

Bird Road Corridor Urban Area (BRCUA) District

The Bird Road Corridor Urban Area District was adopted into the zoning code in 2013 by Ordinance 13-58. For the official adopted article, refer to the Code of Miami-Dade County published by the Municipal Code Corp., available online at www.municode.com.

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

- A. The BRCUAD is guided by the goals, objectives, policies and interpretative text of the Land Use Element of the Comprehensive Development Master Plan.
- B. The regulations contained in this chapter and Chapter 18A, Landscape Code, Code of Miami-Dade County, Florida, shall apply to this article, except as otherwise added to or modified herein.
- C. This Article applies primarily to the area fronting Bird Road (SW 40th Street) between the Palmetto Expressway and the Homestead Extension of the Florida Turnpike. Figure 1 shows the boundaries of the Bird Road Corridor Urban Area District (BRCUAD).
- D. The BRCUAD's Designated Urban Center shall consist of the areas designated as the Core and Center Sub-districts on the Sub-districts Plan in Sec. 33-284.99.69 of this article. As provided in the Standard Urban Center District Regulations, the Workforce Housing requirement shall apply to the area included in the Designated Urban Center boundaries. The legal description of the boundaries of the BRCUAD is on file with the Development Services Division of the Miami-Dade County Department of Regulatory and Economic Resources.
- E. Full scale maps of the boundaries presented in Figure 1, as well as all the Regulating Plans and Street

Development Parameters figures in this article, are on file with the Development Services Division of the Miami-Dade County Department of Regulatory and Economic Resources.

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



Figure 1

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

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

Sec. 33-284.99.69. Uses.

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

shall comply with Section 33-284.83 of this code.

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

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

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

Sec. 33-284.99.70. Regulating Plans.

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

- A. The Land Use Plan, which delineates the areas where specified land uses and development of various types and intensities shall be permitted.
 - B. The Density Plan, which delineates areas where specified maximum residential densities shall be permitted.
 - C. The Building Heights Plan, which establishes the minimum and maximum allowable number of stories.
 - D. The Sub-districts Plan, which delineates three (3) sub-districts: the Core, Center and Edge. These sub-districts shall regulate the allowable intensity of development in accordance with the Comprehensive Development Master Plan and this article.
 - E. The Designated Open Space Plan, which designates open spaces. Designated open spaces shall be shown in all development plans. The designated open spaces are controlled by anchor points.
 - F. The New Streets Plan, which shows the location and the number of new streets needed to create the prescribed network of streets within the BRCUAD. All new A streets shall be required in the same general location as shown on the New Streets Plan. All B streets shall be located as provided in section 33-284.86(F) of this code.
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A. Land Use Plan



KEY:

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

B. Density Plan



KEY:

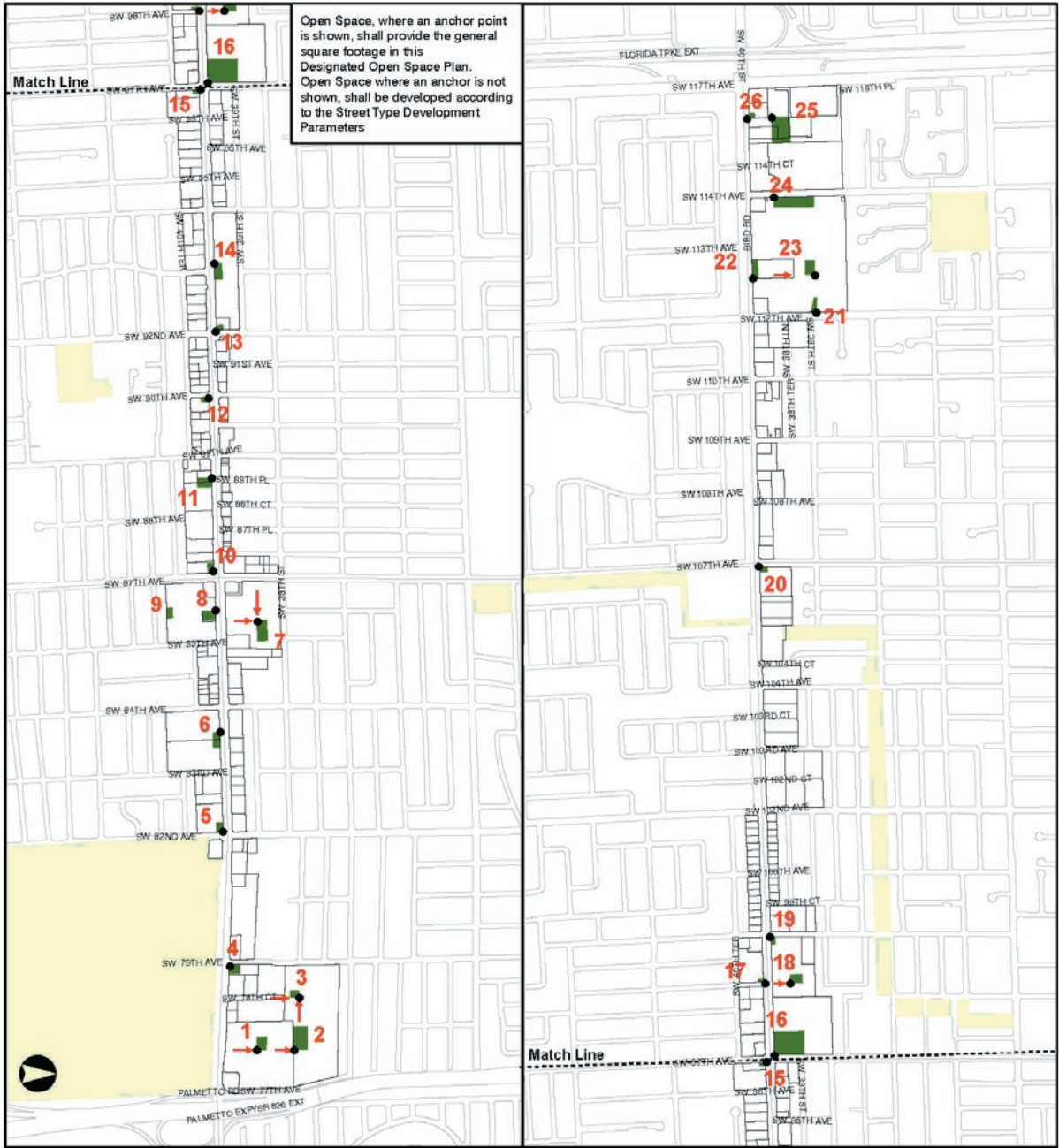
- Max 90 Units/acre net
- Max 60 Units/acre net
- Max 41 Units/acre net
- Max 36 Units/acre net
- Max 23 Units/acre net
- Max 13 Units/acre net

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

[illegible]

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

E. Designated Open Space Plan



Key:

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

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

F. New Streets Plan



KEY:

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

Sec. 33-284.99.71. Development Parameters

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

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

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

Sec. 33-284.99.73. Nonconforming structures and uses.

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

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

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

