

## MEMORANDUM

Agenda Item No. 7(C)

**TO:** Honorable Chairwoman Audrey M. Edmonson  
and Members, Board of County Commissioners

**DATE:**

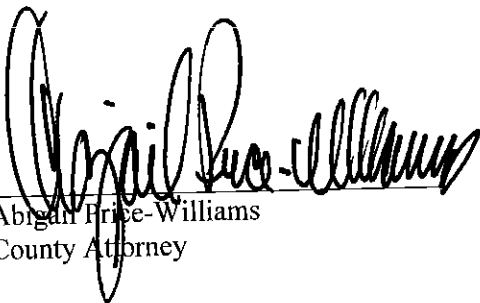
(Second Reading 2-19-20)  
December 17, 2019

**FROM:** Abigail Price-Williams  
County Attorney

**SUBJECT:** Ordinance relating to zoning in the unincorporated area; amending section 33-1 of the Code; providing definitions relating to mixed-use development; creating article XLV of chapter 33; establishing Mixed-Use Corridor District and creating development standards and process; creating article XLVI; establishing the Residential Modified District and creating development standards and process; amending section 33-2; revising list of zoning districts; amending sections 33-238, 33-247, 33-253, and 33-255; providing for mixed-use development in Business (BU) Zoning Districts; amending section 33-314; providing for Board of County Commissioners jurisdiction over applications related to Mixed-Use Corridor District and residential Modified District and for certain large-scale applications; making technical Amendments

Ordinance No. 20-20

The accompanying ordinance was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Esteban L. Bovo, Jr.



Abigail Price-Williams  
County Attorney

APW/cp

# Memorandum



**Date:** February 19, 2020

**To:** Honorable Chairwoman Audrey M. Edmonson  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor

A handwritten signature in black ink, appearing to be "Carlos A. Gimenez", written over a horizontal line.

**Subject:** Fiscal Impact Statement for Ordinance Relating to Zoning; Mixed-Use Development

---

The implementation of this ordinance will not have a fiscal impact to Miami-Dade County as the proposed changes will not require additional staffing resources to implement the updated regulations.

A handwritten signature in black ink, appearing to be "Jack Osterholt", written over a horizontal line.

Jack Osterholt  
Deputy Mayor

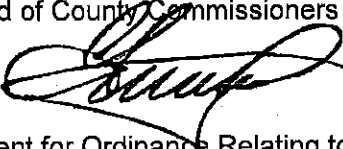
FIS03020 192923

# Memorandum



**Date:** February 19, 2020

**To:** Honorable Chairwoman Audrey M. Edmonson  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez   
Mayor

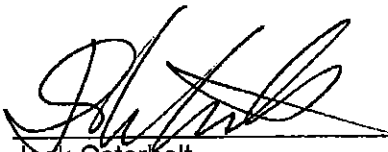
**Subject:** Social Equity Statement for Ordinance Relating to Zoning Establishing the Mixed-Use Corridor District and the Residential Modified District

---

The proposed ordinance relating to Zoning in the unincorporated areas of Miami-Dade County creates Article XLV and Article XLVI of Chapter 33 of the Code of Miami-Dade County (Code) establishing the Mixed-Use Corridor District and the Residential Modified District, respectively. The proposed ordinance also amends Sections 33-1, 33-2, 33-238, 33-247, 33-253 and 33-255 of the Code, providing definitions relating to mixed-use development, revising list of zoning districts and providing for mixed-use development in the Business Zoning Districts.

Additionally, the proposed ordinance amends Section 33-314 of the Code providing for Board of County Commissioners (Board) jurisdiction over applications related to the Mixed-Use Corridor District, the Residential Modified District and certain large-scale applications.

The proposed expansion aligns with the County's effort of intensifying land uses surrounding mass transit stations and corridors, and establishes the tools to implement the 2019 CDMP Amendment adopted by the Board through Ordinance No. 19-7, which in turn could result in additional housing and business opportunities. No other specific social equity benefit or burden can be determined at this time.

  
\_\_\_\_\_  
Jack Osterholt  
Deputy Mayor

192923

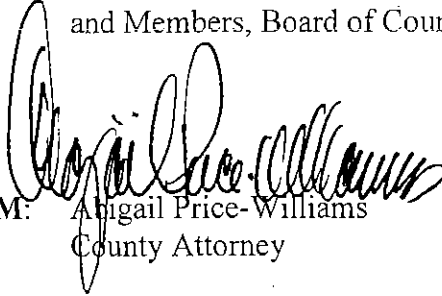


# MEMORANDUM

(Revised)

TO: Honorable Chairwoman Audrey M. Edmonson  
and Members, Board of County Commissioners

DATE: February 19, 2020

FROM:   
Abigail Price-Williams  
County Attorney

SUBJECT: Agenda Item No. 7(C)

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
- ☐ Statement of social equity 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 present \_\_\_\_, 2/3 membership \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) \_\_\_\_ 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(C)  
2-19-20

ORDINANCE NO.    20-20

ORDINANCE RELATING TO ZONING IN THE UNINCORPORATED AREA; AMENDING SECTION 33-1 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING DEFINITIONS RELATING TO MIXED-USE DEVELOPMENT; CREATING ARTICLE XLV OF CHAPTER 33; ESTABLISHING MIXED-USE CORRIDOR DISTRICT AND CREATING DEVELOPMENT STANDARDS AND PROCESS; CREATING ARTICLE XLVI; ESTABLISHING THE RESIDENTIAL MODIFIED DISTRICT AND CREATING DEVELOPMENT STANDARDS AND PROCESS; AMENDING SECTION 33-2; REVISING LIST OF ZONING DISTRICTS; AMENDING SECTIONS 33-238, 33-247, 33-253, AND 33-255; PROVIDING FOR MIXED-USE DEVELOPMENT IN BUSINESS (BU) ZONING DISTRICTS; AMENDING SECTION 33-314; PROVIDING FOR BOARD OF COUNTY COMMISSIONERS JURISDICTION OVER APPLICATIONS RELATED TO MIXED-USE CORRIDOR DISTRICT AND RESIDENTIAL MODIFIED DISTRICT AND FOR CERTAIN LARGE-SCALE APPLICATIONS; MAKING TECHNICAL AMENDMENTS; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

**WHEREAS**, on June 7, 2016, this Board adopted Resolution No. R-523-16, which endorsed the Strategic Miami Area Rapid Transit (SMART) Plan as approved by the Transportation Planning Organization (TPO), which calls for expanding the central metropolitan transit system with six rapid transit corridors: Beach Corridor, East-West Corridor, Kendall Corridor, North Corridor, Northeast Corridor, and South Dade Transitway (the “SMART Plan Corridors”); and

**WHEREAS**, on February 6, 2018, this Board adopted Ordinance No. 18-8, which created the Miami-Dade County Transportation Infrastructure Improvement District (the “TIID”) and a corresponding trust fund, to use tax increment financing for the development, construction, maintenance, and operation of the SMART Plan Corridor projects; and

**WHEREAS**, the TIID includes all real properties wholly or partially located within 1 mile of the proposed East-West Corridor alignment and within 1/2-mile of the other existing or proposed SMART Plan Corridors; and

**WHEREAS**, on January 24, 2019, this Board adopted Ordinance No. 19-7, which amended the County's Comprehensive Development Master Plan (CDMP) to allow vertical and horizontal mixed-use development along the mixed-use corridors and Rapid Transit Activity Corridors, which includes the SMART Plan Corridors, as defined in the CDMP (the "2019 CDMP Amendment"); and

**WHEREAS**, among other things, the 2019 CDMP amendment established increased intensity standards for properties located within the TIID; and

**WHEREAS**, this Board wishes to establish the tools to implement the 2019 CDMP Amendment by creating the Mixed-Use Corridor District and the Residential Modified District in the County's Zoning Code, as well as enabling mixed-use development in commercially-zoned properties within the TIID, while also addressing the restrictions in section 373.4149, Florida Statutes, on increasing residential density within sections 35 and 36 and the east 1/2 of sections 24 and 25, Township 53 South, Range 39 East, near active rockmining operations; and

**WHEREAS**, this Board also wishes to reserve its jurisdiction to hear certain zoning applications in connection with the two new zoning districts based on development thresholds that are similar to those over which this Board currently exercise direct zoning jurisdiction, as set forth in section 33-314(C)(19) of the County Code, and also to hear zoning applications that involve at least 100 acres,

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

**Section 1.** The Board ratifies and adopts the foregoing recitals as if fully set forth herein.

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

**Sec. 33-1. Definitions.**

For the purpose of this chapter, the following definitions for terms used herein shall apply to all sections of this chapter unless the context clearly indicates otherwise:

\* \* \*

>>(69.2) Mixed-use development. A form of development that includes more than one type of permitted use, such as residential, commercial, or industrial, which may be either vertical mixed-use development or horizontal mixed-use development.

(69.3) Mixed-use development, horizontal. A mixed-use development in which each use is in a single-use building, in accordance with the following:

- (a) Multiple single-use buildings are either: (i) located on a single lot that contains a mix of uses; or (ii) located on multiple lots that are joined through a unity of title or declaration of restrictive covenants in lieu thereof and that collectively contain a mix of uses; or
- (b) Multiple single-use buildings are located within 1/4 mile of each other, provided that approval of an application for a single-use building would not result in oversaturation of a single use. For purposes of this definition, "oversaturation" means that one

<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.

use exceeds 70 percent of the total building area within a radius of 1/4 mile of the application site.

(69.4) Mixed-use development, vertical. A mixed-use development in which more than one type of permitted use is located within a single building.<<

\* \* \*

>>(97.01) SMART Plan. The Strategic Miami Area Rapid Transit Plan, which consists of the Beach Corridor, East-West Corridor, Kendall Corridor, North Corridor, Northeast Corridor, and South Dade Transitway, as set forth in Resolution No. R-523-16, as may be amended from time to time.

(97.02) SMART Plan Corridor, One of the rapid transit corridors, proposed in the SMART Plan for expansion of the central metropolitan transit system, as may be amended from time to time.<<

\* \* \*

**Section 3.** Section 33-2 of the Code of Miami-Dade County, Florida, is hereby amended as follows:

**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:

\* \* \*

CD – Corridor District

>>MCD – Mixed-Use Corridor District

RMD – Residential Modified District<<

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

>>**ARTICLE XLV**

**MIXED-USE CORRIDOR DISTRICT (MCD)**



**Sec. 33-490. Purpose, intent and applicability.**

- (1) As provided in the Comprehensive Development Master Plan (CDMP), mixed-use development allows a mix of compatible uses in a high-quality, pedestrian-oriented street environment. This form of development includes vertical mixed-use development or horizontal mixed-use development, as those terms are defined in section 33-1.
- (2) The purpose of the Mixed-Use Corridor District (MCD) regulations is to provide standards governing the use, site design, and building mass for mixed-use developments located within the unincorporated area of the County in accordance with the CDMP.
- (3) Properties eligible for mixed-use development shall be located along a CDMP-designated major corridor, mixed-use corridor, or Rapid-Transit Activity Corridor, which includes the SMART Plan Corridors, as defined in the CDMP.

**Sec. 33-491. Definitions.**

Terms used in this article shall be defined in accordance with section 33-284.82. Terms not defined therein shall be defined as set forth in chapters 18A, 28, and 33, and shall otherwise take their commonly accepted meaning.

**Section 33-492. Uses.**

- (1) Except as provided herein, all permitted uses, conditionally permitted uses, and temporary uses in the MCD shall be in accordance with section 33-284.83 for properties with a land use category of MC (Mixed-Use Corridor) that are located in the Center Sub-district.
- (2) Notwithstanding any other provisions to the contrary, multi-family residential uses must be mixed with other allowed non-residential uses, either in vertical or horizontal mixed-use developments.

- (3) It is further provided, however, that, pursuant to section 373.4149, Florida Statutes, within sections 35 and 36, which is approximately the area bounded by NW 25th Street on the north, NW 12th Street on the south, NW 117th Avenue on the east, and NW 137th Avenue on the west, and the east 1/2 of sections 24 and 25, which is approximately the area bounded by NW 58th Street on the north, NW 25th Street on the south, NW 117th Avenue on the east, and theoretical NW 122 Avenue on the west, of Township 53 South, Range 39 East, residential density shall be limited to the density that was permitted as of December 31, 2019.
- (a) Notwithstanding the foregoing, this restriction shall not apply if there is no active mining within 2 miles of the subject property or if the applicable statute is amended to remove the restriction on increasing residential density on the subject property.
- (b) If the applicable statute is amended to modify, but not remove, the restriction, then the restriction shall only apply to the extent required by the statute.

**Section 33-493. General Site Regulations.**

- (1) Density and floor-area ratio. The maximum density and floor-area ratio (FAR) shall be as provided in the CDMP.
- (2) Building height. The maximum building height shall be as follows.

| <u>Allowed Density<br/>(Units per Acre):</u> | <u>Maximum Allowed<br/>Height (Stories):</u> |
|----------------------------------------------|----------------------------------------------|
| <u>60 or less</u>                            | <u>up to 6</u>                               |
| <u>61 to 89</u>                              | <u>up to 8</u>                               |
| <u>90 to 124</u>                             | <u>up to 12</u>                              |
| <u>125 or higher</u>                         | <u>up to 15</u>                              |

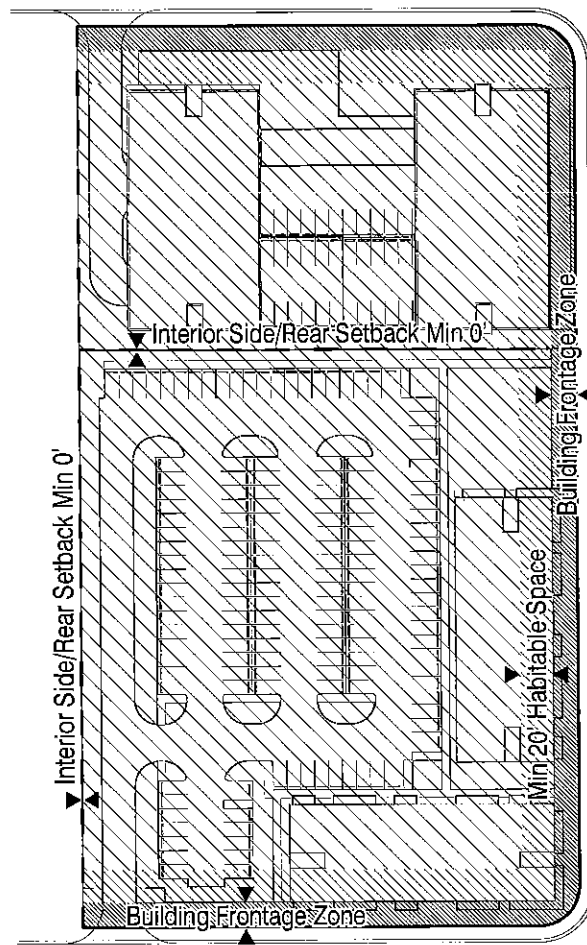
- (3) Building Placement Standards.
- (a) Building placement shall be in accordance with the following:

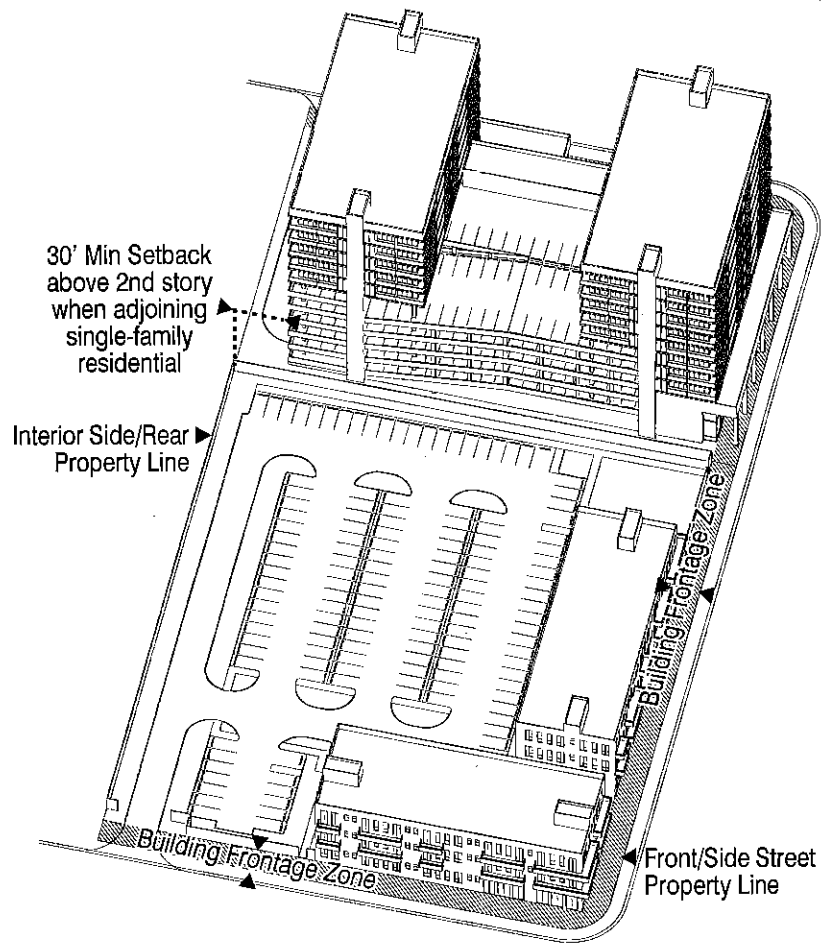
Min: Minimum  
Max: Maximum  
Req: Required

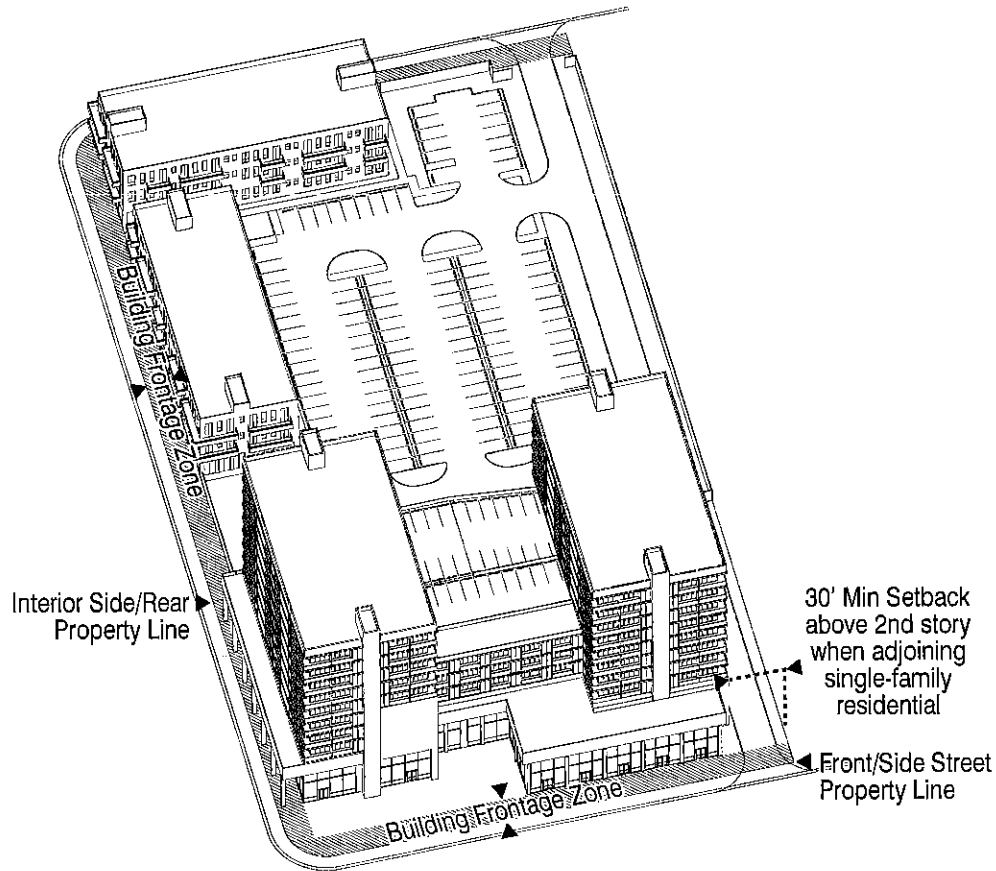
 Parking and/or allowable building area

 Habitable Space

 Building Frontage Zone





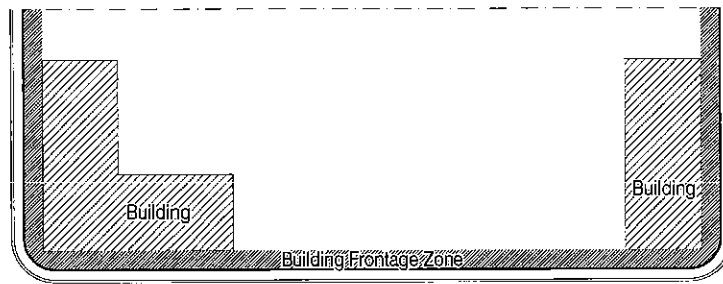


(b) Above the fourth story, the setback shall be measured from the property line.

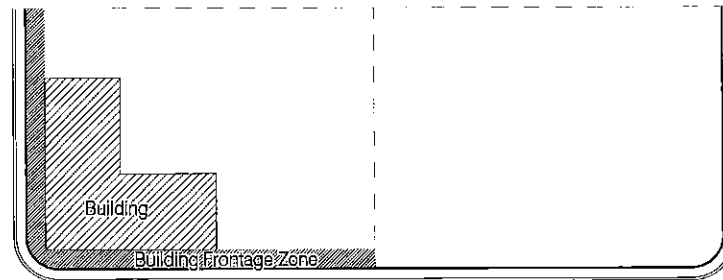
(c) Minimum Building Frontage Required.

(i) All buildings, except accessory buildings, shall have frontage along or within the building frontage zone. The frontage length of a single building or the aggregate frontage length of multiple buildings shall comply with the following, as further illustrated in the figures below:

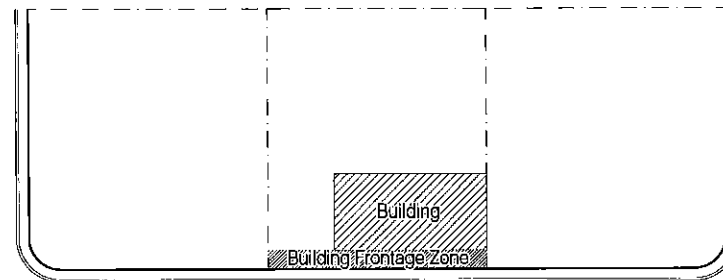
- a. Lots with one frontage: 70 percent.
- b. Lots with two frontages: 60 percent.
- c. Lots with three or more frontages: 50 percent.



Lot with three or more frontages

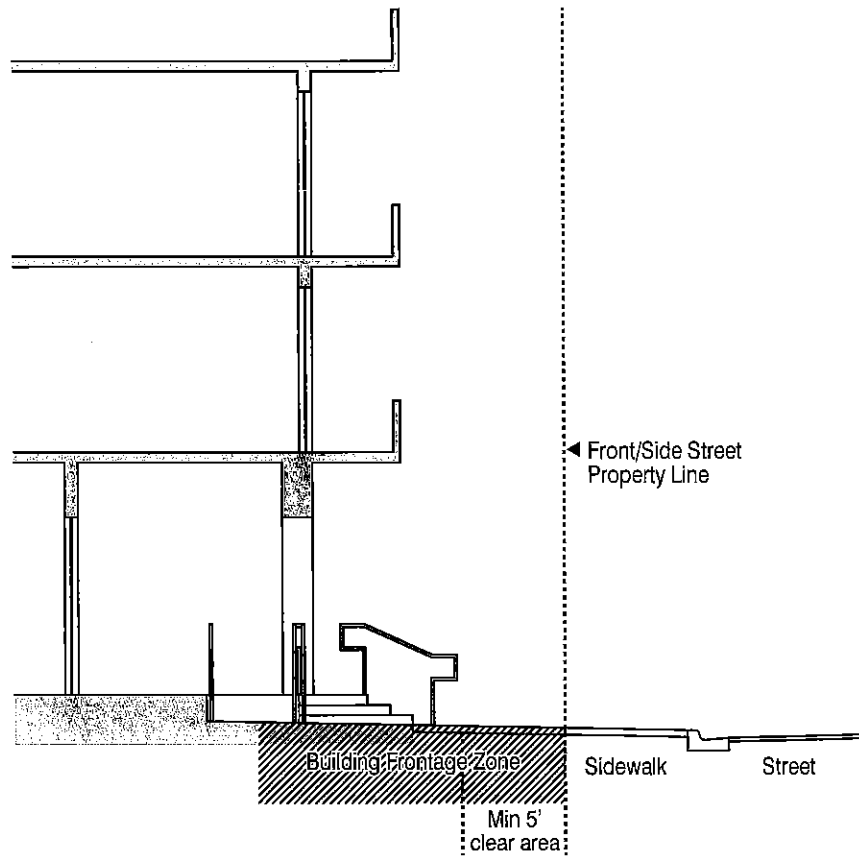


Lot with two frontages



Lot with one frontage

- (ii) Maximum building frontage zone width shall be 15 feet and shall be measured from the property line.
- (iii) The interior side and rear setbacks shall be as shown in the figures above.
- (iv) The building frontage zone shall be hard-surfaced except for tree grates or tree planters, except that the building frontage zone adjoining ground-story residential uses may be landscaped, hard-surfaced, or both.
- (v) A minimum of 5 feet clear width within the building frontage zone shall be at the same grade as the abutting sidewalk and kept clear for pedestrians, as shown in the following diagram:



- (vi) Colonnades, balconies, awnings, open steps, and ramps may be located in the building frontage zone provided that the 5 feet clear area for pedestrians is maintained, as shown in the above diagram.
- (vii) Parking not within a garage shall not be located within the Building Frontage Zone.
- (d) Where a wall or fence is used to screen parking areas along streets, a 5-foot landscape strip with a hedge shall be required in front of the wall or fence.
- (e) If the Director determines that the proposed development does not incorporate appropriate building height transitions and landscape elements to buffer it from surrounding existing or proposed uses, the Director shall require a greater setback as necessary to mitigate the impacts on surrounding uses.

- (4) General requirements. Except as provided herein, all development shall conform to the general requirements set forth in section 33-284.86 for properties with a land use category of MC.
  - (a) The open space requirement shall be 15 percent of the property.
  - (b) Street-type development parameters shall be as follows for all streets:
    - (i) The minimum sidewalk width shall be 5 feet.
    - (ii) Required street trees may be planted within 7 feet of each property line along the street.
    - (iii) Curbs and gutters are required along all streets.
- (5) Signs. Signs shall be in accordance with section 33-284.87.
- (6) Non-conforming uses and structures. Except as provided herein, non-conforming lots, uses, and structures shall be subject to section 33-284.89.2. Notwithstanding any other provisions to the contrary, a non-conforming development may be expanded by any amount to provide a mixed-use development, and in that event, only the new mixed-use development shall be subject to the requirements of this article.

**Section 33-494. Review Procedure/Administrative Site Plan and Architectural Review.**

All development within the MCD shall be reviewed in accordance with section 33-284.88.

**Section 33-495. Zoning Relief and Special Exception Procedures.**

Applications for zoning relief and special exceptions shall be governed by sections 33-284.89 and 33-284.89.1.

**Section 33-496. Conflict with other regulations.**

This article shall govern in the event of conflicts with other zoning, subdivision, or landscape regulations of this code, or with the County Manual of Public Works.<<



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

>>**ARTICLE XLVI**  
**RESIDENTIAL MODIFIED DISTRICT (RMD)**

**Sec. 33-497. Purpose, intent and applicability.**

The purpose of the Residential Modified District (RMD) is to provide standards governing the use, site design, and building mass for mixed-density and higher density residential development in unincorporated Miami-Dade County in accordance with the Comprehensive Development Master Plan (CDMP). The RMD provides for the harmonious coexistence of diverse types of housing units within the same development or neighborhood and is particularly appropriate in the County's infill area and redevelopment areas.

**Sec. 33-498. Definitions.**

Terms used in this article shall be defined in accordance with section 33-284.82. Terms not defined therein shall be defined as set forth in chapters 18A, 28, and 33, and shall otherwise take their commonly accepted meaning.

**Section 33-499. Uses.**

- (1) Except as provided herein, all permitted uses, conditionally permitted uses, and temporary uses in the RMD shall be in accordance with section 33-284.83 for properties with a land use category of RM (Residential Modified).
- (2) Notwithstanding any provisions to the contrary, accommodation uses shall only be subject to the requirements applicable in the MC (Mixed-Use Corridor) land use category as set forth in section 33-284.83.
- (3) It is further provided, however, that, pursuant to section 373.4149, Florida Statutes, within sections 35 and 36 (approximately, the area bounded by NW 25th Street on the north, NW 12th Street on the south, NW 117th Avenue on the east, and NW 137th Avenue on the west) and the east 1/2 of sections 24 and 25 (approximately, the area bounded

by NW 58th Street on the north, NW 25th Street on the south, NW 117th Avenue on the east, and theoretical NW 122 Avenue on the west), of Township 53 South, Range 39 East, residential density shall be limited to the density that was permitted as of December 31, 2019. This restriction shall not apply if there is no active mining within 2 miles of the subject property or if the applicable statute is amended to remove the restriction on increasing residential density on the subject property; and if the applicable statute is amended to modify but not remove the restriction, the restriction shall only apply to the extent required by the statute.

**Section 33-500. General Site Regulations.**

- (1) Density and floor-area ratio. The maximum density and floor-area ratio shall be as provided in the CDMP.
- (2) Building height. The maximum building height shall be as follows.

| <u>Allowed Density<br/>(Units per Acre):</u> | <u>Maximum Allowed<br/>Height (Stories):</u> |
|----------------------------------------------|----------------------------------------------|
| <u>Less than 60</u>                          | <u>up to 6</u>                               |
| <u>60 to 89</u>                              | <u>up to 8</u>                               |
| <u>90 to 124</u>                             | <u>up to 12</u>                              |
| <u>125 or higher</u>                         | <u>up to 15</u>                              |

- (3) Building Placement Standards. Building placement shall be in accordance with section 33-493.
- (4) General requirements. All development shall conform to the general requirements set forth in section 33-493.
- (5) Signs. Signs shall be in accordance with section 33-284.87.
- (6) Non-conforming uses and structures. Except as provided herein, non-conforming lots, uses, and structures shall be subject to section 33-284.89.2.

**Section 33-501. Review Procedure/Administrative Site Plan and Architectural Review.**

All development within the RMD shall be reviewed in accordance with Section 33-284.88 of this code.

**Section 33-502. Zoning Relief and Special Exception Procedures.**

Applications for zoning relief and for special exceptions shall be governed by sections 33-284.89 and 33-284.89.1.

**Section 33-503. Conflict with other 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 County Manual of Public Works.<<

**Section 6.** Section 33-238 of the Code of Miami-Dade County, Florida, is hereby amended as follows:

**Sec. 33-238. - Uses permitted.**

No land, body of water or structure shall be used or permitted to be used and no structure shall be hereafter erected, constructed, moved, reconstructed or structurally altered or maintained in any BU-1 District, which is designed, arranged or intended to be used or occupied for any purpose, except for one ~~[(1)]~~ or more of the following uses:

- (1) Residential uses may be permitted as >>:
  - ~~(a)<<a combination of permitted business uses and residential uses housed in the same building; the floor area of the residential use shall not exceed fifty (50) percent of the floor area of the building.~~
  - >>(b) in connection with a mixed-use development, provided that:
    - (i) said development is located along a SMART Plan Corridor and in accordance with the CDMP; and
    - (ii) the property is developed in accordance with article XLV.<<

\*

\*

\*

**Section 7.** Section 33-240 of the Code of Miami-Dade County, Florida, is hereby amended as follows:

**Sec. 33-240. - Height.**

- >>(1) Except for mixed-use development, the<< ~~[[The]]~~  
maximum height of a building shall be two ~~[[2]]~~ stories  
and shall not exceed ~~[[thirty five (35)]]~~>>35<< feet in  
height.
- >>(2) The maximum height for mixed-use development shall be  
four stories.<<

**Section 8.** Section 33-247 of the Code of Miami-Dade County, Florida, is hereby amended as follows:

**Sec. 33-247. - Uses permitted.**

No land, body of water and/or structure shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, reconstructed, moved, maintained or occupied for any purpose in any BU-1A District, except for one ~~[[4]]~~ or more of the following uses:

\* \* \*

- (1) All uses permitted in the BU-1 District >>1<<  
except that residential uses >>that are not part of a  
mixed-use development<< are subject to approval  
at a public hearing.

\* \* \*

>>(26.2) Mixed-use developments, provided that:

- (a) Such uses are located along a SMART Plan  
Corridor and in accordance with the CDMP;  
and
- (b) Such uses are developed in accordance with  
article XLV.<<

\* \* \*

**Section 9.** Section 33-253 of the Code of Miami-Dade County, Florida, is hereby amended as follows:

**Sec. 33-253. - Uses permitted.**

No land, body of water and/or structure shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, reconstructed, moved, occupied or maintained for any purpose in any BU-2 District except for one ~~[(4)]~~ or more of the following uses:

- (1) All uses permitted in the BU-1 and BU-1A Districts ~~[[except that residential uses are subject to approval at a public hearing]].~~

\* \* \*

**Section 10.** Section 33-255 of the Code of Miami-Dade County, Florida, is hereby amended as follows:

**Sec. 33-255. - Uses permitted.**

No land, body of water and/or structure in the BU-3 District shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, arranged or intended to be used, occupied or maintained for any purpose, unless otherwise provided for, excepting for one ~~[(4)]~~ or more of the following uses:

- (1) All uses permitted in the BU-1, BU-1A >>,<< and BU-2 Districts ~~[[except that residential uses shall not be permitted]].~~

\* \* \*

**Section 11.** Section 33-314 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:

**Sec. 33-314. - Direct applications and appeals to the County Commission.**

- (A) The County Commission shall have jurisdiction to directly hear the following applications:

\* \* \*

- (9) Any application relating to a Corridor District (CD), subject to the requirements of ~~[[section 33-470]]~~ >>article XLIV<<.

\* \* \*

- >>(11) Any application related to a Mixed-Use Corridor District (MCD), which includes at least 250 residential units or consists of at least 5 acres, subject to the requirements of article XLV.

- (12) Any application related to a Residential Modified District (RMD), which includes at least 250 residential units, subject to the requirements of article XLVI.

- (13) Any application consisting of at least 100 acres.<<

\* \* \*

**Section 12.** 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.

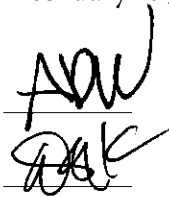
**Section 13.** It is the intention of this Board of County Commissioners, and is hereby ordained that the provisions of this ordinance shall become and made part of the Code of Miami-Dade County, Florida. The section of this ordinance may be renumbered or re-lettered to accomplish such intention, and the word "ordinance" may be changed to "section", "article" or other appropriate word.

**Section 14.** 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:

February 19, 2020

Approved by County Attorney as  
to form and legal sufficiency:

Handwritten signature of the County Attorney, appearing to be 'ADW', written over a horizontal line.

Prepared by:

Dennis A. Kerbel

Prime Sponsor: Commissioner Esteban L. Bovo, Jr.