

## MEMORANDUM

Agenda Item No. 7(H)

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**TO:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**DATE:** (Second Reading 7-1-14)  
April 8, 2014

**FROM:** R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Ordinance relating to zoning and  
other land development  
regulations; providing for the  
Country Club Urban Area  
District; creating Sections 33-  
284.99.74 through 33-284.99.80  
and amending Section 33-2 of  
the Code  
Ordinance No. 14-64

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The accompanying ordinance was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Barbara J. Jordan.

  
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R. A. Cuevas, Jr.  
County Attorney

RAC/smm

# Memorandum



**Date:** July 1, 2014

**To:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor

A handwritten signature in black ink, appearing to read "Carlos A. Gimenez".

**Subject:** Ordinance relating to zoning and other land development regulations; providing for the Country Club Urban Area District; creating Sections 33-284.99.74 through 33-284.99.80 and amending Section 33-2 of the Code of Miami-Dade County

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This proposed ordinance provides for the Country Club Urban Area District and creates Sections 33-284.99.74 through 33-284.99.80 and amends section 33-2 of the Code of Miami-Dade County. Implementation of this ordinance will not have a fiscal impact to the County.

A handwritten signature in black ink, appearing to read "Jack Osterholt".

Jack Osterholt  
Deputy Mayor

Fis6814



# MEMORANDUM

(Revised)

**TO:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**DATE:** July 1, 2014

**FROM:**   
R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Agenda Item No. 7(H)

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_ ) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 7(H)  
7-1-14

ORDINANCE NO. 14-64

ORDINANCE RELATING TO ZONING AND OTHER LAND DEVELOPMENT REGULATIONS; PROVIDING FOR THE COUNTRY CLUB URBAN AREA DISTRICT; CREATING SECTIONS 33-284.99.74 THROUGH 33-284.99.80 AND AMENDING SECTION 33-2 OF THE CODE OF MIAMI-DADE COUNTY; 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 33-284.99.74 of the Code of Miami-Dade County, Florida is hereby created as follows:

ARTICLE XXXIII (V)

COUNTRY CLUB URBAN AREA DISTRICT (CCUAD)

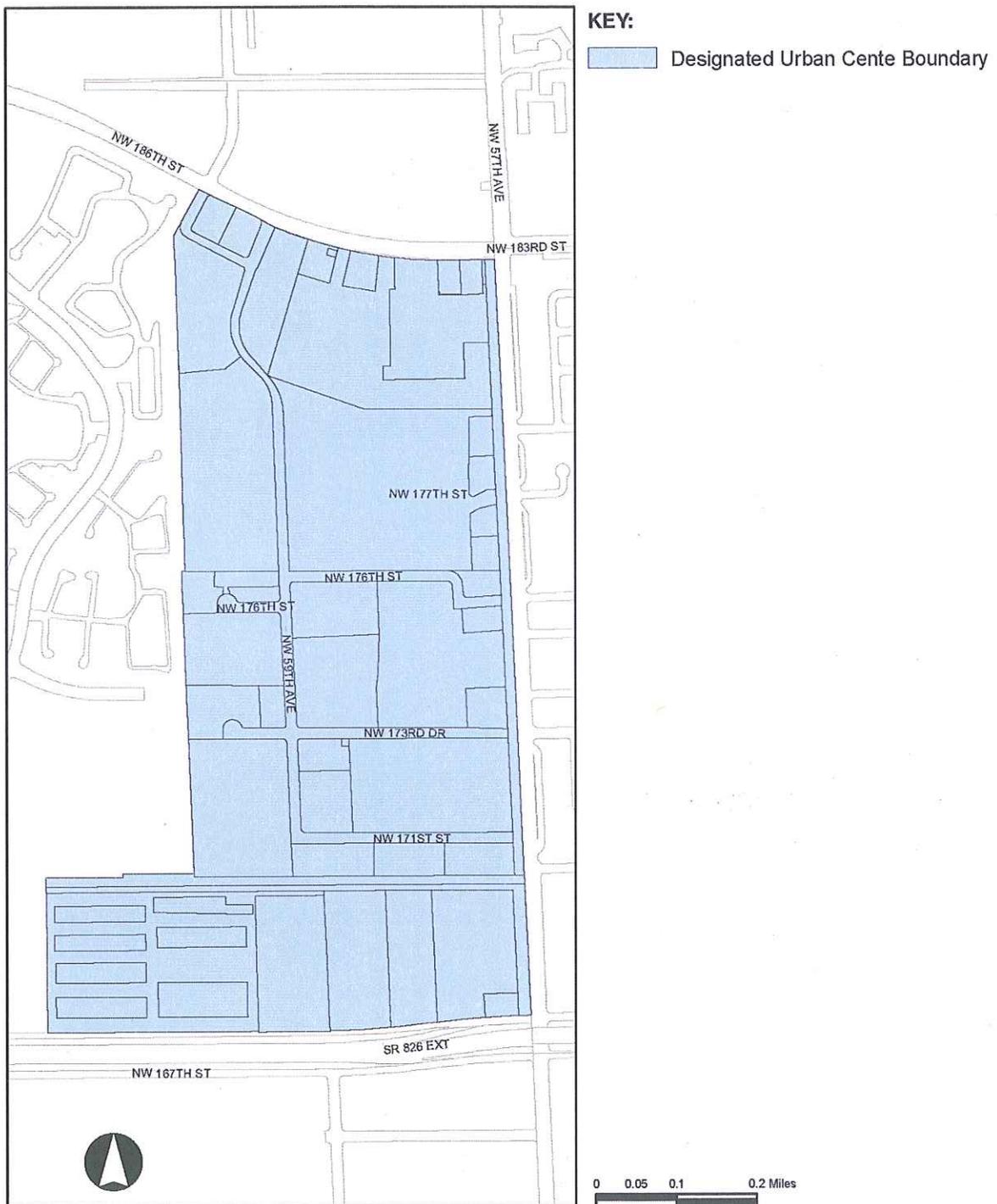
**Sec. 33-284.99.74. Purpose, intent and applicability.**

- A. The CCUAD 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. Figure 1 shows the boundaries of the Country Club Urban Area District (CCUAD).
- D. The CCUAD's Designated Urban Center shall consist of the areas designated as the Core and Center Sub-districts on the Sub-districts Plan in Sec. 33-284.99.77 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 CCUAD 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 CCUAD as described herein. No property lying within the boundaries of the CCUAD shall be entitled to the uses or subject to the regulations provided in this article until an application for a district boundary change to CCUAD has been heard and approved in accordance with the provisions of this chapter.

Figure 1: Country Club Urban Area Boundary



**Section 2.** Section 33-284.99.75 of the Code of Miami-Dade County, Florida is hereby created as follows:

**Sec. 33-284.99.75. Country Club Urban Area District (CCUAD) Requirements.**

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

**Section 3.** Sec. 33-284.99.76 of the Code of Miami-Dade County, Florida, is hereby created as follows:

**Sec. 33-284.99.76. Uses.**

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

A. 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.

**Section 4.** Sec. 33-284.99.77 of the Code of Miami-Dade County, Florida, is hereby created as follows:

**Sec. 33-284.99.77. Regulating Plans.**

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

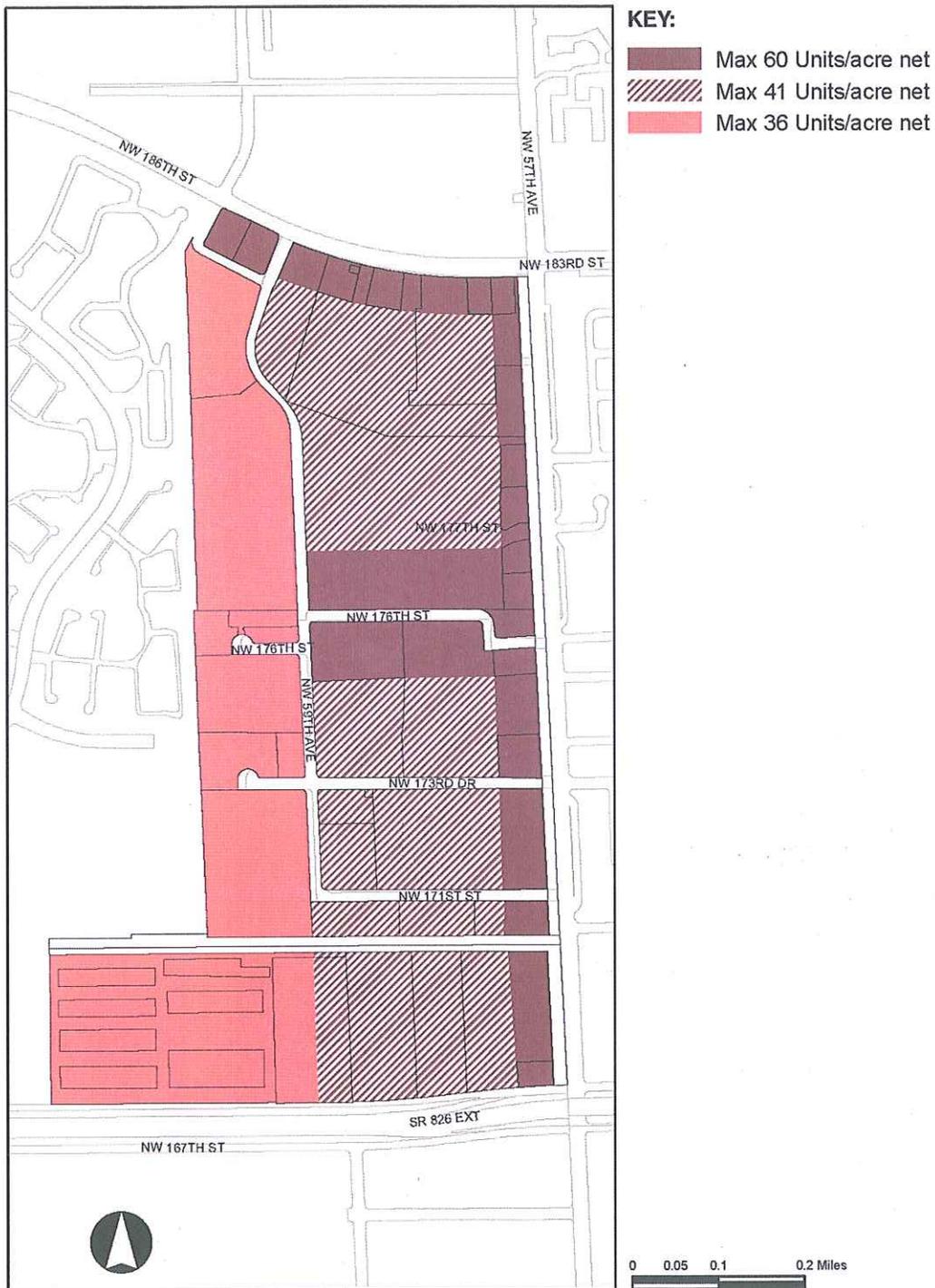
A. The Land Use Plan, which delineates the areas where specified land uses and development of various types and intensities shall be permitted.

- 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 CCUAD. 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.

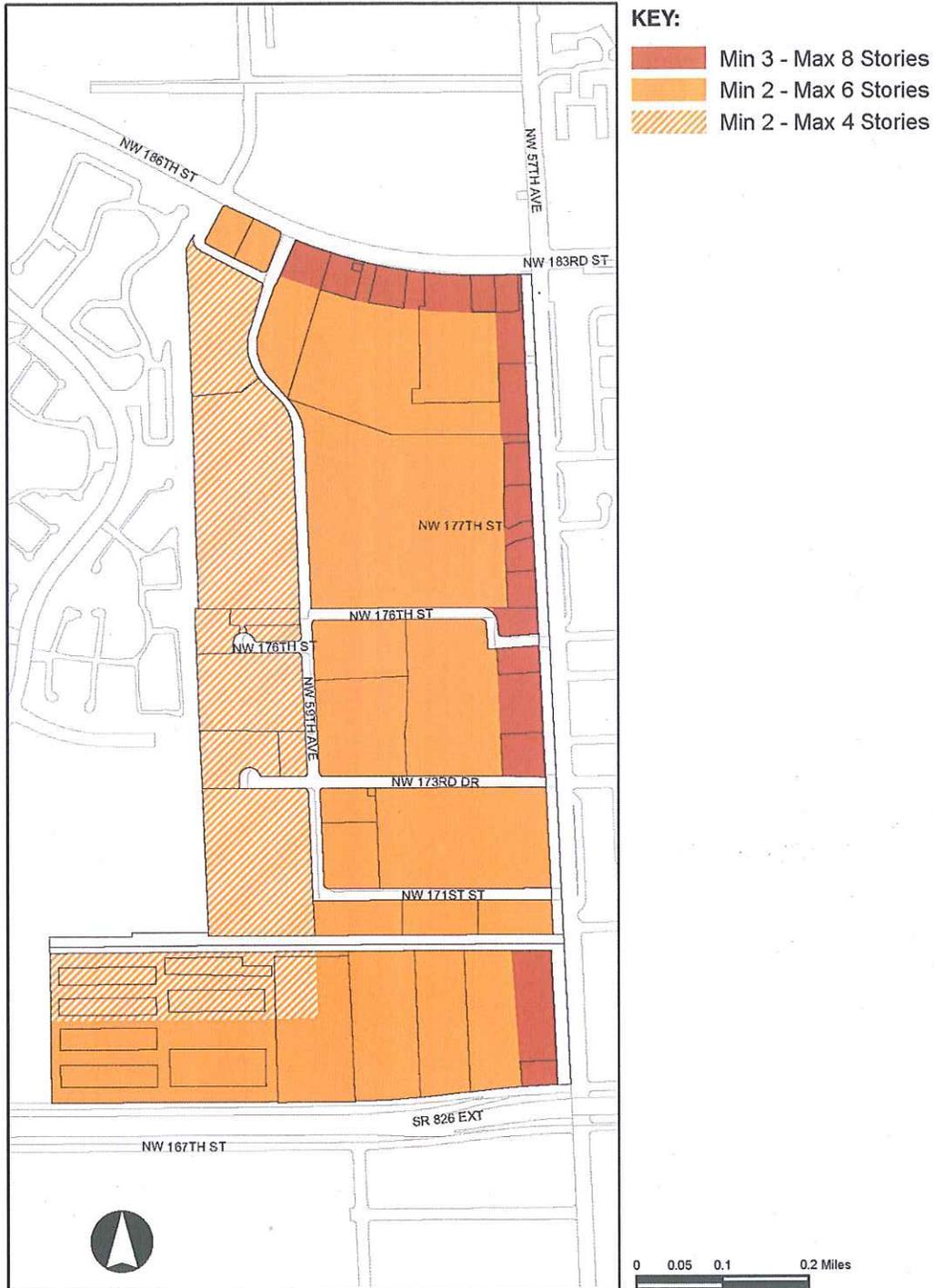
A. Land Use Plan



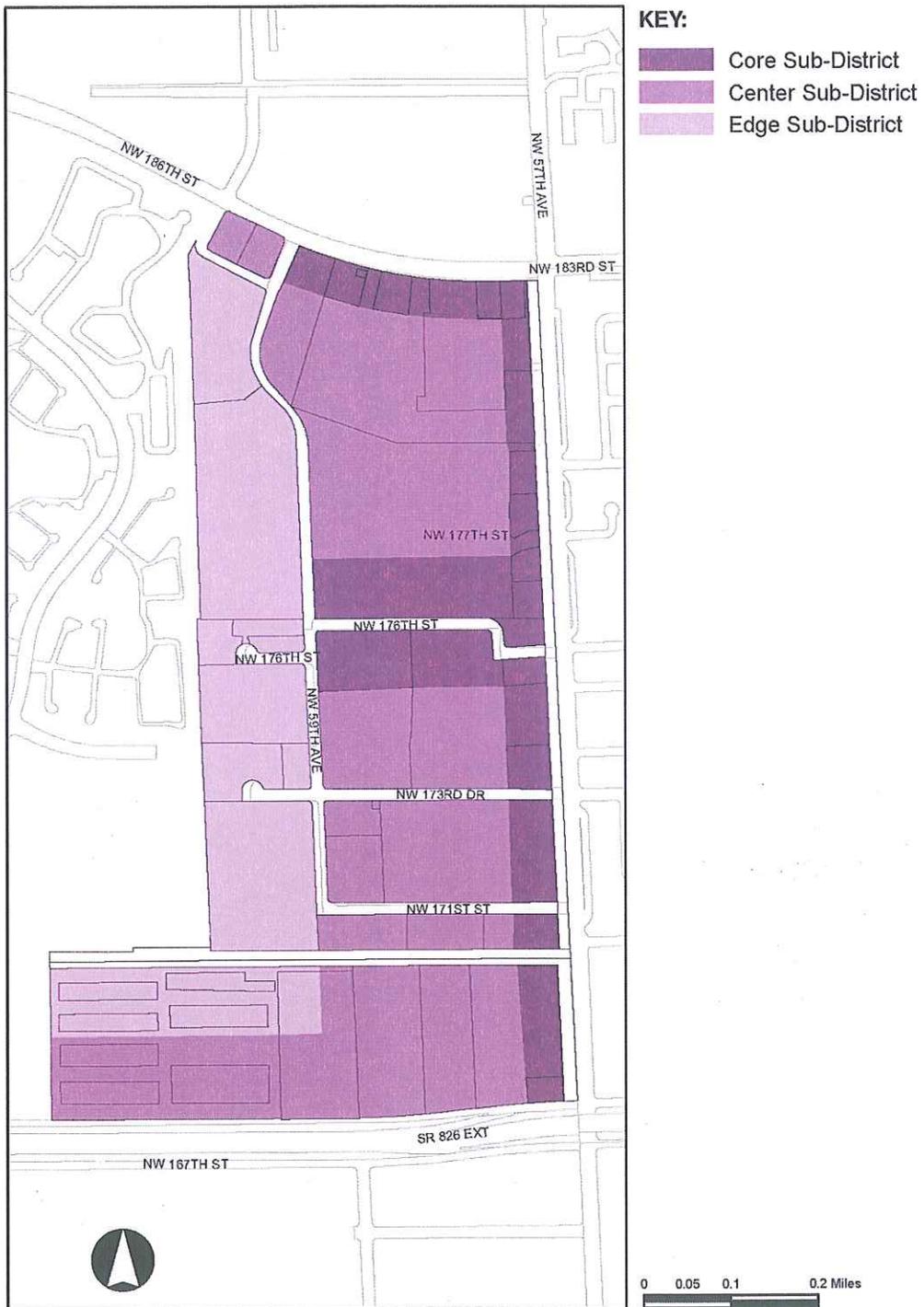
B. Density Plan



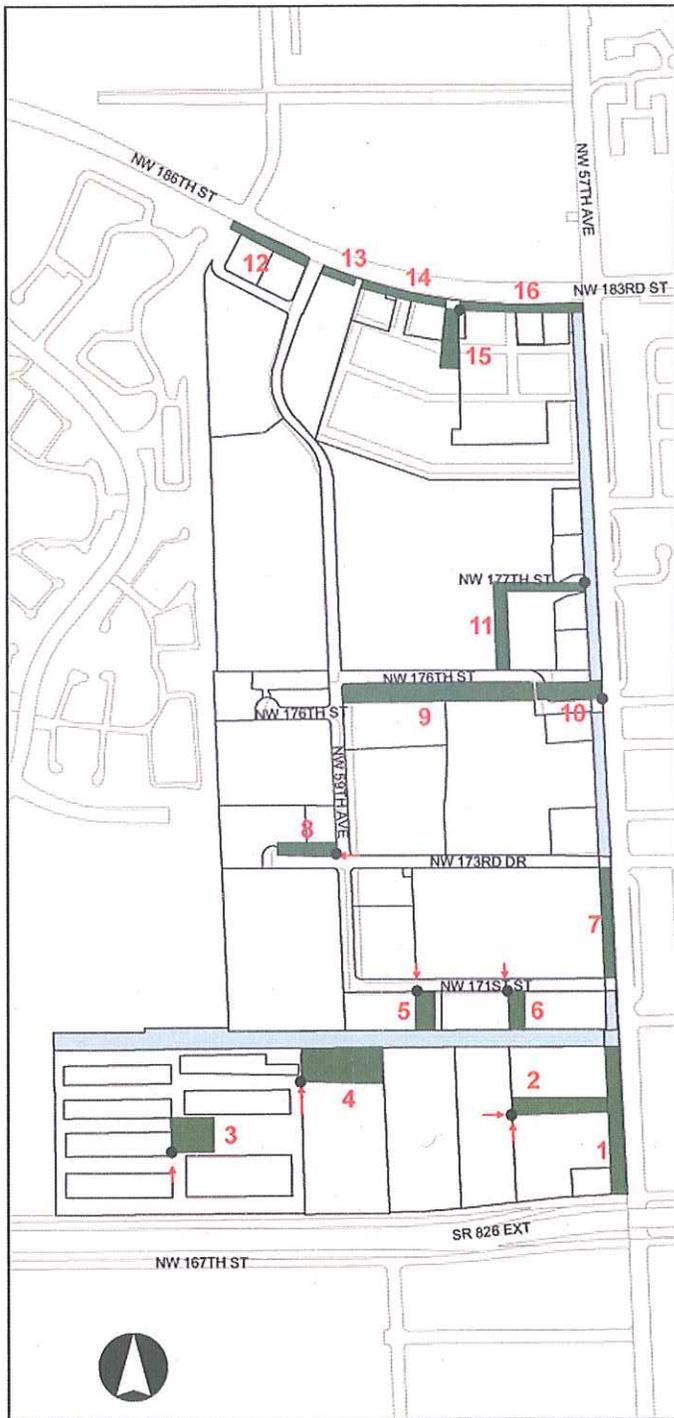
C. Building Heights Plan



D. Sub-districts Plan



E. Designated Open Space Plan

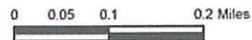


**KEY:**

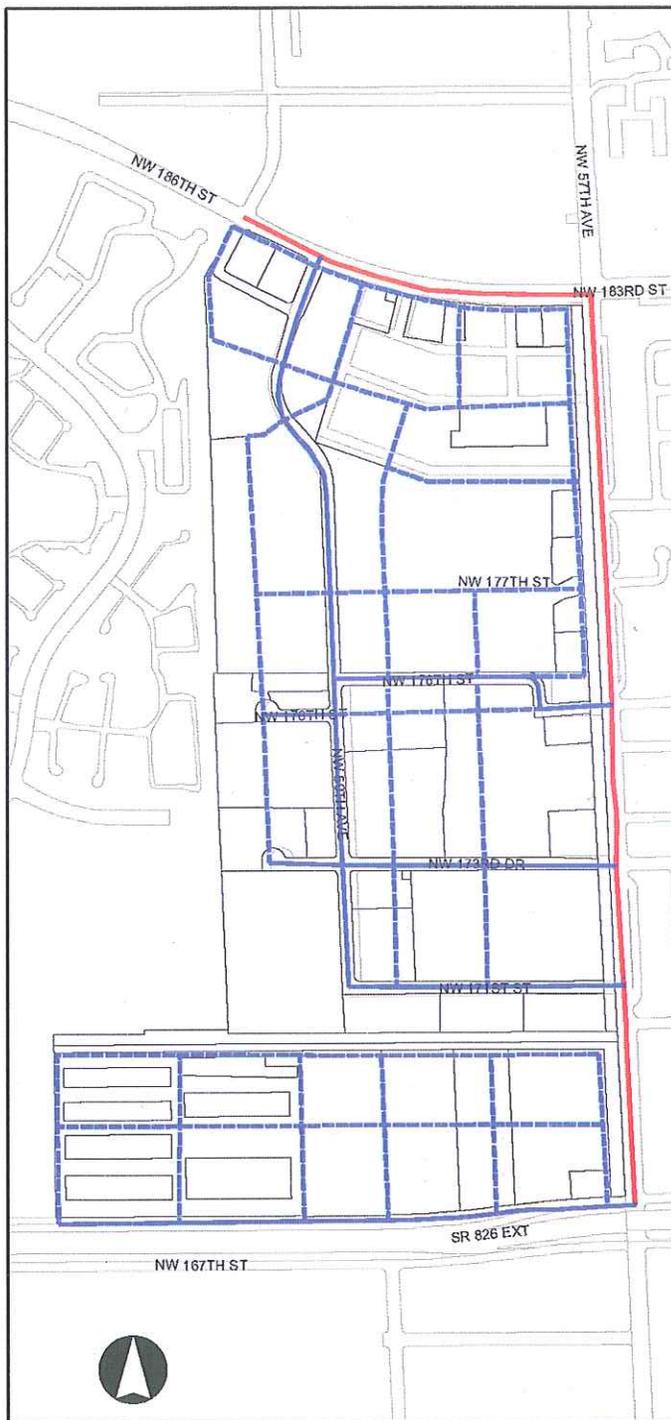
- Designated Open Space:
- G: Green; S: Square; P: Plaza
- Street Vista
- Anchor Point
- Canals

Open Space, where an anchor point is shown, shall provide the general square footage in this Designated Open Space Plan. Open Space where an anchor is not shown, shall be developed according to the Street Type Development Parameters

| Number | Type | Area      |
|--------|------|-----------|
| 1      | G    | 70,000SF  |
| 2      | P    | 45,000SF  |
| 3      | S    | 45,000SF  |
| 4      | G    | 90,000SF  |
| 5      | G    | 20,000SF  |
| 6      | G    | 18,000SF  |
| 7      | G    | 40,000SF  |
| 8      | P    | 25,000SF  |
| 9      | G    | 100,000SF |
| 10     | G    | 35,000SF  |
| 11     | G    | 60,000SF  |
| 12     | G    | 25,000SF  |
| 13     | G    | 9,000SF   |
| 14     | G    | 20,000SF  |
| 15     | P    | 30,000SF  |
| 16     | G    | 32,000SF  |



F. New Streets Plan



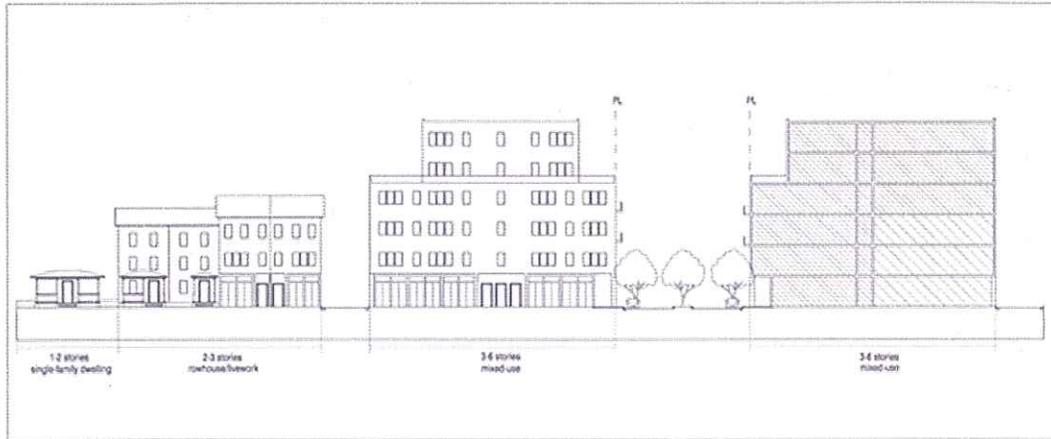
KEY:

- Existing "A" Streets
- Existing "B" Streets
- - - New "B" Streets

**Section 5.** Section 33-284.99.78 of the Code of Miami-Dade County, Florida is hereby created as follows:

Sec. 33-284.99.78. Development Parameters

- A. Except as otherwise provided in this section, all new development and redevelopment within the CCUAD 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 CCUAD shall comply at a minimum with the Street Type Parameters for Type 5, Minor Street, as provided in section 33-284.86. Right-of-way improvements are subject to the review and approval of the Public Works and Waste Management Department and may vary from the requirements in section 33-284.86 due to right-of-way limitations, recorded easements, roadway geometry or other constraints.
- 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 33-284.99.79 of the Code of Miami-Dade County, Florida is hereby created as follows:

**Sec. 33-284.99.79. 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. 33-284.99.80 of the Code of Miami-Dade County, Florida, is hereby created as follows:

**Sec. 33-284.99.80. Nonconforming structures and uses.**

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

**Section 8.** Sec. 33-2 of the Code of Miami-Dade County, Florida, is hereby amended as follows:<sup>1</sup>

<sup>1</sup> 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. 33-2. Districts enumerated.**

For the purpose of this chapter, all the unincorporated area of the County is hereby divided into the following districts:

GU—Interim District

RU-1—Single-family Residential District

\* \* \*

OPD—Office Park District

ULU—Utility lines underground

>>CCUAD—Country Club Urban Area District<<

**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: July 1, 2014

Approved by County Attorney as  
to form and legal sufficiency:



Prepared by:

Dennis A. Kerbel

Prime Sponsor: Commissioner Barbara J. Jordan