MIAMI-DADE COUNTY

# FINAL AGENDA



## BOARD OF COUNTY COMMISSIONERS
## ZONING HEARINGS
## THURSDAY, JUNE 21, 2012

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

**TIME OF MEETING** 9:30 A.M.

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| CURRENT | | HEARING # | DISTRICT |
|---|---|---|---|
| 1. | **THE DIRECTOR OF SUSTAINABILITY, PLANNING, AND ECONOMIC ENHANCEMENT** | **12-49** | **2** |

Request(s): The Director of the Sustainability, Planning, and Economic Enhancement Department is requesting a district boundary change from GU, Interim District; RU-1, Single-Family Residential District; RU-2, Two-Family Residential District; RU-3, Four Unit Apartment House District; RU-3M, Minimum Apartment House District; RU-4L, Limited Apartment House District; RU-4M, Modified Apartment House District; RU-4, High Density Apartment House District; RU-4A, Hotel Apartment House District; BU-1, Neighborhood Business District; BU-1A, Limited Business District; BU-2, Special Business District; BU-3 Liberal Business District; IU-1, Industrial, Light Manufacturing District; and AU, Agricultural District, to NCUAD, North Central Urban Area District. **On August 2, 2011, the Board of County Commissioners adopted Ordinance No. 11-65 establishing the NCUAD zoning regulations codified at Sections 33-284.99.48 through 33-284.99.54 of the Miami-Dade County Code of Ordinances.**

Location: The subject property is generally located along NW 27th Avenue between NW 62nd Street and NW 135th Street; along NW 79th Street between NW 37th Avenue and NW 7th Avenue; along NW 95th Street between NW 22nd Avenue and NW 8th Avenue; along 119th Street between NW 32nd Avenue and NW 7th Avenue; along NW 22nd Avenue between the Little River Canal and NW 79th Street, and along NW 7th Avenue between NW 79th Street and NW 119th Street,Miami-Dade County.
Within the Urban Development Boundary (UDB)

# Official Zoning Agenda

BOARD OF COUNTY COMMISSIONERS

**COUNTY COMMISSION MEETING OF THURSDAY, JUNE 21, 2012**

**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 WITNESSES

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1. **DIRECTOR OF THE SUSTAINABILITY, PLANNING & ECONOMIC ENHANCEMENT DEPARTMENT (12-6-CC-1/12-049)** SECTIONS:1, 2, 3, 4, 8, 9, 10, 11, 12, 15, 16-53-41; 21, 22, 25, 27, 28, 33, 34, 35, 36-52-41

**BCC/Districts 2 & 3**

DISTRICT BOUNDARY CHANGE from GU, RU-1, RU-2, RU-3B, RU-3M, RU-4L, RU-4M, RU-4, BU-1A, BU-2, BU-3, IU-1 to North Central Urban Area District (NCUAD).

LOCATION: Lying generally along NW 27 Avenue from NW 62 Street to NW 135 Street, along NW 79 Street from NW 7 Avenue to NW 37 Avenue, along NW 95 Street from NW 8 Avenue to NW 22 Avenue, along NW 119 Street from NW 7 Avenue to NW 32 Avenue, along NW 22 Avenue from Little River Canal to NW 79 Street and along NW 7 Avenue from NW 79 Street to NW 119 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1,357 Acres +/-

Development Impact Committee Recommendation: Approval, as set forth in the Department of Permitting, Environment and Regulatory Affairs' recommendation.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

THE END

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 Regulatory and Economic Resources Department (RERD), 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 Regulatory and Economic Resources Department (RERD) 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

MIAMI-DADE COUNTY

**Date:** June 21, 2012

**To:** The Board of County Commissioners

**From:** Developmental Impact Committee
Executive Council

**Subject:** Developmental Impact Committee Recommendation

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**APPLICANT:** Director of the Sustainability, Planning, and Economic Enhancement Department (Z12-049)

**SUMMARY OF REQUEST:**

The applicant is requesting a district boundary change from GU, Interim District; RU-1, Single-Family Residential District; RU-2, Two-Family Residential District; RU-3, Four Unit Apartment House District; RU-3M, Minimum Apartment House District; RU-4L, Limited Apartment House District; RU-4M, Modified Apartment House District; RU-4, High Density Apartment House District; RU-4A, Hotel Apartment House District; BU-1, Neighborhood Business District; BU-1A, Limited Business District; BU-2, Special Business District; BU-3 Liberal Business District; IU-1, Industrial, Light Manufacturing District; and AU, Agricultural District, to NCUAD, North Central Urban Area District.

**LOCATION:** Generally located along NW 27th Avenue between NW 62nd Street and NW 135th Street; along NW 79th Street between NW 37th Avenue and NW 7th Avenue; along NW 95th Street between NW 22nd Avenue and NW 8th Avenue; along 119th Street between NW 32nd Avenue and NW 7th Avenue; along NW 22nd Avenue between the Little River Canal and NW 79th Street, and along NW 7th Avenue between NW 79th Street and NW 119th Street, Miami-Dade County, Florida.

**COMMENTS:**

This application is 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 May 23, 2012 and the attached Department memoranda were reviewed and considered by said Committee.

**DIC RECOMMENDATION:**

**Approval,** as set forth in the Department of Permitting, Environment and Regulatory Affairs' recommendation.

As part of the motion, the Developmental Impact Committee Executive Council requested to exclude from the approval of this application the following properties: 30-3110-000-0040 and 30-3103-013-0640.

The Executive Council is of the opinion that this application is consistent 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 this application will permit a development which is **consistent** with the CDMP and **compatible** with the surrounding area.

APPLICATION NO. Z12-49
THE DIRECTOR OF SUSTAINABILITY, PLANNING, ECONOMIC ENHANCEMENT

Respectfully Submited,

DIC Executive Council
May 23, 2012

Giovannie Ulloa, Fire Chief
Miami-Dade Fire Rescue Department — AYE

Irma San Roman, Interim Director
Metropolitan Planning Organization Secretariat — Absent

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

John W. Renfrow, P.E., Director
Miami-Dade Water and Sewer Department — Absent

**Miami-Dade County Permitting, Environment and Regulatory Affairs Department**
**Staff Report to the Developmental Impact Committee**

**APPLICANT:** Director of the Sustainability, Planning, and Economic Enhancement Department

**PH:** Z12-049

**SECTIONS:** 1, 2, 3, 4, 9, 10, 11, 12, 15, 16-53-41; 27, 28, 33, 34, 35, 36-52-41

**DIC DATE:** May 23, 2012

**COMMISSION DISTRICTS:** 2, 3

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## A. INTRODUCTION:

### o SUMMARY OF REQUEST:

The Director of the Sustainability, Planning, and Economic Enhancement Department is requesting a district boundary change from GU, Interim District; RU-1, Single-Family Residential District; RU-2, Two-Family Residential District; RU-3, Four Unit Apartment House District; RU-3M, Minimum Apartment House District; RU-4L, Limited Apartment House District; RU-4M, Modified Apartment House District; RU-4, High Density Apartment House District; RU-4A, Hotel Apartment House District; BU-1, Neighborhood Business District; BU-1A, Limited Business District; BU-2, Special Business District; BU-3 Liberal Business District; IU-1, Industrial, Light Manufacturing District; and AU, Agricultural District, to NCUAD, North Central Urban Area District. **On August 2, 2011, the Board of County Commissioners adopted Ordinance No. 11-65 establishing the NCUAD zoning regulations codified at Sections 33-284.99.48 through 33-284.99.54 of the Miami-Dade County Code of Ordinances.**

### o REQUEST:

GU, RU-1, RU-2, RU-3, RU-3M, RU-4L, RU-4M, RU-4, RU-4A, BU-1, BU-1A, BU-2, BU-3, IU-1, AU to North Central Urban Area District (NCUAD).

### o LOCATION:

The subject property is generally located along NW 27th Avenue between NW 62nd Street and NW 135th Street; along NW 79th Street between NW 37th Avenue and NW 7th Avenue; along NW 95th Street between NW 22nd Avenue and NW 8th Avenue; along 119th Street between NW 32nd Avenue and NW 7th Avenue; along NW 22nd Avenue between the Little River Canal and NW 79th Street, and along NW 7th Avenue between NW 79th Street and NW 119th Street, Miami-Dade County

### o SIZE: 1,338 acres (gross)

### o IMPACT:

The proposed district boundary change to the North Central Urban Area District (NCUAD) will support the County's transit investment, provide additional housing/mixed-use development opportunities, facilitate development within Neighborhood Revitalization Strategy Areas (NRSAs), Community Development Block Grant (CDBG) Eligible Areas, the Enterprise Zone and Target Urban Areas and implement the Comprehensive Development Master Plan's (CDMP) Urban Center development concepts. The NCUAD also contains six major roadways, which are

corridors identified for higher densities and mixed use development on the CDMP Land Use Plan map. The subject properties are located within the County's Urban Infill Area and Transportation Concurrency Exception Area.

Community Urban Centers (CUCs) are compact, mixed-use, and pedestrian-friendly districts that serve localized areas. Approval of the district boundary change to the requested NCUAD will accomplish the following: facilitate safe and orderly growth, ensure that all approved growth forms are an integral part of a community of functional neighborhood and town centers, increase collective security and community identity to promote civic awareness and responsibility, and enhance the quality of life for the unincorporated community of North Central to ensure the greatest possible economic and social benefits for all residents. The NCUAD will be a place where people can live, work, and shop, within a convenient walking distance, while having access to other parts of the County via the transit system.

In addition, the NCUAD will provide additional roads and connectivity throughout the area and will capture internal trips by providing mixed use development. The direct connection to Metrorail and the future bus rapid transit service on NW 27th Avenue will support the use of mass transit by increasing the allowed density immediately around Metrorail stations and bus stops. The proposed additional density within the NCUAD is provided in a manner that promotes various housing types which is supported by the CDMP and population projections for Minor Statistical Areas (MSA). None of the reviewing departments have objected to the proposed rezoning.

B. **ZONING HEARINGS HISTORY:** Multiple and varied zoning hearing actions.

C. **COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

*Adoption of the proposed rezoning will further the implementation of the following CDMP goals, objectives, policies and interpretative text:*

1. ***Land Use Element Goal***

*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.*

2. ***Objective LU-1***

*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.*

3. ***Policy LU-1A***

*High intensity, well designed urban centers shall be facilitated by Miami-Dade County at locations having high countywide multi-modal accessibility.*

4. ***Policy LU-1C***

*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.*

5. ***Policy LU-1D***

*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.*

6. ***Policy LU-1F***

*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.*

7. ***Policy LU-1G***

*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.*

8. ***Policy LU-2A***

*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).*

9. ***Objective LU-5***

*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.*

10. ***Objective LU-7***

*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.*

11. ***Policy LU-7D***

*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.*

12. ***Policy LU-7E***

*Land uses that are not conducive to public transit ridership such as car dealerships, car oriented food franchises, and uses that require transporting large objects should not be permitted to locate or expand within 1/4 mile of rail rapid transit stations.*

13. ***Policy LU-7I***

*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.*

14. ***Policy LU-8A***

*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.*

15. ***Policy LU-8B***

*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.*

16. ***Objective LU-9***

*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.*

17. ***Policy LU-9D***

*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.*

18. ***Policy LU-9F***

*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.*

19. ***Policy LU-9G***

*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.*

20. ***Policy LU-9I***

*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.*

21. ***Policy LU-9P***

*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 work-live unit. The regulations should provide for disclosure of neighboring industrial and commercial activities to prospective residential tenants and purchasers.*

22. ***Policy LU-9Q***

*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 quite 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.*

23. ***Objective LU-10***

*Energy efficient development shall be accomplished through metropolitan land use patterns, site planning, landscaping, building design, and development of multimodal transportation systems.*

24. ***Policy LU-10A***

*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.*

25. ***Objective LU-12***

*Miami-Dade County shall take specific measures to promote infill development that are located in the Urban Infill Area (UIA) as defined in PolicyTC-1B or in an built-up area with urban services that is situated in a Community Development Block Grant (CDBG)-eligible area, a Targeted Urban Area identified in the Urban Economic Revitalization Plan for Targeted Urban Areas, an Enterprise Zone established pursuant to state law or in the designated Empowerment Zone established pursuant to federal law.*

26. ***Policy LU-12D***

*The County shall consider developing strategies that promote infill development in specific areas.*

27. ***Mass Transit Sub element Goal***

*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.*

28. ***Objective MT-2***

*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.*

29. ***Policy MT-2A***

*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.*

30. ***Policy MT-2B***

*The area surrounding future rapid transit stations not yet sited and depicted on the Land Use Plan map shall be designed and developed, at a minimum, as community urban centers, containing land use and development designs that promote transit use as defined in the Land Use Element.*

31. ***Objective MT-4***

*Provide convenient, accessible and affordable mass transit services and facilities.*

32. ***Policy MT-4A***

*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.*

33. ***Policy MT-4B***

*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.*

34. ***CDMP Interpretative Text of Land Use Plan Map Urban Centers***

*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.*

*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.*

*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.*

*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 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* | *greater than 3.0 in the core* | *250* |
| ***Community Urban Centers (North Central)*** | ***greater than 1.5 in the core not less than 0.5 in the edge*** | ***125*** |

*In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F (see above). 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.*

*As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use and design requirements of this section and Land Use Policy LU-7F.*

***Mixed Use Development***

*Mixed-use development allows a mix of compatible uses in a high quality pedestrian-oriented street environment. This form of development includes permitted uses mixed within the same building (vertical) or in separate buildings on the same site or in the same block (horizontal). As stated in Policy LU-9U, the County will consider at a later time provisions for allowing horizontal mixed-use development in various land use categories. The section of this element, entitled "Urban Centers," addresses mixed-use development occurring within designated urban centers. The purpose of this section is to address the mixed-use projects that are to be located outside of the designated urban centers.*

*Vertical mixed-use development is hereby defined as the vertical integration of primary uses, with business and office uses located on the ground floor and residential and/or office uses on the upper floors. These mixed-use projects shall contain both residential and non-residential components, such as live-work spaces, neighborhood and specialty retail, convenience services, entertainment, other businesses providing for day-to-day living needs, institutional and civic uses, and professional offices. The residential component must be at least 20 percent of the total floor area but no more than 75 percent of the total floor area. Hotels and apartment hotels, governmental offices, civic uses, and schools may be exempt from these mix requirements.*

*Vertical mixed-use development may be allowed within the Urban Development Boundary (UDB) in areas designated Residential Communities, with the exception of Estate Density and Low Density; Business and Office; and Office/Residential, provided that these areas are located in:*

1. *"Neighborhood activity nodes" of 40 gross acres which, as shown in Figure 2 of the Land Use Element, Generalized Neighborhood Development Pattern, are located at the intersections of section line roads; or*
2. *Corridors with a maximum depth of 660 feet that are located along "Major Roadways" as identified on the adopted Land Use Plan map; or*
3. *Corridors designated as mixed-use corridors in an area plan that has been accepted by the Board of County Commissioners.*

*Appropriate design standards are essential to ensure that the uses permitted in mixed-use developments are compatible with each other and adjacent properties and contribute to the character of the street and the surrounding community. A specific objective in designing mixed-use developments is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent uses. The exact residential density that can be achieved on a particular property will depend upon the intensity permitted, the average size of the residential units, the residential percentage of the project and land development regulations concerning building envelopes, parking and open space. Intensities are generally measured as floor area ratios (FARs), which for a particular property is the square footage of the buildings (not counting parking structures or covered pedestrian walkways that are open to the street), divided by the net land area of the parcel. The maximum intensities and densities shall be the greater of those provided in the table below or the maximum intensities and densities of the underlying land use designation. However, the entire development must fit within the building envelope established by the floor area ratio.*

| ***Mixed-Use Developments Located within:*** | ***Floor Area Ratio Range*** | ***Maximum Residential Density (dwelling units)*** |
|---|---|---|
| ***Major Corridors (North Central)*** | ***from 1.0 to 1.5*** | ***36*** |
| *Neighborhood Activity Nodes* | *from 0.75 to 1.0* | *18* |

D. **NEIGHBORHOOD CHARACTERISTICS:**

**Subject Property:**

| ZONING | LAND USE PLAN DESIGNATION |
|---|---|
| GU, RU-1, RU-2, RU-3, RU-3M, RU-4L, RU-4M, RU-4, RU-4A, BU-1, BU-1A, BU-2, BU-3, IU-1, AU; occupied by single-family residences, multi-family residences, commercial strips, public schools, public facilities, industrial uses, parks, religious facilities, vacant land | Community Urban Center; Low Density Residential (2.5 to 6 dua), Low-Medium Density Residential (6 to 13 dua); Medium Density Residential (13 to 25 dua); Business and Office; Office/Residential; Industrial and Office; Restricted Industrial and Office, Transportation; Terminals, |

Institutions, Utilities, and Public Facilities

**Surrounding Properties:**

| | ZONING | LAND USE PLAN DESIGNATION |
|---|---|---|
| **NORTH:** | RU-1, IU-1, City of North Miami C-1, C-2; commercial strips, single-family residences, religious facilities, industrial development, vacant land | Business and Office; Low Density Residential (2.5 to 6 dua), Industrial and Office |
| **SOUTH:** | RU-1, RU-2, RU-3M, RU-4M MCUC; single-family residences, apartments, vacant land, industrial development | Business and Office, Low-Medium Density Residential (6 to 13 dua), Medium Density Residential (13-25 dua), Industrial and Office, Restricted Industrial and Office |
| **EAST:** | Not zoned, I-95 Expressway right-of-way | Transportation |
| **WEST:** | RU-1, RU-3, RU-3B, IU-1, IU-2, GU, City of Hialeah M-1; single-family residences, industrial development, vacant land, Miami-Dade College North Campus | Business and Office, Industrial and Office, Restricted Industrial and Office, Low Density Residential (2.5 to 6 dua), Low-Medium Density Residential (6 to 13 dua), Institutional and Public Facility |

The 1,338-acre subject property is generally located along the following major corridors NW 27th Avenue between NW 62nd Street and NW 135th Street; along NW 79th Street between NW 37th Avenue and NW 7th Avenue; along NW 95th Street between NW 22nd Avenue and NW 8th Avenue; along 119th Street between NW 32nd Avenue and NW 7th Avenue; along NW 22nd Avenue between the Little River Canal and NW 79th Street, and along NW 7th Avenue between NW 79th Street and NW 119th Street in the North Central area of Miami-Dade County. Residential, commercial businesses, institutional uses, offices and vacant properties characterize the area.

## E. SITE AND BUILDINGS:

**Site Plan Review:** Adopted NCUAD regulating plans and adopted Standard Urban Centers Regulations

## F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change,** Section 33-311 provides that the Board take into consideration, among other factors, the extent to which:

(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 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;

(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;

(4) 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;

(5) 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.

## G. NEIGHBORHOOD SERVICES PROVIDER COMMENTS:

| | |
|---|---|
| Aviation | **No objection** |
| DERM | **No objection** |
| Fire Rescue | **No objection** |
| Parks | **No objection** |
| Police | **No objection** |
| Public Works | **No objection** |
| Schools | **No objection** |
| Solid Waste | **No objection** |
| Transit | **No objection** |
| WASD | **No objection** |

## H. PLANNING AND ZONING ANALYSIS:

Description of the District Boundary Change

The Director of the Sustainability, Planning, and Economic Enhancement Department is requesting a district boundary change from GU, Interim District; RU-1, Single-Family Residential District; RU-2, Two-Family Residential District; RU-3, Four Unit Apartment House District; RU-3M, Minimum Apartment House District; RU-4L, Limited Apartment House District; RU-4M, Modified Apartment House District; RU-4, High Density Apartment House District; RU-4A, Hotel Apartment House District; BU-1, Neighborhood Business District; BU-1A, Limited Business District; BU-2, Special Business District; BU-3 Liberal Business District; IU-1, Industrial, Light Manufacturing District; and AU, Agricultural District, to North Central Urban Area District (NCUAD). **On February 2, 2010, the Board of County Commissioners adopted Ordinance No. 11-65 establishing the NCUAD zoning district.**

The 1,338-acre subject property is generally located along the following major transportation corridors NW 27th Avenue between NW 62nd Street and NW 135th Street; along NW 79th

Street between NW 37th Avenue and NW 7th Avenue; along NW 95th Street between NW 22nd Avenue and NW 8th Avenue; along 119th Street between NW 32nd Avenue and NW 7th Avenue; along NW 22nd Avenue between the Little River Canal and NW 79th Street, and along NW 7th Avenue between NW 79th Street and NW 119th Street, inside the Urban Infill Area (UIA).

The area within the boundaries of the approved North Central Urban Area District are regulated by plans and descriptive standards described in Article XXXIII(S) of Chapter 33 of the Code of Miami-Dade County. The district provides for the allocation of development intensities within Core, Center and Edge Sub-districts. It requires new development to be organized according to an interconnected network of tree-lined streets and sidewalks to improve pedestrian access to transit, jobs and shopping; allocates open space in the form of squares, greens and/or plazas; and includes criteria for reorienting buildings to face onto open spaces and streets as indicated in the Urban Center interpretative text of the adopted Miami-Dade County Comprehensive Development Master Plan (CDMP).

The adopted NCUAD regulating plans establish the most intensive uses in the Core or Center and the least intensive uses, such as apartment buildings and rowhouses, in the Edge.

- The Core, primarily located around the Northside Metrorail station, and the intersections of NW 27th Avenue and 79th and 119th Streets is where mixed uses are allowed and have land use designations permitting businesses, professional offices, education and government offices, high density residential uses, and the vertical and horizontal mixing of said uses.

- The Center, extends beyond the Core along NW 27th, 22nd, and 7th Avenues, and NW 79th, 95th and 119th Streets can be developed with businesses, professional offices, educational and government offices, multi-family residences and the vertical and horizontal mixing of said uses.

- The Edge, primarily located at the periphery of the application area where typically residential development, including apartment buildings and rowhouses, are allowed to occur.

Residential densities and development intensities are higher in parcels inside the designated Core portion of the Urban Area district to allow for the development of highly compact urbanized areas. The tapering and placement of intensities ensure **compatibility** between land use designations and development proposed along the edges of the NCUAD with those outside of the NCUAD currently consisting of lower density residential development. The maximum heights range from fifteen stories in the core to four stories in the edge district.

The NCUAD establishes seven zoning land use categories: MM, Mixed Use Main Street; MCS, Mixed-Use Corridor Special; MC, Mixed-Use Corridor; RM, Residential Modified; R, Residential; ID, Industrial; and I, Institutional.

**The proposed rezoning to NCUAD is necessary to implement the BCC accepted North Central Miami-Dade Charrette Report, the adopted North Central Urban Area District Regulations (Ordinance No. 11-65) and Standard Urban Centers Regulations.** The NCUAD ordinance and Standard Urban Centers regulations requires that the Sustainability, Planning, and Economic Enhancement Department 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 Department (PWD); the Department of Permitting, Environment, and Regulatory Affairs (PERA); 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 Sustainability, Planning, and Economic Enhancement Department.

Implementation of the North Central Miami-Dade Charrette Report

This application would implement the intent and purpose of the North Central Miami-Dade Charrette Report, the citizens' vision for future growth and development of the North Central area. **The Charrette Report, and its recommendations, including authorization to prepare Code amendments for implementation were accepted by the BCC on July 27, 2004.** The proposed rezoning would further the implementation of the following main concepts of the vision described in the North Central Miami-Dade Charrette Report:

- Permit the development of a 'Main Street' along NW 95th Street.
- Encourage redevelopment along NW 7th Avenue, 22nd Avenue, 27th Avenue, 79th Street, and 119th Street.
- Complement major streets with infill residential and mixed-use development.
- Permit a variety of residential development types along the area's major corridors.
- Improve commercial corridors, vehicular circulation, and transit in a manner that is functional and supportive of a pedestrian environment.

Consistency with the Comprehensive Development Master Plan

As shown in the table below, the anticipated NCUAD uses are well within the limits of the CDMP. The adopted CDMP Community Urban Center residential densities are based on a maximum density of 125 dwelling units per acre and the appropriate CDMP mixed-use development text densities assigned outside the urban center. In urban centers, the CDMP requires a tiered approach for development intensities with a minimum FAR of 1.5 in the Core and .5 on the Edge. The NCUAD mix of uses is based on development approvals in other urban centers.

**Comprehensive Development Master Plan (CDMP) and Proposed North Central Zoning**

| Use | CDMP Permitted Density/Intensity | Proposed North Central Zoning |
|---|---|---|
| Residential | 84,491 units | 32,767 units |
| Commercial/Office | 70,260,796 sq. ft. | 1,560,567 sq. ft. |
| Industrial | 437,179 sq. ft. | 251,068 sq. ft. |

The CDMP permitted density and intensity in the above table was estimated by allocating 125 units/acre to areas within 1,800 ft. of designated Urban Centers, 36 units/acre to areas within 660 ft. of designated Major Corridors and the density permitted by the LUP designation in other areas; for non-residential intensity 1.25 FAR was allocated to areas within 660 ft. of designated Major Corridors and 0.5 FAR in other areas where non-residential development is permitted.

**Service Provider Comments**

The proposed rezoning has been reviewed by all of the service providers. Review comments at this stage in the process are primarily for information regarding the long term buildout of the urban center. 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 North Central Zoning**

| Use | Existing Zoning | Proposed North Central Zoning | Difference (North Central minus Existing) |
|---|---|---|---|
| Residential | 7,869 units | 32,767 units | +24,898 units |
| Commercial/Office | 11,454,382 sq. ft. | 1,560,567 sq. ft. | -9,893,815 sq. ft. |
| Industrial | 3,383, 447 sq. ft. | 251,068 sq. ft. | -3,132,379 sq. ft. |

It should be noted that all of the department reviews were conducted at the projected buildout which would require a significant amount of redevelopment of existing uses and buildings. It is anticipated that most new development over the next 15 years will occur mainly on currently vacant land. As of February 2012, there are 136 acres of vacant land within the application area. The largest area of contiguous vacant land is the 14.5 acres owned by OLCDC Westview Terrace, LLC which was approved in 2011 by public hearing CZAB8-22-11 for a 300-unit multi-family residential development. The remaining 121.5 acres are small properties throughout the application area. The maximum residential development capacity of vacant land under the NCUAD standards would be 5,277 units.

***Aviation***

The Miami-Dade Aviation Department (MDAD) offers no objections to this application. There are no conflicts with operations at Miami International Airport.

***Permitting, Environment, and Regulatory Affairs***

The Department of Permitting, Environment, and Regulatory Affairs (PERA) does not object to this is application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. A number of properties in the application area are located within a wellfield protection area and/or are a non-residential use served only by a septic tank for wastewater disposal. For properties such as these, a covenant restricting the type of materials used or disposed of on-site would normally have to be recorded prior to any zoning action. A class variance was obtained by the applicant, pursuant to Section 24-43 of the Code, from the Miami-Dade County Environmental Quality Control Board (EQCB) to instead allow property owners to file the required covenants for future individual development orders after the approval of this zoning action. PERA has conducted a concurrency review 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.

***Fire Rescue***

The Miami-Dade Fire Rescue Department (MDFR) has no objections to this application. It is anticipated that upon final build-out, 9,000 more calls than the existing development will be generated in the area. During the platting and permitting stages for individual development projects site plans will be reviewed by the Fire Water and Engineering Bureau to assure compliance with the Florida Fire Prevention Code and the National Fire Protection Association standards. Its memorandum indicates that the average response time to the vicinity of the proposed development is 6.04 minutes.

***Park and Recreation***

The Miami-Dade Park and Recreation Department (MDPR) has no objection to this application. Its memorandum indicates that the rezoning to NCUAD would generate a demand for 48.76 acres of local parks. Existing park acreage (46.83 acres) combined the with 7.4 acres required by the NCUAD would provide for adequate park space within the district. In addition to park space within the immediate area, there is a surplus of 400.64 acres of local park space within Park Benefit District 1. **Further, the NCUAD is consistent with the principles of the Miami-Dade County Parks and Open Space System Master Plan by promoting walkable, interconnected street hierarchy which links existing and planned parks and open spaces with residential units and transit.**

Adjacent to the application area is the 179-acre privately-owned Westview golf course which is currently designated by the LUP map as "Parks and Recreation." This facility is currently not in operation and and an application has been made to amend the LUP map to "Business and Office" and "Industrial and Office."

***Metropolitan Planning Organization***

The Miami-Dade Metropolitan Planning Organization has no objections to this application.

***Police Department***

The Miami-Dade Police Department (MDPD) has no objections to this application.

***Public Schools***

Miami-Dade County Public Schools (MDCPS) does not object to this application. The schools in this area have sufficient capacity to service this application. A final determination of Public School Concurrency and capacity reservation will be made as individual sites are submitted for final plat, site plan or functional equivalent.

***Public Works and Waste Management Department***

The Public Works and Waste Management Department does not object to this application. The subject site is located within the County's Urban Infill Area, a designated Transportation Concurrency Exception Area. No vehicle trips have been reserved by this application and subsequent developments will be subject to the payment of road impact fees. The Waste Management Division memorandum submitted for this hearing application indicates that the latest Concurrency Status Determination issued September 12, 2011, which is valid for one (1) year, shows sufficient disposal system capacity to meet and exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department, 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.

***Transit***

The Miami-Dade Transit Department (MDT) supports this application. **The zoning changes requested would promote new development with different types of uses and better connectivity, which more likely would result in increased ridership.** MDT has no objections to this project. The North Central area is served very well by both Metrobus and Metrorail service. Transit service is provided both north-south bound and east-west bound. Metrobus routes that service the area include routes: 17, 22, 27, 97, 246 (Night Owl), and. Metrorail also serves the area with the Northside Metrorail Station at NW 79th Street and 32nd Avenue. The 2011 Transportation Improvement Plan (TIP) includes funding over the next five years for the replacement of Metrorail vehicles. Delivery of new vehicles is scheduled to begin in November 2013. The TIP also shows the improvements to be made along NW 27th Avenue with the NW 27th Avenue Enhanced Bus Service Project. This project has been reviewed by MDT for mass transit concurrency and was found to be concurrent with the level-of-service standards established for Miami-Dade County.

***Water and Sewer Department***

The Miami-Dade Water and Sewer Department (MDWASD) has no objections to this application and indicates that as individual parcels are developed they will be addressed on a case-by-case basis. Infrastructure improvements will be required to meet the LOS for fire flow

for proposed development. The proposed rezoning will not impact the County's consumptive use permit because it does not change the countywide population projections.

Summary of Analysis

The requested district boundary change to the North Central Urban Area District (NCUAD) is **consistent** with the Comprehensive Development Master Plan. **Approval of the proposed district boundary change will implement the CDMP goals, objectives and policies listed in Section C of this report.** More specifically, as highlighted in the following policies, the CDMP requires transit oriented development and mixed use zoning in urban centers.

- Objective LU-1 - requires that the County intensifies development around centers of well designed communities
- Objective LU-7 - requires transit oriented development in urban centers
- Policy LU-9F - requires that the County adopt zoning to implement the development and design policies of the CDMP

The district will create an urban environment that provides a continuous street and sidewalk network connected to transit facilities, and elements that facilitate pedestrian trips and an enhanced public realm will be incorporated in the form of small blocks and closely intersecting streets. Buildings will be oriented to the street, parking lots will be predominately relegated to the rear or sides of buildings, primary building entrances will be placed close to the street, and shade trees and weather protection will be incorporated into streets and buildings, respectively. The NCUAD urban pattern regulations will create a pedestrian friendly neighborhood with a well-integrated mixture of uses regulated by specific design criteria that ensures compatibility between neighborhoods.

In addition to implementing the community urban center standards of the CDMP, it will support the County's transit investment, provide additional housing/mixed-use development opportunities for the community and facilitate development within a Neighborhood Revitalization Strategy Area (NRSA), a Community Development Block Grant (CDBG) Eligible Area, an Enterprise Zone and a Target Urban Area.

Accordingly, staff recommends approval of the subject application.

## I. RECOMMENDATION:

Approval of the district boundary change to North Central Urban Area District (NCUAD).

## J. CONDITIONS:

None.

**DATE TYPED: 5/4/2012**
**DATE FINALIZED: 5/11/2012**
ES:MW:GR:NN:JV:JL

Eric Silva, AICP, Assistant Director
Zoning and Community Design
Miami-Dade County Sustainability, Planning
and Economic Enhancement Department
Permitting, Environment and Regulatory Affairs Department

# Memorandum

MIAMI-DADE COUNTY

**Date:** April 16, 2012

**To:** Jack Osterholt, Director
Sustainability, Planning and Economic Enhancement

**From:** Jose Gonzalez, P.E., Assistant Director
Permitting, Environment and Regulatory Affairs

**Subject:** DIC No. Z2012000049
NW 27th Avenue, 62nd Street and 135th Street
District Boundary Change from GU,RU-1, RU-2, RU-3B, RU-3M, RU-4L, RU-4M, RU-4, BU-1A, BU-2, BU-3, IU-1 to North Central Urban Center
(GU) (1357 Acres)
36-53-41

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The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Wellfield Protection

The portions of township 52, range 41, section 26, section 27, section 34 and section 35 within the proposed North Central Urban Area District (NCUAD) are located within the Westside Wellfield protection area; more specifically, within the 30-day, 100-day and 210-day 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. Many of the existing non-residential properties in the proposed NCUAD 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.

Accordingly, the Department has obtained a class variance from the above noted Code requirements from the Miami-Dade County Environmental Quality Control Board (EQCB). The granting of this variance allows the subject zoning application to proceed; however, the required covenant shall be required prior to the approval of any subsequent development orders for any of the properties affected by the zoning action.

Potable Water Service
The water demand cannot be estimated since there is no development information; the area in question is relatively large and according to the available information contains approximately 1,357 acres and is mostly developed with pockets of undeveloped land.

The area of concern is located within the Miami-Dade Water and Sewer Department (MDWASD) the City of North Miami; the City of Opa-Locka and the City of Hialeah water franchised service areas. Public water is available through this area in the form of water mains ranging in size from 2-inch to 16-inch.

The source for this water supply is MDWASD's Hialeah-Preston Water Treatment Plant and the Winson Water Treatment Plant, which is owned and operated by the City of North Miami. These plants have sufficient capacity to provide current water demand, and are presently producing water that meets Federal, State, and County drinking water standards.

Wastewater Disposal
The proposed NCUAD is located within the MDWASD, the City of North Miami; the City of Opa-Locka and the City of Hialeah sanitary sewer franchised service areas. Sanitary sewers are available on certain portions of this area in the form of gravity and force mains ranging in size from 4-inch to 16-inch.

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 NCUAD 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.

Accordingly, the Department has obtained a class variance from the above noted Code requirements from the EQCB. The granting of this variance allows the subject zoning application to proceed; however, the required covenant shall be required prior to the approval of any subsequent development orders for any of the properties affected by the zoning action.

Stormwater Management

The subject properties may be required to obtain Surface Water Management General Permits (SWMGP) from the PERA Water Control Section or from the South Florida Water Management District (SFWMD) for the construction and operation of any required surface water management system. These permits must be obtained prior to development of the site, Final Plat, and/or prior to obtaining a building permit approval.

Depending of the specific use for each property, a Class VI permit may be required for the construction of any industrial facility; a Class III permit may be required for all work within the canal maintenance easement; a Class II permit from the Water Control Section may be required before construction of surface water management systems or final plat.

Pollution Remediation

There are records of current petroleum contamination assessment/remediation issues and which are in a State funded program awaiting allocation of funds for cleanup within the NCUAD application boundary as follows:

1. County Line Service Station, Inc., 13475 NW 27 Ave., UT-2354/F-8490 (for a separate discharge, this site has been referred to enforcement (Westar Service Station, UT-2354/F-8490)
2. Palm Villas Apartments, 1543 Michigan Ave., UT-4982/F-13101
3. A & A Gas & Diesel Corp (F: A & A Fina D/B/A American Gas & Diesel, Inc.)(Llane's Brothers Inc.), 13075 NW 27 Ave., UT-1734/F-8082 (under a separate discharge, this site is currently undergoing remediation, American Gas & Diesel. Inc., UT-1734/F-8082)
4. Kenko Oil Inc., Former: Ken's Amoco - Amoco #7014, 11145 NW 27 Ave., UT-947/F-7546
5. At Home Auto Service, Inc. (Arturo's Foreign Car Motors), 2195 NW 119 St. (BAY 3), UT-3169/F-468
6. Brother's & Son Of Miami, Corp. 1695 NW 119 Sat., UT-1714/F-8068
7. Caribbean New & Used Tires/ Coolex Corp., 10801 NW 27 Ave. (BAY 2), UT-2189/F-8383
8. Former: Shell Gas Station, Sunshine #212/MDTA-North Corridor Parcel 138, 10300 NW 27 Ave., UT-671/F-7364
9. Mobil Rs #10756/Former: Mobil 02-Exxon, 10291 NW 27 Ave., UT-901/F-7518
10. Gulf Service Station- B.P. Oil/BP Oil/MDTA North Corridor Parcel 137, 10220 NW 27 Ave, UT-135/F-6107 (this site has also records of metal contamination)
11. Dependable Used Car Sales (MDTA Parcel 116), 9750 NW 27 Ave., UT-1821/F-8146 this site has also records of metal and solvent contamination)
12. Stephens Van Terminal (MDTA Parcel 111), 9500 NW 27 Ave., UT-1266/F-7751
13. Don L. Motors, 9333 NW 27 Ave,, UT-1238/F-3204
14. Best Used Trucks of Miami, Inc., 8801 NW 27 Ave., UT-4103/F-4079
15. DCPS-Miami Park Elementary, DCPS-Miami Park Elem (UST#1 Contam), 2225 NW 103 St., UT-2964/F-8959
16. Citgo-Sidney Investment Group/ Banks Amoco Mini Mart #1/ Former: Rdg Amoco Mart #1 - Amoco #620, 2195 NW 103 St., UT-1222/F-7725
17. California Gold, 2190 NW 103 St., UT-1143/F-7673
18. Gitmo American, 2200 NW 103 St., UT-1058/F-3453
19. Hess Station/Former: Unique Oil #3, Inc./ One Stop Oil #50, 6200 NW 95 St., UT-2100/F-8321
20. Milmar Roofing Inc, 2150 NW 95 St., UT-2826/F-8842
21. The Rx7 Shop, 9345 NW 22 Ave., UT-202/F-6995
22. Sterling Paint/Body Shop, 9348 NW 22 AVE, UT-3607/F-9467
23. Valero 22 Ave, 8926 NW 22 Ave., UT-1244/F-7736
24. K & E Tire Shop, Inc./ Paralelas Motors Inc, 3601 NW 79 St., UT-1518/F-3455

25. Hernski, Inc. / Mobil 02-ET4, 3201 NW 79 St., UT-872/F-7495
26. BP Amoco #13705-CEM #R0609 Former: Amoco Station/ Zaky's (Use FAC ID 9700981),3195 NW 79 St. UT-5476/F-15915
27. Caraf Inc./Former: Hecar-Enterprises/MDTA Parcel 102, 8700 NW 27 Ave., UT-1024/F-7601
28. Ase General Mechanic, 3301 NW 79 St., UT-1230/F-6596
29. Sergios Auto Repair, 8301 NW 27 Ave., UT-4310/F-9997
30. 71st Valero/Former: Apb Services, Inc. - Amoco #1808, 7045 NW 27 Ave., UT-1615/F-7988
31. Howard Johnson, 6901 NW 26 AVE, UT-2275/F-8441
32. Ricardo E. Castillo/Rick Murrey's, 6801 NW 27 Ave., UT-2832/F-8846
33. Clara's Tire Shop, Inc./ Cole's 22nd Ave Tire Center, 8700 NW 22 Ave., UT-4296/F-5836
34. AFP Gas Station, Inc. (Shell), 2200 NW 79 St., UT-811/F-7455
35. Amoco #6277 (Sunshine Auto Service), 1698 NW 79 St., UT-563/F-7273
36. A & G Watt, Inc., 7741 NW 17 Ave., UT-1200/F-7713
37. Sun Gas & Food Corp/ Cosmo Oil Co, 1300 NW 79 St., UT-78/F-6905
38. Mobil #17884/ Former: Marcelo Mobil Station 02-EWQ, 9497 NW 7 Ave., UT-830/F-7468
39. Manuel Mejia Tire Repair & Towing/Frazier Service Station, 1000 NW 79 St., UT-1816/F-6698; additionally, this site has records regarding inappropriate waste products disposal to a septic tank and Arsenic contamination (Roy's Tire Shop, IW5-7322/F-6698), this discharge is currently being assessed.
40. 10 & 79 Quick Stop, 997 NW 79 St., UT-1082/F-7632
41. Maxwell Body Shop/ Caves, 828 NW 79 ST, UT-1870/F-6460
42. 441 Energy Operating LLC/ Former: Melero Oil Company (Shell)/ P.C. Gas Station, Inc., 690 NW 79 St., UT-710/F-7394
43. Fernandez Auto Care Corp., 10801 NW 7 Ave., UT-1846/F-3875
44. Sunoco Station/Former: Florida Mobil Corp. 02-EW5, 10260 NW 7 Ave, UT-891/F-7510
45. Mad Hatter Muffler, 10051 NW 7 Ave., UT-3594/F-9458
46. North Miami Marathon/ Former: Amoco Station #6143, 10010 NW 7 Ave., UT-562/F-7272

Additionally, please be advised that within the NCUAD Application Boundary there are properties with current records of petroleum contamination assessment/remediation issues as follows:

1. Ajlm Enterprises, LLC, \DBA Power Tech Auto Repairs, 2101 NW 119 St., UT-1132/F-5721, this site is currently under a monitoring only plan
2. NEXTEL Communications, 1700 NW 119 St,, UT-6583/F-18843, this site is currently under a monitoring only plan
3. Fina-119th St. (Former: Tropical Fina)/Jome Service Station, Inc., UT-533/F-7247 is currently being remediated
4. Uncles International (F: Palm Group D/B/A Westar Oil - A & D Tires), 1601 NW 119 ST, UT-342/F-3547, this site is currently under assessment
5. Citi Auto Bank, Inc./ T. Kay Auto Sales/Parcel 129 MDTA, 10000 NW 27 Ave., UT-3883/F-9671, this site is currently under assessment
6. Winn Dixie/MDTA-North Corridor Parcel 109, 9490 NW 27 Ave., UT-6020/F-17546, this site is currently under assessment
7. D & N Auto Import Export Corp./ MDTA Metrorail N Corridor Parcel 318/Investments Specialists Enterprises, Inc., 7450 NW 27 Ave, IW5-17703/F-23144, this site has been referred to enforcement
8. Vacant Lot/MDT - North Corridor Metrorail Extension, NW 27 Ave./NW 66 St., HWR-644/F-22541, further assessment at this site has been has been temporarily suspended
9. Gastion, 7901 NW 22 Ave., UT-3188/F-9140, this site is awaiting assessment

10. New Peach Station Inc./ Former: State Road Oil (Shell Station), 695 NW 95 St., UT-681/F-7371; this site is currently under assessment
11. Sunshine #109/ Former: BP Amoco #675/Lou's All Service Center, Inc., 11899 NW 7 Ave., UT-595/F-3853; this site is in a monitoring only program for one discharge and is under assessment for a separate discharge.
12. Nathaniel American Tire Corp./ Dions Quik Mart #7, 11700 NW 7 AVE, UT-221/F-7010; this site is currently under assessment
13. Former Hyde Park Shopping Plaza, 10390 NW 7 Ave., UT-6053/F-17615; this site is currently under a monitoring only plan
14. Chevron #202669/ Exxon R/S 45451, 10301 NW 7 Ave, UT-608/F-7311; this site is currently under a monitoring only plan

Moreover, be advised that within the NCUAD Application Boundary there are properties with current records of contamination assessment/remediation issues as follows:

1. Run-Away-Tires, Inc./ MDTA-North Corridor Parcel 186, 13135 NW 27 Ave., IW5-6423/F-5986, has record related to Arsenic and Antimony contamination, further assessment at this site has been has been temporarily suspended
2. Redi Real Estate, 2398 NW 119 ST, HWR-170/F-14817, has records related to ammonia contamination and is pending submittal of document pertaining to a restrictive covenant
3. G & G Quality (MDTA Parcel 146), 10534 NW 27 Ave., IW5-18642/F-24325, has records related to solvent contamination, further assessment at this site has been has been temporarily suspended
4. Flipper Marine, Inc./MDTA-North Corridor Parcel 140, 10414 NW 27 Ave., IW5-8195/F-12557, has records related to metal contamination, further assessment at this site has been has been temporarily suspended
5. Ace Parker, 3500 NW 79 ST, HWR-118/F-14770, SW-1752/F-14770, has records related to solvent contamination that were administered by the State of Florida. Although records indicate that the site was delisted under Federal guidelines, there is a possibility that residual contamination may remain on the site.
6. Re Taxi Technologies, Inc./ 27th Truck Inc, 8440 NW 27 Ave, IW5-2252/F-2084, has records regarding disposal of inappropriate waste to the septic tank and has been referred for enforcement
7. Northclean, Inc. DBA/Quality Cleaners, 199 S Northside Center Ct, IW5 -00005114/F-4741, has records regarding solvent contamination and is under a monitoring only program
8. D & N Auto Import Export Corp./ MDTA Metrorail N Corridor Parcel 318/Investments Specialists Enterprises, Inc., 7450 NW 27 Ave., IW5-17703/F-23144
9. Corinthian Apartments (Brownfield Tracking), NW 22 Ave./NW 78 St., HWR-579/F-21120, has records associated with Arsenic and Dieldrin contamination and has been in a monitoring only plan
10. International Professional Dry Cleaners, 10420 NW 7 Ave., IW5-2786/F-2578; this site is in a State funded program awaiting allocation of funds for cleanup
11. 7th Ave Dry Cleaners, 10192 NW 7 Ave., IW5-3009/F-2779; this site is in a State funded program awaiting allocation of funds for cleanup

Wetlands

The northwestern portion of the township 52, range 41 and section 34 and the western portion of section 27 contain wetlands as defined by Section 24-5 of the Code. Therefore, a Class IV Wetland Permit will be required for development in these areas prior to the initiation of any work on these

properties. A full evaluation of the resources is performed during the permitting process, this evaluation may require that site plans be changed to preserve unique biologic resources.

Please be advised that all other sections included in this zoning application do not contain jurisdictional wetlands as defined by Section 24-5 of the Code.

The Wetlands Resources Section (305-372-6585) may be contacted for further information concerning the wetland permitting requirements.

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 also be required for the proposed project.

The subject areas may contain specimen-sized (trunk diameter 18 inches or greater) trees. Section 24-49.2(II) of the Code requires that specimen-sized trees be preserved whenever reasonably possible. A Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Chapter 24 of the Code. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

Please be advised that township 53, range 41 and sections 11, 10, 09, 04, 01 and 02 contain sites that have properly executed covenants running with the land in favor of Miami Dade County. These covenants shall provide for the preservation of the specimen-sized trees on these sites.

Approval of the subject application is contingent upon inclusion of the above tree permitting requirements in the resolution approving this application.

Enforcement History
There are 34 open enforcement records for violations of Chapter 24 of the Code for properties within the subject area. 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: Eric Silva, Sustainability, Planning and Economic Enhancement
Jorge Vital, Sustainability, Planning and Economic Enhancement

PH# Z2011000137
CZAB - C08

## PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: THE DIRECTOR OF SUSTAINABILITY, PLANNING & ECONOMIC ENHANCEMENT

This Department has no objections to this application.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.

Raul A Pino, P.L.S.
02-FEB-12

# Memorandum

MIAMI-DADE COUNTY

**Date:** April 24, 2012

**To:** Jack Osterholt, Director
Sustainability, Planning and Economic Enhancement

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

**Subject:** Z2012000049
North Central Urban Center District

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The applicant is requesting a district boundary change from multiple zoning classifications to the North Central Urban Area District (NCUAD). The subject property is approximately 1,357 acres and is located generally along NW 27th Avenue between NW 62 Street and NW 135 Street; along NW 79 Street between NW 37 Avenue and NW 7 Avenue; along NW 95 Street between NW 22 Avenue and NW 8 Avenue; along 119 Street between NW 32 Avenue and NW 7 Ave; and along NW 22 Avenue between the Little river Canal and NW 79 Street and along NW 22 Avenue between NW 70 Street and NW 119 Street, Miami-Dade County, Florida.

**Existing Conditions:**
Existing zoning allows for 731 single-family detached units and 7,138 multi-family units, generating a population of approximately 17,778. The local park space need, based on 2.75 acres per 1,000 population, would be 48.89 acres.

There is only one County park located within the boundaries of the proposed NCUAD, i.e. the 27th Avenue Teen Center. Within a 2 miles distance of the general boundaries of the NCUAD, there are numerous other community parks, mini-parks, and neighborhood parks which total over 100 acres as shown in Table A on the following page. This includes Gwen Cherry Park and Arcola Lakes Park which are two of the largest nearby parks.

**Table A - County Parks (local only)**
**Within a 2 Mile Radius of Application Area.**

| PARK FACIILITY | ACRES | CLASSIFCATION |
|---|---|---|
| Jeb Estates Park | 1.47 | MINI-PARK |
| Little River Park | 9.00 | COMMUNITY PARK |
| Gratigny Plateau Park | 0.96 | MINI-PARK |
| Miami Shores Optimist Club | 9.20 | SINGLE PURPOSE PARK |
| Oak Park | 0.70 | MINI-PARK |
| Broadmoor Park | 1.88 | NEIGHBORHOOD PARK |
| Gwen Cherry Park | 38.55 | COMMUNITY PARK |
| Fernville Park | 0.48 | MINI-PARK |
| Arcola Park | 4.02 | COMMUNITY PARK |
| Area 222 | 0.50 | MINI-PARK |
| Arcola Lakes Park | 18.81 | COMMUNITY PARK |
| Soar Park | 2.90 | COMMUNITY PARK |
| Alonzo Kelly Park | 0.50 | MINI-PARK |
| Area 226 | 0.50 | MINI-PARK |
| Area 227 | 0.50 | MINI-PARK |
| Claire Rosichan Park | 0.38 | MINI-PARK |
| Northwest Highlands Park | 0.80 | MINI-PARK |
| Broadway Park | 0.50 | MINI-PARK |
| Drew Park | 4.13 | NEIGHBORHOOD PARK |
| Partners Park | 5.80 | NEIGHBORHOOD PARK |
| Martin Luther King Memorial Park | 10.13 | COMMUNITY PARK |
| Area 225 | 0.39 | MINI-PARK |
| Gladeview Park | 0.92 | MINI-PARK |
| Glenwood Park | 0.55 | MINI-PARK |
| Jefferson Reaves, Sr. Park | 1.67 | COMMUNITY PARK |
| Rocky Creek Park | 0.25 | MINI-PARK |
| Olinda Park | 6.40 | COMMUNITY PARK |
| Marva Y. Bannerman Park & Pool | 3.92 | COMMUNITY PARK |
| Larchmont Park | 4.43 | NEIGHBORHOOD PARK |
| 27th Avenue Teen Center (Boxing) | 1.44 | SINGLE PURPOSE PARK |
| Military Trail Park | 1.66 | NEIGHBORHOOD PARK |
| North Shorecrest Park | 0.50 | NEIGHBORHOOD PARK |
| Melrose Park | 3.40 | NEIGHBORHOOD PARK |

**Proposed:**

The population generated by the 32,489 dwelling units by the proposed rezoning is estimated to be 70,424. The local park space need, based on 2.75 acres per 1,000 population, would be 193.67 acres or an increase of 144.78 acres over that generated by existing zoning.

The proposed NCUAD district is consistent with the principles of the Miami-Dade County Parks and Open Space System Master Plan by promoting a walkable, interconnected street hierarchy which links existing and planned parks and open spaces with residential uses and transit. The focus on the major roadway corridors recognizes the significant role of the public realm and its relationship to the adjacent land uses. The proposed district plan proposes 4.0 acres of new green spaces, 4.0 acres of new plazas and 2.0 acres of new squares. The exact location of the designated open space can be revised during the site plan review process provided the location of the open space anchor remains the same.

As development is proposed within this District, the Department would expect to receive additional land dedications, impact fees or some combination of them, to help to offset new recreational demands to meet the requirements of County Code, Chapter 33H Park Impact Fee. Trails, as depicted for this area in the North Dade Greenways Master Plan should be incorporated in development plans. In addition, MDPR would expect to be included in the development review process on a case by case basis.

**Concurrency/Capacity Status:**

This application is located in Park Benefit District 1, which has a surplus of 407.2 acres of local parkland. While there is an adequate level of service for this application in terms of acres per 1,000 unincorporated area residents within the entire Park Benefit District, there is a need for local parks to serve this neighborhood. The Westview Golf Course, included in the NCUAD plan's inventory of designated open spaces in Exhibit E of the proposed ordinance is currently being processed as an amendment to the CDMP (October 2011 cycle) from Parks and Recreation and Low Density Residential to Industrial and Office and Business and Office. If approved that would be a significant reduction in the amount of open space shown in the NCUAD ordinance by reducing the 349 total acres of open space by 194 acres.

The Department is currently working to determine the opportunities to increase the inventory of local park acreage in this area. To facilitate these efforts, it is recommended that the NCUAD ordinance include parks as a permitted use within the proposed zoning district to facilitate the increase to the parks inventory where feasible.

# Memorandum

MIAMI-DADE COUNTY

**Date:** May 7, 2012

**To:** Jack Osterholt, Director
Permitting, Environment and Economic Enhancement Department

**From:** William W. Bryson, Fire Chief
Miami-Dade Fire Rescue Department

**Subject:** DIC 2012000049 – Department of Permitting, Environment and Economic Enhancement Department (Revision No. 1)

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According to the application, the Director of the Department of Permitting, Environment and Economic Enhancement Department is requesting a district boundary change from various zoning districts to the North Central Urban Area District (NCUAD) on an approximate 1,357-acre parcel of land lying generally along NW 27th Avenue between NW 62nd Street and NW 135th Street; along NW 79th Street between NW 37th Avenue and NW 7th Avenue; along NW 95th Street between NW 22nd Avenue and NW 8th Avenue; along NW 119th Street between NW 32nd Avenue and NW 7th Avenue; along NW 22nd Avenue between Little River Canal and NW 79th Street; and along NW 7th Avenue between NW 79th Street and NW 119th Street; Miami-Dade County, Florida.

The NCUAD will allow the development of mixed residential uses consisting of multi-family and single family residential units. As part of the application, an excerpt showing the basics of the development program was provided reflecting the following; 32,489 multi-family units and 278 single family units; totaling 32,767 residential units. The current zoning classifications would allow 7,138 multi-family units and 731 single family residential units, generating a population of approximately 17,778. The proposed 32,767 residential units will generate a population of approximately 70,424.

SERVICE IMPACT/DEMAND

(A) Based on the development program, it is anticipated that the project will generate a substantially greater number of fire and rescue calls annually (9,000). However, the Miami-Dade Fire Rescue Department (MDFR) recognizes that the proposed rezoning will have a long term build out that will minimize immediate impact to existing fire and rescue service facilities.

(B) A suspected fire within this project would be designated as a building and/or house dispatch assignment. A building assignment requires three (3) suppressions or engines, telesqurt or tankers, one (1) aerial, one (1) rescue and an accompanying command vehicle. This assignment requires 20 firefighters and officers. A house assignment requires two (2) suppressions or engines, telesqurts or tankers, one (1) rescue and an accompanying command vehicle. This assignment requires 12 firefighters and officers.

(C) Based on data retrieved during calendar year 2011, the average travel time to the vicinity of the proposed development was **6:04 minutes**. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to the vicinity of the proposed development complies with the performance objective of national industry.

EXISTING SERVICES

Stations responding to a fire alarm within the development area include the following:

| STATION | ADDRESS | EQUIPMENT | STAFF |
|---|---|---|---|
| 2 | 6460 NW 27 Avenue | Rescue, Aerial, Battalion | 8 |
| 7 | 9350 NW 22 Avenue | Rescue, Engine | 7 |
| 19 | 650 NW 131 Street | Rescue, Aerial | 7 |
| 26 | 3190 NW 119 Street | Rescue, Ladder | 7 |
| 30 | 9500 NE 2 Avenue | Rescue, Engine | 7 |
| 35 | 201 Westward Drive | Rescue, Engine | 7 |
| 54 | 15250 NW 27 Avenue | Rescue, Engine | 7 |

PLANNED SERVICES

Planned stations within the vicinity of the development area include the following:

| STATION | VICINITY | ESTIMATED COMPLETION DATE |
|---|---|---|
| 18 | Vicinity of NE 5 Ave and NE 135 St | Undetermined |
| 67 | Vicinity of NW 79 Ave and NW 12 St | Undetermined |

SITE PLAN REVIEW

As part of the site plan review process, it is required that the developer submit a site plan for each phase of development. The MDFR Planning Section will provide comments regarding service impact and levels of service while the Fire Water and Engineering Bureau will provide comments regarding the corresponding site plan.

CONCLUSION

The Miami-Dade Fire Rescue Department supports the development policies and implementation strategies for areas throughout the County in order to ensure proper urban growth patterns and to provide for well-planned supportive communities containing a variety of uses, housing types and public services.

In an effort to monitor development and determine the need for additional service, MDFR is requesting that each phase of development be transmitted accordingly for assessment and to determine compliance with the standards of the National Fire Protection Association (NFPA).

According to the development information, the number of alarms forecasted for this project upon its completion, along with the anticipated congested roadways within the area, will generate a substantial impact on existing services.



Under provisions of Chapter 33J of the Code of Miami-Dade County, all developments are deemed to create an impact and therefore create a demand for increased fire and rescue service capacity. As such, the cost of new facilities should be borne by new users to the extent new uses require new facilities.

To offset the cost, any application for development activity within Miami-Dade County fire rescue service area will be subjected to the imposition of a fire impact fee. As part of the future development projects impact fees, MDFR will require the dedication of a 2-acre parcel of land for the construction of a fire rescue station to serve the NCUAD prior to the maximum build-out. The dedicating party will have the right to claim impact fee credits for the dedication of the land by executing a contributions in-lieu of fee form which must be submitted to and approved by the Fire Chief prior to the issuance of any building permit intending to utilize the contribution in-lieu of impact fees.

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

/ch

# Memorandum

MIAMI-DADE COUNTY

**Date:** April 16, 2012

**To:** Jorge Vital
DIC Coordinator
Permitting, Environment and Regulatory Affairs

**From:** Maria C. Batista
Principal Planner
Miami-Dade Transit - Engineering, Planning & Development Division

**Subject:** Review of DIC Project No. 12-049
(North Central Urban Area District)
MDT Project No. OSP006
FSC No. 41.04

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**Project Description**

The Permitting, Environment and Regulatory Affairs Department is requesting a district boundary change from multiple zoning classifications to NCUAD, North Central Urban Area District. The Board of County Commissioners has requested the Department to file said rezoning application for properties within the NCUAD boundary. The subject property is approximately 1357 acres and is located generally along NW 27th Avenue between NW 62nd Street and NW 135th Street; along NW 79th Street between NW 37th Avenue and NW 7th Avenue; along NW 95th Street between NW 22nd Avenue and NW 8th Avenue; along 119th Street between NW 32nd Avenue and NW 7th Avenue; along NW 22nd Avenue between the Little River Canal and NW 79th Street, and along NW 7th Avenue between NW 79th Street and NW 119th Street, Miami-Dade County, Florida.

**Current Transit Services**

There is direct transit service throughout the study area. The closest transit service is provided by Routes 27, and 97 (27 Ave MAX); along NW 27th Avenue; and by Routes 12, 21, 79 and L along NW 79th Street; Route 33 along NW 95th Street, and Route 19 along NW 119th Street. Routes 77, 277, 202 along NW 7th Avenue. Route 95X runs along the eastern boundary of the study area within the I-95 Corridor, but makes no stops in this area. Furthermore, there are some other routes serving the area within a one half mile distance. These include: Routes 9, and 10, along Biscayne Boulevard, Route 2 along NW 2nd Avenue and North Miami Avenue, Route 17 along NW 17th Avenue, Route 32 along NW 32nd Avenue, and finally Routes 22 and 246 along NW 22nd Avenue. Additionally, Metrorail has a station, Northside Station, located on NW 27th Avenue at NW 79th Street. Another Metrorail Station, Tri-Rail Station, also serves the area within a ¼ of a mile at NW 32nd Avenue and NW 79th Street. Residents would only have to walk (in the worst case scenario) less than a half mile to access transit service. Most pedestrians would have less than a ¼ mile walk to the nearest available transit service. This study area is one of the areas within the County where transit services are most readily accessible and available. The service headways for the aforementioned routes (in minutes) are as follows:

**Metrobus Route Service Summary**
**North Central 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 | | |
| 2 | 60 | 60 | 55 | n/a | n/a | n/a | 0.5 | L/F |
| 9 | 12 | 30 | 30 | n/a | 30 | 30 | 0.5 | L/F |
| 10 | 30 | 30 | 30 | n/a | 30 | 30 | 0.5 | L/F |
| 12 | 30 | 30 | 45 | n/a | 40 | 40 | 0.0 | L/F |
| 17 | 15 | 30 | 60 | n/a | 30 | 30 | 0.3 | L/F |
| 19 | 24 | 24 | 40 | n/a | n/a | n/a | 0.0 | L/F |
| 21 | 30 | 30 | 60 | n/a | 40 | 40 | 0.0 | L/F |
| 22 | 15 | 30 | 60 | n/a | 30 | 30 | 0.0 | L/F |
| 27 | 15 | 15 | 30 | 60 | 20 | 30 | 0.0 | L/F |
| 32 | 24 | 30 | 40 | n/a | 40 | 60 | 0.5 | L/F |
| 33 | 30 | 30 | 60 | n/a | 30 | 30 | 0.0 | L |
| 77 | 7.5 | 15 | 30 | n/a | 15 | 30 | 0.0 | L/F |
| 79 | 24 | n/a | n/a | n/a | n/a | n/a | 0.0 | E/F |
| 97 | 20 | 45 | n/a | n/a | n/a | n/a | 0.0 | E/F |
| 202 | 60 | 45 | n/a | n/a | 60 | 60 | 0.0 | L |
| 246 | n/a | n/a | n/a | 60 | 60ovn | 60ovn | 0.0 | L |
| 277 | 18 | n/a | n/a | n/a | n/a | n/a | 0.0 | E/F |
| L (112) | 12 | 12 | 30 | 60 | 15 | 20 | 0.0 | L/F |

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

*November 2011 Line Up*

## Future Transportation/Transit Improvements

The original North Corridor Metrorail Extension is included in Table 4-11 of the Miami-Dade **2035 Long Range Transportation Plan (LRTP)**. However, the NW 27th Avenue Enhanced Bus Project is not listed in the Miami-Dade 2035 LRTP, but is included in MDT's Transit Development Plan (TDP). The Transportation Improvement Program (TIP) and the Statewide Transportation Improvement Program (STIP) are being amended to include the project in the FY 2013 programs.

MDT is currently pursing incremental improvements along this corridor by providing approximately 13 miles of enhanced bus service from the Miami Intermodal Center (MIC) at the Miami International Airport to NW 215th Street. This enhanced bus project will feature specially-branded diesel/electric hybrid buses as well as strategic park and ride locations. On July 20, 2010, MDT acquired a 14-acre parcel of land located at NW 215th Street and NW 27th Avenue for the purpose of constructing a park-and-ride/bus terminal station. Up to 350 parking spaces are proposed for this facility along with six bus bays, passenger seating, shelters, and a bus driver comfort station. This project is in the planning phase and is expected to start revenue service in 2017.

The **2012-2016 Transportation Improvement Program (TIP)** proposes an intersection improvement at NW 27th Avenue and SR 924/Gratigny Pkwy. A resurfacing project as well as a safety project is proposed on NW 27th Avenue, from south of SR 934/NW 79th Street to north of SR 935/NW 103rd Street.

The adopted **2011 ten-year Transit Development Plan (TDP)** identifies in its 2021 Recommended Service Plan the following improvements/adjustments on the existing route serving the vicinity of the project:

| Route | Improvement/Adjustment |
|---|---|
| Route 2 | Realign northern terminus to future Golden Glades Intermodal Terminal. |
| Route 12 | Improve headways to 20 minutes during the Marlins 81 home-games. |
| Route 17 | Improve headways to 20 minutes during the Marlins 81 home-games. |
| Route 79 (79th Street MAX) | Extend Route to Tri-Rail Metrorail Station. |
| Route 97 (27th Avenue MAX) | Route to be transformed to the NW 27th Avenue Enhanced Bus connecting to MIC. |

**MDT Comments and Recommendations**

Based on the information presented for transit purpose, MDT supports this application. The zone changes requested would promote new compact urban development with a variety of uses and better connectivity, which may encourage pedestrian activity and result in increased transit ridership. **Therefore, MDT has no objections to this project.**

**Concurrency**

This project has been reviewed by MDT for mass transit concurrency and was found to be concurrent with the level-of-service standards established for Miami-Dade County.

**Superintendent of Schools**
*Alberto M. Carvalho*

**Miami-Dade County School Board**
*Perla Tabares Hantman, Chair*
*Dr. Lawrence S. Feldman, Vice Chair*
*Dr. Dorothy Bendross-Mindingall*
*Carlos L. Curbelo*
*Renier Diaz de la Portilla*
*Dr. Wilbert "Tee" Holloway*
*Dr. Martin Karp*
*Dr. Marta Pérez*
*Raquel A. Regalado*

May 9, 2012

**VIA ELECTRONIC MAIL**

Helen Brown, Principal Planner
Sustainability, Planning and Economic Enhancement Dept.
Metropolitan Section, Planning Division
Miami-Dade County
111 NW First Street #1210
Miami, FL 33128

**RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS**
**NORTH CENTRAL #1 (Z12-049 DIC)**
**LOCATED IN AREA NEAR NW 135 STREET AND NW 27 AVENUE**
**PH3012041600152 – Folio No. 3021270110670**

Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreements for Public School Facility Planning in Miami-Dade County, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (Schools Planning Level Review).

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the proposed project would yield a maximum residential density of 8,192 multifamily units, which generates 3,065 students; 1,406 elementary, 688 middle and 971 senior high students. **At this time, only the senior high school has sufficient capacity available to serve the application; while at the elementary and middle school levels, the review reflects a shortfall of 931 and 253 seats respectively.** However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent. **As such, this analysis does not constitute a Public School Concurrency approval.**

Should you have any questions, please feel free to contact me at 305-995-4501.

Sincerely,

Ivan M. Rodriguez, R.A.
Director I

IMR:ir
L533
Enclosure

cc: Ms. Ana Rijo-Conde, AICP
Ms. Vivian G. Villaamil
Miami-Dade County
School Concurrency Master File

# Miami-Dade County Public Schools

## *Concurrency Management System*
## Preliminary Concurrency Analysis

| | | | |
|---|---|---|---|
| MDCPS Application Number: | PH3012041600152 | Local Government (LG): | Miami-Dade |
| Date Application Received: | 4/16/2012 1:10:40 PM | LG Application Number: | Z12-049 DIC |
| Type of Application: | Public Hearing | Sub Type: | Zoning |

Applicant's Name: North Central #1 Miami-Dade County
Address/Location: 111 NW First Street #1210
Master Folio Number: 3021270110670
Additional Folio Number(s):

| | |
|---|---|
| PROPOSED # OF UNITS | 8192 |
| SINGLE-FAMILY DETACHED UNITS: | 70 |
| SINGLE-FAMILY ATTACHED UNITS: | 0 |
| MULTIFAMILY UNITS: | 8122 |

| CONCURRENCY SERVICE AREA SCHOOLS | | | | | | |
|---|---|---|---|---|---|---|
| CSA Id | Facility Name | Net Available Capacity | Seats Required | Seats Taken | LOS Met | Source Type |
| 5901 | CARRIE P MEEK/WESTVIEW K-8 CENTER | 59 | 1406 | 59 | NO | Current CSA |
| 5901 | CARRIE P MEEK/WESTVIEW K-8 CENTER | 0 | 1347 | 0 | NO | Current CSA Five Year Plan |
| 6591 | NORTH DADE MIDDLE | 154 | 688 | 154 | NO | Current CSA |
| 6591 | NORTH DADE MIDDLE | 0 | 534 | 0 | NO | Current CSA Five Year Plan |
| 7251 | MIAMI CENTRAL SENIOR HIGH | 971 | 897 | 897 | YES | Current CSA |
| ADJACENT SERVICE AREA SCHOOLS | | | | | | |
| 4121 | DR. ROBERT B. INGRAM ELEMENTARY | 198 | 1347 | 198 | NO | Adjacent CSA |
| 5971 | NATHAN B YOUNG ELEMENTARY | 149 | 1149 | 149 | NO | Adjacent CSA |
| 2821 | LAKEVIEW ELEMENTARY | 43 | 1000 | 43 | NO | Adjacent CSA |
| 1521 | AMELIA EARHART ELEMENTARY | 26 | 957 | 26 | NO | Adjacent CSA |
| 4491 | HENRY E S REEVES ELEMENTARY | -16 | 931 | 0 | NO | Adjacent CSA |
| 4121 | DR. ROBERT B. INGRAM ELEMENTARY | 0 | 931 | 0 | NO | Adjacent CSA Five Year Plan |
| 5971 | NATHAN B YOUNG ELEMENTARY | 0 | 931 | 0 | NO | Adjacent CSA Five Year Plan |
| 2821 | LAKEVIEW ELEMENTARY | 0 | 931 | 0 | NO | Adjacent CSA Five Year Plan |
| 1521 | AMELIA EARHART ELEMENTARY | 0 | 931 | 0 | NO | Adjacent CSA Five Year Plan |
| 4491 | HENRY E S REEVES ELEMENTARY | 0 | 931 | 0 | NO | Adjacent CSA Five Year Plan |
| 6391 | MADISON MIDDLE | 234 | 534 | 234 | NO | Adjacent CSA |
| 6231 | HIALEAH MIDDLE | 47 | 300 | 47 | NO | Adjacent CSA |
| 6391 | MADISON MIDDLE | 0 | 253 | 0 | NO | Adjacent CSA Five Year Plan |
| 6231 | HIALEAH MIDDLE | 0 | 253 | 0 | NO | Adjacent CSA Five Year Plan |

*An Impact reduction of 17.64% included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7634 / 305-995-4760 fax / concurrency@dadeschools.net

# Miami-Dade County Public Schools

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**Superintendent of Schools**
*Alberto M. Carvalho*

**Miami-Dade County School Board**
*Perla Tabares Hantman, Chair*
*Dr. Lawrence S. Feldman, Vice Chair*
*Dr. Dorothy Bendross-Mindingall*
*Carlos L. Curbelo*
*Renier Diaz de la Portilla*
*Dr. Wilbert "Tee" Holloway*
*Dr. Martin Karp*
*Dr. Marta Pérez*
*Raquel A. Regalado*

May 9, 2012

**VIA ELECTRONIC MAIL**

Helen Brown, Principal Planner
Sustainability, Planning and Economic Enhancement Dept.
Metropolitan Section, Planning Division
Miami-Dade County
111 NW First Street #1210
Miami, FL 33128

**RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS**
**NORTH CENTRAL #2 (Z12-049 DIC)**
**LOCATED IN AREA NEAR NW 64 STREET AND NW 25 AVENUE**
**PH3012041600153 – Folio No. 3031150450010**

Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreements for Public School Facility Planning in Miami-Dade County, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (Schools Planning Level Review).

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the proposed project would yield a maximum residential density of 8,192 multifamily units, which generates 2,096 students; 1,370 elementary, 671 middle and 875 senior high students. **At this time, all three school levels have sufficient capacity available to serve the application.** However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent. **As such, this analysis does not constitute a Public School Concurrency approval.**

Should you have any questions, please feel free to contact me at 305-995-4501.

Sincerely,

Ivan M. Rodriguez, R.A.
Director I

IMR:ir
L534
Enclosure

cc: Ms. Ana Rijo-Conde, AICP
Ms. Vivian G. Villaamil
Miami-Dade County
School Concurrency Master File

*Facilities Planning, Design and Sustainability*
*Ana Rijo-Conde, AICP, Eco-Sustainability Officer• 1450 N.E. 2nd Ave. • Suite 525 • Miami, FL 33132*
*305-995-7285 • 305-995-4760 (FAX) • arijo@dadeschools.net*

# Miami-Dade County Public Schools

## *Concurrency Management System*
## Preliminary Concurrency Analysis

| | | | |
|---|---|---|---|
| MDCPS Application Number: | PH3012041600153 | Local Government (LG): | Miami-Dade |
| Date Application Received: | 4/16/2012 1:15:27 PM | LG Application Number: | Z12-049 |
| Type of Application: | Public Hearing | Sub Type: | DIC Zoning |

Applicant's Name: North Central #2 Miami-Dade County
Address/Location: 111 NW First Street #1210, Miami FL 33128
Master Folio Number: 3031150450010
Additional Folio Number(s):

| | |
|---|---|
| PROPOSED # OF UNITS | 8192 |
| SINGLE-FAMILY DETACHED UNITS: | 69 |
| SINGLE-FAMILY ATTACHED UNITS: | 0 |
| MULTIFAMILY UNITS: | 8123 |

| CONCURRENCY SERVICE AREA SCHOOLS | | | | | | |
|---|---|---|---|---|---|---|
| CSA Id | Facility Name | Net Available Capacity | Seats Required | Seats Taken | LOS Met | Source Type |
| 4501 | POINCIANA PARK ELEMENTARY | 332 | 1370 | 332 | NO | Current CSA |
| 4501 | POINCIANA PARK ELEMENTARY | 0 | 1038 | 0 | NO | Current CSA Five Year Plan |
| 6031 | BROWNSVILLE MIDDLE | 612 | 671 | 612 | NO | Current CSA |
| 6031 | BROWNSVILLE MIDDLE | 0 | 59 | 0 | NO | Current CSA Five Year Plan |
| 7411 | MIAMI NORTHWESTERN SENIOR HIGH | 557 | 875 | 557 | NO | Current CSA |
| 7411 | MIAMI NORTHWESTERN SENIOR HIGH | 0 | 318 | 0 | NO | Current CSA Five Year Plan |
| ADJACENT SERVICE AREA SCHOOLS | | | | | | |
| 2981 | LIBERTY CITY ELEMENTARY | 430 | 1038 | 430 | NO | Adjacent CSA |
| 1401 | CHARLES R DREW ELEMENTARY | 412 | 608 | 412 | NO | Adjacent CSA |
| 4071 | OLINDA ELEMENTARY | 141 | 196 | 141 | NO | Adjacent CSA |
| 1561 | EARLINGTON HEIGHTS ELEMENTARY | 124 | 55 | 55 | YES | Adjacent CSA |
| 6141 | CHARLES R DREW MIDDLE | 370 | 59 | 59 | YES | Adjacent CSA |
| 7251 | MIAMI CENTRAL SENIOR HIGH | 971 | 318 | 318 | YES | Adjacent CSA |

*An Impact reduction of 17.64% included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

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*Renier Diaz de la Portilla*
*Dr. Wilbert "Tee" Holloway*
*Dr. Martin Karp*
*Dr. Marta Pérez*
*Raquel A. Regalado*

May 9, 2012

**VIA ELECTRONIC MAIL**

Helen Brown, Principal Planner
Sustainability, Planning and Economic Enhancement Dept.
Metropolitan Section, Planning Division
Miami-Dade County
111 NW First Street #1210
Miami, FL 33128

**RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS**
**NORTH CENTRAL #3 (Z12-049 DIC) REVISED**
**LOCATED IN AREA NEAR NW 79 STREET AND NW 14 COURT**
**PH3012041600159 – Folio No. 3031110300080**

Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreements for Public School Facility Planning in Miami-Dade County, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (Schools Planning Level Review).

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the proposed project would yield a maximum residential density of 8,191 multifamily units, which generates 2,916 students; 1,370 elementary, 671 middle and 875 senior high students. **At this time, all three school levels have sufficient capacity available to serve the application.** However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent. **As such, this analysis does not constitute a Public School Concurrency approval.**

Should you have any questions, please feel free to contact me at 305-995-4501.

Sincerely,

Ivan M. Rodriguez, R.A.
Director I

IMR:ir
L535
Enclosure

cc: Ms. Ana Rijo-Conde, AICP
Ms. Vivian G. Villaamil
Miami-Dade County
School Concurrency Master File

# Miami-Dade County Public Schools

## *Concurrency Management System*
## Preliminary Concurrency Analysis

| | | | |
|---|---|---|---|
| MDCPS Application Number: | PH3012042400159 | Local Government (LG): | Miami-Dade |
| Date Application Received: | 4/24/2012 4:19:32 PM | LG Application Number: | Z12-049 DIC |
| Type of Application: | Public Hearing | Sub Type: | Zoning |

Applicant's Name: North Central #3 Miami-Dade County Revised
Address/Location: 111 NW First Street #1210, Miami FL 33128
Master Folio Number: 3031110300080
Additional Folio Number(s):

| | |
|---|---|
| PROPOSED # OF UNITS | 8191 |
| SINGLE-FAMILY DETACHED UNITS: | 69 |
| SINGLE-FAMILY ATTACHED UNITS: | 0 |
| MULTIFAMILY UNITS: | 8122 |

| CONCURRENCY SERVICE AREA SCHOOLS | | | | | | |
|---|---|---|---|---|---|---|
| CSA Id | Facility Name | Net Available Capacity | Seats Required | Seats Taken | LOS Met | Source Type |
| 2981 | LIBERTY CITY ELEMENTARY | 430 | 1370 | 430 | NO | Current CSA |
| 2981 | LIBERTY CITY ELEMENTARY | 0 | 940 | 0 | NO | Current CSA Five Year Plan |
| 6141 | CHARLES R DREW MIDDLE | 370 | 671 | 370 | NO | Current CSA |
| 6141 | CHARLES R DREW MIDDLE | 0 | 301 | 0 | NO | Current CSA Five Year Plan |
| 7411 | MIAMI NORTHWESTERN SENIOR HIGH | 557 | 875 | 557 | NO | Current CSA |
| 7411 | MIAMI NORTHWESTERN SENIOR HIGH | 0 | 318 | 0 | NO | Current CSA Five Year Plan |
| ADJACENT SERVICE AREA SCHOOLS | | | | | | |
| 1401 | CHARLES R DREW ELEMENTARY | 412 | 940 | 412 | NO | Adjacent CSA |
| 4501 | POINCIANA PARK ELEMENTARY | 332 | 528 | 332 | NO | Adjacent CSA |
| 101 | ARCOLA LAKE ELEMENTARY | 305 | 196 | 196 | YES | Adjacent CSA |
| 6031 | BROWNSVILLE MIDDLE | 612 | 301 | 301 | YES | Adjacent CSA |
| 7251 | MIAMI CENTRAL SENIOR HIGH | 971 | 318 | 318 | YES | Adjacent CSA |

*An Impact reduction of 17.64% included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

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*Dr. Martin Karp*
*Dr. Marta Pérez*
*Raquel A. Regalado*

May 9, 2012

**VIA ELECTRONIC MAIL**

Helen Brown, Principal Planner
Sustainability, Planning and Economic Enhancement Dept.
Metropolitan Section, Planning Division
Miami-Dade County
111 NW First Street #1210
Miami, FL 33128

**RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS**
**NORTH CENTRAL #4 (Z12-049 DIC)**
**LOCATED IN AREA NEAR NW 79 STREET AND NW 14 COURT**
**PH3012041600155 – Folio No. 3021350000230**

Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreements for Public School Facility Planning in Miami-Dade County, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (Schools Planning Level Review).

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the proposed project would yield a maximum residential density of 8,191 multifamily units, which generates 2,990 students; 1,405 elementary, 688 middle and 897 senior high students. **At this time, only the middle and senior high schools have sufficient capacity available to serve the application; while at the elementary school level, the review reflects a shortfall of 1,021 seats.** However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent. **As such, this analysis does not constitute a Public School Concurrency approval.**

Should you have any questions, please feel free to contact me at 305-995-4501.

Sincerely,

Ivan M. Rodriguez, R.A.
Director I

IMR:ir
L536
Enclosure

cc: Ms. Ana Rijo-Conde, AICP
Ms. Vivian G. Villaamil
Miami-Dade County
School Concurrency Master File

# Miami-Dade County Public Schools

## *Concurrency Management System*
## Preliminary Concurrency Analysis

| | | | |
|---|---|---|---|
| MDCPS Application Number: | PH3012041600155 | Local Government (LG): | Miami-Dade |
| Date Application Received: | 4/16/2012 1:21:09 PM | LG Application Number: | Z12-049 |
| Type of Application: | Public Hearing | Sub Type: | DIC<br>Zoning |

Applicant's Name: North Central #4 Miami-Dade County
Address/Location: 111 NW First Street #1210, Miami FL 33128
Master Folio Number: 3021350000230
Additional Folio Number(s):

| | |
|---|---|
| PROPOSED # OF UNITS | 8191 |
| SINGLE-FAMILY DETACHED UNITS: | 69 |
| SINGLE-FAMILY ATTACHED UNITS: | 0 |
| MULTIFAMILY UNITS: | 8122 |

| CONCURRENCY SERVICE AREA SCHOOLS | | | | | | |
|---|---|---|---|---|---|---|
| CSA Id | Facility Name | Net Available Capacity | Seats Required | Seats Taken | LOS Met | Source Type |
| 401 | VAN E BLANTON ELEMENTARY | 36 | 1405 | 36 | NO | Current CSA |
| 401 | VAN E BLANTON ELEMENTARY | 0 | 1369 | 0 | NO | Current CSA Five Year Plan |
| 6391 | MADISON MIDDLE | 234 | 688 | 234 | NO | Current CSA |
| 6391 | MADISON MIDDLE | 0 | 454 | 0 | NO | Current CSA Five Year Plan |
| 7251 | MIAMI CENTRAL SENIOR HIGH | 971 | 897 | 897 | YES | Current CSA |
| ADJACENT SERVICE AREA SCHOOLS | | | | | | |
| 101 | ARCOLA LAKE ELEMENTARY | 305 | 1369 | 305 | NO | Adjacent CSA |
| 2821 | LAKEVIEW ELEMENTARY | 43 | 1064 | 43 | NO | Adjacent CSA |
| 4491 | HENRY E S REEVES ELEMENTARY | -16 | 1021 | 0 | NO | Adjacent CSA |
| 101 | ARCOLA LAKE ELEMENTARY | 0 | 1021 | 0 | NO | Adjacent CSA Five Year Plan |
| 2821 | LAKEVIEW ELEMENTARY | 0 | 1021 | 0 | NO | Adjacent CSA Five Year Plan |
| 4491 | HENRY E S REEVES ELEMENTARY | 0 | 1021 | 0 | NO | Adjacent CSA Five Year Plan |
| 6141 | CHARLES R DREW MIDDLE | 370 | 454 | 370 | NO | Adjacent CSA |
| 6171 | HENRY H FILER MIDDLE | 54 | 84 | 54 | NO | Adjacent CSA |
| 6231 | HIALEAH MIDDLE | 47 | 30 | 30 | YES | Adjacent CSA |

*An Impact reduction of 17.64% included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7634 / 305-995-4760 fax / concurrency@dadeschools.net

# Memorandum

MIAMI-DADE COUNTY

**Date:** May 2, 2012

**To:** Jack Osterholt, Deputy Mayor/Director
Sustainability, Planning and Economic Enhancement (SPEE)

**From:** Maria A. Valdes, Chief, LEED® Green Associate
Comprehensive Planning & Water Supply Certification Section

**Subject:** North Central Urban Area District (NCUAD) - DIC # Z2012000049, The Director of Suystainability, Planning, & Economic Enhancement

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Below, please find the Miami-Dade Water and Sewer Department's (MDWASD) comments for the proposed North Central Urban Area District. The comments provided below are general for the subject area. As individual parcels are developed, they will be addressed on a case by case basis to determine the water and sewer infrastructure needed for each individual project. At the time of development, a hydraulic analysis will be required and water main or sanitary sewer extensions may be needed.

In addition, please note that the area within the NCUAD located west of NW 27th avenue between NW 62nd Street and NW 127th Street is part of the Green Tech Corridor Study. As directed by Resolution No. 883-11, MDWASD prepared a comprehensive study of the water and sewer infrastructure inside said Corridor and submitted a report to the Board of County Commissioners in April 2012.

**Application Name:** North Central Urban Area District Rezoning Application, Sustainability, Planning and Economic Enhancement (SPEE) Department.

**Proposed Development:** The SPEE Department has filed this application to request a district boundary change from multiple zoning classifications to North Central Urban Area District.

**Project Location:** Located generally along NW 27th Avenue between NW 62nd Street and NW 135th Street; along NW 79th Street between NW 37th Avenue and NW 7th Avenue; along NW 95th Street between NW 22nd Avenue and NW 8th Avenue; along 119th Street between NW 32nd Avenue and NW 7th Avenue; along NW 22nd Avenue between the Little River Canal and NW 79th Street, and along NW 7th Avenue and between NW 79th Street and NW 119th Street, in Miami-Dade County, Florida. Please note that portions of the subject area are within other municipality's water and sewer service area. For additional Information regarding the existing infrastructure, please contact the respective utilities as noted below.

**Corridor along NW 119th Street, between NW 27th Avenue and NW 7th Avenue**

**Water:** This corridor is located primarily within the City of North Miami's water service area. The portion of the corridor north of NW 119th Street between NW 22nd Avenue and NW 19th Avenue is within the City of Opa-Locka water service area. Please contact the utility Department for the City of North Miami and Opa-Locka for information on existing infrastructure.

**Sewer:** The subject corridor is located within the City of North Miami and MDWASD's sewer service area. North Miami service area includes the portion of the corridor along NW 119th Street between NW 7th Avenue and approximately 350 feet west of NW 15th Avenue. Also, the area north of NW 119th Street between approximately NW 17th Avenue and NW 18th Avenue is located within North Miami's service area. In addition, the area south of NW 119th Street, between NW 22nd Avenue and NW 22nd Court, and the area north of NW 119th Street between NW 24th Avenue and West Golf Drive are located within the City of North Miami's service area. The remainder of the corridor is within MDWASD's service area. However, MDWASD does not have any sanitary sewer infrastructure in said corridor. If

connection to public sanitary sewer is required by the Permitting, Environment and Regulatory Affairs Department, new infrastructure will be needed to support the proposed development.

**Area along NW 119th Street, between NW 27th Avenue and NW 32nd Avenue**

**Water:** The area south of NW 119th Street between NW 27th Avenue and NW 32nd Avenue is within the City of Opa-Locka service area. Please contact the Utility Department of said City for information on the water infrastructure within their service area.

The area north of NW 119th Street between NW 27th Avenue and NW 32nd Avenue is located within MDWASD's service area. The existing infrastructure within the area consists of 12-inch and 16-inch water mains.

**Sewer**: The subject area is within MDWASD's service area. The area south of NW 119th Street between NW 27th Avenue and NW 30th Avenue does not have sanitary sewer infrastructure. If connection to public sanitary sewer is required by the Permitting, Environment and Regulatory Affairs Department, new infrastructure will be needed to support the proposed development.

The area north of NW 119th Street between NW 27th and 32nd Avenue has limited sanitary sewer infrastructure. There are existing 8-inch sanitary gravity sewer lines primarily along NW 28th Avenue between NW 125th Street and NW 120th Street, along NW 120th Street between NW 30th Avenue and NW 27th Avenue, along NW 32nd avenue, along NW 119th Street approximately 500 feet east of NW 32nd avenue, and along NW 122nd Avenue approximately 560 feet east of NW 28th Avenue. There is also a 16-inch sanitary sewer force main along the project boundary on NW 32nd Avenue. Please note that there are several parcels within this area that do not have sanitary sewer infrastructure. If connection to public sanitary sewer system is required by the Permitting, Environment and Regulatory Affairs Department, new infrastructure will be needed to support the proposed development.

**Corridor on NW 27th Avenue, between NW 135th Street and NW 103rd Street**

**Water:** The water for said corridor is within North Miami, Opa-Locka and MDWASD's service. The area east of NW 27th Avenue, between NW 135th Street and NW 105th Street is within the City of North Miami's service area. The area west of NW 27th Avenue between NW 135th Street and NW 119th Street is within MDWASD's service area (see above comments for area north of NW 119th Street, between NW 27th Avenue and NW 32nd Avenue). The area east of NW 27th Avenue between NW 119th Street and NW 105th Street is within the City of Opa-Locka service area. Please consult with the City of Opa-Locka and North Miami for information on the water infrastructure within their service area.

The service area along the corridor between NW 105th and NW 103rd Street belongs to MDWASD. There are existing water mains that range between 4 to 16-inches in diameter.

**Sewer:** The area along the corridor between NW 105th and NW 103rd Street belong to MDWASD. However, MDWASD does not have any sanitary sewer infrastructure in said corridor. If connection to public sanitary sewer is required by the Permitting, Environment and Regulatory Affairs Department, new infrastructure will be needed to support the proposed development.

**Corridor on NW 27th Avenue, between NW 103rd Street and NW 79th Street**

**Water:** The service area along the corridor between NW 103rd and NW 79th Street belongs to MDWASD. There are existing water mains that range between 2 to 36-inches in diameter.

**Sewer:** The service area along the corridor between NW 103rd and NW 79th Street belongs to MDWASD. However, MDWASD does not have any sanitary sewer infrastructure in said corridor. If connection to public sanitary sewer is required by the Permitting, Environment and Regulatory Affairs (PERA) Department, new infrastructure will be needed to support the proposed development.

**Area along NW 79th Street, between NW 27th Avenue and NW 37th Avenue**

**Water**: The service area belongs primarily to MDWASD. There are existing water mains ranging from 4-inch to 36-inch in diameter. However, there are sections which do not have water infrastructure and water main extensions would be required. The service area between NW 34th and NW 37th Avenue belongs to the City of Hialeah. Please consult with the City of Hialeah for information on the water infrastructure.

**Sewer:** The service area belongs primarily to MDWASD. There is no sanitary sewer infrastructure in this area. There are only a 12-inch force main from NW 76th Street running southerly along NW 32nd Avenue and an 8-inch gravity sewer line from NW 78th Street running southerly along NW 32nd Avenue. The service area between NW 36th and NW 37th Avenue belongs to the City of Hialeah. Please consult with the City of Hialeah for information on the sanitary sewer infrastructure within their service area.

**Corridor along NW 27th Avenue, between NW 79th Street and NW 62nd Street**

**Water:** The service area belongs to MDWASD. There are water mains ranging in size from 4-inch to 8-inch in diameter. However, there are sections within this area which do not have water infrastructure and water main extensions may be required.

**Sewer:** The service area belongs to MDWASD. The area is mostly on septic tank. There is an 8-inch gravity sewer system east of NW 27th Avenue and NW 75th Street. There is also a sanitary sewer gravity system and a 6-inch force main south of NW 71st Street. If connection to public sanitary sewer is required by the Permitting, Environment and Regulatory Affairs Department, new infrastructure will be needed to support the proposed development.

**Corridor along NW 79th Street from NW 27th Avenue to NW 7th Avenue**

**Water:** The service area belongs to MDWASD. There are water mains ranging in size from 4-inch to 36-inch in diameter.

**Sewer:** The service area belongs to MDWASD. There is no sanitary sewer in the area between NW 27th Avenue and NW 17th Avenue with the exception of a 12-inch force main along NW 21st Street and an 8-inch force main on NW 79th Terrace. There is an 8-inch sanitary sewer gravity system from NW 17th Avenue to NW 7th Avenue; however, there are many sectors within this area that are on septic. If

connection to public sanitary sewer is required by the Permitting, Environment and Regulatory Affairs Department, new infrastructure will be needed to support the proposed development.

**Corridor along NW 22nd Avenue from NW 79th Street to NW 105th Terrace**

**Water:** The service area belongs to MDWASD. There are water mains ranging in size from 4-inch to 8-inch in diameter and a 16-inch water main along NW 103rd Street.

**Sewer:** The service area belongs to MDWASD. There is no public sanitary sewer infrastructure in this area. If connection to public sanitary sewer is required by the Permitting, Environment and Regulatory Affairs Department, new infrastructure will be needed to support the proposed development.

**Corridor along NW 95th Street between NW 22nd Avenue and NW 7th Avenue**

**Water:** The service area belongs to MDWASD. There are water mains ranging in size from 4-inch to 12-inch in diameter.

**Sewer:** The service area belongs primarily to MDWASD with small sectors within City of North Miami's service area (see service area map). There is no sanitary sewer infrastructure in this area with the exception of a 12-inch force main along NW 21st Avenue. If connection to public sanitary sewer is required by the Permitting, Environment and Regulatory Affairs Department, new infrastructure will be needed to support the proposed development. Please consult with the City of North Miami for information on the sewer infrastructure within their service area.

**Corridor along NW 7th Avenue between NW 119th Street and NW 103rd Street**

**Water:** The service area belongs to MDWASD except the area west of NW 7th Avenue from NW 119th Street to NW 113th Street which belongs to the City of North Miami. There are water mains in this area ranging in size from 4 to 20-inch in diameter. Please consult with the City of North Miami for information on the water infrastructure within their service area.

**Sewer:** The service area belongs to MDWASD except the area west of NW 7th Avenue from NW 119th Street to NW 115th Street which belongs to the City of North Miami. There is an 8-inch and 12-inch sanitary sewer gravity system in this corridor. Please consult with the City of North Miami for information on the sewer infrastructure within their service area.

**Corridor along NW 7th Avenue between NW 103rd Street and NW 87th Street**

**Water:** The service area belongs to MDWASD. There are water mains in this area ranging in size from 4 to 20-inch in diameter.

**Sewer:** The service area belongs to MDWASD with a small sector south of NW 95th Street which belongs to the City of North Miami. There is an 8-inch and a 12-inch sanitary sewer gravity system, and a 16-inch sewer force main in this corridor. Please consult with the City of North Miami for information on the sewer infrastructure within their service area.

**Corridor along NW 7th Avenue between NW 87th Street and NW 79th Street**

**Water:** The service area belongs to MDWASD. There are water mains ranging in size from 4-inch to 20-inch in diameter.

**Sewer:** The service area belongs to MDWASD. There is an 8-inch sanitary sewer gravity system along NW 7th Avenue. If connection to public sanitary sewer is required by the Permitting, Environment and Regulatory Affairs Department, new infrastructure will be needed to support the proposed development.

**Water Treatment Plant:** The source of water for the proposed North Central Urban Area District is the Hialeah-Preston Water Treatment Plant. The source of water within the City of North Miami's service area is the City's 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.

Please note that comments addressing water service are provided in accordance with CDMP policies WS-1A, WS-1B and WS-2A.

**Wastewater Treatment Plant:** The North District Wastewater Treatment Plant (WWTP) is the facility for treatment and disposal of the wastewater for the proposed North Central Urban Area District north of NW 79th Street. The Central District Wastewater Treatment Plant (CDWWTP) is the facility for treatment and disposal of the wastewater for the area south of NW 79th Street. Both WWTPs are 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 consistent with policy WS-2A(2) of the CDMP. 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.

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

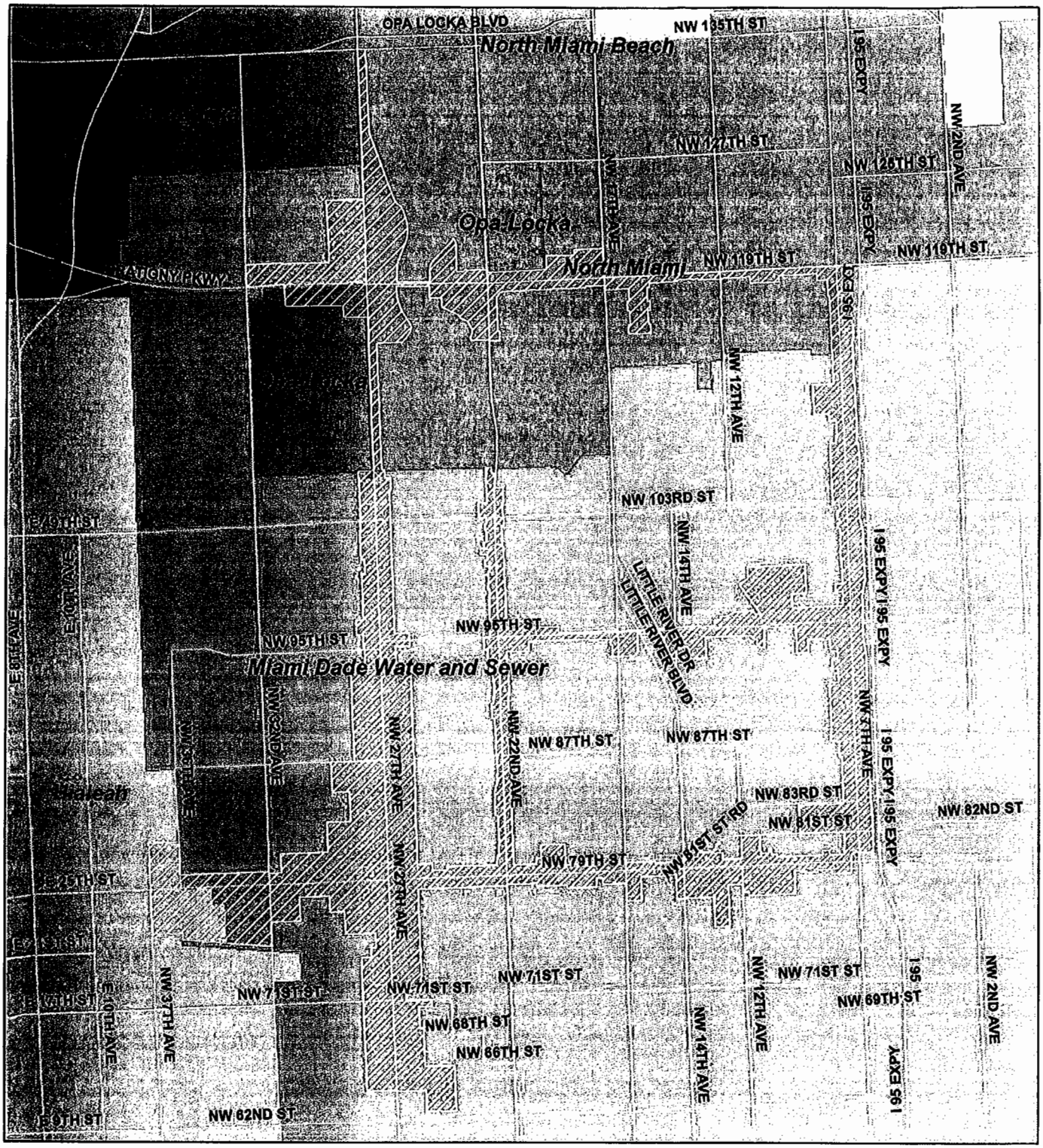
**Water Supply Certification**: All projects except those located within the City of North Miami's water service area will be required to obtain a Water Supply Certification from Miami-Dade Water and Sewer. Said Certification is issued to assure adequate water supply is available to all water users of the MDWASD as required by Policy 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.

**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.

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 B. Sanchez at (786) 552-8237.




Legend

MDC.WaterServiceArea

**UTILITYNAME**

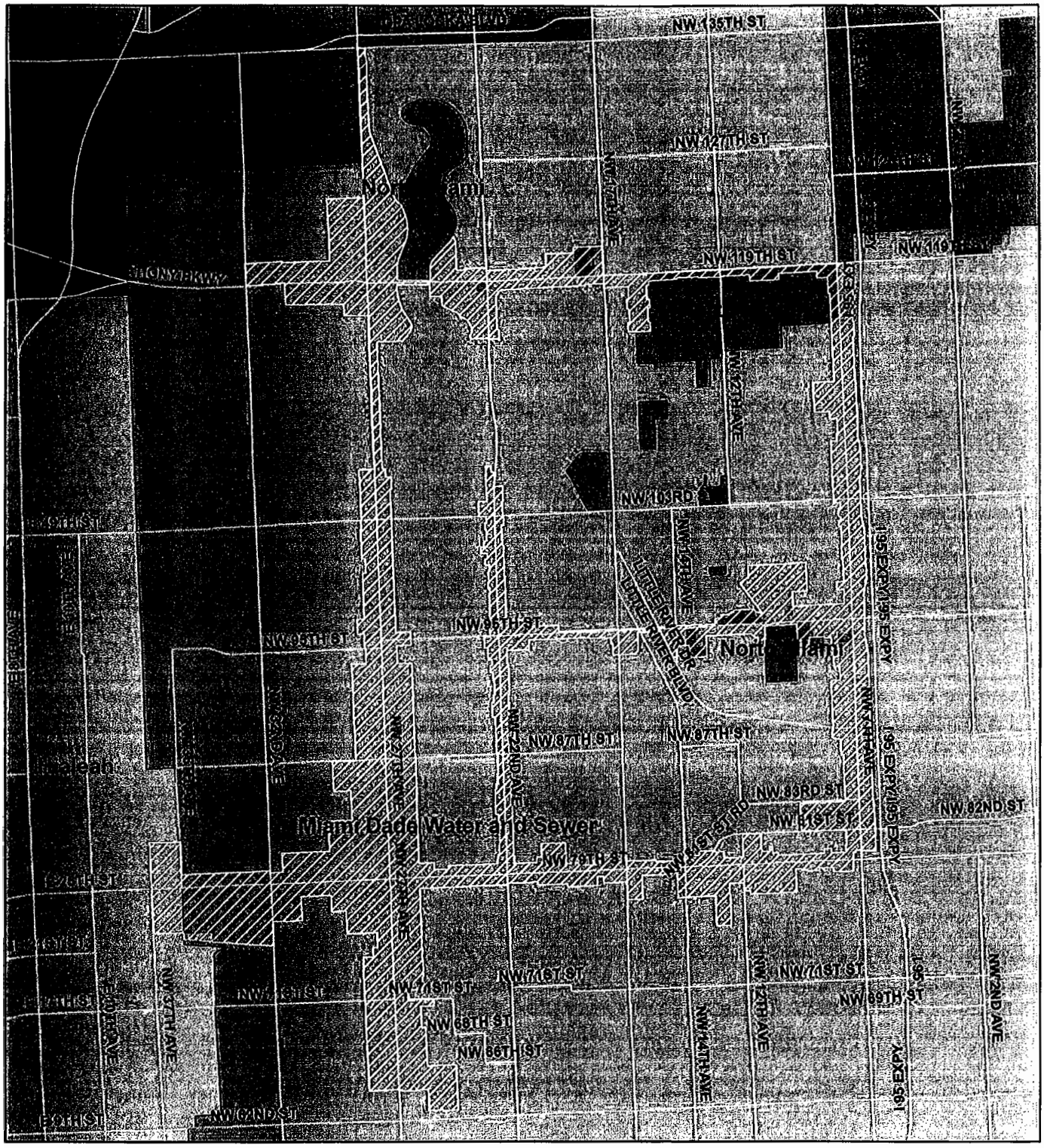
- Hialeah
- Miami Dade Water and Sewer
- North Miami
- North Miami Beach
- Opa-Locka

NCUAD_BOUNDARY

MDC.MajorRoads

MDC.Highway

# DIC # 12-049
# Water Service Area Map
# May 2, 2012




Legend
MDC.SewerServiceArea
UTILITYNAME
Hialeah
Miami Dade Water and Sewer
North Miami
North Miami Beach
Opa-Locka
NCUAD_BOUNDARY
MDC.MajorRoads
MDC.Highway

# DIC # 12-049
# Sewer Service Area Map
# May 2, 2012

# Memorandum

MIAMI-DADE COUNTY

**Date:** March 19, 2012

**To:** Jack Osterholt, Interim Director
Sustainability, Planning and Economic Enhancement Department

**From:** Christopher Rose
Deputy Director, Administration
Public Works and Waste Management Department

**Subject:** DIC #12-010
North Central Urban Area District

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Attached please find a copy of this Department's review of the above-referenced item. Final comments will be offered as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Division Director, Planning and Intergovernmental Affairs at 305-514-6661.

Attachment

PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT

DIC REVIEW #12-010
**North Central Urban Area District**

**Application:** ***the Sustainability, Planning, and Economic Enhancement Department*** is requesting a district boundary change from multiple zoning classifications to **North Central Urban Area District (NCUAD)**. The Board of County commissioners requested the Department to file this rezoning application for properties within the NCUAD boundary. Such properties include residential uses in the form of single-family detached and multi-family, and non residential uses in the form of business and industrial.

**Size:** The subject property is 1357 acres.

**Location:** The subject property is generally located generally along NW 27th Avenue between NW 62nd Street and NW 135th Street; along NW 79th Street between NW 37th Avenue and NW 7th Avenue; along NW 95th Street between NW 22nd Avenue and NW 8th Avenue; along NW 119th Street between NW 32nd Avenue and NW 7th Avenue; along NE 22nd Avenue between NW 79th Street and NW 119th Street, 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 12, 2011, 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 Sustainability, Planning and Economic Enhancement 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

This NCUAD rezoning project falls within the PWWM solid waste collection service area. The single-family uses appear to meet the County Code definition of "residential unit." Chapter 15 of the Miami-Dade Code, entitled Solid Waste Management states residential units located within the project shall, therefore, receive PWWM waste collection service. Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the thirteen (13) Trash and Recycling Centers are the services currently provided to residential units in the PWWM solid waste collection service area.

The multi-family uses, business, and industrial uses, based on their configuration will likely be considered "multi-family residential units" and "commercial units" for both business and industrial uses, respectively. Chapter 15 also requires the following of commercial and multi-family developments 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. The collected material will subsequently be disposed of at PWWM facilities.

3. Recycling

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: Multifamily Units

Regarding **multi-family units, Section 15-2.2a** 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 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** 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
2) Mixed paper
3) Corrugated cardboard
4) Glass (flint, emerald, amber)
5) Aluminum (cans, scrap)
6) Steel (cans, scrap)
7) other metals/scrap production materials
8) Plastics (PETE, HDPE-natural, HDPE-colored)
9) Textiles
10) Wood

**Section 15-2.3 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 associated with this project ensure that either of the following criteria be present in project design plans and circulation operations 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. **The PWWM has no objections to the proposed application.**

# Memorandum

MIAMI-DADE COUNTY

**Date:** May 24, 2012

**To:** Jack Osterholt, Director
Sustainability, Planning and Economic Enhancement Department

**From:** James K. Loftus, Director
Miami-Dade Police Department

**Subject:** Review - Developmental Impact Committee Zoning Application
Case: No. Z2012000049 – North Central Urban Area District (NCUAD)

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## APPLICATION

The Applicant, the Miami-Dade Regulatory and Economic Resources Department, is requesting a district boundary change from multiple zoning classifications to North Central Urban Area District (NCUAD). The subject property consists of over 1357+/- acres and is generally located along NW 27th Avenue between NW 62nd Street and NW 135th Street; along NW 79th Street between NW 37th Avenue and NW 7th Avenue; along NW 95th Street between NW 22nd Avenue and NW 8th Avenue; along 119th Street between NW 32nd Avenue and NW 7th Avenue; along NW 22nd Avenue between the Little River Canal and NW 79th Street; and along NW 7th Avenue between NW 79th Street and NW 119th Street, in Miami-Dade County, Florida (see attached maps).

The proposed NCUAD development program increases or changes the total maximum number of residential units to 32,489 multi-family and 278 single family units while reducing the total proposed business/industrial square footage. Based on the proposed increase in residential units, the population to NCUAD is estimated to increase from a population of 17,778 residents (2010 census) to 70,424 residents.

## CURRENT POLICE SERVICES

The proposed development will be located in unincorporated Miami-Dade County and serviced by our Northside District, located at 2950 NW 83rd Street, 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. Current data of police staffing, population, and calls for service was examined and compared to expected population growth and projected increases in calls for service. Based on this data, 136 additional sworn police officers would need to be added to the Northside District staffing in order to maintain current staffing levels to population and projected volume of calls for service. Furthermore, an additional police station with appropriate vehicle maintenance garage and fueling station, non-sworn support staff, and related equipment to include, but not limited to, vehicles, computers, and police radios, would be needed to sustain current levels of police services.

Should demand for police services increase beyond these calculations, additional sworn personnel, support staff, and equipment may be required to maintain current levels of service.

The MDPD does not object to any proposed zoning modifications to complete this project. The applicant and developers are encouraged to work with police during any future application, design, or construction changes to determine the best possible solutions or security options.

If the request is approved, the MDPD recommends the following to be implemented as part of the venture.

- Gradually increase the staffing of police officers and related police assets (as noted above) assigned to the area as the population increases until the NCUAD is fully realized.
- Monitor and continually evaluate the need to install additional traffic control devices on the appropriate streets surrounding schools within and immediately surrounding the NCUAD.
- Include security surveys when approving any multi-family buildings in order to assist in creating a safe environment for the residents of the proposed multi-family buildings.
- In order to accommodate the additional police resources and workload as the area population and police staffing increase, evaluate when the additional police station will either be built or be located if it is to be located in an existing structure.

Should you have any questions or require additional information, Lieutenant William Gonzalez, of the Public Information & Education Bureau, may be contacted at (305) 471-1775.

JKL/kh
Attachment

# Memorandum

MIAMI-DADE COUNTY

**Date:** April 25, 2012

**To:** Jack Osterholt, Director
Sustainability, Planning and Economic Enhancement Department

**From:** José A. Ramos, R.A., Division Director
Aviation Planning, Land-Use and Grants Division
Aviation Department

**Subject:** DIC Application No.12-049
Director's Application (SPEED)
MDAD DN-12-04-1036

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As requested by the Sustainability, Planning and Economic Enhancement Department, the Miami-Dade Aviation Department (MDAD) has reviewed your request for a District Boundary Change from various zones to North Central Urban Area (NCUAD). The subject property is approximately 1357 acres and is lying generally along NW 27th Avenue between NW 62nd Street and NW 135th Street; along NW 79th Street between NW 37th Avenue and NW 7th Avenue; along NW 95th Street between NW 22nd Avenue and NW 8th Avenue; along 119th Street between NW 32nd Avenue and NW 7th Avenue; along NW 22nd Avenue between the Little River Canal and NW 79th Street, and along NW 7th Avenue between NW 79th Street and 119th Street in Miami-Dade County, Florida.

MDAD does not object to the proposed zone change provided that any proposed development at this site complies with the Code of Miami-Dade County, Chapter 33, Airport Zoning.

Should you have any questions, please feel free to contact me at 305-876-8080.

JR/rb

**DATE:** 23-MAR-12

# BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

THE DIRECTOR OF SUSTAINABILITY

**APPLICANT**

*NW 27 AVE/62 ST/135 ST, MIAMI-DADE COUNTY, FLORIDA.

**ADDRESS**

Z2012000049

**HEARING NUMBER**

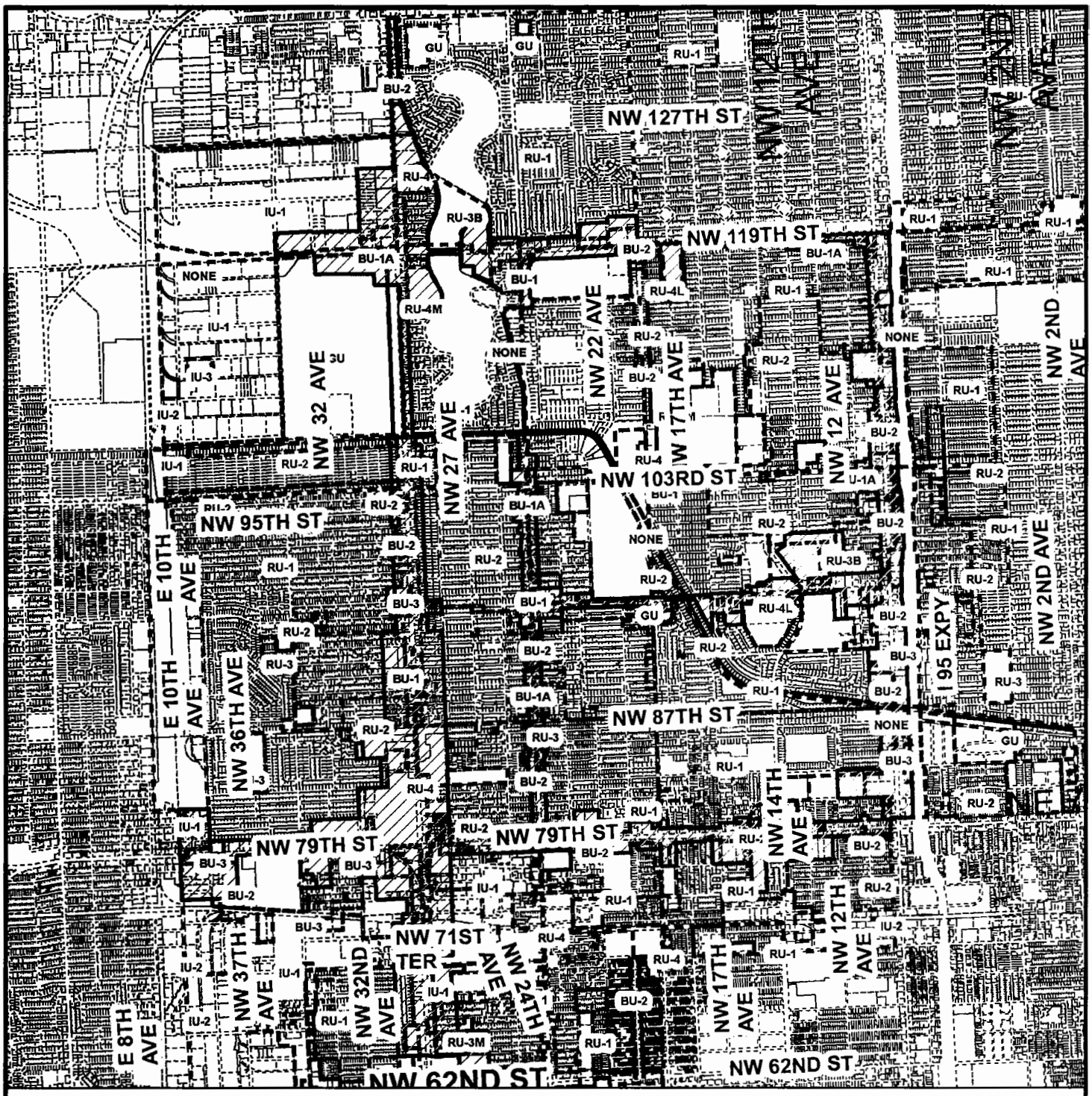
## HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. BNC: No bss cases open/closed.

The Director of Sustainability

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

## REPORTER NAME:




# MIAMI-DADE COUNTY

**HEARING MAP**

**Process Number**

# Z2012000049

**Section: 09/10/08/11/03/04/02/01/16/15/12 Township: 53 Range: 41**
**Section: 36/35/26/25/21/22/28/27/34/33 Township: 52 Range: 41**
**Applicant: THE DIRECTOR OF SUSTAINABILITY, PLANNING & ECONOMIC ENHANCEMENT**
**Zoning Board: BCC**
**Commission District: 2/3**
**Drafter ID: JEFFER GURDIAN**
**Scale: NTS**

N
W E
S

## Legend

Subject Property Case

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Wednesday, January 25, 2012**

| REVISION | DATE | BY |
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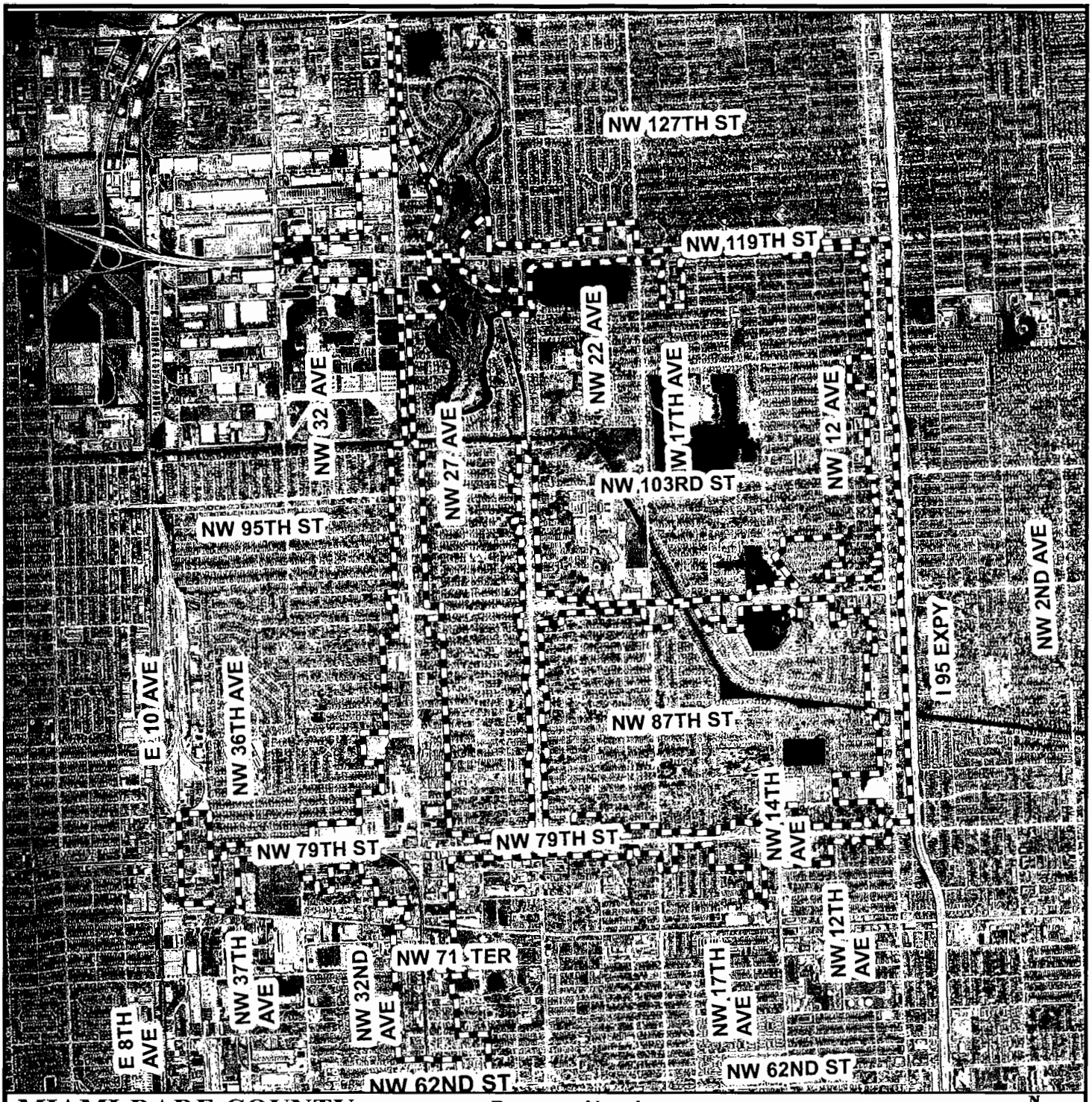
| | | 64 |




# MIAMI-DADE COUNTY

**AERIAL YEAR 2009**

**Process Number**

# Z2012000049

**Section: 09/10/08/11/03/04/02/01/16/15/12 Township: 53 Range: 41**
**Section: 36/35/26/25/21/22/28/27/34/33 Township: 52 Range: 41**
**Applicant: THE DIRECTOR OF SUSTAINABILITY, PLANNING & ECONOMIC ENHANCEMENT**
**Zoning Board: C8**
**Commission District: 2/3**
**Drafter ID: JEFFER GURDIAN**
**Scale: NTS**

N
W E
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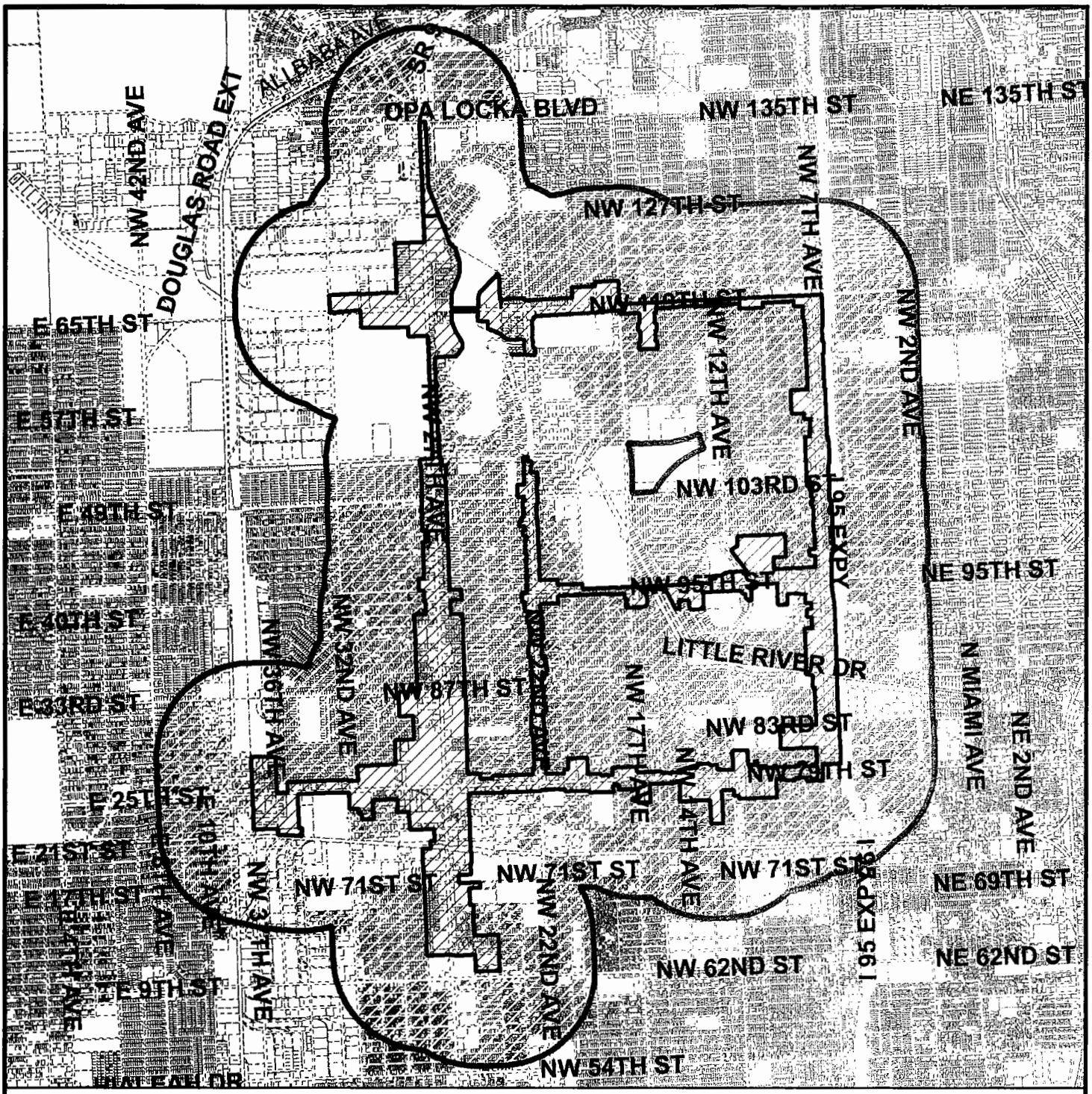
**Legend**

Subject Property

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Wednesday, January 25, 2012**

| REVISION | DATE | BY |
|---|---|---|
| | | 65 |




# MIAMI-DADE COUNTY

**RADIUS MAP**

**Process Number**

## Z2012000049

**RADIUS: 2640**

**Section: 01-04, 09-12, 15/16 Township: 53 Range: 41**
**Section: 21/22, 25-28, 33-36 Township: 52 Range: 41**
**Applicant: THE DIRECTOR OF SUSTAINABILITY, PLANNING & ECONOMIC ENHANCEMENT**
**Zoning Board: BCC**
**Commission District: 2/3**
**Drafter ID: JEFFER GURDIAN**
**Scale: NTS**

**Legend**

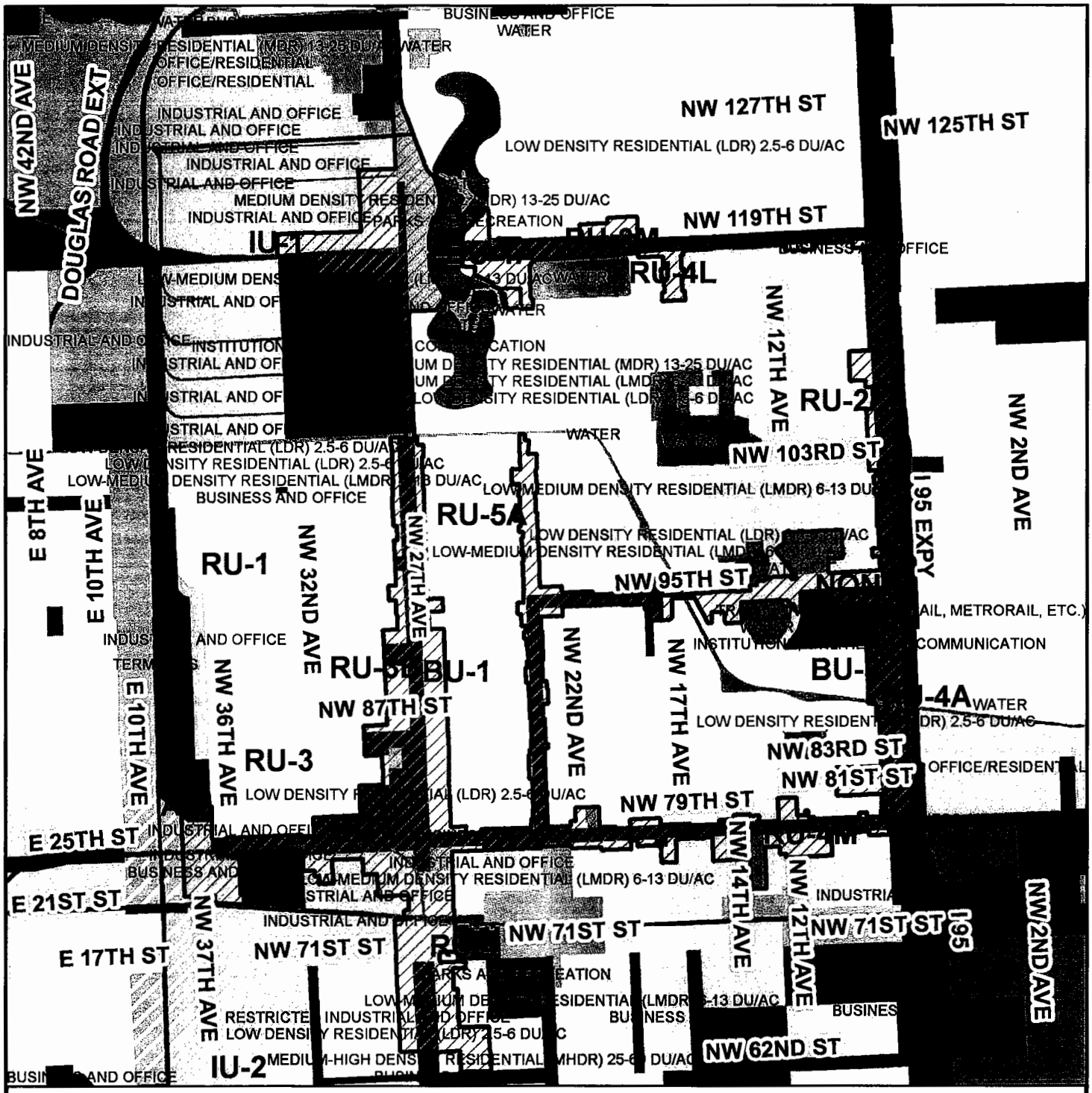
Subject Property

Buffer

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Tuesday, January 24, 2012**

| REVISION | DATE | BY |
|---|---|---|
| | | 66 |




# MIAMI-DADE COUNTY

**CDMP MAP**

**Process Number**

## Z2012000049

**Section: 09/03/16/04/15/12/10/02/08/11/01 Township: 53 Range: 41**
**Section: 36/26/25/28/21/27/34/33/22/35 Township: 52 Range: 41**
**Applicant: THE DIRECTOR OF SUSTAINABILITY, PLANNING & ECONOMIC ENHANCEMENT**
**Zoning Board: C8**
**Commission District: 2/3**
**Drafter ID: JEFFER GURDIAN**
**Scale: NTS**

N W E S

**Legend**

Subject Property Case

Zoning

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Wednesday, January 25, 2012**

| REVISION | DATE | BY |
|---|---|---|
| | | 67 |

ORDINANCE NO. _____

ORDINANCE RELATING TO ZONING AND OTHER LAND DEVELOPMENT REGULATIONS; PROVIDING FOR THE NORTH CENTRAL URBAN AREA DISTRICT; CREATING SECTIONS 33-284.99.48 THROUGH 33-284.99.54 OF THE CODE OF MIAMI-DADE COUNTY (CODE); AMENDING SECTION 33C-7 OF THE CODE; PROVIDING SEVERABILITY, INCLUSION IN THE CODE AND AN EFFECTIVE DATE

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

Section 1. Section 33-284.99.48 of the Code of Miami-Dade County, Florida is hereby created as follows:[1]

ARTICLE XXXIII (S)

NORTH CENTRAL URBAN AREA DISTRICT (NCUAD)

[1] Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

Sec. 33-284.99.48 Purpose, intent and applicability.

A. The NCUAD regulating plans were guided by the three Urban Centers located within the boundary and the major roadways provisions 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.

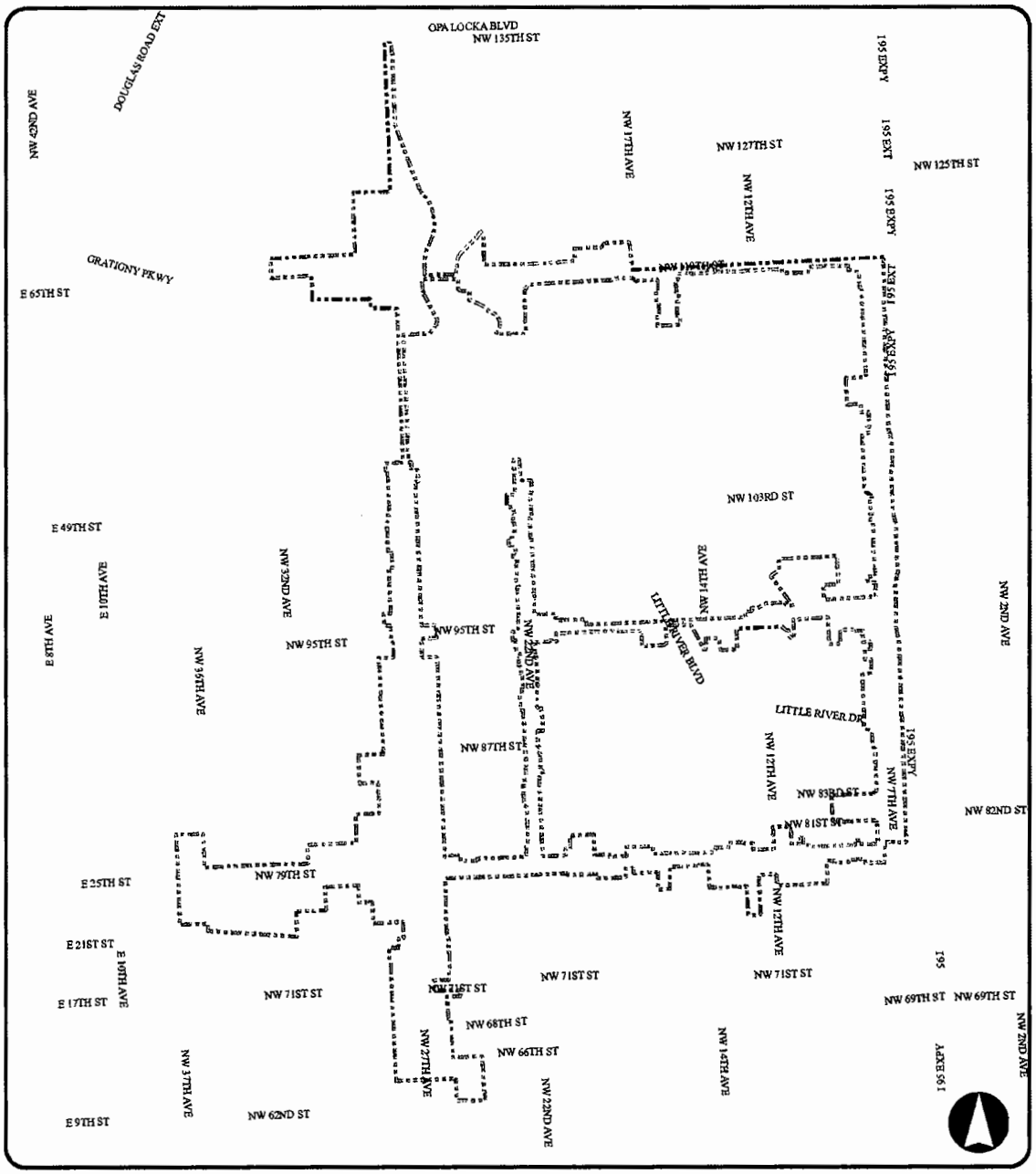
C. Figure 1 shows the boundaries of the North Central Urban Area District (NCUAD).

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

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

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

Figure 1: North Central Urban Area Boundary



Section 2. Section 33-284.99.49 of the Code of Miami-Dade County, Florida is hereby created as follows:

Sec. 33-284.99.49. North Central Urban Area District (NCUAD) Requirements.

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

Section 3. Sec. 33-284.99.50 of the Code of Miami-Dade County, Florida, is hereby created as follows:

Sec. 33-284.99.50. Uses.

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

A. Permitted Uses. In addition to the uses provided in section 33-284.83(A), the following shall be permitted:

1. In the Mixed-Use Corridor Special (MCS) area, all uses permitted in the Mixed-Use Corridor (MC) category and the following additional uses:

(a) Automobile and truck services and facilities including:

(1) Open lot car and truck sales new or used, including as ancillary uses, automobile repairs, body and top work and painting, provided that no more than fifteen (15) percent of the gross building area is devoted to such ancillary uses, and subject to the following conditions:

(a) That attention attractive devices, such as blinking or flashing lights, streamer lights, pennants, banners, streamers and all fluttering, spinning advertising devices (either mobile or stationary) are prohibited.

(b) That outdoor lighting shall be designed to avoid spilling beyond the site boundaries.

(c) That no vehicular test drives shall be conducted on residential local traffic streets (fifty-foot right-of-way or less).

(d) That the applicant obtains a certificate of use, which shall be automatically renewable yearly upon compliance with all terms and conditions.

(e) All outdoor paging or speaker systems are expressly prohibited.

(2) Open lot car rental

(3) Automobile parts, secondhand from store building only.

(4) Automobile body and top work and painting.

(b) Automobile self-service gas stations. Gas stations shall be exempt from the provisions of this article and shall conform to the BU-1A development standards provided in Article XXV of this chapter.

(c) Engines, steam and oil; sales and service.

(d) Garage or mechanical service, including automobile repairs, body and top work and painting. All outdoor paging or speaker systems are expressly prohibited.

(e) Glass installation.

(f) Tire vulcanizing and retreading or sale of used tires.

(g) Truck storage, only within an enclosed building or an area enclosed by a CBS wall.

(h) Automobile washing.

(i) Self-service mini-warehouse storage facility in compliance with Section 33-255(23.1) of this code.

2. Industrial uses. In the Industrial District (ID) area:

(a) MC uses at maximum residential densities shown on the Density Regulating Plan in Sec. 33-284.99.51 of this article.

B. Conditionally Permitted Uses. Notwithstanding the provisions of Section 33-284.83(B), 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:

a. 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.

Section 4. Sec. 33-284.99.51 of the Code of Miami-Dade County, Florida, is hereby created as follows:

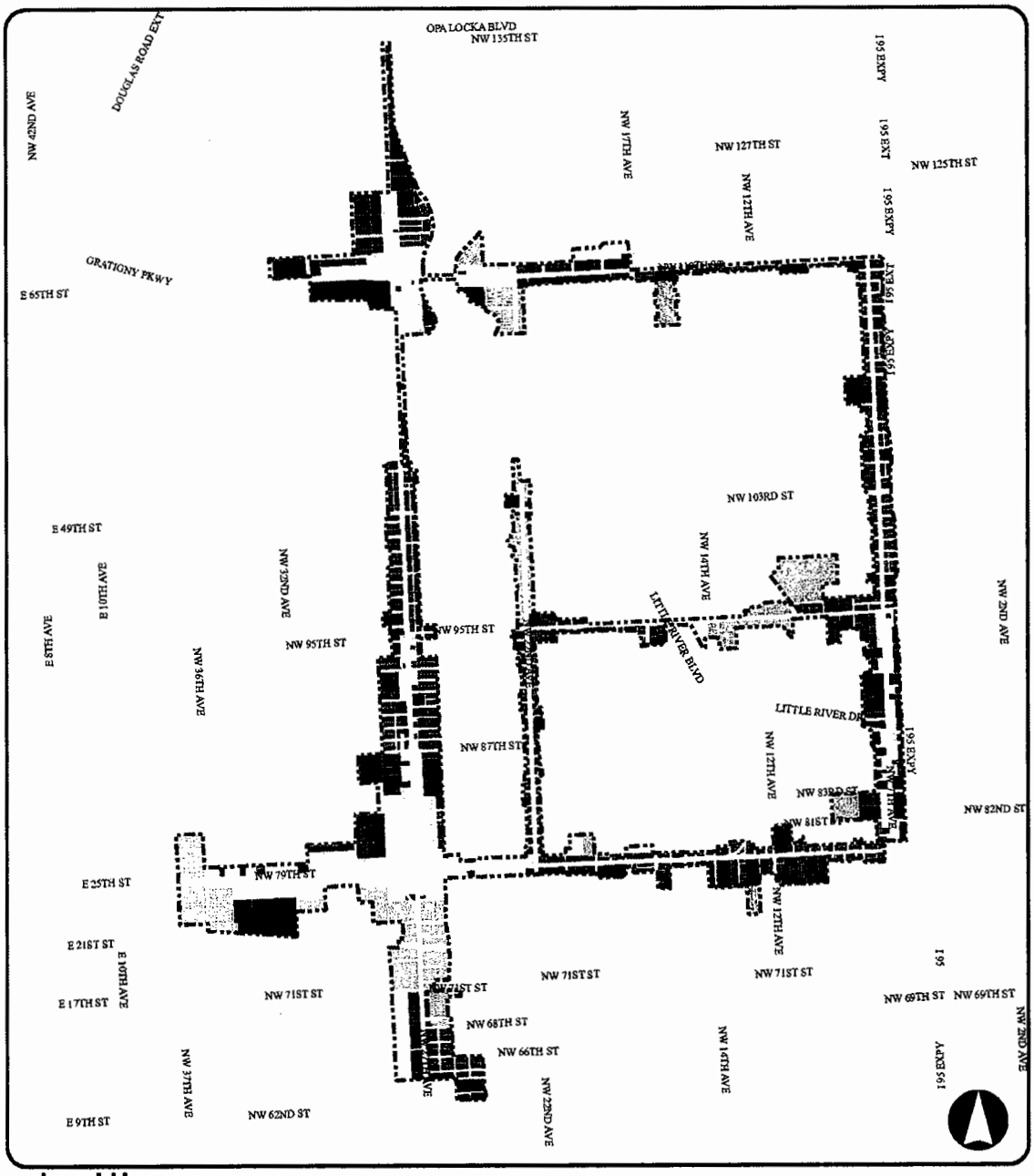
Sec. 33-284.99.51. Regulating Plans.

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 NCUAD. 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.

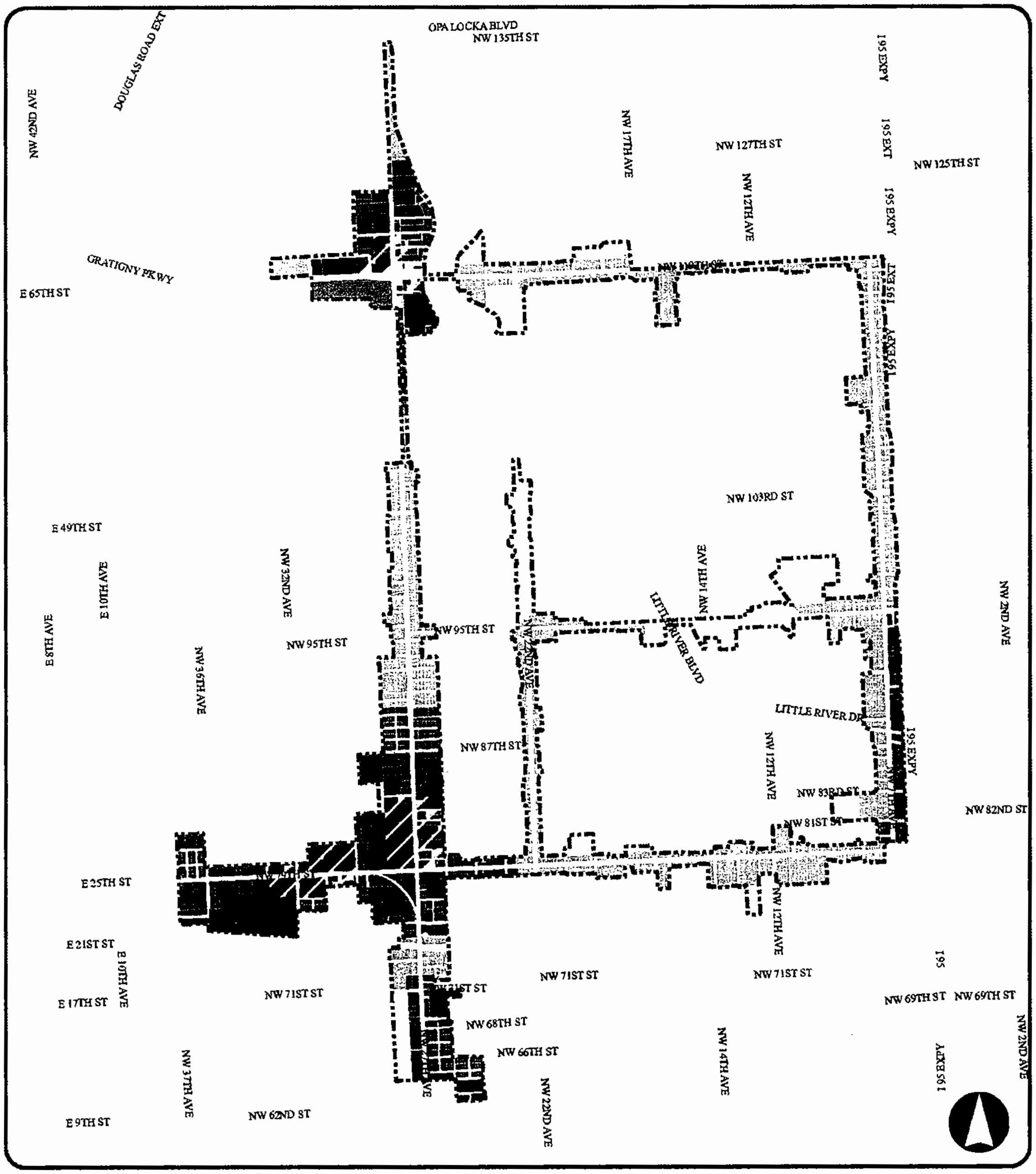
A. Land Use Plan




## Land Use

- MM: Mixed Use Main Street
- MCS: Mixed-Use Corridor Special
- MC: Mixed-Use Corridor
- RM: Residential Modified
- R: Residential
- ID: Industrial District
- I: Institutional

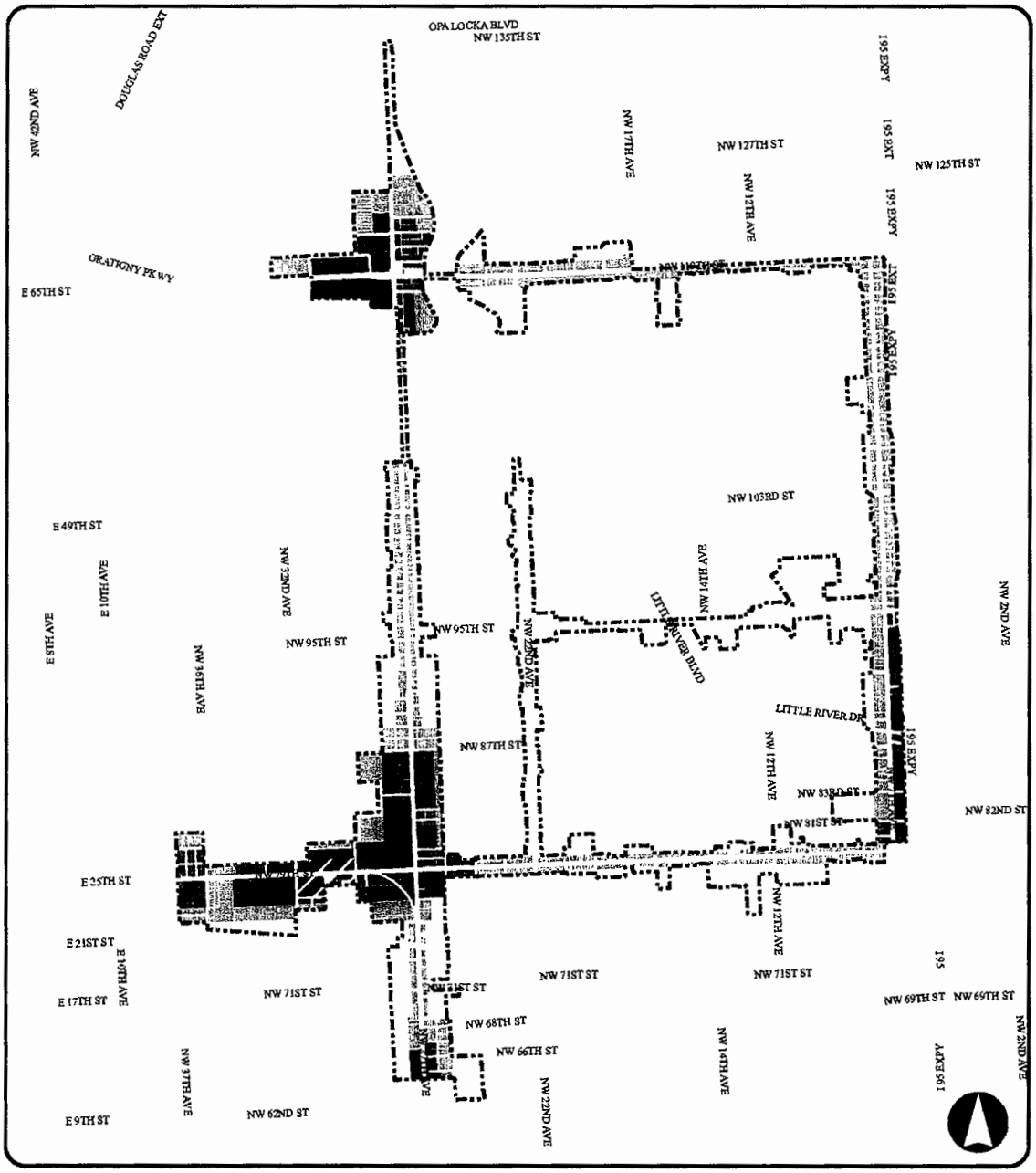
B. Density Plan




**Residential Density**

- Max 125 units/acre
- Max 90 units/acre
- Max 60 units/acre
- Max 41 units/acre
- Max 36 units/acre
- Max 25 units/acre
- Max 18 units/acre
- Max 6 units/acre
- Residential As Per Sec. 33.284.99.16(A)(5)

C. Building Heights Plan

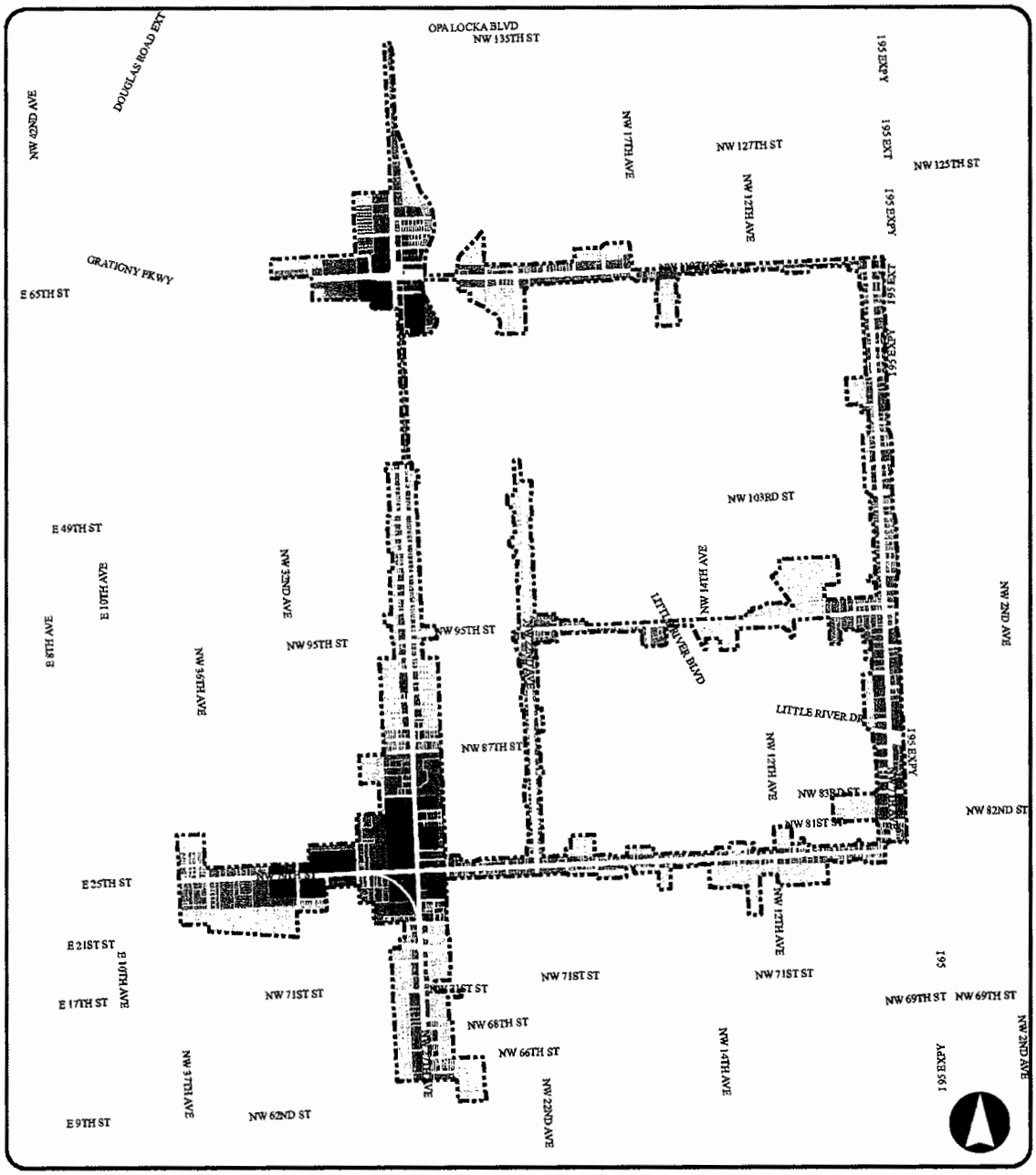



**Building Height (Stories)***

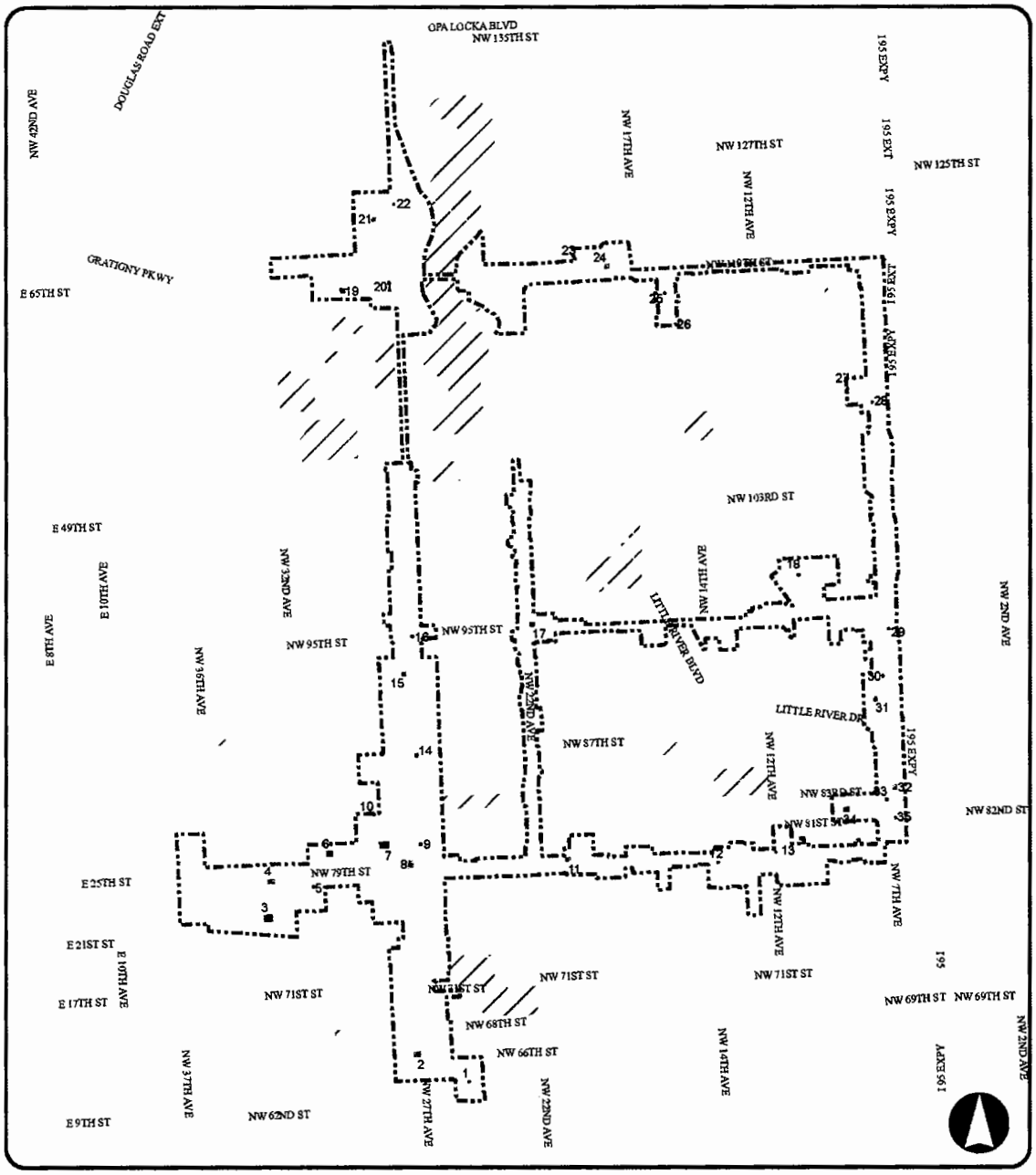
- Min 4 to Max 15
- Min 3 to Max 12
- Max 6
- Max 4

* Note: Where a proposed development abuts an area designated for single-family residential on the Future Land Use Map, 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. See Section 33-284.99.52(D) of this code.

D. Sub-districts Plan



E. Designated Open Space Plan

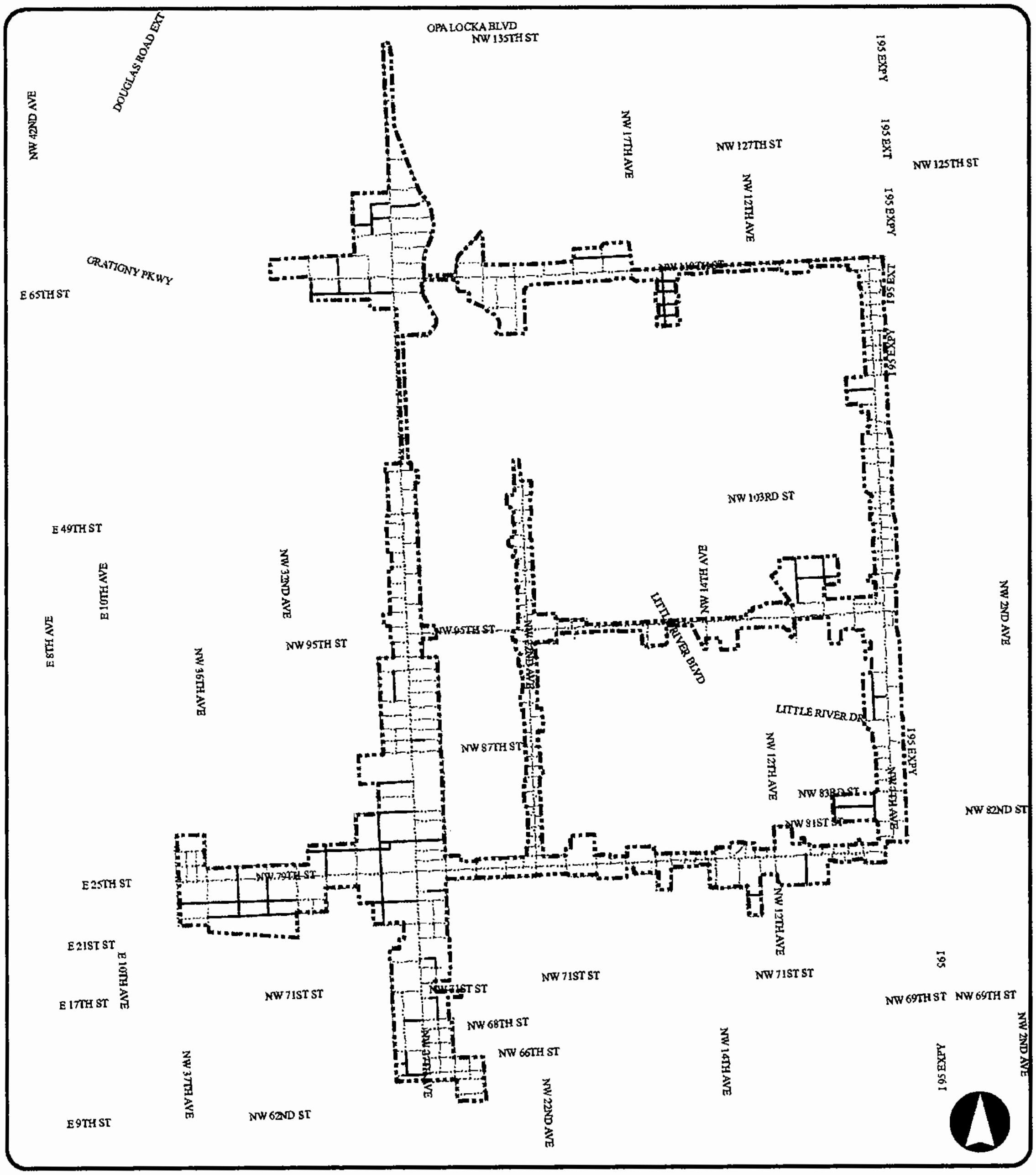



## Open Space

- Existing: 349.0 Acres
- Green: 4.0 Acres
- Plaza: 4.0 Acres
- Square: 2.0 Acres
- Open Space Anchor

| Number | Open Space Type | Size (Sq Ft) | Number | Open Space Type | Size (Sq Ft) | Number | Open Space Type | Size (Sq Ft) | Number | Open Space Type | Size (Sq Ft) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Green | 12193 | 10 | Green | 12885 | 19 | Square | 9928 | 28 | Green | 13930 |
| 2 | Plaza | 25710 | 11 | Plaza | 13935 | 20 | Plaza | 22177 | 29 | Green | 15711 |
| 3 | Square | 344426 | 12 | Green | 43551 | 21 | Square | 5217 | 30 | Plaza | 5931 |
| 4 | Plaza | 22491 | 13 | Green | 21596 | 22 | Green | 8717 | 31 | Square | 7322 |
| 5 | Green | 7597 | 14 | Plaza | 12897 | 23 | Green | 5654 | 32 | Plaza | 12621 |
| 6 | Square | 18094 | 15 | Plaza | 12555 | 24 | Plaza | 13104 | 33 | Plaza | 6389 |
| 7 | Square | 35984 | 16 | Green | 10336 | 25 | Green | 26377 | 34 | Square | 13561 |
| 8 | Plaza | 25349 | 17 | Plaza | 15617 | 26 | Green | 2696 | 35 | Green | 9561 |
| 9 | Green | 24165 | 18 | Green | 34752 | 27 | Green | 13910 | | | |

F. New Streets Plan




**New Streets**

Existing "A" Streets

Existing "B" Streets

New "B" Streets

Section 5. Section 33-284.99.52 of the Code of Miami-Dade County, Florida is hereby created as follows:

Sec. 33-284.99.52. Development Parameters

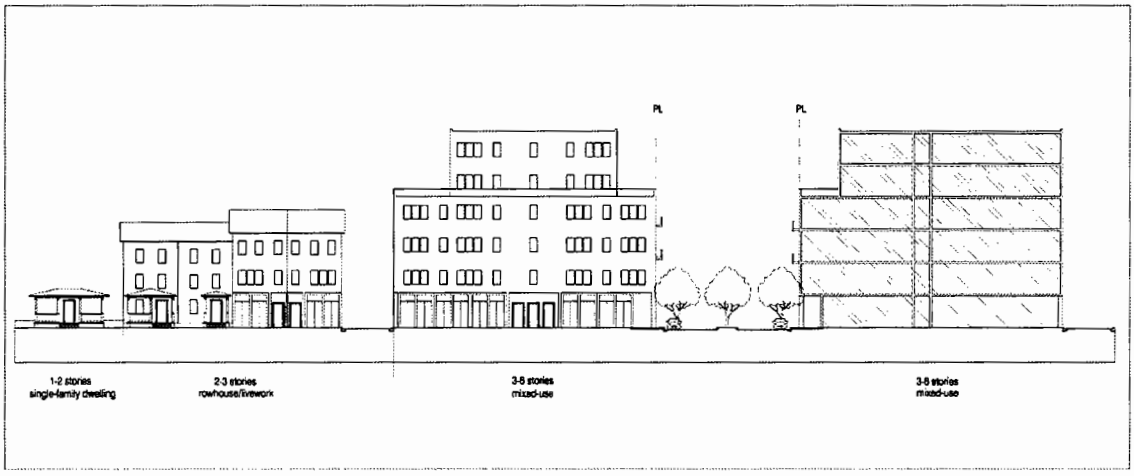
A. Except as otherwise provided in this section, all new development and redevelopment within the NCUAD shall comply with the development parameters as set forth in Article XXXIII(K) of this chapter.

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, except that self-service gas stations shall comply with the development parameters applicable to the BU-1A district as set forth in Section 33-247.

C. At a minimum, streets within the NCUAD shall comply with the Street Type Parameters for Type 5, Minor Street, as provided in section 33-284.85.

D. Buffering between dissimilar land uses shall be in accordance with Section 18A-6(H) of this code.

E. 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.




Example of building heights transition from mixed-use to single-family

Section 6. Section 33-284.99.53 of the Code of Miami-Dade County, Florida is hereby created as follows:

Sec. 33-284.99.53. Conflicts with other Chapters and Regulations.

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

Section 7. Sec. 33-284.99.54 of the Code of Miami-Dade County, Florida, is hereby created as follows:

Section 33-284.99.54. Non-conforming Structures, Uses, and Occupancies.

Nothing contained in this article shall be deemed or construed to prohibit a continuation of a legal nonconforming structure, use, or occupancy in the NCUAD that either (1) was existing as of the date of the district boundary change on the property to NCUAD or (2) on or before said date, had received final site plan approval through a public hearing pursuant to this chapter or through administrative site plan review or had a valid building permit. However, any structure, use, or occupancy in the NCUAD that is discontinued for a period of at least six months, or is superseded by a lawful structure, use, or occupancy permitted under this chapter, or that incurs damage to an extent of 50 percent or more of its market value, shall be subject to Section 33-35(c) of this code. It is further provided, however, that no lawfully existing single-family home use or mobile home park use shall be subject to Section 33-35(c) of this code, even if it is discontinued for a period of six months or more or incurs damage to the roof or structure to an extent of 50 percent or more of its market value.

Section 8. Sec. 33C-7 of the Code of Miami-Dade County, Florida, is hereby amended as follows:[2]

Sec. 33C-7. Dr. Martin Luther King, Jr. Corridor Subzone.

(1) *Boundaries.* Pursuant to the provisions of Section 33C-2(D)9(b), the Dr. Martin Luther King, Jr. Corridor Subzone (MLK Corridor Subzone) of the Rapid Transit Zone is hereby established; the boundaries of the Subzone include all portions of the Rapid Transit Zone located north of NW 51st Street and east of NW 32nd Avenue, as described in and incorporated into Section 33C-2(B) hereof; said boundaries shall be certified by the Clerk of the Board as a part of this section, and transmitted to the Department of Planning and Zoning for custody.

(2) *Development regulations.* The following development regulations shall apply within the MLK Corridor Subzone, except for the Brownsville and Martin Luther King Jr. Stations, which development shall comply with the Model City Urban Center District regulations set forth in Chapter 33, Article XXXIII(R) of this code >>, and except for the Northside Station, which development shall comply with the North Central Urban Area District regulations set forth in Chapter 33, Article XXXIII(S) of this code <<:

(a) Mixed uses, as provided by Section 33C-2(D)(9)(a) shall be permitted, said uses including but not limited to, residential, office, hotel, clubs, restaurants, theatres, retail, etc.

* * *

[2] Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

(3) *Site plan review standards and criteria.* The purpose of the site plan review is to encourage logic, imagination and variety in the design process in an attempt to insure the congruity of the proposed development and its compatibility with the surrounding area. The following site plan review standards and criteria shall be utilized as a guide by the Developmental Impact Committee or the Department of Planning and Zoning and by the Board of County Commissioners in the consideration of requests for special exception for site plan approvals within the MLK Corridor Subzone, except for the Brownsville and Martin Luther King Jr. Stations, which development shall comply with the Model City Urban Center District regulations set forth in Chapter 33, Article XXXIII(R) of this code >>, and except for the Northside Station, which development shall comply with the North Central Urban Area District regulations set forth in Chapter 33, Article XXXIII(S) of this code <<:

(a) All development shall conform foremost with the guidelines for development of Urban Centers contained in the Comprehensive Development Master Plan, and shall be reviewed for its compatibility with the Miami-Dade County Urban Design Manual, the Metrorail compendium of design criteria, and the applicable station area design and development plan.

Section 9. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 10. It is the intention of this Board of County Commissioners, and is hereby ordained that the provisions of this ordinance shall become and made part of the Code of Miami-Dade County, Florida. The section of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section", "article" or other appropriate word.

Section 11. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

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

Prepared by: _____
Dennis A. Kerbel