application No. Z2013000092

Below, please find the Miami-Dade Water and Sewer Department's (MDWASD) comments for the subject project. Please note that final points of connection for future development within the subject corridor will be issued at the time of development and capacity modeling evaluation may be required.

Recommendation: Approval based on conditions noted below.

Application Name: Bird Road Corridor Urban Area District (BRCUAD).

Project Location: Approximately 315 acres located along Bird Road, SW 40th Street, between the Palmetto Expressway and the Homestead Extension of the Florida Turnpike.

Proposed Development: The Department of Regulatory and Economic Resources is requesting a district boundary change from multiple zoning classifications to BRCUAD, Bird Road Corridor Urban Area District.

Water/Sewer:

On March 2, 2010, the Board of County Commissioners (BCC) adopted Resolution R-263-10 requiring preparation of a cost estimate for water and sewer infrastructure improvements necessary to support commercial and residential redevelopment of the Bird Road Corridor Area from State Road 826 to the Florida's Turnpike. As requested by the BCC, the MDWASD prepared a preliminary estimate of the water and sewer infrastructure necessary to support development along the Bird Road Corridor area (see attached report). The infrastructure estimates were developed based on conceptual designs and will be revised when actual designs are developed.

All future development within the subject area will be required to obtain a Water Supply Certification (WSC) from MDWASD. The WSC letter shall remain active in accordance with the terms and conditions specified in said Certification. The Water Supply Certification is issued to assure adequate water supply is available to all water users of the MDWASD as required by Polcy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the MDWASD's 20-year Water Use Permit.

The source of water for the subject area is the Alexander-Orr Water treatment Plant. MDWASD will be the utility providing water services subject to the following conditions:

- Adequate transmission and Plant capacity exist at the time of the applicant's request.
- Adequate water supply is available prior to issuance of a building permit or its functional equivalent.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

The South District Wastewater Treatment Plant (WWTP) is the facility for treatment and disposal of the wastewater. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. MDWASD will be the utility providing sewer services subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request. Capacity evaluations of the plant for average flow and peak flows will be required, depending on the compliance status of the United States Environmental Protection Agency (USEPA) Second and Final Partial Consent Decree, which may change in the future when the County enters into a new Consent Decree
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Water Conservation: All future development for the subject area will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County. In addition, the future development will be required to comply with the landscape standards in sections 18-A and 18-B of Miami-Dade County Code. In addition, all developments must comply with the Miami-Dade County's permanent landscape irrigation restrictions in Section 32-8.2 of the Miami-Dade County Code.

In addition, please note that Section 8A-381 (c) of the Miami-Dade County Code estates that, *"Effective January 1, 2009, all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit."*

For more information about our Water Conservation Program please go to <http://www.miamidade.gov/conservation/home.asp>.

For information concerning the Water-Use Efficiency Standards Manual please go to http://www.miamidade.gov/conservation/library/WUE_standards_manual_final.pdf

Should you have any questions, please call me at (786) 552-8198 or Alfredo Sanchez at (786) 552-8237.

Memorandum



Date: December 3, 2013

To: Jack Osterholt, Director
Regulatory and Economic Resources

From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department

Subject: DIC 2013000092 – Department of Regulatory and Economic Resources
Bird Road Corridor Urban Area District (BRCUAD)

The Department of Regulatory and Economic Resources is requesting a district boundary change from various zoning districts to the Bird Road Corridor Urban Area District (BRCUAD) along Bird Road (SW 40 Street) between the Palmetto Expressway and the Homestead Extension of the Florida Turnpike.

On March 22, 2006, the Board of County Commissioners passed Resolution 564-06 to initiate and organize a Charrette for the area along Bird Road between the Palmetto Expressway and the Homestead Extension of the Florida Turnpike. This legislation, sponsored by Commissioner Javier Souto, initiated the Bird Road Corridor Study which resulted in the adoption of the BRCUAD into the Zoning Code in 2013 by Ordinance 13-58.

The Miami-Dade Fire Rescue Department (MDFR) recognizes that as a result of vehicle dominance, narrow sidewalks, peak hour traffic and off peak excessive vehicular speed, the corridor is not pedestrian friendly and discourages walking and bicycle travel. Furthermore, the corridor is highly recognized as a significant means of east-west travel in Miami-Dade County and lacks identification and distinctive features such as defined gateways or entrances, adequate landscape, and open space. Additionally, the corridor provides inadequate parking and driveway conditions, and is aesthetically unappealing as a result of the clutter of excessive and non-regulated signage.

Bird Road, also known as State Road 976 and SW 40 Street, is a major east-west regional corridor under the jurisdiction of the State of Florida Department of Transportation. Bird Road consists of a six lane divided highway with a median which varies in width. MDFR operates Station No. 3 located at 3911 SW 82 Avenue and it along with other emergency response units utilize the corridor as a means of travel to emergencies.

Presently, MDFR provides adequate emergency and fire service to the residences and businesses along the corridor. In addition to Station No. 3, the following MDFR stations are within close proximity to the corridor and are capable of rendering additional emergency and fire service.

STATION	ADDRESS	EQUIPMENT	STAFF
3	3911 SW 82 Avenue	Rescue, Engine	7
13	6000 SW 87 Avenue	Aerial	4
47	9361 SW 24 Street	Rescue, Engine	7
37	4200 SW 142 Avenue	Rescue, Engine	7

Although emergency and fire response time is adequate to the residences and businesses along the corridor, as a result of the length of the corridor and lack of proposed development information, the Miami-Dade Fire Rescue Department is concerned that future land use re-designations or the rezoning of specific properties may increase population, residential units, along with commercial square footage thereby impacting existing levels of service that the MDFR provides to that area of the County.

Nonetheless, MDRF recognizes that property ownership along the corridor is fragmented. The majority of properties under common ownership are less than five acres with a few properties exceeding five acres. The larger properties are currently developed with commercial and institutional businesses. However, in the event of a significant land use change or rezoning which may increase population, residential units or commercial area, MDRF requests it be notified accordingly in an effort to evaluate the impact on existing service and determine the need for an additional fire station or service to absorb the additional number of alarms.

Notwithstanding, the Miami-Dade Fire Rescue Department supports the BRCUAD and believes it will transform Bird Road from a pass-through corridor into an economically vibrant and livable corridor that will offer a diverse mix of uses served by a variety of transportation modes that will create a unique identity for the community.

This BRCUAD will transform Bird Road into a significant destination as well as safely accommodate vehicle and pedestrian traffic. The improvements to Bird Road will enhance the Westchester area by improving the business environment, providing an array of housing opportunities and improving the overall aesthetics of the corridor.

For additional information, please contact Mr. Carlos Heredia, Planning Section Supervisor, at 786-331-4544.

/ch

Memorandum



Date: December 19, 2013

To: Jack Osterholt, Deputy Mayor
Director, Regulatory and Economic Resources Department

From: Maria I. Nardi, Chief *M.I.N.*
Planning and Research Division
Parks, Recreation and Open Spaces Department

Subject: Z2013000092: DEPARTMENT OF REGULATORY & ECONOMIC RESOURCES.

Application Name: DEPARTMENT OF REGULATORY & ECONOMIC RESOURCES.

Project Location: The site is located at BIRD ROAD (SW 40 ST) BETWEEN THE PALMETTO EXPWY AND THE FTP HOMESTEAD EXTENSION PALMETTO, Miami-Dade County.

Proposed Development: The request is for approval a district boundary change from RU1-2-3B-4-4M-5A-BU1A-2-3/U1 TO BIRD ROAD.

Existing Conditions: Existing zoning permits 3,283 residential units, industrial, retail and office uses. The local park space need for existing conditions, based on 2.75 acres per 1,000 population, is estimated to be 18.06 acres.

There are 7 local and 5 areawide County parks located within one-mile of the boundaries of the proposed BRCUAD. Within a 3 mile distance of the general boundaries of the BRCUAD, there are numerous other community parks, mini-parks, and neighborhood parks as shown in Table A. This includes Concord Park which is the largest of the nearby local parks.

Table A - County Parks (local only)
Within a 3 Mile Radius of Application Area.

PARK FACILITY	ACRES	CLASSIFICATION
Westbrook Park	2.5	NEIGHBORHOOD PARK
Coral Estates Park	5.2	COMMUNITY PARK
Sunset Heights Park	0.3	MINI-PARK
Schenley Park	2.0	NEIGHBORHOOD PARK
Humble Mini Park	0.5	MINI-PARK
Brothers To The Rescue Memorial Park	5.7	SINGLE PURPOSE PARK
Banyan Park	3.1	NEIGHBORHOOD PARK
Rockway Park	2.5	COMMUNITY PARK
Concord Park	10.0	NEIGHBORHOOD PARK
Westwood Park	5.5	COMMUNITY PARK
Tropical Estates Park	9.1	COMMUNITY PARK
Miller Drive Park	4.1	COMMUNITY PARK
Blue Lakes Park	6.0	NEIGHBORHOOD PARK
Sudlow Park	1.1	MINI-PARK
Sunkist Park	0.8	NEIGHBORHOOD PARK

Snapper Creek Park	5.5	NEIGHBORHOOD PARK
Boys & Girls Club of Miami-Kendall Unit	22.7	COMMUNITY PARK
Sunset Park	2.6	NEIGHBORHOOD PARK
Kendallwood Park	2.7	NEIGHBORHOOD PARK
Tamiami Lakes Park	5.0	NEIGHBORHOOD PARK
International Gardens Park	5.4	NEIGHBORHOOD PARK
Bent Tree Park	5.9	NEIGHBORHOOD PARK
Bird Lakes Park	9.1	COMMUNITY PARK
Royale Green Park	3.3	NEIGHBORHOOD PARK
Millers Pond Park	13.1	COMMUNITY PARK
McMillan Park	13.4	SINGLE PURPOSE PARK
Tamiami Canal Park	1.8	NEIGHBORHOOD PARK
Ruben Dario Park	15.3	COMMUNITY PARK
Francisco Human Rights Park	3.8	MINI-PARK
North Trail Park	15.3	COMMUNITY PARK
Kendall Soccer Park	42.0	SINGLE PURPOSE PARK
Southern Estates Park	13.2	NEIGHBORHOOD PARK
Tamiami Trail Park (North)	1.7	NEIGHBORHOOD PARK
Coral Villas Park	0.4	MINI-PARK

Proposed: The population generated by the additional 4,201 residential dwelling units by the proposed rezoning is estimated to generate a population of approximately 8,402 depending on final development plans. The local park space need, based on 2.75 acres per 1,000 population, would be about 23.1 acres over that generated by existing zoning.

One of the controlling plans included in the BRCUAD regulating plan is the Designated Open Space Plan which provides for about 7 acres of greens, squares and plazas in 26 spaces controlled by anchor points. It is understood that the implementation of the BRCUAD is expected to occur over a long period of time. The proposed BRCUAD is consistent with the vision and principles of the Miami-Dade County Parks and Open Space System Master Plan by promoting a walkable, interconnected street hierarchy which can provide links to existing and planned parks and open spaces with residential uses and transit. The many opportunities to focus landscape beautification along the major roadway corridors and greenways recognize the significant role of the public realm and its relationship to the adjacent land uses. As development is proposed within the BRCUAD, on a case by case basis, it will be important that consideration be given for additional land to be set aside to offset new recreational demands to meet the requirements of the newly developed residential areas. Greenways proposed in the area of the BRCUAD could provide for numerous recreation opportunities with links to areawide and local parks.

Concurrency/Capacity Status: Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. This application is in Park Benefit District 2 (PBD2) which has a surplus capacity of 504.72 acres when measured by the County concurrency level-of-services standard for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons in UMSA.

The 2007 Miami-Dade County Parks and Open Space System Master Plan (OSMP) recommends the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities. The future development plans of the application area should be developed to be consistent this objective.

Recommendation: Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION**

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

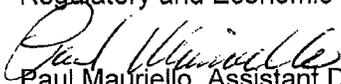
Cc: John M. Bowers, Parks Property Management Supervisor

Memorandum



Date: November 21, 2013

To: Eric Silva, Assistant Director
Regulatory and Economic Resources Department

From: 
Paul Mauriello, Assistant Director, Waste Operations
Public Works and Waste Management Department

Subject: RER - Bird Road Corridor Urban Area District (DIC #13_092)

The Department's review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager of the Fiscal Management and Planning Division, at 305-514-6661. **The PWWM has no objections to the proposed application.**

Application: *The Regulatory and Economic Resources Department* is requesting a district boundary change to establish the Bird Road Corridor Urban Area District. The present zoning classifications to be changed include: Single Family Residential (RU-1), Two-family Residential (RU-2), Bungalow Court (RU-3B), High Density Apartment House (RU-4), Modified Apartment House (RU-4M), Semi-professional Office (RU-5A) Limited Business (BU-1A), Special Business (BU-2), Liberal Business (BU-3), and Industrial, light manufacturing (IU-1).

Size: The subject property is approximately 315 acres.

Location: The subject property is located at Bird Road, SW 40th Street, between the Palmetto Expressway and the Homestead Extension of the Florida Turnpike, in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 25, 2013, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

The Bird Road Corridor Urban Area District provides for a variety of land use options. Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, single family residences on the property will likely meet the County Code definition of residential units, apartments will be considered multi-family residential establishments, and business and office uses will be considered commercial establishments.

As such, according to Chapter 15 of the Code, residential units, once constructed on the property will receive PWWM waste collection service. Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling Centers are the services currently provided to residential units in the PWWM solid waste collection service area.

Per the Code the following is required of multi-family establishments and commercial located in unincorporated Miami-Dade County:

"every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service.

3. Recycling: Residential Establishments

The PWWM provides curbside recycling services to **residential units** located in unincorporated Miami-Dade County through a private contractor. The single stream recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Further information may be obtained by calling the Department's Public Information & Outreach Division at 305-594-1500 or 305-514-6714.

Applicants are **strongly** advised to incorporate adequate space in their building plans to accommodate the recycling program (i.e. somewhere for residents to store their recycling carts).

4. Recycling: Multi-family Residential Establishments

The following language from **Section 15-2.2a** of the Code requires "every multi-family residential establishment shall provide for a recycling program which shall be serviced by a permitted hauler or the appropriate governmental agency and shall include, at a minimum, the five (5) materials listed in Section 15-2.2 below."

- 1) Newspaper
- 2) Glass (flint, emerald, amber)
- 3) Aluminum cans
- 4) Steel cans
- 5) Plastics (PETE, HDPE-natural, HDPE-colored)

Section 15-2.2b of the Code states the failure of a multi-family residential establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner(s) shall be liable, provided, however, that in the case of a condominium or cooperative apartment having a

condominium association or cooperative apartment association, said association, rather than individual unit owners, shall be liable for any such violation.

Applicants are **strongly** advised to incorporate adequate space and facilities in their building plans to accommodate the required recycling program. Requests for approval of modified recycling programs must be made directly to the Department at 305-514-6666.

5. Recycling: Commercial Establishments

The following language from **Section 15-2.3a** of the Code requires commercial establishments "to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency. The recycling program for commercial establishments must include a minimum of three (3) materials chosen from the following:

- | | |
|----------------------------------|--|
| 1) High grade office paper | 6) Steel (cans, scrap) |
| 2) Mixed paper | 7) other metals/scrap production materials |
| 3) Corrugated cardboard | 8) Plastics (PETE, HDPE-natural, HDPE-colored) |
| 4) Glass (flint, emerald, amber) | 9) Textiles |
| 5) Aluminum (cans, scrap) | 10) Wood |

Section 15-2.3 of the Code states the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable.

6. Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

7. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

- a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
- b. "T" shaped turnaround 60 feet long by 10 feet wide
- c. Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection.

DATE: 18-JUL-14
REVISION 2

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

DEPARTMENT OF REGULATORY &
ECONOMIC RESOURCES

BIRD ROAD, SW 40 ST BETWEEN
THE PALMETTO EXPWY AND THE
FTP HOMESTEAD EXTENSION
PALMETTO, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2013000092

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No open cases for folio 3040150410161 or 3040220000000.
BNC: No open cases.

Department of Regulatory & Economic Resources

**OUTSTANDING FINES, PENALTIES, COST OR LIENS
INCURRED PURSUANT TO CHAPTER 8CC:**

REPORTER NAME:

Bird Road Corridor Urban Area (BRCUA) District

The Bird Road Corridor Urban Area District was adopted into the zoning code in 2013 by Ordinance 13-58. 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. 33-284.99.67. Purpose, intent and applicability.

- A. The BRCUAD is guided by the goals, objectives, policies and interpretative text of the Land Use Element of the Comprehensive Development Master Plan.
- B. 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.
- C. This Article applies primarily to the area fronting Bird Road (SW 40th Street) between the Palmetto Expressway and the Homestead Extension of the Florida Turnpike. Figure 1 shows the boundaries of the Bird Road Corridor Urban Area District (BRCUAD).
- 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.

- F. No provision in this article shall be applicable to any property lying outside the boundaries of the BRCUAD as described herein. No property lying within the boundaries of the BRCUAD shall be entitled to the uses or subject to the regulations provided in this article until an application for a district boundary change to BRCUAD has been heard and approved in accordance with the provisions of this chapter.

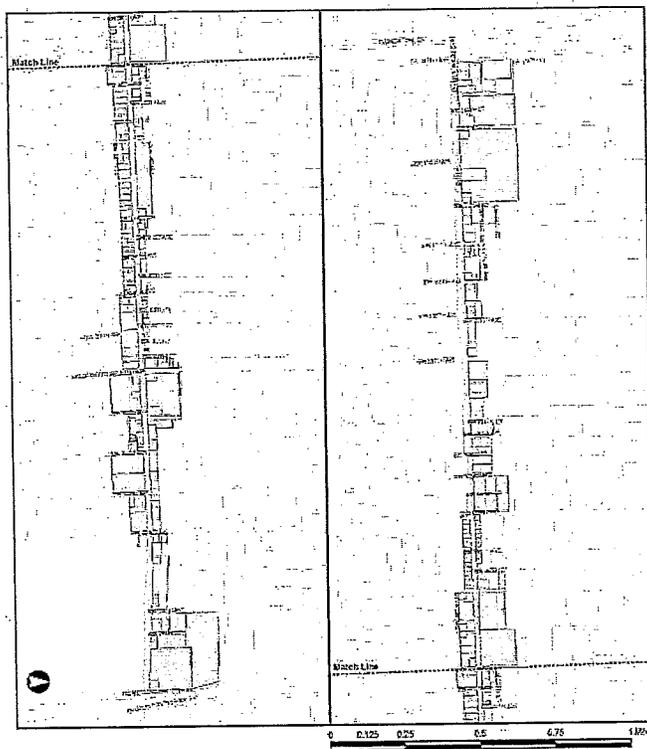


Figure 1

Sec. 33-284.99.68. Bird Road Corridor Urban Area District (BRCUAD) Requirements.

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

Sec. 33-284.99.69. Uses.

Except as provided herein, all permitted, conditionally permitted, and temporary uses within the BRCUAD

shall comply with Section 33-284.83 of this code.

- A. Prohibited Uses. In the Mixed-Use Corridor Special (MCS) category, the following automotive uses shall be prohibited:
 - 1. Sales of new and used automobiles
 - 2. Automobile body and top work and painting
- B. Conditionally Permitted Uses. Notwithstanding the provisions of Section 33-284.83, only the following conditional uses shall be permitted, subject to the

administrative approval of a site plan as required by Section 33-284.88 of this code:

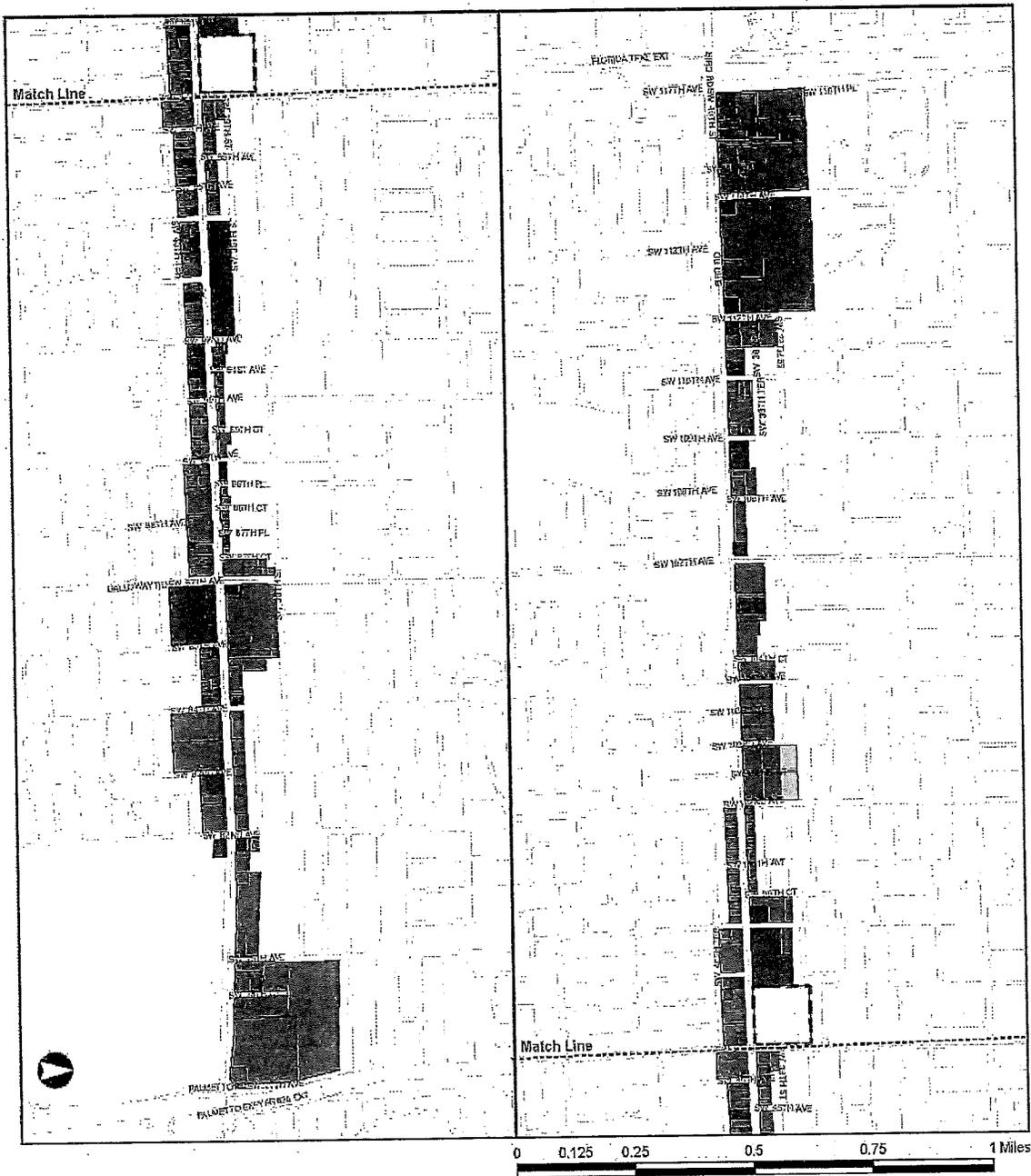
1. Liquor package stores, which shall only be permitted in the Core and Center Sub-districts, and only in compliance with Article X of this chapter.

Sec. 33-284.99.70. Regulating Plans.

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

- A. The Land Use Plan, which delineates the areas where specified land uses and development of various types and intensities shall be permitted.
- B. The Density Plan, which delineates areas where specified maximum residential densities shall be permitted.
- C. The Building Heights Plan, which establishes the minimum and maximum allowable number of stories.
- D. The Sub-districts Plan, which delineates three (3) sub-districts: the 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.
- E. The Designated Open Space Plan, which designates open spaces. Designated open spaces shall be shown in all development plans. The designated open spaces are 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 the BRCUAD. 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.

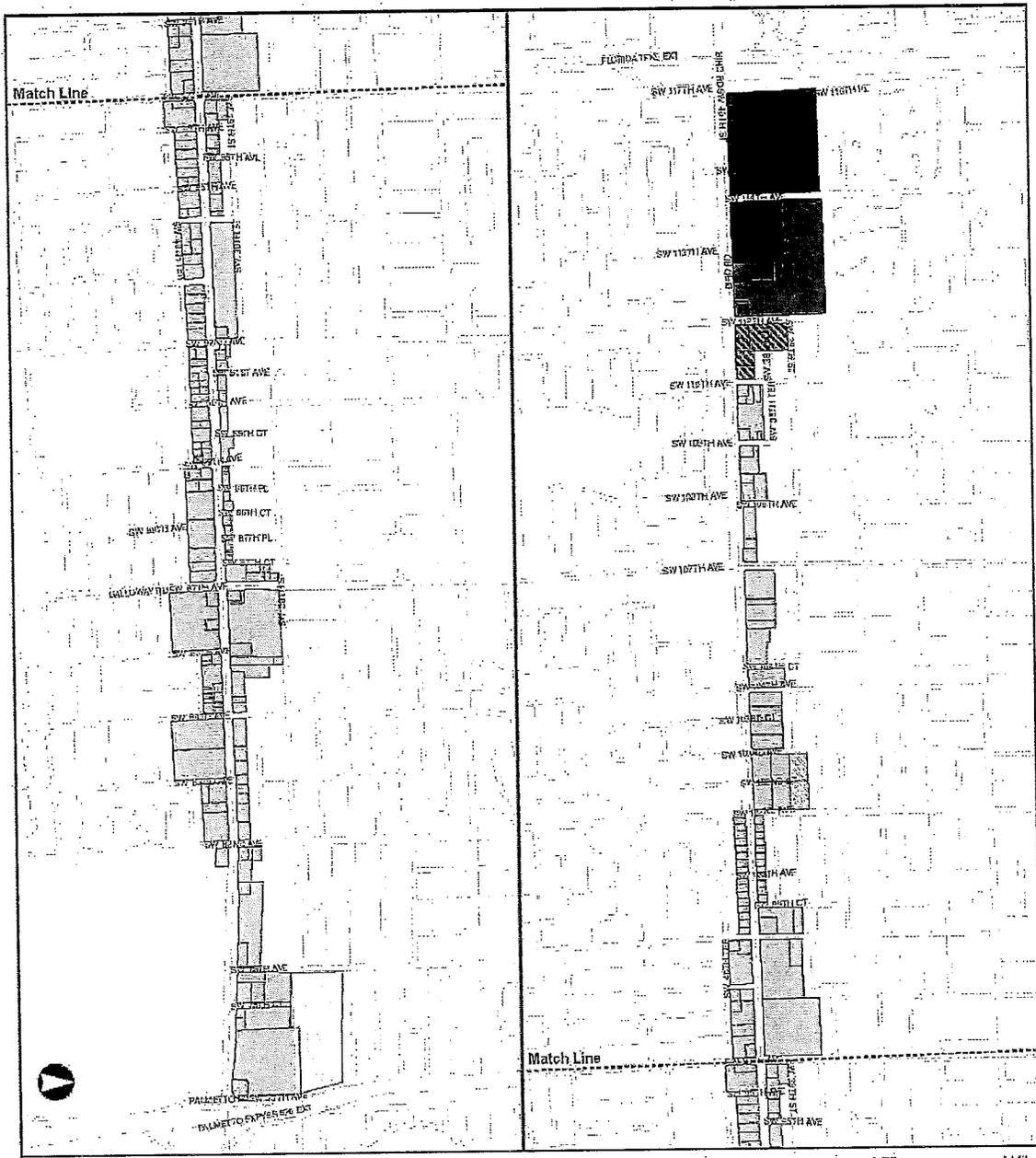
A. Land Use Plan



KEY:

-  MCS Mixed-Use Corridor Special
-  MC Mixed-Use Corridor
-  RM Residential Modified
-  Institutional

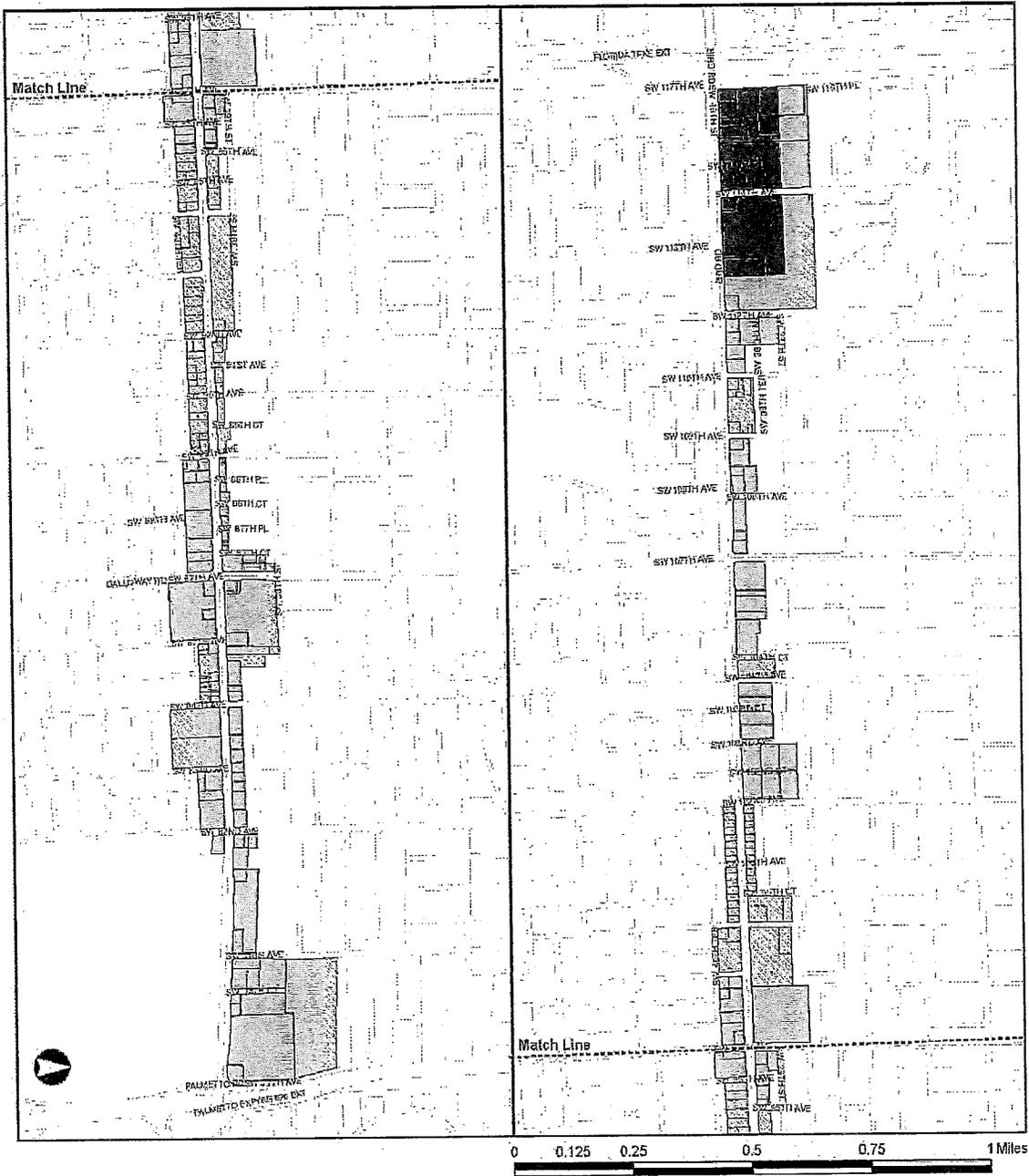
B. Density Plan



KEY:

-  Max 90 Units/acre net
-  Max 60 Units/acre net
-  Max 41 Units/acre net
-  Max 36 Units/acre net
-  Max 23 Units/acre net
-  Max 13 Units/acre net

C. Building Height Plan



KEY:

- Min 3 - Max 12 Stories
- Min 2 - Max 6 Stories
- Min 2 - Max 4 Stories

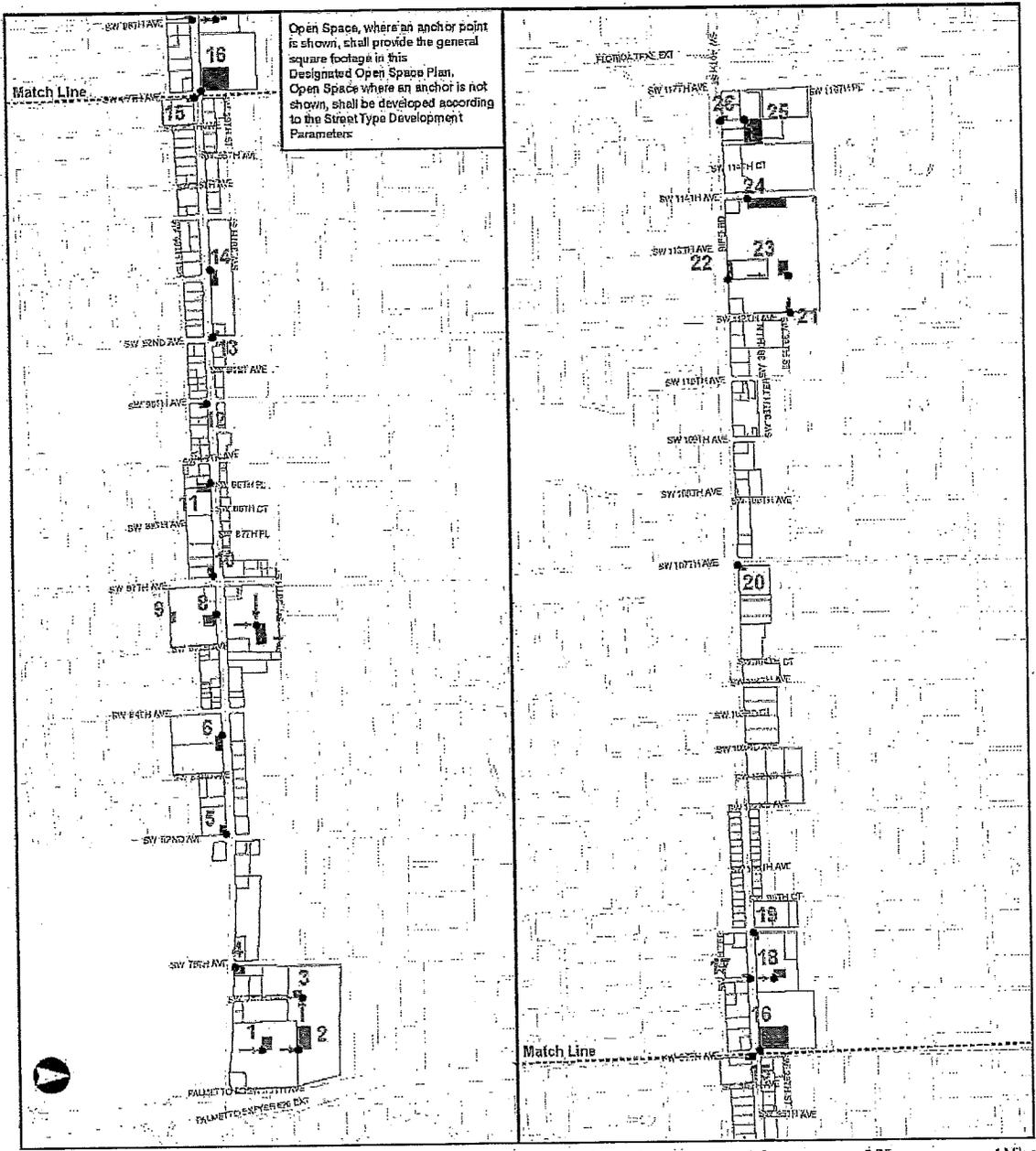
D. Sub-Districts Plan



KEY:

-  Core Sub-District
-  Center Sub-District
-  Edge Sub-District

E. Designated Open Space Plan

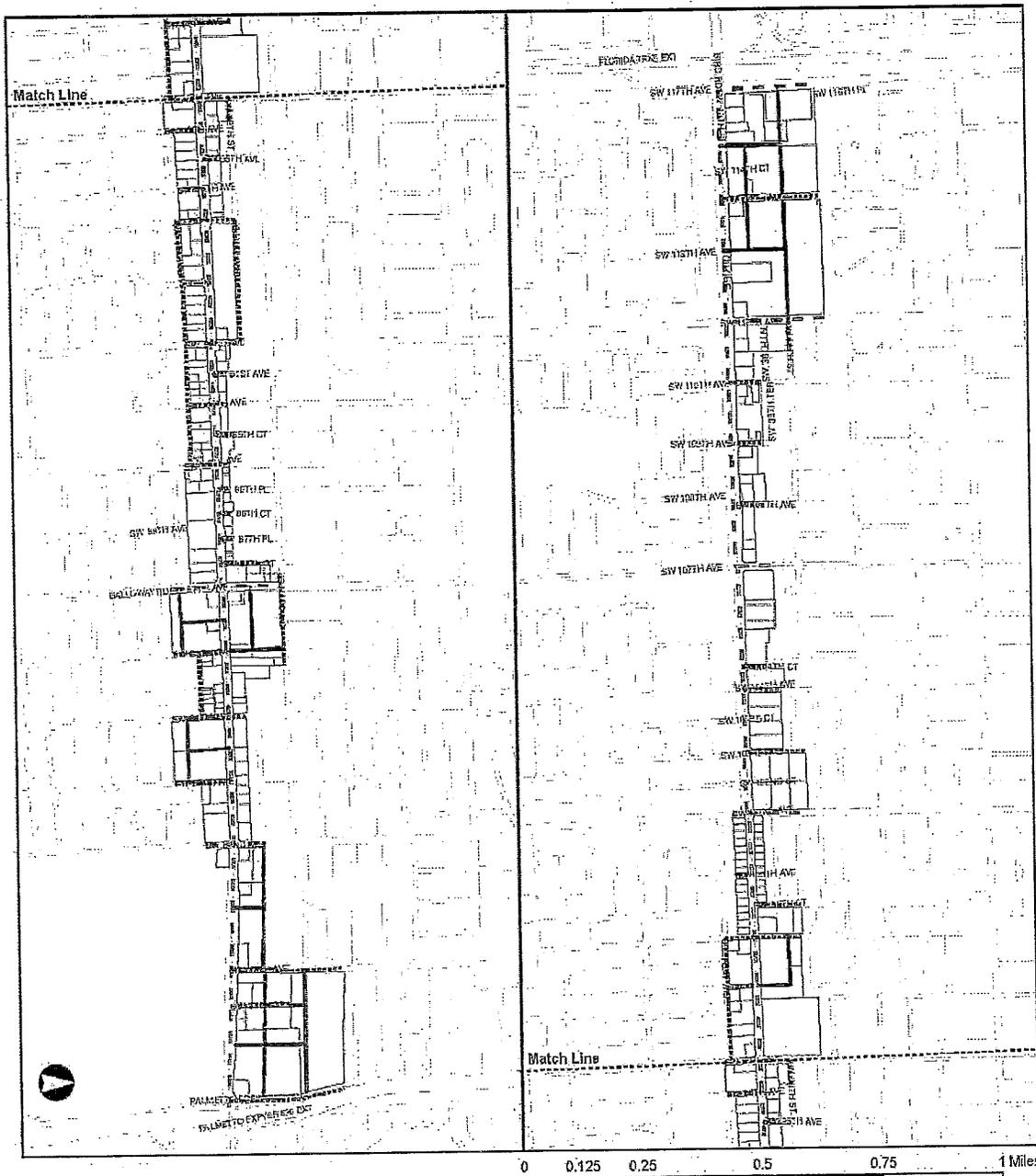


Key:

- Designated Open Space:
- G: Green; S: Square; P: Plaza
- Existing Open Space
- Street Vista
- Anchor Point

Number	Type	Area	Number	Type	Area	Number	Type	Area
1	S	14,000SF	11	G	10,000SF	21	G	8,000SF
2	G	35,000SF	12	P	4,000SF	22	G	10,000SF
3	S	7,000SF	13	P	3,000SF	23	S	14,000SF
4	P	10,000SF	14	G	12,000SF	24	G	45,000SF
5	P	7,000SF	15	P	2,000SF	25	S	50,000SF
6	P	10,000SF	16	G	7,000SF	26	P	2,000SF
7	G	20,000SF	17	P	1,500SF			
8	P	5,000SF	18	S	10,000SF			
9	P	6,000SF	19	P	3,000SF			
20	P	6,000SF	20	P	3,000SF			

F. New Streets Plan



KEY:

- - - - Existing "A" Streets
- Existing "B" Streets
- Proposed "B" Streets

Sec. 33-284.99.71. Development Parameters

- A. Except as otherwise provided in this section, all new development and redevelopment within the BRCUAD shall comply with the development parameters as set forth in Article XXXIII(K) of this chapter.
- B. All new development and redevelopment in areas designated MCS shall comply with the development parameters for the MC area as set forth in Article XXXIII(K) of this chapter.
- C. Except for State roads, streets within the BRCUAD shall comply at a minimum with the Street Type Parameters for Type 5, Minor Street, as provided in section 33-284.85.
- D. The front setback along Bird Road shall be hard surfaced and finished to match the adjoining sidewalk. A minimum of five (5) feet clear width within the setback shall be kept unobstructed for pedestrians. Trees shall be planted within the setback inside grates or planters along the front property line at a maximum of twenty-five (25) feet average on center, with a minimum six (6) inch diameter at breast height.
- E. Buffering between dissimilar land uses shall be in accordance with Section 18A-6(H) of this code.
- F. Where a proposed development abuts an area designated for single-family residential on the Future Land Use Map of the CDMP, the height of the proposed development along the abutting property line, for a minimum depth of 50 feet, shall be no greater than three stories. Examples of the required height transition are shown below.

public hearing application that was submitted prior to the date of the district boundary change shall not be subject to the BRCUAD.

(Ord. No. 13-58, 7-4-13)

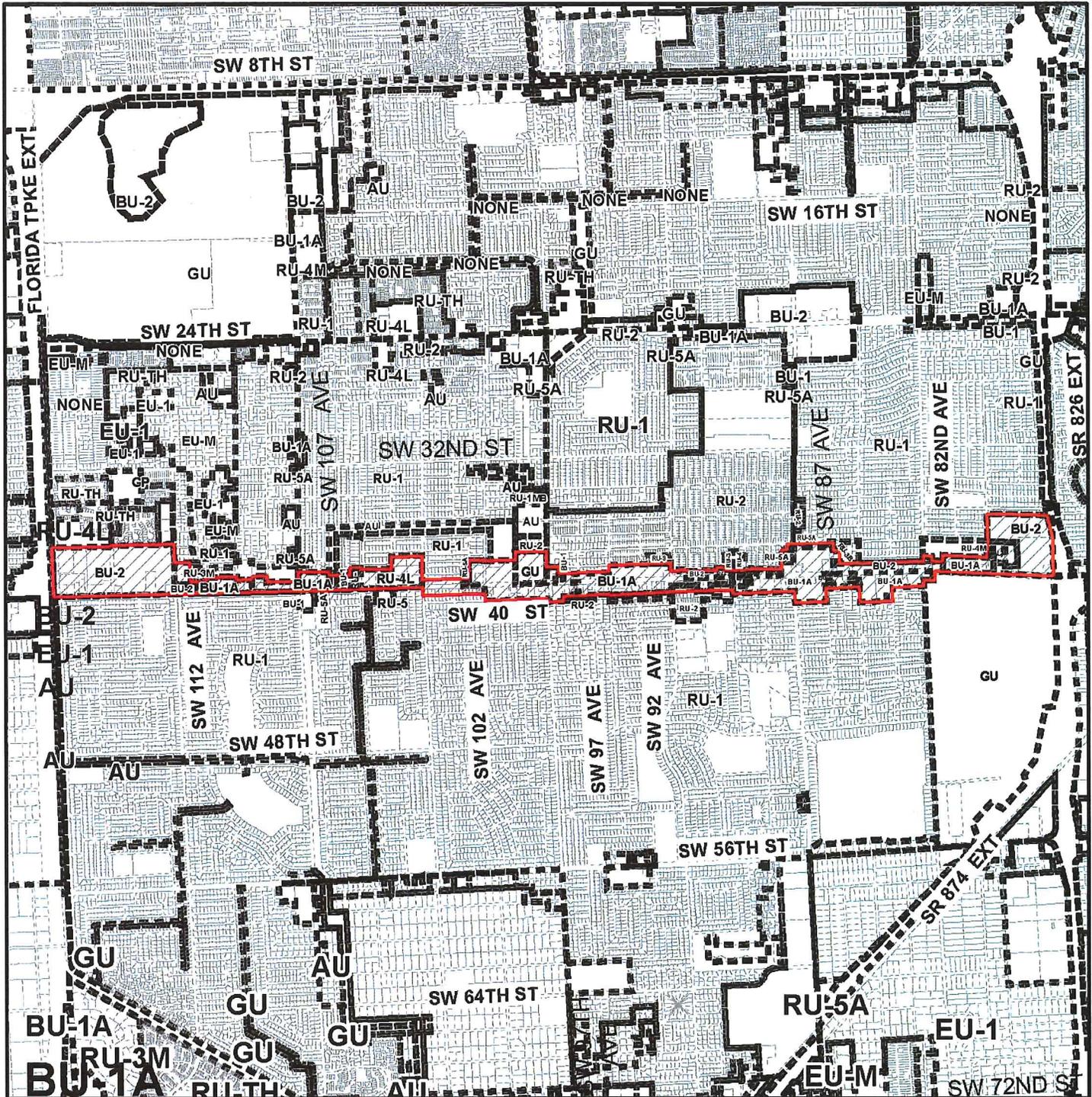


Sec. 33-284.99.72. Conflicts with other Chapters and Regulations.

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.

Sec. 33-284.99.73. Nonconforming structures and uses.

Nonconforming uses and structures shall be governed by the provisions of Sec. 33-284.89.2 of this chapter. A



MIAMI-DADE COUNTY
HEARING MAP

Process Number

Z201300092



Section: 16/22/17/20/21/19/15/18 Township: 54 Range: 40
 Applicant: DEPARTMENT OF REGULATORY & ECONOMIC RESOURCES
 Zoning Board: BCC
 Commission District: 10
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, November 1, 2013
 REVISION LESS OUT PARCEL : Tuesday, June 10, 2014.

REVISION	DATE	BY
		50



MIAMI-DADE COUNTY
AERIAL YEAR 2012

Process Number

Z2013000092



Section: 16/22/17/20/21/19/15/18 Township: 54 Range: 40
 Applicant: DEPARTMENT OF REGULATORY & ECONOMIC RESOURCES
 Zoning Board: BCC
 Commission District: 10
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

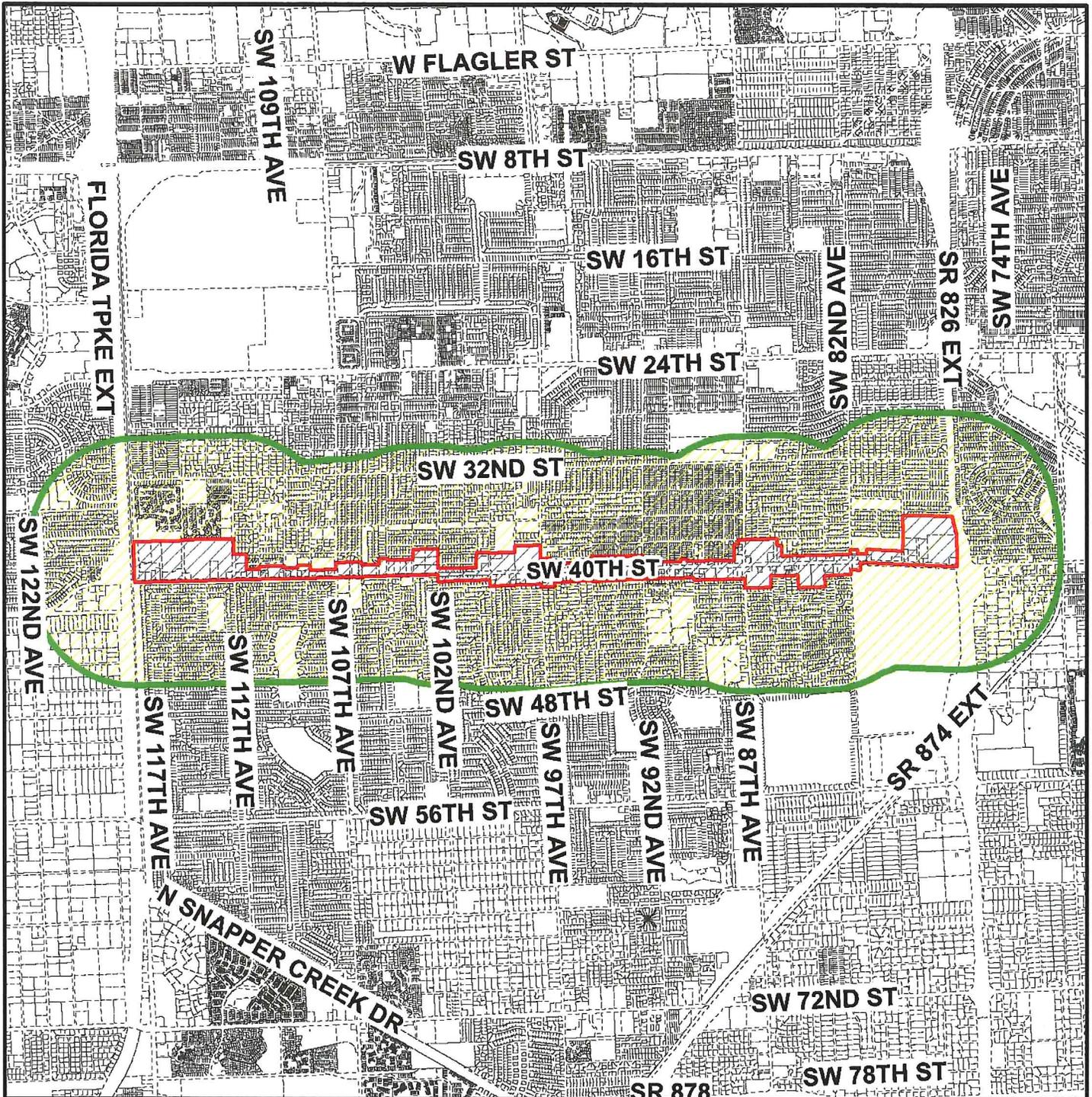
Legend

 Subject Property



SKETCH CREATED ON: Friday, November 1, 2013
 REVISION LESS OUT PARCEL : Tuesday, June 10, 2014.

REVISION	DATE	BY
		51



MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2013000092
 RADIUS: 2640



Section: 16/22/17/20/21/19/15/18 Township: 54 Range: 40
 Applicant: DEPARTMENT OF REGULATORY & ECONOMIC RESOURCES
 Zoning Board: BCC
 Commission District: 10
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

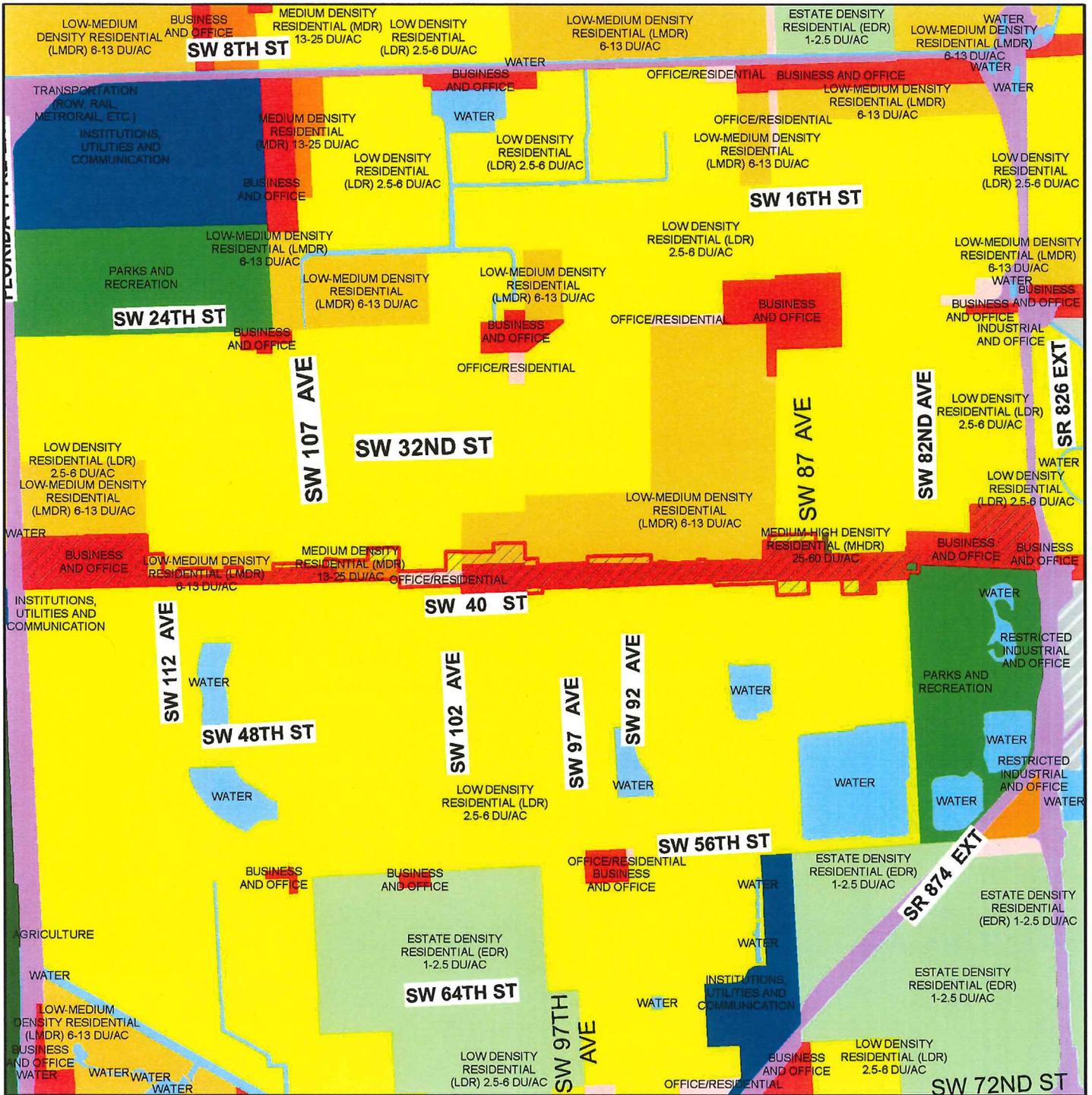
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-  Subject Property
-  Buffer



SKETCH CREATED ON: Friday, November 1, 2013
 REVISION LESS OUT PARCEL : Tuesday, June 10, 2014.

REVISION	DATE	BY
		52



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2013000092



Section: 16/22/17/20/21/19/15/18 Township: 54 Range: 40
 Applicant: DEPARTMENT OF REGULATORY & ECONOMIC RESOURCES
 Zoning Board: BCC
 Commission District: 10
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

- Subject Property Case
- Zoning



SKETCH CREATED ON: Friday, November 1, 2013
 REVISION LESS OUT PARCEL : Tuesday, June 10, 2014.

REVISION	DATE	BY