

Date: December 19, 2006

To: Honorable Chairperson Joe A. Martinez
and Members Board of County
Commissioners

Agenda Item No. 7(C)

From: George M. Burgess
County Manager

Subject: Ordinance Authorizing the Board of County Commissioners to Directly
Hear Unusual Use Requests Pertaining to Electrical Power Plants

0#06-190


RECOMMENDATION

It is recommended that the Board accept the attached substitute ordinance pertaining to zoning for the purpose of requiring public hearing applications containing a request for an unusual use to permit an electric power plant to proceed to hearing directly before the Board of County Commissioners.

BACKGROUND

With the exception of the IU-3 zoning district, currently, electric power plants are not specifically listed in any zoning district classification. Instead, electric power plants are listed as an unusual use in Section 33-13 of the Code of Miami-Dade County. An application containing a request for an unusual use requires approval at a public hearing regardless of the underlying zoning district. Such public hearings are generally heard and decided by the appropriate Community Zoning Appeals Board (CZAB). However, since public or private electric power plants service broad geographic areas of the County, often linked to even larger electric service grids, and due to the strategic significance of such facilities to planned growth and to quality of life of the citizens of this County, it is believed that such applications warrant consideration directly by the Board of County Commissioners.

The proposed ordinance creates no fiscal impact on Miami-Dade County.



Alina T. Hudak
Assistant County Manager



MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: December 19, 2006

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 7 (C)

Please note any items checked.

- "4-Day Rule" ("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
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 7(C)
12-19-06

ORDINANCE NO. 06-190

ORDINANCE RELATING TO ZONING; AMENDING SECTION 33-314 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING THE BOARD OF COUNTY COMMISSIONERS TO DIRECTLY HEAR UNUSUAL USE REQUESTS PERTAINING TO ELECTRICAL POWER PLANTS; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

WHEREAS, the Miami-Dade County Home Rule Charter specifically authorizes, among other things, the Board of County Commissioners to prepare and enforce comprehensive plans for the development of Miami-Dade County in the incorporated and unincorporated areas, to establish, coordinate, and enforce such zoning regulations as are necessary for the protection of the public, and to perform any other acts which are in the common interest of the people of the County; and

WHEREAS, electric power plants are in the common interest of all residents of Miami-Dade County,

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

Section 1. Section 33-314 of the Code of Miami-Dade County is hereby amended as follows:¹

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

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

* * *
(C) The County Commission shall have jurisdiction to directly hear other applications as follows:
* * *

>>(17) Except where permitted in the IU-3 district, applications for unusual use pertaining to electric power plants and ancillary uses. <<

Section 2. 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 3. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made part of the Code of Miami-Dade County, Florida. The sections 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 4. 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: December 19, 2006

Approved by County Attorney as
to form and legal sufficiency:

CMAS

Prepared by:

CHC

Craig H. Collier

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MEMORANDUM

Agenda Item No. 7(C)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

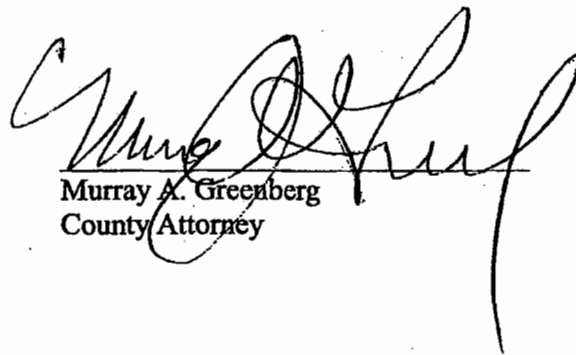
(Second Reading 11-28-06)
DATE: September 12, 2006

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Ordinance pertaining to
CDMP; amending Section
2-114 of the Code relating to
the Urban Development
Boundary Line

O#06-169

The accompanying ordinance was prepared and placed on the agenda at the request of
Senator Javier D. Souto.

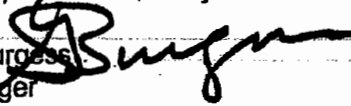


Murray A. Greenberg
County Attorney

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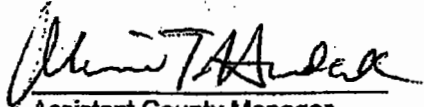
Memorandum

MIAMI-DADE
COUNTY

Date: November 28, 2006
To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners
From: George M. Burgess 
County Manager
Subject: Ordinance Pertaining to CDMP; Amending Section 2-114 of the Code relating to the
Urban Development Boundary Line

The ordinance amending Section 2-114 of the Code of Miami-Dade County relating to the Urban Development Boundary Line (UDB) will not have a fiscal impact to Miami-Dade County.

The ordinance serves to clarify the UDB specifically, indicating a property is only within the UDB if it is actually within the boundary, not on the dotted line.


Assistant County Manager

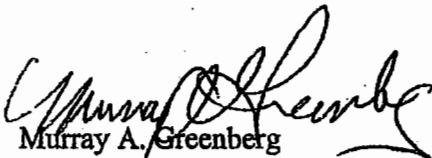
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MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez and Members, Board of County Commissioners **DATE:** November 28, 2006

FROM: 
Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 7(C)

Please note any items checked.

- "4-Day Rule" ("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**
- Bid waiver requiring County Manager's written recommendation**
- Ordinance creating a new board requires detailed County Manager's report for public hearing**
- Housekeeping item (no policy decision required)**
- No committee review**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 7(C)

11-28-06

ORDINANCE NO. 06-169

ORDINANCE RELATING TO COMPREHENSIVE DEVELOPMENT MASTER (CDMP); AMENDING SECTION 2-114 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; CLARIFYING THAT ONLY LANDS LYING INSIDE AND NOT ON THE MARKED URBAN DEVELOPMENT BOUNDARY LINE ON THE LAND USE PLAN MAP OF THE CDMP SHALL BE DEEMED INSIDE THE URBAN DEVELOPMENT BOUNDARY; 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 2-114 of the Code of Miami-Dade County is hereby amended to read as follows:¹

Sec. 2-114. Adoption of Comprehensive Development Master Plan-Legal status of plan; relationship to neighborhood area, and functional studies; legislative intent; definitions.

* * *

>>(f) In evaluating or rendering a decision on any application for developmental action or order, all County departments and boards shall deem land to be inside the Urban Development Boundary only if the land is inside and not on the marked Urban Development Boundary Line denoted on the Land Use Plan Map of the Comprehensive Development Master Plan. It is provided, however, that where there is a

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.

discrepancy between the Urban Development Boundary Line on the Land Use Plan Map versus the legal description of an approved application to expand the Urban Development Boundary, the legal description shall prevail.<<

Section 3. 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 4. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections 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 5. 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: November 28, 2006

Approved by County Attorney as to form and legal sufficiency:



Prepared by:



Craig H. Collier

Sponsored by Senator Javier D. Souto

Date: December 19, 2006

To: Honorable Chairperson Joe A. Martinez
and Members Board of County
Commissioners

Agenda Item No. 7(C)

From: George M. Burgess
County Manager

Subject: Ordinance Authorizing the Board of County Commissioners to Directly
Hear Unusual Use Requests Pertaining to Electrical Power Plants

O#06-190

RECOMMENDATION

It is recommended that the Board accept the attached substitute ordinance pertaining to zoning for the purpose of requiring public hearing applications containing a request for an unusual use to permit an electric power plant to proceed to hearing directly before the Board of County Commissioners.

BACKGROUND

With the exception of the IU-3 zoning district, currently, electric power plants are not specifically listed in any zoning district classification. Instead, electric power plants are listed as an unusual use in Section 33-13 of the Code of Miami-Dade County. An application containing a request for an unusual use requires approval at a public hearing regardless of the underlying zoning district. Such public hearings are generally heard and decided by the appropriate Community Zoning Appeals Board (CZAB). However, since public or private electric power plants service broad geographic areas of the County, often linked to even larger electric service grids, and due to the strategic significance of such facilities to planned growth and to quality of life of the citizens of this County, it is believed that such applications warrant consideration directly by the Board of County Commissioners.

The proposed ordinance creates no fiscal impact on Miami-Dade County.



Alina T. Hudak
Assistant County Manager

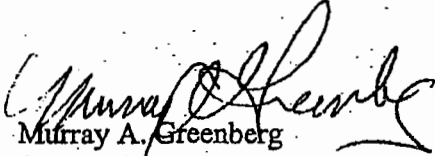


MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: December 19, 2006

FROM: 
Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 7(C)

Please note any items checked.

"4-Day Rule" ("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

Bid waiver requiring County Manager's written recommendation

Ordinance creating a new board requires detailed County Manager's report for public hearing

Housekeeping item (no policy decision required)

No committee review

OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

Memorandum



(Second Reading 10-24-06)

Date: May 23, 2006

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

Agenda Item No. 7(B)

From: George M. Burgess
County Manager

Subject: Ordinance Revising Installation Requirements for Backflow Preventers

O#06-158

RECOMMENDATION

It is recommended that the Board of County Commissioners (Board) adopt the attached amendment revising Article VIII of Chapter 32, Chapter 8GC and Chapter 33 of the Miami-Dade County Code. The provisions of this amendment revise the installation requirements for backflow prevention assemblies for certain commercial and industrial businesses which allows for a more aesthetically pleasing installation, reducing the industrial appearance of these installations.

BACKGROUND

This amendment establishes new criteria governing the installation requirements of backflow prevention assemblies. It requires backflow preventers to be installed so they are concealed from public view by using a visual barrier. The use of a barrier is applicable only to new backflow preventer installations, therefore, customers with backflow preventers already installed are exempt from this requirement.

Currently, the County requires backflow preventers to be installed in areas where commercial businesses and industries are located, as hazardous materials and other contaminants may be present that may degrade the quality of the public water supply. Examples of such facilities include: chemical plants, hospitals, medical and dental offices, dry cleaners, laboratories, metal plating plants, photo processing laboratories, food and beverage processing plants, car wash facilities, multi-story buildings (excluding single-family residences) and nuclear power plants. This amendment requires new high-rise housing projects consisting of four stories or more and other facilities as noted in Section 32-154 (c) and (d) of the proposed amendment to install a visual barrier around the backflow preventer.

The Miami-Dade Water and Sewer Department (MDWASD) staff met with various county and municipal officials, the Plumbing Contractors Association, the Industrial Association of Miami-Dade County, and the Miami-Dade Fire Marshals Association to discuss the impact of this amendment. Furthermore, the Department of Planning and Zoning and the Miami-Dade Fire Rescue Department (MDFR) assisted MDWASD staff in developing the content and language of this amendment. As a result of the feedback received at these meetings, it was decided that the visual barrier should consist of a small low lying three-sided barrier wall structure, similar to what is now used to conceal refuse containers. This type of visual screen takes into account the best interests of all affected parties; for Miami-Dade County customers, it is the most affordable method, for MDWASD, it allows the backflow preventer to be located as close to the water meter as possible, and for the MDFR, it provides easy access to key components.

Both the Department of Planning and Zoning and the Building Department will provide plan approval relating to the new installation requirements. Additionally, the Department of Planning and Zoning will conduct inspections to confirm compliance with these new requirements.

Honorable Chairman Joe A. Martinez and Members
Board of County Commissioners
Page 2

ECONOMIC IMPACT

The economic impact of this amendment will be an approximate 10% increase above the original installation cost of the backflow preventer(s), since installations will now be required to be concealed from the view of the public. This amendment also proposes a civil penalty for failure to comply which will be enforced by MDWASD. The penalty consists of \$100.00 per day fine, not to exceed \$2,000.00.

HOUSING IMPACT

Housing Cost Impact Analysis Ordinance 99-9 requires an analysis for any policy or ordinance enacted by the Board that may affect housing costs.

This ordinance impacts certain housing projects, primarily, high-rise buildings with four stories or more or with booster pumps. The economic impact analysis suggests that the impact on public housing projects will be approximately 10% percent above the original installation cost which varies according to pipe size.



Deputy County Manager



MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: October 24, 2006

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 7(B)

Please note any items checked.

_____ "4-Day Rule" ("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

_____ Bid waiver requiring County Manager's written recommendation

_____ Ordinance creating a new board requires detailed County Manager's report for public hearing

_____ Housekeeping item (no policy decision required)

_____ No committee review

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 7(B)
10-24-06

ORDINANCE NO. 06-158

ORDINANCE AMENDING ARTICLE VIII OF CHAPTER 32 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; AMENDING THE REQUIREMENTS OF ALLOWABLE BACKFLOW PREVENTER INSTALLATIONS TO PROVIDE FOR A MORE AESTHETICALLY PLEASING INSTALLATION; CORRECTING THE TITLE OF THE FLORIDA BUILDING CODE; CORRECTING THE EDITION AND TITLE OF THE AWWA M-14 MANUAL; DEFINING THE FLORIDA FIRE PREVENTION CODE AND THE NFPA; AMENDING LIST OF FACILITIES THAT REQUIRE BACKFLOW PREVENTERS TO BE INSTALLED; INCORPORATING LANGUAGE REQUIRING A SATISFACTORY TEST OF A BACKFLOW PREVENTER PRIOR TO INSTALLATION OF PERMANENT WATER METER; INCORPORATING LANGUAGE MAKING IT UNLAWFUL TO REMOVE A BACKFLOW PREVENTER; AMENDING SECTION 8CC-10 OF CHAPTER 8CC OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; AMENDING SECTION 33-13 OF CHAPTER 33 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; 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. ARTICLE VIII of Chapter 32 of the Code of Miami-Dade County, Florida, is

hereby amended to read as follows.¹

Sec. 32-151. Scope and intent.

Unless otherwise provided herein, this article applies to water customers of the Miami-Dade Water and Sewer Department, as defined herein. The purpose of this article is to implement the provisions of Section 62-555.360 of the Florida Administrative Code, promulgated under authority of Part VI of Chapter 403, Florida Statutes by the Department of Environmental Protection, which

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.

~~requires public water systems to establish a cross-connection control program to detect and prevent cross-connections that create or may create an imminent and substantial danger to public health. In addition to internal isolation required by the [[South]] Florida Building Code, [[new]] water customers shall provide approved backflow preventers next to the service connection for the [[isolation]] >>containment<< of their premises.~~

(Ord. No. 99-165, § 1, 12-7-99; Ord. No. 01-169, § 1, 10-23-01)

Sec. 32-152. Definitions.

The following definitions shall apply in this Article:

- (a) *Approved backflow preventer* shall mean a backflow preventer as defined herein that is approved by the Department in accordance with applicable State and local regulations including the ~~[[South]] Florida Building Code.~~
- (b) *ANSI* shall mean American National Standards Institute, Inc., 1430 Broadway, New York, N.Y. 10018.
- (c) ~~*ASME* shall mean American Society of Mechanical Engineers, 345 E. 47 St., New York, N.Y. 10017.~~
- (d) *ASSE* shall mean American Society of Sanitary Engineering, 28901 Clemens Rd., Westlake, Ohio 41445.
- (e) *Auxiliary water supply* shall mean any water supply on or available to the premises other than the public potable water supply. Auxiliary water supplies include, but are not limited to, another provider's potable water supply; a private water supply such as a well for domestic, irrigation or fire flow purposes; natural source(s) such as a spring, lake, river, stream, canal or ocean; used water; reclaimed water; and industrial fluids.
- (f) *AWWA Manual M14* ~~[[2nd]]~~ >>3rd<< *Ed.* shall mean American Water Works Association Manual of Water Supply Practices "Recommended Procedure for Backflow Prevention and Cross-Connection Control", as amended.
- (g) *AWWA* shall mean the American Water Works Association, 6666 W. Quincy Ave., Denver, Colorado 80235.
- (h) *Backflow* shall mean the reversal of flow of water or inflow of other substances into a potable water distribution system through a cross-connection. Backflow may degrade the quality of the potable water below required standards.
- (i) *Backpressure* shall mean any elevation of pressure in the downstream piping system above the supply pressure at the point of consideration, which could cause a reversal of the normal direction of flow.
- (j) *Backflow preventer* shall mean a mechanical assembly or device or means that prohibits backflow into a potable water system. Only the following types may be approved:
 - (1) *Air gap separation (AG)* shall mean unobstructed vertical physical separation between the free-flowing discharge end of a potable water supply

pipeline and the flood level rim of an open or non-pressure receiving vessel. An approved air gap separation shall be at least double the diameter of the supply pipe measured vertically above the top of the rim of the vessel. In no case shall an air gap separation be less than one (1) inch.

(2) *Double check detector assembly (DCDA)* shall mean a specially designed assembly composed of a line-size approved double check valve assembly with a bypass containing a specific water meter and an approved double check valve assembly. The meter shall register accurately for only very low rates of flow up to three (3) gallons per minute (gpm) and shall show a registration for all rates of flow. The DCDA is used only on fire systems.

(3) *Double check valve assembly (DC)* shall mean an assembly composed of two (2) single, independently acting approved check valves, including tightly closing resilient seated shutoff valves located at each end of the assembly, and fitting with properly located resilient seated test cocks suitable for testing the water tightness of each check valve. A check valve is a valve that is drip-tight in the normal direction of flow when the inlet pressure is one (1) psi and the outlet pressure is zero. The check valve shall permit no leakage in a direction reverse to the normal flow. The closure element (e.g., clapper) shall be internally weighted or otherwise internally loaded to promote rapid and positive closure. This assembly shall be used only to protect against a nonhealth hazard.

(4) *Pressure vacuum breaker (PVB)* shall mean an assembly consisting of an independently operating internally loaded check valve and an independently operating loaded air inlet valve located on the discharge side of the check valve, with properly located resilient-seated test cocks and tightly closing resilient-seated shutoff valves attached at each end. The PVB prevents backsiphonage, but it is not effective, and should not be used, in backpressure conditions.

(5) *Reduced pressure detector assembly (RPDA)* shall mean a specially designed assembly composed of a line-size approved reduced pressure principle backflow prevention assembly with a bypass containing a specific water meter and an approved reduced pressure principle backflow preventer. The meter shall register accurately for only very low rates of flow up to three (3) gpm and shall show a registration for all rates of flow. The RPDA is used only on fire systems.

(6) *Reduced pressure principle backflow preventer (RP)* shall mean an assembly containing within its structure a minimum of two (2) independently acting approved check valves, together with an automatically operating pressure differential relief valve located between the two (2) check valves. The first check valve reduces the supply pressure by a predetermined amount so that during normal flow and at cessation of normal flow the pressure between the checks shall be less than the supply pressure. In case of leakage of either check valve, the differential relief valve, by discharging to the atmosphere, shall operate to maintain the pressure between the checks less than the supply pressure. These units are equipped with tightly closing resilient seated shut-off

valves located at each end of the assembly, and with properly located resilient seated test cocks.

(k) *Backsiphonage* shall mean a form of backflow due to a reduction in system pressure which causes a subatmospheric pressure to exist at a site in the water system.

(l) *Building Official* shall mean that official designated by the appointing authority, as defined in the ~~[[South]]~~ Florida Building Code.

(m) *Certified backflow preventer tester* shall mean a person who has satisfactorily completed a nationally recognized backflow preventer testing training program that meets or exceeds any existing Florida Department of Environmental Protection (FDEP) standards or that is determined by Miami-Dade County to meet the requirements of the latest edition of AWWA M14 Manual. After satisfactorily completing a backflow preventer testing training program, as described above, the person shall be required to pass a written examination administered under the direction of Miami-Dade County Construction Trades Qualifying Board (CTQB). All testers are required to be re-certified by Miami-Dade County CTQB every two years. Backflow preventer testers who are currently certified as of the date of the ordinance from which this subsection derives will be permitted to test backflow preventers in Miami-Dade County until such time as the Miami-Dade County exam is first administered or until the existing certification expires whichever occurs later, but not to exceed two (2) years. In no event shall the training institute also serve as an examiner for the Miami-Dade County test. Code inspector shall have the meaning and powers defined in Section 8CC-3 of the County Code.

(n) *Cross connection* shall mean any temporary or permanent physical connection or arrangement between a public water system and any other system or source through which it is possible, given pressure differentials, for any substance other than potable water to flow into the public water system.

(o) *Department* shall mean the Miami-Dade Water and Sewer Department, including its director, employees, agents, designees, and successors.

(p) *Existing water customer* shall mean a water customer as defined herein for which a water meter is installed and operating on or before January 1, 2002.

~~>>(q)~~ *Florida Fire Prevention Code* shall mean rule 69A-60 Florida Administrative Code.<<

~~[[e]]~~ >>(r)<< *Industrial fluid* shall mean any fluid or solution which is intended to be or has been used in or results from activities of manufacture, production, fabrication, repair, packaging, processing or sale of goods or services or growing of agricultural crops or for fire suppression purposes. This may include, but is not limited to: polluted used waters; polluted auxiliary water; all types of process waters; chemicals in fluid form, including pesticides and fertilizers; fuels and oils; acids and alkalis; circulated cooling waters connected to an open cooling tower and/or cooling waters that are chemically or biologically treated or stabilized with toxic substances.

~~[[e]]~~ >>(s)<< *Internal isolation* shall mean fixture isolation and/or isolation of an area or zone within a customer's premises, downstream of the service connection. Fixture isolation means installing an approved backflow preventer at the source of the

potential contamination. Area or zone isolation is confining the potential source of contamination within a specific area.

>>(t) NFPA shall mean National Fire Protection Association, Quincy, Massachusetts.<<

[[~~(s)~~]] >>(u)<< *Nonhealth hazard* shall mean substances which, although not dangerous to health, may impart offensive solids, color, odor or taste to the public water supply.

[[~~(r)~~]] >>(v)<< *New water customer* shall mean a water customer, as defined herein, who applies for the provision of water service after January 1, 2002.

[[~~(q)~~]] >>(w)<< *Reclaimed water* shall mean waste water which has received at least secondary treatment and basic disinfection and is approved for reuse in compliance with regulations of State agencies.

[[~~(p)~~]] >>(x)<< *Service connection* shall mean the terminal end of water delivery from the public water system, that is, where the utility loses jurisdiction and sanitary control over the water at its juncture with the customer's water system. If a meter is installed at the end of the service connection, then the service connection shall mean the downstream end of the meter. Service connection shall also include water service connection from a fire hydrant and all other temporary or emergency water service connections from the potable water system.

[[~~(o)~~]] >>(y)<< *State agencies* shall mean the Department of Environmental Protection, the Department of Health, the State Fire Marshal, their successors, and any other instrumentality of the State of Florida charged under provisions of Part VI of Chapter 403, Florida Statutes or other statute or regulation with testing, inspecting, certifying, enforcing, or otherwise assuring compliance with environmental, health and safety standards, especially those for safe drinking water.

[[~~(n)~~]] >>(z)<< *Tampering* shall mean dismantling, removal, or rendering ineffective after installation, testing and certification, except in order to effect an approved replacement.

[[~~(m)~~]] >>(aa)<< *Used water* shall mean any water supplied to a customer's water system after it has passed through the service connection.

[[~~(l)~~]] >>(ab)<< *Water customer* shall mean any individual, municipality, corporation, partnership, firm, association or other entity receiving water service from the Department for consumption or usage within its premises or for resale to ultimate consumers.

(Ord. No. 99-165, § 1, 12-7-99; Ord. No. 01-169, § 1, 10-23-01)

Sec. 32-153. Prohibition of uncontrolled cross-connections

It shall be unlawful for any water customer to install or maintain any cross connections without providing backflow prevention to protect the public water supply. To the extent required by law, educational materials shall be provided by the Department to water customers and to relevant businesses and employees, alerting them to the dangers of backflow through cross-connections and to prevention measures.

(Ord. No. 99-165, § 1, 12-7-99; Ord. No. 01-169, § 1, 10-23-01)

Sec. 32-154. Backflow preventers required

Certain water customers of the Department shall install a backflow preventer as provided herein. Backflow preventers installed in the facilities listed in (c) and (d) below shall be tested by a certified backflow preventer tester.

(a) Water customers who own or operate or use or engage in the types of businesses, facilities, substances, and activities listed in (c) or (d) below shall install an approved backflow preventer of the type indicated below at the service connection entering their property, within the deadlines listed herein. The same deadlines apply to installation of backflow preventers on Classes 3, 4 and 5 fire suppression systems, as defined in Section 32-155 serving the premises. New water customers who own or operate or use or engage in the types of businesses, facilities, substances, and activities listed in (c) or (d) below shall have an approved backflow preventer as a condition of issuance of building permits or of a certificate of occupancy, and the permanent installation of a water meter. This requirement is not limited to those facilities, premises, uses or situations listed herein but also applies to any others distinctly determined by the Department to require such protection. >>Failure to install a required backflow preventer as required herein, will result in civil penalties to be levied against the responsible party, pursuant to Chapter 8CC of the Code of Miami-Dade County. In the event that the customer provides proof that a plumbing permit has been obtained from the applicable building department, and installs the required backflow preventer, within 90 days of notice of the violation, the Miami-Dade Water and Sewer Department may choose to waive the applicable penalties.<<

(b) In the event that the use of a property is changed to one listed in (c) or (d) below, and such property does not have a backflow preventer, the property owner must notify the Department of the new use and comply with this article.

(c) Backflow preventers shall be installed by existing water customers in the following facilities by June 1, 2007.

Facility:	Backflow Preventer*
Beverage processing or bottling plant [[If only nonhealth hazard materials are present- Otherwise]]	[[DC]] RP
Chemical and petroleum manufacturing, storage, processing or treatment, including any facility where chemicals are used in processing a product, or where chemical baths are employed	RP
Construction sites	DC

Correctional facilities	RP
Dyeing plant	RP
Exterminating companies	RP
Funeral home; morgue	RP
Health care facilities: clinics, skilled Nursing, intermediate care, veterinary, Ambulatory surgical centers	RP
Plating (chemical, electrochemical, Mechanical), including any plant with A chromium, cadmium or other plating Operation or a galvanizing, anodizing, Stripping, oxidizing, etching, passivating, Or pickling operation	RP
Power plant	RP
Radioactive materials present	RP
Reclaimed water customer	RP
Sewage or stormwater treatment plant, Pumping station, or any premises With a wastewater pump	RP

* Abbreviations refer to types of preventers described in Section 32-152(j).

AG = Air gap

DC = Double check valve

PVB = Pressure vacuum breaker

RP = Reduced pressure principle backflow preventer

(d) Backflow preventers shall be installed by existing water customers in the following facilities by January 1, 2012:

	Backflow Preventer
Facility:	
Agricultural premises, including livestock, poultry, and produce packing	RP
Aircraft plants and aircraft repair service	RP
Automotive manufacturing	RP
>>Automotive repair	RP<<
Auxiliary water supply present	RP
Brewery, winery, distillery	RP
Buildings with four stories or more above ground, or with booster pumps	RP
Car washes	RP
Cold storage plant, dairy, ice manufacture [[if only nonhealth hazard materials are present]] [[Otherwise]]	[[DC]] RP
Cooling system, space heating hot-water or steam boiler, single-wall heat exchanger, or double-wall heat exchanger supplied from the public water system	RP
Customer of any type with a history of inadequately protected cross-connections [[if only nonhealth hazard materials are present]] [[Otherwise]]	[[DC]] RP
Film processing or manufacture	RP
Food processing facility, including cannery, packing house, rendering plant, reduction plant, and any industrial facility where animal or vegetable matter is processed; not including food preparation	RP
Health care facility: health maintenance organizations, offices of health care providers, dialysis centers	RP
Irrigation systems using potable water if no backpressure	PVB

If backpressure may exist	RP
Laboratory, including those within schools and other businesses	RP
Laundry or dry cleaner with processing facilities on site, excluding self-service laundromats	RP
Marina, shipyard, boat storage or service facility, including piers and docks, where an outlet supplies water to vessels	RP
Metal manufacturing, cleaning, processing or fabricating plant	RP
Motion picture studio where water is used for scene tanks or special effects	RP
Oil (animal, vegetable or mineral) or gas production, development, processing, blending, storage, refinery, transmission and/or tank maintenance, testing and repair	RP
Paper manufacturing or processing plant	RP
Premises with multiple interconnected service connections [[if only nonhealth hazard materials are present]] [[Otherwise]]	[[DC]] RP
>> <u>Premise located within an Industrial District (I.U.) zoned area</u> <<	>>RP<<
Restricted access facility where testers are prohibited entry by law and/or which is exempt from the inspection provisions of the plumbing code	RP
Rubber (natural or synthetic) or rubber goods manufacture, excluding small molding or tire retreading operations	RP
Sand or gravel pit, classifying or processing plant	RP
Tanker type vehicles If feasible [[if only nonhealth hazard materials are present]] Otherwise	AG [[DC]] RP
Travel trailer and recreational vehicle parks	RP

(e) When an addition is made to an existing building and the addition is twenty-five (25) percent or more of the area of the existing building, a water customer who owns, operates, uses or engages in a business, facility, substance or activity of a type listed in (c) or (d) above shall install an approved backflow preventer of the appropriate type. When repairs and alterations amounting to more than fifty (50) percent of the value of the existing building are made during any twelve (12) month period, a water customer who owns, operates, uses or engages in a business, facility, substance or activity of a type listed in (c) or (d) above shall install an approved backflow preventer of the appropriate type. The value of a building or structure shall be the estimated cost of constructing a new building of like size, design and materials at the site of the original structure, assuming such site to be clear. Cost of additions, alterations and repairs shall be construed as the total cost of labor, materials and services based on current prices for new materials.

(f) All consecutive water systems (wholesale or volume customers) distributing the Department's potable water to their customers must have cross-connection control programs duly approved by their governing authorities, which are operated and maintained in accordance with Chapter 62-555.360, Florida Administrative Code. Any non-complying consecutive water systems may be required to install an approved backflow preventer assembly at the interconnection between the Department and the consecutive system. All consecutive water systems shall use reasonable good faith efforts to comply with the compliance dates specified in section 32-154.

g) Any customer that is found to have a backflow preventer installed, that is not in accordance with the type required in Sections 32-154 (c) and (d) and Section 32-155 (b) will be required to replace the existing backflow preventer with one of the appropriate type, as specified in sections 32-154 (c) and (d) and Section 32-155 (b) including the small low lying three-sided barrier wall.

(Ord. No. 99-165, § 1, 12-7-99; Ord. No. 01-169, § 1, 10-23-01)

Sec. 32-154.1. Reclaimed water regulations

All customers of properties using reclaimed water as an auxiliary source of water supply shall install a reduced pressure principle backflow preventer (RP) assembly on the potable water service connection. The RP assembly shall be installed immediately adjacent to the water meter serving the property. Existing customers must effect this installation before December 31, 2010. New water customers who own or operate such facilities shall install a RP assembly as a condition to permitting, issuance of a certificate of occupancy, and installation of a water meter. The Department shall set forth specific limitations and requirements, in accordance with all rules and regulations promulgated by State agencies, in each customer agreement for use of reclaimed water. No reclaimed water shall be provided by the Department except under terms of an agreement with the customer.

(Ord. No. 01-169, § 1, 10-23-01)

Sec. 32-155. Fire suppression systems

(a) Fire suppression systems will be classified on the basis of water source and arrangement of supplies as follows:

Class 1 Direct connections from public service connection only; no pumps, antifreeze or other additives of any kind; all sprinkler drains discharging to atmosphere, dry wells, or other safe outlets.

Class 2 Same as Class 1 except that booster pumps may be installed in the connections. (Booster pumps do not affect the potability of the system.) It is necessary that pressure in the water main is not reduced below 20 psi to avoid drawing too much water from the main.

Class 3 Direct connection from the service connection, plus one (1) or more of the following: elevated storage tanks; fire pumps taking suction from aboveground covered reservoirs or tanks; pressure tanks. (All storage facilities are filled or connected to public water only; the water in the tanks is to be maintained in a potable condition. Otherwise, Class 3 systems are the same as Class 5.)

Class 4 Similar to Class 1 and Class 2, but with an auxiliary water supply dedicated to Fire Department use and available to the premises, such as an auxiliary supply located within 1700 feet (518m) of the pumper connection.

Class 5 Directly supplied from the service connection and interconnected with auxiliary supplies, such as pumps taking suction from reservoirs exposed to contamination, or rivers and ponds; driven wells; mills or other industrial water systems; or where antifreeze or other additives are used.

(b) New water customers and existing water customers who are installing new fire suppression systems shall install backflow preventers on all fire suppression systems in accordance with the table below and within the applicable deadline provided in Section 32-154(c) and (d):

Class	Minimum Level of Protection*
Class 1	DCDA
Class 2	DCDA
Class 3	DCDA
Class 4	RPDA
Class 5	RPDA

* Abbreviations refer to types of preventers described in Section 32-152(i).

DCDA = double check detector assembly

RPDA = reduced pressure detector assembly

(c) Existing water customers with Class 1 and Class 2 fire suppression systems are not required to install backflow preventers.

~~(d) All existing systems being modified or upgraded shall have provision for any additional head loss caused by inclusion of the required backflow preventer in the modification design.~~

(e) Exemptions may be granted to water customers with existing systems who can demonstrate to the satisfaction of the Department and the Miami-Dade Fire Department that installation of a backflow preventer would degrade the effectiveness of the fire protection system to a level unacceptable for fire suppression purposes.

>>(f) All installations, testing, maintenance, repairs and replacements of backflow preventers used for fire suppression systems shall be performed by a certified Fire Protection Contractor as defined in Section 633.021(5), Florida Statutes, and certified in accordance with Section 633.521, Florida Statutes.

~~(g) - In accordance with NFPA-13, all fire department connections shall be on the street side of buildings and shall be located and arranged so that hose lines can be readily and conveniently attached to the inlets without interference from any nearby objects including buildings, fences, posts, or other fire department connections.<<~~

(Ord. No. 99-165, § 1, 12-7-99; Ord. No. 01-169, § 1, 10-23-01)

Sec. 32-156. Technical requirements

All approved backflow preventers shall conform to specifications set forth in the applicable building code and to rules and regulations promulgated by State agencies. The following specifications are adopted until and unless superseded:

(a) Air Gap (AG) shall conform to ANSI/ASME standard A 112.1.2-1991.

(b) All other preventers shall have satisfactorily passed a laboratory and field evaluation in accordance with the latest editions of either Section 10 of the ninth edition of the University of Southern California's Manual of Cross-Connection Control and been approved by the University of Southern California Foundation for Cross Connection Control and Hydraulic Research (USC-FCC & HR); or with ANSI/AWWA Standard C510-97 or C511-97. They are required to be testable in line.

(c) Reduced Pressure Principal Backflow Prevention Assembly (RP) shall conform to ASSE Standard 1013 or ANSI/AWWA Standard C511-97.

(d) Double Check Valve Assembly (DC) shall conform to ASSE Standard 1024 or ANSI/AWWA Standard C510-97.

(e) Pressure Vacuum Breaker Assembly (PVB) shall conform to ANSI/ASSE Standard 1020-1990.

(f) Double Check Detector Assembly (DCDA) shall conform to ANSI/ASSE Standard 1048-1995.

(g) Reduced Pressure Detector Backflow Assembly (RPD) shall conform to ANSI/ASSE Standard 1047-1995.

(h) Further specifications for backflow preventers and their installation, and additional and modified ones for specific purposes, may be provided in standard

details and/or written specifications issued by the Department, in accord with standards adopted by the ~~[[South]]~~ Florida Building Code and any regulations promulgated by State agencies.

(Ord. No. 99-165, § 1, 12-7-99)

Sec. 32-157. Installation of backflow preventer

(a) Water customers, at their own expense, shall prepare plans and shall obtain a permit for the required backflow preventer. For properties located in unincorporated Miami-Dade County, the Miami-Dade County Building Official shall review said plans and charge a fee in accordance with Administrative Order No. 4-63A, as may be modified from time to time, for the review of each backflow preventer and the issuance of a permit. In the case of fire suppression systems, the Miami-Dade Fire Department shall charge a ~~[[single]] fee [[of fifty dollars (\$50.00), as may be modified by Administrative Order]]~~ >>in accordance with Administrative Order No. 4-45<< to review and inspect each installation. The applicable municipal Building Official and municipal Fire Department may impose a similar fee for similar services. Permitting procedures and standard details shall be established and modified from time to time by means of agreements between and among applicable County, municipal and State agencies.

(b) The backflow preventer installer must be a validly licensed contractor possessing a certificate of competency appropriate for the preventer type and location involved.

(c) The backflow preventer shall be installed at the customer's expense on the customer's property immediately adjacent to the water meter serving that property the customer shall provide adequate space for a backflow preventer on the customer's property. The backflow preventer shall be readily accessible for maintenance and testing. No part of it may be beneath the ground surface or submerged under water, and it must not be subject to flooding by a ten-year storm. ~~[[If two (2) or more backflow preventers are utilized on the same property or premises, they shall be combined if possible.]]~~

(d) The installation shall be located at the front property line at one (1) side of the property in accordance with the Department's standard details. >>All backflow preventers that are installed where<< ~~[[Every backflow preventer]]~~ visible from an area accessible to the public shall be shielded from public view by a visual barrier ~~[[such as a landscaping hedge or fence. Such barrier shall be at least two (2) feet apart from the backflow preventer and it must not obstruct either view from inside the premises or access for maintenance and testing]]~~ >>as listed below:

- 1) A barrier wall not more than six (6) inches above the highest point of the body of the assembly whereas the stems of the shutoff valves are visible from outside of the wall structure; or
- 2) A recessed covered space which is part of the building envelope; or
- 3) A manufactured cover for small diameter assemblies up to two (2) inches

Such barriers shall be at least two (2) feet apart from the backflow preventer and must not obstruct access for maintenance and testing. Existing backflow preventer installations, shall be exempt from the installation of a visual barrier. Additionally, any such barrier shall be a minimum of seven and one-half (7-1/2) feet apart from any fire department connection

~~including, but not limited to, siamese connections and post indicator valves. Said fire department appliances are to be installed in accordance with the Florida Fire Prevention Code, and NFPA standards 13 and 24.<<~~

(e) Upon completion of the installation, satisfactory testing shall be performed as provided in Section 32-163(b). Testing requires a water shutdown usually lasting five (5) to thirty (30) minutes. For facilities that require an uninterrupted supply of water, and when it is not possible to provide water service from two (2) separate meters, provisions shall be made for a parallel installation of backflow preventers. The existence of any unprotected bypass around a backflow preventer when the apparatus is in need of testing, repair or replacement is unlawful.

(f) The customer shall install plumbing lines of sufficient size to compensate for pressure losses which may result from operation of a backflow preventer. Provision must be made for thermal expansion.

(g) It shall be unlawful for any water connections to exist between the water meter and the backflow preventer.

~~>>(h) It shall be unlawful for any person to remove a backflow preventer from service without the express written consent of the Miami-Dade Water and Sewer Department, except for the purposes of replacement, as described in Section 32-164 (c). Unauthorized removal will be considered tampering, as described in Section 32-162 of the Code of Miami-Dade County.<<~~

(Ord. No. 99-165, § 1, 12-7-99; Ord. No. 01-169, § 1, 10-23-01)

Sec. 32-158. Exemptions

(a) Buildings of three (3) stories or less without booster pumps which contain only dwelling units (including single family residences, town homes, small apartment buildings), and all other structures or facilities not listed in Section 32-154, shall be exempt from the requirement of installation of a backflow preventer, provided that:

- (1) No cross-connections exist or are subsequently installed on the property;
- (2) No uses or facilities listed in Section 32-154 receive water through the same service connection; and
- (3) Any auxiliary water supply is not cross-connected.

(b) Buildings of four (4) stories or more which contain only dwelling units (including condominium residences and apartment buildings) shall be exempt from the requirement of installation of a backflow preventer, provided that:

- (1) A certified plumber trained in cross-connection control conducts an annual inspection of the building's plumbing system to determine whether a cross-connection exists;
- (2) Each inspection shall be reported to the Department within five (5) days of such inspection; and
- (3) If an inspection of the building indicates a cross-connection, such cross-connection shall be eliminated pursuant to the provisions of this section.

(c) Exemptions from or exceptions to the Department's standard details may be granted by the applicable Building Official or his designee for installation of backflow preventers where physical limitations are present, provided that the preventer as installed is tested satisfactorily and certified.

(Ord. No. 99-165, § 1, 12-7-99; Ord. No. 01-169, § 1, 10-23-01)

Sec. 32-159. Fire hydrants

Except for the use of fire hydrants for fire suppression purposes, any use of fire hydrants and fire systems by any person other than the Department or the applicable County or municipal Fire Department without the prior written approval of both, is prohibited and such person may be ordered to cease and desist by the applicable Fire Department.

(Ord. No. 99-165, § 1, 12-7-99)

Sec. 32-160. Access required

(a) Any code inspector, certified backflow preventer tester, or authorized representative of the Department, at any reasonable time upon reasonable notice and presentation of proper credentials, and upon consent by the property owner or person in charge of the property, building or place, may enter, monitor, sample, test, and inspect, as often as may be necessary, any structure, property, premises, building or place, public or private, residential or nonresidential within the water distribution system of the Department, for the purpose of assuring that no cross connections exist and that approved backflow preventers are in place where required. This right of access includes the right to affect any emergency actions necessary, including but not limited to disconnecting water service. Inspections of the facilities listed in Section 32-154, which pose the greatest potential hazard to the public water supply, are deemed to be a public necessity.

(b) No person shall refuse reasonable entry or access to the duly authorized representative who requests entry for any of the purposes set forth in (a) above and who presents appropriate credentials identifying himself.

(c) No person shall obstruct, hamper, or interfere with any such inspection, entry, monitoring, testing, or sampling.

(d) An inspection, entry, monitoring, testing and sampling, pursuant to this section may be conducted only after:

(1) Consent for the entry, inspection, testing, monitoring and sampling is received from the owner or person in charge of the property, building, premises or place; or

(2) An inspection warrant as provided in this section or by law is obtained.

(e) An inspection warrant is authorized by this article and may be issued by a judge of any County Court or Circuit Court of this State which has jurisdiction of the place or thing to be searched.

(f) The Department Director or his designee is hereby authorized and empowered to obtain all search or inspection warrants reasonable and necessary to carry out the responsibilities,

powers and duties set forth in this article, in accordance with the requirements of the
Constitutions of the United States of America and the State of Florida.

(Ord. No. 99-165, § 1, 12-7-99)

Sec. 32-161. Obstruction prohibited

It shall be unlawful for any water customer to maintain or place anything on or near backflow preventer or other related equipment, which obstructs access to the backflow preventer.

(Ord. No. 99-165, § 1, 12-7-99)

Sec. 32-162. Tampering prohibited

The intentional tampering with a backflow preventer, rendering it out of compliance with this article, is prohibited.

(Ord. No. 99-165, § 1, 12-7-99)

Sec. 32-163. Testing

(a) *Testing standards.* All required tests of backflow preventers shall be accomplished in accordance with the procedures in the latest editions of Chapter 8 of AWWA Manual M14 and Section 9 of the University of Southern California's *Manual of Cross-Connection Control*.

(b) *Initial.* All backflow preventers shall be installed under a plumbing, mechanical or fire permit obtained from the Building Official. The backflow preventer shall be tested by a certified backflow preventer tester as defined herein and certified as testing satisfactory prior to final plumbing approval being granted >>and prior to the installation of the permanent water meter. Where a permanent water meter is not yet installed, the certified tester shall obtain water for testing the backflow preventer via a method approved by the Department.<<

(c) *Annual.*

(1) All ~~[[newly installed]]~~ backflow preventers must be tested annually to assure that they are performing satisfactorily by a certified backflow preventer tester.

(2) The first annual testing of each backflow preventer installed subsequent to enactment of this article shall occur within twelve (12) months of installation.

(d) *Change of Occupancy or Ownership.* Inspection of premises and satisfactory testing of an existing backflow preventer may be required before initiation of water service to a new customer or issuance of a new certificate of occupancy.

(e) *Deficiencies.* If deficiencies are identified during any testing, the tester shall provide the water customer and the Department with a listing of the defects, on a form acceptable to the Department, within five (5) days of the test, which warns the customer that defects must be repaired within thirty-five (35) days of the Department's receipt of the report. Retesting shall be performed at or before the end of that period.

(Ord. No. 99-165, § 1, 12-7-99).

Sec. 32-164. Repairs and replacement

(a) It is the customer's responsibility to assure that all defects listed by backflow preventer testers are corrected.

(b) Failure to complete repairs and have the backflow preventer certified as testing satisfactory within thirty-five (35) days of the Department's receipt of the report listing any deficiency shall result in a civil violation notice. The time allowed for correction shall be ten (10) days. Failure to correct the defect and comply with the civil violation notice may result in a civil action by the County.

(c) If a backflow preventer cannot be repaired to test satisfactorily, the customer shall replace it with the type required in Section 32-154 and have the replacement tested and certified.

(d) All repairs and replacement of a backflow preventer shall be done with a valid permit.

(Ord. No. 99-165, § 1, 12-7-99; Ord. No. 01-169, § 1, 10-23-01)

Sec. 32-165. ~~[[Certification]]~~ >> Test Reporting <<

Upon ~~[[satisfactory]]~~ completion of testing, a ~~[[certification]]~~ >> test report << form ~~[[acceptable to]]~~ >> approved by << the Department shall be completed by the certified backflow preventer tester and submitted to the customer and to the Department, no later than ~~[[thirty (30)]]~~ >> ten (10) << days following the test. If the backflow preventer required repair before testing satisfactorily, that fact shall be indicated.

(Ord. No. 99-165, § 1, 12-7-99)

Sec. 32-166. Modifications of facilities

Water customers shall notify the Department of any change of use of their premises or installation of fixtures or facilities which may affect the performance of existing backflow preventers or which may require installation of new backflow preventers. An evaluation of cross-connection protection needs must be performed by the Department before any such new uses or fixtures or facilities receive water service.

(Ord. No. 99-165, § 1, 12-7-99)

Sec. 32-167. Reporting and record keeping

(a) All incidents of suspected or actual backflow shall be reported to the Department by all persons with knowledge.

(b) The Department shall retain all records incident to the cross-connection control program which are mandated by this article and by rules and regulations promulgated by State agencies pursuant to provisions of Part VI of Chapter 403, Florida Statutes.

(Ord. No. 99-165, § 1, 12-7-99)

Sec. 32-168. Enforcement

The following enforcement actions are authorized separately or in combination.

- (a) The Department may take emergency action to eliminate a cross connection involving a health hazard, or to stop and prevent backflow, by any practicable means, including disconnection of water service and installation of an approved backflow preventer, billing the customer for the cost of labor, applicable permit fees, and materials (including overhead and fringe benefits).
- (b) The Department may refuse water service to a customer in violation of the provisions of this Article, or to a customer who does not pay costs of Department emergency action to prevent backflow within sixty (60) days. Water service may be withheld until the violation is corrected, the costs paid, fines for violations of this Chapter under Chapter 8CC paid, and the affected premises or facilities are certified to be in compliance with all requirements stated herein.
- (c) The Department may add any costs of emergency action to prevent backflow which remain unpaid after sixty (60) days to the customer's bill for services and record and enforce a lien when and as authorized by Article VI of Chapter 32 of the County Code.
- (d) Any person who violates any provision of this Article or any lawful rule, regulation or written order promulgated under it is liable for any damage caused by such violation to Miami-Dade County, including, but not limited to damage to the public water supply and costs of rectifying harm, and is also liable directly or indirectly for all damage to other parties. The County may undertake court actions to recover its damages, to restrain, abate or correct violations of this Article, to permit access and corrective action, and to prevent use and occupancy of any premises where a probable violation of this Article could endanger human health. The term "damages" herein shall be understood to include all those which may be recoverable in civil actions in the courts of Florida.
- (e) This article may be enforced by code, invoking all applicable provisions of Chapters 8CC and 10 of the County Code, and the ~~[[South]]~~ Florida Building Code, including, but not limited to, civil violation notices, administrative hearings, court appeals, and assessment of fines and costs with further penalties for non-payment.
- (f) In addition to any civil penalty or court award of damages, any violator shall be liable for the reasonable costs and expenses incurred by the County in enforcing the provisions of this Article including, but not limited to, the labor and material costs (including overhead and fringe benefits) of emergency enforcement actions, inspections, permit fees, preparation of enforcement reports, photographs, title searches, postage, court or hearing attendance time, and other demonstrable administrative costs for enforcement and collection. All such sums shall become delinquent if not paid within thirty (30) days after receipt by the violator of the Department's bill itemizing the costs incurred in enforcing the provisions of this Article, or after a hearing officer or court order becomes final (the "due date"). All such delinquent sums shall bear interest at the rate of twelve (12) percent per annum after the due date.

(g) In lieu of the lien for unpaid civil penalties provided in Section 8CC-7 of the County Code, if the violator is a water customer, the Department may include the amount of any ordered civil penalty including costs and expenses in the water customer's bill for service and record a lien in accord with the provisions of Article VI of Chapter 32 of the County Code.

(h) Upon the rendition of a judgment or decree by any of the courts of this State, including appellate courts, against any person and in favor of the County to enforce compliance with this article or to award damages to the County, the court shall adjudge a reasonable sum as fees for the attorney acting on behalf of the County in that civil action, in addition to court costs.

(i) The following funds when received by the County shall be deposited in a separate County fund, for use by the ~~[[Building]]~~ >>Water and Sewer<< Department for administration and enforcement of this Article:

(1) All civil penalties plus costs and expenses of enforcement, collected under Section 8CC-10 for violations of this Article.

(2) All damages, costs and attorney fees awarded as a result of court actions, pursuant to Section 32-168(d), (f) and (h).

(Ord. No. 99-165, § 1, 12-7-99; Ord. No. 01-169, § 1, 10-23-01)

Sec. 32-169. Fees and charges.

Fees and charges imposed herein shall be subject to annual review and modification. The County Manager is hereby authorized to establish future modifications to the Department's fees by separate administrative order, which fees shall not become effective until approved by the Board of County Commissioners.

(Ord. No. 99-165, § 1, 12-7-99)

Section 2. Chapter 8CC of the Code of Miami-Dade County, Florida is hereby amended to read

as follows:

Sec. 8CC-10 Schedule of Civil Penalties.

Code Section	Description of Violation	Civil Penalty
32-8.2	Violation of permanent landscape irrigation restrictions	\$50.00
32-153	Cross-connection by any water customer without backflow preventer	\$500.00
>>32-154	<u>Failure to comply with an order to install a backflow preventer</u>	<u>\$100.00 per day not to exceed \$2000.00<<</u>
32-156 & 157	Improper installation of backflow preventer	\$500.00
32-157	Bypassing backflow preventer	\$500.00
32-158(b)	Failure to provide inspection report	\$50.00
32-159	Unauthorized use of fire suppression device	\$500.00
32-160	Unreasonable denial of access	\$200.00
32-161	Obstruction of access to a backflow preventer	\$75.00
32-162	Tampering with a backflow preventer	\$1000.00
32-163	Failure to have backflow preventers tested within time required	\$25.00 per day
32-164	Failure to timely repair noncompliant backflow preventers	\$75.00 per day
32-165	Submitting a false or fraudulent backflow preventer test report	\$1000.00
32-166	Failure to report or obtain inspection of backflow preventers affected by premises modifications (after modifications are placed in use)	\$75.00 per day
32-167(a)	Failure to report known or suspected backflow	\$1000.00
33-8(a)	Failure to obtain certificate of use and occupancy for [[South]] Florida Building Code [[(SFBC)]] Group A, B, C, D, E, and F occupancies	\$500.00

Section 3. Section 33-13 of the Code of Miami-Dade County, Florida is hereby amended as follows:

Sec. 33-13. Unusual uses.

>>(h) Exception for backflow preventers. Notwithstanding the requirements of Section 33-13(e) or any other sections of this Chapter, backflow preventers as may be required by

Chapter 32 of the Code of Miami-Dade County, Florida, shall not be considered an unusual use requiring a public hearing in any zoning district where:

- (1) Backflow preventers are required by the Miami-Dade County Water and Sewer Department or other service providers as a condition of service; and
- (2) Backflow preventers are located and required to serve development(s) within the Urban Development Boundary (UDB) as indicated on the Comprehensive Development Master Land Use Plan Map (LUP); and
- (3) The installation shall be located at the front property line at one (1) side of the property in accordance with Water and Sewer Department standard details. Every backflow preventer visible from an area accessible to the public shall be shielded from public view by a visual barrier as listed below:
 - a) A barrier wall no more than six (6) inches above the highest point of the body of the assembly whereas the stems of the shutoff valves are visible from outside of the wall structure; or
 - b) A recessed covered space which is part of the building envelope; or
 - c) A manufactured cover for small diameter assemblies up to two (2) inches.

Such barriers shall be at least two (2) feet apart from the backflow preventer and must not obstruct access for maintenance and testing. Existing backflow preventer installations, shall be exempt from the installation of a visual barrier. Additionally, any such barrier shall be a minimum of seven and one-half (7-1/2) feet apart from any fire department connection including, but not limited to siamese connections and post indicator valves.

(4) Any barrier wall surrounding the backflow preventer area that may be required by the Miami-Dade County Water and Sewer Department is to be provided on site in accordance with the requirements of Section 33-11.

Additionally, where the requirements of this subsection have been met, backflow preventers and any other structures necessary in their operation, may be placed upon a site without regard to setback requirements established in this Chapter for the applicable zoning district. <<

Section 4. 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 5. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made part of the Code of Miami-Dade County, Florida. The sections 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 6. 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: October 24, 2006

Approved by County Attorney as
to form and legal sufficiency:

Lincoln

Prepared by:

DM

David M. Murray

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

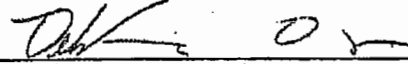
SS:

I, HARVEY RUVIN, Clerk of the Circuit and County Courts, in and for Miami-Dade County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, Do Hereby Certify, that the above and foregoing is a true and correct copy of Ordinance 06-158, adopted by the Board of County Commissioners at its meeting of October 24, 2006, as appears of record.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 30th day October, A.D. 2006.



HARVEY RUVIN, Clerk
Board of County Commissioners
Miami-Dade County, Florida

By: 
Deputy Clerk

Board of County Commissioners
Miami-Dade County, Florida



Memorandum

Date: October 10, 2006

To: Honorable Chairman Joe A. Martinez and
Members, Board of County Commissioners

Agenda Item No. 7(F)

From: George M. Burgess
County Manager

A handwritten signature in black ink, appearing to read "Burgess", written over the printed name of the County Manager.

Subject: Proposed Zoning Ordinance Establishing the Cutler Ridge Metropolitan Urban
Center District Regulations

0#06-152

This item was amended at the Infrastructure and Land Use Committee meeting of September 26, 2006 in order to reflect a revised street type section for SW 211 Street

RECOMMENDATION

It is recommended that the Board of County Commissioners (Board) adopt the attached proposed zoning ordinance establishing the Cutler Ridge Metropolitan Urban Center Zoning District (CRMUCD) regulations.

BACKGROUND

The Comprehensive Development Master Plan (CDMP) designated Cutler Ridge Metropolitan Urban Center (CRMUC) encompasses the area of the Southland Mall and the South Miami-Dade Government Center. Its boundaries are generally described as the Homestead Extension of the Florida Turnpike on the east, the Black Creek Canal on the south, and the U.S. 1/South Miami-Dade Busway corridor, including properties along both sides of the corridor, on the west.

On April 13th, 2004, the Board adopted Resolution No. R-438-04 accepting the Downtown Cutler Ridge Charrette Report, including its plan and recommendations and directed the County Manager to prepare the necessary amendments to the Code of Miami-Dade County to implement the Plan and its recommendations. Subsequent to this, the staff of the Department of Planning and Zoning (DP&Z) developed an ordinance containing the CRMUCD regulations and proceeded with the normal approval process which included a series of public hearings. While these hearings were being conducted, the Cutler Ridge Municipal Advisory Committee finalized its work and after approval of the incorporation proposal by the County Commission and an affirmative charter vote, most of the unincorporated area known as Cutler Ridge, including portions of the CRMUC, became part of the Town of Cutler Bay on November 8, 2005. Since then,

DP&Z has been coordinating the adoption and implementation of the municipal portion of the CRMUCD with the management and leadership of the Town of Cutler Bay.

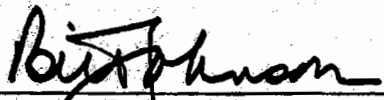
Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners
Page 2

On April 6, 2006, the Town Council adopted the Urban Center District (UCD) Land Development Regulations ordinance containing the municipal portion of the County's CRMUCD and it is now proceeding with the rezoning process which it is scheduled to be finalized by July of this year.

The proposed CRMUCD that covers the unincorporated portion of the Cutler Ridge MUC builds upon the adopted Standard Urban Center District Regulations and provides the additional requirements and the regulating plans that will guide development of the area. This proposed ordinance, which has been subject to considerable public input, including the Cutler Ridge Charrette Steering Committee, the Redland Community Council 14, the South Bay Community Council 15 and the Planning Advisory Board, creates regulations to govern the new zoning district. Properties located within the boundaries of the new zoning district will become subject to the new regulations upon approval after public hearing on an application to rezone them to the CRMUCD.

FISCAL IMPACT

The proposed ordinance creates no fiscal impact on Miami-Dade County.


Assistant County Manager

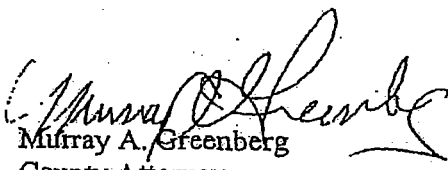


MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: October 10, 2006

FROM: 
Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 7(F)

Please note any items checked.

- "4-Day Rule" ("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
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor
Veto _____
Override _____

Agenda Item 7(F)
10-10-06

ORDINANCE NO. 06-152

ORDINANCE RELATING TO ZONING AND OTHER LAND DEVELOPMENT REGULATIONS; PROVIDING FOR THE CUTLER RIDGE METROPOLITAN URBAN CENTER ZONING DISTRICT; CREATING SECTIONS 33-284.99.23 THROUGH 33-284.99.30 OF THE CODE OF MIAMI-DADE COUNTY (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 33-284.99.23 of the Code of Miami-Dade County, Florida is hereby created as follows:¹

>> ARTICLE XXXIII (O)

CUTLER RIDGE METROPOLITAN URBAN CENTER DISTRICT (CRMUCD)

Sec. 33-284.99.23 Purpose, intent and applicability.

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.

✓

- A. 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.
- B. The Illustrative Master Plan (Figure 1), illustrates the citizens' vision and may be used to interpret this article. Where the Illustrative Master Plan conflicts with the text of this article, the text shall govern.
- C. The boundaries shown in Figure 1 that are labeled as 'Miami-Dade County' shall constitute the Cutler Ridge Metropolitan Urban Center Boundary Plan and are generally described as follows: from the intersection of the centerline of the SW 112 Avenue with the centerline of US 1, then south along the centerline of SW 112 Avenue to the north side of the C-1 Canal (Black Creek Canal), then west along the north side of the Black Creek Canal to the west side of the South Miami-Dade Busway, then north along the west side of the South Miami-Dade Busway to the centerline of SW 117 Avenue, then northwest along the centerline of SW 117 Avenue to the centerline of SW 114 Court, then north along the centerline of SW 114 Court to the centerline of SW 203 Terrace, then east along the centerline of SW 203 Terrace to the centerline of SW 112 Court, then south and southeast along the centerline of SW 112 Court to point of beginning.

A more detailed legal description of the boundaries follows:

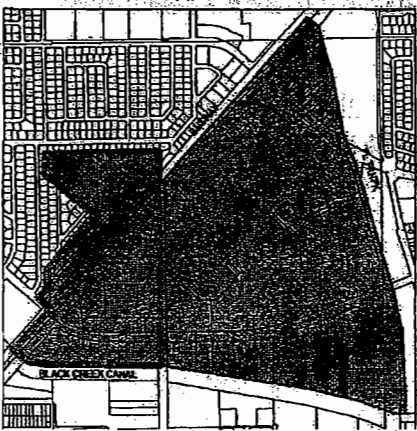
Beginning at the intersection with the centerline of Black Creek Canal (C-1) and the west line of the Southeast one quarter of Section 7, Township 56 South, Range 40 East, Miami-Dade County Florida lying in SW 112th Avenue (Allapattah Road), thence westerly along the center line of Black Creek Canal (C-1) to the intersection with the East Right-of-Way of South Miami-Dade Bus way; thence north-easterly along the East Right-of-Way of South Miami-Dade Bus way to the intersection with theoretical extension of the Southwest Lot Line of Lot 1, block 12, of South Miami Heights PB.72-PG.87; thence northwest along the theoretical extension of the Southwest Lot Line of Lot 1, block 12, of South Miami Heights PB.72-PG.87 to the intersection with the West Property Line of Lot 1 (SW Cor. of lot 1) Block 12, of South Miami Heights PB.72-PG.87; thence northeast along the West lot line of lot 1, block 12, South Miami Heights, PB.72-PG.87 to the intersection of the East Boundary Line of block 12, South Miami Heights PB.72-PG.87; thence north along said Boundary Line to the intersection of the West Lot Line of Lot H of the Re-Subdivision of Cutler Gate PB.70-PG.100; then northeast along Lot Lines H, G, F, E of Re-Subdivision of Cutler Gate PB.70-PG.100 and Lot Lines 1 through 7, block 5, and Lot Lines 1 & 2 block 4, of Cutler Gate PB.64-PG.77 to the intersection with the East Right-of-Way Line of SW 113 Road; thence northwesterly along the East Right-of-Way of SW 113 Road to a point on the West Right-of-Way of SW 114 Ave; thence south on the West Right-of-Way of SW 114 Ave. to the intersection of the North Lot Line of lot 15, block 1, of Cutler Gate PB.64 – PG.77; thence northwest along the North lot line of said lot 15, block 1 to the intersection with the East boundary line of block 12, of South Miami Heights PB.72-PG.87; thence north along

the East boundary line of said block 12 to the intersection of the North boundary line of Tr. A and Tr. B of Old Cutler Ridge Crossing PB.148-PG.90; thence east along the North Boundary line of TR.A and TR.B. to the intersection with the East Boundary line of TR. B. of Old Cutler Crossing, plat book 148 at page 90; thence south along the East Boundary line of TR.B of Old Cutler Crossing plat book 148 at page 90 and a Southerly prolongation of the East Boundary line of TR.B. with the West line of the Northeast one quarter of Section 7 and the West line of the Southeast one quarter (SW 112 Avenue Allapattah Road) to the point of beginning.

Full scale maps of the Illustrative Master Plan 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.

D. No provision in this article shall be applicable to any property lying outside the boundaries of the Cutler Ridge Metropolitan Urban Center District (CRMUC) as described herein. No property lying within the boundaries of the CRMUC shall be entitled to the uses or subject to the regulations provided in this article until an application for a district boundary change to CRMUC has been heard and approved in accordance with the provisions of this chapter.

Figure 1: Illustrative Master Plan



- ILLUSTRATIVE PLAN
- KEY
- MUC Area
 - Proposed Buildings
 - Existing Buildings
 - Miami Dade County
 - Town of Cutler Bay

MUC Boundary Plan

<<

7

Section 2. Section 33-284.99.24 of the Code of Miami-Dade County, Florida is hereby created as follows:

>>Sec. 33-284.99.24. Cutler Ridge Metropolitan Urban Center District (CRMUC) Requirements.

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

Section 3. Section 33-284.99.25 of the Code of Miami-Dade County, Florida is hereby created as follows:

>>Sec. 33-284.99.25. Uses.

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

A. Permitted Uses. The following uses shall be permitted in areas designated Industrial (ID).

1. In addition to all uses permitted in the Industrial area under Section 33.284.83, all uses permitted in the Mixed-Use Corridor (MC).

B. Conditionally Permitted Uses. In addition to the conditionally permitted uses in Section 33-284.83(B) of this Code, the following conditional use shall be permitted subject to the administrative approval of a site plan, pursuant to section 33-284.88 of this code, to assure compliance with the requirements established herein:

1. Automobile new sales agency shall be permitted only upon approval after public hearing, provided that the following conditions are also satisfied:

a. The building shall comply with the Building Placement and Street Type Development Parameters and the General Requirements in Section 33-284.85-86 of this Code and as established by the land use and sub-districts regulating plans provided in Section 33-284.99.17 of this code.

b. All outdoor paging or speaker systems shall be prohibited.

c. Repair work of any type shall not be permitted on premises unless approved after public hearing and maintained within an enclosed building and screened from the street.

- d. The applicant shall obtain a certificate of use and occupancy, which shall be automatically renewable yearly upon compliance with all applicable terms and conditions.<<

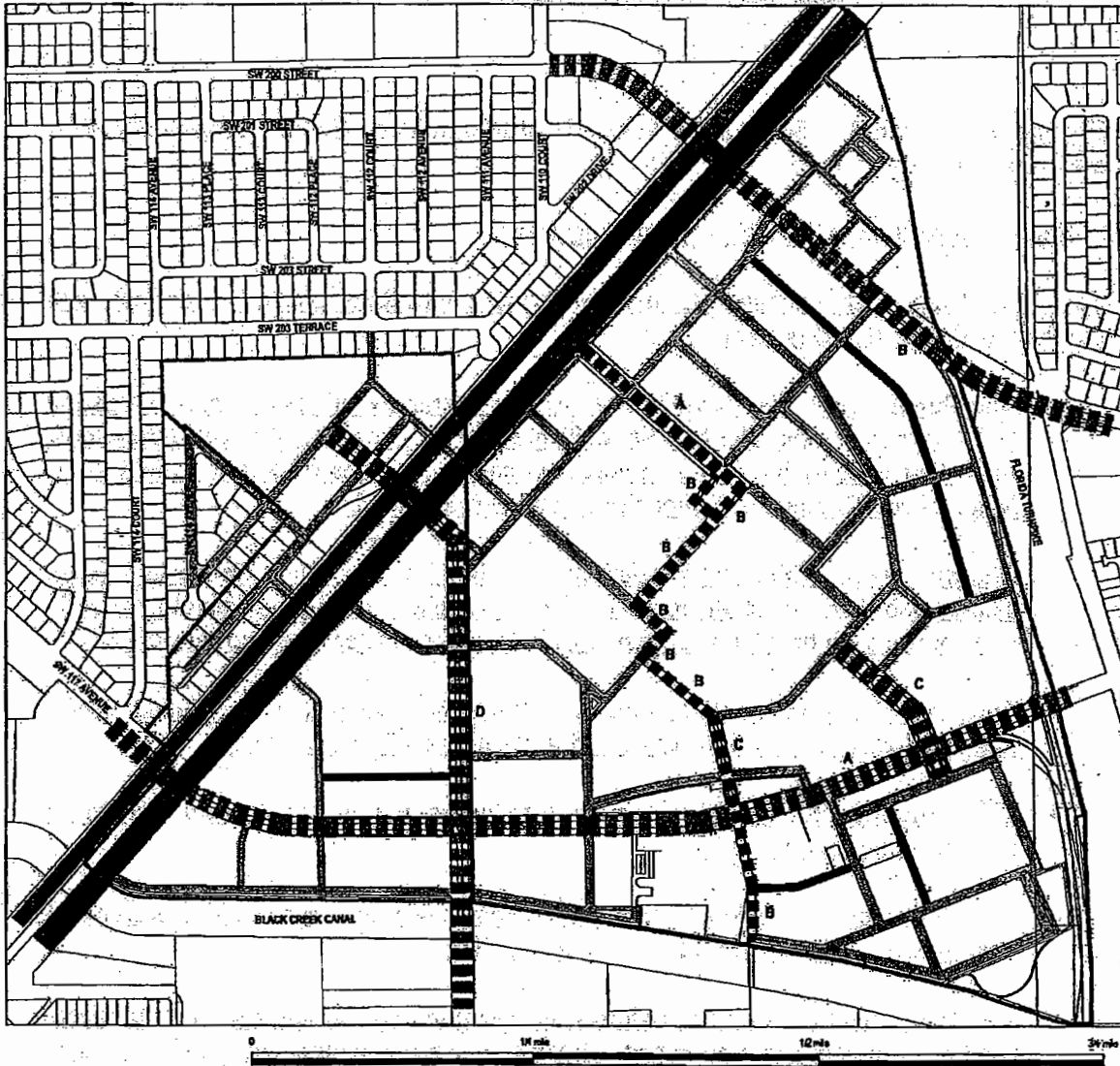
Section 4. Section 33-284.99.26 of the Code of Miami-Dade County, Florida is hereby created as follows:

>>Sec. 33-284.99.26. CRMUCD Regulating Plans.

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









- The Street Types Plan, which establishes a hierarchy of street types in existing and future locations. The five Street Types and the hierarchy of streets (from most important to least important in accommodating all types of activity) are U.S. 1, Main Street, Boulevard, Minor Street, and Service Road.
- The Sub-districts Plan, which delineates 3 Sub-districts: 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.
- The Land Use Frontage Plan, which delineates the areas where specified land uses and development of various types and intensities shall be permitted.
- The Building Heights Plan, which establishes the minimum and maximum allowable number of stories.
- The Designated Open Space Plan, which designates open spaces. The designated open spaces shall be controlled by anchor points.
- The New Streets Plan, which shows the location and the number of new streets needed to create the prescribed network of streets within each Urban Center District. 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.
- The Bike Route Plan, which depicts the designated bike routes, including the bike facility requirements, if any, which shall be shown in all development plans.

Street Types Plan

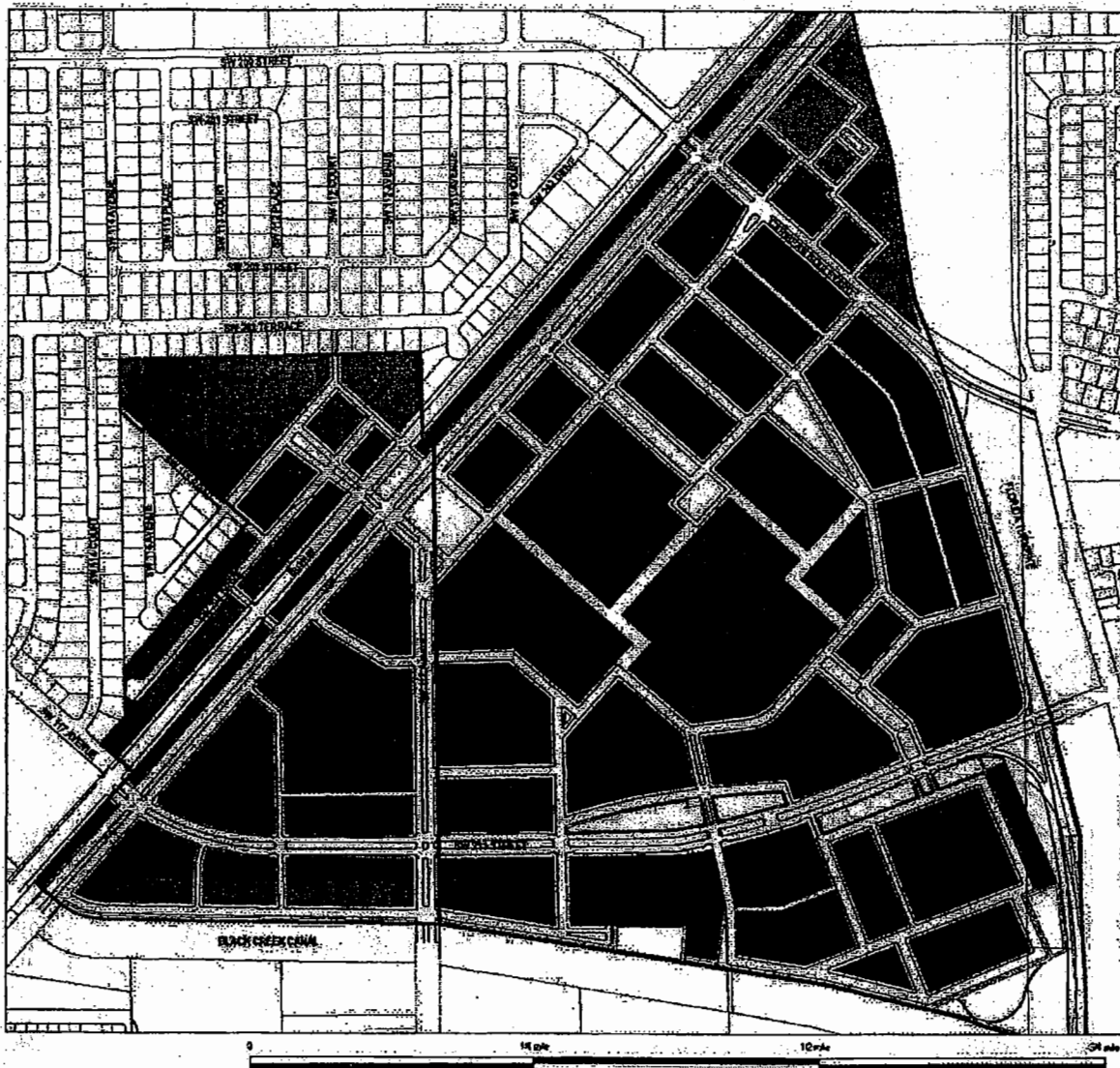


STREET TYPES

KEY

- | | | | |
|---|---|---|--------------------|
|  | US Highway 1 / S.R. 5 |  | Miami Dade County |
|  | South Miami-Dade Busway |  | Town of Cutler Bay |
|  | Main Street | | |
|  | Boulevard | | |
|  | Minor Street | | |
|  | Service Roads
Core and Center Sub-district: required | | |

Sub-Districts Plan



Sub-Districts

KEY

 Core Sub-District

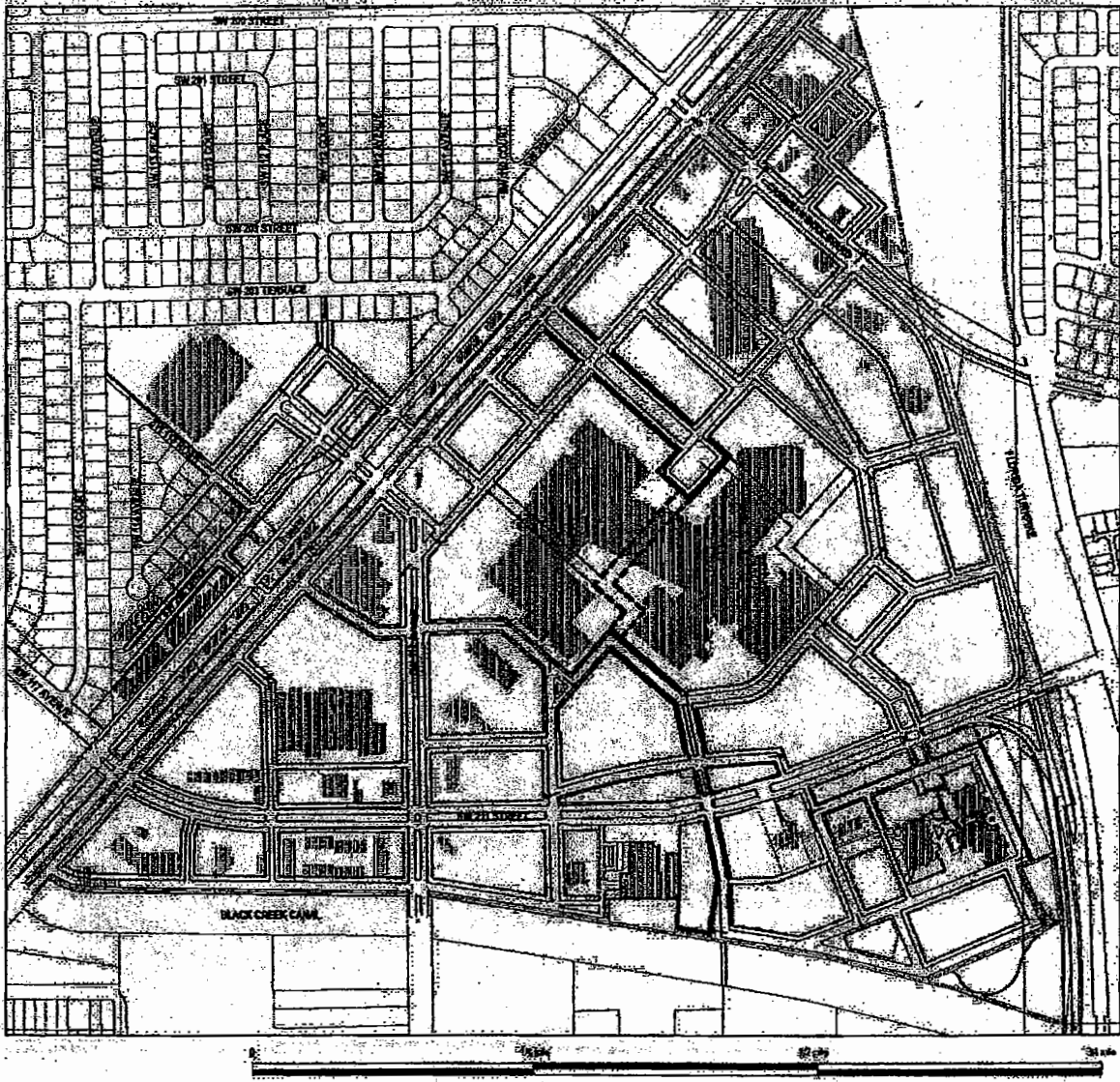
 Center Sub-District

 Edge Sub-District

 Miami Dade County

 Town of Cutler Bay










Land Use Frontage Plan



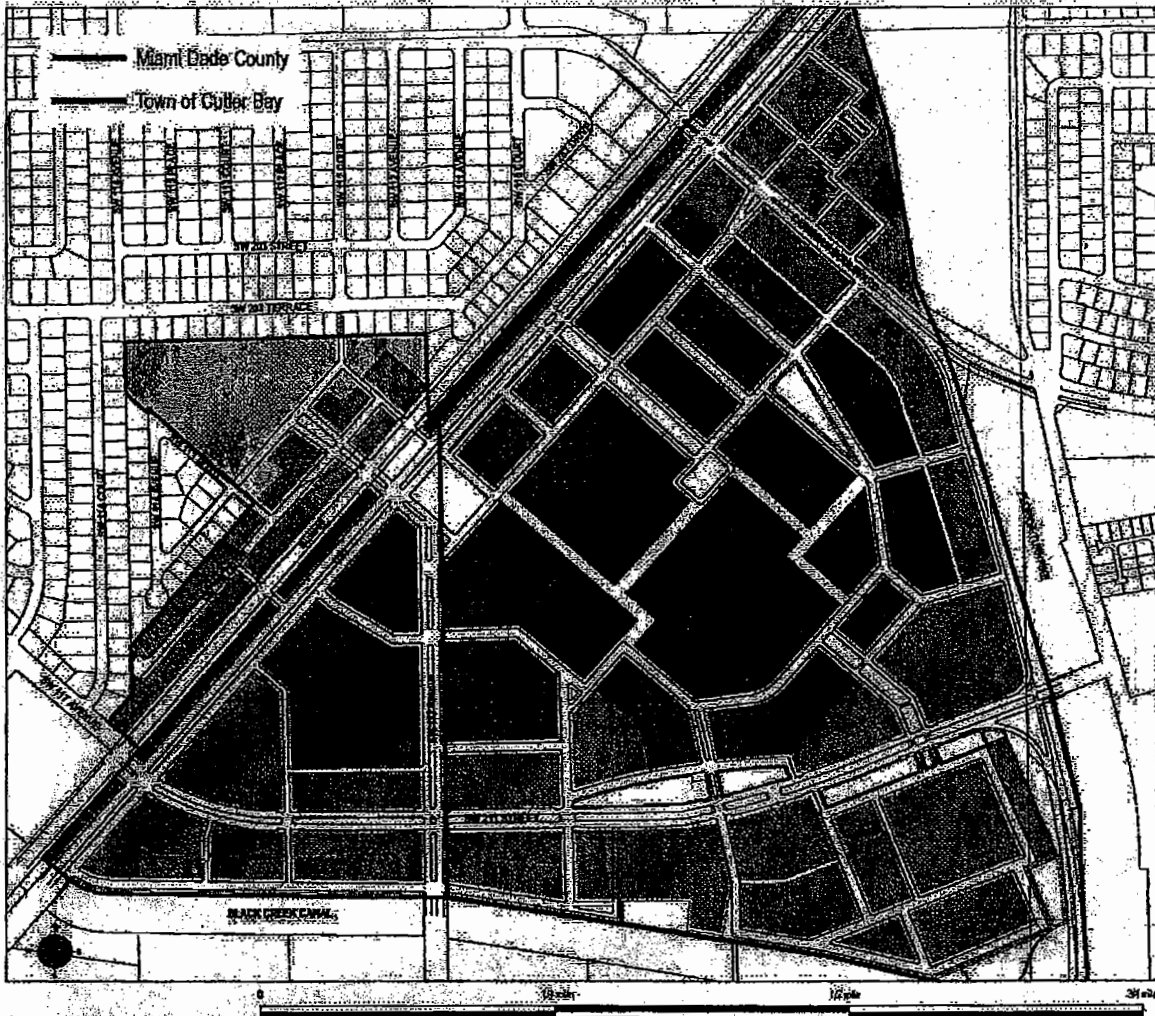
LAND USE FRONTAGE

See Section 33-284.83 and 284.99.7 of this code for specific permitted uses in each land use area.

KEY

- 
MM: Mixed-use (Main Street): Minimum 1st floor - businesses, professional offices, civic, education and government offices; 2nd floor and above - residential; and live-work units (For permitted density see Building Heights Regulating Plan)
- 
MO: Mixed-use Optional: 1st floor (optional) - businesses, live-work, professional offices, civic, education and government offices; all floors - residential (For permitted density see Building Heights Regulating Plan)
- 
MC: Mixed-use Corridor: Residential, businesses, professional offices, civic, education and government offices (For permitted density see Building Heights Regulating Plan)
- 
No Frontage Required
- 
ID: Industrial District: In all floors - IU-1 uses and live-work units. In addition, all uses permitted in the MC category
- 
I: Institutional: Civic, education and government offices
- 
RM: Residential Modified: Row houses and small apartments (For permitted density see Building Heights Regulating Plan)
- 
Street Vista
- 
Existing Buildings

Building Heights Plan

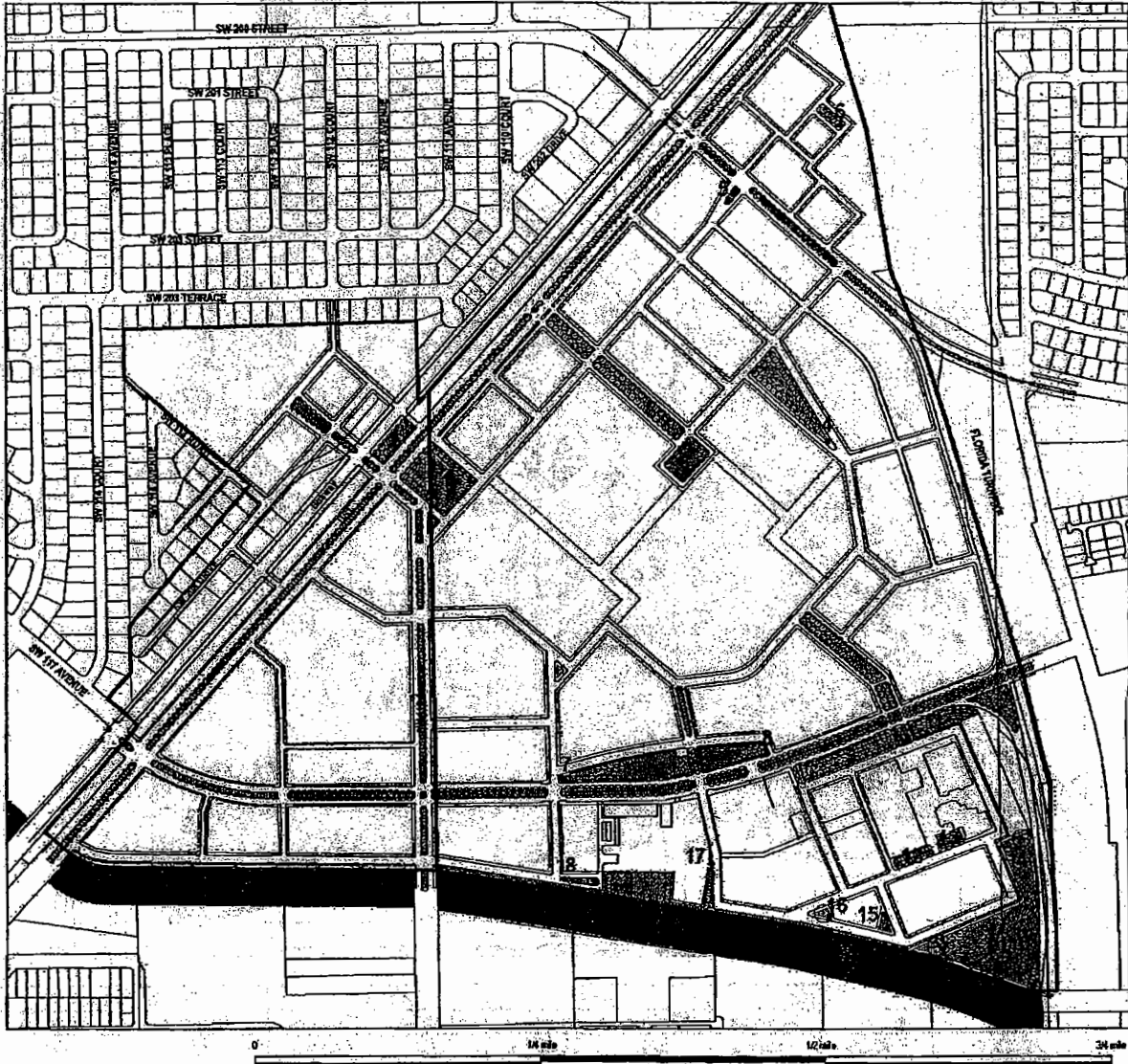


BUILDING HEIGHTS

Key	Pedestal		Tower		Penthouse		Density Permitted**	
	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum
	9 stories	8 stories	N/A	12 stories	N/A	5 stories	N/A	N/A
	6 stories	8 stories	N/A	10 stories	N/A	N/A	N/A	N/A
	6 stories	8 stories	N/A	N/A	N/A	N/A	N/A	N/A
	2 stories	8 stories						
	3 stories	6 stories	N/A	N/A	N/A	N/A	12 units/acre net	52 units/acre net or 60 units/acre net*
	2 stories	6 stories						
	2 stories	4 stories	N/A	N/A	N/A	N/A	12 units/acre net	36 units/acre net
	1 story	2 stories	N/A	N/A	N/A	N/A	8 units/acre net	18 units/acre net






* with purchase of SUR (Separable Use Right as provided for in Sections 33B-31 to 33B-47 of this code) at the rate of 2 residential credits/SUR
 ** Where residential uses are permitted (Pending Legal Review)

Designated Open Space Plan



DESIGNATED OPEN SPACE

KEY

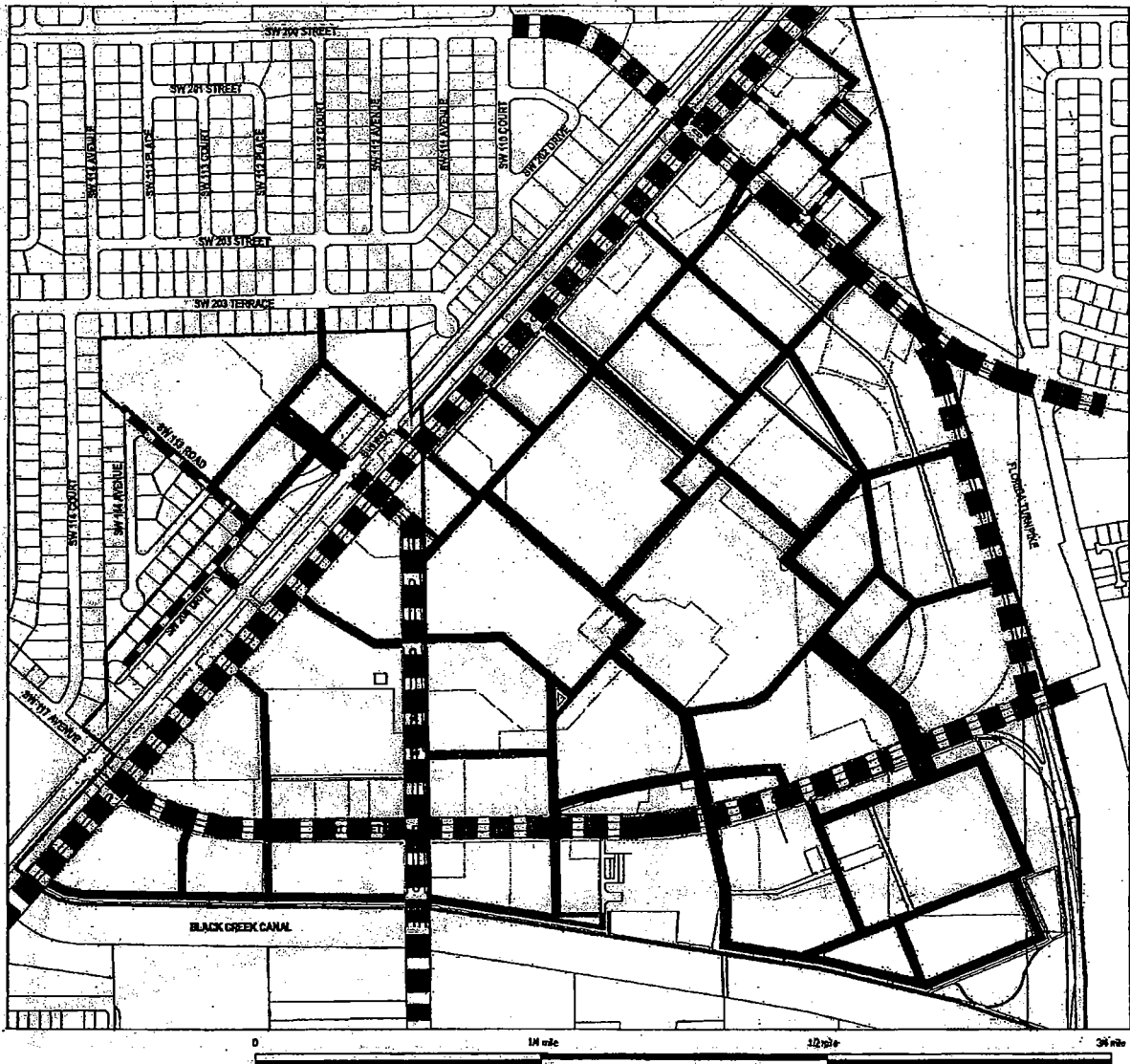
-  Open Space: G: Green; S: Square; P: Plaza
-  Black Creek Canal
-  Anchor Point
-  Miami Dade County
-  Town of Cutler Bay

No	Type	Area
1.	S	52,800 sqft
2.	S	10,836 sqft
3.	P	21,600 sqft
4.	G	37,500 sqft
5.	G	2,000 sqft
6.	G	5,800 sqft
7.	G	42,500 sqft
8.	G	24,400 sqft
9.	G	31,200 sqft
10.	G	2,300 sqft
11.	G	14,100 sqft
12.	P	6,800 sqft
13.	P	6,100 sqft
14.	G	182,300 sqft
15.	S	5,400 sqft
16.	S	8,200 sqft
17.	S	11,000 sqft
18.	G	2,200 sqft

The open space, where an anchor point is shown, shall provide the general square footage shown in this Designated Open Space Plan.

The open space, where an anchor point is not shown, shall be developed as per this code and the Street Type Development Parameters.








New Street Dedications Plan



NEW STREETS

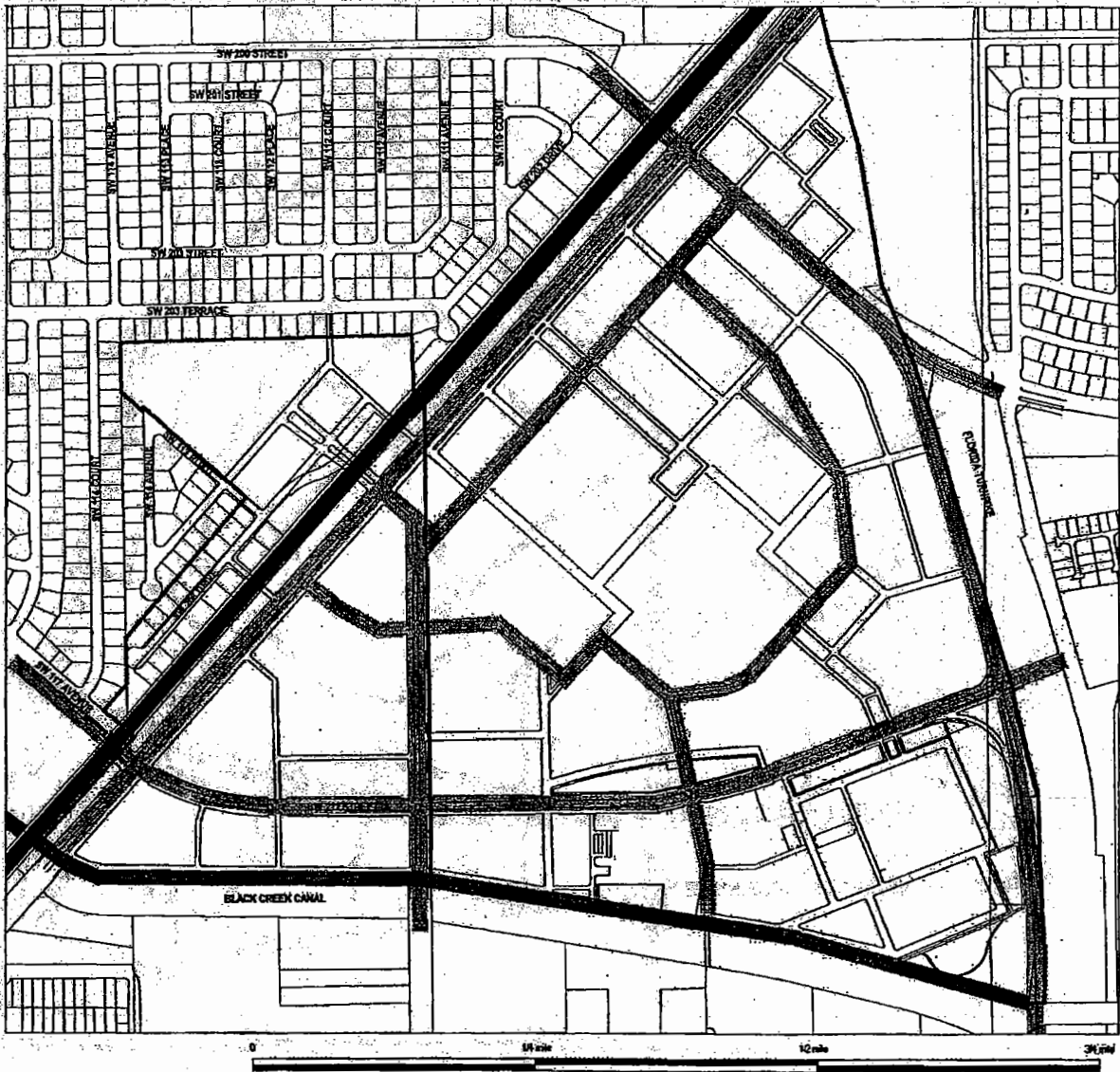
Note: New streets allocated are based on the charrette illustrative plan, and are approximate.

KEY

-  New "A" Streets
-  Existing "A" Streets
-  New "B" Streets
-  Existing "B" Streets
-  Property Ownership Pattern at time of charrette
-  Miami Dade County
-  Town of Cutler Bay






15

Bike Route Plan



Bike Route

KEY

-  South Dade Trail (Park and Recreation Greenway Plan)
-  Black Creek Linear Park (Park and Recreation Greenway Plan)
-  Signage designating the above shown streets/corridors as bike routes shall be provided where appropriate
-  Miami Dade County
-  Town of Cutler Bay

<<

Section 5. Section 33-284.99.27 of the Code of Miami-Dade County, Florida is hereby created as follows:

>>Sec. 33-284.99.27. Building Placement and Street Type Development Parameters.

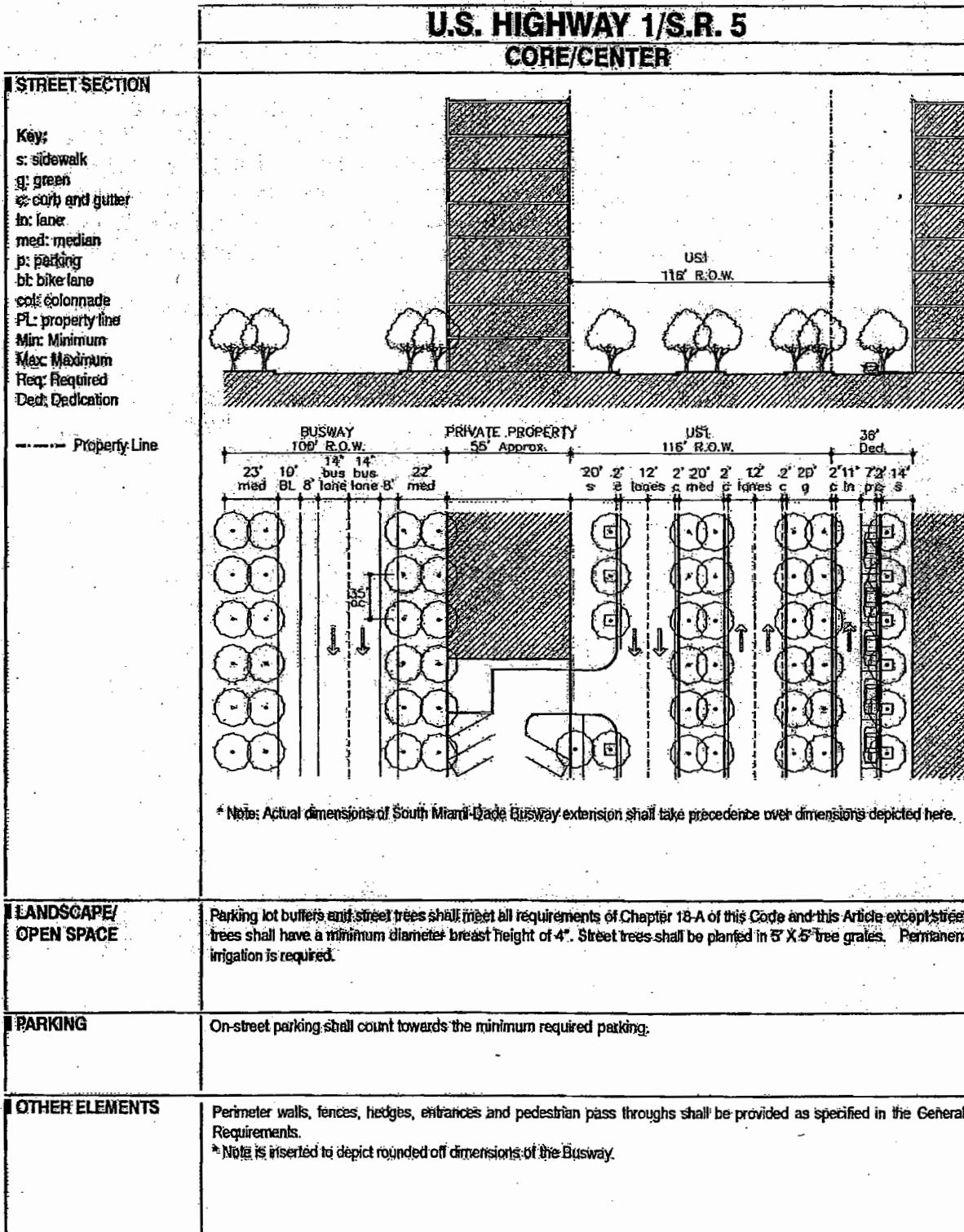
- A. All new development and redevelopment within the CRMUC shall comply with the Building Placement and Design Parameters as provided in Section 33-284.85 of this code, except that the properties between the South Miami-Dade Busway and U.S.1, shall be exempt from the minimum frontage requirements. In addition, for properties between the South Miami-Dade Busway and U.S.1, parking shall be accessed from U.S.1, and the vehicular entry way shall be a maximum of 33 feet.
- B. All new development and redevelopment within the CRMUC shall comply with the Street Types Parameters as provided herein:

<u>Street type</u>	<u>Minimum Required Configuration</u>	
	<u>Core/Center</u>	<u>Edge</u>
<u>U.S. 1</u>	<u>As provided in this section</u>	
<u>Main Street</u>	<u>As provided in this section</u>	
<u>Boulevard</u>	<u>As provided in this section</u>	
<u>Minor Street</u>	<u>As provided in section 33-284-85</u>	
<u>Service Road</u>	<u>As provided in section 33-284.85</u>	
<u>Pedestrian Passage</u>	<u>As provided in section 33-284.85</u>	

- C. Unless otherwise provided by the Building Placement and Design Parameters in Section 33-284.85 of this code, the following front and side street setbacks shall be required for MM, MO, MC, and ID uses within the CRMUC:

<u>Street type</u>	<u>Frontage Table</u>		
	<u>Required Setback</u>		
	<u>Core</u>	<u>Center</u>	<u>Edge</u>
<u>U.S. 1</u>	<u>0 feet</u>	<u>0 or 10 feet</u>	<u>0 or 10 feet</u>
<u>Main Street</u>	<u>0 feet *</u>	<u>0 feet *</u>	<u>N/A</u>
<u>Boulevard</u>	<u>N/A</u>	<u>0 or 10 feet</u>	<u>0 or 10 feet</u>
<u>Minor Street</u>	<u>0 feet</u>	<u>0 or 10 feet</u>	<u>0 or 10 feet</u>

* Colonnade Required



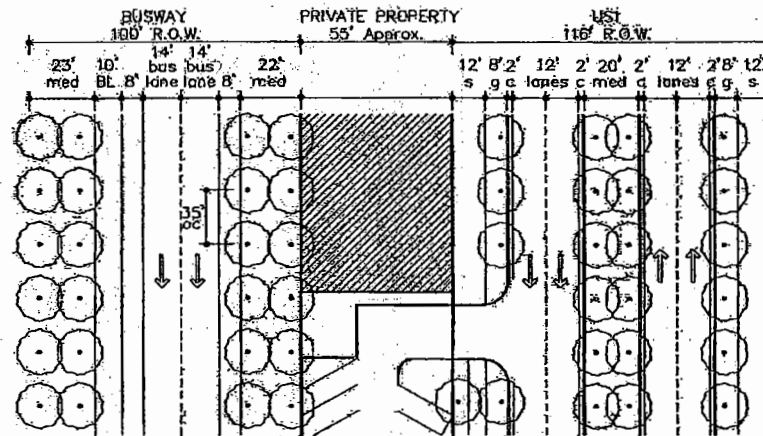
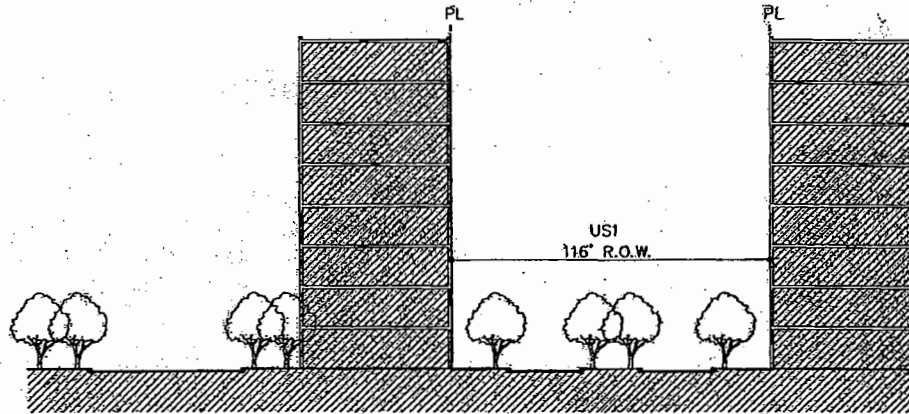
U.S. HIGHWAY 1/S.R. 5

CENTER/EDGE

STREET SECTION

- Key:**
 s: sidewalk
 g: green
 c: curb and gutter
 l: lane
 med: median
 p: parking
 bl: bike lane
 col: colonnade
 PL: property line
 Min: Minimum
 Max: Maximum
 Req: Required
 Ded: Dedication

----- Property Line



*Note: Actual dimensions of South Miami-Dade Busway extension shall take precedence over dimensions depicted here.

**LANDSCAPE/
OPEN SPACE**

Parking lot buffers and street trees shall meet all requirements of Chapter 18A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in an 8' min. continuous landscape strip. Permanent irrigation is required.

PARKING

On-street parking shall count towards the minimum required parking.

OTHER ELEMENTS

Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.

*Note is inserted to depict rounded off dimensions of the Busway.

MAIN STREET	
CORE	
<p>STREET SECTION</p> <p>Key: s: sidewalk g: green c: curb and gutter ln: lane med: median p: parking bl: bike lane col: colonnade PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication</p> <p>----- Property Line</p>	<p>TYPE A</p> <p style="text-align: center;">Main Street A 122' ROW</p> <p style="text-align: center;">10' 5' 2'7" 10'2' 70' 2'10' 10'7"25" 10' 10'</p> <p style="text-align: center;">col s p ln med c ln p col</p>
LANDSCAPE/ OPEN SPACE	<p>Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter (trunk height of 4". Permanent irrigation is required. Street trees are optional along sidewalk only and if provided, shall be planted in 5'x5' tree grates.</p>
PARKING	<p>On-street parking shall count towards the minimum required parking.</p>
OTHER ELEMENTS	<p>A colonnade shall be required on both sides of the Main Street when build-to line is 0' and shall occupy the full length of the building frontage. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements. On all Main Street intersections, the median shall have a mountable curb.</p>

MAIN STREET	
CORE/CENTER	
<p>STREET SECTION</p> <p>TYPE B</p> <p>Key: s: sidewalk g: green c: curb and gutter ln: lane med: median p: parking bl: bike lane col: colonnade PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication</p> <p>--- Property Line</p>	<p style="text-align: center;">Main Street B 48' ROW</p> <p style="text-align: center;">10' 5.27' 10' 7.25' 10' col sc p lanes pc sc col</p>
LANDSCAPE/ OPEN SPACE	<p>Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Permanent irrigation is required. Street trees are optional along sidewalk only and if provided, shall be planted in 5'x5' tree grates.</p>
PARKING	<p>On-street parking shall count towards the minimum required parking.</p>
OTHER ELEMENTS	<p>A colonnade shall be required on both sides of the Main Street when build-to line is 0' and shall occupy the full length of the building frontage. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements. On all Main Street intersections, the median shall have a mountable curb.</p>

MAIN STREET	
CENTER/EDGE	
<p>STREET SECTION</p> <p>TYPE C</p> <p>Key: s: sidewalk g: green c: curb and gutter ln: lane med: median p: parking bl: bike lane col: colonnade PL: property line Min: Minimum Max: Maximum Req: Required Det: Dedication</p> <p>----- Property Line</p>	<p style="text-align: center;">Main Street C 70' ROW</p> <p style="text-align: center;">10' 5' 2' 7' 10' 2' 18' 2' 10' 7' 25' 10'</p> <p style="text-align: center;">col s c p ln c med c ln p c s col</p>
LANDSCAPE/ OPEN SPACE	<p>Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Permanent irrigation is required. Street trees are optional along sidewalk only and if provided, shall be planted in 5'x5' tree grates.</p>
PARKING	<p>On-street parking shall count towards the minimum required parking.</p>
OTHER ELEMENTS	<p>A colonnade shall be required on both sides of the Main Street when build-to line is 0' and shall occupy the full length of the building frontage. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements. On all Main Street intersections, the median shall have a mountable curb.</p>

BOULEVARD (SW 211 Street)	
CORE/CENTER/EDGE	
<p>STREET SECTION</p> <p>Key: s: sidewalk g: green c: curb and gutter ln: lane med: median p: parking bl: bike lane col: colonnade PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication</p> <p>--- Property Line</p>	<p>TYPE A</p> <p style="text-align: center;">Boulevard A: SW 211th Street 110' ROW</p> <p style="text-align: center;">6' 6'2'7" 11' 2' 20' 2' 11' 7'2'7" 6' s g p ln c med c ln p c g s</p>
LANDSCAPE/ OPEN SPACE	<p>Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Permanent irrigation is required.</p>
PARKING	<p>On-street parking shall count towards the minimum required parking.</p>
OTHER ELEMENTS	<p>Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements. On all Boulevard intersections, the median shall have a mountable curb.</p>

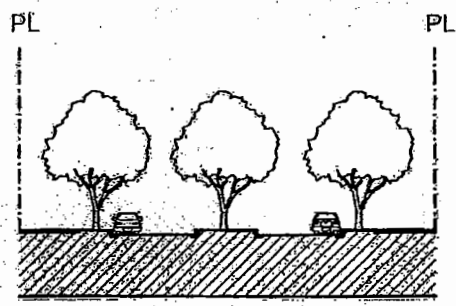
BOULEVARD (Carribbean Boulevard)
CENTER

STREET SECTION

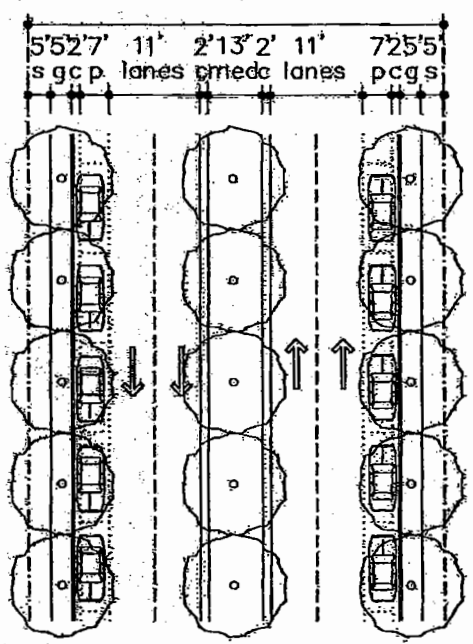
- Key:**
 s: sidewalk
 g: green
 c: curb and gutter
 tr: tree
 med: median
 p: parking
 bl: bike lane
 col: colonnade
 PL: property line
 Min: Minimum
 Max: Maximum
 Req: Required
 Ded: Dedication

----- Property Line

TYPE B:



Boulevard B: Carribbean Boulevard/SW 200th Street
100' ROW



**LANDSCAPE/
OPEN SPACE**

Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Permanent irrigation is required.

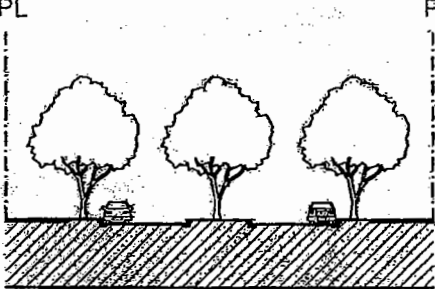
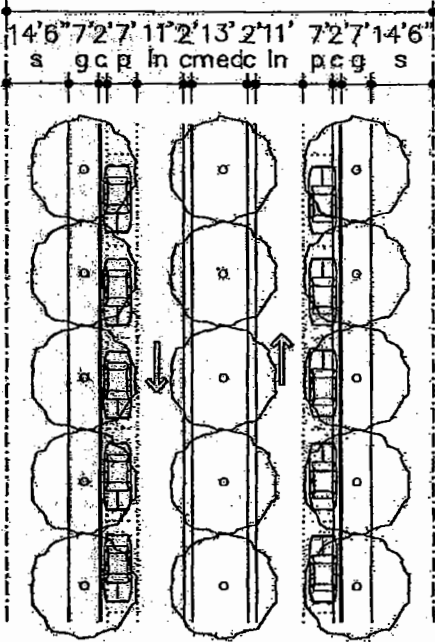
PARKING

On-street parking shall count towards the minimum required parking.

OTHER ELEMENTS

Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.
 On all Boulevard intersections, the median shall have a mountable curb.

BOULEVARD CENTER	
<p>STREET SECTION</p> <p>TYPE C</p> <p>Key: s: sidewalk g: green c: curb and gutter lt: lane med: median p: parking bl: bike lane col: colonnade PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication</p> <p>----- Property Line</p>	<p style="text-align: center;">PL PL</p> <p style="text-align: center;">Boulevard C 122' ROW</p> <p style="text-align: center;">5'5" 5'7" 10'2" 60' 2'10" 7'25" 5'5" s c p l n c med c l n p c g s</p>
LANDSCAPE/ OPEN SPACE	<p>Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Permanent irrigation is required.</p>
PARKING	<p>On-street parking shall count towards the minimum required parking.</p>
OTHER ELEMENTS	<p>Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements. On all Boulevard intersections, the median shall have a mountable curb.</p>

BOULEVARD (SW 112 Avenue)	
CENTER/EDGE	
<p>STREET SECTION</p> <p>Key: s: sidewalk g: green c: curb and gutter ln: lane med: median p: parking bl: bike lane col: colonnade PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication</p> <p>----- Property Line</p>	<p>TYPE D</p> <div style="text-align: center;">  <p>Boulevard D: SW 112th Avenue 100' ROW</p> </div> <div style="text-align: center;"> <p>14'6" 7'2" 7'11" 2'13" 2'11" 7'2" 7'14'6"</p> <p>s g c p ln c med c ln p c g s</p>  </div>
LANDSCAPE/ OPEN SPACE	<p>Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Permanent irrigation is required.</p>
PARKING	<p>On-street parking shall count towards the minimum required parking.</p>
OTHER ELEMENTS	<p>Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements. On all Boulevard intersections, the median shall have a mountable curb.</p>

<<

Section 6. Section 33-284.99.28 of the Code of Miami-Dade County, Florida is hereby created as follows:

>>Section 33-284.99.28. General Requirements.

Except as provided herein, all developments within the CRMUC shall comply with the requirements provided in Section 33-284.86 of this code.

A. Buildings. In addition to the requirements of Section 33-284.86 of this Code, all buildings within the CRMUC shall comply with the following requirements:

- 1) Where colonnades are provided, the colonnade shall be placed along the property line.
- 2) Minimum spacing between towers within any one contiguous property line shall be 60 feet.
- 3) Aggregate tower frontage facing any street may not exceed 225 feet per block or 70 percent of street frontage, whichever is greater.
- 4) Vehicular entry gates at garage entries shall be positioned a minimum of 20 feet behind the front wall of the building. At colonnaded frontages, this distance shall be measured from the interior/rear wall of the colonnade. To increase safety during off-hours, the setback area between the entry gate and the public sidewalk may be gated at the sidewalk edge during times when the garage is closed.
- 5) Drop off drives and porte-cocheres may only occur in the rear, on the side, and/or along service roads.
- 6) Loading and service entries shall be allowed only in the rear along service roads and/or within parking lots and structures.
- 7) Vehicular entries to garages shall be allowed only from service roads and/or minor streets. Along minor streets, vehicular entries shall have a maximum width of 33 feet and a minimum separation of 70 feet between entries. Along service roads, vehicular entries shall not be limited.
- 8) The penthouse shall occur above the tower level and shall be limited to 50 percent of the largest tower floorplate.

- 9) A cornice line shall be required at the top of the third story of MM, MO, MC, and ID buildings, as provided in Section 33-284.86 of this code.<<

Section 7. Sec. 33-284.99.29 of the Code of Miami-Dade County, Florida, is hereby created as follows:

>>Sec. 33-284.99. 29. 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 8. Sec. 33-284.99.30 of the Code of Miami-Dade County, Florida, is hereby created as follows:

>>Section 33-284.99.30. Non-conforming Structures, Uses, and Occupancies.

All legal nonconforming structures, uses, and occupancies in the CRMUC that either (1) were existing as of the date of the district boundary change on the property to CRMUC or (2) on or before said date, had received final site plan approval or had a valid building permit, shall be exempt from the provisions of Section 33-35(c) of this Code upon compliance with the requirements of this section for a period of 10 years from the date of the district boundary change on the property to CRMUC. Such nonconforming structures shall be allowed to be rebuilt and such uses and occupancies resumed in compliance with plans of record and certificates of use and occupancy approved as of the date of the district boundary change on the property to CRMUC. Such structures, uses and occupancies shall be in compliance with all other provisions of this Code in effect at the time of the application to rebuild or resume occupancy. Building permits for rebuilding pursuant to this section shall be obtained within one year after the date of damage or destruction of the nonconforming structure. If the building permits necessary to rebuild a nonconforming structure have not been obtained within one year after the date of damage or destruction, or if such permits expire or are revoked after that year has concluded, the structure shall be subject to the provisions of Section 33-35(c).<<

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: October 10, 2006

Approved by County Attorney as
to form and legal sufficiency:

RAE

Prepared by:
Dennis A. Kerbel

DK/jac

Memorandum

MIAMI-DADE
COUNTY

Date: September 12, 2006

To: Honorable Chairman Joe A. Martinez
and Members, Board of County
Commissioners

From: George M. Burgess
County Manager

Subject: Proposed Zoning Ordinance Establishing the Perrine
Community Urban Center District Regulations

Amended
Agenda Item No. 7(F)



#06-127

RECOMMENDATION

It is recommended that the Board of County Commissioners (Board) adopt the attached proposed zoning ordinance establishing the Perrine Community Urban Center Zoning District (PECUCD) regulations.

BACKGROUND

Through Resolution No. R-993-04, the Board accepted the Perrine Charrette Report, including its plan and recommendations and directed the County Manager to present to the Board a Final Area Plan along with any amendments to the Code of Miami-Dade County to implement the Plan and its recommendations. Subsequent to this, the staff of the Department of Planning and Zoning developed the Perrine Community Urban Center District (PECUCD) regulations.

The proposed PECUCD builds upon the adopted Standard Urban Center District Regulations and provides the additional requirements and the regulating plans that will guide development within this urban center. In addition, the proposed Perrine Community Urban Center Zoning District regulations implement the "Perrine Charrette Area Plan" which is the citizens' vision for the future growth and development of the unincorporated area of Perrine in southern Miami-Dade County. This vision resulted from the Perrine Charrette held from January 11 to January 17, 2003. The proposed Perrine Community Urban Center Zoning District regulations also further implement the policies of the County's Comprehensive Development Master Plan (CDMP).

The CDMP contains directives to promote urban centers in places where mass transit, roadways, and highways are highly accessible. Community Urban Centers (CUCs) are compact, mixed-use, and pedestrian-friendly activity centers that will serve localized areas. The Perrine CUC, which is designated in the CDMP's Land Use Plan Map, is located around the South Dade Busway stops at Banyan, Indigo and SW 184 Streets.

The proposed ordinance, which has been subject to considerable public input, including the Perrine Charrette Steering Committee, the Redland Community Council 14 and the Planning Advisory Board, creates regulations to govern the new zoning district. Properties located within the boundaries of the new zoning district will become subject to the new regulations upon approval after public hearing on an application to rezone them to the PECUCD.

FISCAL IMPACT

The proposed ordinance creates no fiscal impact on Miami-Dade County.


Assistant County Manager

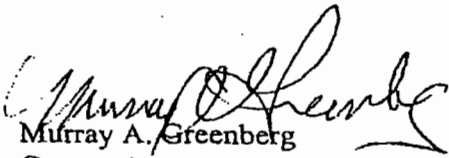


MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: September 12, 2006

FROM: 
Murray A. Greenberg
County Attorney

SUBJECT: Amended
Agenda Item No. 7(F)

Please note any items checked.

_____ **“4-Day Rule” (“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**

_____ **Bid waiver requiring County Manager’s written recommendation**

_____ **Ordinance creating a new board requires detailed County Manager’s report for public hearing**

_____ **Housekeeping item (no policy decision required)**

_____ **No committee review**

Approved _____ Mayor
Veto _____
Override _____

Amended
Agenda Item No. 7(F)
09-12-06

ORDINANCE NO. 06-127

ORDINANCE RELATING TO ZONING AND
OTHER LAND DEVELOPMENT REGULATIONS;
PROVIDING FOR THE PERRINE COMMUNITY
URBAN CENTER ZONING DISTRICT; CREATING
SECTIONS 33-284.99.6 THROUGH 33-284.99.13 OF
THE CODE OF MIAMI-DADE COUNTY (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 33-284.99.6 of the Code of Miami-Dade County, Florida is hereby created as follows:

ARTICLE XXXIII (N)

PERRINE COMMUNITY URBAN CENTER DISTRICT (PECUCD)

Sec. 33-284.99.6 Purpose, intent and applicability.

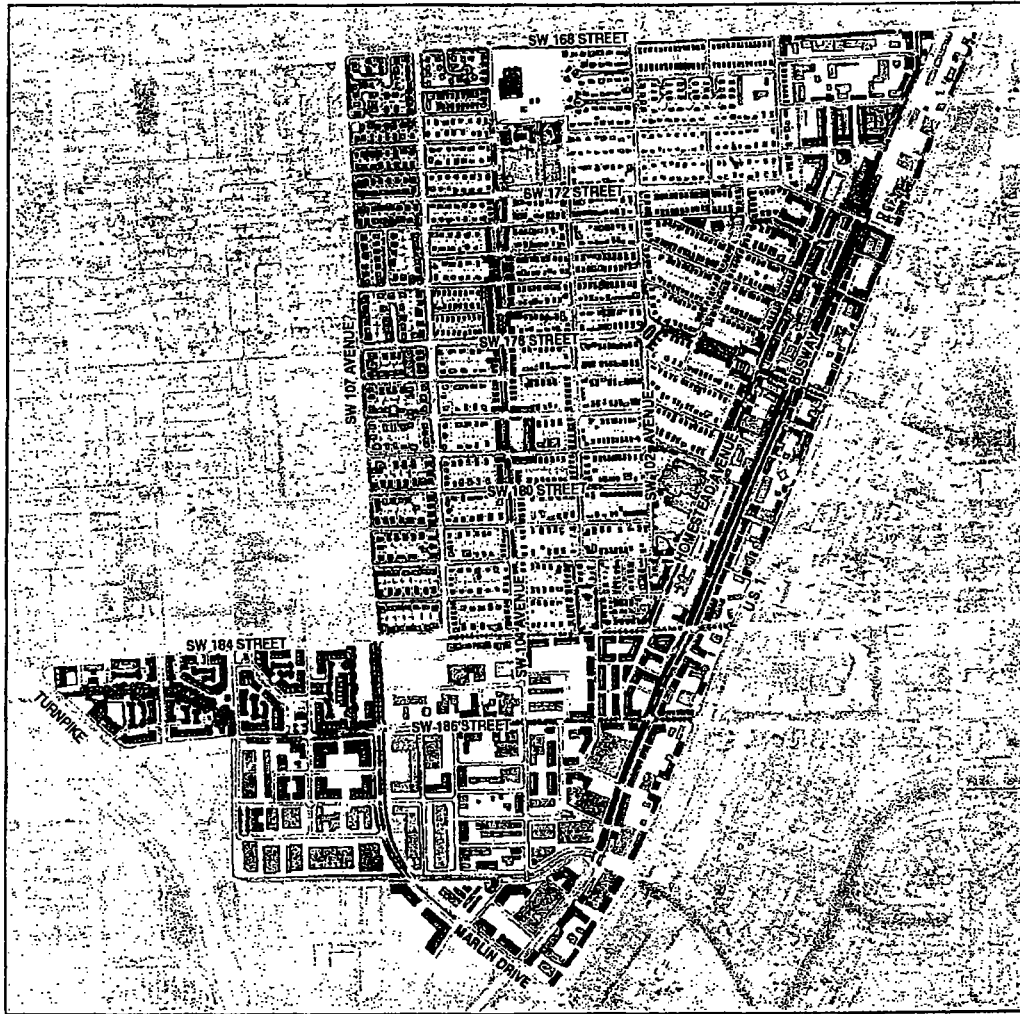
- A. The regulations contained in this chapter and Chapter 18A, Landscape Code, Code of Miami-Dade County, Florida, shall apply to this article, except as otherwise added to or modified herein.
- B. The Illustrative Master Plan (Figure 1) illustrates the citizens' vision and may be used to interpret this article. Where the Illustrative Master Plan conflicts with the text of this article, the text shall govern.
- C. The boundaries shown in Figure 1 shall constitute the Perrine Community Urban Center (PECUC) Boundary Plan and are generally described as follows: from the intersection of the centerline of the southbound U. S Highway 1 (US 1) and SW 168 Street, then west along the centerline of SW 168 Street to the centerline of SW 107 Avenue, then south along the centerline of SW 107 Avenue to the centerline of SW 184 Street, then west along the centerline of SW 184 Street to the east side of the Homestead Extension of the Florida Turnpike – State Road 821 (HEFT), then south and east along the east side of the HEFT to the centerline of SW 186 Street, Quail Roost Drive, then east along the centerline of SW 186 Street to the east side of the C-1N canal, then south and east along the east and north side of the C-1N canal to the centerline of Marlin Drive, then southeasterly along the centerline of Marlin Drive to the centerline of the South Miami-Dade Busway, then north along the centerline of the South Miami-Dade Busway to SW 186 Street, then east along the centerline of SW 186 Street to the centerline of US 1, then north along the centerline of US 1 to SW 183 Street, then north along the centerline of the southbound US 1 to the point of beginning.

A more detailed legal description of the boundaries follows:

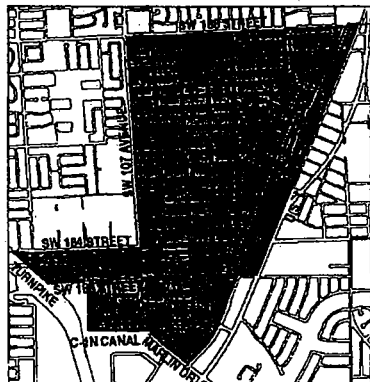
Beginning at the intersection of the centerline of the southbound U.S. Highway 1 (US 1) and the centerline of SW 168 Street, thence West along the aforementioned centerline of SW 168 Street to the intersection with the centerline of SW 107 Avenue, thence South along the aforementioned centerline of SW 107 Avenue to the intersection with the centerline of SW 184 Street, thence West along the centerline of the aforementioned centerline of SW 184 Street to the intersection with the East Right-of-Way line of the Homestead Extension of the Florida Turnpike - State Road 821 (HEFT), thence South and Southeasterly along the afore mentioned East Right-of-Way line of the Homestead Extension of the Florida Turnpike - State Road 821 (HEFT) to the centerline of SW 186 Street (Quail Roost Drive), thence East along the centerline of the aforementioned centerline of SW 186 Street (Quail Roost Drive) to the intersection with the East Right-of-Way line of the C-1N Canal, thence South and East along the afore mentioned East and North Right-of-Way line of the C-1N Canal to the intersection with the centerline of Marlin Drive, thence Southeasterly along the aforementioned centerline of Marlin Drive to the intersection with the centerline of the South Miami-Dade Busway, thence Northeasterly along the aforementioned centerline of the South Miami-Dade Busway to the centerline of SW 186 Street, thence East along the aforementioned centerline of SW 186 Street to the intersection of the centerline of U.S. Highway 1 (US 1), thence Northeasterly along the aforementioned centerline of U.S. Highway 1 (US 1) to the intersection with the extension of the centerline of SW 183 Street, thence Northeasterly along the centerline of the southbound U.S. Highway 1 (US 1) back to the Point of Beginning.

- D. Full scale maps of the Illustrative Master Plan 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.
- E. No provision in this article shall be applicable to any property lying outside the boundaries of the Perrine Community Urban Center District (PECUC) as described herein. No property lying within the boundaries of the PECUC shall be entitled to the uses or subject to the regulations provided in this article until an application for a district boundary change to the PECUC has been heard and approved in accordance with the provisions of this chapter.

Figure 1: Illustrative Master Plan

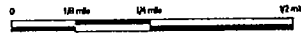


CUC BOUNDARY PLAN



KEY

- Existing Buildings
- Proposed Development
- CUC Area



7

Section 2. Section 33-284.99.7 of the Code of Miami-Dade County, Florida is hereby created as follows:

Sec. 33-284.99.7. Perrine Community Urban Center (PECUC) District Requirements

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

Section 3. Section 33-284.99.8 of the Code of Miami-Dade County, Florida is hereby created as follows:

Sec. 33-284.99.8. Uses

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

A. Permitted Uses. The following uses shall be permitted.

1. In the Residential (R) area, all uses provided in Section 33-284.83(A)(1), except that rowhouses shall be permitted only in those areas specifically designated as permitting rowhouses in the Land Use Regulating Plan, as provided in Section 33.284.99.9 of this article.

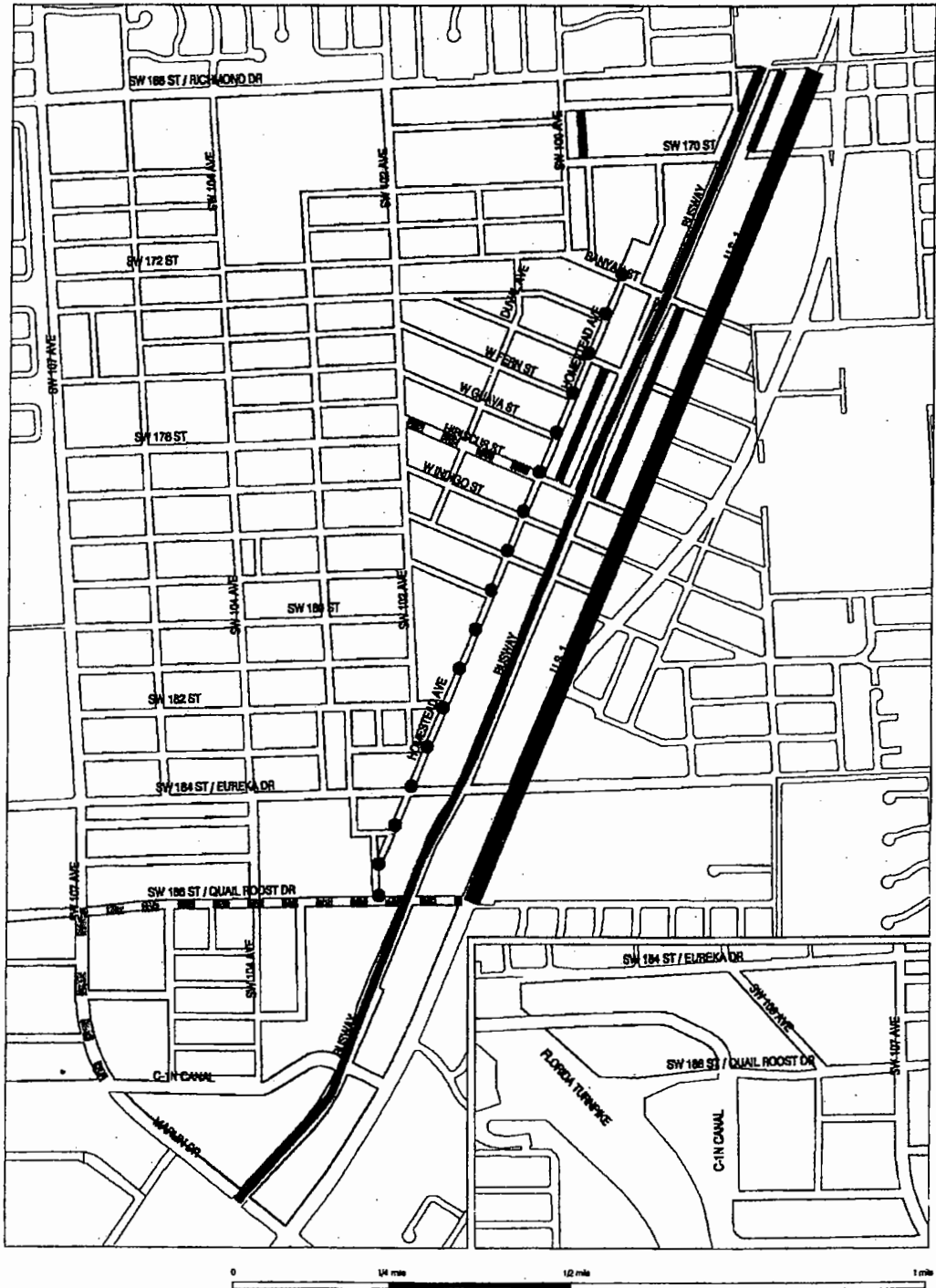
Section 4. Section 33-284.99.9 of the Code of Miami-Dade County, Florida is hereby created as follows:








Sec. 33-284.99.9. PECUC Regulating Plans

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

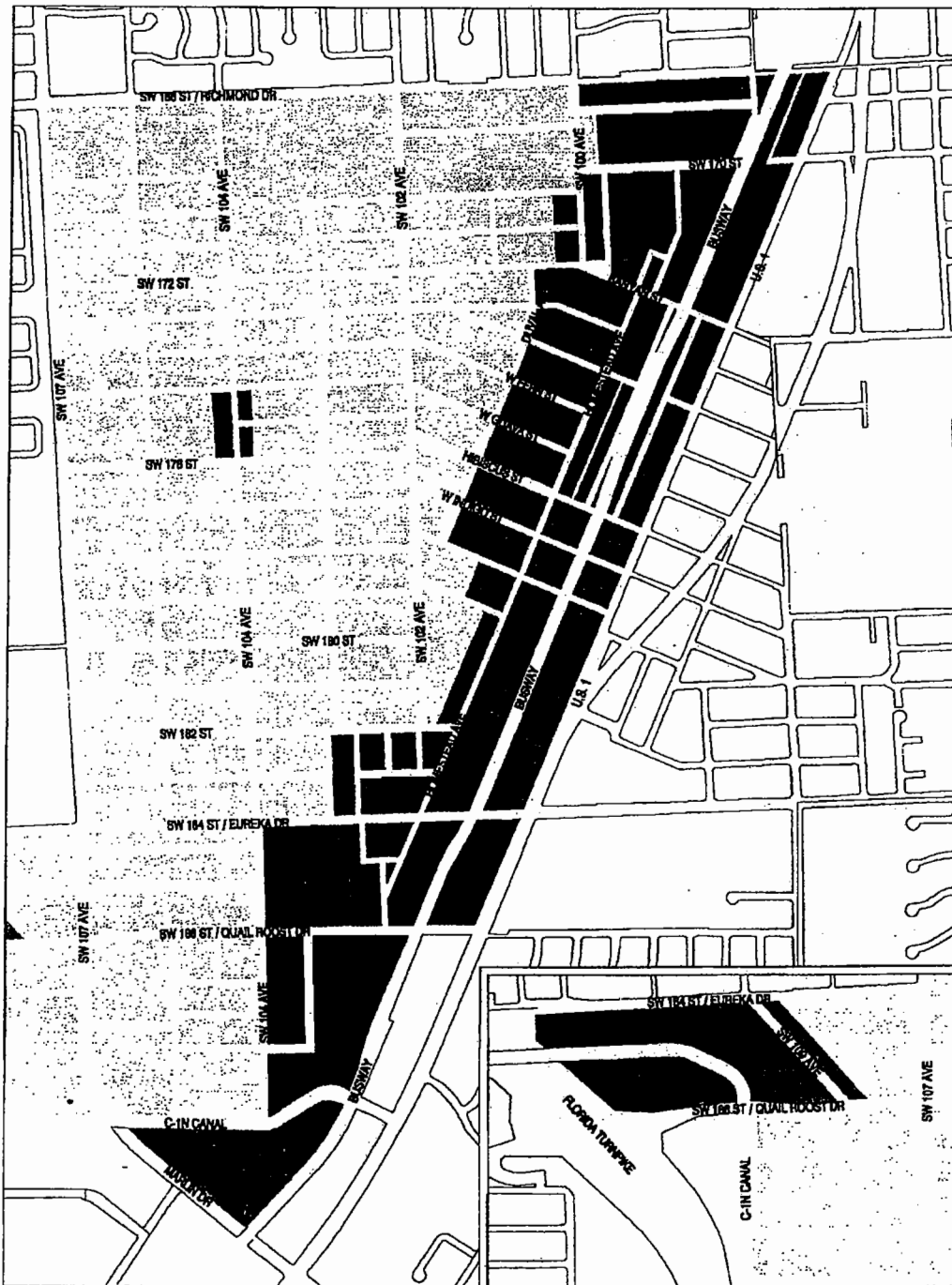
- A. The Street Types Plan, which establishes a hierarchy of street types in existing and future locations. The five (5) Street Types and the hierarchy of streets (from most important to least important in accommodating all types of activity) are U.S. 1, Main Street, Boulevard, Minor Street, and Service Road.
- B. 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.
- C. The Land Use Plan, which delineates the areas where specified land uses and development of various types shall be permitted.
- D. The Density Plan, which delineates areas where specified minimum and maximum residential densities shall be permitted.
- E. The Building Heights Plan, which establishes the minimum and maximum allowable number of stories.
- F. The Designated Open Space Plan, which designates open spaces. The designated open spaces shall be controlled by anchor points.
- G. The New Streets Plan, which shows the location and the number of new streets needed to create the prescribed network of streets within each Urban Center District. 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.
- H. The Bike Route Plan, which depicts the designated bike routes, including the bike facility requirements, if any, which shall be shown in all development plans.

I. Street Types Plan






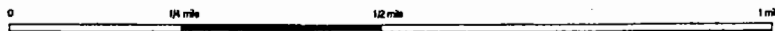
- KEY:**
-  US Highway 1 / S.R. 5
 -  South Miami-Dade Busway
 -  Main Street
 -  Boulevard
 -  Minor Street
 -  Service Roads Core/Center Sub-district
 -  Service Roads Edge Sub-district: Optional for single family detached only

II. Sub-Districts Plan



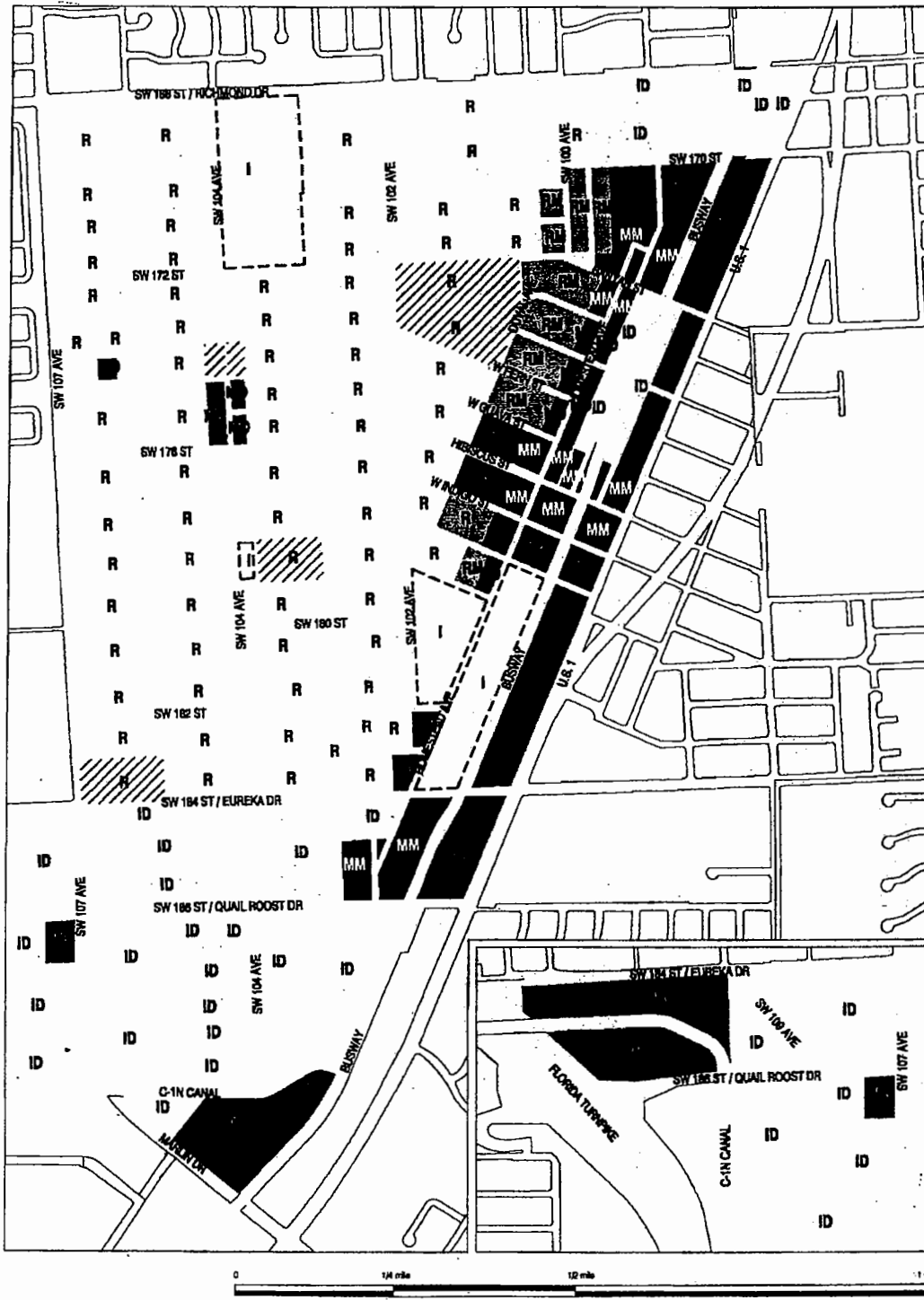
KEY:

-  CORE SUB-DISTRICT
-  CENTER SUB-DISTRICT
-  EDGE SUB-DISTRICT



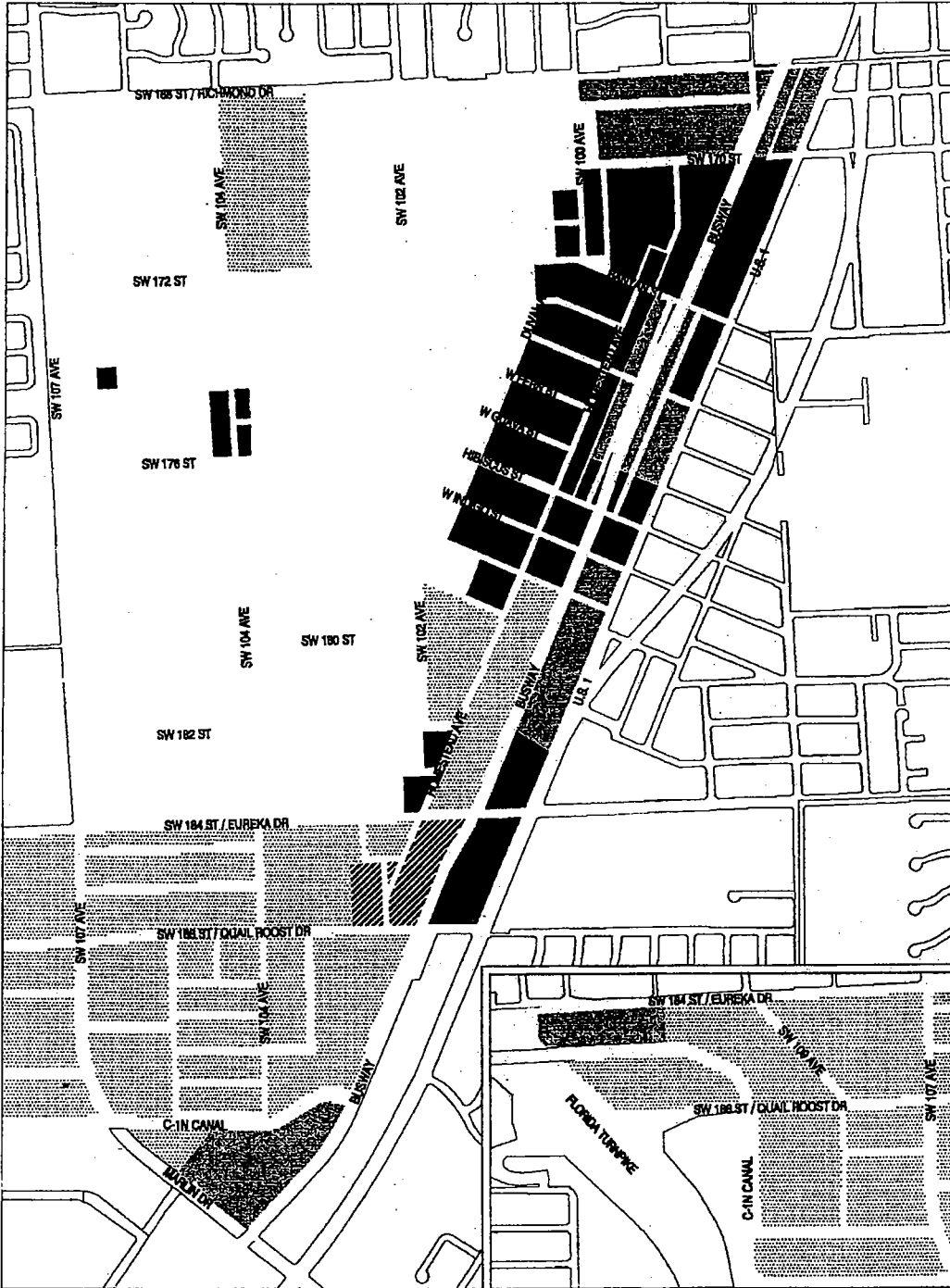
11

III. Land Use Plan










- KEY:**
- MM MIXED USE MAIN STREET**
 First floor: businesses; professional offices; civic, education and government offices; second floor and above: residential
 - MC MIXED USE CORRIDOR**
 Residential; businesses; professional offices; civic, education and government offices
 - MO MIXED USE OPTIONAL**
 First floor (optional): businesses, professional offices, civic, education and government offices; All floors: residential
 - RM RESIDENTIAL MODIFIED**
 Courtyard, sideyard, duplex, rowhouse, apartment dwellings
 - R RESIDENTIAL**
 Single family detached, courtyard, sideyard, rowhouse, duplex dwellings
 - R RESIDENTIAL**
 Single family detached, courtyard, sideyard, duplex dwellings
 - ID INDUSTRIAL DISTRICT**
 In all floors and all sub-districts: IU-1 uses; live/work units subject to permitted density
 - I INSTITUTIONAL**
 Civic, education, government offices

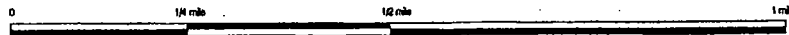
IV. Density Plan



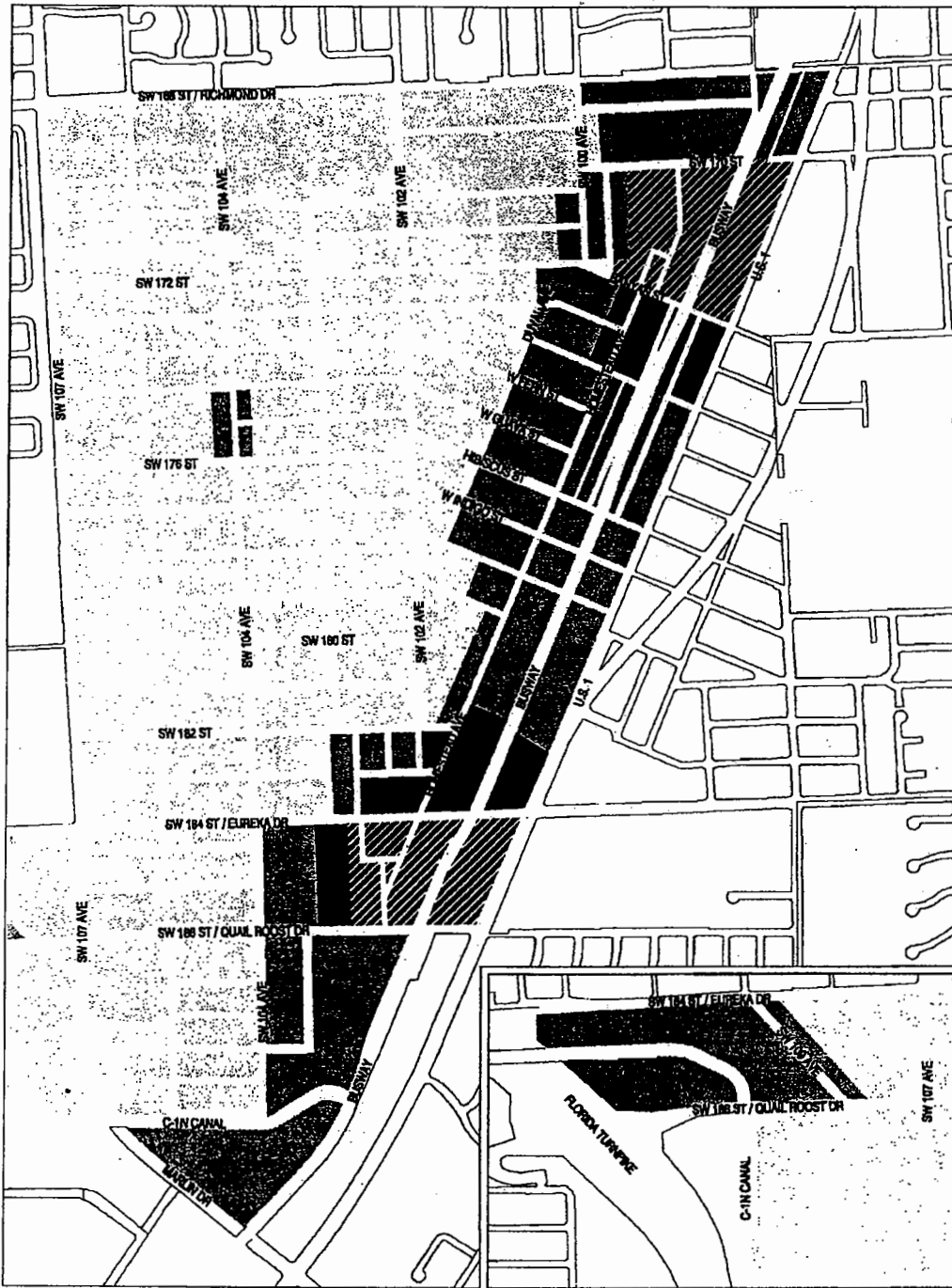
KEY:

-  Max. 60 Units/acre net
-  Max. 52 Units/acre net
-  Min. 12; Max. 52 Units/acre net
-  Max. 36 Units/acre net
-  Min. 12; Max. 36 Units/acre net
-  Min. 8; Max. 18 Units/acre net
-  Residential densities permitted only as part of a Live-work unit (See Sec. 33-284.82(25) and Sec. 33-284.83(A)(4)(b))





Residential density may be increased through the use of Severable Use Rights (SURs). See Sec. 33B-45(g)(15) of this code for applicability.

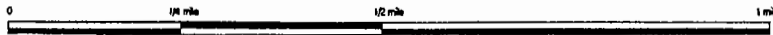


V. Building Heights Plan

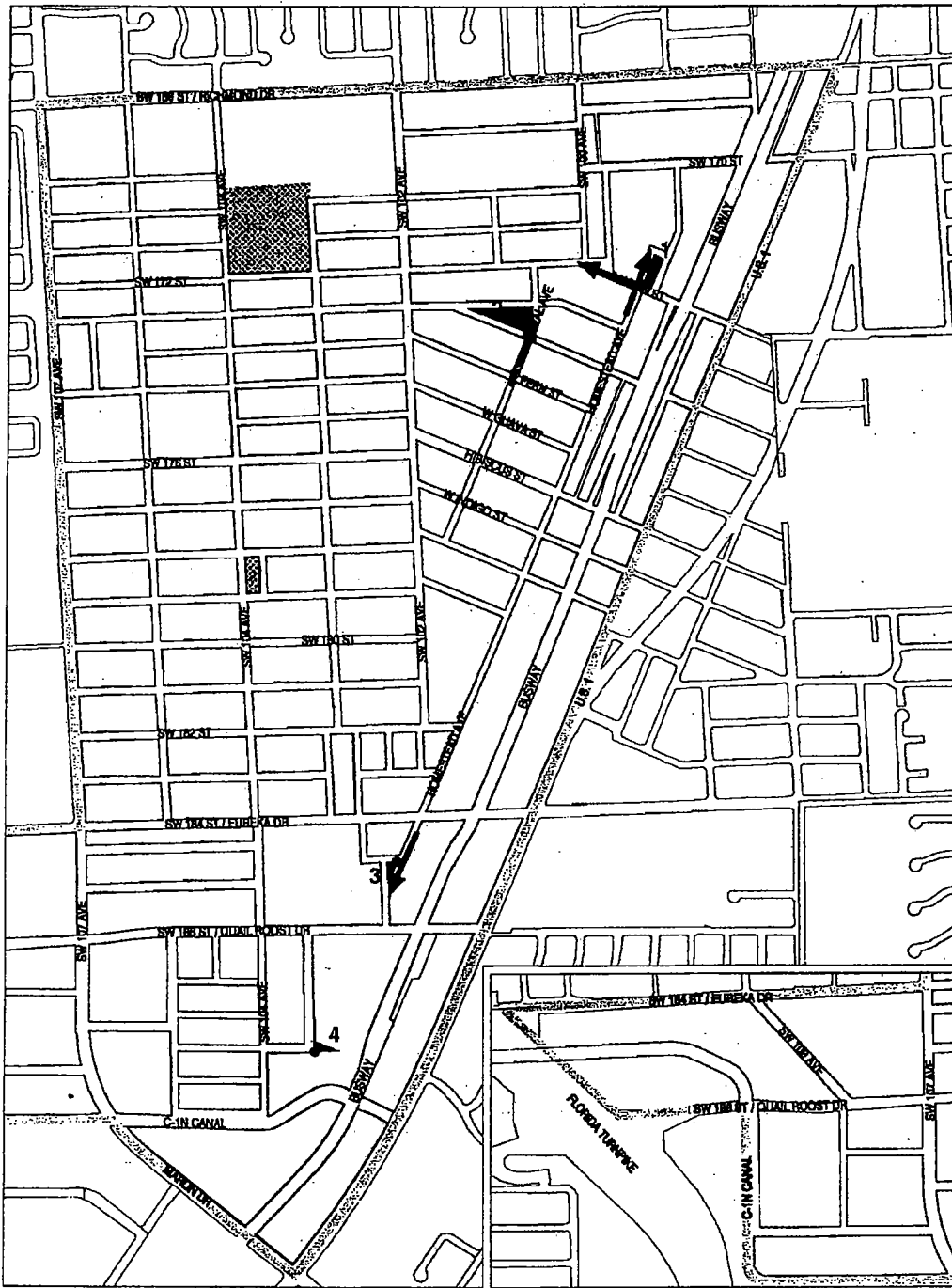


KEY:

-  4 FLOORS MIN., 12 FLOORS MAX.
-  3 FLOORS MIN., 6 FLOORS MAX.
-  2 FLOORS MIN., 4 FLOORS MAX.
-  2 FLOORS MAX.



VI. Designated Open Space Plan



KEY:

- PROPOSED BLOCKS
- DESIGNATED OPEN SPACE
- ▨ EXISTING OPEN SPACE
- ▤ MIAMI-DADE PARKS PROPERTY
- CUC BOUNDARY
- ← STREET VISTA
- ANCHOR POINT

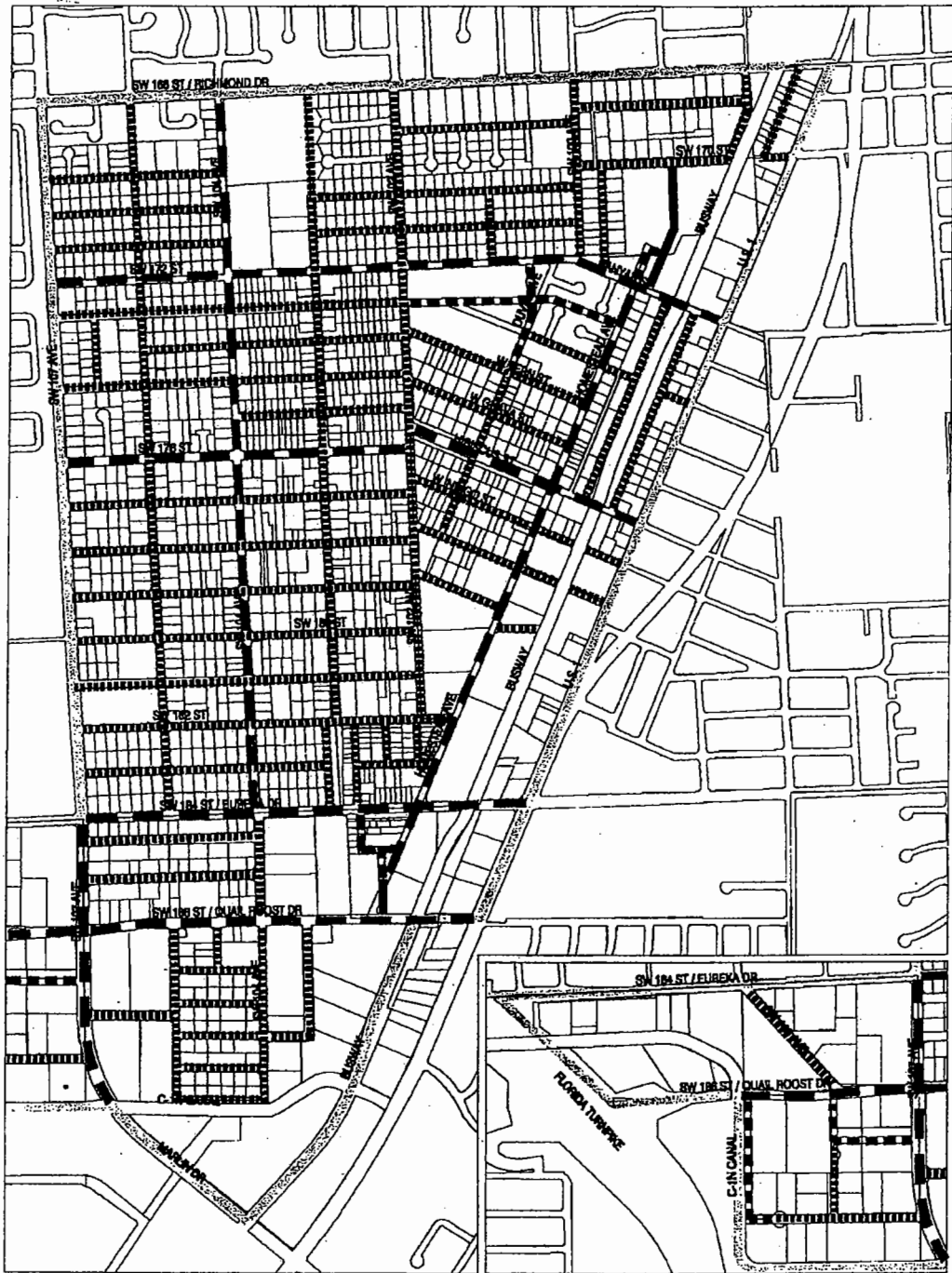
Open space, where an anchor point is shown, shall provide the general square footage shown in this Designated Open Space Plan.

Open space, where an anchor point is not shown, shall be developed according to the Street Type Development Parameters.

G Green, S Square, P Plaza

No	Type	Area
1	S	19,500 SF
2	G	45,000 SF
3	P	5,500 SF
4	G	7,500 SF

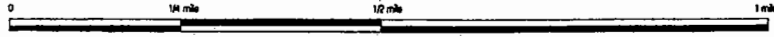
VII. New Street Dedications Plan



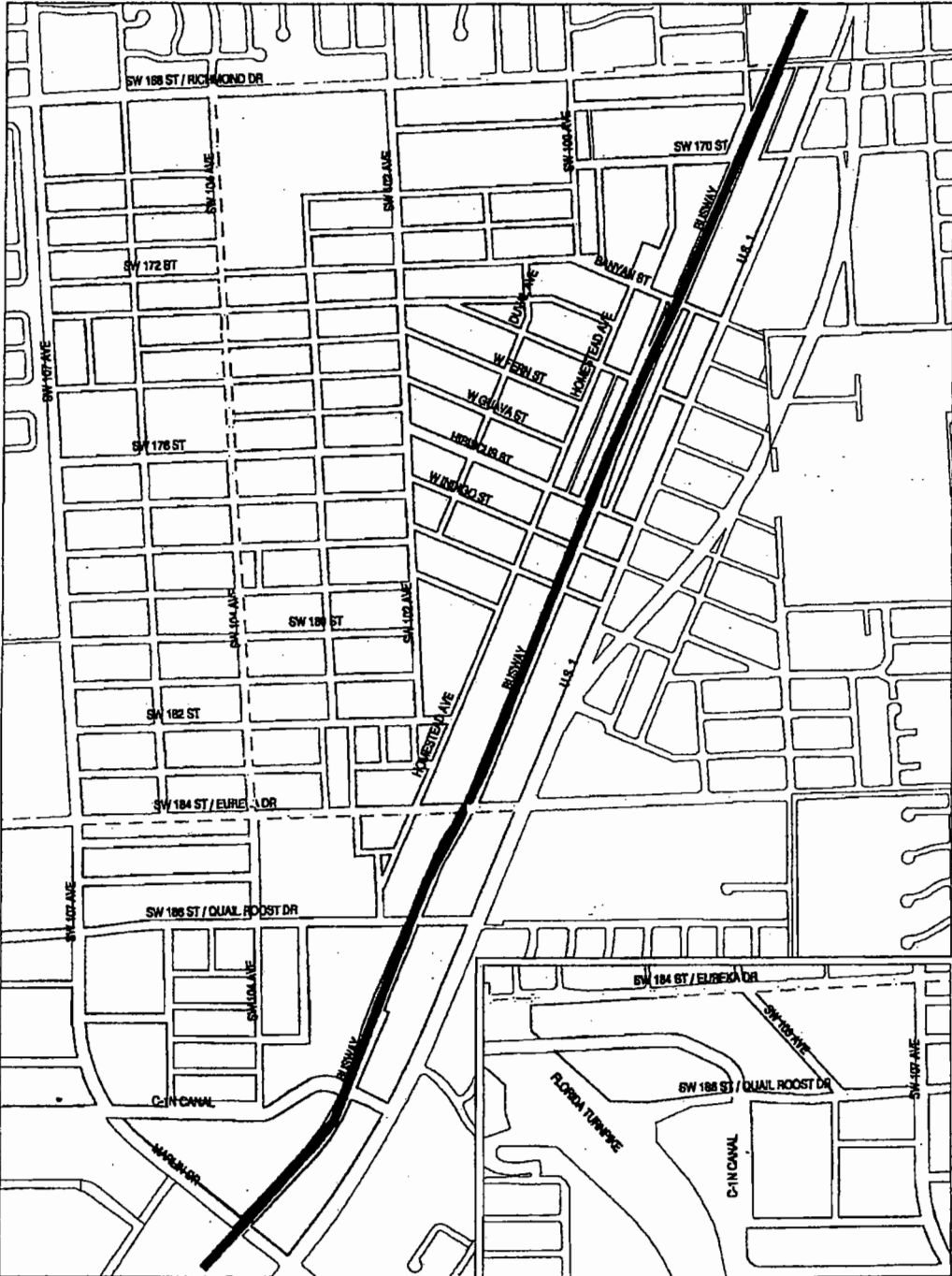
KEY:

- NEW 'A' STREETS
- EXISTING 'A' STREETS
- NEW 'B' STREETS
- EXISTING 'B' STREETS
- CUG BOUNDARY
- PROPERTY OWNERSHIP PATTERN AT TIME OF CHARRETTE

Note: New street allocations are based on the charrette illustrative plan and are approximate.



VIII. Bike Route Plan



KEY:

- SOUTH DADE GREENWAYS NETWORK
- BIKE LANES**
 Dedicated bike lanes shall be provided as shown in the Street Development Parameters.
- BIKE ROUTE**
 Signage designating the above shown streets/corridors as bike routes shall be provided where appropriate.

Section 5. Section 33-284.99.10 of the Code of Miami-Dade County, Florida is hereby created as follows:

Sec. 33-284.99.10. Building Placement and Street Type Development Parameters

- A. All new development and redevelopment within the PECUC shall comply with the Building Placement and Design Parameters as provided in this section and in Section 33-284.85 of this code.
- B. All new development and redevelopment within the PECUC shall comply with the Street Type Parameters as provided herein:

Street type	Minimum Required Configuration	
	Core/Center	Edge
U.S. 1	As provided in this section	
Main Street	As provided in this section	
Boulevard	Street type 1, parking both sides	Street type 1 or 2
Minor Street	Street type 4, parking one side	Street type 4 or 5
Service Road	As provided in section 33-284.85	
Pedestrian Passage	As provided in section 33-284.85	

Unless otherwise provided by the Building Placement and Design Parameters in Section 33-284.85 of this code, the following front and side street setbacks shall be required within the PECUC:

Street type	Frontage Table		
	Required Setback		
	Core	Center	Edge
U.S. 1	6 feet	6 feet	10 feet
Main Street	10 feet	10 feet	10 feet
Boulevard	0 feet	6 feet	10 feet
Minor Street	10 feet	6 feet	10 feet
Service Road	0 feet	0 feet	0 feet
Pedestrian Passage	0 feet	0 feet	10 or 15 feet

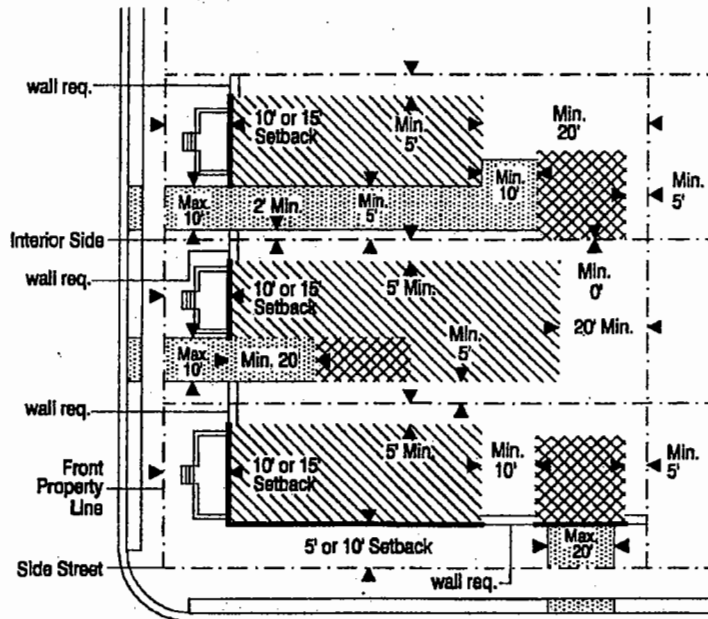
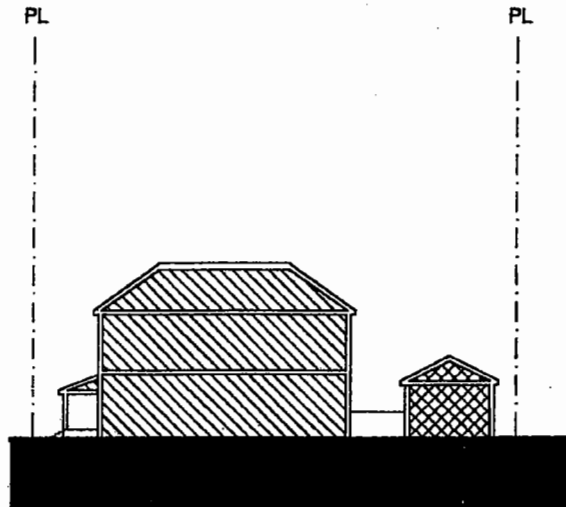
RESIDENTIAL (R)

EDGE (SINGLE FAMILY DETACHED WITHOUT SERVICE ROAD)

BUILDING PLACEMENT

PL: Property Line
 Min: Minimum
 Max: Maximum
 Req: Required

- Build to Line
- - - Property Line
- Habitable Space
- Driveway
- Accessory Building/Dwelling/Parking Area



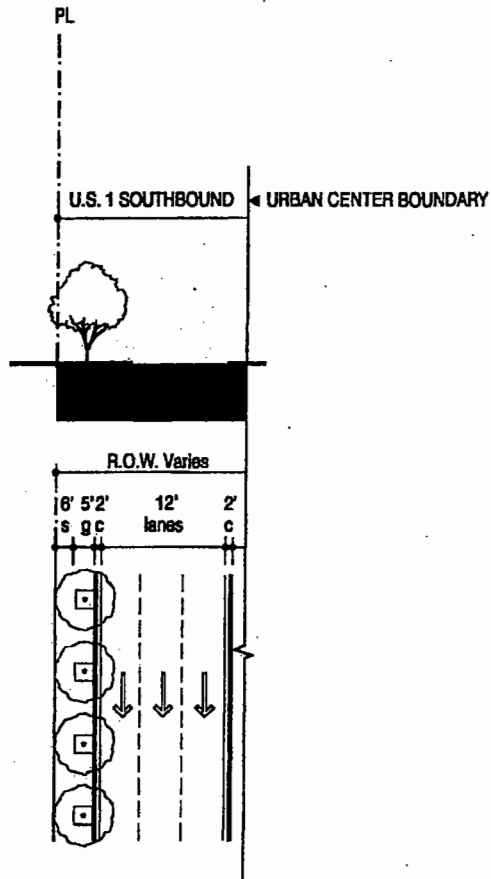
LAND USES	Applies to areas designated R in the Edge Sub-district developed as single-family detached dwellings with a minimum lot frontage of 37.5'. For permitted uses refer to Sec. 33-284.83.
BUILDING FRONTAGE	35 Percent Minimum at build-to line. Minimum frontage requirement applies along the front property line only.
PARKING	All on-site parking shall be accessed from the service road where provided. For properties without an adjoining service road, parking may be accessed from the front property line or side street through a driveway as shown above.
SETBACK	The front setback shall be 10' or 15' in order to implement urban design principles. The side and rear setback shall be as shown above.
OTHER ELEMENTS	The front setback shall be landscaped. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.

U.S. 1/S.R. 5
CORE/CENTER

STREET SECTION

Key:
 s: sidewalk
 g: green
 c: curb and gutter
 ln: lane
 med: median
 p: parking
 bl: bike lane
 col: colonnade
 PL: property line
 Min: Minimum
 Max: Maximum
 Req: Required
 Ded: Dedication

----- Property Line



LANDSCAPE/ OPEN SPACE

Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in 5' x 5' tree grates. Permanent irrigation is required. In the Center sub-district, tree grates are optional and street trees shall be planted in a 5' continuous landscape strip.

PARKING

On-street parking shall count towards the minimum required parking.

OTHER ELEMENTS

On all Boulevard intersections, the median shall have a mountable curb.

HOMESTEAD AVENUE/MAIN STREET

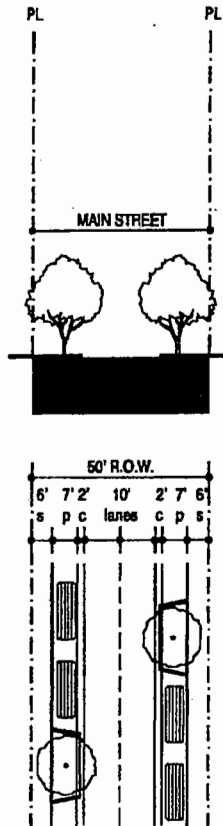
CORE/CENTER

STREET SECTION

Key:

- s: sidewalk
- g: green
- c: curb and gutter
- ln: lane
- med: median
- p: parking
- bl: bike lane
- col: colonnade
- PL: property line
- Min: Minimum
- Max: Maximum
- Req: Required
- Ded: Dedication

----- Property Line



LANDSCAPE/ OPEN SPACE

Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in 5' x 5' tree grates or in planters in the parking lanes as shown above. Permanent irrigation is required.

PARKING

On-street parking shall count towards the minimum required parking.

OTHER ELEMENTS

On all Boulevard intersections, the median shall have a mountable curb. If additional travel lanes are provided the outer lanes shall be a maximum of 11' wide and the inner lanes shall be a maximum of 10' wide. Additional travel lanes shall only be added provided that all the street parameters are maintained, at a minimum, as depicted above.

Section 6. Section 33-284.99.11 of the Code of Miami-Dade County, Florida is hereby created as follows:

Section 33-284.99.11. General Requirements.

A. Lots and blocks.

In addition to the minimum lot requirements in section 33-284.86(A), the following shall be permitted in areas designated Residential (R) areas south of SW 170 Street:

Minimum Lot Requirements		
	Size (Square Feet)	Frontage (Feet)
Single-family detached	3,750	37.5

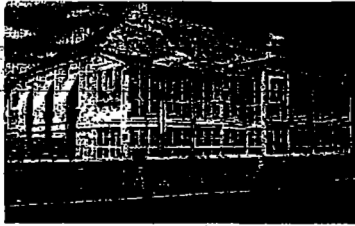
B. Architectural Guidelines.

To retain the character of the initial development of Perrine and to recognize the heritage of the early and current residents of the area, architectural elements typical of the Caribbean and the Southern United States as provided in this section shall be required.

1. Architectural elements.

New development within the Perrine Community Urban Center District shall, to the greatest extent practicable, utilize the following architectural elements illustrated herein:

- a. Projecting, roofed balconies
- b. Continuous, wraparound verandahs
- c. Vertically proportioned door and window openings
- d. Hip roofs, finished with wood-shingles, flat concrete tile, or metal standing seam
- e. Wood and masonry construction
- f. Shading devices such as Bahama shutters, louvers, latticework, and projecting roof eaves



Porch shaded with louvers



Masonry construction, Bahama shutters



Projecting, roofed balcony



Wraparound verandah, latticework



Masonry and wood construction, louvers



Stacked porches, louvers



2. Architectural elements shall be required as follows.

Sub-districts/ Land Use areas	Required elements	
All	Vertically proportioned door and window openings, exterior walls finished with smooth stucco or wood siding.	
Center and Edge Sub-districts, in all land use areas except Industrial (ID)	Two or more elements required on the building elevation facing the front property line	Projecting balconies on the second story or above visibly supported by brackets or corbels, minimum of 4 ft. deep, extending across a minimum of 35% of the elevation; roofed balconies may not be enclosed except by louvers, shutters, or screening.
		Recessed verandahs on any story, minimum of 8 ft. deep extending across a minimum of 50% of the elevation; verandahs may not be enclosed except by louvers, shutters, or screening.
		Projecting porch on the ground story, minimum of 8 ft. deep extending across a minimum of 50% of the elevation; porches may not be enclosed except by louvers, shutters, or screening.
		For sloped roofs not concealed by a parapet, roof eaves with rafter ends exposed.
Core and Center	Where arched openings are provided, such openings shall be round-headed or three-centered and shall spring from columns or piers; such openings shall not appear to be punched through the wall.	

3. Prohibited elements.

Arched, circular, and double-height openings are not permitted in areas designated Residential (R) and Residential Modified (RM) land use areas.<<

Section 7. Section 33-284.99.12 of the Code of Miami-Dade County, Florida is hereby created as follows:

Sec. 33-284.99.12. 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 8. Section 33-284.99.13 of the Code of Miami-Dade County, Florida is hereby created as follows:

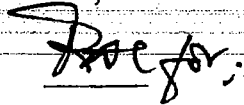
Section 33-284.99.13. Non-conforming Structures, Uses, and Occupancies.

Nothing contained in this article shall be deemed or construed to prohibit a continuation of a legal nonconforming structure, use, or occupancy in the PECUC that either (1) was existing as of the date of the district boundary change on the property to PECUC 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 PECUC 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 the roof or structure to an extent of 50 percent or more of its market value, shall be subject to Section 33-35(c) of this code. However, a lawfully existing single-family home use that is discontinued for a period of at least six months or that incurs damage to the roof or structure to an extent of 50 percent or more of its market value, shall not be subject to Section 33-35(c) of this code.

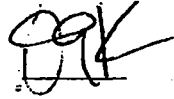
PASSED AND ADOPTED: September 12, 2006

Approved by County Attorney as

to form and legal sufficiency:

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

Prepared by:
Dennis A. Kerbel

Handwritten initials "DK" in black ink, written over a horizontal line.

OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
DADE COUNTY, FLORIDA

Memorandum



Date: September 12, 2006

To: Honorable Chairman Joe A. Martinez and
Members, Board of County Commissioners

From: 
County Manager

Subject: Ordinance pertaining to Zoning Amending Section 33-7
(Minimum lot areas and yards) of the code of Miami-Dade County 0#06-126

Amended
Agenda Item No. 7(E)

RECOMMENDATION

It is recommended that the Board adopt the attached proposed ordinance pertaining to zoning to amend Section 33-7 (Minimum lot areas and yards) of the Code of Miami-Dade County. The purpose of the amendment is to provide further relief from the minimum lot frontage requirements for lots created prior to August 2, 1938 (older subdivisions) that might otherwise comply with the minimum lot area requirements of Section 33-7. This amendment is intended to provide additional opportunities for infill housing.

BACKGROUND

Section 33-7 of the Code Miami-Dade County pertains to the single-family and duplex use of certain lots created prior to August 2, 1938 (older subdivisions), that do not meet current zoning regulations which require a minimum lot width of 75 feet and a lot area of 7,500 square feet. Experience has shown that certain lots in older subdivisions still do not meet the lot dimension and area criteria contained in Section 33-7. This amendment is intended to create additional opportunities for infill housing on lots in older subdivisions in a manner that is compatible with the surrounding areas, while, at the same time, eliminating the cost and time burdens associated with the zoning public hearing process.

This ordinance will have no fiscal impact to Miami-Dade County.

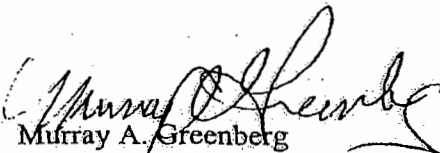

Assistant County Manager



MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez **DATE:** September 12, 2006
and Members, Board of County Commissioners

FROM: 
Murray A. Greenberg
County Attorney

SUBJECT: Amended
Agenda Item No. 7(E)

Please note any items checked.

- "4-Day Rule" ("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
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor
Veto _____
Override _____

Amended
Agenda Item No. 7(E)
9-12-06

ORDINANCE NO. 06-126

ORDINANCE PERTAINING TO ZONING; AMENDING SECTION 33-7 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA PERTAINING TO MINIMUM LOT AREAS AND YARDS; 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 33-7 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:¹

Sec 33-7. Minimum lot areas and yards.

* * *

(b) *Lot frontage in RU Districts; lot area exceptions for certain lots recorded prior to August 2, 1938.* No building shall be erected or used as a residence in any RU District unless it is erected on a lot having the minimum frontage and square feet of land area required by the applicable zoning classification, unless the lesser frontage and square foot area thereof was caused by a conveyance or device of record prior to August 2, 1938, or by a platting of an unrevoked subdivision recorded prior to August 2, 1938, in which case the same may only be used:

(1) For single-family residential use, providing the same complies with the following conditions and restrictions:

a. The lot is zoned RU-1, RU-2, RU-3 or RU-3B, and

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.

b. The lot is ~~[[less than seventy five (75) feet in width, but]]~~ not less than fifty (50) feet in width, and has a total square foot area of not less than five thousand (5000) square feet, or in a combination of two (2) or more lots totaling the same in width and in square foot area, or

c. The lot is ~~[[less than fifty (50) in width]]~~ >>not less than thirty-five (35) feet in width and has a total square foot area of not less than three thousand seven hundred fifty (3,750) square feet; provided it is used at least the same width and depth as the other lots in use in the same subdivision; and provided further, the residence does not exceed one (1) story ~~[[or fifteen (15) feet in height]]~~ and does not cover more than thirty (30) percent of the total lot area. Two (2) or more lots may be combined to provide such a lot, subject to the same provisions.

(2) For duplex use (two-family residential dwelling), providing the same complies with the following conditions:

a. The lot is zoned RU-2, RU-3, or RU-3B, and

b. The lot is ~~[[at least fifty (50)]]~~ >>not less than forty (40) feet in width and contains at least five thousand five hundred fifty (5,550) square feet of lot area. >>Two (2) or more lots may be combined to provide such a lot, subject to the same provisions. <<

* * *

Section 2. 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 3. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections 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 4. 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: September 12, 2006

Approved by County Attorney as
to form and legal sufficiency:

C. MOSS

Prepared by:

CAC

Craig H. Coller

Memorandum



OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
DADE COUNTY, FLORIDA

Date: August 24, 2006

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Substitute
Special Item No. 1

Subject: Ordinance Providing Disposition of Remedial Amendment to the Comprehensive
Development Master Plan Pursuant to Settlement Agreement Addressing Application No.
5 in the April 2005 Amendment Cycle

O#06-116

The enclosed Substitute Ordinance differs from the original in that it revises certain language in Section 2 of the Substitute Ordinance, Requested Change to the CDMP Policies and/or text. Specifically, in Part B, Traffic Circulation Subelement of the Transportation Element, reference to the interchange at NW 154 Street and I-75 pertaining to Figures 3 and 4 was deleted; and for Part D, Capital Improvements Element, language was added to reference "and any other related text and tables".

RECOMMENDATION

It is recommended that the Board of County Commissioners (Board) adopt the attached ordinance which provides for the Commission to adopt, adopt with change, not adopt, or deny the pending Remedial Amendment to the Comprehensive Development Master Plan (CDMP) and Land Use Plan map, which relates to Application No. 5 of the April 2005 CDMP amendment cycle. This remedial amendment was proposed in a Settlement Agreement with the Florida Department of Community Affairs (DCA), which was approved by the Board by Resolution No. R-847-06 on July 6, 2006. It is recommended that final action be taken on the ordinance at the conclusion of the public hearing scheduled to begin at **9:30 AM on Thursday, August 24, 2006**. Following the final action will be a transmittal of the remedial amendment package to DCA for its compliance review and issuance of a cumulative Notice of Intent addressing both the remedial amendment and Application No. 5.

BACKGROUND

On April 19, 2006, the Board adopted Ordinances No. 06-42 and No. 06-43, taking final action on the eleven pending April 2005 Cycle applications to amend the Miami-Dade County Comprehensive Development Master Plan (CDMP). Ordinance 06-43 was specifically limited to Application No. 5 as requested by Mayor Julio Robaina of the City of Hialeah in the letter dated April 7, 2006. These adopted applications were transmitted, as required under state law, to DCA and other state and regional review agencies for a final determination of compliance with state growth management laws and rules. DCA issued a Statement of Intent under a cover letter to Chairman Joe A. Martinez dated June 22, 2006 and a Notice of Intent (NOI) in the Miami Herald on June 23, 2006 to find the comprehensive plan amendment not in compliance. The letter transmitting the Statement of Intent stated that DCA was interested in working with the County to develop an acceptable solution to the Not In Compliance finding. The Board approved the settlement agreement in connection with Application No. 5 by Resolution No. R-847-06 on July 6, 2006 and directed the County Manager, through the Director of Planning and Zoning to file for the Board's immediate consideration of this application.

The remedial amendment modifies the Land Use Element, Capital Improvements Element, Traffic Circulation Subelement and Water and Sewer Subelement of the CDMP. This new amendment

provides for: 1) a funded commitment for a new reverse osmosis water facility, the Floridan Aquifer Water Treatment Plant, in the Capital Improvements Element; 2) new policies in the Water and Sewer Subelement and Capital Improvements Element giving priority to the site of Application No. 5 for receiving water from the new reverse osmosis; 3) new text in the Land Use Element of the CDMP limiting, on certain parcels of land, the intensity of those future developments; 4) new text in the Land Use Element providing that the County will amend the CDMP to provide information regarding any additional restrictions provided in any declarations of restrictive covenants that have been accepted by the Board in connection with CDMP amendments; 5) changes in two roadways in the Traffic Circulation Subelement of the Transportation Element for the planned Year 2025 Roadway Network; and 6) new text in the Future Traffic Circulation Map series tying development to changes in priority of the construction phasing of 3 roadways.

ORDINANCE FORMAT

The ordinance follows the same format for previous CDMP amendments. That is, it contains blank spaces to record your action on each request contained in each application. After the Board adopts individual entries indicating its action on each application, the Board will take action adopting the Ordinance in its entirety, incorporating the foregoing entries. A minimum of seven affirmative votes is required by County Code to amend the CDMP.

HOUSING IMPACT

The remedial amendment consists of text amendments that will have no impact on housing. These text amendments will allow Application No. 5 of the April 2005 CDMP Amendment cycle to be found in compliance. Application No. 5 will decrease the potential supply by 228 dwellings. Based on the fact that the yearly estimate by the DP&Z of the housing need is 12,372 units, the housing impact is negligible.

FISCAL IMPACT

The remedial amendment amends the Schedule of Improvements in the Capital Improvements Element by adding \$45,000,000 in funding from the Building Better Communities General Obligation Bond Program for a new reverse osmosis water facility, the Floridan Aquifer Water Treatment Plant.

ECONOMIC ANALYSIS

1. Economic impact of the ordinance on the County's budget:

There will be no impact on the County's budget in terms of Department of Planning and Zoning budgeting, staffing or operating expenses. This ordinance, however, does amend the Comprehensive Development Master Plan (CDMP), which is the County's official guide for managing countywide growth, and development. In this regard, the ordinance may indirectly impact the County's budget through amendments that affect the provision of services and facilities.

2. Economic impact of the ordinance on the private sector:

Approval of the ordinance will have an insignificant impact on the private sector. In a countywide sense, however, the economic outlook will remain essentially unchanged by enactment of this ordinance.

3. Effect of the ordinance on public or private employment:

Adoption of this ordinance will have no significant impact on projected employment for the County as a whole, or in any statistical subdivision.

4. Costs and benefits, both direct and indirect, of establishing and maintaining the program set forth in the ordinance:

See response to item 1 on this page.

5. Whether the ordinance is necessary to enable the County to obtain state or federal grants or other financing:

No.

6. Whether another ordinance which is already in existence should be repealed or amended:

No.

7. Whether the creation of a new ordinance is the best method of achieving the benefit derived:

Section 2.116.1, Code of Miami-Dade County, and Section 163.3184(15), Florida Statutes, provide that the CDMP may be amended only by ordinance.


Assistant County Manager

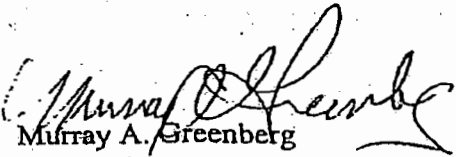


MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: August 24, 2006

FROM: 
Murray A. Greenberg
County Attorney

SUBJECT: Substitute
Special Item No. 1

Please note any items checked.

- "4-Day Rule" ("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
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor
Veto _____
Override _____

Substitute
Agenda Item No. 1
08-24-06

ORDINANCE NO. 06-116

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP); PROVIDING DISPOSITION OF REMEDIAL AMENDMENT TO THE CDMP PURSUANT TO SETTLEMENT AGREEMENT ADDRESSING APPLICATION NO. 5 OF THE APRIL 2005 AMENDMENT CYCLE; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE

WHEREAS, the Miami-Dade County Board of County Commissioners (Board) has provided a procedure (codified as Section 2-116.1 of the Code of Miami-Dade County, Florida) to amend, modify, add to or change the Miami-Dade County Comprehensive Development Master Plan (CDMP); and

WHEREAS, Miami-Dade County's procedures reflect and comply with the procedures for adopting or amending local comprehensive plans as set forth in Section 163, Part II, Florida Statutes (F.S.); and

WHEREAS, Application No. 5 of the proposed amendment to the CDMP Land Use Plan map was among the twenty-seven (27) CDMP amendment applications, (nine (9) small-scale and eighteen (18) standard), which were filed by private parties and the Miami-Dade County Department of Planning and Zoning (DP&Z) on or before April 30, 2005, and are contained in the document titled "April 2005 Cycle Applications to Amend the Comprehensive Development Master Plan" dated June 5, 2005 with Errata; and

WHEREAS, on April 19, 2006, the Board adopted Ordinances No. 06-42 and No. 06-43, taking final action on the eleven pending April 2005 Cycle standard applications to amend the Miami-Dade County Comprehensive Development Master Plan (CDMP); Ordinance No. 06-43 was specifically limited to Application No. 5, as requested by Mayor Julio Robaina of the City of Hialeah in a letter dated April 7, 2006; and

WHEREAS, Application No. 5, which was filed by the City of Hialeah, extended the 2015 UDB to encompass the application area of approximately 1140.8 gross acres located between NW 97 Avenue and the Homestead Extension of the Florida Turnpike and north of NW 154 Street, redesignated the application area from "Open Land" to "Industrial and Office", added several roadway changes to the Land Use Plan map and the Traffic Circulation Subelement, changed "Open Land Subareas" map and related text in the Land Use Element to exclude the application area; and

WHEREAS, DCA issued a Statement of Intent (SOI) and Notice of Intent (NOI) under a cover letter to Chairman Joe A, Martinez dated June 22, 2006 to find adopted Comprehensive Plan Amendment (collectively DCA 06-1), including Application No. 5, Not in Compliance and the NOI was published in the Miami Herald on June 23, 2006; and

WHEREAS, following the issuance of the SOI and NOI, the County disputed the finding and allegations of the SOI and both parties wished to avoid the expense, delay, and uncertainty of lengthy litigation and resolved to proceed through a Settlement Agreement process; and

WHEREAS, section 163.3184(16) of the Florida Statutes sets forth a process for DCA and a local government to enter into a settlement agreement to resolve a dispute concerning whether a plan amendment is in compliance; and

WHEREAS, on July 6, 2006, the Board, by Resolution No. R-847-06 authorized the County Manager, through the Planning and Zoning Director, to execute a Settlement Agreement between Miami-Dade County and DCA regarding a remedial amendment to the CDMP for Application No. 5 in the form as Exhibit B to the Settlement Agreement and incorporated therein by reference; and

WHEREAS, the Settlement Agreement provides that the Board shall consider for adoption the remedial plan amendment within 75 days or on or before August 24, 2006, after the

execution of the Settlement Agreement by the parties and that the execution of the agreement does not constitute any promise, duty, or obligation of the Board to adopt the remedial plan amendment; and

WHEREAS, all existing lawful uses and zoning in effect prior to a CDMP amendment are deemed to remain consistent with the CDMP as amended unless the Board, in conjunction with a particular zoning action, finds such preexisting zoning or uses to be inconsistent with the CDMP based upon a planning study addressing the criteria set forth in the CDMP; and

WHEREAS, the approval of an amendment to the CDMP does not assure favorable action upon any application for zoning or other land use approval but is part of the overall land use policies of the County; and

WHEREAS, any application for zoning or other land use approval involves the application of the County's overall land use policies to the particular request under consideration; and

WHEREAS, the County's overall land use policies include, but are not limited to, the CDMP in its entirety and the County's land development regulations; and

WHEREAS, this Board has conducted the public hearings required by the referenced procedures preparatory to enactment of this ordinance;

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

Section 1. All matters set forth in the preamble are found to be true and are hereby incorporated by reference as if set forth verbatim and adopted.

Section 2. This Board hereby desires to take further action on the pending remedial amendment as proposed in the Settlement Agreement:

REQUESTED CHANGE TO THE CDMP POLICIES AND/OR TEXT

Final Commission
Action

Part A. Land Use Element

In the Land Use Element, revise the text of the Footnote for the Land Use Plan map; revise the introduction of the "Interpretation of the Land Use Plan Map: Policy of the Land Use Element"; and modify the section titled "Concepts and Limitations of the Land Use Plan Map".

Part B. Traffic Circulation Subelement of the Transportation Element

In the Traffic Circulation Subelement, modify Figure 1; and revise the text of the "Future Traffic Circulation Map series".

Part C. Water and Sewer Subelement of the Water, Sewer and Solid Waste Element

In the Water and Sewer Subelement of the Water, Sewer and Solid Waste Element, add new Policy WS-6F after Objective WS-6.

Part D. Capital Improvements Element

In the Capital Improvements Element, add new Policy CIE-5C after Objective CIE-5; revise the "Programs to Implement" text; and modify the "Implementation, Schedules of Improvements" text; modify "Table 12" in the CIE Schedules of Improvements; and revise "Capital Improvements Element List of Funding Sources."

Adopt

Section 3. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected thereby. If any application, or portion of an application is found to be not in compliance pursuant to Section 163.3184, F.S., the remainder of the application subject to such a finding, and the remaining applications adopted by this ordinance shall not be affected thereby.

Section 4. It is the intention of the Board, and it is hereby ordained that the provisions of this ordinance shall be excluded from the Code of Miami-Dade County, Florida.

Section 5. 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, however, the effective date of any individual plan amendment included within the overall amendment shall be in accordance with the following language which is

included at the request of DCA without any admission by Miami-Dade County of the authority of the DCA or any other governmental entity to request or require such language: "The effective date of any [individual] plan amendment approved by this ordinance [and included within the overall amendment] shall be the date a final order is issued by DCA or Administration Commission finding the [individual] amendment in compliance in accordance with Section 163.3184(1)(b), F. S., whichever occurs earlier. No development orders, development permits, or land uses dependent on such [individual] amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this [individual] amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be filed with the Clerk of the Board and sent to the Department of Community Affairs, Division of Community Planning, Plan Processing Team. The Department's notice of intent to find a plan amendment in compliance shall be deemed to be a final order if no timely petition challenging the amendment is filed."

PASSED AND ADOPTED: August 24, 2006

Approved by County Attorney as
to form and legal sufficiency.

JAC for MAG

Prepared by:

DAK

Dennis A. Kerbel

OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
DADE COUNTY, FLORIDA



Memorandum

Date: (Second Reading 07/18/06)
May 23, 2006

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

Agenda Item No. 7(C)

From: George M. Burgess
County Manager

Subject: Ordinance Amending Miami-Dade County Code 20-43 Community Councils
0#06-115

RECOMMENDATION

It is recommended that the Board adopt the attached proposed ordinance amending Section 20-43 of the Code of Miami-Dade County. This ordinance is necessary to ensure staggered terms of office for newly defined subarea memberships in Community Councils as is the case for terms of office for existing Community Council subareas. The proposed amendments also modify the beginning service date for new Community Council members.

BACKGROUND

At its meeting of February 14, 2006, the Board of County Commissioners passed Resolution No. R-289-06, establishing the remaining boundaries of the South Bay Community Council (15) after the incorporation of Cutler Bay removed a portion of the area. As a result, new subarea boundaries within the Community Council needed to be redrawn. The attached ordinance amendment modifies the first term of three of the incoming new members in order to allow for staggered terms. This would align the newly defined council seat terms with the rest of the Community Council structure. After completion of the first term of office, all council seats will serve terms of four years. The Code provided for staggered Community Council terms in their initial election in 1996. That provision was subsequently removed as being obsolete. With the creation of new subareas such as reconfigured Community Council 15, it is necessary to reinstate this provision for this Community Council as well as future reconfigured Community Councils.

Currently, the Code names the starting date of the new Community Council office terms as "the second Tuesday next succeeding the date provided for the state second primary elections." The Florida Legislature has eliminated the state second primary elections. The proposed ordinance changes the beginning service date to "the second Tuesday next succeeding the date provided for the state general election." The proposed ordinance also moves any run-off elections to the state general election, as opposed to the state second primary election.

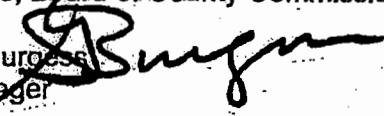
Roger M. Carlton
Assistant County Manager

Memorandum



Date: July 18, 2006

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

From: George M. Burgess
County Manager 

Subject: Ordinance Amending Section 20-43 of the Code Relating to Community Councils

The proposed ordinance amending Section 20-43 of the Code of Miami-Dade County will not have a fiscal impact to the County.

The amendment is necessary to ensure staggered terms of the office for newly defined subarea memberships in Community Councils as is the case for terms of office for existing Community Council subareas.


Assistant County Manager

fiscal00606

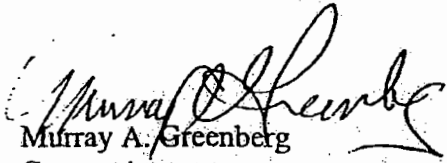


MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: July 18, 2006

FROM: 
Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 7(C)

Please note any items checked.

_____ **"4-Day Rule" ("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**

_____ **Bid waiver requiring County Manager's written recommendation**

_____ **Ordinance creating a new board requires detailed County Manager's report for public hearing**

_____ **Housekeeping item (no policy decision required)**

_____ **No committee review**

Approved _____ Mayor Agenda Item No. 7(c)
Veto _____ 07-18-06
Override _____

ORDINANCE NO. 06-115

ORDINANCE RELATING TO COMMUNITY COUNCILS;
AMENDING SECTION 20-43 OF THE CODE OF MIAMI-
DADE COUNTY, FLORIDA; PROVIDING STAGGERED
TERMS FOR SUBAREA OR AT LARGE POSITIONS;
MODIFYING COMMENCEMENT OF TERM OF OFFICE TO
OCCUR THE SECOND TUESDAY NEXT SUCCEEDING THE
DATE PROVIDED FOR THE STATE GENERAL ELECTION;
CLARIFYING DATE OF COUNCIL ELECTIONS; 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 20-43 of the Code of Miami-Dade County is hereby amended to
read as follows:¹

Sec. 20-43. Community Council; membership.

Except as provided in subsection (E), Community Councils shall have seven (7) members, six (6) of whom shall be elected at large within the council area and one (1) of whom shall be appointed by the Board of County Commissioners as follows:

(A) Elected Council Members

* * *

- (2) The term of office of Community Council members shall be for four (4) years. >>It is provided, however,

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.

that when a Community Council has been modified to establish new subareas or at large areas, in the initial election of Council Members, those members representing even numbered subareas shall serve a two year term and those members representing odd numbered subareas or at large areas shall serve a four year term so as to create staggered terms. Thereafter all Council Members shall serve four year terms. When a subarea is dissolved and is replaced by an at large area, the at large representative shall serve until expiration of the term of office that was provided for the dissolved subarea. << It is >>further << provided, ~~[[however,]]~~that when ~~[[in]]~~ a Community Council consisting of one subarea >>is created in the initial election<< three seats >>shall be designated as two year terms and three seats shall be designated as four year terms so as to provide staggered terms. Thereafter, all Council members shall serve four year terms.<< ~~[[the term of office of three (3) members holding office as of the effective date of this provision shall be extended for an additional two years so as to create staggered terms for such Community Council. The determination of which terms shall be extended an additional two (2) years shall be decided either by volunteers among Community Council Members or, if there are an insufficient number, by lot no later than one hundred eighty (180) days prior to the date the Community Council members' terms would have expired.]]~~

- (3) All elections for Community Council Members shall be non-partisan. The initial general election for Council Members shall be held at the time of the 1996 General Election. Subsequent elections of Council members shall be held in each even numbered year, in conjunction with state primary elections. The terms of Council Members shall commence on the second Tuesday next succeeding the date provided for the state >>general election<< ~~[[second primary elections]]~~.

* * *

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- (6) The ~~[[general]]~~ election ballot for the Council Member of each council area shall contain the names of all qualified candidates for election for Council positions from each subarea and shall instruct the electors to cast one (1) vote for the subarea position for which an election is being held. The candidate receiving the greatest number of votes shall be duly elected to that Council Seat. If there is a tie vote among the two (2) candidates receiving the greatest number of votes, there shall be a run-off election. The ballot for any run-off election for a Council Seat shall contain the names of the two (2) candidates for the Council Seat who received the most votes ~~[[in the general election]]~~. The ballot shall instruct electors of the council area to cast one (1) vote for each subarea position. The candidate for each Council Seat receiving the most votes in such run-off election shall be duly elected to that Council Seat. Provided, however, where there are fewer than six (6) subareas in a council area the number of persons to be elected from each subarea shall be as follows:

* * *

Section 2. 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 3. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections 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.

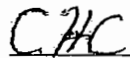
Section 4. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED: July 18, 2006

Approved by County Attorney as
to form and legal sufficiency:



Prepared by:



Craig H. Collier

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 7(B)

07-18-06

ORDINANCE NO. 06-114

ORDINANCE PERTAINING TO ZONING;
AMENDING SECTION 33-284.60 OF THE CODE OF
MIAMI-DADE COUNTY, FLORIDA PERTAINING
TO DOWNTOWN KENDALL URBAN CENTER
DISTRICT DESIGNATED OPEN SPACE PLAN MAP;
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 33-284.60 of the Code of Miami-Dade County is hereby
amended as follows:¹

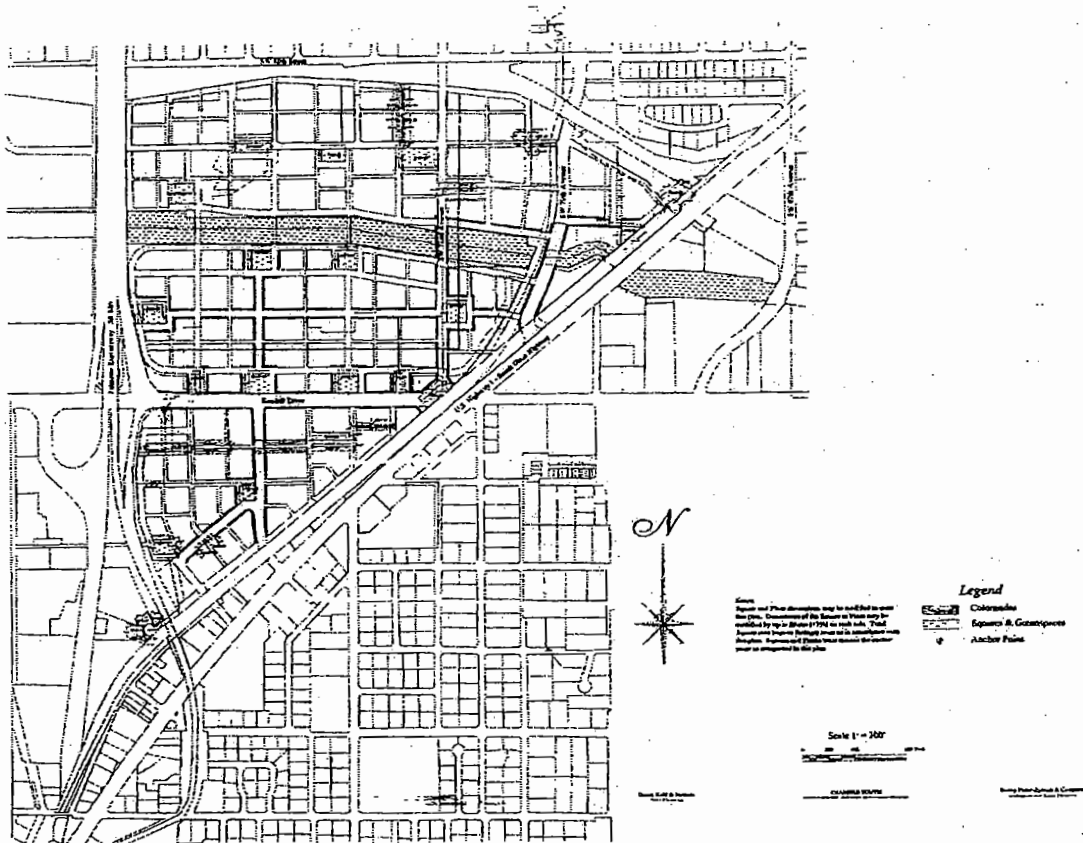
Sec. 33-284.60. Organization of this article.

- (A) This Article is organized into three (3) primary sections:
- (1) The Regulating Plans allocate Sub-Districts, street frontages, and designated open space that serve as the controlling factors of the plan;
 - (2) The Development Parameters are the instructions for implementing the Regulating Plans; and
 - (3) The Additional Parameters address issues of quality in the design of buildings and their grounds.
- (B) The controlling factors are the three (3) Regulating Plans which establish four Sub-Districts, five (5) street frontage types and a number of designated open spaces that interact. Each different interaction is illustrated as part of this Article.
- (1) The Sub-District Plan delineates four sub-districts, the Core, the Center, the Center DRI and the Edge. These Sub-Districts control

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.

land use and intensity of development in accordance with the County's Comprehensive Development Master Plan. Unless developed in accordance with section 33-284.63.1 below, property in the Center DRI Sub-district shall be subject to the provisions of this article applicable to the Center Sub-district.

- (2) The Street Frontage Plan establishes a hierarchy of street types in existing and future locations which shall be provided and shown in all future development. The five (5) street types are lettered "A" through "E." An "A" street is the most important street to accommodate pedestrian activity.
- (3) The Designated Open Space Plan establishes essential open spaces which shall be provided in all future development and construction. The designated open spaces are controlled by anchor points which are shown on a larger map >>at a scale of one (1) inch equals two hundred (200) feet<< on file at the Miami-Dade County Department of Planning and Zoning. >>The Downtown Kendall Urban Center District Designated Open Space Plan Map's legend contains colonnades, squares & greenspaces, and anchor point. The map, shown below, specifies the exact location and size of all squares and greenspaces required within the Downtown Kendall Urban Center District.



Downtown Kendall Urban Center District Designated Open Space Plan Map<<

Section 2. 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 3. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention,

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and the word "ordinance" may be changed to "section," "article," or other appropriate word.

Section 4. 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 18, 2006

Approved by County Attorney as
to form and legal sufficiency:



Prepared by:

Dennis A. Kerbel

MEMORANDUM

Agenda Item No. 7(A)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

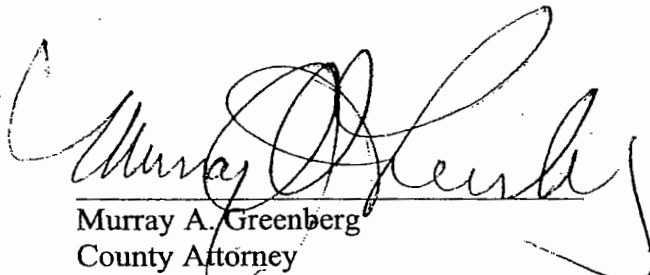
DATE: June 20, 2006

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Ordinance providing for
RU-RH, Rowhouse Zoning
District

0#06-96

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



Murray A. Greenberg
County Attorney

MAG/bw



MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: June 20, 2006

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 7(A)

Please note any items checked.

- "4-Day Rule" ("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
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor

Agenda Item No. 7(A)

Veto _____

6-20-06

Override _____

ORDINANCE NO. 06-96

ORDINANCE PROVIDING FOR RU-RH, ROWHOUSE ZONING DISTRICT; PROVIDING PURPOSE AND INTENT, DEFINITIONS, PERMITTED USES, DEVELOPMENT STANDARDS, DESIGN STANDARDS, OWNERSHIP AND MAINTENANCE OF COMMON OPEN SPACE, SITE PLAN REVIEW, AND SITE PLAN CHANGES; CREATING ARTICLE XVB AND SECTIONS 33-202.4 THROUGH 33-202.11 OF THE CODE OF MIAMI-DADE COUNTY ("CODE"), FLORIDA; AMENDING SECTIONS 33-2, 33-25.1, 33-133, 33-203.6, 33-207.2, 33-208, 33-217, AND 33-223.1 PERTAINING TO DISTRICTS ENUMERATED AND PERMITTED USES, AND STREETS; 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. Article XVB, Sections 33-202.4 through 33-202.11 of the Code of Miami-Dade County, Florida, are hereby created as follows:¹

>>ARTICLE XVB. RU-RH, ROWHOUSE DISTRICT

Sec. 33-202.4. Purpose and intent.

It is the intent of these regulations to create a Rowhouse District to be applied in unincorporated Miami-Dade County. Further, it is the purpose and intent of these regulations to create developments at a pedestrian scale; to create a streetscape which is convenient and comfortable for walking; to form a clear edge of public and private buildings, spatially delineating the public street space from private block interiors; to encourage pedestrian interaction between the development site and public areas; to provide a range of building elevations; to provide an identity, visual interest and diversity, and to provide opportunities for citizens to know their neighbors and watch over their collective security.

Sec. 33-202.5. Definitions.

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.

As used herein, a "rowhouse" is a one-family dwelling unit of a group of three (3) or more such units, each separated from the next by a common party fire wall; provided, however, that up to ten (10) percent of the total number of units on any individual site plan may be developed in two-unit groupings. Each common party fire wall shall extend to the roof line or above the roof of the units it serves and shall have no openings therein. Where units are offset from one another and a common party wall is used, the wall may be placed equidistant on each side of the lot line not exceeding the length of the offset. Each rowhouse unit shall be constructed upon a separate platted lot; provided, however, that the roof eaves may overhang onto adjacent lots or common areas a maximum of twenty-four (24) inches, subject to the approval of and determination by the Director that the roof or drainage system is designed so that runoff of water from the roof does not adversely affect adjacent units or lots. Each rowhouse unit shall be serviced with separate utilities and other facilities and shall otherwise be independent of one another.

Sec. 33-202.6. Permitted uses.

No land, body of water or structure shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, moved, or reconstructed, structurally altered or maintained for any purpose in a rowhouse district (RU-RH) which is designed, arranged or intended to be used or occupied for any reason or purpose, except for one (1) of the following uses:

- (1) Those uses permitted in the RU-1, RU-1M(a), RU-1M(b), RU-2, RU-TH, and RU-3 Districts, subject only to the applicable physical requirements, limitations and restrictions of said districts, including, but not limited to, lot width, areas, setbacks, heights and coverage.
- (2) Rowhouses shall be permitted in accordance with the criteria contained in this article, provided however, that a rowhouse development without common open space shall not be approved within one thousand (1,000) feet of another rowhouse development in which common open space has not been provided.

Sec. 33-202.7. Development standards.

A rowhouse development shall be designed in accordance with the following standards, and in accordance with the design standards contained in Section 33-202.8:

- (1) Lot size. The minimum lot size of a rowhouse lot shall be one thousand two hundred and fifty (1,250) square feet.
- (2) Density. The maximum number of dwelling units shall be twelve (12) units per net acre.

- (3) Common open space. Open space in the form of green(s) shall be provided in accordance with the following:

<u>Project size (net acres)</u>	<u>Percentage of common open space to be developed as green(s)</u>
<u>Less than one net acre</u>	<u>0%</u>
<u>One net acre and more</u>	<u>12%</u>

As used in this subsection, a rowhouse green(s) shall be a common open space placed to create focal point(s) in the neighborhood and shall be easily accessible. A rowhouse green shall include amenities such as landscaping, benches, pedestrian paths, gazebos, band shells, swimming pools, tennis courts, shuffleboards, community buildings, recreation buildings, maintenance buildings for common areas, lakes, canals and lagoons, other recreational uses, or entrance features. Entrance features that were not included or approved in the original site plan are permissible but shall require entrance feature review and approval by the Department and by a homeowners association or similar entity. Greens shall front on roads and/or residential development on at least three sides. Greens shall have a minimum width of thirty-five (35) feet and a maximum length of two hundred and seventy (270) feet, except a green may be up to four hundred and eighty (480) feet in length when rowhouse lots directly front the green along the lateral sides. Buildings shall not cover more than twenty (20) percent of a green. No parking shall be permitted on the green. Greens may be enclosed with wrought iron or electroplated aluminum picket fencing not exceeding forty-two (42) inches in height, which shall be seventy five (75) percent opaque.

Common open space, other than greens, may include, without limitation, recreational areas, sidewalks, water bodies, and tree preservation zones as defined by Section 24-5 of this code

- (4) Grouping length. A grouping of rowhouses shall not exceed two hundred forty (240) feet in length.
- (5) Frontage on Roads or Greens. Each rowhouse lot shall have a clear, direct frontage on public streets, private streets or to accessways complying with private street requirements, or on a green as defined in Section 33-202.7. No more than two rowhouse groupings may front on a green without an intersecting roadway. All rowhouse groupings fronting on a green shall be developed with a rear alley, public street or private street conforming to private street requirements. Greens that immediately abut the front of rowhouse groupings shall be designed to provide access for emergency

vehicles. The design and surface material of such emergency accessways shall meet with the approval of the Miami-Dade County Fire Department.

(6) Building height. The maximum height for any rowhouse unit shall be and forty (40) feet and the maximum number of stories shall be three (3) stories.

(7) Setbacks.

(a) Front. The front setback shall be a minimum of ten (10) feet, provided, however, that a front porch, bay window, awning, balcony, roof overhang, or handicap ramp may encroach into the front setback at varying dimensions up to eight (8) feet, as provided in Section 33-202.8(1) for optional setbacks and in Section 33-202.8(2)(a) for encroachments. No garages shall front on, nor shall parking spaces be located in, the front setback.

(b) Rear. The rear setback shall be a minimum of five (5) feet. No structures including walls or fences shall be permitted within this setback area, except that an additional twenty four (24) inch roof overhang or stoop and utility equipment may encroach into the rear setback.

(c) Side street. The minimum side street setback shall be ten (10) feet, of which half (50%) of the width shall be unencumbered by walls, fences or other structures or buildings. An additional twenty four (24) inch roof overhang, stoop or handicap ramp may encroach into the side street setback.

(d) Spacing between buildings. A fifteen (15) foot unencumbered space shall be provided between groupings of rowhouses.

(8) Accessory buildings.

Accessory buildings shall not be permitted, except for detached private garages.

(9) Private garages.

(a) All private garages shall be accessed from the rear of the unit. Garages may be credited toward required parking if, at the time of zoning or administrative site plan approval, a restrictive covenant approved in form and legal sufficiency by Miami-Dade County is recorded that permanently prohibits the enclosure of vehicular storage space on the first floor to create habitable living space.

- (b) Detached private garages shall be limited to two (2) stories in height. Within this height limit, habitable space for occupants of the unit may occur above the vehicular storage space on the first floor; no kitchen facilities shall be permitted.
- (10) Private open space. There shall be provided on each platted rowhouse lot at least three hundred (300) square feet of outdoor open space exclusive of parking and service area. Open roofed areas, balconies designed and planned for outdoor space, screened enclosures with a screened roof, patio slabs, swimming pools, decks, garden features, hot tubs, porches and stoops may be credited toward this open space requirement.
- (11) Parking. Parking requirements shall be in accordance with Section 33-124 of this code, provided that a minimum of two (2) spaces shall be provided for each rowhouse unit plus an additional one-quarter (.25) space per unit for guest parking. On-street parallel parking may be used for guest parking. Parking shall be prohibited in the front setback area. No perpendicular parking shall be permitted on roadways. Garages shall be credited toward required parking and garages shall be accessed from the rear of the lot.
- (12) Landscaping. Landscaping shall be provided in accordance with Chapter 18A of this code.
- (13) Utilities and services. Each rowhouse shall be independently served by separate heating, air conditioning, water, sewer, electricity, gas, or other utility services, and no rowhouse unit shall be in any way dependent upon such services or utility lines located within another unit or on or in another rowhouse site, except as may be installed in public easements. All water and sewer lines and all electrical and telephone lines in a rowhouse development site shall be placed underground. Proper and adequate access for fire fighting purposes, and access to service areas to provide garbage and waste collection, and for other necessary services shall be provided.
- (14) Additions. A homeowners' association shall review and approve, or deny, additions and exterior modifications to a rowhouse unit.

Sec. 33-202.8. Design Standards.

- (1) Front Elevation. The front elevation of rowhouse units shall face a street or green and shall contain the front door and windows covering at least fifteen (15) percent of the front elevation, not including the roof.

The front elevation of rowhouse units shall be differentiated and articulated by at least two (2) of the following design variations; (a) varying front elevations; (b) varying roof pitches and/or directions; (c) articulating front elevations with fenestration, bay windows and/or balconies; (d) varying building heights; (e) staggering of the front elevation(s) so that fifty (50) percent of the elevation(s) are setback a minimum of ten (10) feet from the front property line and the remaining fifty (50) percent of the elevation(s) are setback a minimum of fifteen (15) feet.

(2) *Front porch and stoop.* Front porches shall be required for a minimum of fifty (50) percent of all rowhouse units. A front porch shall consist of a roofed structure attached to the front of the unit. The porch shall be open on three (3) sides except for structural columns or low walls or railings not exceeding forty-two (42) inches in height from the porch floor. The front porch openings may be covered with insect screening but not with glazing. Front porches shall have a minimum width of twelve (12) feet and a minimum depth of six (6) feet, except that side and rear porches shall not be subject to these requirements. A stoop may be a covered landing placed at the side or rear entrance to a dwelling unit with a maximum area of thirty-six (36) square feet. All or a portion of a porch or stoop may encompass a handicap ramp providing access.

(a) *Encroachments into front setback area:* Front porches may encroach a maximum of six (6) feet into the front setback. Roof eaves of such front porches may encroach another two (2) feet but not within four (4) feet of the front roadway pavement. Awnings, second story balconies and handicap ramps may encroach up to six (6) feet into the front setback; bay windows may encroach up to four (4) feet into the front setback.

When rowhouse units front on a green or other common open space, front porches may encroach a maximum of eight (8) feet into the front setback. Roof eaves of such front porches may encroach another two (2) feet. Awnings, second story balconies and handicap ramps may encroach up to six (6) feet into the front setback; bay windows may encroach up to four (4) feet into the front setback.

(3) *Street system, right-of-way width, and improvements.* The right-of-way width of public streets and private streets and alleyways serving a group of rowhouses and the improvements therein shall conform to all applicable minimum Miami-Dade County standards and requirements for such streets. Cul-de-sacs and T- turnarounds should be avoided. The street system of a rowhouse development shall be designed to connect directly to adjacent street systems.

- (4) Street edge. Sidewalks with a minimum width of five (5) feet and curbs and gutters shall be provided along all roadways and shall be in accordance with the *Public Works Manual*. Street lamps of a maximum height of ten (10) feet shall be provided at an average spacing of twenty-five (25) feet on center along the roadway edge.
- (5) Alleys. Alleys are permitted and shall be a minimum of fifteen (15) feet in width, with a minimum twelve (12) feet of paved surface and a twenty-two (22) foot clear opening at the throat.
- (6) Pedestrian path. Pedestrian pathways are intersecting paved walkways that provide pedestrian passage from street to street and from a green to a street. A pedestrian pathway between streets or from a green to a street shall be provided every two hundred forty (240) feet when there is no intervening street between building groups. A pedestrian path shall be a minimum of fifteen (15) feet in width that shall contain a minimum pavement width of six (6) feet. The balance of the pedestrian path shall be landscaped open space, except where interrupted by alleyways.

Sec. 33-202.9. Ownership and maintenance of common open space.

All land designated on approved plans as common open space, except public rights-of-way, including green(s) and all structures, roads and permitted drives devoted to the common use of the inhabitants of this district shall be owned and maintained as follows:

- (1) Any such common open space shall either be owned by a property homeowners' association, a special taxing district or a similar entity. In the case of a homeowners' association, the ownership shall be subject to covenants providing for the maintenance of the common facilities in a manner that assures its continuing use for its intended purpose and provided that a homeowners' association shall comply with the following requirements:
 - (a) A homeowner's association shall be established before the units or individual building lots are sold.
 - (b) Membership shall be mandatory for each property owner and said association shall have the authority to adjust the assessment to meet the needs of maintaining the open space.
 - (c) Any assessments levied by the homeowner's association shall be a lien superior to all other liens, except tax liens and mortgage liens are first liens against the property encumbered thereby.

- (d) The homeowner's association shall be responsible for maintenance of common elements and local taxes on such common elements.
- (e) No amendment(s) shall be permitted to the homeowner's association documents which would have the effect of modifying or eliminating requirements for the common areas without the prior written consent of Miami-Dade County

Sec. 33-202.10. Site plan review.

The Department shall review plans for compliance with zoning regulations and for compliance with the site plan review criteria. Requirements shall include conformance with the standards contained in regulations, herein. Substantial conformance with the Urban Design Guidelines and Policies of the Comprehensive Development Master Plan shall be incorporated. The purpose of the site plan review is to encourage logic, imagination, innovation and variety in the design process and thereby insure the congruity of the proposed development and its compatibility with the surrounding area. All plans submitted to the Department shall be reviewed and approved or denied by the Department within twenty-one (21) days from the date of submission. The applicant shall have the right to extend the twenty-one (21) day period by an additional twenty-one (21) days upon timely request made in writing to the Department. The Department shall have the right to extend the twenty-one (21) day period by written notice to the applicant that additional information is needed to process the site plan. Denials shall be in writing and shall specifically set forth the grounds for denial. If the plan is disapproved the applicant may appeal to the appropriate Community Zoning Appeals Board in accordance with procedure established for appeals of administrative decisions.

- (1) Exhibits Exhibits prepared by design professionals such as architects and landscape architects shall be submitted to the Department of Planning and Zoning and shall include, but not be limited to the following:
 - (a) Site plan(s) and architectural drawings at a scale of not less than one (1) inch equals one hundred (100) feet shall contain the following information:
 - (1) Location, shape, size and height of existing and proposed buildings, green(s) and open spaces, fencing and walls;
 - (2) Location of existing and planned streets and curbs;
 - (3) Location of lot lines and setbacks including typical dimensions;
 - (4) Location of on-street and off-street parking;
 - (5) Development phase lines.
 - (b) Architectural elevations and floor plans of typical buildings.
 - (c) Landscape plans including specifications of plant material, location and size and quality in accordance with Chapter 18-A.

- (d) Isometrics or perspectives of the proposed development, or model(s).
 - (e) Street cross section(s).
 - (f) Elevation of any wrought iron fencing enclosing a green.
 - (g) Figures indicating the following:
 - (1) Gross and net acreage, and area to be dedicated for public right-of-ways.
 - (2) Total number of dwelling units.
 - (3) Amount of open space provided in the form of green(s) required and provided.
 - (4) Number of parking spaces required and provided, both on-street and off-street.
 - (5) Such other design data as may be needed to evaluate the project.
- (2) Site plan review criteria. The following criteria shall be utilized in the plan review process:
- (a) Purpose and intent: The proposed development fulfills the objectives of this article.
 - (b) Planning studies: Design, planning studies or neighborhood area studies approved by the Board of County Commissioners that include development patterns or environmental design criteria which would apply to the development proposal under review shall be utilized in the plan review process.
 - (c) Landscape: Landscape shall be reserved in its natural state insofar as is practicable by minimizing tree removal. Landscape shall be used to shade and cool, direct wind movements, enhance architectural features, relate structure design to site, visually screen noncompatible uses and block noise generated by the major roadways and intense use areas.
 - (d) Buffers: Buffering elements in the form of architectural design and landscape design that provide a logical transition to adjoining existing or permitted uses shall be provided.
 - (e) Scale: Scale of proposed structures shall be compatible with surrounding proposed or existing uses or shall be made compatible by the use of buffering elements.
 - (f) Street system: A well-defined system shall be designed to allow free movement throughout the development while discouraging excessive speeds, and shall structure the development in clearly defined clusters and/or groups of townhouses. All dwelling units should be located on residential service streets or courts designed to discourage all traffic

except that of owner/occupants, their guests, and their services. Pedestrian and auto circulation shall be separated insofar as is practicable.

- (g) Visibility: No obstruction to visibility at street intersections shall be permitted, and such visibility clearances shall be as required by the Department of Public Works.
- (h) Energy consideration: Site design methods to reduce energy consumption shall be encouraged. Energy site conservation methods may include siting of structures in relation to prevailing breezes and sun angles and use of landscape materials for shade and transpiration.
- (i) Parking: Private parking shall be in adjacent groups of not more than four (4) spaces, said groups to be separated by the use of landscape elements. Where parking is provided in a group arrangement, planting, berms or other innovative methods shall be used as a means of minimizing the adverse effect of the visual impact of parked cars. This requirement is in addition to the requirements of the landscape regulations of Chapter 18A of the Code of Miami-Dade County.
- (j) Open spaces: Open spaces shall relate to any natural characteristics in such a way as to preserve and enhance their scenic and functional qualities to the fullest extent possible.
- (k) Privacy: Due consideration of aural and visual privacy shall be evidenced in the design of the overall development and in the design of the individual units.
- (l) Graphics: Graphics, as required, shall be designated as an integral part of the overall design of the project.
- (m) Art display: Permanent exterior art displays and water features should be encouraged in the overall design of the project.
- (n) Emergency access: Access to emergency equipment shall be provided.
- (o) Visual screening for decorative walls: In an effort to prevent graffiti vandalism the following options shall be utilized for walls abutting zoned or dedicated rights-of-way:
 - (1) Wall with landscaping. Walls shall be setback two and one-half (2 1/2) feet from the rights-of-way lines and the resulting setback

areas shall contain a continuous extensively landscaped buffer which shall be maintained in a good healthy condition by the property owner, or where applicable, by the condominium, homeowners' association or similar entity. The landscape buffer shall contain one (1) or more of the following planting materials:

- (a) Shrubs. Shrubs shall be a minimum of three (3) feet in height when measured immediately after planting and shall be planted and maintained to form a continuous, unbroken, solid, visual screen within one (1) year after time of planting.
 - (b) Hedges. Hedges shall be a minimum of three (3) feet in height when measured immediately after planting and shall be planted and maintained to form a continuous, unbroken, solid, visual screen within one (1) year after time of planting.
 - (c) Vines. Climbing vines shall be a minimum of thirty-six (36) inches in height immediately after planting.
- (2) Metal picket fence. Where a metal picket fence abutting a zoned or dedicated right-of-way is constructed in lieu of a decorative wall, landscaping shall not be required.

Sec. 33-202.11. RU-RH site plan changes.

The Director may authorize certain changes in a site plan for an individual rowhouse unit after an internal site plan review provided the changes meet the requirements of this code; such changes are limited to screen enclosures, patio slabs, new fascia or trim work, open porch additions with or without wood or metal roofs, trellis or garden amenities, such as awnings, Jacuzzis, swimming pools, decks and hot tubs, provided that:

- (1) Written approval is obtained from the official, authorized body designated in the rowhouse development to approve architectural changes in the rowhouse community; and
- (2) Written approval of the immediate adjacent rowhouse owner(s) is obtained. If the applicant is unable to contact an adjacent property owner for such approval, the applicant may present proof that he or she has mailed the request for approval to each adjacent unit owner, by certified mail, return receipt requested, at each adjacent property owner's mailing address as listed

in the most current Miami-Dade County tax roll, and that the notice has been returned undeliverable; and

- (3) No additional variances are necessary to accomplish the proposed changes.
- (4) Exceptions. The installation of temporary storm panels approved under the Florida Building Code shall be permitted as a matter of right and shall not be subject to homeowners' association approval, nor shall such installation be subject to adjacent rowhouse owners' approval. However, homeowners' association approval shall be required for the installation of permanent storm shutters. For the purposes of this subsection, temporary storm panels shall be defined as detachable protection devices that are installed temporarily over building openings in the event of an approaching hurricane or tropical storm.

The Director shall approve the change if it is determined that the change will be in harmony with and compatible with existing development in the area, and will not destroy the theme or character of the development in the area.

All adverse decisions of the official, authorized body designated in the rowhouse development to approve architectural changes in the rowhouse community shall be appealed solely pursuant to the provisions of the official documents of the rowhouse community. The official authorized body is required to afford the applicant, within sixty (60) days of receipt of the request, (1) written notice of the time and place of the hearing, (2) a full hearing, and (3) a decision in writing which is furnished to the applicant. Relief from this section shall be permitted only pursuant to the standards and requirements of section 33-311(A)(4)(a) of this code. <<

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

Section 33-2. Districts enumerated.

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

* * *

RU-TH – Townhouse District

>>RU-RH – Rowhouse District<<

EU-M – Estate modified, single-family, minimum lot area 15,000 square feet.

* * *

Section 3. Section 33-25.1 of the Code of Miami-Dade County, Florida, is hereby amended as follows:

Sec. 33-25.1. Home office.

(A) A home office shall be permitted as an ancillary use to all lawful residential uses subject to the following limitations:

1. The area of the dwelling unit devoted to a home office shall not exceed two hundred (200) square feet of the living area of the dwelling unit, including garages.
2. The home office shall not be conducted in any accessory building or other structure detached from the residence >>except that a home office may be allowed in the habitable space on the second floor of a detached garage on a rowhouse lot in the RU-RH district<<.

* * *

Section 4. Section 33-133 of the Code of Miami-Dade County, Florida, is hereby amended as follows:

Sec. 33-133. Right-of-way plan and minimum width of streets and ways.

The minimum right-of-way widths for streets, roads and public ways for the unincorporated area of the County shall be as follows:

* * *

(D) On all interior subdivision streets, ~~[[fifty (50)]]~~ >>forty-seven (47)<< feet shall be the official minimum right-of-way width, except as further modified by Chapter 28 of this Code.

* * *

Section 5. Section 33-203.6 of the Code of Miami-Dade County, Florida, is hereby amended as follows:

Sec. 33-203.6. Uses permitted; requirements generally.

15

No land, body of water or structure shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, moved or reconstructed, structurally altered or maintained for any purpose in an RU-3M District which is designed, arranged or intended to be used or occupied for any purpose, except for one (1) of the following uses:

- (A) Those uses permitted in the RU-1, RU-1M(a), RU-1M(b), RU-2, RU-3 ~~[[and]]~~ RU-TH >>, and RU-RH<< Districts subject only to the requirements, limitations and restrictions applicable therefor in said districts, including but not limited to, lot width, area, yard areas, height and coverage.

* * *

Section 6. Section 33-207.2 of the Code of Miami-Dade County, Florida, is hereby amended as follows:

Sec. 33-207.2. Uses permitted; requirements generally.

No land, body of water or structure shall be used or permitted to be used, and no structure shall be hereafter erected, constructed, moved or reconstructed, structurally altered or maintained for any purpose in an RU-4L District which is designed, arranged or intended to be used or occupied for any purpose, except for one (1) of the following uses:

- (A) Those uses permitted in the RU-1, RU-1M(a), RU-1M(b), RU-2, RU-3, ~~[[and]]~~ RU-TH >>, and RU-RH<< Districts subject only to the requirements, limitations and restrictions applicable therefor in said districts, including but not limited to, lot width, area, yard areas, height and coverage.

* * *

Section 7. Section 33-208 of the Code of Miami-Dade County, Florida, is hereby amended as follows:

Sec. 33-208. 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 or reconstructed, structurally altered or maintained for any purpose in an RU-4, High Density Residential District, which is designed, arranged or intended to be used or occupied for any purpose, except for one (1) of the following uses:

- (1) Those uses permitted in the RU-1, RU-1M(a), RU-1M(b), RU-2, RU-3 >>_<< [[and]] RU-TH >>and RU-RH<< Districts subject only to the requirements, limitations, and restrictions applicable thereto in said districts, including but not limited to lot width, area, setbacks, yard areas, height and coverage.

* * *

Section 8. Section 33-217 of the Code of Miami-Dade County, Florida, is hereby amended as follows:

Sec. 33-217. 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 or reconstructed, structurally altered or maintained for any purpose in an RU-4A District which is designed, arranged, or intended to be used or occupied for any purpose, except for one (1) of the following uses:

- (1) Those uses permitted in the RU-1, RU-2, RU-1M(a), RU-1M(b), RU-3 >>_<< [[and]] RU-TH >>and RU-RH<< Districts subject only to the requirements, limitations and restrictions applicable thereto in said districts, including but not limited to, lot width, area, setbacks, yard areas, height and coverage.

* * *

Section 9. Section 33-223.1 of the Code of Miami-Dade County, Florida, is hereby amended as follows:

Sec. 33-223.1. 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, reconstructed, moved or structurally altered or maintained for any purpose in an RU-5 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, and all other uses are hereby prohibited:

- (1) Duplex use--those uses permitted in the RU-2 District subject only to the requirements, limitations and restrictions specified in said district, and except that it shall be permissible to use a fifty- by one hundred-foot lot for two-family use in an old subdivision.

>>(1.1) Rowhouse development, subject only to the requirements, limitations and restrictions specified for the RU-RH district.<<

* * *

Section 10. 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 11. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made part of the Code of Miami-Dade County, Florida. The sections 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 12. 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: **June 20, 2006**

Approved by County Attorney as
to form and legal sufficiency:

JAE jar

Prepared by:

JM

John McInnis

Sponsored by Commissioner Barbara J. Jordan

Memorandum



Date: June 06, 2006

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

Amended
Agenda Item No. 7(B)

From: 
George M. Burgess
County Manager

Subject: Substitute to Proposed Zoning Ordinance Establishing the Ojus Urban Area
District Regulations

O#06-86

RECOMMENDATION

It is recommended that the Board adopt the attached proposed zoning ordinance establishing the Ojus Urban Area District (OUAD) regulations.

BACKGROUND

On February 3, 2004 the Board of County Commissioners adopted Resolution No. R-167-04 accepting the Ojus Charrette Report, including its plan and recommendations, and directing staff to develop for the Board's consideration the necessary amendments to the Code of Miami-Dade County implementing the plan portion of the Charrette Report. Subsequently the Department of Planning and Zoning (DP&Z) has developed the attached ordinance containing the Ojus Urban Area District (OUAD) zoning regulations.

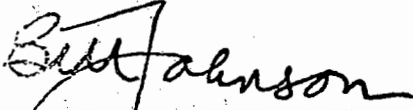
The proposed OUAD ordinance establishes regulations to govern development within the Ojus Urban Area, similar to previously approved ordinances for the areas of Naranja, Goulds, and Princeton in southern Miami-Dade County. Once the Board approves these regulations, the Director of DP&Z will file an application to rezone all properties located within the boundaries of OUAD. Upon the Board's adoption of the rezoning resolution after a duly noticed public hearing, the proposed ordinance would be implemented and control the zoning for OUAD.

The proposed ordinance has been subject to considerable public input, including public hearings at the Northeast Community Council 2 and the Planning Advisory Board. All these Boards have recommended that the Board of County Commissioners adopt the proposed ordinance.

Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners
Page 2

FISCAL IMPACT

The proposed ordinance creates no fiscal impact on Miami-Dade County.

A handwritten signature in black ink that reads "Bill Johnson". The signature is written in a cursive style with a large, looping initial "B".

Assistant County Manager



MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: June 6, 2006

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Amended
Agenda Item No. 7(B)

Please note any items checked.

- "4-Day Rule" ("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
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor
Veto _____
Override _____

Amended
Agenda Item No. 7(B)
6-6-06

ORDINANCE NO. 06-86

ORDINANCE RELATING TO ZONING AND OTHER
LAND DEVELOPMENT REGULATIONS; PROVIDING
FOR THE OJUS URBAN AREA DISTRICT; CREATING
SECTIONS 33-284.99.14 THROUGH 33-284.99.21 OF
THE CODE OF MIAMI-DADE COUNTY (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 33-284.99.14 of the Code of Miami-Dade County, Florida

is hereby created as follows:¹

>>ARTICLE XXXIII (O)

OJUS URBAN AREA DISTRICT

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. 33-284.99.14 Purpose, intent and applicability.

- A. 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.
- B. The Illustrative Master Plan (Figure 1), illustrates the citizens' vision and may be used to interpret this article. Where the Illustrative Master Plan conflicts with the text of this article, the text shall govern.
- C. The regulations contained in this chapter address portions of the Ojus/Aventura Metropolitan Urban Center and its surrounding area. Specifically it addresses an area with the boundaries shown in the Boundary Plan, hereafter the Ojus Urban Area District (OUAD) and generally described as follows: from the crossing of the Oleta River with the west side of the Florida East Coast (FEC) railroad easement, then north along the west side of the FEC railroad easement to the south side of NE 203 Street, then west along the south side of NE 203 Street to the west side of NE 26 Avenue, then north along the west side of NE 26 Avenue to the south side of theoretical NE 206 Street then west along the south side of theoretical NE 206 Street to the eastern boundary of the Highland Oaks Park, then north and west along the boundary of Highland Oaks Park to the east side of NE 23 Avenue, then south on the east side of NE 23 Avenue to the north side of NE 207 Street, then east along the north side of NE 207 Street to the east side of NE 24 Avenue, then south along the east side of NE 24 Avenue to the south side on NE 203 Street, then east along the south side of NE 203 Street to the Oleta River, then south along the Oleta River to the point of beginning.

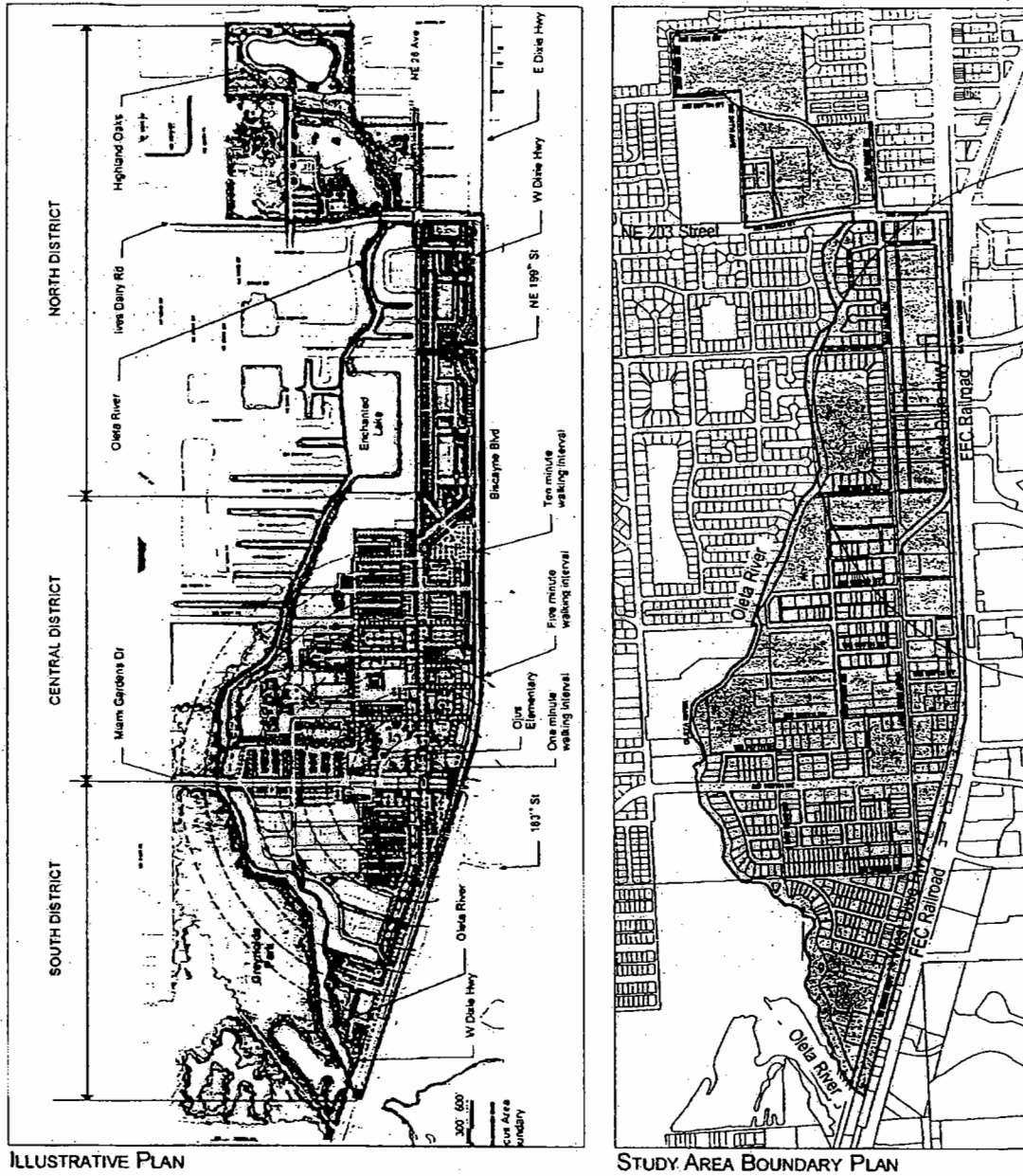
A more detailed legal description of the boundaries follows:

Beginning at the intersection of the East Right-of-Way line of the Oleta River with the West Right-of-Way line of the Florida East Coast railroad, thence North along the aforementioned West Right-of-Way line of the Florida East Coast railroad to the intersection with the centerline of NE 203 Street, thence West along the aforementioned centerline of NE 203 Street to the intersection with the centerline of NE 26 Avenue, thence North along the aforementioned centerline of NE 26 Avenue to the intersection with the theoretical extension of the North

Property line of Tract "A" of BETH TORAH ADATH YESHURUN as recorded in Plat Book 147, Page 50 of the Miami-Dade County Public Records, thence West along the aforementioned North Property line of Tract "A" to the intersection with the East Right-of-Way line of the Oleta River, thence North along the aforementioned East Right-of-Way line of the Oleta River to the intersection with the East Property line of Highland Oaks Park, thence North along the aforementioned East Property line of Highland Oaks Park to the intersection with the North Property line of Highland Oaks Park, thence West along the aforementioned North Property line of Highland Oaks Park to the theoretical intersection with the centerline of NE 23 Avenue, thence South along the aforementioned centerline of NE 23 Avenue to the intersection with the Northern boundary of Highland Oaks Elementary School, thence East along the aforementioned Northern boundary of Highland Oaks Elementary School for a distance of 546 feet (+/-) to a point, thence Southeast along the Northeast boundary of Highland Oaks Elementary School for a distance of 125 feet (+/-) to a point, thence East to the intersection with the centerline of NE 24 Avenue, thence South along the aforementioned centerline of NE 24 Avenue to the intersection with the centerline of NE 203 Street, thence East along the aforementioned centerline of NE 203 Street to the intersection with the East Right-of-Way line of the Oleta River, thence South along the aforementioned East Right-of-Way line of the Oleta River to the Point of Beginning.

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






Figure 1: Illustrative Master Plan



ILLUSTRATIVE PLAN

STUDY AREA BOUNDARY PLAN

KEY

-  Proposed Buildings
-  Existing Buildings
-  MJC Circle
-  Charrette Study Area Boundary
-  Olua Urban Area District

<<

Section 2. Section 33-284.99.15 of the Code of Miami-Dade County, Florida is hereby created as follows:

>>Sec. 33-284.99.15 Ojus Urban Area District (OUAD)
Requirements.

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

Section 3. Sec. 33-284.99.16 of the Code of Miami-Dade County, Florida, is hereby created as follows:

>>Sec. 33-284.99.16 Definitions.

In addition to the definitions in Sec. 33-284.82 of this code, the following term shall be defined as follows:

Loft: a single-family unit with a mezzanine area that shall not exceed 80 percent of the floor area below. In the Core and Center Sub-districts, the height of a loft shall count as one story. In the Edge Sub-district, the additional height provided by the inclusion of a loft shall count as an additional story. <<

Section 4. Sec. 33-284.99.17 of the Code of Miami-Dade County, Florida, is hereby created as follows:

>>Sec. 33-284.99.17 Uses.

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

1. As provided in the Land Use Regulating Plan, no duplexes shall be permitted in areas designated:

- a. Residential (R) with a maximum permitted density of 6 dwelling units per net acre; and
 - b. Residential Modified (RM) with maximum permitted densities greater or equal to 36 units per net acre.
2. No municipal recreation building, playground, or park owned and operated by a municipality, county, state, or the federal government shall be permitted in areas designated R on the Land Use Regulating Plan.
 3. No civic uses shall be permitted in areas designated R on the Land Use Regulating Plan.
 4. Industrial uses. Notwithstanding the provisions of Section 33-284.83 (A)(4), only the following uses shall be permitted in the Industrial District (ID) area. These uses shall be allowed in conformance with the Land Use Regulating Plan and the Street Type Development Parameters.
 - a. All uses permitted in the IU-1 zoning district
 - b. All uses permitted in the IU-2 zoning district after public hearing pursuant to section 33-311(A)(3) of this code.
 - c. MC uses at a maximum density of 52 units net acre or at a maximum density of 60 units per net acre with the purchase of the appropriate number of Severable Use Rights pursuant to Sections 33B-41 to 33B-47 of this code.
 - d. live-work units as provided in Sec. 33-284.83(A)(4)(b).
 - e. On lots fronting West Dixie Highway and south of NE 195 Street, all uses permitted in the Mixed Use Main Street (MM), at a minimum density of 12 units per net acre and at a maximum density of 52 units net acre, or a maximum density of 60 units per net acre with the purchase of the appropriate number of Severable Use Rights as permitted by Section 33B-41 to Section 33B-47 of this code
 - f. On lots fronting NE 26th Avenue, all uses permitted in the Residential Modified (RM), at a minimum density of 12 units per net acre and a maximum density of 36 units net acre.
 5. Institutional uses. The following additional uses shall be permitted in the Institutional (I) area in accordance with the Land Use Regulating Plan and the Street Types Development Parameters.

- a. Civic uses in accordance with the Street Types Development Parameters.
 - b. On lots located west of NE 25th Avenue, all uses permitted in the Residential (R), with a minimum density of 6 units per net acre and a maximum density of 13 units per net acre.
 - c. On lots located east of NE 25th Avenue, all uses permitted in the Residential Modified (RM), with a minimum density of 12 units per net acre and a maximum density of 36 units per net acre.
6. 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, pursuant to Section 33-284.88 of this code.
1. Liquor package stores shall be permitted only in the Core Sub-district and only in compliance with all applicable regulations of this code.<<

Section 5. Section 33-284.99.18 of the Code of Miami-Dade County, Florida is hereby created as follows:

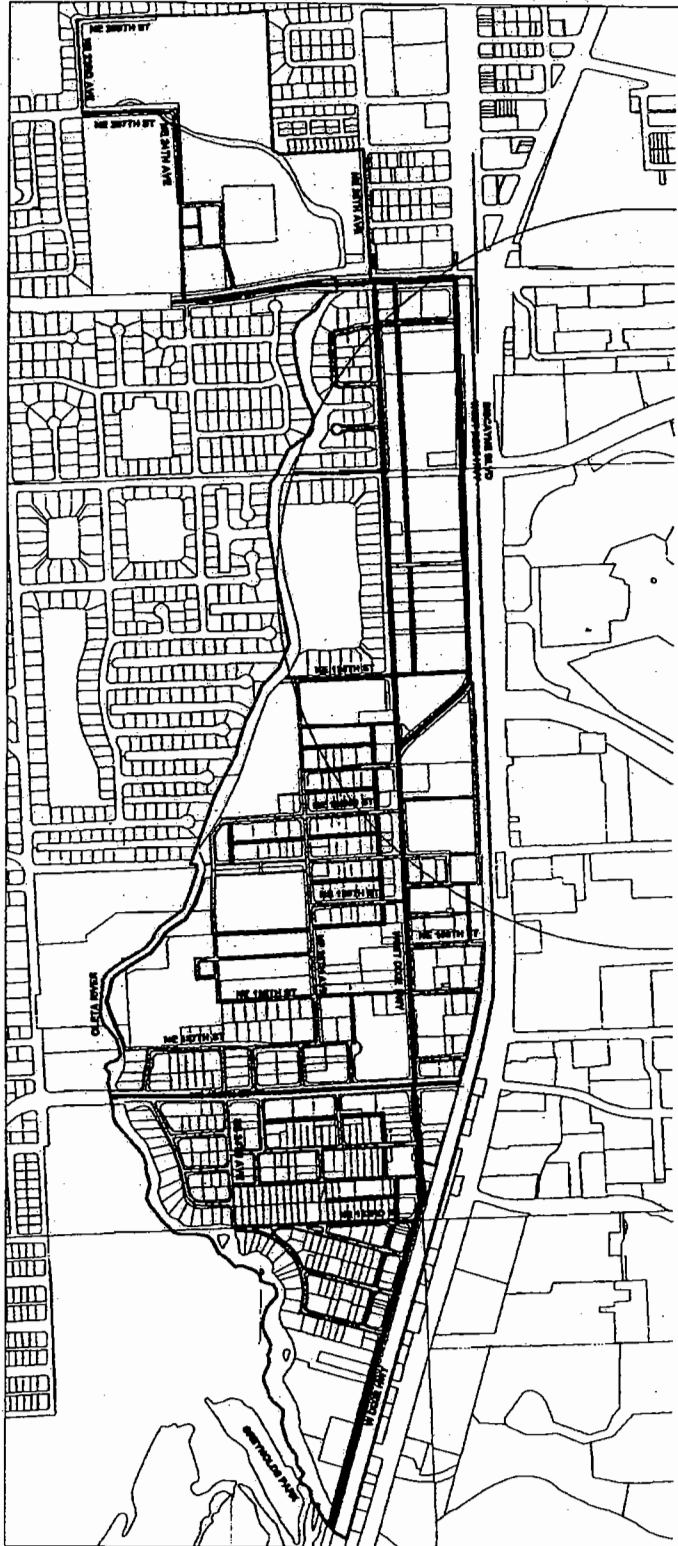
>>Sec. 33-284.99.18 The Regulating Plans.

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

- A. The Street Types Plan, which establishes a hierarchy of street types in existing and future locations. The five Street Types and the hierarchy of streets (from most important to least important in accommodating all types of activity) are U.S. 1, Main Street, Boulevard, Minor Street, and Service Road.
- B. The Sub-districts Plan, which delineates 3 Sub-districts: 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.
- C. The Land Use Plan, which delineates the areas where specified land uses and development of various types and intensities shall be permitted.
- D. The Building Heights Plan, which establishes the minimum and maximum allowable number of stories.







- E. The Designated Open Space Plan, which designates open spaces. The designated open spaces shall be 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 Ojus Urban Area. 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.
- G. The Bike Route Plan, which depicts the designated bike routes, including the bike facility requirements if any, which shall be shown in all development plans.

A. Street Types Plan

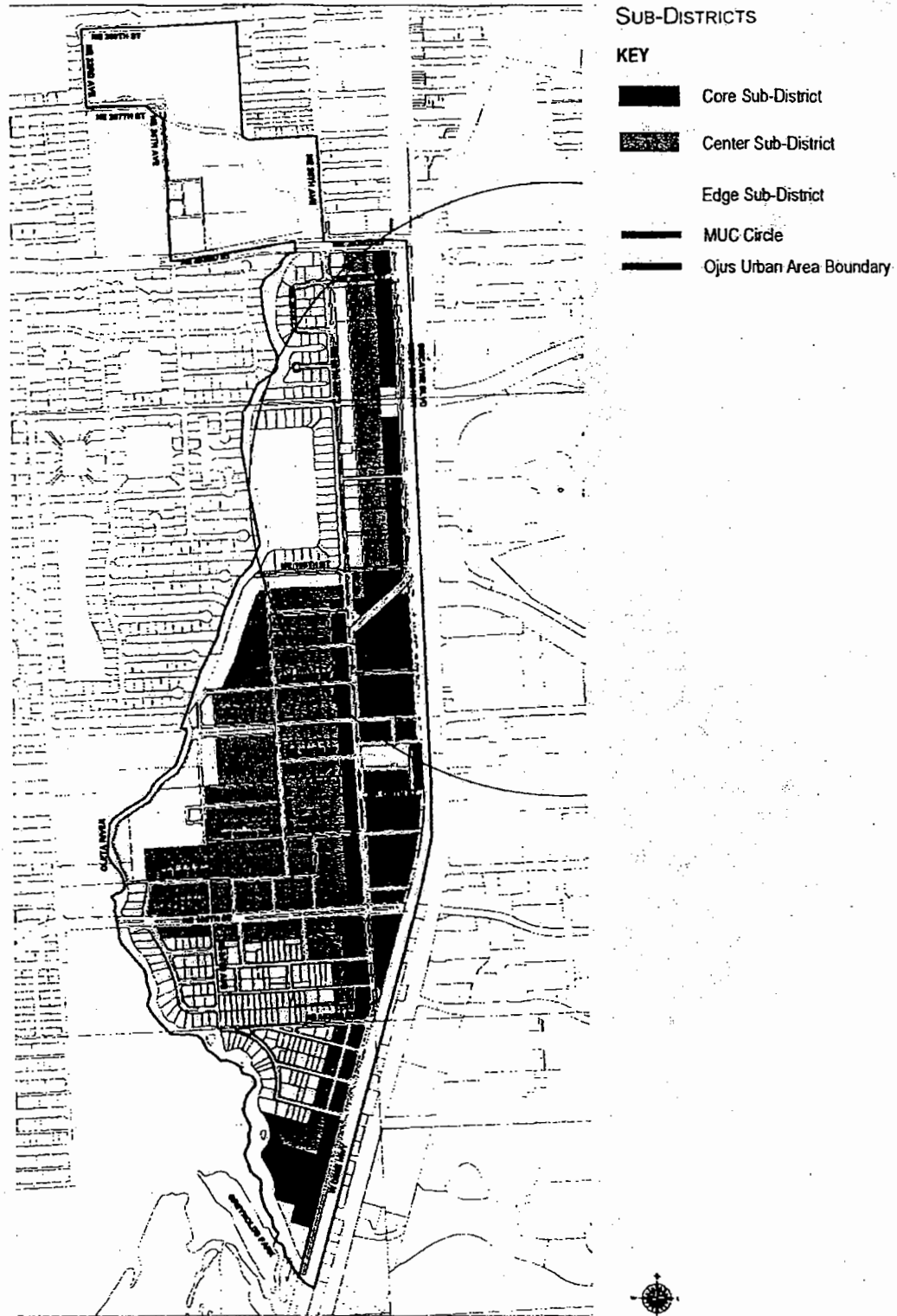


STREET TYPES

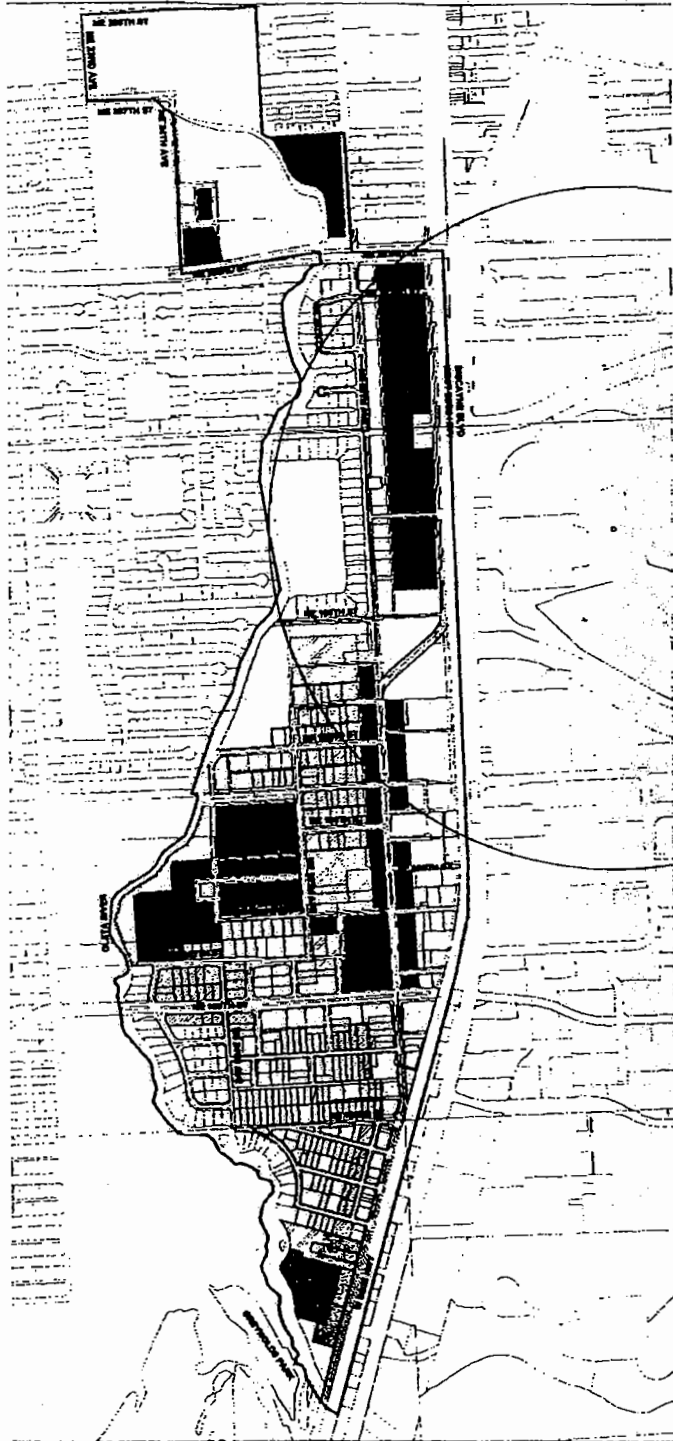
KEY

-  Main Street: West Dixie Highway
-  Boulevard
-  Minor Street
-  Service Roads
Core/Center Sub-district (required)
-  MUC Circle
-  Ojus Urban Area Boundary

B. Sub-Districts Plan

















C. Land Use Plan



Land Uses

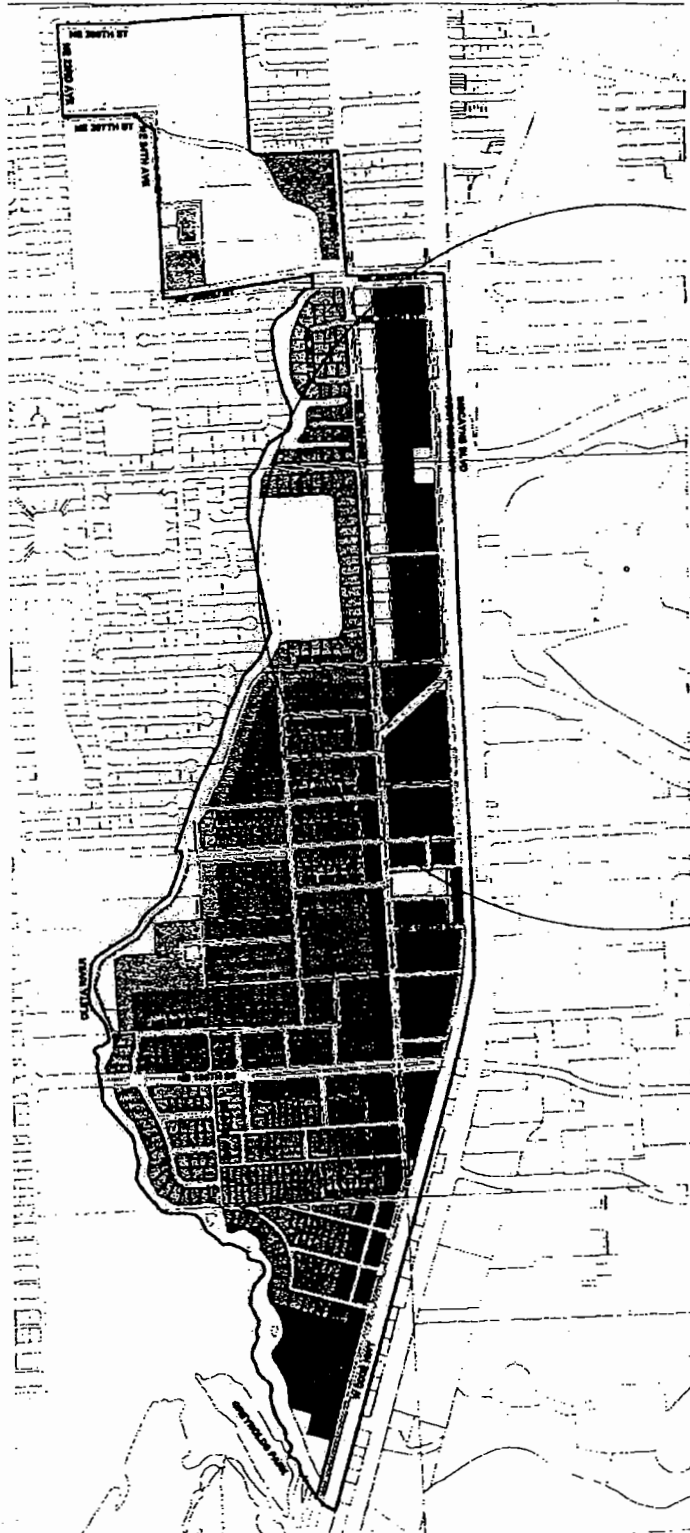
KEY

-  **MM: Mixed-use Main Street** 1st floor - businesses professional offices civic education and government offices 2nd floor and above - residential (Min 12 units/acre net Max 52 units/acre net or Max 60 units/acre net with the use of SUR*)
-  **MM: Mixed-use Main Street** 1st floor - businesses professional offices civic education and government offices 2nd floor and above - residential (Min 12 units/acre net Max 36 units/acre net)
-  **MC: Mixed-use Corridor:** residential businesses professional offices civic education and government offices (Max 52 units/acre net or Max 60 units/acre net with the use of SUR*)
-  **MC: Mixed-use Corridor:** residential businesses professional offices civic education and government offices (Max 52 units/acre net or Max 90 units/acre net with the use of SUR*)
-  **MC: Mixed-use Corridor:** residential businesses professional offices civic education and government offices (Max 36 units/acre net)
-  **RM: Residential Modified:** Rowhouse and apartments (Min 12 units/acre net, Max 52 units/acre net or Max 60 units/acre net with the use of SUR*)
-  **RM: Residential Modified:** Rowhouse and small apartments (Min 12 units/acre net, Max 36 units/acre net)
-  **RM: Residential Modified:** Duplex rowhouse and live-work (Min 8 units/acre net, Max 18 units/acre net)
-  **R: Residential:** Single family detached dwellings (Max 6 units/acre net)
-  **R: Residential:** Single family detached duplex and rowhouse dwellings (Min 6 units/acre net, Max 13 units/acre net)
-  **ID: Industrial District:** In all floors and all Sub-districts IJ-1 uses are permitted and IJ-2 uses after public hearing in addition
 - 1 MC (Max 52 units/acre net or Max 60 units/acre net with the use of SUR*)
 - 2 Live-work units
 - 3 South of NE 195 St MM along West Drive Highway only (Min 12 units/acre net, Max 52 units/acre net or Max 60 units/acre net with the use of SUR*)
 - 4 RM along NE 26th Avenue only (Min 12 units/acre net, Max 36 units/acre net)
-  **I: Institutional:** Civic, education and government offices and residential as per Sec 33-284.99 16 A 5 of this Code
-  **MUC Circle**
-  **Ojus Urban Area Boundary**











See Section 33-284.99.16 on this Code for specific permitted uses in each land use area.
 * SUR: Severable Use Right as provided in Sections 33B-41 to 33B-47 of this code.

D. Building Heights Plan



Building Heights

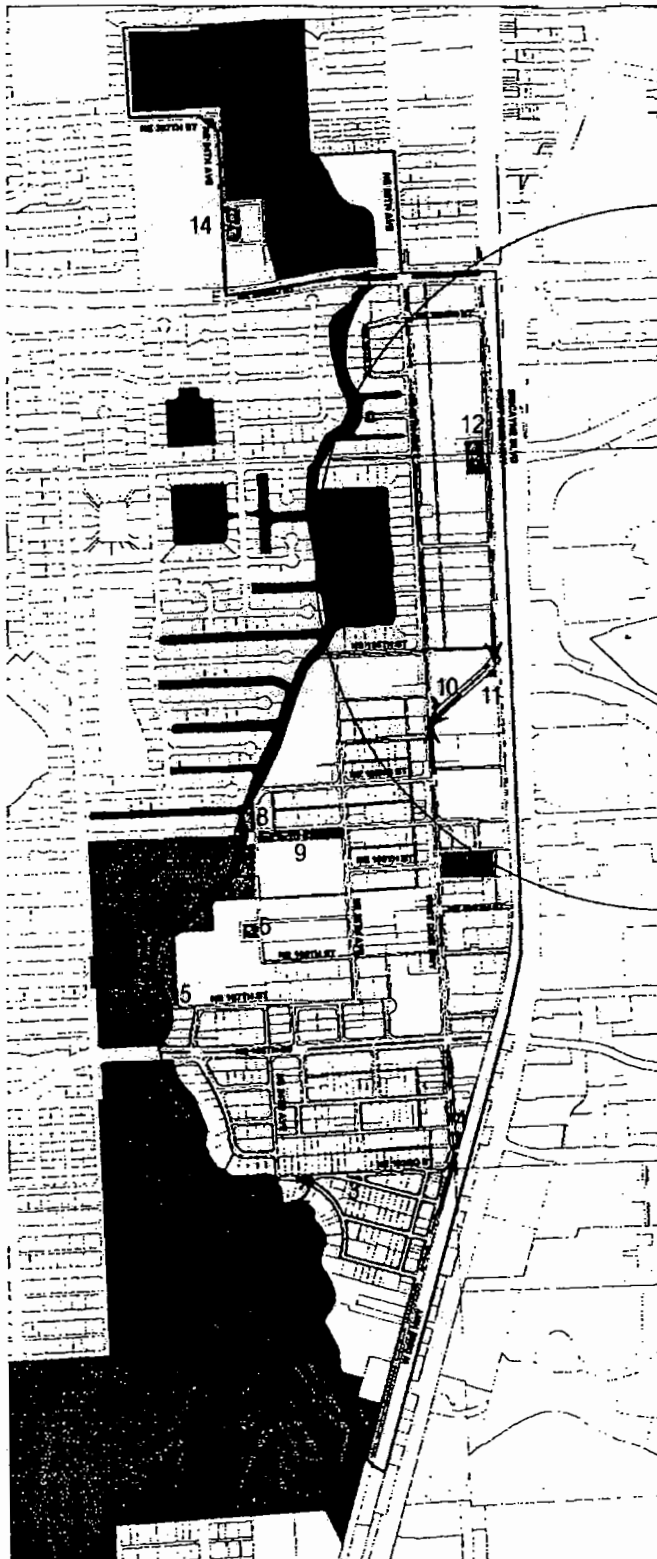
KEY

-  Minimum 3 - Maximum 12 Floors
-  Minimum 3 - Maximum 7 Floors
Note: Exempt from requirements of Sec. 33-284.99.20 A of this code.
-  Minimum 3 - Maximum 6 Floors
-  Minimum 2 - Maximum 4 Floors
-  Minimum 1 - Maximum 3 Floors
-  Minimum 1 - Maximum 2 Floors
-  MUC Circle
-  Ojus Urban Area Boundary

Note: Where a proposed development abuts an area designated R on the Land Use Regulating Plan, the height of the proposed development along the abutting property line, for a minimum depth of 50 feet, shall be no greater than the maximum height allowed in the abutting area designated R. (See Sec. 33-284.99.20 A of this code)











E. Designated Open Space Plan



Designated Open Space

KEY

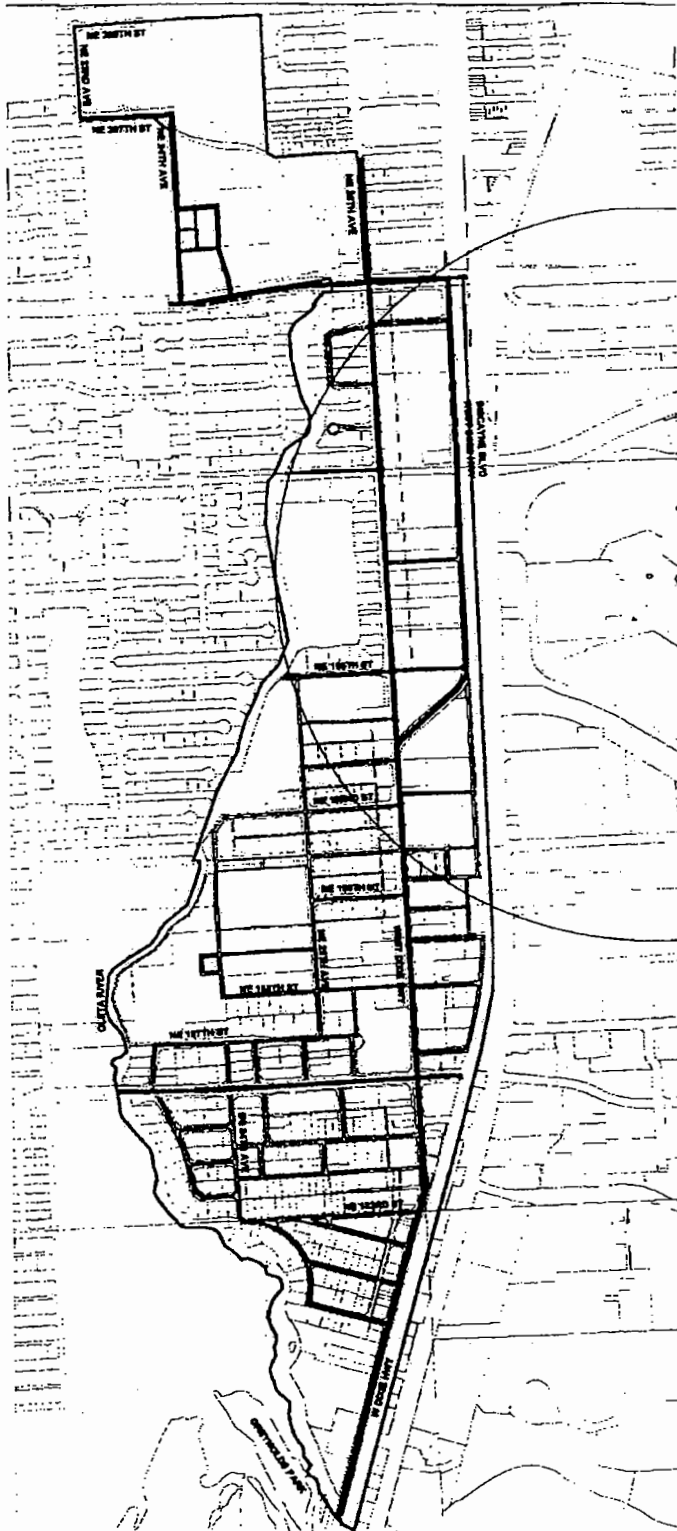
-  Existing Parks
-  Designated Open Space: G: Green; S: Square; P: Plaza
-  Preservation Area
-  Existing Water Bodies
-  Street Vista
-  Anchor Point
-  MUC Circle
-  Ojus Urban Area Boundary

No	Type	Area
1.	G	Existing
2.	G	N/A
3.	G	N/A
4.	P	9,600 sqft
5.	G	Existing
6.	G	8,960 sqft
7.	S	Existing
8.	G	10,580 sqft
9.	G	39,500 sqft
10.	G	9,000 sqft
11.	G	9,000 sqft
12.	G	28,000 sqft
13.	G	Existing
14.	G	19,250 sqft

The open space shall provide the general square footage shown in this Designated Open Space Plan.



F. New Streets Plan



New Streets

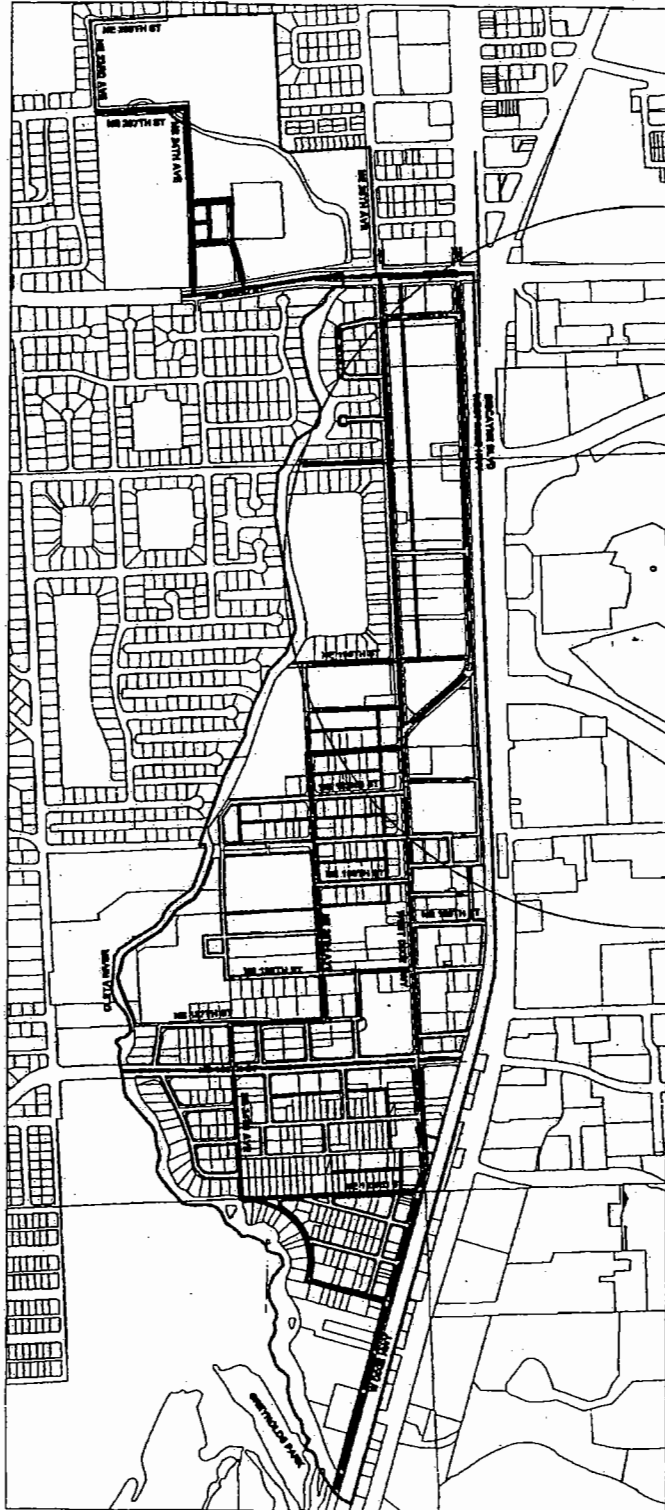
KEY

- New "A" Streets
- Existing "A" Streets
- New "B" Streets
- Existing "B" Streets
- Property Ownership Pattern
- MUC Circle
- Ojus Urban Area Boundary

Note: New street allocations are based on the Illustrative Plan and are approximate.







G. Bike Route Plan



Bike Routes

KEY

-  Signage designating the above shown streets/ corridors as bike routes shall be provided where appropriate.
-  Designated bike lanes shall be provided along West Dixie Highway.
-  MUC Circle
-  Ojus Urban Area Boundary

<<

18

Section 6. Section 33-284.99.19 of the Code of Miami-Dade County, Florida is hereby created as follows:

>>Sec. 33-284.99.19 Building Placement and Street Type Development Parameters

- A. All new development and redevelopment within the OUAD shall comply with the Building Placement and Design Parameters as provided in Section 33-284.85 of this code.
- B. All new development and redevelopment within the OUAD shall comply with the Street Type Parameters as provided herein:

<u>Street type</u>	<u>Minimum Required Configuration</u>
Main Street	As provided herein
Boulevard (NE 26 th Avenue)	As provided herein
Boulevard	As provided in section 33-284.85
Minor Street	As provided herein or in section 33-284.85
Service Road	As provided in section 33-284.85
Pedestrian Passage	As provided in section 33-284.85

- C. Unless otherwise provided by the Building Placement and Design Parameters in section 33-284.85 of this code, the following front and side street setbacks shall be required within the OUAD:

<u>Street type</u>	<u>Required Setback</u>					
	<u>Core</u>		<u>Center</u>		<u>Edge</u>	
	<u>Front</u>	<u>Side</u>	<u>Front</u>	<u>Side</u>	<u>Front</u>	<u>Side</u>
<u>Main Street</u>	<u>0' * or 12'</u>	<u>0'</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>Boulevard (NE 26 Ave)</u>	<u>***</u>	<u>0'</u>	<u>***</u>	<u>0'</u>	<u>10' or 15'</u>	<u>**</u>
<u>Boulevard (Other)</u>	<u>0'</u>	<u>0' or 6'</u>	<u>0' or 10'</u>	<u>0' or 6'</u>	<u>10' or 15'</u>	<u>**</u>
<u>Minor Street</u>	<u>0' or 10'</u>	<u>0'</u>	<u>**</u>	<u>**</u>	<u>**</u>	<u>**</u>
<u>Service Road</u>	<u>**</u>	<u>**</u>	<u>**</u>	<u>**</u>	<u>**</u>	<u>**</u>
<u>Pedestrian Passage</u>	<u>**</u>	<u>**</u>	<u>**</u>	<u>**</u>	<u>**</u>	<u>**</u>
<u>Note: * 12' colonnade required when setback is 0'</u>						
<u>** as provided in Section 33-284.85 of this code</u>						
<u>*** as provided in Section 33-284.99.19 of this code</u>						

MAIN STREET (WEST DIXIE HWY/NE 26th AVE)

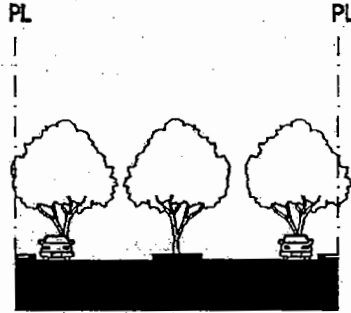
CORE

STREET SECTION

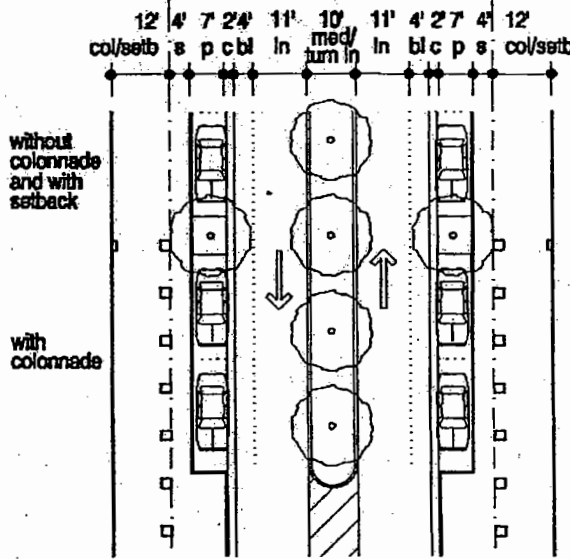
Key:

- s: sidewalk
- g: green
- c: curb and gutter
- ln: lane
- med: median
- p: parking
- bl: bike lane
- col: colonnade
- setb.: Setback
- PL: property line
- Min: Minimum
- Max: Maximum
- Req: Required
- Ded: Dedication

--- Property Line



Main Street
 West Dixie Hwy/NE 26th Avenue
 68' ROW



**LANDSCAPE/
 OPEN SPACE**

Parking lot buffers and street trees shall meet all requirements of this article and Chapter 18-A of this code, except street trees shall have a minimum diameter breast height of 4". Permanent irrigation shall be required. Street trees along the sidewalk only are optional and, if provided, shall be planted in 5'x5' tree grates.

PARKING

On-street parking shall count towards the minimum required parking.

OTHER ELEMENTS

A colonnade shall be required on both sides of West Dixie Highway when build-to line is 0' and shall occupy the full length of the building frontage.
 Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.
 On all Main Street intersections, the median shall have a mountable curb.

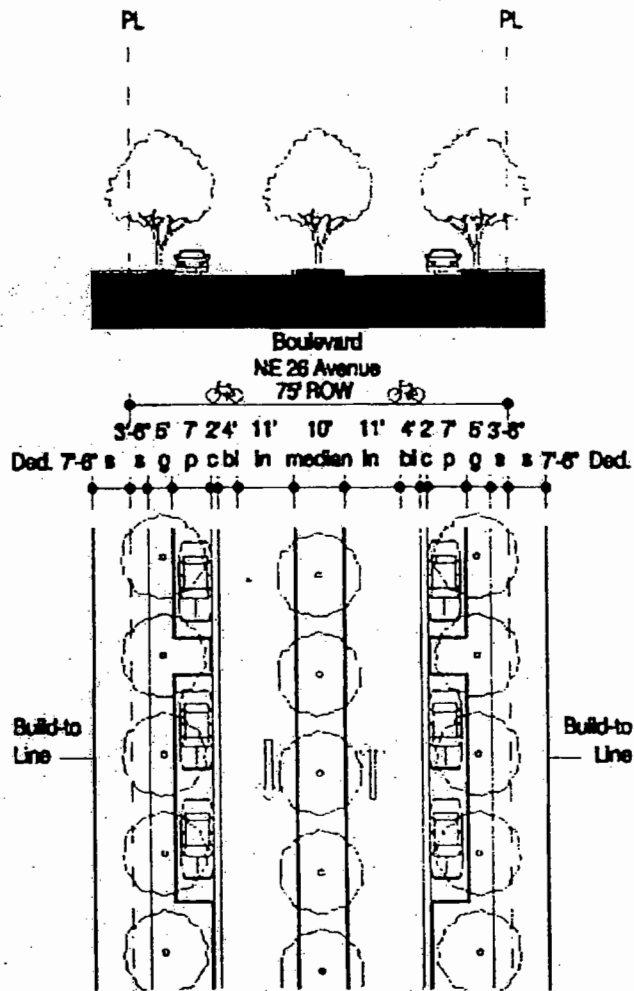
BOULEVARD (NE 26TH AVENUE)
CORE/CENTER

STREET SECTION

Key:

- s sidewalk
- g green
- c curb and gutter
- r lane
- med median
- p parking
- b bike lane
- col colonnade
- setb. Setback
- PL property line
- Min Minimum
- Max Maximum
- Req Required
- Ded Dedicator

--- Property Line



<p>LANDSCAPE/ OPEN SPACE</p>	<p>Parking lot buffers and street trees shall meet all requirements of this article and Chapter 16-A of this code, except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in a 5' continuous landscape strip. Permanent irrigation is required.</p>
<p>PARKING</p>	<p>On-street parking shall count towards the minimum required parking.</p>
<p>OTHER ELEMENTS</p>	<p>The front setback shall be hard surfaced and finished to match the adjoining sidewalk. A minimum of 5' clear width within the setback shall be kept unobstructed for pedestrians. Weather protection elements shall be provided on the building facade. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements. On all Boulevard intersections, the median shall have a mountable curb.</p>

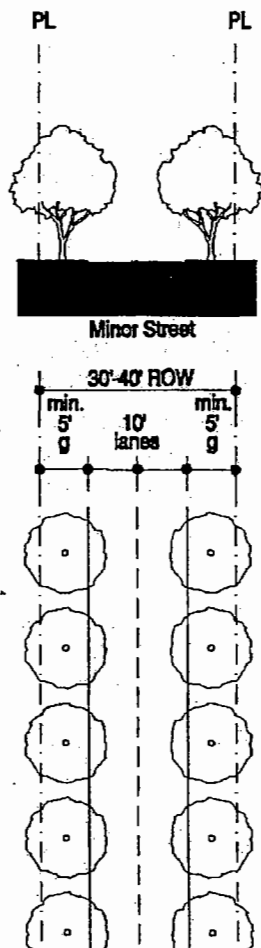
BOULEVARD (NE 26TH AVENUE)

EDGE

<p>STREET SECTION</p> <p>Key: s: sidewalk g: green c: curb and gutter ln: lane med: median p: parking bl: bike lane col: colonnade setb.: Setback PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication</p> <p>----- Property Line</p>	<p style="text-align: center;">Boulevard NE 26 Avenue 75' ROW</p> <p style="text-align: center;">6' 11'-6" 4' 11' 10' 11' 4' 11'-6" 6' s g bl ln median ln bl g s</p>
<p>LANDSCAPE/ OPEN SPACE</p>	<p>Parking lot buffers and street trees shall meet all requirements of this article and Chapter 18-A of this code, except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in a 11'-6" continuous landscape strip.</p>
<p>PARKING</p>	<p>N/A</p>
<p>OTHER ELEMENTS</p>	<p>The front setback shall be landscaped. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements. On all Boulevard intersections, the median shall have a mountable curb.</p>

MINOR STREET (No Sidewalk)

EDGE

<p>STREET SECTION</p> <p>Key: s: sidewalk g: green c: curb and gutter ln: lane med: median p: parking bl: bike lane col: colonnade setb.: Setback PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication</p> <p>--- Property Line</p>	
<p>LANDSCAPE/ OPEN SPACE</p>	<p>Parking lot buffers and street trees shall meet all requirements of this article and Chapter 18-A of this code, except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in a 5' minimum continuous landscape strip.</p>
<p>PARKING</p>	<p>N/A</p>
<p>OTHER ELEMENTS</p>	<p>The front setback shall be landscaped. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.</p>

<<

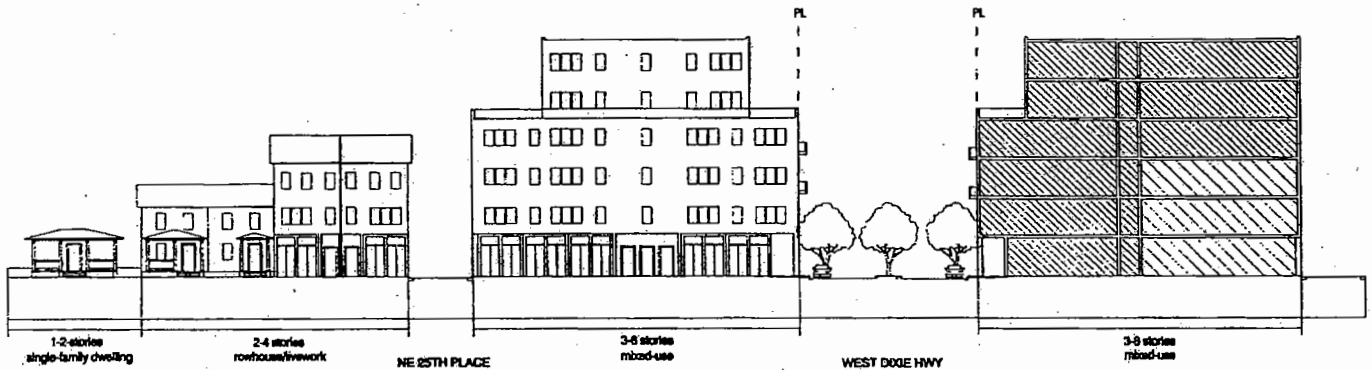
Section 7. Section 33-284.99.20 of the Code of Miami-Dade County, Florida is hereby created as follows:

>>Sec. 33-284.99.20 General Requirements.

In addition to the requirements in Section 33-284.86 of this code, and to retain the character of the development within the OUAD, all new development and redevelopment shall comply with the following:

A. Heights of Buildings.

1. Except where exempted as depicted on the Building Heights Plan, where a proposed development abuts an area designated Residential (R) on the Land Use Regulating Plan, the height of the proposed development along the abutting property line, for a minimum depth of 50 feet, shall be no greater than the maximum height allowed in the abutting area designated R. Examples of the required height transition are shown herein.



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

Each story shall have a maximum height of 16 feet, as measured from floor to floor. Any height above 16 feet shall count as an additional story, except that a single story may have a maximum height of 30 feet, provided that no mezzanine area intended for commercial use exceeds 10 percent and no mezzanine area intended for residential use exceeds 80 percent of the floor area of that story.

B. Architectural Guidelines.

To retain the character of the development in the OUAD area and to recognize its architectural history, all new single-family development within the OUAD area shall conform with either the Florida Vernacular or the Mission style as shown in the figures below. Specifically and at a

minimum, all new single-family homes within the area shall include each of the required elements, respective to the chosen architectural style, described herein:

<u>Architectural Style</u>	<u>Required elements</u>
<u>Florida Vernacular</u>	<ol style="list-style-type: none">1. <u>Side gabled roof with shingles and a slope of 6:12 or 12:12</u>2. <u>Operable, boarded shutters sized to the window opening</u>3. <u>Attached front porch</u>
<u>Mission</u>	<ol style="list-style-type: none">1. <u>Shaped Mission dormer or roof parapet</u>2. <u>Arched openings</u>3. <u>Overhanging eaves with exposed rafters.</u>

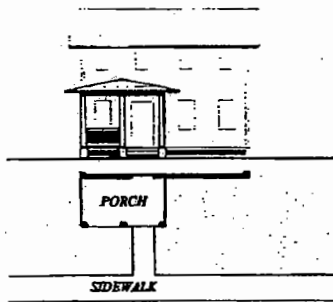
Additional defining elements are shown in the figures provided herein, and shall be optional.

FLORIDA VERNACULAR

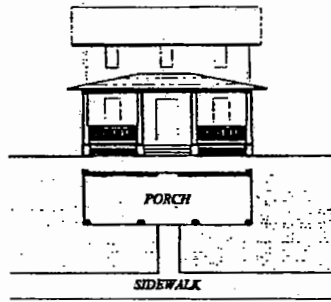
DEFINING ELEMENTS



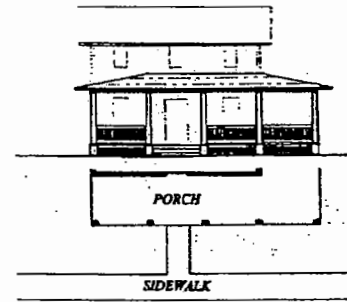
PORCH TYPES



SMALL PORCH
 1 or 2 story front porch that covers a minimum of 50% of the front facade and encroaches the allowable depth into the building's front setback.

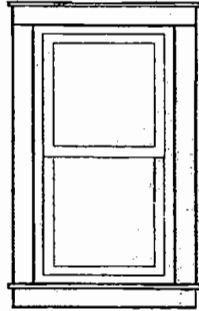


LARGE PORCH
 1 or 2 story front porch that covers a minimum of 80% of the front facade and encroaches the allowable depth into the building's front setback.

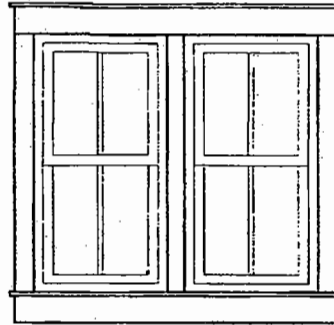


CORNER LOT PORCH
 1 or 2 story front porch that covers a minimum of 50% of the front facade and extends at least two column bays along the side street facade (at corner lots only). This porch also encroaches the allowable depth into the building's front and side setback.

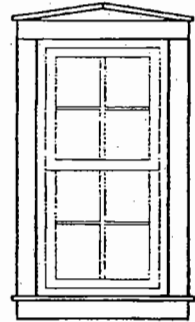
WINDOWS



DOUBLE-HUNG
Single light per sash

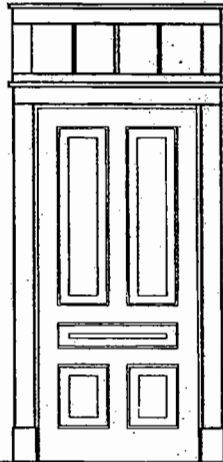


GROUPED DOUBLE-HUNG
With divided sash

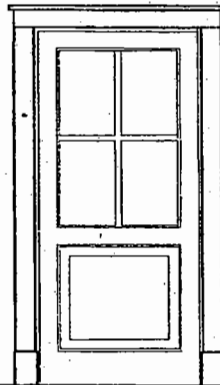


'4 over 4' DOUBLE-HUNG
With pedimented frame

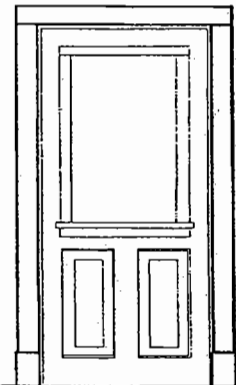
DOORS



SOLID 5-PANELED
With fixed transom lights

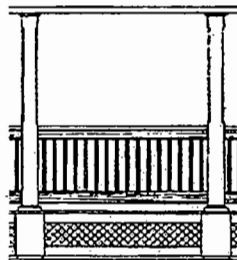


SOLID 1-PANEL
With fixed glass and 4 lights

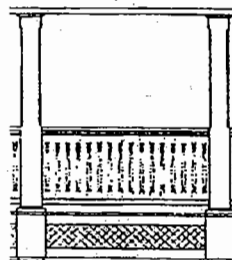


SIMPLIFIED FRAME
With fixed undivided glazing

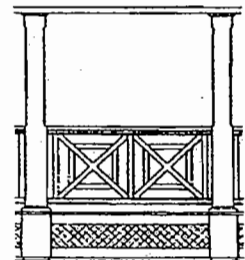
RAILINGS AND BALUSTRADES



STRAIGHT SQUARE SPINDLES

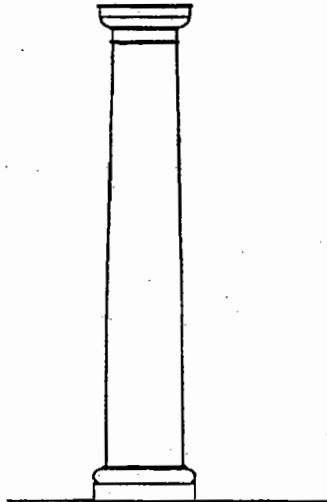


TURNED SPINDLES

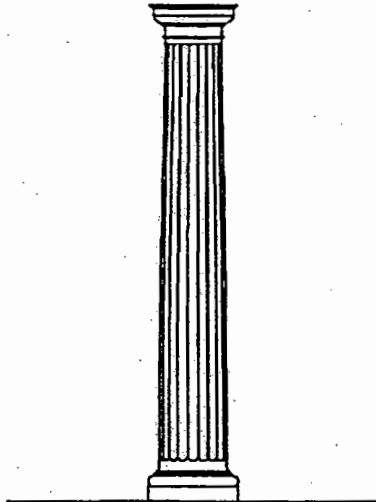


DECORATIVE WOODEN BALUSTRADE

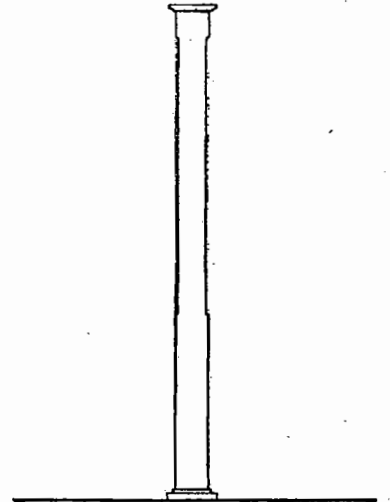
COLUMNS, POSTS, AND PIERS



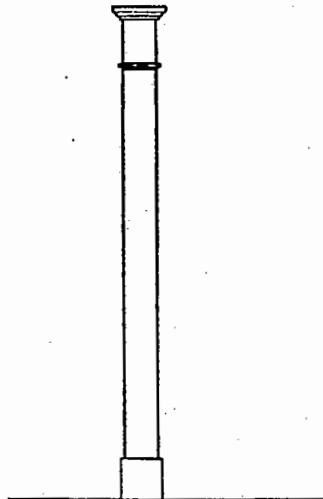
ROUNDED
SMOOTH
TUSCAN COLUMN



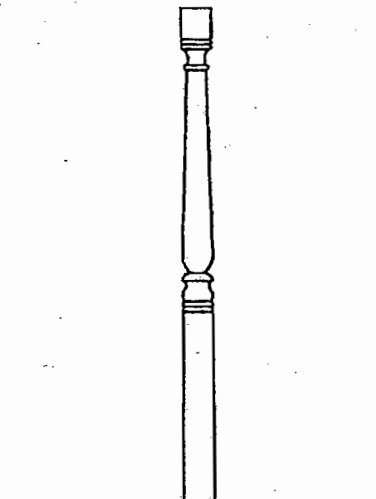
ROUNDED
FLUTTED
DORIC COLUMN



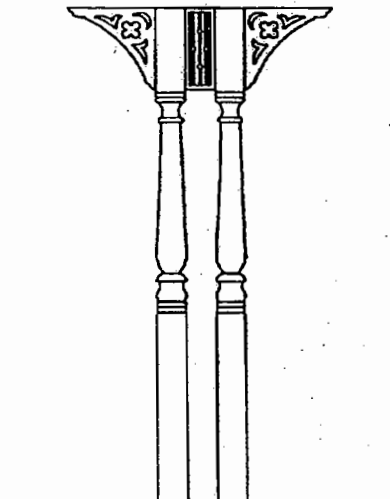
SQUARE WOODEN POST
WITH CHAMFER



SQUARE WOODEN POST
WITH COLLAR



TURNUED WOODEN POST

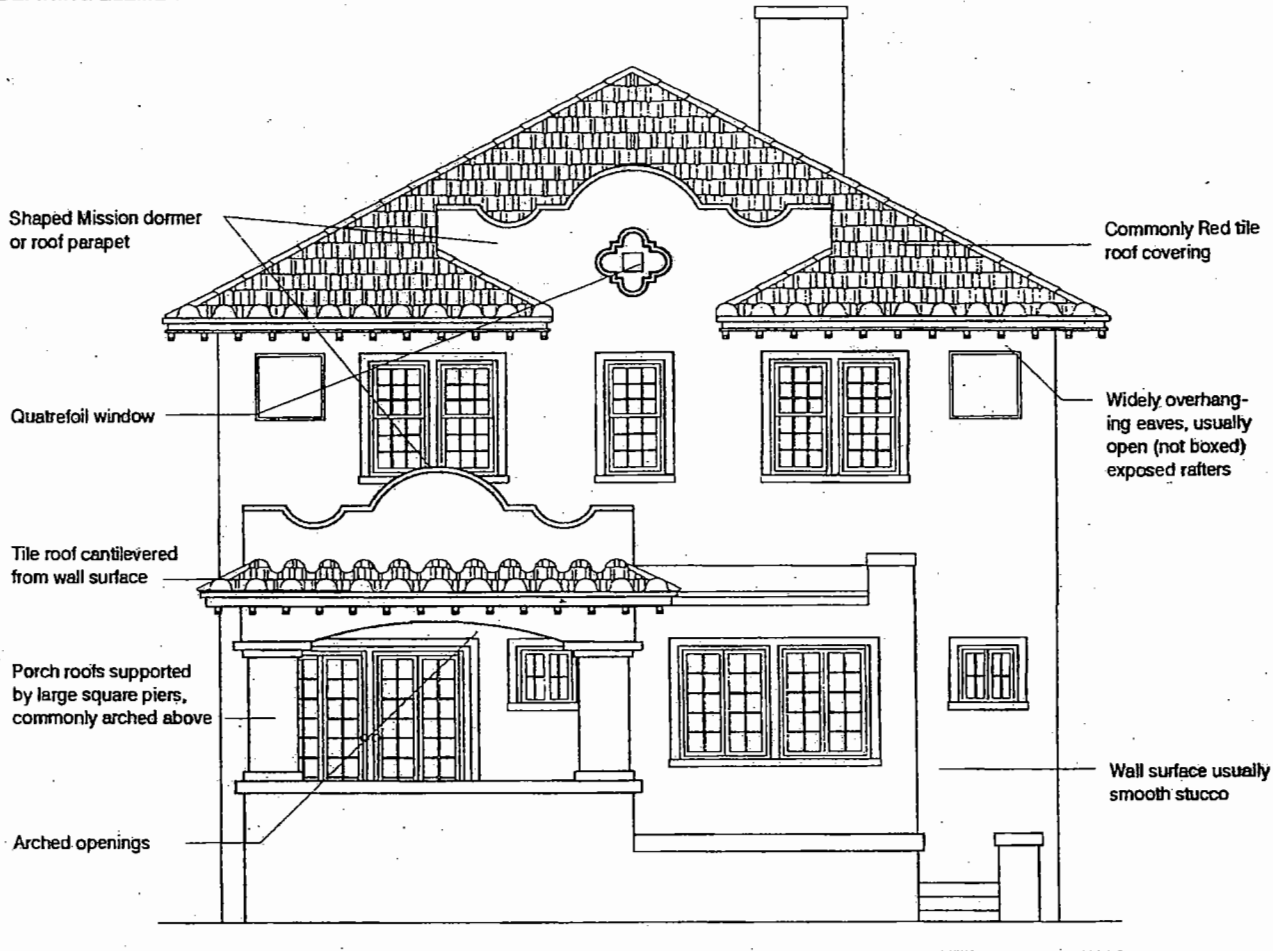


COUPLED TURNED
WOODEN POSTS WITH
ORNAMENTAL BRACKETS

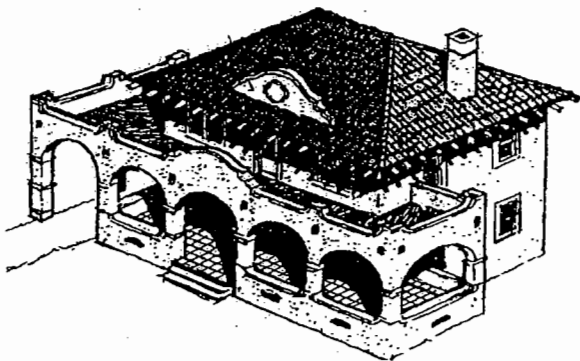
JF

MISSION STYLE

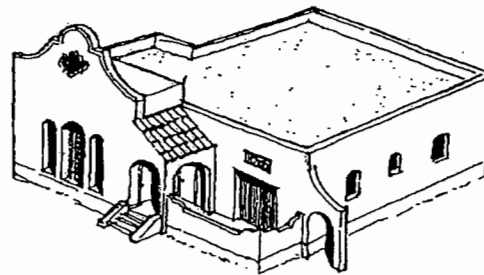
DEFINING ELEMENTS



PRINCIPLE SUBTYPES

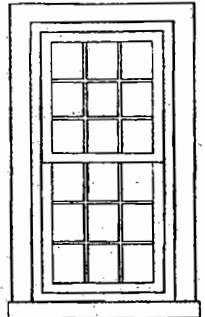


SYMMETRICAL
 Balanced symmetrical facades. These are most commonly of simple square or rectangular plan with hipped roofs.

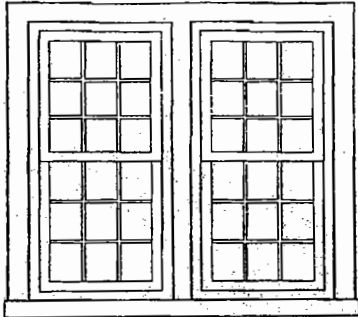


ASYMMETRICAL
 Usually the facade asymmetry is superimposed on a simple square or rectangular plan.

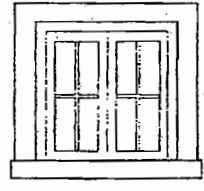
WINDOWS



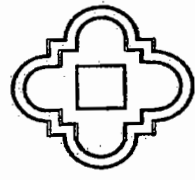
DOUBLE-HUNG
With divided sash



GROUPED DOUBLE-HUNG
With divided sash

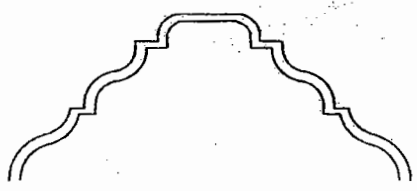
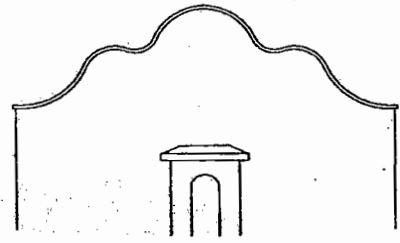
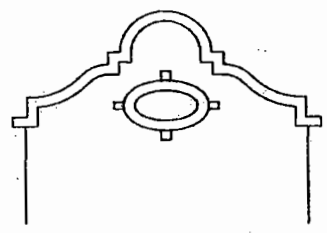


SQUARE FIXED



QUATREFOIL

TYPICAL DORMERS AND PARAPETS



<<

Section 8. Section 33-284.99.21 of the Code of Miami-Dade County, Florida is hereby created as follows:

>>Sec. 33-284.99.21 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 9. Sec. 33-284.99.22 of the Code of Miami-Dade County, Florida, is hereby created as follows:

>>Sec. 33-284.99.22 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 OUAD that either (1) was existing as of the date of the district boundary change on the property to OUAD 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 OUAD 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 the roof or structure to an extent of 50 percent or more of its market value, shall be subject to Section 33-35(c) of this code. However, a lawfully existing single-family home use that is discontinued for a period of at least six months or that incurs damage to the roof or structure to an extent of 50 percent or more of its market value, shall not be subject to Section 33-35(c) of this code.<<

Section 10. 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 11. 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

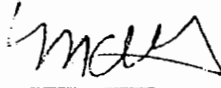
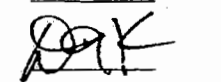
Amended
Agenda Item No. 7(B)
Page No. 29

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 12. 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: June 6, 2006

Approved by County Attorney as
to form and legal sufficiency:

Prepared by:

Dennis A. Kerbel

MEMORANDUM

Agenda Item No. 7(A)

(Second Reading 06-06-06)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

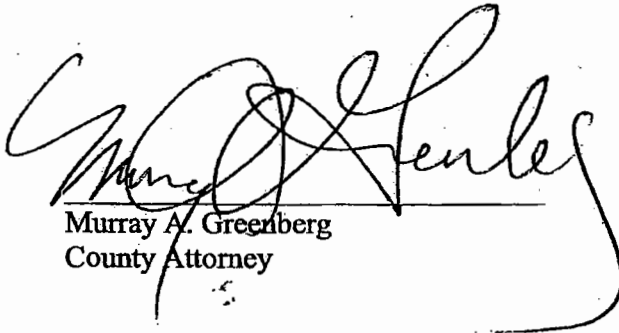
DATE: April 25, 2006

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Ordinance amending section
33-259; relating to permitting
accessory liquor package sales
at membership warehouse
uses

0#06-85

The accompanying ordinance was prepared and placed on the agenda at the request of Chairman Joe A. Martinez.



Murray A. Greenberg
County Attorney

MAG/jls

Memorandum



Date: June 6, 2006

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

A handwritten signature in black ink, appearing to read "Burgess", written over the printed name of George M. Burgess.

Subject: Ordinance Amending Section 33-259 Relating to Permitting Accessory Liquor
Package Sales at Membership Warehouse Uses

This proposed ordinance amending Section 33-259 of the Code of Miami-Dade County, relating to permitting accessory liquor package sales at membership warehouse uses will have no fiscal impact to Miami-Dade County.

A handwritten signature in black ink, appearing to read "Bill Johnson", written over a horizontal line.

Assistant County Manager

Fiscal00506



MEMORANDUM
(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: June 6, 2006

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 7(A)

Please note any items checked.

- "4-Day Rule" ("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
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor

enda Item No. 7(A)

Veto _____

06-06-06

Override _____

ORDINANCE NO. 06-85

ORDINANCE RELATING TO ZONING; AMENDING SECTION 33-259 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA TO PERMIT ACCESSORY LIQUOR PACKAGE SALES AT MEMBERSHIP WAREHOUSE USES; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

WHEREAS, membership warehouses are permitted uses within Miami-Dade County's industrial (IU) zoning districts; and

WHEREAS, membership warehouses in South Florida generally provide goods and services at a reduced price for individual and business members and typically sell beer, wine and liquor to customers; and

WHEREAS, this Board recognizes that liquor package sales by membership warehouses in Miami-Dade County, subject to certain conditions and limitations, will not present a negative impact on the health, safety, or welfare of the citizens of the County,

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

Section 1. Section 33-259(87) of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:¹

Sec. 33-259. Uses permitted.

No land, body of water or structure shall be used or permitted to be used and no structure shall be erected, constructed, moved or reconstructed, structurally altered, or maintained, which is

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.

designed, arranged or intended to be used or occupied for any purpose, unless otherwise provided herein, in IU-1 District, excepting for one (1) or more of the following:

* * *

(87) Warehouse, membership, subject to the following minimum standards, unless otherwise approved by public hearing as a non-use variance:

- (a) The area of such occupancy shall contain no less than one hundred thousand (100,000) square feet of gross floor area;
- (b) The subject use shall be located on a major or minor roadway as depicted on the adopted Land Use Plan map and shall be within one quarter (1/4) mile of that roadway's intersection with another major or minor roadway; and
- (c) Site plan review criteria set forth in Section 33-261.1 shall be met.

>>(d) Subject to compliance with Article X (Alcoholic Beverages) of this Code, liquor package sales shall be permitted. Package sales areas shall be divided from the rest of the membership warehouse area by a solid floor-to-ceiling wall and shall have a separate exterior entrance.<<

* * *

Section 2. 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 3. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections 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.

5

Section 4. 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: June 6, 2006

Approved by County Attorney as
to form and legal sufficiency:



Prepared by:



M. Leigh Macdonald

Sponsored by Chairman Joe A. Martinez

Approved _____ Mayor
Veto _____
Override _____

Amended
Agenda Item No. 5(B)
06-06-06

ORDINANCE NO. 06-83

ORDINANCE PERTAINING TO ZONING
REGULATION OF PERMANENTLY INSTALLED
GENERATORS; AMENDING SECTION 33-20.1 OF
THE CODE OF MIAMI-DADE COUNTY, FLORIDA;
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 33-20.1 of the Code of Miami-Dade County is hereby amended
as follows:¹

Section 33-20.1. >>Permanently installed generators.

A permanent generator installation shall be permitted as an ancillary use in all zoning districts, subject to the following conditions:

(a) Setbacks for permanent generators. In those zoning districts permitting accessory buildings, compliance with accessory building rear, interior side and side street setbacks shall be required for a permanent generator. The front setback shall be behind the front building line of the principal building. There shall be no spacing requirements from the principal building to the generator.

In those zoning districts not permitting accessory buildings, the permanent generator shall comply with principal building setbacks, except that there shall be no spacing requirement from the principal building to the generator.

(b) Setback exception for certain residential districts. Permanently installed generators fueled by propane gas or natural gas not exceeding five (5) feet in height from finished grade to the top of the generator shall be permitted as an accessory use in conjunction with a permitted residential use in accordance with the following setback requirements:

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.

- (1) Front – behind the front building line
 - (2) Rear – five (5) feet
 - (3) Interior side – three (3) feet in RU districts; five (5) feet in EU, AU and GU districts
 - (4) Side street – behind the side street building line, unless completely screened from view by a wall or hedge. In no event shall a permanently installed generator be placed closer than ten (10) feet to the side street property line.
 - (5) Spacing – there shall be no spacing requirement between the principal building and the permanently installed generator.
- (c) Number permitted in residential districts. A maximum of one permanent generator shall be permitted as an ancillary use to a single family residence, duplex unit or townhouse unit. A maximum of one generator per structure shall be permitted for multi-family developments, with the exception of condominium units, which shall be permitted one permanent generator per condominium unit.
- (d) In all residential districts, a permanent generator shall be screened from view by a wall or hedge.
- (e) A permanent generator installation shall not be counted as part of maximum lot coverage, maximum floor area ratio, or parking requirement calculations. Permanent generator installations on improved properties may encroach into the required landscaped open areas.
- (f) There shall be no variance from the provisions of this section.<<

Section 2. 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 3. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention,



5

and the word "ordinance" may be changed to "section," "article," or other appropriate word.

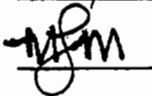
Section 4. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED: June 6, 2006

Approved by County Attorney as
to form and legal sufficiency:



Prepared by:



M. Leigh Macdonald

Sponsored by Senator Javier D. Souto
and Chairman Joe A. Martinez

MEMORANDUM

Agenda Item No. 7(H)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

(Second Reading 05-09-06)
DATE: March 21, 2006

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Ordinance pertaining to
zoning; providing for the
Board of County
Commissioners to hear
zoning applications
encompassing property
within a municipality when
jurisdiction is vested in
Miami-Dade County

0-06-66

The accompanying ordinance was prepared and placed on the agenda at the request of
Commissioner Natacha Seijas.


for: Murray A. Greenberg
County Attorney


MAG/bw

Memorandum



Date: May 9, 2006
To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners
From: George M. Burgess
County Manager
Subject: Ordinance Pertaining to Zoning Applications

This ordinance amending Section 33-314 of the Code of Miami-Dade County pertaining to zoning applications, will not have a fiscal impact on Miami-Dade County.


Assistant County Manager

Fiscal00208



MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: May 9, 2006

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 7(H)

Please note any items checked.

- "4-Day Rule" ("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
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor Age Item No. 7(H)
Veto _____ 05-09-06
Override _____

ORDINANCE NO. 06-66

ORDINANCE PERTAINING TO ZONING; PROVIDING FOR THE BOARD OF COUNTY COMMISSIONERS TO HEAR ZONING APPLICATIONS ENCOMPASSING PROPERTY WITHIN A MUNICIPALITY WHEN JURISDICTION IS VESTED IN MIAMI-DADE COUNTY PURSUANT TO MIAMI-DADE COUNTY ZONING REGULATIONS OR MUNICIPAL CHARTER OR INTERLOCAL AGREEMENT; AMENDING SECTION 33-314 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA (CODE); PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

WHEREAS, in certain defined circumstances the Code of Miami-Dade County, Florida, requires that Miami-Dade County consider and grant or deny requests for variances or other relief from zoning regulations that apply in both the unincorporated and incorporated areas of the County, including, for example, requests for relief from zoning regulations applicable in lands adjacent to public airports; and

WHEREAS, through interlocal agreements or municipal charter provisions, some municipalities have also requested or agreed that Miami-Dade County should exercise certain other specific land use decision-making within their municipal boundaries; and

WHEREAS, this Board is the appropriate body to consider the decisions in these limited circumstances,

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

Section 1. Section 33-314 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:¹

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

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

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

- * * *
- (4) >>Any application encompassing property located within a municipality when jurisdiction is vested in Miami-Dade County pursuant to applicable zoning regulations or municipal charter or interlocal agreement.<<
- * * *

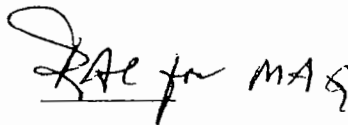
Section 2. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 3. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections 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 4. 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: **May 9, 2006**

Approved by County Attorney as
to form and legal sufficiency:



Prepared by:



Joni Armstrong Coffey

Sponsored by Commissioner Natacha Seijas

MEMORANDUM

Amended
Agenda Item No. 7(A)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

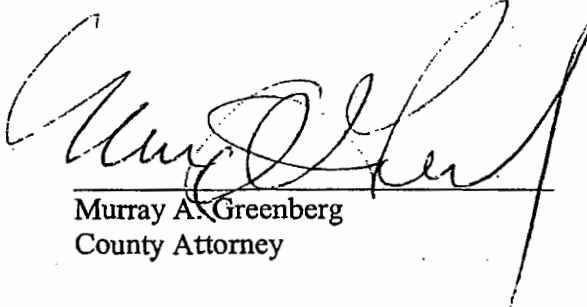
DATE: April 25, 2006

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Ordinance relating to
exempting senior citizens from
certain building permits, fees
and charges

06-56

The accompanying ordinance was prepared and placed on the agenda at the request of Chairman Joe A. Martinez, Commissioner Bruno A. Barreiro, Commissioner Jose "Pepe" Diaz, Commissioner Audrey M. Edmonson, Commissioner Carlos A. Gimenez, Commissioner Barbara J. Jordan, Commissioner Dorrin D. Rolle and Commissioner Natacha Seijas.



Murray A. Greenberg
County Attorney

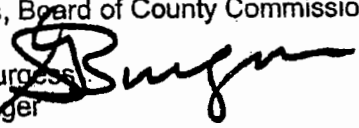
MAG/jls

Memorandum



Date: April 25, 2006

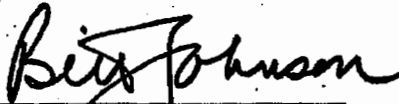
To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

From: George M. Burgess 
County Manager

Subject: Ordinance Exempting Senior Citizens from Permit Fees

The proposed ordinance amending Section 8-12 of the Code of Miami-Dade County, to exempt senior citizens from the payment of permit fees under certain circumstances, will have a fiscal impact to the General Fund of Miami-Dade County. The departments of Planning and Zoning, Water and Sewer, and Building will track the amount of permit fees and charges waived; this amount will be reimbursed by the general fund on an annual basis.

However, it is difficult to determine the extent of the impact to the general fund at this time due to the lack of information on the number of senior citizens that apply for building permits and fees and the number of seniors that are eligible to participate given the specific criteria established in the ordinance. It is important to note that the sunset provision provides for the conclusion of this program after one-year unless otherwise extended by the Board of County Commissioners.


Assistant County Manager



MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: April 25, 2006

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Amended
Agenda Item No. 7(A)

Please note any items checked.

- "4-Day Rule" ("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
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor
Veto _____
Override _____

Amended
Agenda Item No. 7(A)
4-25-06

ORDINANCE NO. 06-56

**ORDINANCE RELATING TO BUILDING PERMITS,
FEES AND CHARGES; AMENDING SECTION 8-12
OF THE CODE OF MIAMI-DADE COUNTY TO
EXEMPT SENIOR CITIZENS FROM THE
PAYMENT OF FEES UNDER CERTAIN
CIRCUMSTANCES; PROVIDING SEVERABILITY,
INCLUSION IN THE CODE AND AN EFFECTIVE
DATE**

WHEREAS, any person obtaining a building permit is required to pay fees and charges before such permit is issued; and

WHEREAS, this Board has by administrative order and ordinance established fees and charges to be levied by County departments for the issuance of building permits; and

WHEREAS, many senior citizens who live on fixed incomes cannot afford to pay the cost of permit fees for improvements to their owner-occupied residential properties; and

WHEREAS, this Board wishes to exempt senior citizens from the payment of permit fees under certain circumstances to encourage the issuance of building permits and compliance with the Florida Building Code,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. Section 8-12 of the Code of Miami-Dade County is hereby amended to read as follows:¹

Section 8-12. Fees.

* * *

>> (i) Payment of permit fees and charges.

(1) Notwithstanding any provisions of this Code to the contrary, all fees and charges assessed by County departments, including impact fees, which are required to be paid as a condition of the issuance of a building permit shall not be charged if all of the following conditions are met:

- (a) The permit to be obtained will correct a violation for work without permit or for work with an expired permit for which the property owner has been cited by the Building Department.
- (b) The permit applicant was not the owner of the property at the time the violation was committed or is not the contractor who performed the work without the required permit or allowed the permit to expire.
- (c) The work performed without a permit was commenced prior to March 1, 2002 or the permit which expired was issued under the South Florida Building Code.
- (d) The work under the building permit is for an improvement to a single-family or duplex residence, townhouse or condominium which is occupied by the property owner and has had a valid homestead exemption for the past five years.
- (e) The property is owned by one or more individuals each of whom are 65 years of age or older whose combined annual household income is not greater than the qualifying amount for an additional

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

homestead exemption under this Code. Where the joint owners are married, only one of the owners must meet the minimum age requirement.

- (2) Each development department will track the amount of permit fees and charges affected by this exemption each fiscal year. The general fund shall reimburse each of the development departments the amount of permit fees and charges exempted as part of the following fiscal year's budget. In the event that the amount of permit fees exempted by this Subsection 8-12 (i) exceeds \$100,000 in the aggregate, this Subsection shall be of no further force or effect unless reenacted by this Board.
- (3) This ordinance is not intended to waive any permit fees or charges assessed by departments of the State of Florida or federal government.<<

Section 2. The provision of this ordinance shall sunset and be of no further force or effect one year after its effective date unless extended by the Board of County Commissioners. Prior to the sunset date, the County Manager shall report to the Board whether it is in the best interest of the County to extend its effectiveness including a report of its costs to the general fund.

Section 3. 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.

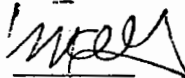
Section 4. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any Sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or re-lettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

Amended
Agenda Item No. 7(A)
Page No. 4

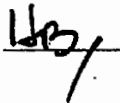
Section 5. This ordinance shall become effective 10 days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED: April 25, 2006

Approved by County Attorney as
to form and legal sufficiency:



Prepared by:



Hugo Benitez

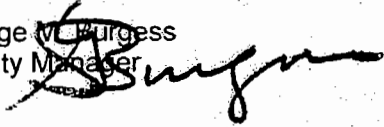
Sponsored by Chairman Joe A. Martinez, Commissioner Bruno A. Barreiro,
Commissioner Jose "Pepe" Diaz, Commissioner Audrey M. Edmonson,
Commissioner Carlos A. Gimenez, Commissioner Barbara J. Jordan,
Commissioner Dorrin D. Rolle and Commissioner Natacha Seijas

Memorandum **MIAMI DADE COUNTY**

CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
DADE COUNTY, FLORIDA

Date: April 18, 2006

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

From: George W. Burgess
County Manager 

Subject: Substitute Ordinance Acting Upon Pending April 2005 Amendments to the
Comprehensive Development Master Plan; DCA No. 06-1

Substitute
Special Item No. 1

O#06-42

THE ENCLOSED SUBSTITUTE ORDINANCE DIFFERS FROM THE ORIGINAL IN THAT IT REVISES THE PREAMBLE OF THE ORDINANCE TO REFLECT THE ACTIONS TAKEN BY THE BOARD OF COUNTY COMMISSIONERS (BOARD), AT ITS "TRANSMITTAL" PUBLIC HEARING ON NOVEMBER 21, 2005 (CONTINUED TO NOVEMBER 30, 2005), AND THE RECEIPT OF THE OBJECTIONS, RECOMMENDATIONS AND COMMENTS (ORC) FROM THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS (DCA) BY LETTER DATED FEBRUARY 20, 2006. IN SECTION 3 OF THE SUBSTITUTE ORDINANCE, THE REFERENCES TO APPLICATIONS NOS. 8, 9, 12, 13 AND 16 THROUGH 19 ARE DELETED. APPLICATION NOS. 10, 13 AND 17 WERE WITHDRAWN BY THEIR APPLICANTS BY LETTERS DATED MARCH 29, 2006, FEBRUARY 23, 2006, AND MARCH 30, 2006, RESPECTIVELY. APPLICATION NOS. 8, 9 AND 16 WERE ADOPTED, AND APPLICATION NO. 12 WAS DENIED. THE BOARD ADOPTED THESE APPLICATIONS AS "SMALL-SCALE" AMENDMENTS AT THE CONCLUSION OF THE TRANSMITTAL PUBLIC HEARING. APPLICATIONS NO. 18 AND 19 WERE DEFERRED AND REFERRED TO THE NEWLY INCORPORATED TOWN OF CUTLER BAY. THEREFORE, THIS SUBSTITUTE IS LIMITED TO THE DISPOSITION OF APPLICATION NOS. 1 THROUGH 7, 11, 15 AND 20 THROUGH 27. APPLICATION NOS. 5, 7 AND 22 WERE EXPANDED WHILE APPLICATION NO. 23 WAS PARTIALLY WITHDRAWN, ALL AT THE PUBLIC HEARING ON NOVEMBER 30, 2005, BY THE BOARD.

RECOMMENDATION

It is recommended that the Board adopt the attached substitute ordinance, which provides for the Board to adopt, adopt with change, or deny pending April 2005 cycle applications to amend the Comprehensive Development Master Plan (CDMP) and Land Use Plan map. It is recommended that final action be taken on the ordinance at the conclusion of the public hearing scheduled to begin at **9:30 AM on Tuesday, April 18, 2006**. *This hearing will be continued, if necessary, on subsequent dates including April 19 and April 20, 2006.* Following the final action will be a transmittal of the April 2005 cycle amendment package to DCA for its compliance review and issuance of a Notice of Intent.

BACKGROUND

The enclosed ordinance provides for final action on the seventeen pending April 2005 cycle applications requesting amendments to the CDMP (Application Nos. 1, 2, 3, 4, 5, 6, 7, 11, 15, 20, 21, 22, 23, 24, 25, 26 and 27). These applications were transmitted to DCA for review and comment. The Board's previous actions on these applications were to transmit with recommendation to adopt for Application Nos. 1, 2, 3, 15, 22, 26 and 27; transmit without recommendation for Application Nos. 4, 5, 7, 11, 20, 21, 23 and 24; and transmit with recommendation to deny for Application Nos. 6 and 25.

The Planning Advisory Board (PAB) acting as the Local Planning Agency (LPA) conducted its final public hearing on the amendments on March 30, 2006, and issued recommendations that concur with the revised recommendations of the DP&Z to adopt for Application Nos. 1, 2, 3 and 24; adopt with change for Application Nos. 15, 22, 26 and 27; and deny for Applications Nos. 6, 20, 21, 23 and 25. On the contrary, the LPA issued recommendations to adopt for Application Nos. 4, 5 (to include previously added 347 acres), 7 and 11. The LPA accepted proposed covenants proffered by the applicants for Application Nos. 1, 3, 4, 5, 7, 11, 15, 22 and 24. A table summarizing the previous recommendations by DP&Z, affected Community Councils, PAB and BCC, and the revised DP&Z's recommendations is enclosed as "Attachment A".

The "Revised Recommendations April 2005 Applications to Amend the CDMP" report dated March 21, 2006, prepared by DP&Z summarizes the pending applications as transmitted to DCA, and presents the DP&Z's revised recommendations and principal reasons for the recommendations. The report is included in the agenda materials for this public hearing. The PAB recommendations and reasons are contained in the PAB resolution and meeting minutes dated March 30, 2006.

The DCA coordinated the State agency review and comment on the transmitted applications at the request of Miami-Dade County and issued certain objections to Application Nos. 1 through 7, 10, 11, 13, 15, 17 and 21 through 25 in its Objections, Recommendations and Comments (ORC) report dated February 20, 2006. This ORC report is also included in the agenda materials for this hearing.

ORDINANCE FORMAT

The ordinance follows the same format used in previous CDMP amendment cycles. That is, it contains blank spaces to record your action on each request contained in each application. After the Board adopts individual entries indicating its action on each application, the Board will take action adopting the Ordinance in its entirety, incorporating the foregoing entries. A minimum of seven affirmative votes is required by County Code to amend the CDMP and nine votes to extend the Urban Development Boundary (UDB).

HOUSING IMPACT

Of the 17 pending applications to amend the Land Use Plan (LUP) Map in Miami-Dade County, seven (7) applications will impact housing by either increasing or decreasing the potential supply. Application Nos. 1, 2, 3, 4, 15, 22 and 24 will increase the housing supply, while Application No. 23 will decrease the housing supply by approximately 91 units. The total net increase in potential supply will be 2,136 units countywide based on the revised applications and associating proffered covenants submitted by the applicants.

Based on the proffered covenants, the house supply impacts from Application Nos. 1 and 2 remain unchanged at 339 units and 19 units, respectively. The net impacts from Application Nos. 3, 4 and 22 would be 523 units, 362 units and 970 units, respectively. Furthermore, In addition, the proposed covenants submitted by the applicants for Application Nos. 9, 12, 21 and 24 will restrict the use of application sites to non-residential development. Based on the fact that the yearly estimate by the DP&Z of the housing need is 12,372 units, the cumulative addition of 2,122 units from the pending amendments will add a few months to the supply of housing.

FISCAL IMPACT

Based on the information provided by service agencies, the fiscal impacts of the proposed land use changes vary based on the type of request and location. The proposals involving non-residential development impact less services than the proposals for residential development.

Both Miami-Dade County Public Schools Board and Parks and Recreation Department limit their impact reviews to the proposals for residential development. The school impact assessment associated with the applications indicates that the following number of students would be generated: Application No. 1

= 197 students, Application No. 2 = 8 students, Application No. 3 = 41 students, Application No. 4 = 25 students, Application No. 5 = -66, Application No. 11 = 158 students, Application No. 15 = 48 students, Application No. 20 = 17 students, Application No. 21 = 4 students, Application No. 22 = 236 students, Application No. 23 = 282 students and Application No. 24 = 56 students. Cumulatively, these applications will potentially result in a net total of additional 950 students with Application Nos. 1, 11, 22 and 23 each generating over 150 students. The total potential capital cost resulting from operating these residential-driven applications are; Application No. 1 = \$3,171,679; Application No. 2 = \$126,610; Application No. 3 = \$1,449,927; Application No. 4 = \$400,424; Application No. 11 = \$2,545,183; Application No. 15 = \$773,700; Application No. 21 = \$63,305; Application No. 22 = \$3,798,175; Application No. 23 = \$4,542,738; and Application No. 24 = \$900,310.

The Miami-Dade Water and Sewer Department (WASD), has estimated the preliminary impact fees as well as annual operations and maintenance for the applications most of which are under the County's water and sewer service jurisdiction. These impact fees can be found in the "Initial Recommendations" report dated August 25, 2005, in the table titled "Impact Fees Paid by Developer", on page 4-3. WASD also provided in another table titled "Water & Sewer Impacts in Public Right-of-Ways" on pages 4-4 and 4-5 of this report, the cost estimates for water and sewer line extensions, manholes and public pump stations for the application sites within its jurisdiction. Applications No. 2 (for water only), 3, 5, 23 and 24 are not served by WASD but are located within the service areas of municipal utilities. These estimates, which include the engineering fees and contingency fees (15%), are also clearly stated in the "Initial Recommendations" report.

With respect to fire and rescue service impact analysis, all the applications will have negative impacts. Please refer to page 4-10 of Chapter 4 of the "Initial Recommendations" report for the details.

ECONOMIC ANALYSIS

1. Economic impact of the ordinance on the County's budget:

There will be no impact on the County's budget in terms of Department of Planning and Zoning budgeting, staffing or operating expenses. This ordinance, however, does amend the Comprehensive Development Master Plan (CDMP), which is the County's official guide for managing countywide growth, and development. In this regard, the ordinance may indirectly impact the County's budget through amendments that affect the County's land use patterns and its provision of services and facilities. Capital and operating unit costs for public facilities and services can be lessened through promotion of efficient land use patterns. Higher density contiguous development is relatively more efficiently served than low-density or scattered development. In general, the CDMP is aimed at achieving this result.

2. Economic impact of the ordinance on the private sector:

Approval of the ordinance will have an insignificant impact on the private sector. Certain applications to amend the Land Use Element could increase the value of affected land parcels. In a countywide sense, however, the economic outlook will remain essentially unchanged by enactment of this ordinance.

3. Effect of the ordinance on public or private employment:

Adoption of this ordinance will have no significant impact on projected employment for the County as a whole, or in any statistical subdivision.

4. Costs and benefits, both direct and indirect, of establishing and maintaining the program set forth in the ordinance:

See response to item 1 on this page.

5. Whether the ordinance is necessary to enable the County to obtain state or federal grants or other financing:

No.

6. Whether another ordinance which is already in existence should be repealed or amended:

No.

7. Whether the creation of a new ordinance is the best method of achieving the benefit derived:

Section 2.116.1, Code of Miami-Dade County, and Section 163.3184(15), Florida Statutes, provide that the CDMP may be amended only by ordinance.


Assistant County Manager



MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: April 18, 2006

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Substitute
Special Item No. 1

Please note any items checked.

- "4-Day Rule" ("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
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor _____ substitute
Veto _____ Special Item No. 1
Override _____ 04-18-06

ORDINANCE NO. 06-42

ORDINANCE RELATING TO MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN;
PROVIDING DISPOSITION OF APPLICATIONS FILED IN
APRIL 2005 CYCLE TO AMEND, MODIFY, ADD TO OR
CHANGE COMPREHENSIVE DEVELOPMENT MASTER
PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM
THE CODE AND AN EFFECTIVE DATE

WHEREAS, the Miami-Dade County Board of County Commissioners (Board) has provided a procedure (codified as Section 2-116.1 of the Code of Miami-Dade County, Florida) to amend, modify, add to or change the Miami-Dade County Comprehensive Development Master Plan (CDMP); and

WHEREAS, Miami-Dade County's procedures reflect and comply with the procedures for adopting or amending local comprehensive plans as set forth in Section 163, Part II, Florida Statutes (F.S.); and

WHEREAS, twenty-seven (27) CDMP amendment applications, nine (9) small scale and eighteen (18) standard, were filed by private parties and the Miami-Dade County Department of Planning and Zoning (DP&Z) on or before April 30, 2005, and are contained in the document titled "April 2005 Cycle Applications to Amend the Comprehensive Development Master Plan" dated June 5, 2005 with Errata; and

WHEREAS, small-scale Application No. 14 was lawfully withdrawn by letter dated September 14, 2005 from the applicant's representative; and

WHEREAS, standard Application No. 3 was partially withdrawn by the applicant by letters dated August 19, 2005, November 3, 2005, and December 22, 2005; and

WHEREAS, standard Application No. 4 was revised by letter dated November 18, 2005;
and

WHEREAS, standard Application No. 5 was expanded at the public hearing on
November 30, 2005; and

WHEREAS, standard Application No. 7 was expanded at the public hearing on
November 30, 2005; and

WHEREAS, standard Application No. 10 was withdrawn by letter dated March 29, 2006;
and

WHEREAS, standard Application No. 13 was withdrawn by letter dated February 23,
2006; and

WHEREAS, standard Application No. 15 was partially withdrawn by the applicant by
letter dated October 3, 2005; and

WHEREAS, standard Application No. 17 was withdrawn by letter dated March 30, 2006;
and

WHEREAS, standard Application No. 22 was expanded at the public hearing on
November 30, 2005; and

WHEREAS, standard Application No. 23 was partially withdrawn at the public hearing
on November 30, 2005; and

WHEREAS, standard Application No. 23 was completely withdrawn by letter dated
April 17, 2006; and

WHEREAS, standard Application No. 25 was revised March 16, 2006; and

WHEREAS, standard Application No. 25 was completely withdrawn by letter dated April 12, 2006; and

WHEREAS, DP&Z has published its initial recommendations addressing the referenced Applications in the report titled "Initial Recommendations April 2005 Applications to Amend the Comprehensive Development Master Plan" dated August 25, 2005; and

WHEREAS, due to Hurricane Wilma, a State of Local Emergency was declared pursuant to Section 252.78(3)(a), Florida Statutes, for the entire period from October 22, 2005 through November 5, 2005, and in accordance with that Declaration, and due to the conditions that gave rise to it, the Planning Advisory Board (PAB), did not conduct a hearing on the referenced Applications in October 2005 but rather conducted the hearing in November 2005; and

WHEREAS, affected Community Councils, the PAB and DP&Z have acted in accordance with the referenced State and County procedures and have accepted applications, held public hearings and issued recommendations for disposition of the small-scale amendment requests; and

WHEREAS, on November 30, 2005, this Board, by Resolution, instructed the County Manager to transmit certain applications to Florida Department of Community Affairs (DCA) pursuant to Section 163.3184(3), F.S.; and

WHEREAS, on November 30, 2005, the Board voted to adopt small-scale amendment Application Nos. 8, 9 and 16; to defer and refer Application Nos. 18 and 19 to the newly incorporated Town of Cutler Bay; to transmit standard Application Nos. 1 through 7, 10, 11, 13, 15, 17 and 20 through 27 to DCA for review and comment; and to deny Application No. 12; and

WHEREAS, the DCA reviewed the proposed applications at the request of this Board and has issued its Objections, Recommendations and Comments (ORC) report pursuant to Section 163.3184 (6)(c), F.S.; and

WHEREAS, DP&Z has subsequently published its revised recommendations addressing the transmitted amendment applications and issues contained in the ORC report in the report titled "Revised Recommendations April 2005 Applications to Amend the Comprehensive Development Master Plan" dated March 21, 2006; and

WHEREAS, Mayor Julio Robaina of the City of Hialeah, by letter dated April 7, 2006, requested that Application No. 5 be considered individually by separate ordinance, and the Board desires to accommodate the request of the City of Hialeah Mayor to consider Application No. 5 as a separate ordinance; and

WHEREAS, the Board must take final action to Adopt, Adopt With Change or Deny the amendment applications not later than sixty (60) days after receipt of the ORC report from DCA regarding the proposed application(s); and

WHEREAS, all existing lawful uses and zoning in effect prior to a CDMP amendment are deemed to remain consistent with the CDMP as amended unless the Board, in conjunction with a particular zoning action, finds such preexisting zoning or uses to be inconsistent with the CDMP based upon a planning study addressing the criteria set forth in the CDMP; and

WHEREAS, the approval of an amendment to the CDMP does not assure favorable action upon any application for zoning or other land use approval but is part of the overall land use policies of the County; and

WHEREAS, any application for zoning or other land use approval involves the application of the County's overall land use policies to the particular request under consideration; and

WHEREAS, the County's overall land use policies include, but are not limited to, the CDMP in its entirety and the County's land development regulations; and

WHEREAS, this Board has conducted the public hearings required by the referenced procedures preparatory to enactment of this ordinance;

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

Section 1. All matters set forth in the preamble are found to be true and are hereby incorporated by reference as if set forth verbatim and adopted.

Section 2. Notwithstanding the requirement in Section 2-116.1, Code of Miami-Dade County, that the PAB conduct the public hearing in October following the April filing period, all statutory and code provisions requiring that PAB review and make recommendations to this Board concerning the Applications shall be satisfied by the PAB's hearing in November 2005, due to the State of Local Emergency declared and in effect from October 22, 2005 through November 5, 2005, as a result of Hurricane Wilma.

Section 3. This Board hereby desires to take further action on the pending amendment applications filed for review during the April 2005 cycle for amendments, modifications, additions, or changes to the Miami-Dade County CDMP as follows:

Application Number	Applicant/Representative Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP, POLICIES OR TEXT	Final Commission Action
1	46 ACRES, LLC/Mr. Juan J. Mayol, Jr., Esq. Change 26.13 gross acres located on the south side of NE 215 Street approximately 900 feet east of San Simeon Way From: Industrial and Office To: Low-Medium Density Residential (5 to 13 DU/Ac)	Adopt with Acceptance of Proffered Covenant

Application Number	Applicant/Representative Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP, POLICIES OR TEXT	Final Commission Action
2	AKOUKA LLC/Stanley B. Price, Esq. and William W. Riley, Esq. Change 2.98 gross acres located on the east side of Memorial Highway at theoretical NE 145 Street From: Low Density Residential (2.5 to 6 DU/Ac) To: Low-Medium Density Residential (5 to 13 DU/Ac)	Adopt
3	Dynamic Biscayne Shores Associates, Inc./Jeffrey Bercow, Esq. and Michael Larkin, Esq. Change a total of 15.89 gross acres involving 5 parcels located on the west side of Biscayne Boulevard to NE 13 Avenue between NE 112 and NE 115 Streets. <i>(Originally 21.54 gross acres but revised by partial withdrawal requests received August 19, 2005, November 3, 2005 and December 22, 2005, to a total of 15.89 acres.)</i> <i>Parcel A (1.12 acres)</i> From: Low Density Residential (2.5 to 6 DU/Ac) To: Medium Density Residential (13 to 25 DU/Ac) <i>Parcel B (2.78 acres)</i> From: Low-Medium Density Residential (5 to 13 DU/Ac) To: Medium Density Residential (13 to 25 DU/Ac) <i>Parcel C (1.89 acres)</i> From: Low-Medium Density Residential (5 to 13 DU/Ac) To: Medium Density Residential (13 to 25 DU/Ac) <i>Parcel D (0.0 acres)</i> <i>(Originally 2.97 acres, revised by partial withdrawal request received November 3, 2005 to a total of 1.73 acres and withdrawal request received December 22, 2005, to a total of 0.0 acres)</i> From: Low-Medium Density Residential (5 to 13 DU/Ac) & Business and Office To: Medium Density Residential (13 to 25 DU/Ac) <i>Parcel E (10.10 acres)</i> <i>(Originally 12.78 acres, revised by partial withdrawal request received August 19, 2005 to a total of 10.10 acres)</i> From: Low-Medium Density Residential (5 to 13 DU/Ac) & Business and Office To: Business And Office	Adopt with Acceptance of Proffered Covenant
4	Liberty Investment, Inc./Michael W. Larkin, Esq. and Graham Penn, Esq. Change 27.6 gross acres generally located between NW 12 Avenue and NW 9 Avenue, and between NW 95 Terrace and NW 99 Street <i>Parcels A, C, D, & E:</i> From: Low-Medium Density Residential (5 to 13 DU/Ac) To: Medium Density Residential (13 to 25 DU/Ac) and <i>Parcel B: From: Low-Medium Density Residential (5 to 13 DU/Ac)</i> To: Medium-High Density Residential (25 to 60 DU/Ac) <i>(Parcel B was originally "To: Medium-High Density Residential (25 to 60 DU/Ac") but was revised by letter dated November 18, 2005 to "Medium Density Residential."</i>	Adopt with Change and Acceptance of Proffered Covenant

Application Number	Applicant/Representative Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP, POLICIES OR TEXT	Final Commission Action
6	Doral West Commerce Park, LLC/Felix M. Lasarte, Esq. Change 2.5 gross acres located west of the Turnpike (HEFT) and east of NW 122 Avenue at approximately theoretical NW 22 Street From: Open Land To: Restricted Industrial and Office and Extend the UDB to encompass the subject area	Deny
7	Lowe's Home Centers, Inc./Juan J. Mayol, Jr., Esq. and Richard A. Perez, Esq. Change 51.7 gross acres located at the northwest corner of theoretical SW 138 Avenue and north of the Tamiami Canal along SW 8 Street From: Open Land To: Business And Office and extend the UDB to encompass the subject area. <i>(The application site was originally 21.6 gross acres but was expanded to 51.7 gross acres at the hearing on November 30, 2005, by the Board)</i>	Deny
10	WITHDRAWN by letter dated March 29, 2006	
11	David Brown, Steven Brown, & Victor Brown/Chad Williard, Esq. Change 42.6 gross acres located on the south side of N Kendall Drive (SW 88 Street) west of SW 167 Avenue <i>Part A (29.44 acres)</i> From: Agriculture To: Business and Office <i>Part B (9.06 acres)</i> From: Agriculture To: Office/Residential and Extend the UDB to encompass the subject area	Deny
13	WITHDRAWN by letter dated February 23, 2006	
15	Pasadena Capital, Inc./Stanley B. Price, Esq., Brian S. Adler, Esq. and Alexandra L. Deas, Esq. Change 11.32 gross acres (10 net acres) located at the northwest corner of SW 147 Avenue and SW 184 Street, lying southeast of the CSX Railroad ROW. <i>(Originally 24.02 gross acres but revised by partial withdrawal to 11.32 gross acres (10 net acres) by letter received October 3, 2005.)</i> From: Low Density Residential (2.5 to 6 DU/Ac) To: Business and Office	Adopt With Change and Acceptance of Proffered Covenant
17	WITHDRAWN by letter dated March 30, 2006	
20	J. L. Brown Development Corporation/James L. Brown, Sr. Change 3.08 gross acres located at the northwest corner of SW 112 Avenue and SW 216 Street From: Medium Density Residential (13 to 25 DU/Ac) To: Business and Office	Adopt
21	Kaza 112 Property Corporation/Andy Zitman Change 0.91 gross acres located at the southeast corner of SW 112 Avenue and SW 224 Street From: Low Density Residential (2.5 to 6 DU/Ac) To: Business and Office	Adopt With Acceptance of Proffered Covenant

Application Number	Applicant/Representative Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP, POLICIES OR TEXT	Final Commission Action
22	Princeton Land Investments, LLC/Jeffrey Bercow, Esq., and Graham Penn, Esq. Change 62.51 gross acres located at the northwest and southeast corners of SW 127 Avenue and SW 240 Street and northeast corner of SW 236 Street and SW127 Avenue <i>Parcel A (38.32 Acres)</i> From: Low Density Residential (2.5 to 6 DU/Ac) To: Medium Density Residential (13 to 25 DU/Ac) <i>Parcel B (20.19 Acres)</i> From: Low Density Residential (2.5 to 6 DU/Ac) To: Low-Medium Density Residential (5 to 13 DU/Ac) <i>Parcel C (4 Acres)</i> From: Low Density Residential (2.5 to 6 DU/Ac) To: Medium Density Residential (13 to 25 DU/Ac) <i>(The application site was originally 58.51 gross acres comprising Parcels A and B but was expanded at the hearing on November 30, 2005, by the Board to include an additional 4 acres now identified as Parcel C)</i>	Adopt With Change and Acceptance of Proffered Covenant
23	WITHDRAWN by letter dated March 30, 2006	
24	Pedro Talamas, Juan J. Valdes, & Nadia A. Valdes/Stamley B. Price, Esq. Change 14.71 gross acres located at the southeast corner of SW 142 Avenue and SW 312 Street From: Agriculture To: Business And Office and Extend the UDB to encompass the subject area	Deny
25	WITHDRAWN by letter dated April 12, 2006	
26	Miami-Dade County Department of Planning and Zoning/ Diane O'Quinn Williams, Director LAND USE PLAN MAP To revise the legend on the adopted 2005 and 2015 Land Use Plan map to provide for further refinement of the urban center boundaries	Adopt
27	Miami-Dade County Department of Planning and Zoning/ Diane O'Quinn Williams, Director CAPITAL IMPROVEMENTS ELEMENT Tables of Proposed Projects. Modify the following currently adopted tables as indicated in the application and related information: Table 2, Aviation; Table 3, Coastal Management; Table 4, Conservation; Table 5, Drainage; Table 6, Park and Recreation; Table 7, Seaport; Table 8, Sewer Facilities; Table 9, Solid Waste Management; Table 10, Traffic Circulation; Table 11, Mass Transit; and Table 12, Water Facilities.	Adopt With Changes to Table 12


Section 4. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected thereby. If any application, or portion of an application is found to be not in compliance pursuant to Section 163.3184, F.S., the


remainder of the application subject to such a finding, and the remaining applications adopted by this ordinance shall not be affected thereby.

Section 5. It is the intention of the Board, and it is hereby ordained that the provisions of this ordinance shall be excluded from the Code of Miami-Dade County, Florida.

Section 6. This ordinance (overall amendment) 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, however, the effective date of any individual plan amendment included within the overall amendment shall be in accordance with the following language which is included at the request of DCA without any admission by Miami-Dade County of the authority of the DCA or any other governmental entity to request or require such language: "The effective date of any [individual] plan amendment approved by this ordinance [and included within the overall amendment] shall be the date a final order is issued by DCA or Administration Commission finding the [individual] amendment in compliance in accordance with Section 163.3184(1)(b), F. S., whichever occurs earlier. No development orders, development permits, or land uses dependent on such [individual] amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this [individual] amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be filed with the Clerk of the Board and sent to the Department of Community Affairs, Division of Community Planning, Plan Processing Team. The Department's notice of intent to find a plan amendment in compliance shall be deemed to be a final order if no timely petition challenging the amendment is filed."

PASSED AND ADOPTED: April 18, 2006

Approved by County Attorney as
to form and legal sufficiency. 

Prepared by: 

Joni Armstrong Coffey

Memorandum



(Second Reading 03-07-06)

Date: December 6, 2005

To: Honorable Chairman Joe A. Martinez and Members
Board of County Commissioners

Agenda Item No. 7(E)

From: George M. Burgess
County Manager

Subject: Ordinance Amending Section 33-94 of the Code of Miami-Dade County
to allow Park and Recreation Department Banners

0-06-35

RECOMMENDATION

It is recommended that the Board adopt the attached ordinance amending Section 33-94 of the Code of Miami-Dade County to allow the Miami-Dade Park and Recreation Department to utilize banners in its parks, to promote park activities, special events and sponsorship of events. This ordinance will be in compliance with Article 6J of the Miami-Dade County Charter relating to advertising in connection with sponsorship of events or facilities in parks.

BACKGROUND

The Park and Recreation Department has numerous events and activities in its facilities for public enjoyment and recreational entertainment. One critical method of marketing these activities is to utilize canvas or vinyl banners in the park for promotion of upcoming events and other activities. The banners are of a temporary nature and are a relatively inexpensive means of informing the public, particularly those who may already be patrons of the facility or travel adjacent roadways.

While banners have traditionally been used on park property, Team Metro recently brought to the Department's attention that zoning rules regarding signs limit the size, number, and duration for the use of banners at parks. The Department consulted with Team Metro and the Zoning Department and a consensus was reached to amend the Zoning Ordinance allowing for the Department's customary use of banners on park property. Additionally, the amendment establishes guidelines for the size of the banners at a maximum square footage of thirty (30) square feet. The proposed ordinance also establishes that these banners may be in place up to sixty (60) calendar days prior to the event or activity, and must be removed within seven (7) calendar days after the end of the event or activity.

This ordinance pertaining to zoning amending Section 33-94 will have no fiscal impact on Miami-Dade County; however, this change is intended to assist in the increased participation in park activities, programs and events.

Attachment

Alex Muñoz
Assistant County Manager



MEMORANDUM
(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: March 7, 2006

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 7(E)

Please note any items checked.

- "4-Day Rule" ("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
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 7(E)

03-07-06

ORDINANCE NO. 06-35

ORDINANCE RELATING TO ZONING; AMENDING SECTION 33-94 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; PERTAINING TO SIGNS PERMITTED WITHOUT A SIGN PERMIT; 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 33-94 of the Code of Miami-Dade County, Florida is hereby amended as follows:¹

Sec. 33-94. Signs permitted without a sign permit.

* * *

>>(q) The Director of the Miami-Dade County Park and Recreation Department, or designee, shall be permitted to post banners promoting park activities, special events and sponsorships relating to same, provided (i) such banners are posted on the Miami-Dade County park property where the activity or special event will occur; (ii) that each banner shall be limited in size to no more than thirty (30) square feet; (iii) that the banner shall not be posted more than sixty (60) days preceding the activity or event and shall be removed within seven (7) days following the activity or event. Banners complying with the conditions specified in this subsection shall be permitted without a sign permit.<<

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.

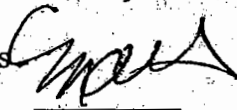
Section 2. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 3. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made part of the Code of Miami-Dade County, Florida. The sections 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.

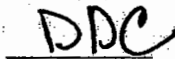
Section 4. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED: **March 7, 2006**

Approved by County Attorney as
to form and legal sufficiency:



Prepared by:



Diamela Del Castillo

MEMORANDUM

Agenda Item No. 7(C)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

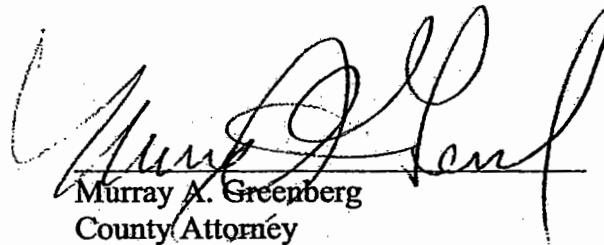
DATE: March 7, 2006

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Ordinance relating to
regulating of BU-2 (Special
Business) Zoning District

0-06-33

The accompanying ordinance was prepared and placed on the agenda at the request of Commissioner Jose "Pepe" Diaz.

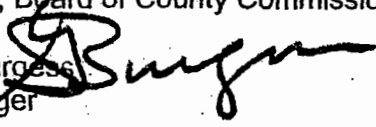

Murray A. Greenberg
County Attorney

RECEIVED
LEGAL COUNSEL SEC.
06 MAR 14 AM 11:12

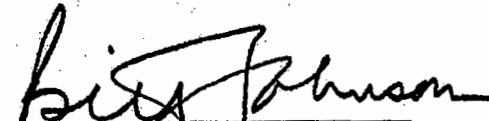
MAG/bw

Memorandum



Date: March 7, 2006
To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners
From: George M. Burgess 
County Manager
Subject: Ordinance Relating to Regulation of the BU-2 (Special Business) Zoning District

This ordinance relating to Regulation of the BU-2 (Special Business) Zoning District will have no fiscal impact to Miami-Dade County.


Assistant County Manager

FIS0306



MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: March 7, 2006

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 7(c)

Please note any items checked.

- "4-Day Rule" ("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
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor

Ag: Item No. 7(C)

Veto _____

3-7-06

Override _____

ORDINANCE NO. 06-33

ORDINANCE RELATING TO REGULATION OF THE BU-2 (SPECIAL BUSINESS) ZONING DISTRICT; PERMITTING HOTELS AND MOTELS UPON COMPLIANCE WITH CERTAIN CRITERIA; AMENDING SECTION 33-253 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; 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 33-253 of the Code of Miami-Dade County, Florida is hereby amended as follows:¹

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 (1) or more of the following uses:

* * *

>>(2.2) Hotel and motel uses, subject to all provisions of the RU-4A District pertaining to such uses.<<

Section 2. 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.

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.

Section 3. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made part of the Code of Miami-Dade County, Florida. The sections 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 4. This ordinance shall become effective ten (10) days after the enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override of this Board.

PASSED AND ADOPTED: **March 7, 2006**

Approved by County Attorney as
to form and legal sufficiency:





Prepared by:

M. Leigh Macdonald

Sponsored by Commissioner Jose "Pepe" Diaz

MEMORANDUM

Agenda Item No. 7(A)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

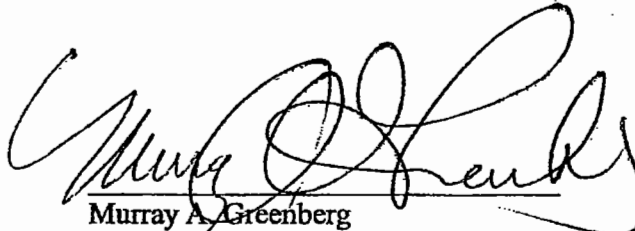
(Second Reading 02-21-06) ✓
DATE: December 6, 2005

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Ordinance relating to
the Community Zoning
Appeals Boards

0-06-23

The accompanying ordinance was prepared and placed on the agenda at the request of
Commissioner Natacha Seijas.



Murray A. Greenberg
County Attorney

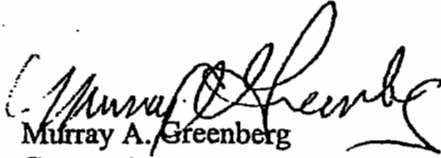
MAG/jls



MEMORANDUM
(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: February 21, 2006

FROM: 
Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 7(A)

Please note any items checked.

_____ **"4-Day Rule" ("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**

_____ **Bid waiver requiring County Manager's written recommendation**

_____ **Ordinance creating a new board requires detailed County Manager's report for public hearing**

_____ **Housekeeping item (no policy decision required)**

_____ **No committee review**

Memorandum



Date: February 21, 2006

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

From: George M. Burge
County Manager

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

Subject: Ordinance Relating to Zoning Deleting Review by the BCC of Certain CZAB Decisions

This Ordinance relating to zoning, deleting review by the Board of County Commissioners of certain decisions of the Community Zoning Appeals Boards (CZAB), will not have a fiscal impact to Miami-Dade County.

The implementation of this ordinance would result in planned developments, certain types of use variances, and self service storage facilities to no longer appeal CZAB decisions to the Board of County Commissioners.

A handwritten signature in black ink, appearing to read "Bix Johnson".
Assistant County Manager

Approved _____
Veto _____
Override _____

Mayor

Agenda Item No. 7(A)

02-21-06

ORDINANCE NO. 06-23

ORDINANCE RELATING TO ZONING; AMENDING SECTIONS 33-284.21 AND 33-314 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; DELETING REVIEW BY THE BOARD OF COUNTY COMMISSIONERS OF CERTAIN DECISIONS OF THE COMMUNITY ZONING APPEALS BOARDS; 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 284.21 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:¹

Sec. 33-284.21. Plan review procedure.

The application for a planned development shall be reviewed by the Department to determine its compliance with applicable regulations and review criteria contained herein. An instrument, suitable for recording, shall be submitted prior to the advertising of the public hearing, which covenants that development will occur substantially in accordance with plans approved at the public hearing.

The Community Zoning Appeals Board shall review the plans and documents, and may approve, approve with modifications, or disapprove the application.

If a Community Zoning Appeals Board incorporates specific modifications to the planned development in its resolution of approval, those modifications shall be made by the applicant prior to filing documents and plans with the Department. Such

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.

4

filing shall be completed within sixty (60) working days from date of a Community Zoning Appeals Board's action. Failure to do so shall nullify the Community Zoning Appeals Board's action unless waived by formal vote of the Community Zoning Appeals Board ~~[[or if appealed, by the County Commission]].~~

* * *

Section 2. 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.

* * *

(B) The County Commission shall have jurisdiction to hear appeals from decisions of the Community Zoning Appeals Boards as follows:

(1) Applications for district boundary changes on individual pieces of property or on a neighborhood or area-wide basis.

~~[[(2) Plans submitted as part of an application for a planned development. The Board shall decide if the proposed development is in accordance with the provisions for a planned development and said Board shall diligently consider the recommendations of the Director and Zoning Official or the Developmental Impact Committee prior to recommending approval, approval with modification, or denial. Said Board shall only approve an application for a planned development when plans and other exhibits are in compliance with the criteria for a planned development and otherwise meet the criteria contained in Section 33-311.]]~~

~~[[(3)]]~~ (2) Applications for district boundary changes which also contain requests for unusual use, new use, variance or special exception which is incidental or related thereto, or where there is pending on the same property or portion thereof more than one (1) application for district boundary change, variance,

special exception, unusual or new use. When possible an appeal containing such requests shall be acted upon at the same public hearing.

~~[(4)]~~>>(3)<<All zoning applications by State and municipal entities and agencies.

~~[(5)]~~>>(4)<<Applications for unusual uses or amendments or modifications thereto described in Section 33-13(e) when said unusual uses, amendments or modifications in connection with a class I or class IV permit application, as defined in Section 24-58.1.

~~[(6)]~~ Use variances involving uses with different "prefixes" (BU use in IU District, IU use in BU District, RU use in IU District, IU use in RU District, etc.). For purposes of this paragraph, the AU, GU, EU, RU 5 and RU 5A Districts shall all be considered to be within the RU prefix category.

~~(7)~~ Self-service storage facilities as provided for in Section 33-247(38).]]

~~[(8)]~~>>(5)<<Any appeal filed by the County Manager from any action of the Community Zoning Boards where it is the opinion of the County Manager that a Community Zoning Appeals Board's resolution has either (a) an overall impact to the County or (b) is inconsistent with the Miami-Dade County Comprehensive Development Master Plan, or (c) is incompatible with aviation activity or aviation safety.

~~[(9)]~~>>(6)<<Notwithstanding any provision contained in any section of this Code, the Board of County Commissioners shall have appellate jurisdiction whenever it is contended that a decision of a Community Zoning Appeals Board constitutes a taking or deprivation of vested rights and administrative remedies of Section 2-114 have been exhausted.

~~[(10)]~~>>(7)<<Applications for appeals of administrative decisions pursuant to Section 33-311(A)(2).

[[11]]>>(8)<<Applications for development approval or modifications thereof for projects located within the Center or Edge Districts of the Downtown Kendall Urban Center District.

[[12]]>>(9)<<Applications for development approval or modifications thereof for projects located within the Center or Edge sub-districts of the Naranja Community Urban Center District.

* * *

Section 3. 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 4. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections 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 5. 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: FEB 21 2006

Approved by County Attorney as to form and legal sufficiency:

[Handwritten Signature]

Prepared by:

CAC

Craig H. Collier

Sponsored by Commissioner Natacha Seijas

RECEIVED
MAR 08 2006

ZONING SERVICES DIVISION, DADE COUNTY
DEPT. OF PLANNING & ZONING

BY _____

MEMORANDUM

Agenda Item No. 7(E)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

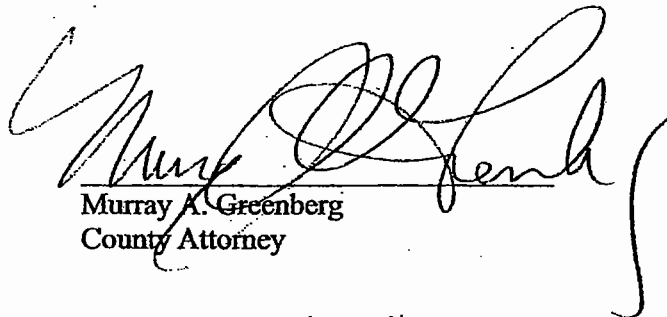
DATE: February 7, 2006 ✓

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Ordinance relating to
Opa-locka zoning; public
airport uses

06-20

The accompanying ordinance was prepared and placed on the agenda at the request of
Commissioner Barbara J. Jordan and Commissioner Dorrin D. Rolle.



Murray A. Greenberg
County Attorney

MAG/jls

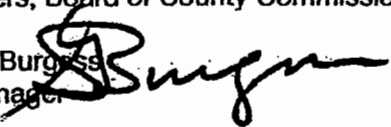
16-204

Memorandum



Date: February 7, 2006

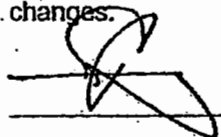
To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

From: George M. Burgess
County Manager 

Subject: Ordinance relating to Opa-Locka zoning; public airport uses

This ordinance pertaining to zoning amending Sections 33-284.22 and 33-363.1 permitting the use of Governmental Property (GP) for public airport uses will have a fiscal impact on Miami-Dade County.

The implementation of this ordinance will result in additional uses permitted on Opa-Locka Airport lands in the GP zoning district to include non-aviation related uses designed to serve the traveling public and on-site employees, such as offices, personal services, retail activities, restaurants, auto rental businesses, and lodging establishments. It is anticipated that \$1.3 million could be generated from ground leases associated with redevelopment resulting from the implementation of these zoning changes.



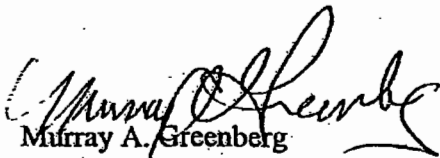
Assistant County Manager

Fiscal 01206a



MEMORANDUM
(Revised)

TO: Honorable Chairman Joe A. Martinez and Members, Board of County Commissioners **DATE:** February 7, 2006

FROM: 
Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 7(E)

Please note any items checked.

- "4-Day Rule" ("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
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 7(E)
2-7-06

ORDINANCE NO. 06-20

ORDINANCE PERTAINING TO ZONING REGULATION OF PUBLIC AIRPORTS; AMENDING SECTION 33-284.22 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA ("CODE") PERTAINING TO GP (GOVERNMENTAL PROPERTY) ZONING DISTRICT; CREATING SECTION 33-363.1 OF THE CODE PERTAINING TO OPA-LOCKA AIRPORT ZONING; PROVIDING FOR CERTAIN ADDITIONAL PUBLIC AIRPORT USES IN THE GP ZONING DISTRICT AT OPA-LOCKA AIRPORT; 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 33-284.22 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:¹

ARTICLE XXXIII.C.

GP, GOVERNMENTAL PROPERTY

Sec. 33-284.22. Uses permitted.

(a) No land, body of water and/or structure shall be maintained, used or permitted to be used, and no structure shall be hereafter maintained, erected, constructed, moved, reconstructed or structurally altered or permitted to be erected, constructed, moved, reconstructed or structurally altered for any purpose in a GP

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.

District which is designed, arranged, or intended to be used or occupied for any purpose other than the following:

- (1) Public parks, playgrounds and buildings, and structures supplementary and incidental to such uses;
- (2) Fire stations;
- (3) Police stations;
- (4) Public auto inspection stations;
- (5) Public water and sewer treatment and distribution facilities;
- (6) Public libraries;
- (7) Public buildings and centers;
- (8) Public hospitals, nursing homes and health facilities;
- (9) Public auditoriums, arenas, museums, art galleries;
- (10) Maximum and minimum detention facilities;
- (11) Solid waste collection and disposal facilities;
- (12) Public maintenance and equipment yards;
- (13) Public bus stations and rapid transit stations and facilities;
- (14) Public airports >>, including those particular uses allowed under the applicable airport zoning regulations<<;
- (15) And other similar governmental uses.

Section 2. Section 33-363.1 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:

>>Sec-363.1. Uses permitted on Opa-locka Airport lands in the GP Governmental Property zoning district.

The following public airport uses shall be permitted on those lands at Opa-locka Airport zoning area that are in the GP Governmental Property zoning district, provided that such uses comply with the requirements of the Future Aviation Facilities Section of the Aviation Subelement, are compatible with and not disruptive of airport operations occurring on such lands, and comply with all applicable regulations of the Federal Aviation Administration and other applicable law.

- (1) The airside portion of the airport, which shall be deemed to consist of all portions of the airport where general public

access is restricted (but not including terminal concourses), shall be limited to aviation uses, including but not limited to airfield uses such as runways, taxiways, aprons, clear zones, landing areas, and support and maintenance facilities such as control towers, flight service stations, access roads, fire stations, and fuel farms. Where not otherwise prohibited by law, open space and interim or existing agricultural uses and zoning may also be permitted in the airside portion, subject to such conditions and requirements as may be imposed to ensure public health and safety.

(2) The landside portion of the airport, which shall be deemed to consist of all portions of the airport where general public access is not restricted and also terminal concourses, may include both aviation uses and non-aviation uses that are compatible with airport operations and consistent with applicable law. At least 30% of the land area in the landside portion must be developed with aviation-related uses or uses that directly support airport operations.

(a) Aviation uses where general public access is allowed may include existing uses and the following or substantially similar uses:

1. terminal area for general aviation passenger traffic, such as private or corporate aircraft passenger traffic, which may include non-aviation related uses designed to serve the traveling public and on-site employees, such as offices, personal services, retail activities, restaurants, auto rental businesses, and lodging establishments,
2. parking garages and lots serving the airport,
3. access roadways serving the airport,
4. offices of aviation industry companies and the Miami-Dade County Aviation Department,
5. facilities of fixed base operators,
6. hangar rentals and tie downs,
7. ground transportation services,
8. general aviation aircraft, such as private and corporate jets or other aircraft, and automobile rental establishments,

9. aviation-related educational uses such as flight schools, simulator training facilities, helicopter and aerobatics training and other educational facilities providing aviation courses,
10. aviation-related governmental agency facilities,
11. flying club facilities,
12. aviation-related entertainment uses such as museums and sightseeing services, and
13. aviation-related retail uses such as general aviation aircraft sales, electronic and instrument sales and pilot stores.

(b) Subject to the restrictions contained herein, the following privately owned non-aviation-related uses may be approved in the landside area of the Opa-locka Airport accessible to the general public:

1. lodgings such as hotels and motels (except in terminal concourses),
2. office buildings (except in terminal concourses),
3. industrial uses such as distribution, storage, manufacturing research and development and machine shops (except in terminal concourses),
4. agricultural uses, and
5. retail, restaurants, and personal service establishments.

Such privately owned non-aviation related uses shall be limited as follows:

Those portions of the landside area that are not developed for uses that are aviation-related or directly supportive of airport operations shall range from 50 to 85 percent for industrial uses, 5 to 25 percent for commercial uses, 5 to 25 percent for office uses, 0 to 10 percent for hotels and motels, and 0 to 20 percent for institutional uses. The distribution, range, intensity and types of such non-aviation related uses shall vary by location as a function of the availability of public services, height restrictions, Comprehensive Development Master Plan (CDMP) intensity

ceiling for the Urban Infill Area (FAR of 2.0 not counting parking structures) or the Urbanizing Area (FAR of 1.5 not counting parking structures) involved, impact on roadways, access and compatibility with neighboring development. Freestanding retail and personal service uses and shopping centers shall front service uses and shopping centers shall front on major access roads preferably near major intersections, where practicable, and have limited access to major roadways.

Each non-aviation related use shall comply with applicable law, including but not limited to FAA regulations and any airport layout plan governing permissible uses on the entire airport property.<<

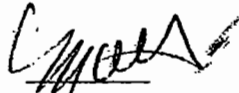
Section 3. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 4. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections 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 5. 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: FEB 07 2006

Approved by County Attorney as to form and legal sufficiency:



Prepared by:



Joni Armstrong Coffey

Sponsored by Commissioner Barbara J. Jordan and Commissioner Dorrin D. Rolle

RECEIVED
MAR 08 2006
ZONING SERVICES DIVISION, DADE COUNTY
DEPT. OF PLANNING & ZONING

Memorandum

MIAMI-DADE
COUNTY

(Second Reading 01-24-06) ✓

Date: December 6, 2005

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

Agenda Item No. 7(F)

From: 
George M. Burgess
County Manager

06 - 11

OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
DADE COUNTY, FLORIDA

Subject: Ordinance Amending the Naranja Community Urban Center Zoning District (NCUCD)

RECOMMENDATION

It is recommended that the Board of County Commissioners adopt the attached zoning ordinance amending the Naranja Community Urban Center Zoning District (NCUCD).

BACKGROUND

On December 2, 2004, the Board adopted Ordinance Number 04-217 establishing the Naranja Community Urban Center Zoning district (NCUCD). On May 19, 2005 the Board adopted Resolution Z-13-05 effectuating the district boundary change of the Naranja Community Urban Center area to NCUCD. On July 7, 2005 the Board adopted Ordinance Number 05-143 establishing the Standard Urban Center District regulations (Standard) which were designed to streamline all urban center zoning ordinances by codifying all their common regulatory language and provisions.

The proposed ordinance streamlines the existing NCUCD regulations to substitute the applicable provisions of the Standard Regulations for the existing NCUCD regulations. This will permit the NCUCD to operate in the same manner as the other adopted urban centers. In addition, the proposed ordinance updates NCUCD's regulating plans and exempts existing single-family homes that are damaged beyond 50 percent of their value from being required to comply with the district regulations and will permit any damaged existing single-family residence to be reconstructed.

Honorable Chairman J. Martinez
and Members, Board of County Commissioners
Page 2

FISCAL IMPACT

The proposed ordinance creates no fiscal impact on Miami-Dade County.

THESE WORDS
SHOULD BE
REMOVED FROM
THIS DOCUMENT



Assistant County Manager



MEMORANDUM
(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: January 24, 2006

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 7(F)

Please note any items checked.

- "4-Day Rule" ("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
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor
Veto _____
Override _____

Agency Item No. 7(F)
01-24-06 ✓

06-11

ORDINANCE NO. 06-11

ORDINANCE REVISING ZONING AND OTHER LAND DEVELOPMENT REGULATIONS PERTAINING TO THE NARANJA COMMUNITY URBAN CENTER ZONING DISTRICT ("NARANJA CUC"); CONFORMING NARANJA CUC TO STANDARD URBAN CENTER DISTRICT REGULATIONS, ARTICLE XXXIII(K), CODE OF MIAMI-DADE COUNTY, FLORIDA ("CODE"), EXCEPT AS SPECIFICALLY PROVIDED HEREIN; REVISING REGULATING PLANS; REVISING NONCONFORMING USE PROVISIONS RELATING TO SINGLE FAMILY HOMES; DELETING AND REPLACING SECTIONS 33-284.67 THROUGH 33-284.74 AND AMENDING SECTION 33-284.76, CODE, PERTAINING TO THE NARANJA CUC; 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. Sections 33-284.67 through 33-284.74 of the Code of Miami-Dade County, Florida, are hereby deleted and replaced as follows:¹

>>Sec. 33-284.67. Naranja Community Urban Center District (NCUC) Requirements.

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.

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

Sec. 33-284.68. Uses.

Except as provided herein, all permitted, conditionally permitted, and temporary uses within the NCUC 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. On the east side of U.S. 1, Residential Modified (RM) lots abutting designated Mixed Use Corridor (MC) lots on at least one side are allowed to have uses permitted in the MC area for a depth from U.S. 1 not to exceed that of the MC lots.

2. In the Industrial District (ID) area:

a. all uses permitted in the IU-C zoning district after public hearing pursuant to section 33-311(A)(3) of this code.

b. in the Core and Center sub-districts only, on lots fronting on US 1, all uses permitted in Mixed-Use Corridor (MC) at a minimum residential density of 12 dwelling units per acre net to a maximum density of 52 dwelling units per acre net without the use of Severable Use Rights (SUR's) or a maximum density of 60 dwelling units per acre net with the use of SUR's

c. in the Edge and Center sub-districts, except for properties along US 1, automobile service stations when in compliance with the requirements of Section 33-284.83(B) of this code

d. in the Edge and Center sub-districts, except for properties along US 1, drive-through facilities when in compliance with the requirements of Section 33-284.83(B)(3) of this code

3. In the Market District (MD) area:

5

- a. outdoor produce markets, and
- b. all uses permitted in the Mixed-Use Corridor (MC) except for residential.

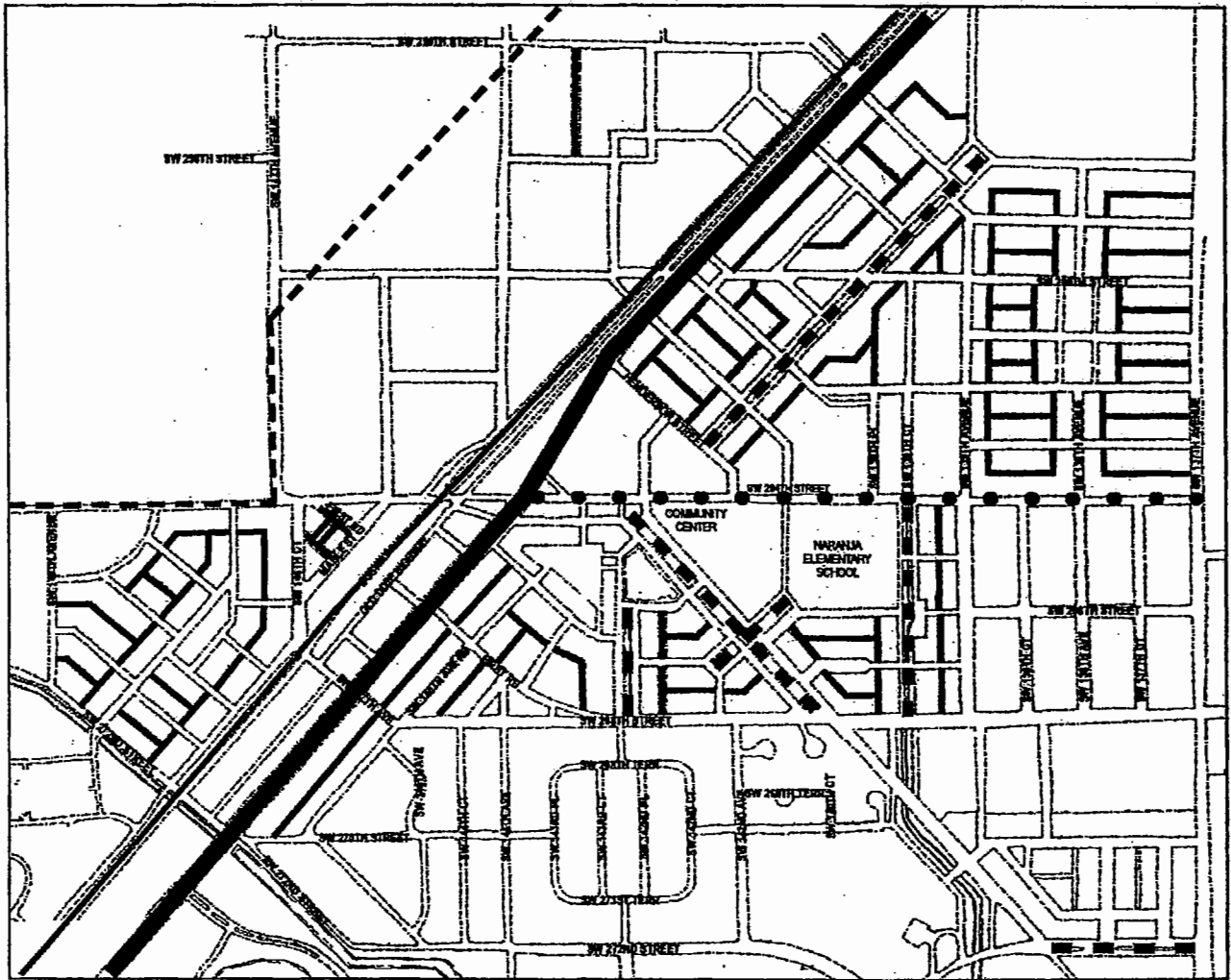
Sec. 33-284.69. Regulating Plans.

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









- A. The Street Types Plan establishes a hierarchy of street types in existing and future locations that shall be provided and shown in all development plans. The five (5) Street Types and the hierarchy of streets (from most important to least important in accommodating pedestrian traffic) are U.S. 1, Boulevard, Main Street, Minor Street, and Service Road.
- B. The Sub-districts Plan delineates three (3) sub-districts: the Core, Center and Edge. These sub-districts regulate the allowable intensity of development in accordance with the Comprehensive Development Master Plan and this article.
- C. The Land Use Plan delineates the areas where specified land uses and development of various types and intensities will be permitted.
- D. The Building Heights Plan establishes the minimum and maximum allowable number of floors.
- E. The Designated Open Space Plan designates open spaces, which shall be shown in all development plans. The designated open spaces are controlled by anchor points.
- F. The New Streets Plan shows the location and the number of new streets needed to create the prescribed network of streets within the NCUC District. All new A streets are 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.
- G. The Bike Route Plan depicts the designated bike routes, which shall be shown in all development plans.

06-11

A. Street Types Plan

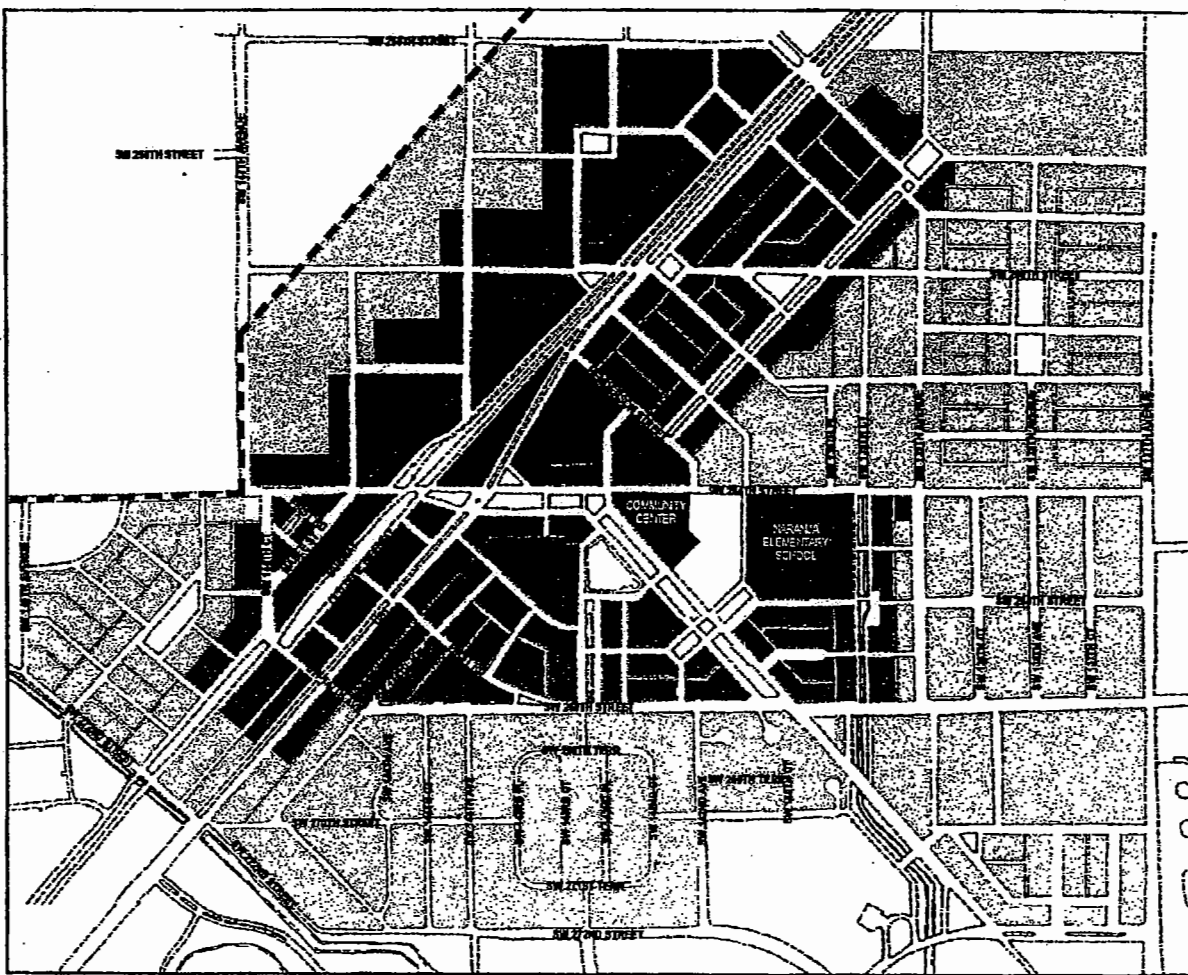


KEY





-  US Highway 1 / S.R. 5
-  South Miami-Dade Busway
-  Main Street
-  Boulevard
-  Minor Street
-  Service Roads
Core/Center Sub-district
-  Service Roads
Edge Sub-district: Optional for single family detached only
-  Urban Development Boundary



B. Sub-districts Plan



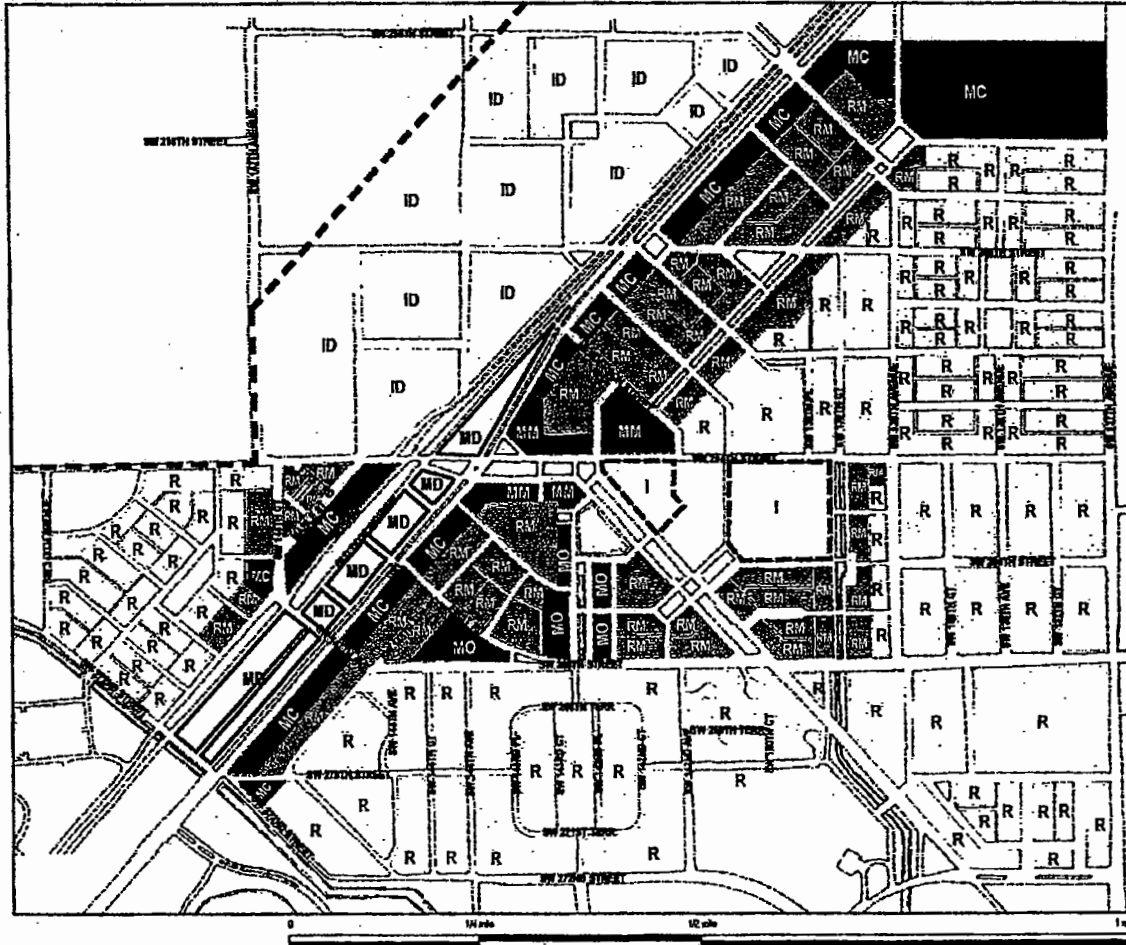
KEY

-  Core Sub-District
-  Center Sub-District
-  Edge Sub-District
-  Urban Development Boundary

06-11

C. Land Use Plan

See Section 33-284.68 on this Code for specific permitted uses in each land use area.



KEY



MM: Mixed-use (Main Street): 1st floor - businesses, professional offices, civic, education and government offices; 2nd floor and above - residential; and live-work units (Min. 12 units/acre net, Max. 52 units/acre net or a Max. 60 units/acre net with purchase of SUR* at the rate of 2 residential credits/SUR*)



MC: Mixed-use Corridor: Residential, businesses, professional offices, civic, education and government offices (Min. 12 units/acre net, Max. 52 units/acre net or a Max. 60 units/acre net with purchase of SUR* at the rate of 2 residential credits/SUR*)



MO: Mixed-use Optional: 1st floor (optional) - businesses, live-work, professional offices, civic, education and government offices; all floors - residential (Min. 12 units/acre net, Max. 52 units/acre net or a Max. 60 units/acre net with purchase of SUR* at the rate of 2 residential credits/SUR*)



RM: Residential Modified: Duplex, row-house, and small apartments (Min. 12 units/acre net, Max. 36 units/acre net)



R: Residential: Single family detached, duplex and rowhouse dwellings (Min. 8 units/acre net, Max. 18 units/acre net)



MD: Market District: all floors - outdoor produce markets are permitted. In addition, all uses permitted in the Mixed-use Corridor (MC).



ID: Industrial District: In all floors and all Sub-districts - IUC uses and live-work units. In addition, for properties facing US1 in the Core and Center Sub-districts, all uses permitted in the Mixed-use Corridor (MC); in the Center Sub-district, all uses and density permitted in the Residential Modified (RM); and in the Edge Sub-district, all uses and density permitted in the Residential (R) are allowed as per Sec. 33-284.68 (A)(2).



I: Institutional: Civic, education and government offices. Community center is designated to be publicly developed. If community center is privately developed then the Mixed-use (Main Street) criteria shall apply.

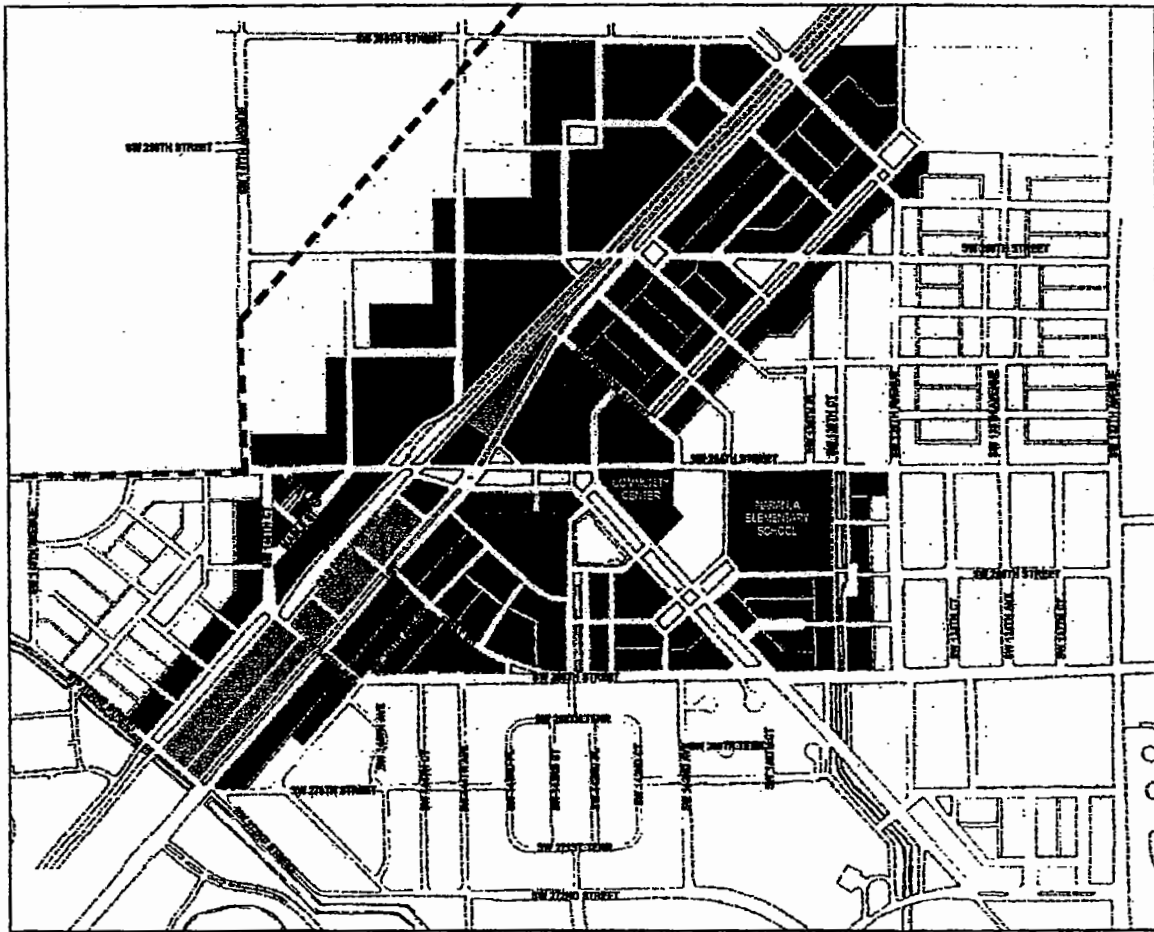
Urban Development Boundary

* SUR: Severable Use Right as provided for in Sections 33B-41 to 33B-47 of this Code.








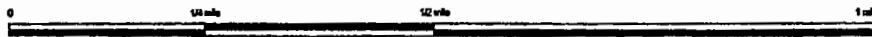
9

D. Building Heights Plan



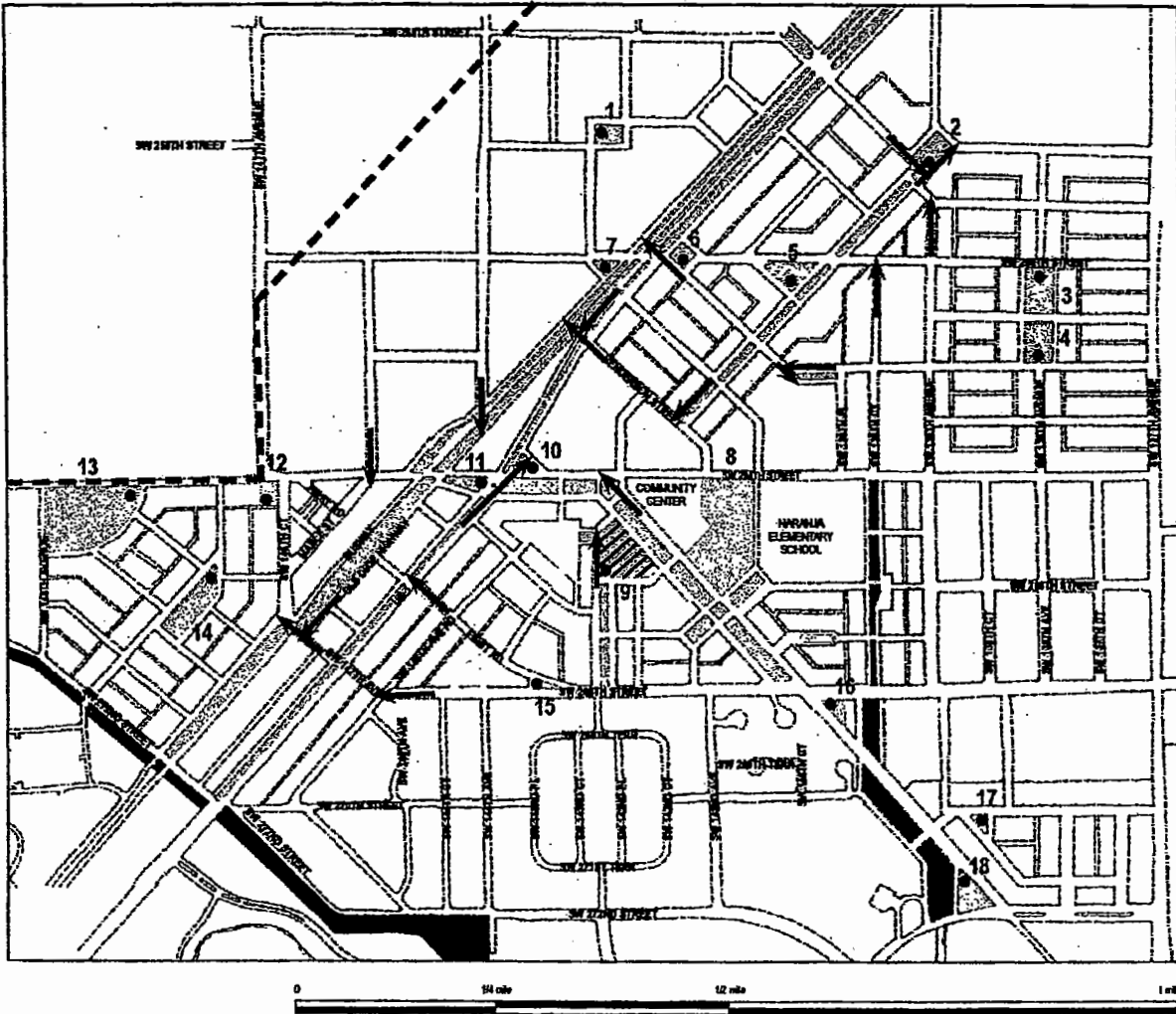
KEY

-  Minimum 3 - Maximum 6 Floors
-  Minimum 2 - Maximum 4 Floors
-  2 Floors
-  Minimum 1 - Maximum 2 Floors
-  Urban Development Boundary



06-11

E. Designated Open Space Plan



KEY



Open Space: G: Green; S: Squares; P: Plaza



Natural Forest Community (NFC): Designated open space number 9 contains a designated NFC and shall comply with Chapter 24 of the County Code.



Existing Water Bodies



Street Vista



Anchor Point



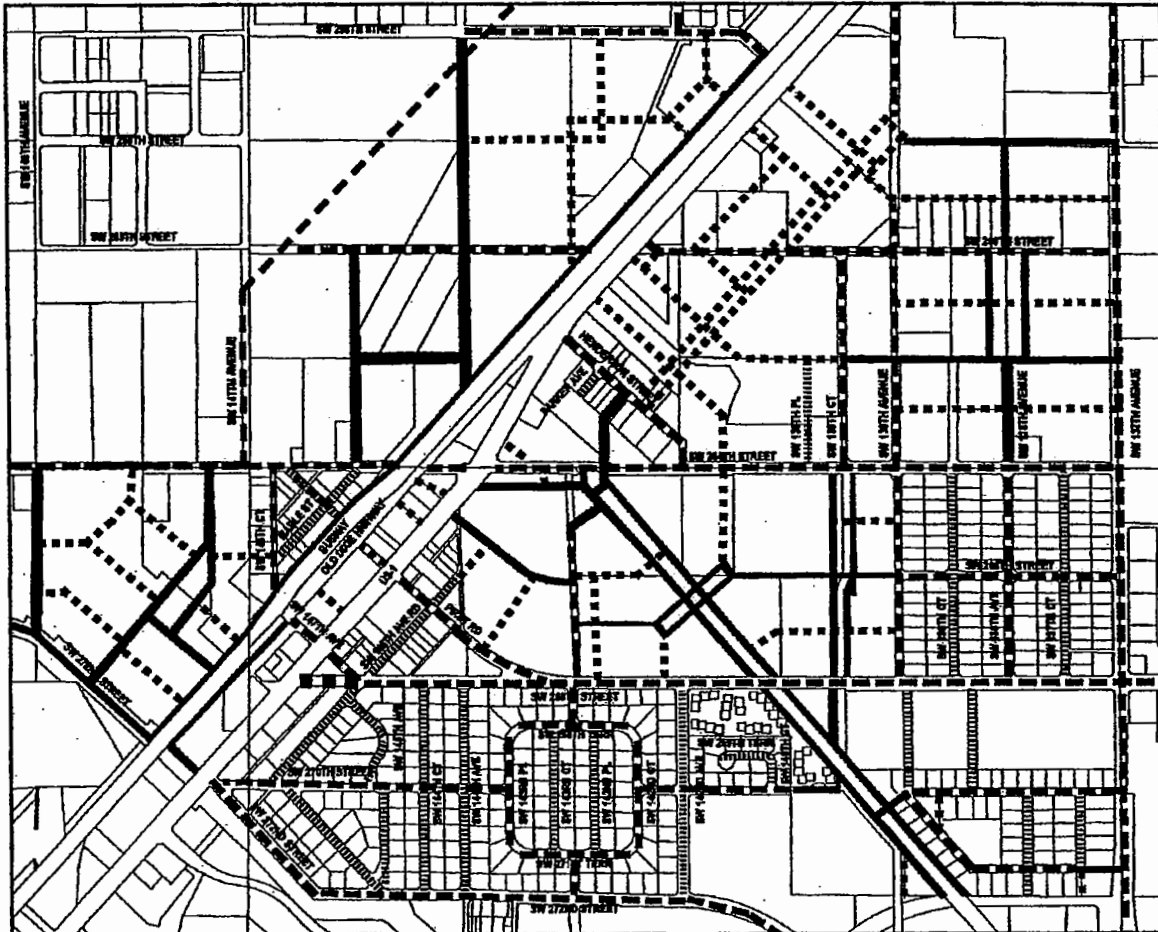
Urban Development Boundary

No	Type	Area
1.	S	15,000 sqft
2.	S	17,000 sqft
3.	G	32,200 sqft
4.	G	28,000 sqft
5.	G	25,000 sqft
6.	P	10,000 sqft
7.	P	5,000 sqft
8.	G	Edsling
9.	G	50,200 sqft
10.	P	5,400 sqft
11.	P	7,000 sqft
12.	G	9,600 sqft
13.	G	120,500 sqft
14.	G	35,000 sqft
15.	G	2,600 sqft
16.	G	7,000 sqft
17.	G	4,000 sqft
18.	G	18,000 sqft

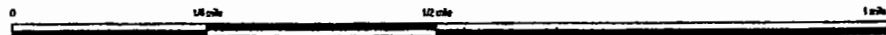
The open space, where an anchor point is shown, shall provide the general square footage shown in this Designated Open Space Plan.

The open space, where an anchor point is not shown, shall be developed according to the Street Type Development Parameters.

F. New Streets Plan



Note: New streets allocated are based on the charrette illustrative plan and are approximate.



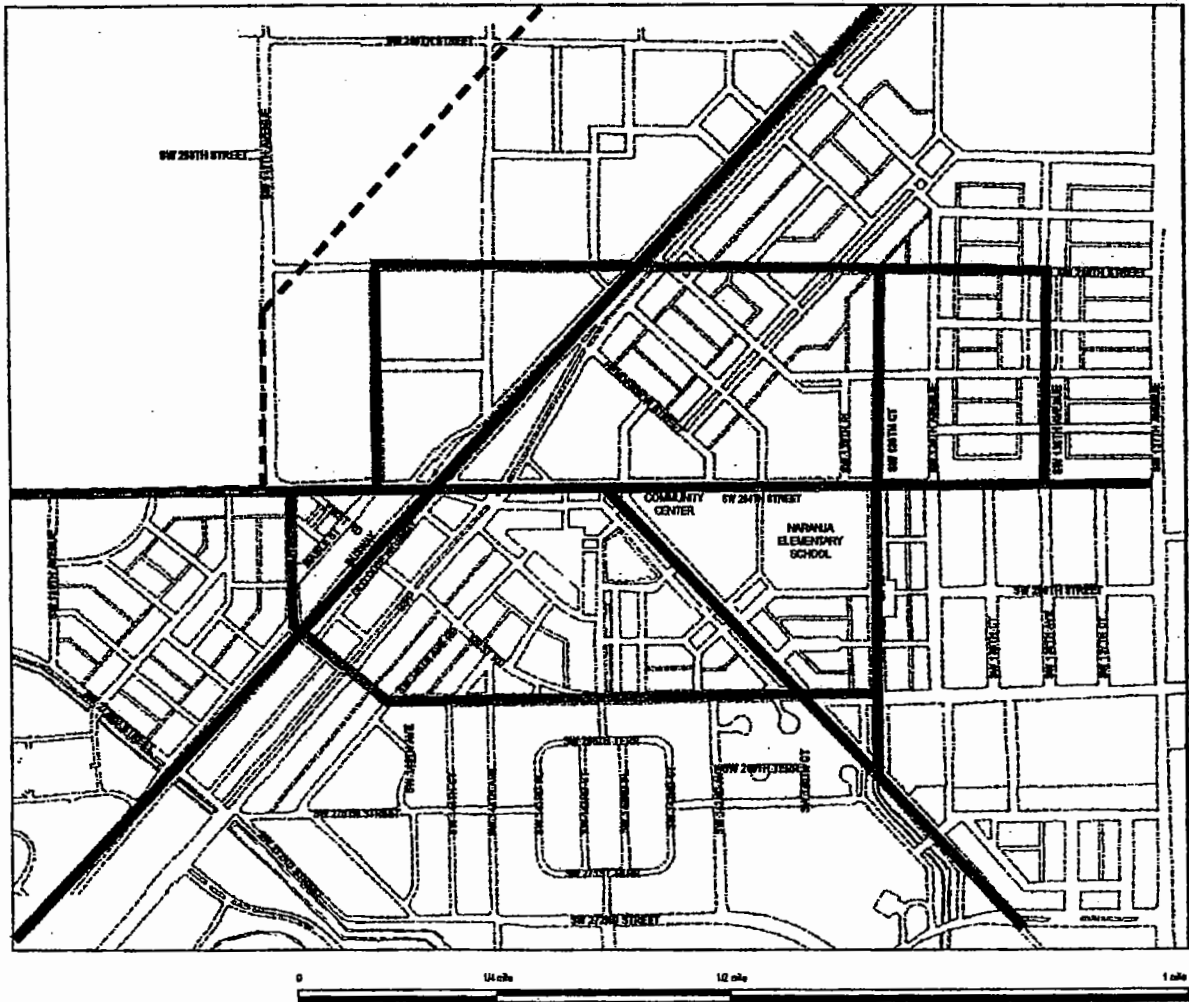
KEY

-  New "A" Streets
-  Existing "A" Streets
-  New "B" Streets
-  Existing "B" Streets
-  Streets to be Removed
-  Urban Development Boundary
-  Property Ownership Pattern at time of charrette






06-11

G. Bike Route Plan



KEY

-  South Dade Trail (Park and Recreation Greenway Plan)
-  Signage designating the above shown streets/corridors as bike routes shall be provided where appropriate
-  Urban Development Boundary

Sec. 33-284.70. Building Placement and Street Type Development Parameters

- A. All new development and redevelopment within the NCUC shall comply with the Building Placement and Design Parameters as provided in Section 33-284.85 of this code.
- B. All new development and redevelopment within the NCUC shall comply with the Street Type Development Parameters as provided herein:

<u>Street type</u>	<u>Minimum Required Configuration</u>
	<u>Core/Center/Edge</u>
<u>U.S. 1</u>	<u>As provided in this section</u>
<u>Main Street</u>	<u>As provided in this section</u>
<u>Boulevard</u>	<u>As provided in section 33-284.85</u>
<u>Minor Street</u>	<u>As provided in section 33-284.85</u>
<u>Service Road</u>	<u>As provided in section 33-284.85</u>
<u>Pedestrian Passage</u>	<u>As provided in section 33-284.85</u>

- C. Unless otherwise provided by the Building Placement and Design Parameters in section 33-284.85 of this code, the following front and side street setbacks shall be required within the NCUC:

<u>Street type</u>	<u>Required Setback</u>					
	<u>Core</u>		<u>Center</u>		<u>Edge</u>	
	<u>Front</u>	<u>Side</u>	<u>Front</u>	<u>Side</u>	<u>Front</u>	<u>Side</u>
<u>U.S. 1</u>	<u>0' *</u>	<u>0'</u>	<u>10'</u> <u>***</u>	<u>0' or 6'</u>	<u>10' or</u> <u>15' ***</u>	<u>0' or 6'</u>
<u>Main Street</u>	<u>0' *</u>	<u>0'</u>	<u>10'</u> <u>***</u>	<u>0' or 6'</u>	<u>10' or</u> <u>15'</u> <u>***</u>	<u>**</u>
<u>Boulevard</u>	<u>**</u>	<u>**</u>	<u>**</u>	<u>**</u>	<u>**</u>	<u>**</u>
<u>Minor Street</u>	<u>**</u>	<u>**</u>	<u>**</u>	<u>**</u>	<u>**</u>	<u>**</u>
<u>Service Road</u>	<u>**</u>	<u>**</u>	<u>**</u>	<u>**</u>	<u>**</u>	<u>**</u>
<u>Pedestrian Passage</u>	<u>**</u>	<u>**</u>	<u>**</u>	<u>**</u>	<u>**</u>	<u>**</u>
<u>Note: * colonnades required</u>						
<u>** as provided in Section 33-284.85 of this code</u>						
<u>*** if a colonnade is provided the front setback shall be 0'</u>						

U.S. HIGHWAY 1/S.R. 5

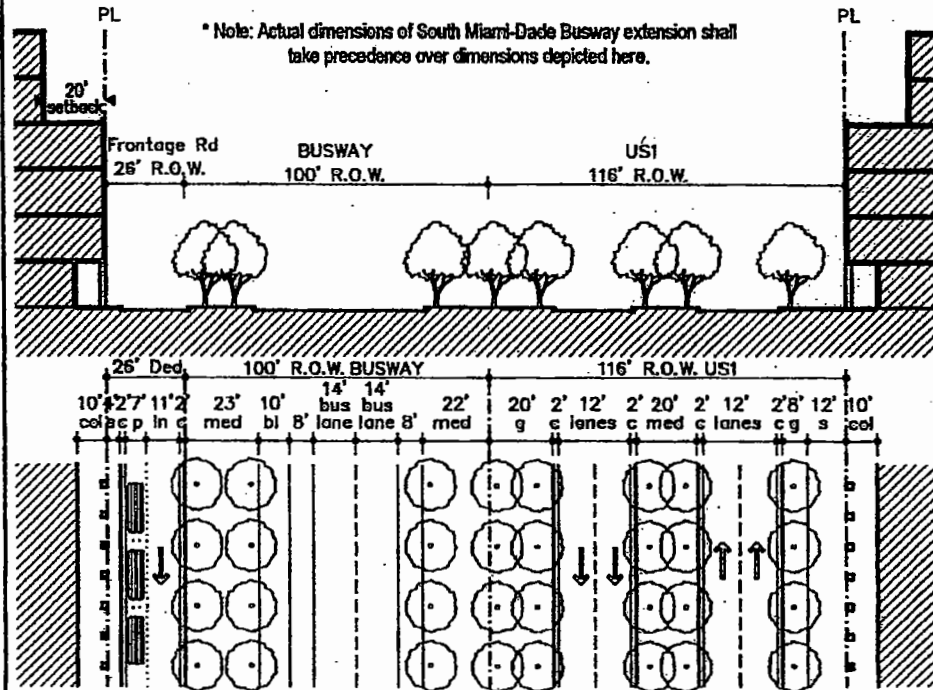
CORE

STREET SECTION

Key:

- s: sidewalk
- g: green
- c: curb and gutter
- ln: lane
- med: median
- p: parking
- bl: bike lane
- col: colonnade
- PL: property line
- Min: Minimum
- Max: Maximum
- Req: Required
- Ded: Dedication

----- Property Line



LANDSCAPE/ OPEN SPACE

Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in an 8' min. continuous landscape strip. Permanent irrigation is required.

PARKING

On-street parking shall count towards the minimum required parking.

OTHER ELEMENTS

A colonnade shall be required on both sides of U.S. 1, in the Core Sub-district, when the build-to line is 0' and shall occupy the full length of the building frontage
 The above section is typical for all busway and US-1 frontages
 For all development along Old Dixie Highway the right-of-way, building placement, and frontage requirements shall be the same as for the development adjacent to the busway.
 * Note is inserted to depict rounded off dimensions of the Busway. It will not change required dedication.

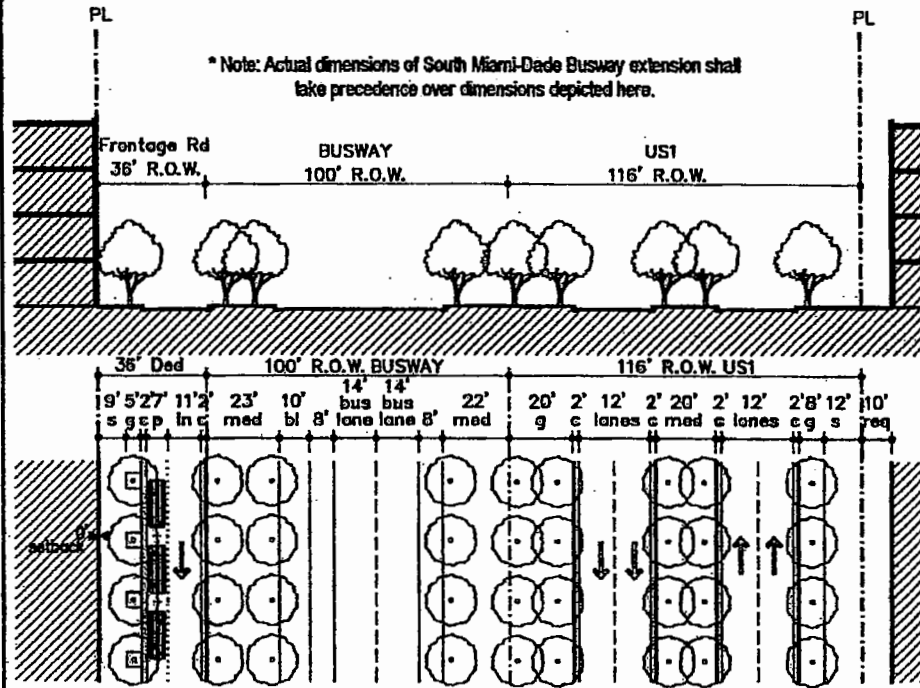
15

U.S. HIGHWAY 1/S.R. 5
CENTER

STREET SECTION

- Key:**
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----- Property Line



**LANDSCAPE/
OPEN SPACE**

Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in an 8' min. continuous landscape strip. Permanent irrigation is required.

PARKING

On-street parking shall count towards the minimum required parking.

OTHER ELEMENTS

The front setback shall be hard surfaced and weather protection elements provided on the building facade when the build-to line is 10' from the front property line
 Perimeter walks, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements
 The above section is typical for all busway and US-1 frontages.
 * Note is inserted to depict rounded off dimensions of the Busway. It will not change required dedication.

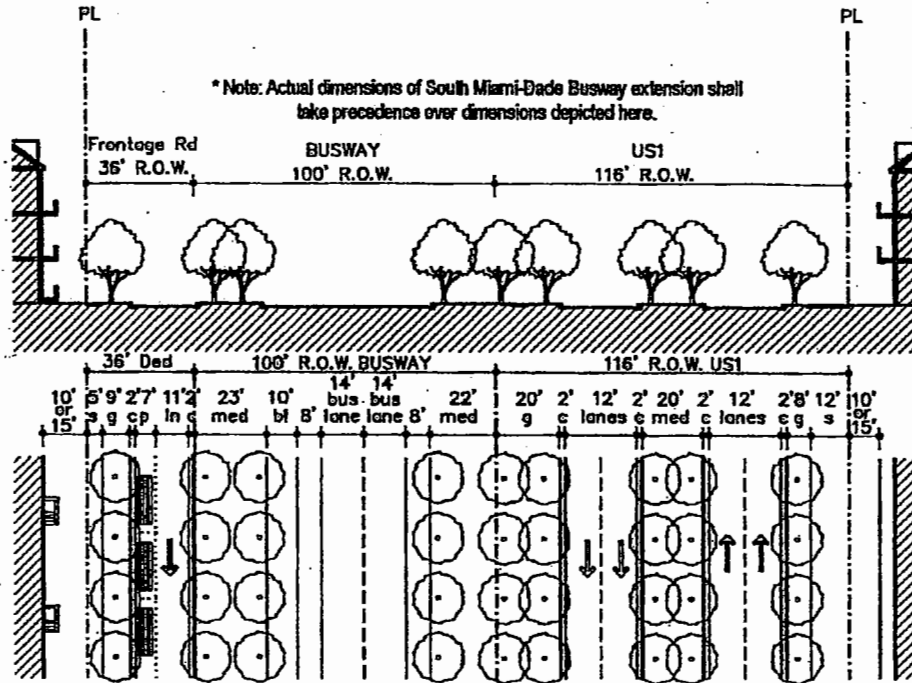
U.S. HIGHWAY 1/S.R. 5
EDGE

STREET SECTION

Key:

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----- Property Line



**LANDSCAPE/
 OPEN SPACE**

Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in an 8' min. continuous landscape strip. Permanent irrigation is required.

PARKING

On-street parking shall count towards the minimum required parking.

OTHER ELEMENTS

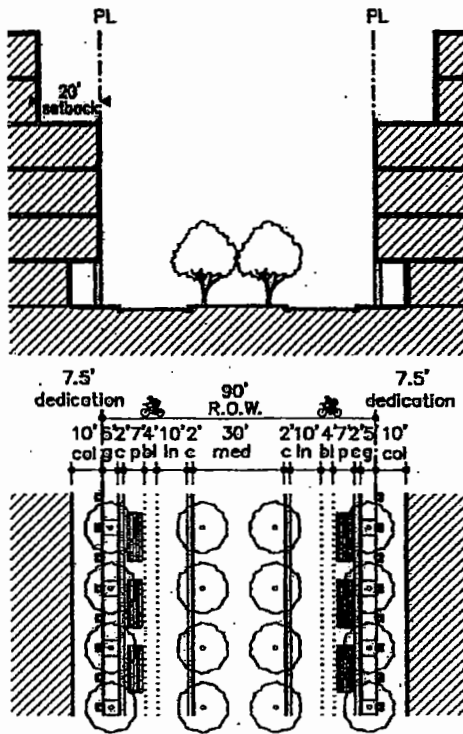
The front setback of buildings along US1 shall be hard surfaced and weather protection elements provided on the building facade when the build-to line is 10' from the front property line.
 When the build to line is 15' from the front property line, the remainder 5' shall be landscaped
 The front setback of buildings along the busway shall be landscaped
 Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements
 The above section is typical for all busway and US-1 frontages.
 * Note is inserted to depict rounded off dimensions of the Busway. It will not change required dedication.

MAIN STREET (SW 264th Street East of US1)
CORE

STREET SECTION

Key:
s: sidewalk
g: green
c: curb and gutter
ln: lane
med: median
p: parking
bl: bike lane
col: colonnade
PL: property line
Min: Minimum
Max: Maximum
Req: Required
Ded: Dedication

--- Property Line



**LANDSCAPE/
OPEN SPACE**

Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Permanent irrigation is required. Street trees along the sidewalk only are optional and if provided, shall be planted in 5'x5' tree grates.

PARKING

On-street parking shall count towards the minimum required parking.

OTHER ELEMENTS

A colonnade shall be required on both sides of the Main Street when build-to line is 0' and shall occupy the full length of the building frontage.
Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.
On all Main Street intersections, the median shall have a mountable curb.

MAIN STREET (SW 264th Street East of US1)

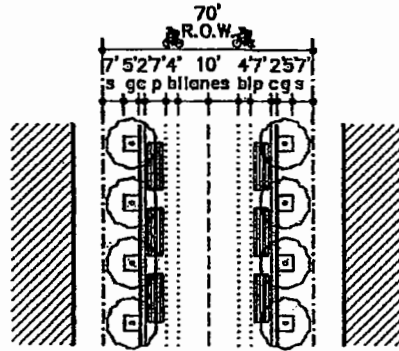
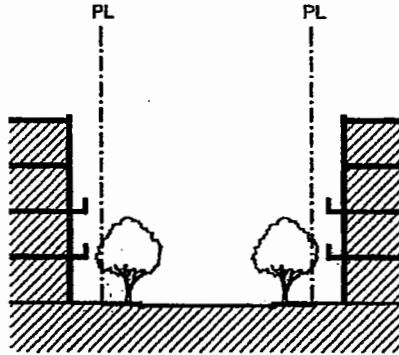
CENTER

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LANDSCAPE/ OPEN SPACE	Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in 5' x 5' tree grates. Permanent irrigation is required.
PARKING	On-street parking shall count towards the minimum required parking.
OTHER ELEMENTS	The front setback shall be hard surfaced and weather protection elements provided on the building facade when the build-to line is 10' from the front property line. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.

MAIN STREET (SW 264th Street East of US1)
EDGE

<p>STREET SECTION</p> <p>Key: s: sidewalk g: green c: curb and gutter ln: lane med: median p: parking bl: bike lane col: colonnade PL: property line Min: Minimum Max: Maximum Req: Required Ded: Dedication</p> <p>--- Property Line</p>	
<p>LANDSCAPE/ OPEN SPACE</p>	<p>Parking lot buffers and street trees shall meet all requirements of Chapter 18-A of this Code and this Article except street trees shall have a minimum diameter breast height of 4". Street trees shall be planted in a 5' minimum continuous landscape strip. Permanent irrigation is required.</p>
<p>PARKING</p>	<p>On-street parking shall count towards the minimum required parking.</p>
<p>OTHER ELEMENTS</p>	<p>The front setback shall be landscaped. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements.</p>

Sec. 33-284.71. General Requirements.

In addition to the general requirements provided in Section 33-284.86 of this code, all developments within the NCUC shall comply with the following:

A. Buildings.

1. A cornice line is required on all building facades on U.S. 1 and the Main Street frontages as follows: at the top of the first story of buildings in the Mixed-Use Main Street (MM) area and the top of the second story of buildings in the Mixed-Use Corridor (MC) area.
2. Colonnades are required along all building frontages facing U.S. 1 and Main Street in the Core sub-district.<<

Section 2. Sec. 33-284.76 of the Code of Miami-Dade County, Florida, is hereby renumbered and amended as follows:

Sec. 33-284.72<<. 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, and occupancy in the NCUC District that either (1) was existing as of the date of the district boundary change on the property to NCUC District 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 NCUC District 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 the roof or structure to an extent of 50 percent or more of its market value, shall be subject to section 33-35(c) of this code. >>However, a lawfully existing single-family home use that is discontinued for a period of at least six months or that incurs damage to the roof or structure to an extent of 50 percent or more of its market value, shall not be subject to section 33-35(c) of this code.<<

Section 3. 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 4. 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 5. 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: **JAN 24 2006**

Approved by County Attorney as
to form and legal sufficiency:

[Signature]

Prepared by:

[Signature]

Joni Armstrong Coffey

RECEIVED

MAR 08 2006

ZONING SERVICES DIVISION, DADE COUNTY
DEPT. OF PLANNING & ZONING

BY _____

Memorandum



(Second Reading 01-24-06)

Date: December 6, 2005
To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

Agenda Item No. 7(E)

From: 
George M. Burgess
County Manager

06-10
OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
DADE COUNTY, FLORIDA

Subject: Ordinance Amending the Standard Urban Center District, the Goulds Community Urban Center Zoning District (GCUCD) Regulations and the Princeton Community Urban Center Zoning District (PCUCD) Regulations

RECOMMENDATION

It is recommended that the Board of County Commissioners adopt the attached zoning ordinance amending the Standard Urban Center District regulations (Standard), the Goulds Community Urban Center Zoning District (GCUCD), and the Princeton Community Urban Center Zoning District (PCUCD).

BACKGROUND

On July 7, 2005 the Board adopted Ordinance Number 05-143 establishing the Standard Urban Center District regulations (Standard) which were designed to streamline all urban center zoning ordinances by codifying their common regulatory language and provisions. On July 7, 2005 the Board adopted Ordinance Number 05-144 establishing the Goulds Community Urban Center zoning district (GCUCD) and Ordinance Number 05-146 establishing the Princeton Community Urban Center zoning district (PCUCD), both of which are based on the Standard ordinance. On November 17, 2005 the Board adopted resolutions effectuating the district boundary changes of the Goulds Community Urban Center area and the Princeton Community Urban Center area to GCUCD and PCUCD respectively. At that meeting, the Board requested the expeditious submittal of the proposed ordinance.

Honorable Chairman A. Martinez
and Members, Board of County Commissioners
Page 2

The purpose of the proposed ordinance is to update the Standard, the GCUCD and the PCUCD regulations. More specifically, the updates to the Standard Regulations provide additional definitions and a few corrections needed to enhance pedestrian safety and compatibility of uses within the Urban Centers. The revisions to GCUCD and PCUCD exempt existing single-family homes that are damaged beyond 50 percent of their value from being required to comply with the district regulations and will permit any damaged existing single-family residence to be reconstructed. Additionally, the proposed ordinance adds additional uses to the Store Porch Special District of GCUCD.

FISCAL IMPACT

The proposed ordinance creates no fiscal impact on Miami-Dade County.



Assistant County Manager

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 7(E)

01-24-06

06-10

ORDINANCE NO. 06-10

ORDINANCE REVISING ZONING AND OTHER LAND DEVELOPMENT REGULATIONS PERTAINING TO THE STANDARD URBAN CENTER ZONING DISTRICT ("STANDARD REGULATIONS"), GOULDS COMMUNITY URBAN CENTER ZONING DISTRICT ("GOULDS REGULATIONS"), PRINCETON COMMUNITY URBAN CENTER ZONING DISTRICT ("PRINCETON REGULATIONS"); AMENDING STANDARD REGULATIONS; REVISING GOULDS REGULATIONS TO PERMIT CERTAIN ADDITIONAL USES; REVISING GOULDS AND PRINCETON NONCONFORMING USE PROVISIONS RELATING TO SINGLE FAMILY HOMES; AMENDING SECTIONS 33-284.82, 33-284.85 THROUGH 33-284.87, 33-284.93 THROUGH 33-284.94, 33-284.97 AND 33-284.99.4, CODE OF MIAMI-DADE COUNTY, FLORIDA ("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 33-284.82 of the Code of Miami-Dade County, Florida is hereby amended as follows¹:

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.

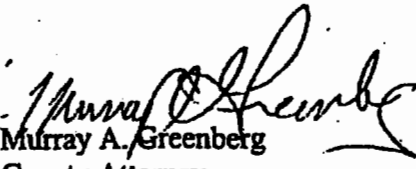


MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: January 24, 2006

FROM: 
Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 7(E)

Please note any items checked.

- "4-Day Rule" ("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
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Sec. 33-284.82. Definitions.

06 - 10

Terms used throughout this article shall take their commonly accepted meaning unless otherwise defined in Chapters 18-A, 28 or 33 of the Code of Miami-Dade County. Terms requiring interpretation specific to this article are as follows:

* * *

9. Civic use: a use that is open to the public and conducted within a community building, including without limitation, meeting halls, libraries, schools, child care centers, police stations, fire stations, post offices, clubhouses, religious buildings, museums, visual and performance arts buildings, and governmental facilities. . >>The architecture of a civic use building shall reflect its civic nature.<<

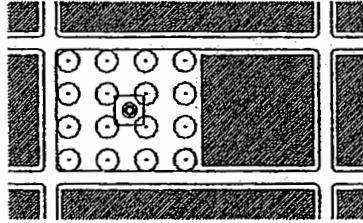
* * *

>>33. Pedestal: The bottom portion of a building that creates the street frontage.<<

[[33]]>>34<<. Pedestrian passages: interconnected paved walkways that provide pedestrian passage through blocks and that connect directly with the network of sidewalks and open spaces.

>>35. Penthouse: Topmost built area of a building with a floorplate area less than that of the tower below.<<

[[34]]>>36<<. Plaza: an outdoor open space fronted by retail and office uses. A minimum of 50 percent and a maximum of 75 percent of the plaza's area, exclusive of dedicated rights-of-way, shall be hard surfaced. Plazas shall be located according to the Designated Open Space Plan, and their landscaping shall consist primarily of hard-surfaced areas, permanent architecture or water-oriented features, and trees that are placed in an orderly fashion and that are regularly spaced as shown below.



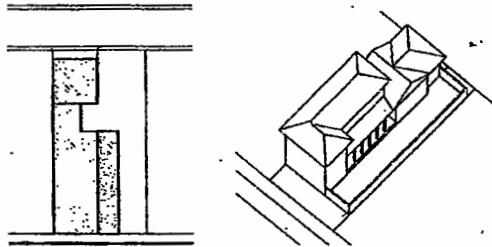
Plaza

[[35]]>>37<<. Residential Building Type: one of the following residential building types permitted in the Urban Center Districts: single-family detached, duplex, rowhouse, courtyard house, side yard house, and apartment.

[[36]]>>38<<. Rowhouse: a single-family attached dwelling unit of a group of 3 or more units, each separated from the adjoining unit by a common party fire wall. Each common party fire wall shall extend to the roof line or above the roof of units that it serves and shall have no openings therein. Each rowhouse unit shall be serviced with separate utilities and shall otherwise be independent of any other unit.

[[37]]>>39<<. Service road: a private or public vehicular passageway providing primary, secondary, or service access to the sides or rear of building lots.

[[38]]>>40<<. Sideyard house: a single-family dwelling that provides an extensive porch oriented toward a side yard; the side yard is screened from the view of the street by a 6-foot masonry wall along the build-to line.

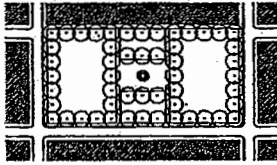


Sideyard house

[[39]]>>41<<. Square: an outdoor open space that shall be flanked by streets on at least 3 sides and shall not be hard-surfaced for more than 50 percent of the area exclusive of dedicated rights-of-way. Squares shall be located according to the Designated Open Space Plan, and their landscaping shall consist primarily of hard-surfaced walks,

06-10

lawns, and trees that are placed in an orderly fashion and that are regularly spaced as shown below.



Square

[[40]]>>42<<. Storefront: the portion of a building at the first story of a mixed-use building consisting of habitable space to be used for business, office, or institutional purposes.

[[41]]>>43<<. Story: an enclosed floor level within a building containing habitable space.

[[42]]>>44<<. Street network: a system of intersecting and interconnecting streets and service roads.

[[43]]>>45<<. Street Type Development Parameters: the design criteria that establish the required elements for the placement and size of the following: sidewalks, curbs and gutters, parking, medians, bike lanes, traffic lanes, street trees, and landscape strips in the public right of way.

[[44]]>>46<<. Street vista: a view through or along a street centerline terminating with the view of a significant visual composition of an architectural structure or element. Street Vistas are indicated on the Open Space Regulating Plan by arrows; direction of the vista is indicated by the direction of the arrow. Garages and blank walls are not significant visual compositions.

>>47. Tower: The middle portion of a building above the pedestal and below the penthouse.<<

[[45]]>>48<<. Urban Center District: a zoning district resulting from the implementation of an area plan for a CDMP-designated urban center that has been accepted by the Board of County Commissioners.

[[46]]>>49<<. Weather protection elements: architectural elements that provide protection from the sun and the rain, including without limitation, colonnades, awnings, bus shelters, or projecting roofs.

Section 2. Sec. 33-284.85 of the Code of Miami-Dade County, Florida, is hereby amended as follows:

Sec. 33-284.85. Building Placement and Street Type Development Parameters.

The following diagrams establish the Building Placement and Design Parameters by land use and sub-district. Building setbacks shall be required as illustrated in the Building Placement parameters; where setbacks reference a Frontage Table, such table specific to each Urban Center shall be provided in the individual Urban Center District ordinance.

* * *

>> Applies to:
Metropolitan Community

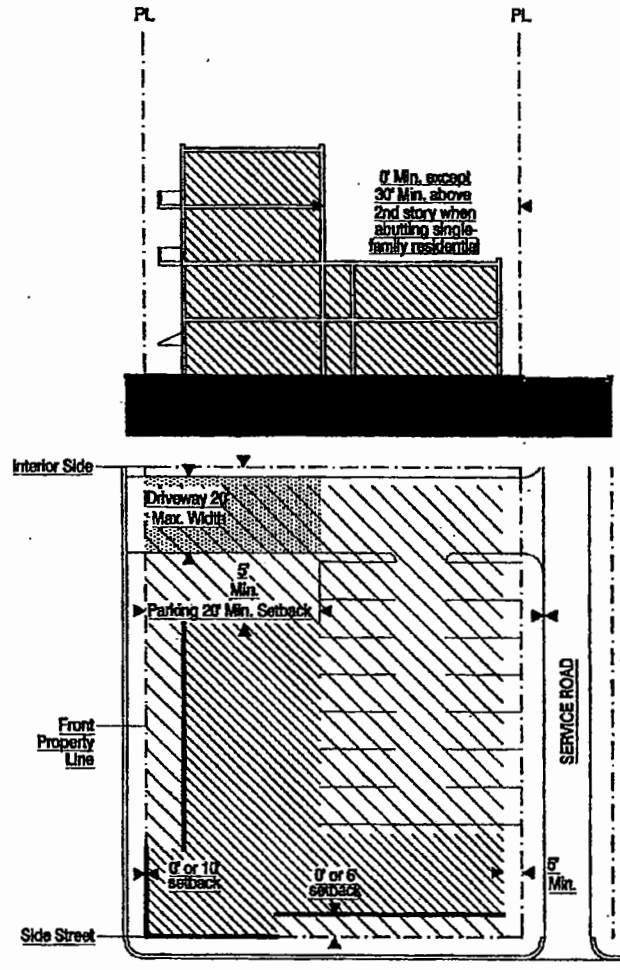
RESIDENTIAL/INSTITUTIONAL (R, RM, I)

(CIVIC USES)

BUILDING PLACEMENT

PL: Property Line
Min: Minimum
Max: Maximum
Req: Required

- Build to Line
- - - Property Line
- ▨ Habitable Space
- ▨ Driveway
- ▨ Parking and/or allowable building area



LAND USES	Applies to areas designated R, RM, or I developed with Civic Uses. For permitted uses refer to Sec. 33-284.83.
BUILDING FRONTAGE	25 Percent Minimum at build-to line. Minimum frontage requirement applies along the front property line only.
PARKING	All on-site parking shall be accessed from the service road where provided. For properties without an adjoining service road, parking may be accessed from the front property line through a driveway as shown above.
SETBACK	The front setback shall be 0' or 10' in order to implement urban design principles. The side and rear setback shall be as shown above.
OTHER ELEMENTS	The front setback shall be landscaped. Perimeter walls, fences, hedges, entrances and pedestrian pass throughs shall be provided as specified in the General Requirements. <<

Section 3. Sec. 33-284.86 of the Code of Miami-Dade County, Florida, is hereby amended as follows:

Sec. 33-284.86. General Requirements.

Setbacks, building frontage, and building placement shall be as set forth in the Building Placement and Design Parameters in section 33-284.85 of this code, except as specifically provided herein.

A. Lots and blocks. The following shall be required:

Minimum Lot Requirements		
	Size (Square Feet)	Frontage (Feet)
Rowhouse	1,200*	20
Courtyard house and Sideyard house	3,000*	35
Single-family detached	5,000 ** 4,375 ***	50
Duplex	7,500	75
Live-work units	1,700	20 (max 40)
Irregularly shaped lots		15 (****)
All lots shall share a frontage line with a street or an open space		
(*) service roads are required when these types are provided.		
(**) when service roads are not provided.		
(***) when service roads are provided.		
(****)such lots shall be located only at the end of a series of lots.		
[[Maximum]] Block Requirements		
>>Unless otherwise provided in the Regulating Plans the perimeter of a block shall not exceed 1,600 feet, and the maximum length of a block shall be:<<		
		[[Length (Feet)]]
[[Maximum length (+)	500]]	
>>in the Edge Sub-district		660 feet
In the Core and Center Sub-districts		500 feet<<
[[(+ unless otherwise provided in the Regulating Plans:]]		

B. Buildings.

* * *

4. In the Core and Center Sub-districts, the build-to line shall be maintained in accordance with the Building Placement and ~~[[Design]]~~ >>Street Type Development<< Parameters, except that the building may be set back up to 25 feet to accommodate a forecourt.

* * *

13. In the Edge Sub-district, rowhouses may have up to 3 stories ~~[[when fronting a green]]~~.

* * *

16. Rowhouses shall provide a minimum of 15 feet between building groups >>and the length of a building group shall not exceed 240 feet<<.

* * *

C. Open Space. Open spaces under this article shall be classified as (1) designated or (2) private open spaces.

1. Designated open spaces shall be subject to the following requirements:

* * *

h. If a lot or group of lots is designated partially as open space in the Designated Open Space Plan, the portion not designated as open space shall be developable in a contiguous pattern at a density/intensity which will equal the density/intensity permitted by the land use designation for the entire parcel. >>Up to<< ~~[[Aa]]~~ >>an<< additional >>two<< ~~[[story]]~~ >>stories<< above the number of stories permitted by the Sub-districts and Building Heights Plans shall be permitted ~~[[only]]~~ to allow the increased density/intensity >>only<<. >>Said stories, if required to accommodate the additional density/intensity, shall front the designated open space.<<

* * *

>>3. Open Space Dedication

In addition to the open space required in Sec. 33-284.86 (C), for residential development over 50 units an additional dedication not to exceed 2 acres each may be made for parkland and public school use.<<

D. Landscape.

* * *

>>3. For all land uses except for single-family or duplex, tree requirements for private property shall be based on sixteen (16) trees per net acre of lot area and, in addition to the placement on the lot, may be placed in greens, squares, plazas and medians within the Urban Center District.<<

* * *

E. Parking. Except as provided herein, parking shall be provided as required by section 33-124 of this code.

* * *

9. Except for detached single-family homes, courtyard or sideyard houses~~[[rowhouses,]]~~ and duplexes, all parking may be in the form of multi-story parking garage structures or parking lots which shall be provided in the rear or on one side of the building, screened from public right-of-way. Parking is not permitted in the front setback.

10. Multi-story parking garage structures shall be screened along all frontages, except along a service road ~~[[or minor street]]~~ >>or a pedestrian passage<<, by a liner building containing a minimum depth of 20 feet of habitable space. ~~[[Surface parking lots shall be located to the rear of buildings. Parking lots shall be screened along all frontages, except rear.]]~~ >>On parcels having a lot depth at any one point of less than 150 feet, as measured from the front property line, screening shall only be required on the ground floor. All architectural elements of a multi-story parking structure that face a street or an open space shall appear consistent and harmonious with that of habitable space. No vehicles parked within the structure shall be visible from the street.<<

* * *

F. Streets, service roads and utilities.

1. All streets shall be located according to the New Streets Plan and the Street Type Development Parameters. All new A streets shall be in the same general location shown on the New Streets Plan and may be modified with respect to alignment, provided that the final alignment is in keeping with the principles of good urban design. All new B streets shall be in the same general location as shown on the New Streets Plan and may be modified >>or deleted as provided in (2) below<< ~~[[only with respect to alignment and orientation provided that the final alignment and orientation are in keeping with the principles of good urban design]].~~ All streets shall allow general public access. Privately built streets shall provide an approved plat restriction to allow general public access. No gates that impede through traffic are permitted along A or B streets. No new A ~~[[or B]]~~ streets shall be deleted.

2. The Director shall approve the modification of A or B streets >>or the deletion of a B street<< if the following conditions are satisfied:

- a. The modification>>/deletion<< has been ~~approved~~ >>reviewed<< by the Director of Public Works who shall review the proposed modification for traffic and safety issues.
- b. The modification>>/deletion<< does not diminish the general size and location of an open space shown in the Designated Open Space Plan.
- c. The modification>>/deletion<< maintains connectivity to the surrounding area.
- d. The modification>>/deletion<< enhances pedestrian safety.
- e. The modification>>/deletion<< is compatible with the surrounding area.
- f. The modification>>/deletion<< allows for the appropriate use of private property.

* * *

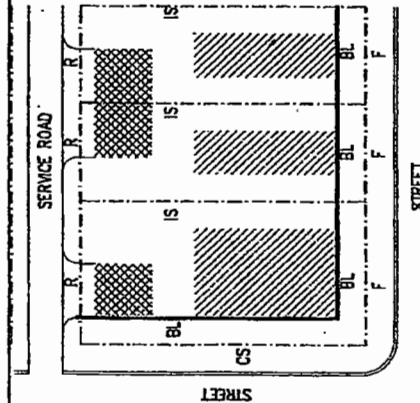
H. Walls, fences, and hedges. The following shall be permitted:

Location	Type and Material	Spacing	Height	Transparency
Around perimeter of designated open space	Walls or Fences: Masonry, wood, electrostatic plated aluminum, or wrought iron	Posts and Pillars: Max. 10' Apart	Max. 3'-6" (*)	75% Minimum
	Hedges and shrubs	Max. 30" O.C.	At time of planting Min. 18"	N/A
In front of the build-to-line (BL), Along front (F), corner side (CS), interior side (IS), and rear (R) property lines	Walls or Fences: Masonry, wood, electrostatic plated aluminum, or wrought iron	Posts and Pillars: Max. 10' Apart	Max. 3'-6" (*)	75% Minimum
	Hedges and shrubs	Max. 30" O.C.	At time of planting Min. 18"	N/A
Behind the build-to-line (BL), Along interior side (IS) and rear (R) property lines	Walls or Fences: Masonry, wood, electrostatic plated aluminum, or wrought iron	N/A	Min. 48" Max. 72"	75% Maximum
	Hedges and Shrubs	Max. 30" O.C.	At time of planting Min. 18"	N/A
Along the build-to-line (BL)	Chain Link	Max. 48" O.C.	Max. 72" Min. 60" Max. 72"	N/A
	Walls or Fences: Masonry, wood, electrostatic plated aluminum, or wrought iron	Posts and Pillars: Max. 10' Apart	Min. 48" Max. 72"	25% Maximum
Along the build-to-line (BL)	Hedges and shrubs	Max. 30" O.C.	At time of planting Min. 18"	N/A
		Max. 48" O.C.	Max. 72"	

5

Location	Type and Material	Spacing	Height	Transparency
Parking Areas Along Streets	Walls or Fences: Masonry, wood, electrostatic plated aluminum, or wrought iron Hedges and shrubs	Posts and Pillars: Max. 10' Apart Max. 48" O.C.	Min. 3'-6" (*) At time of planting Min. 3'-6"	25% Maximum N/A
Construction Areas	Chain Link	N/A	N/A	N/A
Industrial Areas Along B Streets Only	Chain Link	N/A	N/A	N/A

(*) excluding decorative elements of posts and pillars not to exceed 12" in height.



Note:

Hedges and shrubs shall be subject to Chapter 18-A of this code.

Where a wall or fence is used for screening parking areas along streets a 5-foot landscape strip >>with a hedge<< shall be required in front of the wall or fence.

The maximum spacing for pillars and posts shall apply except along driveways.

Section 4. Sec. 33-284.87 of the Code of Miami-Dade County, Florida, is hereby amended as follows:

* * *

- C. **Prohibited Signs.** The following types of outdoor signs shall be prohibited:
- a. automatic electric changing signs
 - b. revolving, rotating, and other moving signs
 - c. backlit signs of any type
 - d. banners
 - e. flags >>(except for national flags)<<
 - f. roof signs
 - g. balloon signs
 - h. class C commercial signs or other outdoor advertising, except those within bus shelters.

Section 5. Sec. 33-284.93 of the Code of Miami-Dade County, Florida, is hereby amended as follows:

Sec. 33-284.93. Uses.

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

A. **Permitted Uses.** The following uses shall be permitted in the Store Porch Special District (SD) Area:

1. outdoor produce markets
2. on lots fronting a Main Street, all uses permitted in Mixed Use Main Street (MM)
3. ~~[[on lots fronting a boulevard,]]~~ all uses permitted in the Mixed Use ~~[[Optional (MO)]]~~ >>Corridor (MC)<<
~~[[4. on all lots, all uses permitted in Residential Modified (RM)]]~~

* * *

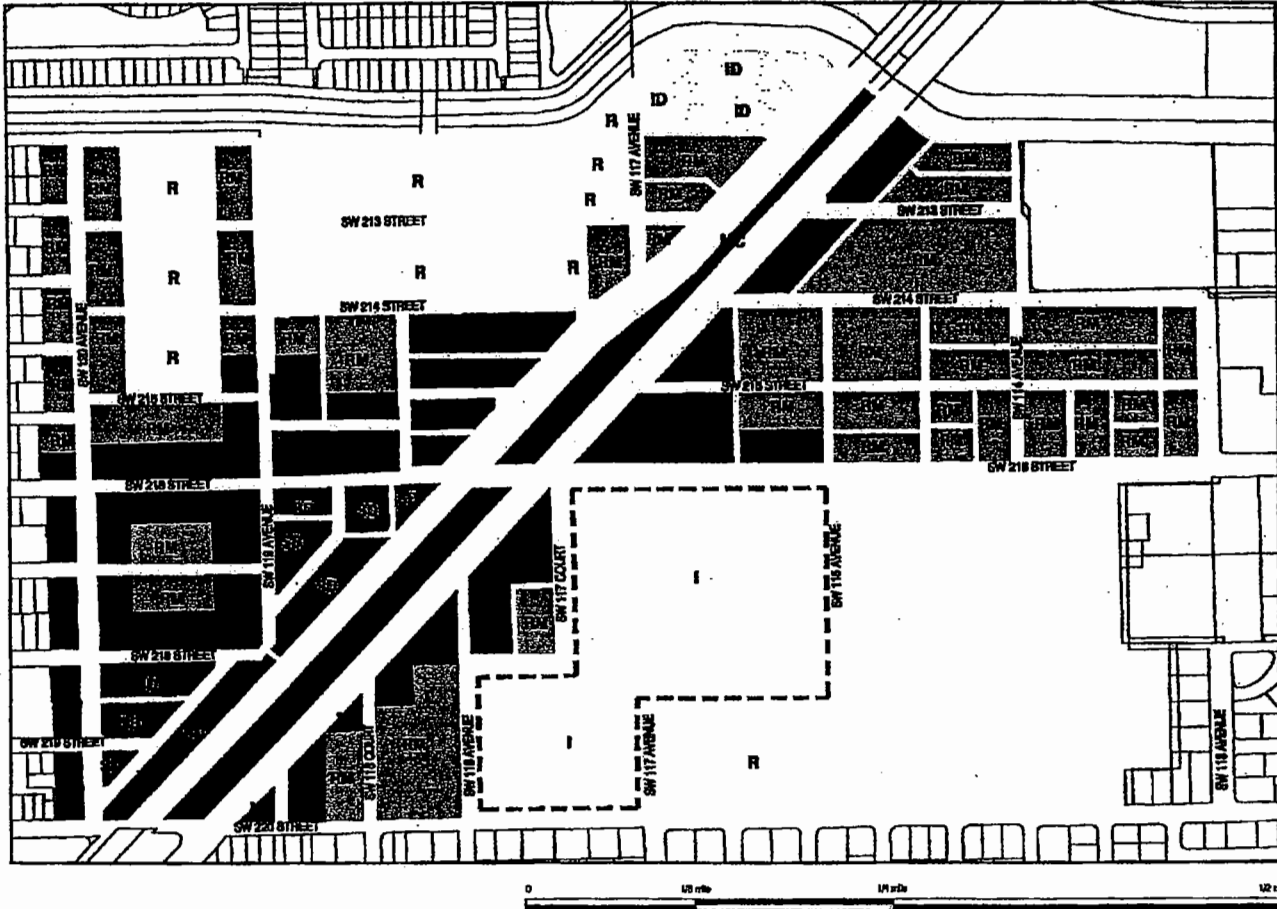
Section 6. Sec. 33-284.94 of the Code of Miami-Dade County, Florida, is hereby amended as follows:

Sec. 33-284.94. The Regulating Plans

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

* * *

C. Land Use Plan



KEY:

- MIM MIXED USE MAIN STREET**
First floor: businesses; professional offices; civic, education and government offices; second floor and above: residential (min. 12 units/acre net; max. 52* units/acre net)
- MC MIXED USE CORRIDOR**
Residential; businesses; professional offices; civic, education and government offices (max. 52* units/acre net in the Core Sub-district; max. 36 units/acre net in the Center and Edge Sub-districts)
- MO MIXED USE OPTIONAL**
First floor (optional): businesses, professional offices, civic, education and government offices; All floors: residential (min. 12 units/acre net; max. 36 units/ acre net)

- RM RESIDENTIAL MODIFIED**
Courtyard, sideyard, duplex, rowhouse, apartment dwellings (min. 12 units/acre net; max. 36 units/ acre net)
- R RESIDENTIAL**
Single family detached, courtyard, sideyard, rowhouse, duplex dwellings (min. 8 units/acre net; max. 18 units/acre net)

- SD STOREPORCH SPECIAL DISTRICT**
[[Entertainment Center as per Sec. 33-284.93(B); RM Uses]] >> Uses provided in Sec. 33-284.93 of this code <<

- ID INDUSTRIAL DISTRICT**
In all floors and all sub-districts: IU-1 uses; live/work units (max. 36 units/ acre net); in the Center Sub-district, all uses and densities permitted in Residential Modified (RM); in the Edge Sub-district, all uses and densities permitted in Residential (R). R and RM uses shall comply with Sec. 33-284.83(A)(3)(c).

- I INSTITUTIONAL**
Civic, education, government offices

See Sections 33-284.83 and 33-284.93 of this code for specific permitted uses in each land use area.

*Max. 52 units/acre net or max. 60 units/acre net with purchase of SUR (Severable Use Right as provided for in Sections 33B-41 to 33B-47 of this Code) at the rate of 2 residential credits/SUR.

Section 7. Sec. 33-284.97 of the Code of Miami-Dade County, Florida, is hereby amended as follows:

Section 33-284.97. 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 GCUC that either (1) was existing as of the date of the district boundary change on the property to GCUC District 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 GCUC District 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 the roof or structure to an extent of 50 percent or more of its market value, shall be subject to section 33-35(c) of this code. >>However, a lawfully existing single-family home use that is discontinued for a period of at least six months or that incurs damage to the roof or structure to an extent of 50 percent or more of its market value, shall not be subject to section 33-35(c) of this code.<<

Section 8. Sec. 33-284.99.4 of the Code of Miami-Dade County, Florida, is hereby amended as follows:

Section 33-284.99.4. 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 PCUC District that either (1) was existing as of the date of the district boundary change on the property to PCUC District 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 PCUC District 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 the roof or structure to an extent of 50 percent or more of its market value, shall be subject to Section 33-35(c) of this code. >>However, a lawfully existing single-family home use that is discontinued for a period of at least six months or that incurs damage to the roof or structure to an extent of 50 percent or more of its market value, shall not be subject to section 33-35(c) of this code.<<

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: JAN 24 2006

Approved by County Attorney as
to form and legal sufficiency:



Prepared by:



Joni Armstrong Coffey

RECEIVED
MAR 08 2006

ZONING SERVICES DIVISION, DADE COUNTY
DEPT. OF PLANNING & ZONING

BY _____

Approved _____ Mayor
Veto _____
Override _____

enda Item No. 7(D)

01-24-06

06-9

ORDINANCE NO. 06-9

ORDINANCE RELATING TO ZONING; AMENDING SECTION 33-314 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA ("CODE"), TO PROVIDE DIRECT JURISDICTION IN THE BOARD OF COUNTY COMMISSIONERS TO HEAR ZONING APPLICATIONS ON PROPERTIES SUBJECT TO DEED RESTRICTION OR RESTRICTIVE COVENANT PLACED ON THE PROPERTY IN CONNECTION WITH ITS CONVEYANCE FROM MIAMI-DADE COUNTY OR IN CONNECTION WITH A SUBSEQUENT MODIFICATION OR RELEASE THEREOF; 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 33-314 of the Code of Miami-Dade County is hereby amended to read as follows:

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

* * *

(C) The County Commission shall have jurisdiction to directly hear other applications as follows:

* * *

>>(14) Applications for zoning action on the property that is subject to a deed restriction or a restrictive covenant placed on the property in connection with its conveyance by the County, or in connection with a subsequent modification or release by the County of such restriction or covenant.<<

* * *

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.

Section 2. 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 3. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections 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 4. 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: JAN 24 2006

Approved by County Attorney as
to form and legal sufficiency:

JAC for MAG

Prepared by:

JAC

Joni Armstrong Coffey

RECEIVED
FEB 03 2006

ZONING SERVICES DIVISION, DADE COUNTY
DEPT. OF PLANNING & ZONING

BY _____

MEMORANDUM

Agenda Item No. 11(A)(13)

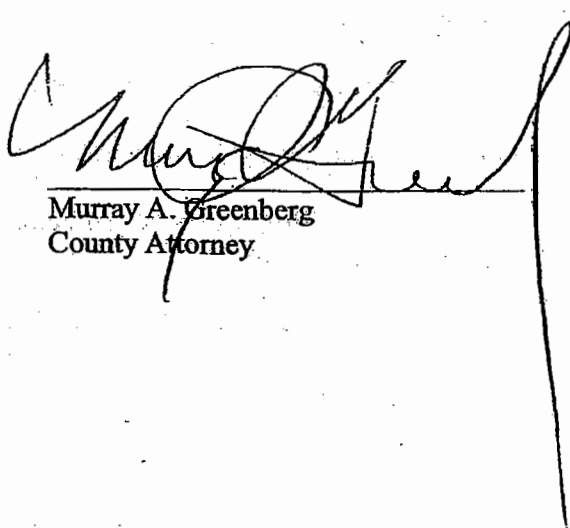
TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: October 10, 2006

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Resolution amending
Resolution No. 770-06;
modifying size and
composition of Miami-
Dade County Housing
Linkage Program Task
Force

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


Murray A. Greenberg
County Attorney

MAG/jls

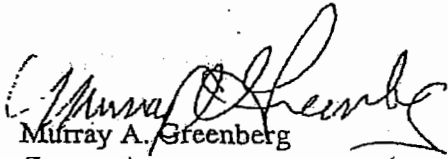


MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: October 10, 2006

FROM: 
Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 11(A)(13)

Please note any items checked.

- "4-Day Rule" ("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
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 11(A)(13)
10-10-06

OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
DADE COUNTY, FLORIDA

RESOLUTION NO. R-1173-06

RESOLUTION AMENDING RESOLUTION NO.
770-06; MODIFYING SIZE AND COMPOSITION
OF MIAMI-DADE COUNTY HOUSING LINKAGE
PROGRAM TASK FORCE AND REPORTING
DATES

WHEREAS, this Board has previously recognized that there exists within the County a severe housing crisis affecting the workforce target income group; and

WHEREAS, this Board has found that commercial and industrial development and other non-residential development often result in new jobs and a need for additional housing, particularly workforce housing; and

WHEREAS, this Board adopted Resolution No. 770-06 establishing the Miami-Dade County Housing Linkage Program Task Force to determine the feasibility of establishing an effective housing linkage program; and

WHEREAS, this Board finds it appropriate to amend Resolution No. 770-06 as set forth below to allow for representation of additional interests on the Miami-Dade County Housing Linkage Program Task Force,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, THAT:

Section 1: *Task force modified.* The size and composition of the Miami-Dade County Housing Linkage Program Task Force are hereby modified as set forth herein.

Section 2: *Purpose.* The purpose of the Task Force is to advise the Board of County Commissioners on issues relating to the development and implementation of a housing linkage program within the unincorporated areas of Miami-Dade County. As part of its responsibilities,

the Task Force shall consider any and all solutions, including but not limited to, the development of workforce housing units concurrent with commercial development, industrial development and other non-residential development and/or the assessment of a fee on new commercial and industrial and other non-residential developments.

Section 3: Membership. The Task Force shall be increased from twelve (12) to sixteen (16) members, who shall be appointed by the County Manager as follows:

- (1) One member of the Greater Miami Chamber of Commerce;
- (2) One member of the Miami-Dade Chamber of Commerce;
- (3) One member of the Beacon Council;
- (4) One member of the Industrial Association of Dade-County;
- (5) One member of the Greater Miami Hotel Association;
- (6) One member of the South Florida Hospital and Healthcare Association;
- (7) One member of the International Council of Shopping Centers;
- (8) One member of CAMACOL Development Council Inc.;
- (9) One member of the National Association of Industrial & Office Parks
- (10) One member of the Dade County Public School Board
- (11) One member of the League of Cities
- (12) One member of the Realtors Group
- (13) One member on behalf of labor unions representing the construction and building industry trades in Miami-Dade County
- (14) One member of the Associated General Contractors
- (15) A presiding member of the prior Miami-Dade County Housing Policy Work Group
- (16) The County Manager or designee.

Section 4. *Organization.* Andrew Dolkart shall serve as Chair and the County Manager or designee shall serve as Vice Chairperson of the Task Force. In order to transact any business or to exercise any power vested in the Task Force, a quorum consisting of no less than nine (9) voting members shall be present. The Task Force shall adopt a schedule of regular meetings. Special meetings of the Task Force may be called by the Chairperson or upon the written request of three (3) members. All meetings of the Task Force shall be public and written minutes shall be maintained.

Section 5: *Duties.* The Task Force shall have the duty to study and make recommendations to the Board of County Commissioners regarding the feasibility of establishing a housing linkage program with a view toward achieving the private and/or public development of workforce housing units within the unincorporated areas of Miami-Dade County.

Section 6: *Staff.* The Task Force shall have the assistance from staff designated by the mayor, county manager, county departments and other governmental entities and legal representation from the county attorney's office to enable the Task Force to carry out its duties, functions and responsibilities.

Section 7. *Report.* The Task Force shall provide an initial report on or before February 28, 2007 and a final report of its findings and recommendations to the Miami-Dade Board of County Commission on or before April 30, 2007.

The foregoing resolution was sponsored by Commissioner Barbara J. Jordan and offered by Commissioner Sally A. Heyman, who moved its adoption. The motion was seconded by Commissioner Dorrin D. Rolle and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman absent

Dennis C. Moss, Vice-Chairman aye

Bruno A. Barreiro	aye	José "Pepe" Diaz	aye
Audrey M. Edmonson	aye	Carlos A. Gimenez	aye
Sally A. Heyman	aye	Barbara J. Jordan	aye
Dorin D. Rolle	aye	Natacha Seijas	absent
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 10th day of October, 2006. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS



HARVEY RUVIN, CLERK

KAY SULLIVAN

Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

John D. McInnis

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 11(A)(4)
7-18-06

**OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
DADE COUNTY, FLORIDA**

RESOLUTION NO. R-882-06

RESOLUTION DIRECTING COUNTY MANAGER AND DIRECTOR OF PLANNING AND ZONING TO IDENTIFY COUNTY OWNED PARCELS SUITABLE FOR RESIDENTIAL DEVELOPMENT AND TO FILE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) AND ZONING APPLICATIONS TO PERMIT RESIDENTIAL DEVELOPMENT ON SUCH PARCELS

WHEREAS, the County Manager has provided the Board of County Commissioners with a memorandum pertaining to infill housing and County owned property; and

WHEREAS, providing a greater opportunity for infill housing relieves pressure on expansion of the Urban Development Boundary,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that the Board hereby directs the County Manager and the Director of Planning and Zoning to identify County owned parcels suitable for infill housing and take all steps necessary in the form of filing applications to amend the CDMP and filing zoning applications on such parcels to permit residential development.

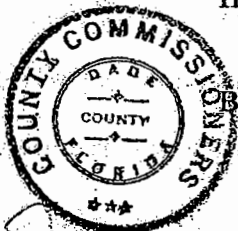
The foregoing resolution was sponsored by Chairman Joe A. Martinez, Commissioner Audrey M. Edmonson, Commissioner Carlos A. Gimenez, Commissioner Barbara J. Jordan and Commissioner Dorrin D. Rolle and offered by Commissioner Joe A. Martinez, who moved its adoption. The motion was seconded by Commissioner Dennis C. Moss and upon being put to a vote, the vote was as follows:

	Joe A. Martinez, Chairman	aye	
	Dennis C. Moss, Vice-Chairman	aye	
Bruno A. Barreiro	aye	Jose "Pepe" Diaz	absent
Audrey M. Edmonson	aye	Carlos A. Gimenez	absent
Sally A. Heyman	absent	Barbara J. Jordan	absent
Dorrin D. Rolle	aye	Natacha Seijas	absent
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 18th day of July, 2006. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
 BY ITS BOARD OF
 COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK



By: KAY SULLIVAN
 Deputy Clerk

Approved by County Attorney as
 to form and legal sufficiency.

RAE for

Craig H. Coller

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 11(A)(2)

07-18-06

OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
DADE COUNTY, FLORIDA

RESOLUTION NO. R-880-06

**RESOLUTION DIRECTING THE COUNTY
MANAGER TO EXPEDITE ADMINISTRATIVE
PROCESSES INCLUDING PERMIT APPLICATIONS
FOR THE APPROVAL OF HURRICANE SHUTTERS
AND GENERATORS**

WHEREAS, hurricane season commences on June 1, 2006, and ends November 30, 2006; and

WHEREAS, a greater community concern with safety precautions in light of more severe hurricane seasons together with effective public outreach and education have resulted in a large number of permit applications for hurricane shutters and generators; and

WHEREAS, expediting the administrative processes relating to the approval of the installation of such safety items, including the permitting process, would allow for their safe installation at a more rapid pace and is therefore in the interest of public health and safety,

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY that:

Section 1. The County Manager is hereby directed to expedite the administrative processes relating to the placement of hurricane shutters and generators, including, but not limited to the permit process.

Section 2. The County Manager shall report to this Board the measures implemented in response to this resolution within 30 days of its adoption. Further, within such period, the County Manager shall propose to this Board for its adoption any legislative measure appropriate to accomplish the objectives of this resolution.

The foregoing resolution was sponsored by Commissioner Rebeca Sosa, Commissioner Audrey M. Edmonson, Commissioner Carlos A. Gimenez, Commissioner Barbara J. Jordan, Commissioner Dorrin D. Rolle and Commissioner Natacha Seijas and offered by Commissioner

Sally A. Heyman, who moved its adoption. The motion was seconded by Commissioner Dennis C. Moss and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman	aye		
Dennis C. Moss, Vice-Chairman	aye		
Bruno A. Barreiro	absent	Jose "Pepe" Diaz	aye
Audrey M. Edmonson	aye	Carlos A. Gimenez	aye
Sally A. Heyman	aye	Barbara J. Jordan	absent
Dorrin D. Rolle	aye	Natacha Seijas	aye
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 18th day of July, 2006. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS



WENDY RUVIN, CLERK

KAY SULLIVAN
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

HJB

Hugo Benitez

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(N) (1) (C)

07-18-06

**OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
DADE COUNTY, FLORIDA**

RESOLUTION NO. R-871-06

**RESOLUTION PERTAINING TO THE AUTHORIZATION OF
AN OCTOBER 2006 AMENDMENT PROCESS FOR FILING
APPLICATIONS REQUESTING AMENDMENTS TO THE
COMPREHENSIVE DEVELOPMENT MASTER PLAN TO
ADDRESS THE REQUIREMENTS OF THE 2005 GROWTH
MANAGEMENT ACT**

WHEREAS, pursuant to Chapter 163, Part 2, Florida Statutes (F.S.) and Chapters 9J-5, 9J-11, and 9J-12, Florida Administrative Code (F.A.C.), the Comprehensive Development Master Plan (CDMP) for Miami-Dade County was adopted by the Miami-Dade County Board of County Commissioners (Board) in 1988; and

WHEREAS, Section 2-116.1 of the Code of Miami-Dade County, Florida, provides procedures for amending the CDMP which comply with the requirements of the foregoing State Statutes and Administrative Code; and

WHEREAS, Section 2-116.1(2)(b) of the Code of Miami-Dade County, Florida, provides for an October period amendment process during an even numbered year if such a process is authorized by affirmative recommendation of the County Manager and approved by resolution of the Board of County Commissioners on or before the sixteenth (16) day of September in that year,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that the Board approves the establishment of an October 2006 Amendment process on a limited basis for filing of staff applications to amend the CDMP.

The foregoing resolution was offered by Commissioner **Dennis C. Moss** who moved its adoption. The motion was seconded by Commissioner **Audrey M. Edmonson** and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman	aye		
Dennis C. Moss, Vice-Chairman	aye		
Bruno A. Barreiro	aye	Jose "Pepe" Diaz	absent
Audrey M. Edmonson	aye	Carlos A. Gimenez	absent
Sally A. Heyman	absent	Barbara J. Jordan	absent
Dorrian D. Rolle	aye	Natacha Seijas	aye
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 18th day of July, 2006. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK



KAY SULLIVAN

Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency. *JAC*

Joni Armstrong Coffey

Memorandum



Date: July 18, 2006

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

Agenda Item No. 8(N)(1)(B)

From: George M. Burgess
County Manager

Subject: Proposed Resolution Accepting the Country Club-Palm Springs North Charrette Report

RECOMMENDATION

It is recommended that the Board adopt the attached resolution accepting the Country Club-Palm Springs North Charrette Report, including its plan and recommendations, and authorizing the preparation of the required implementing strategies.

BACKGROUND

Upon request of the Board and with the sponsorship of Commissioner Natacha Seijas, the Department of Planning and Zoning held the Country Club-Palm Springs North Charrette from August 20 to September 15, 2005, and, upon completion of the planning process, issued the Country Club-Palm Springs North Charrette Report in November 2005. The Report contains the Citizens' vision for the growth and development of the Country Club-Palm Springs North area in Commission District 13.

The Country Club-Palm Springs North area encompasses approximately 2.37 square miles and it is bounded by NW 183rd Street, Miami Gardens Drive to the north, NW 57th Avenue, Red Road to the east, the Palmetto Expressway, State Road 826 to the south, and the Peters Pike Canal to the west.

The Country Club-Palm Springs North Charrette Report has been subject to considerable public input, including the Charrette's Steering Committee and public hearings at the Country Club of Miami Community Council 5 and the Planning Advisory Board. All these Boards have recommended that the Board of County Commissioners accept the Country Club-Palm Springs North Charrette Report and pursue implementation of its recommendations.

Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners
Page 2

FISCAL IMPACT

All the recommendations provided in the Country Club-Palm Springs North Charrette Report, unless noted otherwise, are not funded and remain so until their inclusion in the County budget or, if applicable, until funded by another implementing entity. Acceptance of this Report shall not cause any additional fiscal burden to Miami-Dade County.


Assistant County Manager



MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: July 18, 2006

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 8(N)(1)(B)

Please note any items checked.

- "4-Day Rule" ("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
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(N)(1)(B)
07-18-06

OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
DADE COUNTY, FLORIDA

RESOLUTION NO. R-870-06

RESOLUTION ACCEPTING THE COUNTRY CLUB-
PALM SPRINGS NORTH CHARRETTE REPORT
INCLUDING ITS PLAN AND RECOMMENDATIONS
AND AUTHORIZING THE PREPARATION OF THE
REQUIRED IMPLEMENTING STRATEGIES

WHEREAS, the Country Club of Miami Community Council 5, elected officials, area residents and business owners worked together to build consensus on the future of the Country Club-Palm Springs North area; and

WHEREAS, the Department of Planning and Zoning held the Country Club-Palm Springs North Charrette from August 20 to September 15, 2005; and

WHEREAS, the Department of Planning and Zoning in coordination with the Country Club-Palm Springs North Charrette Steering Committee issued the Country Club-Palm Springs North Charrette Report in November 2005; and

WHEREAS, at their meeting of February 1, 2006, the members of the Country Club-Palm Springs North Charrette Steering Committee discussed and prioritized the Country Club-Palm Springs North Charrette Report's recommendations; and

WHEREAS, at their meeting of May 4, 2006 the members of the Country Club of Miami Community Council 5 recommended the adoption and implementation of the Country Club-Palm Springs North Charrette Report; and

WHEREAS, the Country Club-Palm Springs North Charrette Report is consistent with the County's Comprehensive Development Master Plan; and

WHEREAS, the Country Club-Palm Springs North Charrette Report promulgates recommendations and guidelines to influence form and character of future development within the Country Club-Palm Springs North area; and

WHEREAS, the County wishes to accept these recommendations and guidelines; and

WHEREAS, further implementation of the Charrette/Area Plan guidelines may require changes to the County's existing comprehensive plan and land development regulations,

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NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby accepts the Country Club-Palm Springs North Charrette Report, including its plan and recommendations, and authorizes the preparation of the required implementing strategies.

The foregoing resolution was offered by Commissioner **Sally A. Heyman** who moved its adoption. The motion was seconded by Commissioner **Dennis C. Moss** and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman	aye		
Dennis C. Moss, Vice-Chairman	aye		
Bruno A. Barreiro	absent	Jose "Pepe" Diaz	aye
Audrey M. Edmonson	aye	Carlos A. Gimenez	aye
Sally A. Heyman	aye	Barbara J. Jordan	absent
Dorin D. Rolle	aye	Natacha Seijas	aye
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 18th day of July, 2006. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK



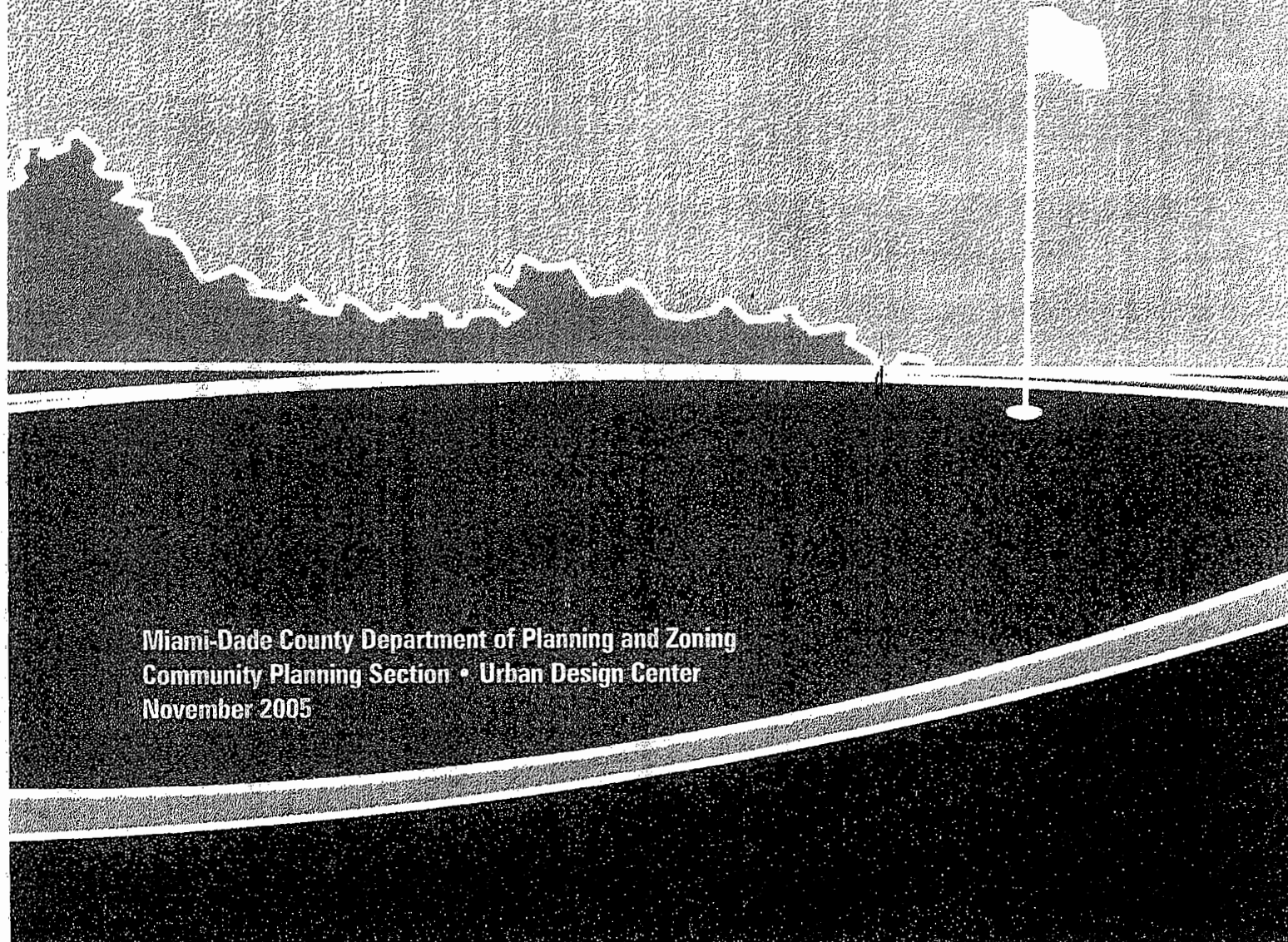
KAY SULLIVAN
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency. *DAK*

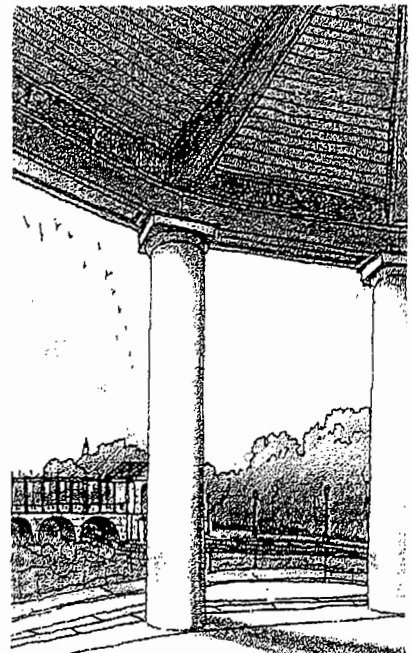
Dennis A. Kerbel

COUNTRY CLUB PALM SPRINGS NORTH

Charrette Area Plan Report



Miami-Dade County Department of Planning and Zoning
Community Planning Section • Urban Design Center
November 2005



ACKNOWLEDGEMENTS

Charrette Steering Committee

Julio Garuz, Chair	Barbara Hagan
Pat Collado, Co-Vice-Chair	Archie McKay, Jr.
Richard Friedman, Co-Vice-Chair	Delores Orozco
Luis Aguilar	Samuel Rodríguez
Mike Arnold	Perfecta Sotolongo
Rosa Colon	Anelena Torres
Jorge Garcia	Camelia Walsh
Zeida Garcia	Gail Winner

Statement of Legislative Intent

This statement is applicable to these recommendations in its entirety and is declared to be incorporated by reference into each part thereof.

1. Nothing in the recommendations of the Country Club/Palm Springs North Charrette Report ("the Report") shall be construed or applied to constitute a temporary or permanent taking of private property or the abrogation of vested rights as determined to exist by the Code of Miami-Dade County.
2. The recommendations of the Report shall not be construed to preempt considerations of fundamental fairness that may arise from their strict application. Accordingly, these recommendations shall not be deemed to require any particular action where they are incomplete or internally inconsistent, or that would constitute a taking of property without due process or fair compensation, or would deny equal protection of the laws.
3. The recommendations of the Report are intended to set general guidelines concerning its purposes and contents. They are not a substitute for land development regulations.
4. The recommendations of the Report contain long-range policies for the redevelopment of the Country Club/Palm Springs North area. Nothing in these recommendations shall require the immediate changing of existing uses or structures. It is the intent of these recommendations that they be applied as redevelopment occurs naturally or is precipitated by the destruction of the property to the extent that redevelopment in its original form is not economically feasible. The recommendations of the Report are not intended to preempt the processes whereby applications may be filed for relief from land development regulations.



Carlos Alvarez, Mayor
BOARD OF COUNTY COMMISSIONERS
Joe A. Martinez, *Chairman*
Dennis C. Moss, *Vice-Chairman*

Barbara J. Jordan <i>District 1</i>	Carlos A. Gimenez <i>District 7</i>
Dorin D. Rolle <i>District 2</i>	Katy Sorenson <i>District 8</i>
Audrey M. Edmonson <i>District 3</i>	Dennis C. Moss <i>District 9</i>
Sally A. Heyman <i>District 4</i>	Sen. Javier D. Souto <i>District 10</i>
Bruno A. Barreiro <i>District 5</i>	Joe A. Martinez <i>District 11</i>
Rebeca Sosa <i>District 6</i>	José "Pepe" Diaz <i>District 12</i>

Natacha Seijas
District 13

Harvey Ruvin, *Clerk of Courts*
George M. Burgess, *County Manager*
Murray Greenberg, *County Attorney*
Diane O'Quinn Williams, *Director, Department of Planning and Zoning*

This Report prepared by:
Miami-Dade County
Department of Planning and Zoning
Community Planning Section
Urban Design Center
November 2005

Developed with the assistance of:

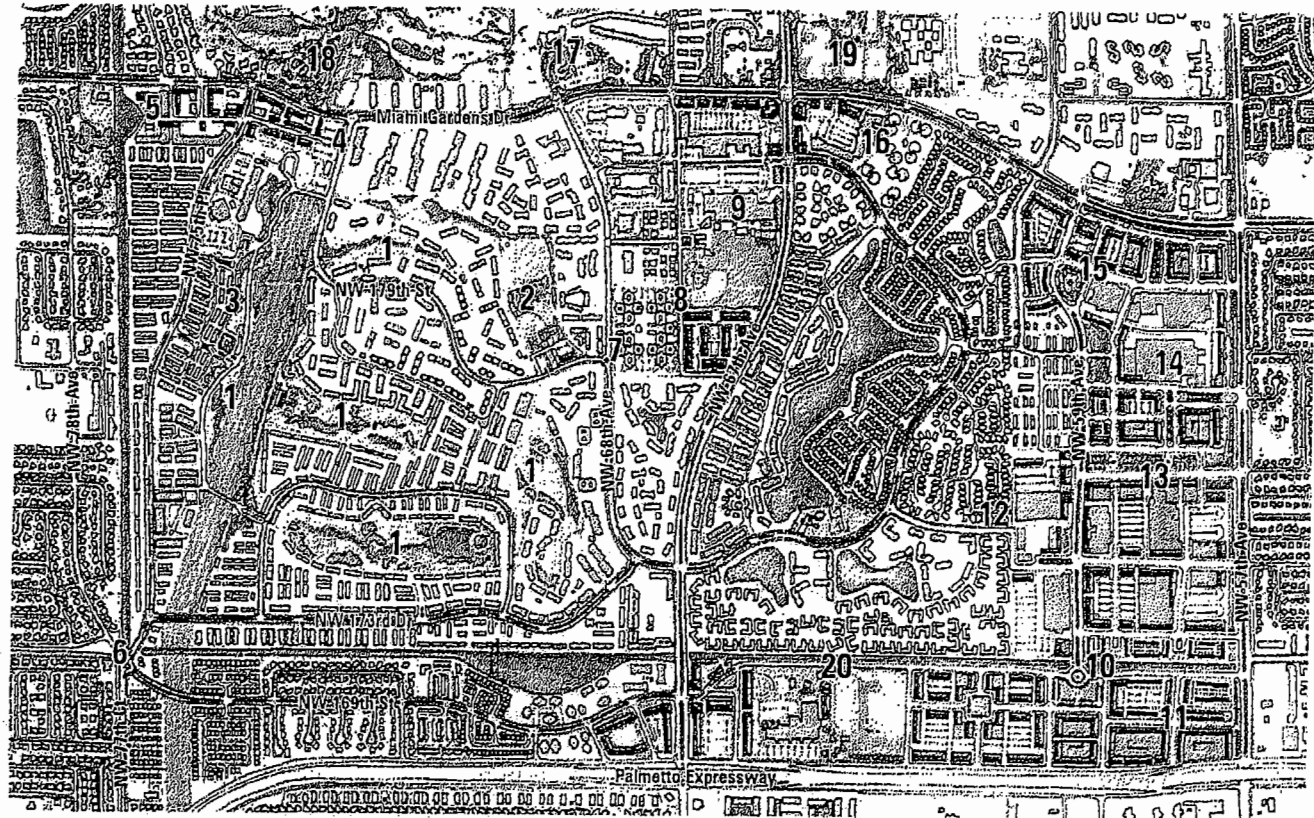


Calvin, Giordano & Associates, Inc.
Engineers • Surveyors • Planners

COUNTRY CLUB/PALM SPRINGS NORTH Charrette Area Plan Report

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CHARRETTE ILLUSTRATIVE PLAN

POINTS OF INTEREST

1) South Course 2) Tennis and softball at former driving range 3) Park drive 4) Park-and-ride 5) Water Gateway 6) Roundabout at 169th Street and 77th Court 7) Roundabout at 178th Street and 68th Avenue 8) New street west of American Senior 9) American Senior High 10) 59th Avenue crossing over Golden Glades Canal 11) Car dealership redevelopment 12) Connection from the Moors 13) Town center/Waterway plaza 14) Wal Mart Supercenter 15) Entrance green on 59th Avenue 16) Sedano's 17) Country Club of Miami 18) Planned pool and community center 19) Country Village Park 20) New street along Golden Glades Canal

CHARRETTE INTRODUCTION

What is a Charrette?

The term 'charrette' is derived from the French term for 'little cart.' This refers to a final intense work effort by 18th century architecture students to meet a project deadline and place their projects into this cart. The modern equivalent of the charrette is a similar creative burst of brainstorming ideas.

The charrette design workshop stimulates ideas and involves the public in the planning and design process. It is a valuable tool for setting the foundation for the development of a more detailed Area Plan. A charrette can be a tremendous resource to the community, as well as a lot of fun. It is a practical planning technique, which blends public participation, planning, and implementation tools. Residents, business people, and property owners are invited to join planners and designers in the process of laying out elements of an area's future. This process provides the advantage of giving immediate feedback to planners while giving mutual authorship to the plan by all parties. The planning process is an occasion for the community to work together in establishing a framework for the future.

The Charrette Process

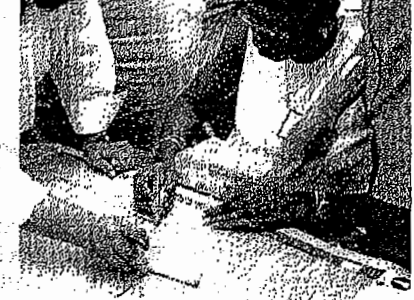
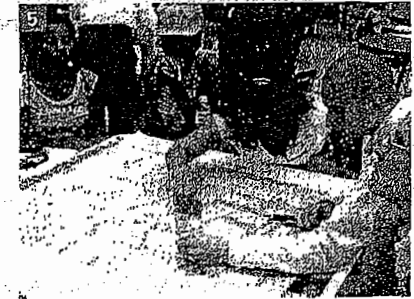
The charrette process began with the creation of a Charrette Steering Committee. Made up of concerned citizens in the Country Club/Palm Springs North area, the Steering Committee assisted in determining the exact boundaries of the study area and provided outreach to the community. In the months leading up to the charrette week, the study area was surveyed by the design team and background information collected to assess current conditions and issues in the study area. Notifications were mailed to all property owners within the study area and posters were displayed in area businesses advertising the date and location of the design workshop.

The charrette week began on Saturday, August 20,

2005 with the public design workshop held at the American Senior High School. After a brief overview of the study area, charrette participants broke into groups, each with an aerial photo of the study area overlaid with trace paper. With the assistance of a member of the design team, each group discussed design issues and drew ideas onto the trace paper, which by the end of the afternoon, would become the 'Citizens' Plans.' After several hours of drawing and discussion, the plans were displayed together and a citizen representative from each group discussed the features of their plan. With these presentations, there were many common areas of consensus in issues and suggestions for improvement in the study area. The design team took note of the ideas common in each presentation and are outlined in the list of 'Citizens' Requests' shown on the opposite page. This Area Plan Report is only possible with the consensus provided by the participants of the charrette.

In the week following the design workshop, the design team remained in the area, working in the ballroom of the Country Club of Miami, where the public was invited to visit with and observe the design team at work. On the evening of Thursday, September 15, 2005, a presentation at the country club was given to show the work developed during the week and the next steps that would take place in the charrette process.

In the following months, additional meetings were held with the Steering Committee to finalize the recommendations of the charrette. This Area Plan Report and its recommendations will then be presented to the general public for additional comments. With the benefit of this additional input the Steering Committee prioritized the report's recommendations and will be presented to Community Council 5 and the Planning Advisory Board for review. Their recommendations will be considered when this Report is presented to the Board of County Commissioners.



1-6. Citizens participating during the charrette workshop

CITIZENS' REQUESTS

GROUP 1

- Provide a community center/activity center for children
- Provide additional roadway access/circulation
- Realign Metrobus Route 175 along 179th Street/73rd Avenue
- Provide pedestrian access to new middle school
- Build a park and ride under FPL lines at Miami Gardens
- Add active uses on south course driving range
- Build a community center at south course driving range
- Provide additional traffic signals on Miami Gardens
- Create additional access to the Moors
- Build additional lanes on the Palmetto Expressway
- Do not allow additional residential uses in the Wal-Mart area
- Add signal at 59th Avenue and Miami Gardens Drive
- Provide additional bike paths

GROUP 2

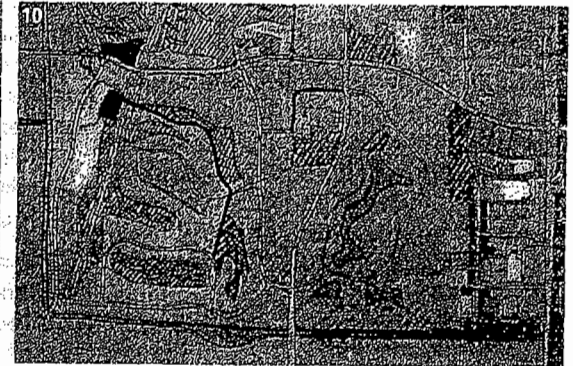
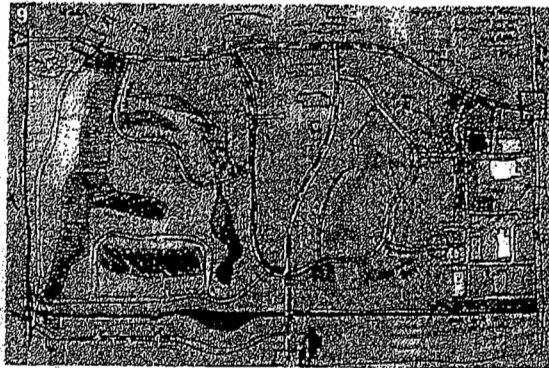
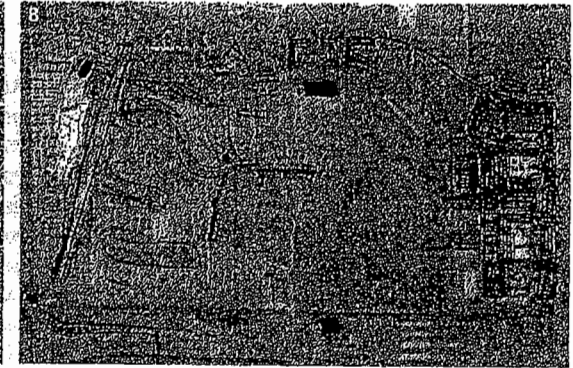
- Improve traffic from American Senior on 67th Avenue
- Add landscaping to block glare along Miami Gardens Drive
- Add traffic signal at 75th Place and Miami Gardens Drive
- Provide an access road to Publix from the Moors
- Create a mixed-use area around Wal-Mart
- Landscape and beautify 57th Ave canal
- Redevelop auto dealers along Palmetto Expressway
- Build a roundabout at 179th Street and 68th Ave

GROUP 3

- Add welcome signs on Miami Gardens at 77th and on 57th Avenues
- Add traffic signal on Miami Gardens at 73rd Avenue
- Resolve traffic issues at American Senior
- Add traffic signal on 75th Avenue at 173rd Street
- Reduce Flooding on 169th Street
- Provide a Headstart facility on 179th Street
- Provide a Health Center in Wal-Mart area
- Build a police station/civic center in Wal-Mart area
- Create a Main Street along 59th Avenue
- Provide a local circulator bus route along 173rd Street, 68th Avenue, Mediterranean Boulevard, 59th Avenue
- Add pedestrian lighting
- Improve transit service

GROUP 4

- Improve landscaping on Snake Creek Canal (outside study area)
- Add sidewalks on Oakmont Drive
- Build a dog walk on FPL easement
- Complete planned pool and community center on Miami Gardens Drive
- Provide a roundabout on 75th Place at Miami Gardens Drive
- Create an entry feature at Oakmont and Miami Gardens Drives



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- Add lighting and trees to Country Club Clubhouse
- Stop construction of Middle School NN1
- Extend Metrorail to I-75 and Miami Gardens Drive
- Provide additional bus service
- Widen Miami Gardens Drive
- Provide walking trails and passive park on South Course
- Add permitting services to Team Metro office
- Make 59th Avenue main street and add signal at Miami Gardens Drive

GROUP 5

- Improve landscaping along canals
- Fix sidewalk sinkhole on Miami Gardens Drive
- Add streetlights where lacking
- Relieve congestion on 179th Street
- Reduce crime in the area
- Add traffic signal on 173rd Street at 68th Avenue
- Create fitness course and basketball court on South Course
- Landscape 59th Avenue



7. Citizens' Plan, Group 1
 8. Citizens' Plan, Group 2
 9. Citizens' Plan, Group 3
 10. Citizens' Plan, Group 4
 11. Citizens' Plan, Group 5

STUDY AREA EXISTING CONDITIONS

The Country Club/Palm Springs North study area is 2.37 square miles, defined by NW 57th Avenue on the east, The Palmetto Expressway on the south, Peters Pike Canal on the west and Miami Gardens Drive on the north. This area's development began in the early 1960s with single-family houses surrounding the original north course of the Country Club of Miami. In the early 1970s, condominiums and apartment buildings, three additional golf courses, an industrial park and regional mall were planned by the developer United Resources Inc. for five square miles surrounding the original golf course. Of this ambitious plan, only the south golf course and surrounding apartment buildings were realized by the 1980s.

In the mid- and late 1970s, American Senior High was built and construction began on connecting 67th Avenue to 183rd Street coinciding with the development of the Moors, the large gated residential area between 62nd and 67th Avenues. The area west of 57th Avenue remained largely vacant, as the planned industrial park never was extensively developed. From the 1990s to the present, the study area has continued to develop, primarily with townhouses and apartment buildings along 75th Place and the south golf course. Along 57th Avenue a number of big-box retailers have been built, most recently a Wal-Mart Supercenter and a Lowe's.

Population

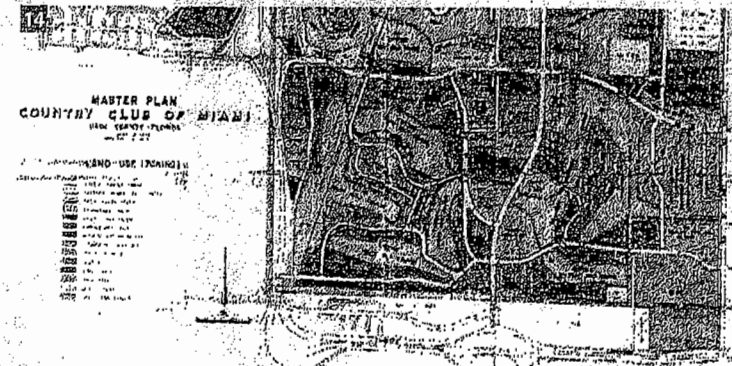
The population in the study area according to the 2000 Census was 19,812 persons, of which 61% were Hispanic, 19% Black, and 15% white non-Hispanic. The population per acre over the entire study area is 13 persons per acre, a relatively low density due to the numerous lakes, golf course, and large commercial parcels in the area.

Since the 2000 Census, there has been a great deal of new residential construction in the area, particularly along 75th Place and 174th Terrace. Through 2004, the latest year that data is available, there have been 2,419 new units constructed in the study area, which translates to 5,651 additional residents.



Traffic

Typical of most of Miami-Dade, concerns expressed by residents throughout the charrette process centered mainly on traffic and the poor appearance of streets and public rights-of-way in the area. Given that Miami-Dade has developed in a primarily suburban form which virtually requires car ownership for mobility, it is not surprising that traffic is a primary concern. Traffic congestion in the study area is compounded by the lack of street connectivity. There are no east-west streets that traverse the study area itself, only Miami Gardens Drive provides access between 57th Avenue to 75th Place. The original development plans for the Moors indicated NW 174th Street east of Mediterranean Boulevard connecting to the industrial and commercial area to the east. This connection was removed from the approved plan, requiring every trip to or from the Moors to travel on 67th Avenue. The Palmetto Expressway also limits connectivity, funneling traffic through congested interchanges at 57th and 67th Avenues. As most of the existing right-of-ways in the study area are fully utilized, additional roadway capacity is not possible except by creating connectivity across underutilized public and private land.



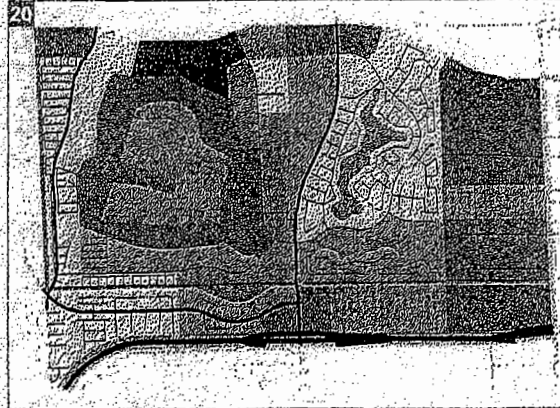
- 12. 2005 Aerial photography
- 13. Townhouses north of NW 173rd Drive
- 14. 1974 Country Club of Miami Master Plan
- 15. View north over NW 67th Avenue from Palmetto Expressway



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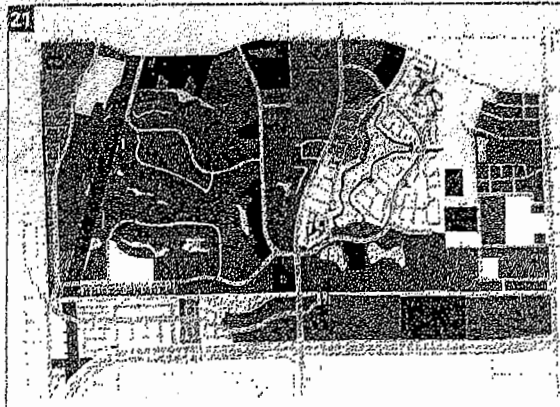
16. NW 174th Terrace
 17. Crossing Miami Gardens Drive
 18. NW 169th Street
 19. South Course driving range



2005-2015 LAND USE PLAN DESIGNATIONS

LAND USE CATEGORY	ACRES	PERCENT
Business And Office	287.3	19.0%
Industrial And Office	85.7	5.7%
Low Density Residential 2.5-6 DU/Ac	0.1	0.0%
Low-Medium Density Residential 5-13 DU/Ac	391.1	25.8%
Medium Density Residential 13-25 DU/Ac	397.9	26.3%
Medium-High Density Residential 25-60 DU/Ac	42.3	2.8%
Office/Residential	17.4	1.1%
Parks And Recreation	163.4	10.8%
Transportation (RDW, Rail, Metrorail, Etc.)	60.4	4.0%
Water	69.2	4.6%
TOTAL	1514.7	

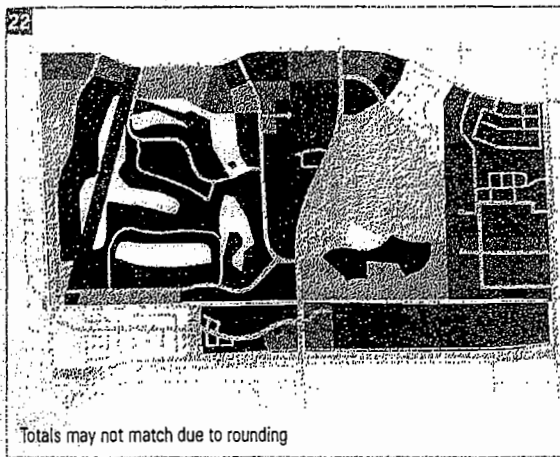
— Expressways
 — Major Road (3 or more lanes)
 — Minor Road (2 Lanes)



EXISTING LAND USE

EXISTING LAND USE	ACRES	PERCENT
Single-Family	147.6	9.7%
Townhouses	51.6	3.4%
Low-Density Multi-Family	338.6	22.3%
Multi-Family, Migrant Camps	69.7	4.6%
Shopping Centers, Commercial, Stadiums, Tracks	179.8	11.8%
Office	19.9	1.3%
Institutional	52.8	3.5%
Industrial	42.0	2.8%
Communications, Utilities, Terminals, Plants	45.5	3.0%
Streets/Roads, Expressways, Ramps	218.9	14.4%
Expressway Right of Way Open Areas	21.7	1.4%
Parks (Including Preserves and Conservation)	152.1	10.0%
Vacant, Government Owned	0.0	0.0%
Vacant Unprotected	85.0	5.6%
Water	91.4	6.0%
TOTAL	1517.4	

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ZONING

ZONING	ACRES	PERCENT
AU, Agriculture	103.4	6.8%
BU-1A, Limited Business	84.1	5.5%
BU-2, Special Business	97.0	6.4%
BU-3, Liberal Business	4.8	0.3%
GU, Interim Use	95.7	6.3%
IU-C, Industrial Conditional	174.8	11.5%
NONE, No zoning assigned	80.0	5.3%
RU-1, Single Family Residential	73.2	4.8%
RU-1Z, Residential Zero Lot Line	39.3	2.6%
RU-3, Four Unit Apartment House	0.3	0.0%
RU-3M, Minimum Apartment	81.9	5.4%
RU-4, High Density Apartment House	32.7	2.2%
RU-4A, Hotel Apartment House	10.0	0.7%
RU-4L, Limited Apartment House	270.1	17.8%
RU-4M, Modified Apartment House	176.4	11.6%
RU-5A, Semi-Professional Office/Residential	3.7	0.2%
RU-TH, Townhouse	189.7	12.5%
TOTAL	1517.2	

Totals may not match due to rounding

-SPECIFIC RECOMMENDATIONS

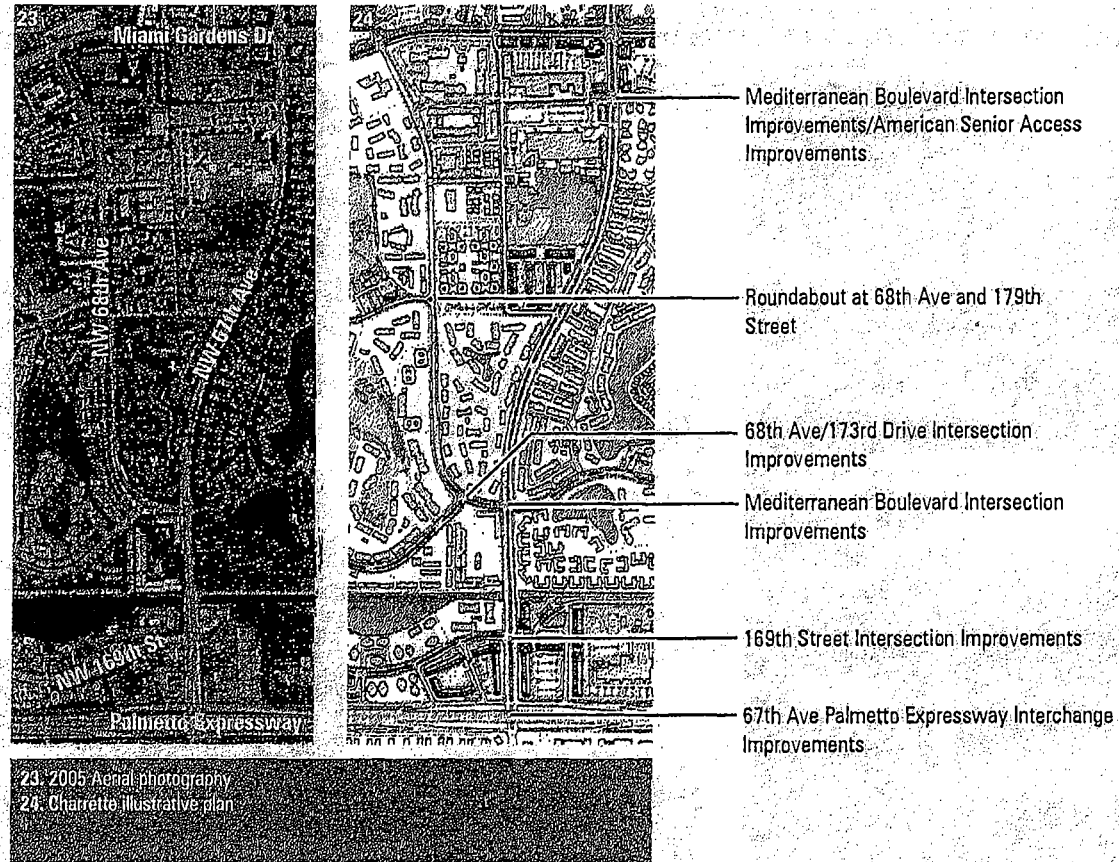
Corridor Improvements

67th Avenue NW 67th Avenue north of the Palmetto Expressway is a six-lane heavily-traveled arterial. According to traffic counts taken in April 2005, this street carried 39,000 trips on an average weekday in both directions. This segment of 67th Avenue carries longer-distance trips bound for the Palmetto as well as purely local trips due to the lack of alternative through streets in the area. As the 110-foot right-of-way is fully utilized, improvements to relieve congestion should focus on improvements to the operating efficiency of signalized intersections. The 67th Avenue and Palmetto Expressway interchange was named one of the 25 most congested intersections in Miami-Dade County as rated by studies conducted for the Miami-Dade Metropolitan Planning Organization and has been recommended to have additional turning lanes and exit ramp lanes constructed.

Other intersections along 67th Avenue within the study area that should have additional engineering analysis performed are the North and South Mediterranean Boulevard intersections and the 169th Street intersection.

Traffic congestion along 67th Avenue is impacted by American Senior High School in the mornings, mid-day, and early afternoons due to students and faculty traveling to and from school. Heavy pedestrian traffic occurs during these times as well. Short of removing access to American Senior from 67th Avenue, it may be impossible to eliminate congestion around the school at these peak times.

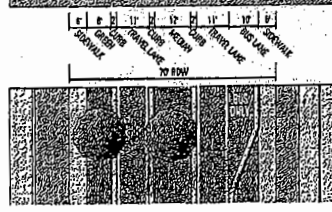
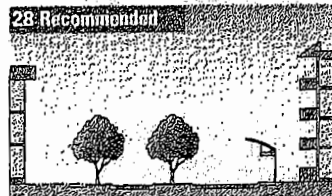
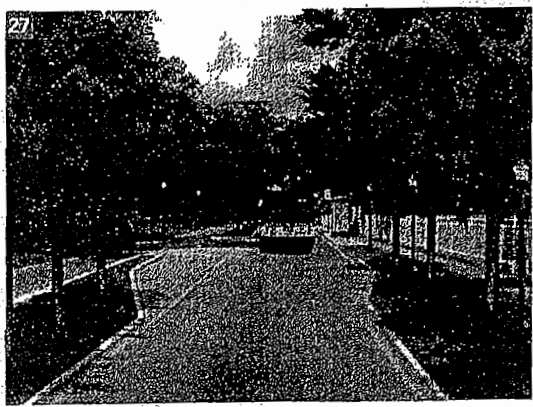
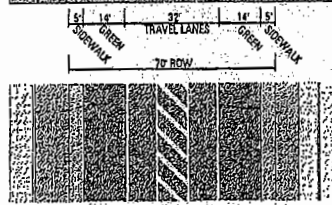
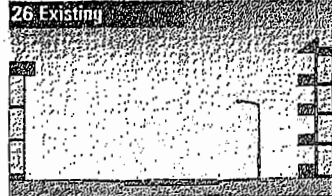
68th Avenue NW 68th Avenue is a collector street that carries about 13,000 trips on an average weekday. A main concern expressed by charrette participants was the tendency of buses to block traffic along this street. This is easily remedied by the addition of bus pull-out bays at the most heavily-used stops along this street. In addition, 68th Avenue's existing 70-foot right-of-way would allow the construction of a median providing an opportunity for additional landscaping. Were 68th Avenue lined with shade trees it could likely be the most pedestrian-friendly street within the study area.



The large unused portion of the right-of-way to the north and south of the intersection of 68th Avenue and 173rd Drive is occupied only by weeds and gravel. These areas, approximately 13,000 square feet, should be landscaped with trees and ground cover in cooperation with adjoining properties, which could assist in maintaining this area.

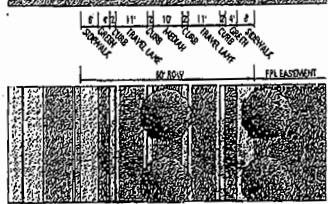
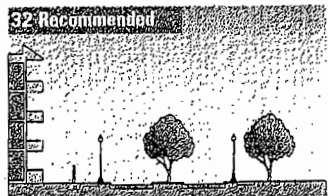
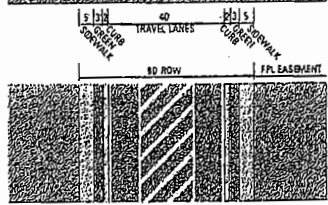
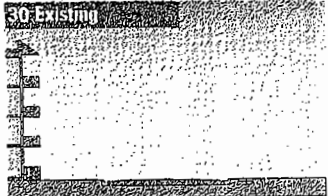
179th Street NW 179th Street connects 68th Avenue to Miami Gardens Drive along a broadly curving path. This street would also benefit from the addition of a landscaped median in place of the existing painted median. A roundabout is recommended at the intersection of 68th Avenue and 179th Street in place of the existing stop-controlled intersection.

NW 68th Avenue



25, 26: NW 68th Avenue existing condition
 27, 28: NW 68th Avenue recommended improvements

NW 179th Street



29, 30: NW 179th Street existing condition
 31, 32: NW 179th Street recommended improvements

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SPECIFIC RECOMMENDATIONS

Corridor Improvements continued

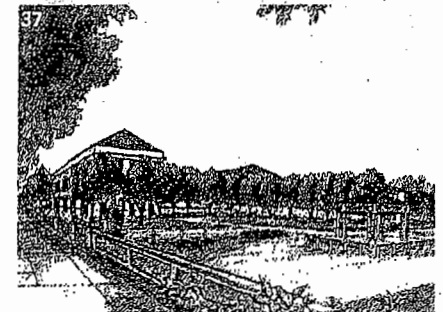
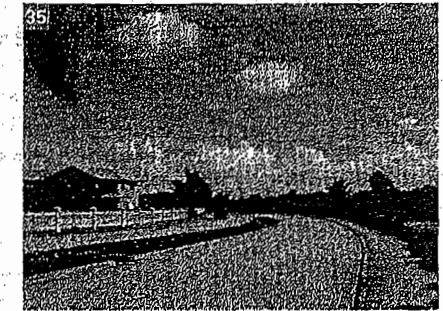
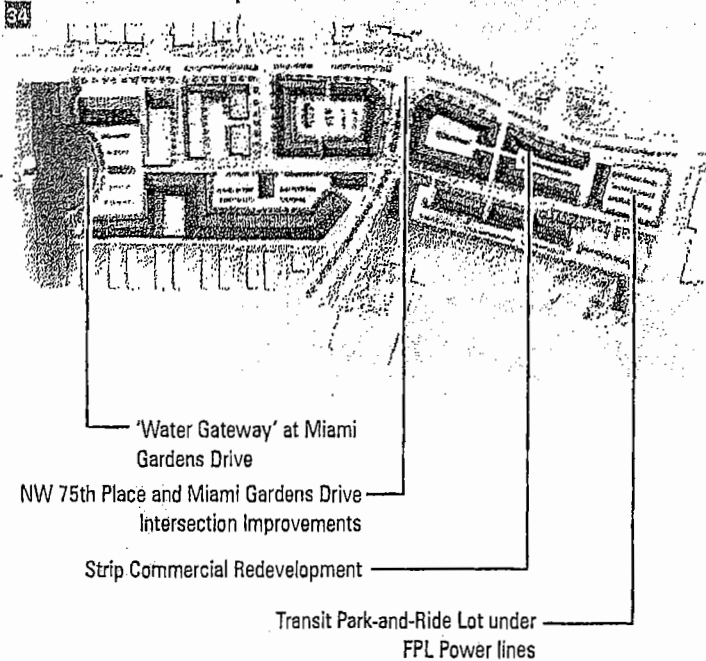
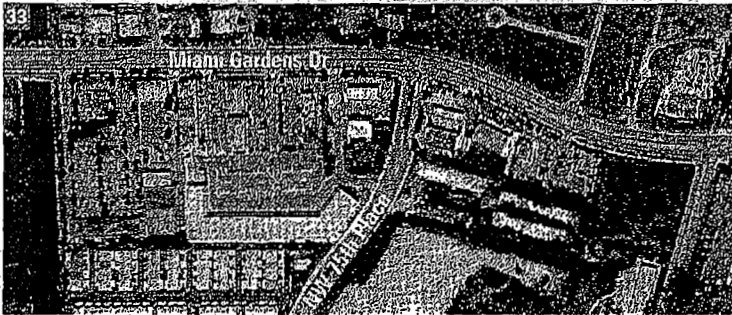
Miami Gardens Drive West of NW 59th Avenue, Miami Gardens Drive is a four-lane arterial that carries about 38,000 trips on an average weekday. There is the possibility of enhancing capacity through the expansion to six lanes within the existing 110-foot right-of-way, but any roadway expansion would cause the loss of the street-side landscaping within the right-of-way. Currently, the only improvement project in the study area programmed by the Florida Department of Transportation are enhancements to Miami Gardens Drive from NW 57th Avenue to I-75. This project is undergoing an alternatives study, to be completed by March 2006. The three alternatives being studied are: Transportation Systems Management; widening to 6 lanes between Bob-o-link Drive and 57th Avenue; and widening to 6 lanes between I-75 and 57th Avenue. The construction of the selected alternative is scheduled to be completed by 2010.

Charrette participants requested the installation of a traffic signal at NW 75th Place and Miami Gardens Drive. Visibility at this intersection was also a concern due to the curvature of Miami Gardens drive, particularly when making left turns to 75th Place from westbound Miami Gardens Drive. With the construction of middle school NN1 just south of Miami Gardens Drive on 75th Place, addressing the deficiencies of this intersection is critical.

Charrette participants also requested that a park-and-ride lot be built under the FPL power lines south of Miami Gardens Drive. This lot would serve two Metrobus routes that recently began service: Route 175, which provides express service to the Palmetto Metrorail Station and the 183rd Street MAX, which serves Miami Gardens Drive from NW 87th Avenue to Aventura Mall and continues to FIU Biscayne Bay Campus.

An entrance feature was requested at Peters Pike Canal and Miami Gardens Drive. Figure 37 illustrates the a pedestrian-friendly parapet along the canal bridge and a boat launch for small watercraft which would encourage the use of this scenic canal.

33: 2005 Aerial photography
 34: Illustrative plan of recommended improvements
 35: NW 75th Place existing condition
 36: Photo simulation of NW 75th Place with recommended landscaping improvements
 37: View of "Water Gateway" at Peters Pike Canal and Miami Gardens Drive
 38: Peters Pike Canal existing condition

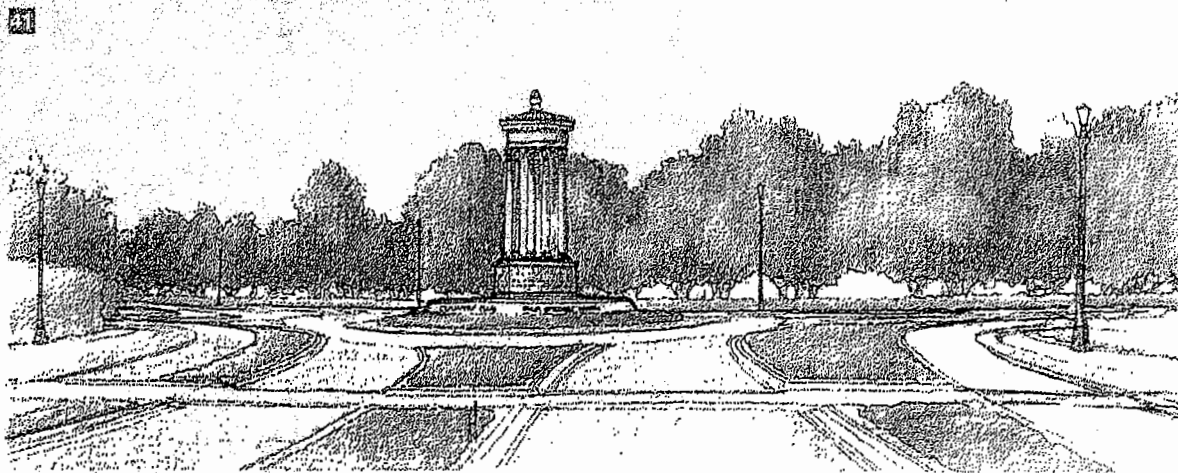
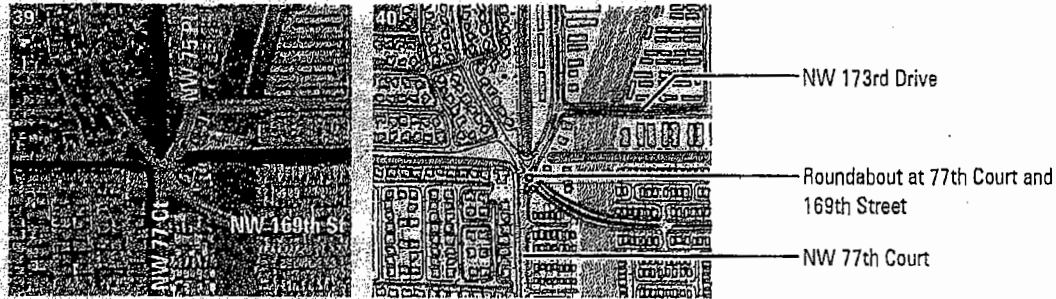


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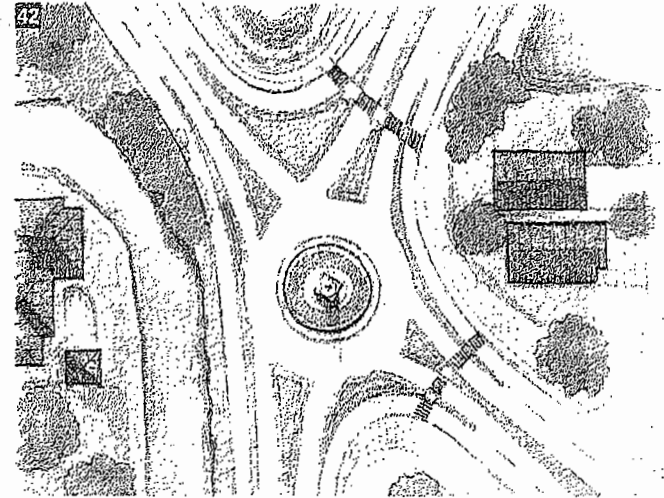
Roundabout at 77th Court/169th Street The intersection of NW 169th Street and 77th Court is the main gateway to the Palm Springs North community, yet its current appearance provides no acknowledgement of this important place. Additionally, this intersection is awkwardly configured, with four streets approaching the intersection from different angles and curvatures.

An effective way of resolving the difficult geometry of this intersection as well as creating a gateway marker for the Palm Springs North area is to reconstruct this intersection as a roundabout. Such a roundabout would fit within the existing right-of-way even with the constraints of the surrounding canals. Dedicated right-turn lanes separate from the center circulating roadway may be provided and pedestrian crosswalks on the north and east legs of the roundabout can connect all existing sidewalks.

In the center island of the roundabout an appropriate monument should be placed, marking the entrance into the Palm Springs Area from the east. Illustrated in Figure 41 is a monument modeled after the Tower of the Winds in Athens, Greece.



39. 2006 Aerial photography
 40. Illustrative plan of recommended improvements
 41. View south towards roundabout from NW 75th Place
 42. Plan detail of roundabout



18

- SPECIFIC RECOMMENDATIONS

South Course Improvements

The South Course of the Country Club of Miami has, since the early 1990s, been in a state of disrepair due to the lack of a willing operator to manage and maintain the course. Miami-Dade County Department of Parks and Recreation, the owner of the course, is beginning a pilot project to convert a small portion of the course to passive open space with the further intention to redevelop the entire property in a similar fashion. Based on the suggestions made during the charrette process, this report recommends several specific improvements to the South Course as Parks and Recreation continues to redevelop this property. Cooperation should be sought from adjacent property owners and condominium associations to make the most of the investment being made in this important amenity.

Some of the improvements proposed by area residents during the charrette were:

- Provide lush tropical landscaping to be introduced on all the park parcels
- Create various themes to the park gazebo/shelter buildings from various countries
- Provide active uses such as basketball, baseball, tennis courts, and a multipurpose ball field on the former driving range
- Connect the entire course with walking trails, bike paths and pedestrian walkways
- Provide pedestrian scale lighting all along the trails inside the parks
- Provide barbeque grills, picnic shelters and restrooms along the trails and walkways
- Create a dog park within the FPL easement
- Provide a police substation and community center at the South Course Clubhouse with a library and computer stations
- Provide a corner store/kiosk building at the former driving range as a park amenity

Not all of these requests may be feasible due to funding or operation constraints, but all are certainly reasonable and could be accommodated within the large amount of land available.

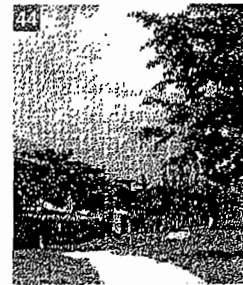
Trails Even in the course's current state of disrepair, the trails formerly used for golf carts are used as walking and biking trails. These trails should be retained and expanded throughout the course property particularly to link the separate parcels. Many of the parcels are linked by easements that have been neglected or built over by adjacent properties. These should be restored as the course undergoes its conversion. Benches, lighting, and covered shelters should be provided periodically along the trails. In addition, signage with guide maps of the park property as well as directions to nearby businesses that provide food and refreshments should be located at various points along the trails.

Waterways The numerous ponds and lagoons throughout the course property are a major asset as few elements in a landscape are attractive as water. Bridges or other structures spanning one or more of the waterways are recommended to provide additional interest in the landscape.

Architectural Features Open-air pavilions and picnic shelters are opportunities to provide elements of architectural interest within the course property. These shelters should go beyond the steel pipe and metal sheeting structural minimalism typical of most park buildings and instead express an architectural language. Shown in Figure 48 is an example of a small domed park pavilion at the edge of a lagoon.

Access from Surrounding Properties Despite having the amenity of a golf course, most of the surrounding residential developments have walled themselves off from the views and greenery provided by the course property. As the course is redeveloped and its conditions improve, an effort should be made to reconfigure the transition from the course property to adjacent property. Figures 44 and 45 envision the replacement of an 8-foot wood fence that completely blocks visibility into the course with a low masonry wall topped by a metal picket fence. This alternative allows for both visibility and security.

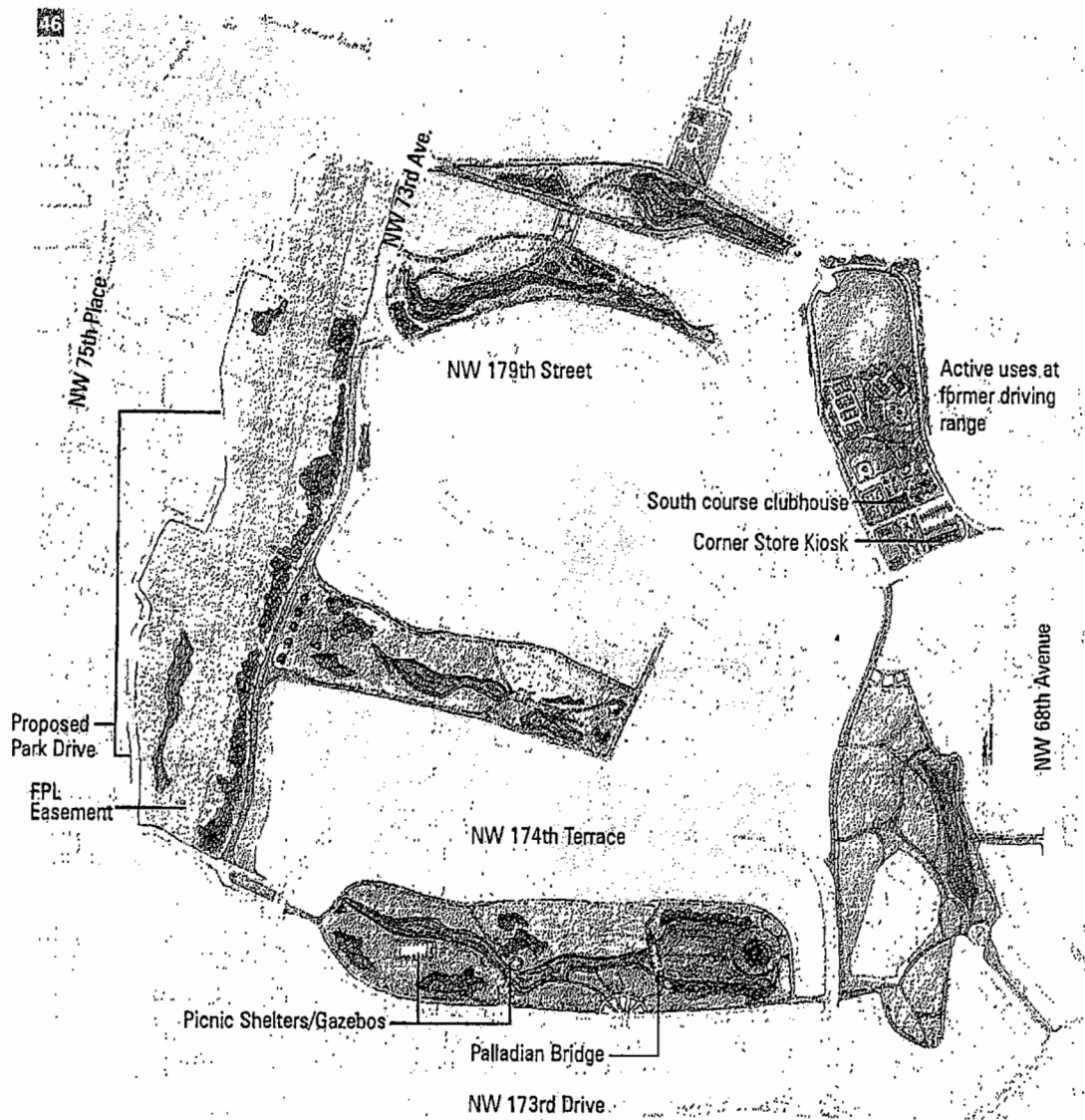
Driving Range Due to the existing club house building and parking area, the former driving range was requested by many charrette participants to become



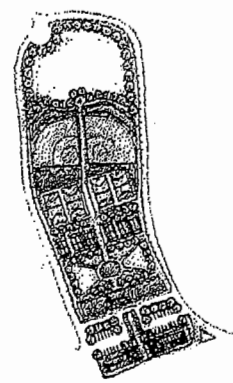
43. View across lagoon in redeveloped south course
 44. South course existing condition
 45. South course with recommended improvements



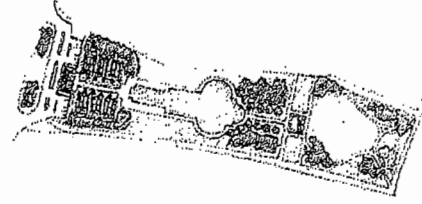
a community center for the surrounding area. This building should be programmed to compliment the existing clubhouse at the north course as well as the planned community center and pool on Miami Gardens Drive. The driving range was also the area where active uses on the course property were suggested. Tennis, basketball and soccer facilities could all be provided, while minimizing any adverse impact on surrounding residential buildings. The grove of palms located on the east side of the driving range should also be retained.



47a Former driving range alternative



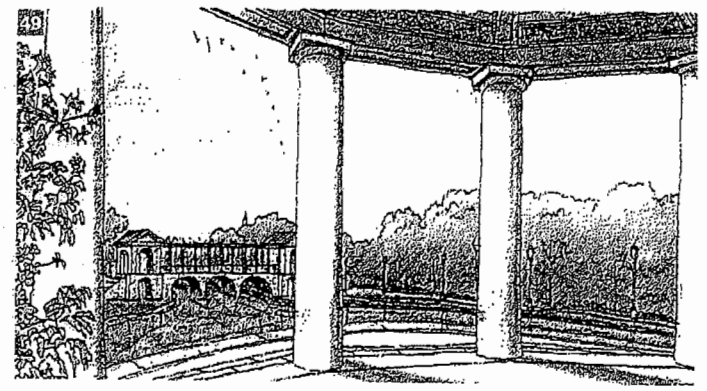
47b Parcel 1065 Alternative



48



49



- 46. South course detail
- 47a, 47b. Alternate options to the South Course
- 48. Section through lagoon with domed park pavilion at water edge
- 49. View to Palladian bridge from park pavilion

20

- SPECIFIC RECOMMENDATIONS

Town Center

Country Club/Palm Springs North residents participating in the charrette identified the area to the west of the Wal-Mart Supercenter on 57th Avenue as the desired site for a future town center. The site is suitable due to its proximity to 57th Avenue and Miami Gardens Drive and amount of vacant land for infill redevelopment. The entire area is recommended to build upon the existing street network to develop into a series of blocks and squares that establish this area as an urban neighborhood. This big-box retail destination can be transformed into a vibrant town center with a mixture of retail, office, residential, and entertainment areas all within walking distance. The town center is divided into three main areas, the Main Street area, the office/auto sales area, and the industrial area.

The town center is anchored on a waterway plaza, extending westward from the Red Road Canal. This plaza features a linear lagoon from 57th to 59th Avenues lined on each side with shaded walkways and seating areas. The streets that border the waterway are lined by shops on both sides creating a dignified center for public gatherings and social events.

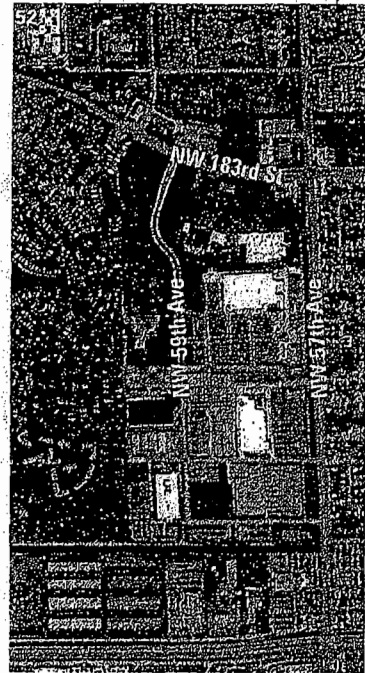
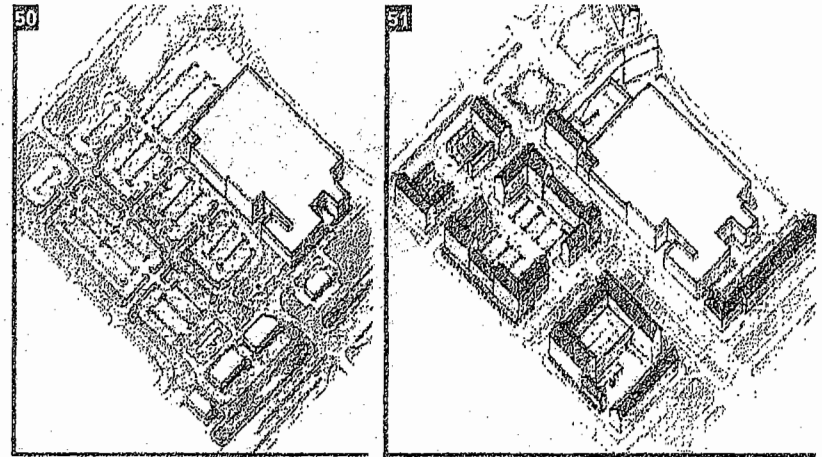
The office/auto sales area is located south of the Golden Glades Canal and north of the Palmetto Expressway. The plan recommends from this area a connection across the Golden Glades Canal to 59th Avenue. This new roadway link should help alleviate traffic congestion along 57th Avenue. The plan recommends the redevelopment of several automobile dealerships by consolidating the vast parking areas into a system of blocks with parking garages lined by office and residential space. This will allow for a higher use of the site as well as the integration of other non-automobile related uses.

The industrial area consists of several existing warehouse-type buildings along 59th Avenue and 171st Street. The plan recommends that this area be enhanced by establishing architectural guidelines to ensure compatibility with surrounding future uses. Buildings should front the street and provide habitable

space along the street edge to ensure pedestrian activity, integration with surrounding fabric, and natural surveillance of public space by adjoining properties.

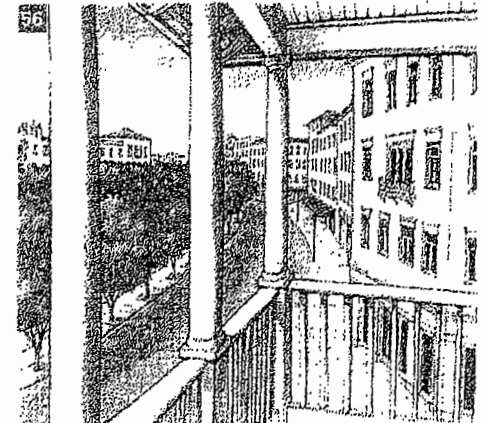
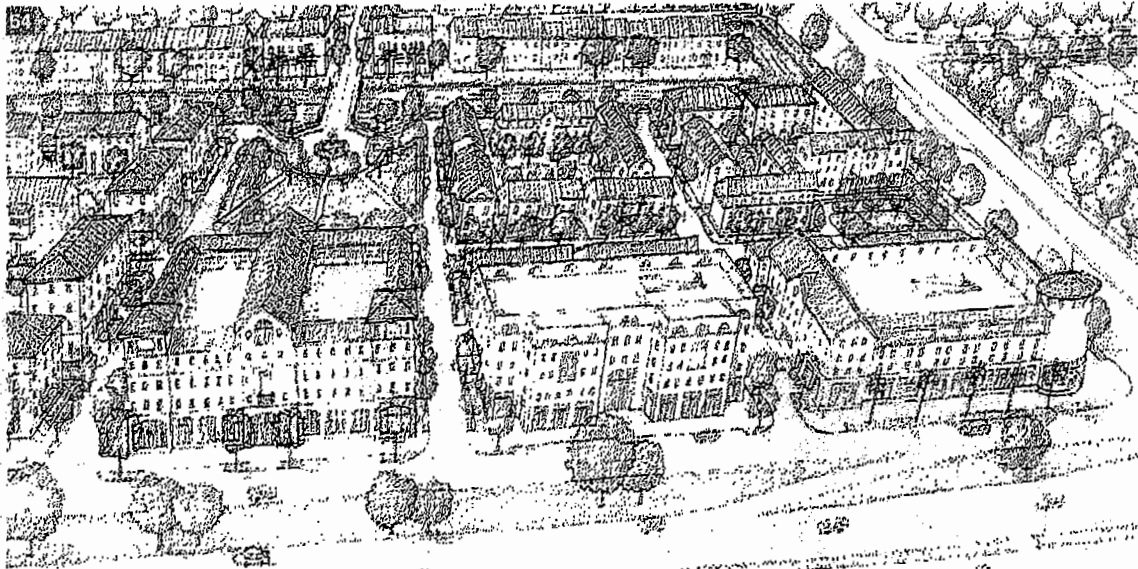
Planning and Zoning Staff should investigate what changes, if any, are required of its Comprehensive Plan or Land Development Regulations in order to encourage development as recommended here to occur.

50. Wal-Mart Supercenter existing condition axonometric view
 51. Wal-Mart Supercenter parking lot future infill axonometric view
 52. 2005 Aerial photography
 53. Charrette illustrative plan detail

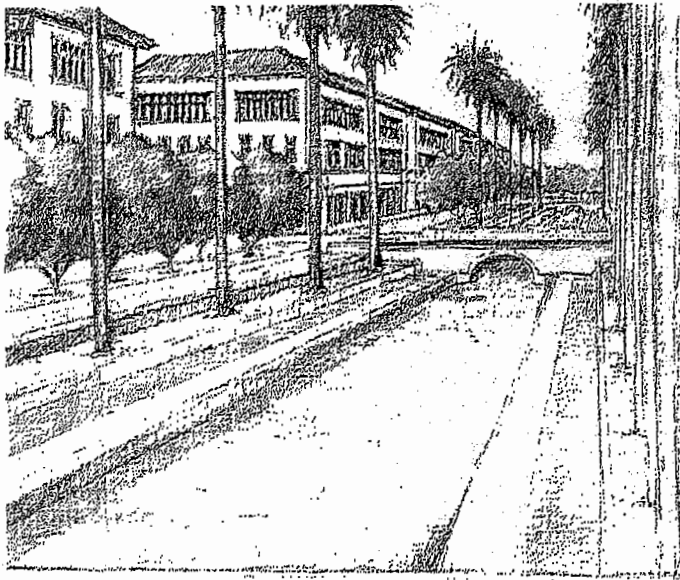


- Entrance green
- Proposed infill residential development
- Existing Shopping Center
- Existing Wal-Mart Supercenter
- Proposed infill development with mixed-use
- Waterway Plaza/Town Square
- Main Street lined with mixed-use buildings
- Existing Lowe's
- Existing Cinema
- B.J.'s
- Industrial/Office/Business District
- Proposed roundabout
- Proposed connections to Town Center from the Moors

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Town Center



- 54. View north from over the Palmetto Expressway
- 55. View west toward NW 59th Avenue
- 56. View south above NW 59th Avenue
- 57. View north along Red Road Canal
- 58. View northwest above NW 57th Avenue



SPECIFIC RECOMMENDATIONS

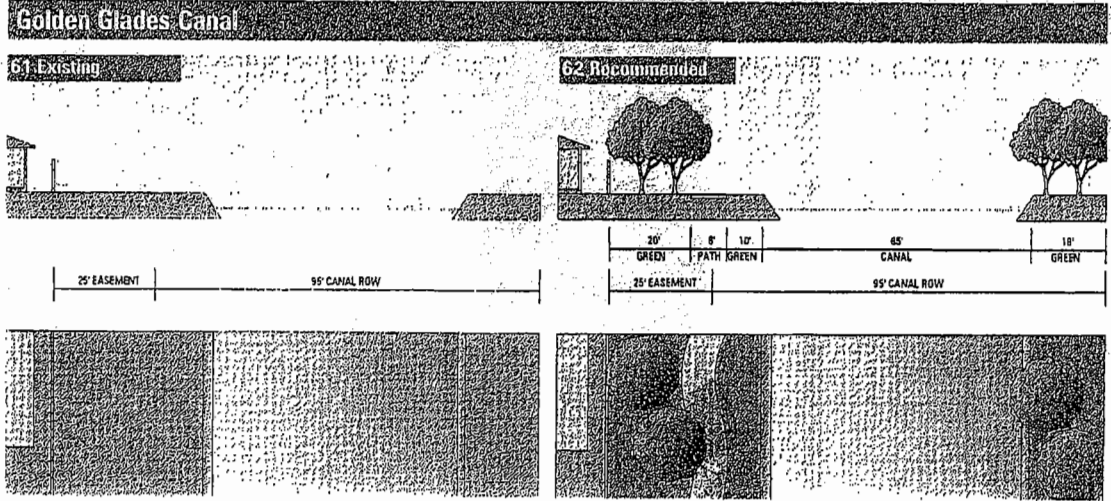
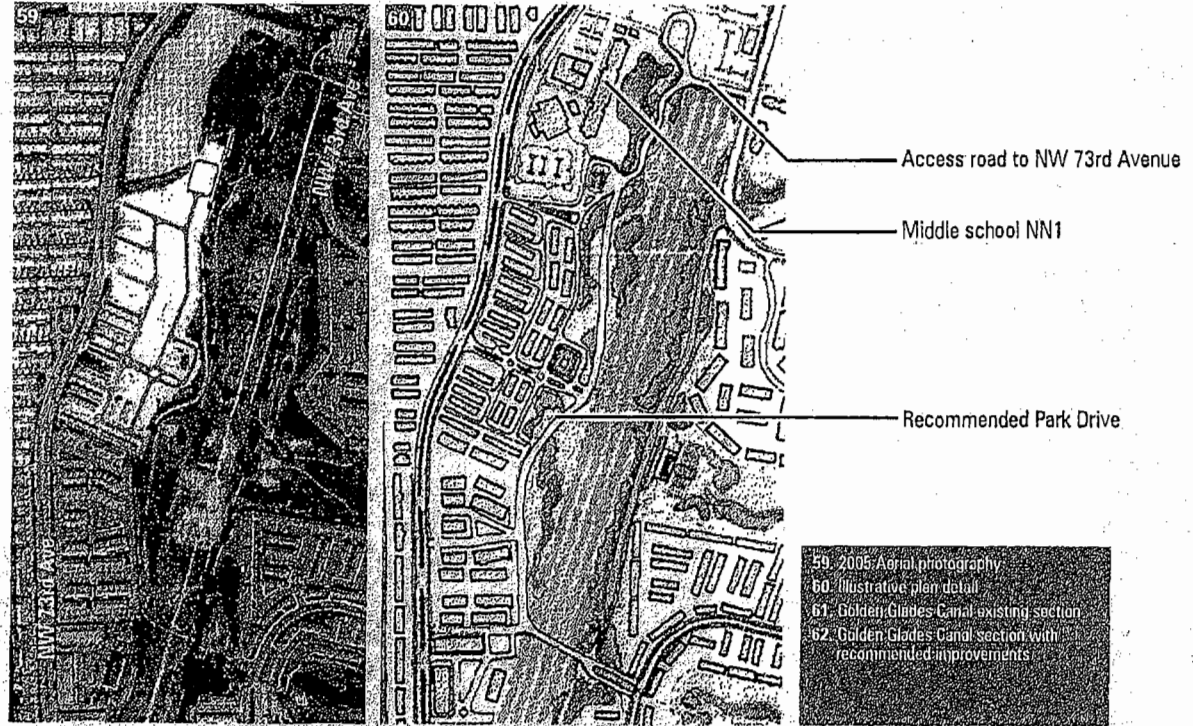
Connectivity Improvements

South Course Park Drive The plan recommends a park drive to meander along the western boundary of the course connecting the access drive from middle school NN1 to NW 74th Avenue. This would encourage use of the portion of the south course property west of the FPL easement and provide an alternate connection toward Miami Gardens Drive for the residential area around NW 174th Terrace. This street should be designed to remind one that they are traveling through a park and provide extensive landscaping, including shade trees lining the roadway.

Connection east from the Moors As mentioned earlier, NW 174th Street originally was planned to provide access into the Moors from the east. Allowing a third access to the Moors would allow residents access to the commercial area along 57th Avenue without the need to travel on congested 67th Avenue and Miami Gardens Drive. Such a connection would require a manned or automatic entry system which would be an expense to the Moors' condominium association but would provide a significant benefit to its residents as well as reduce traffic on the surrounding streets.

Golden Glades Canal Access Due to the lack of east-west connectivity, a new street along the Golden Glades Canal is recommended. This new street would serve as an alternative to the one-way frontage roads along the Palmetto Expressway. Due to the limited right-of-way, such a new street would require the cooperation of property owners on the south bank of the canal, in particular the New Testament Church and the Commerce Center industrial park. A landscaped pedestrian path is also recommended on the maintenance easement along the north bank of the canal.

Palmetto Expressway Interchanges The 67th Avenue and 57th Avenue interchanges do not provide adequate capacity for the amount of traffic using the Palmetto Expressway both entering and exiting the Palmetto Expressway. Backups occur on the expressway exits from traffic turning north and south as well as making U-turns to access properties along the frontage roads in the opposite direction.



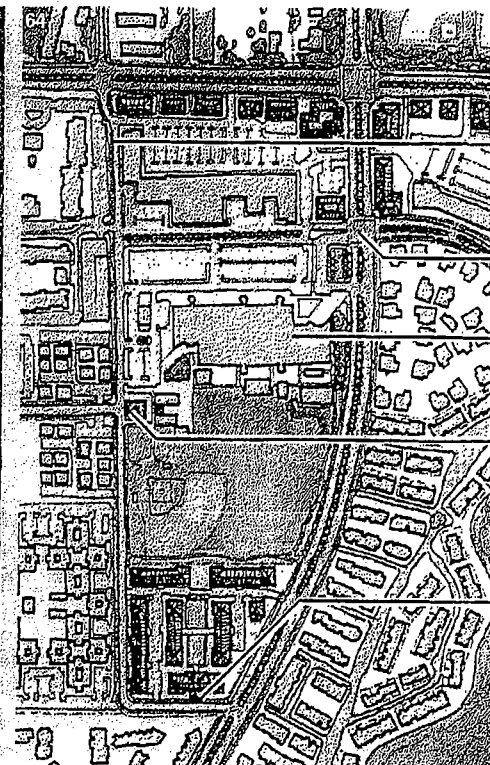
23

American Senior High and Extension of Bob-o-link Drive

Access to American Senior High is difficult, in part due to the configuration of the Mediterranean Boulevard intersection just to the north of the school's east entrance. This intersection does not provide a through westbound movement into the school's parking lot, thereby making a left turn necessary and use of the southern entrance. This can cause a backup during both the beginning and ending of the school day. School traffic traveling north on 67th Avenue only has one entrance at a signalized intersection just south of Mediterranean Boulevard. This intersection also experiences congestion at peak hours.

Recommendations to improve access to American Senior include opening the intersection with the Mediterranean Boulevard allowing for a through movement into the school's parking lot. The east entrance is also recommended to provide full access with both an entrance and exit to the parking lot.

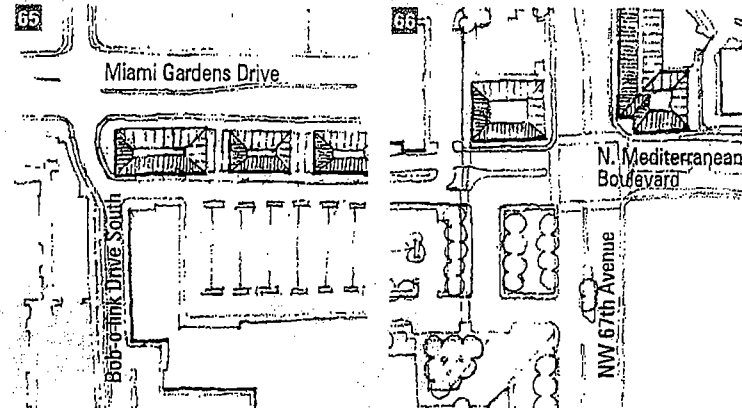
Lastly, a connection northward from the north side of the school is recommended by continuing Bob-o-link Drive south across Miami Gardens Drive to the American Senior campus, providing another entrance to the school's parking lot. This connection should continue south along the edge of the athletic field and provide an access point at 67th Avenue. The use of these connections may prove useful in alleviating some of the congestion that occurs at the school during the AM and PM peak hours.



- Bob-o-link Drive extended south
- Improve Mediterranean Boulevard intersection
- American Senior High
- West entry to American Senior
- Connection to 67th Avenue

24

63. 2005 Aerial photography
 64. Illustrative plan detail
 65. Detail of Bob-o-link Drive extension
 66. North Mediterranean Boulevard and 67th Avenue intersection detail



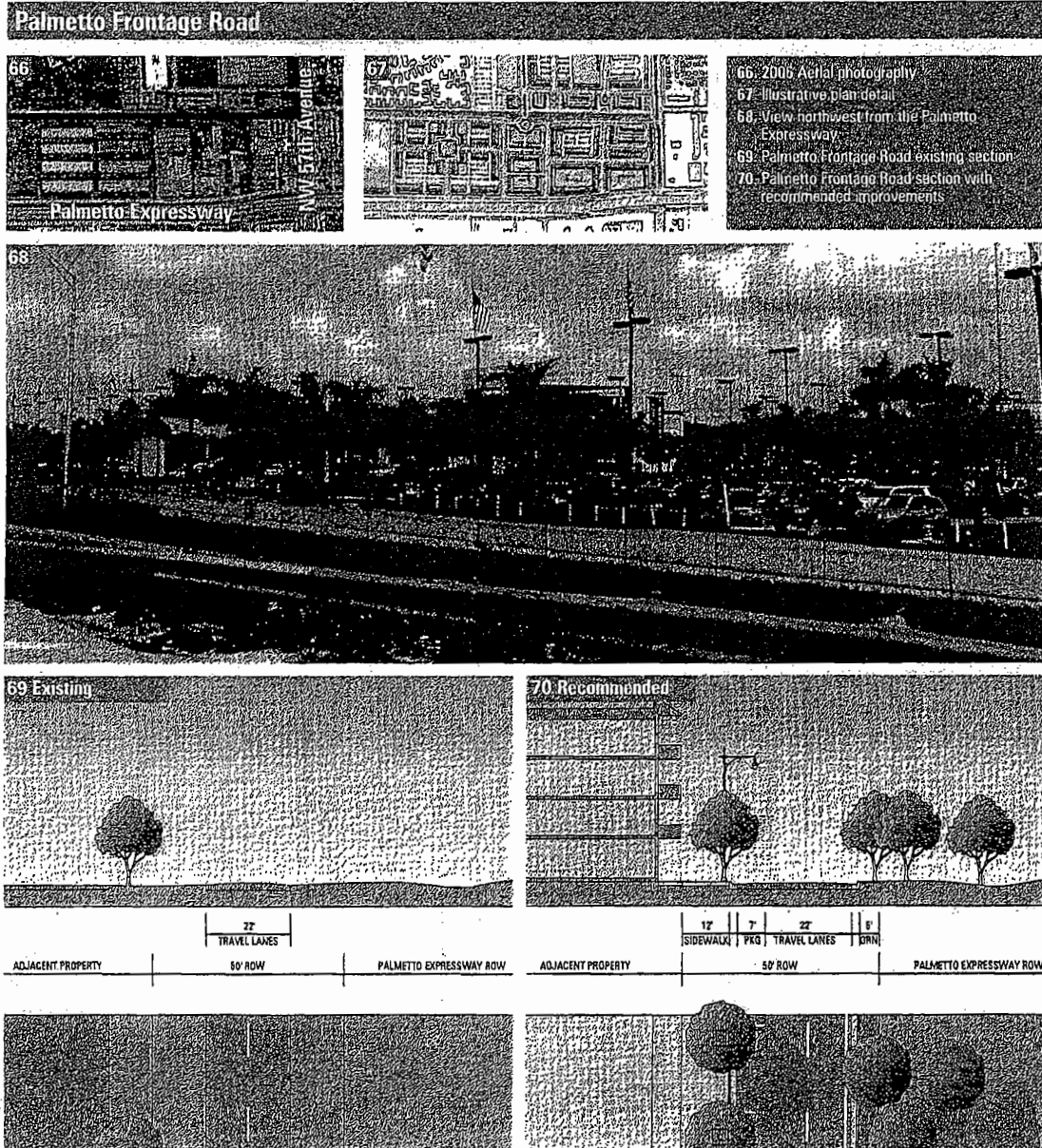
- SPECIFIC RECOMMENDATIONS

Connectivity Improvements continued

Palmetto Frontage Road The westbound frontage road along the Palmetto Expressway is both unattractive and congested, particularly at the exit ramps from the Palmetto at 57th and 67th Avenues. This road should be improved with street lighting, street trees, and sidewalk on the north side of the road as shown in Figure 70. The enhancement of this roadway as recommended here would compliment the redevelopment of the automobile dealerships discussed above as well as provide a greatly improved 'face' to the Country Club area as seen by the thousands of daily travelers on the Palmetto Expressway.

Palmetto Frontage Road Extension An unused 50-foot right-of-way exists on the north side of the Palmetto Expressway that would allow the continuation of the Palmetto frontage road west to NW 77th Court. The presence of the frontage road and access points from NW 168th Street, west of NW 67th Avenue, will serve to decrease the number of cars that use the 67th Avenue interchange. These access points will serve a similar purpose for exiting vehicles, which may use them instead of the NW 67th Avenue intersection.

5

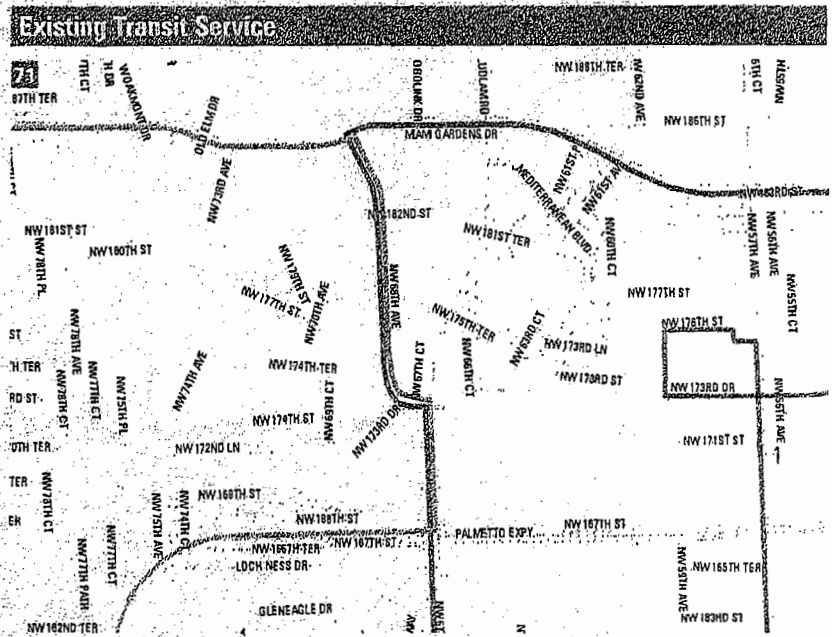


Transit Improvements

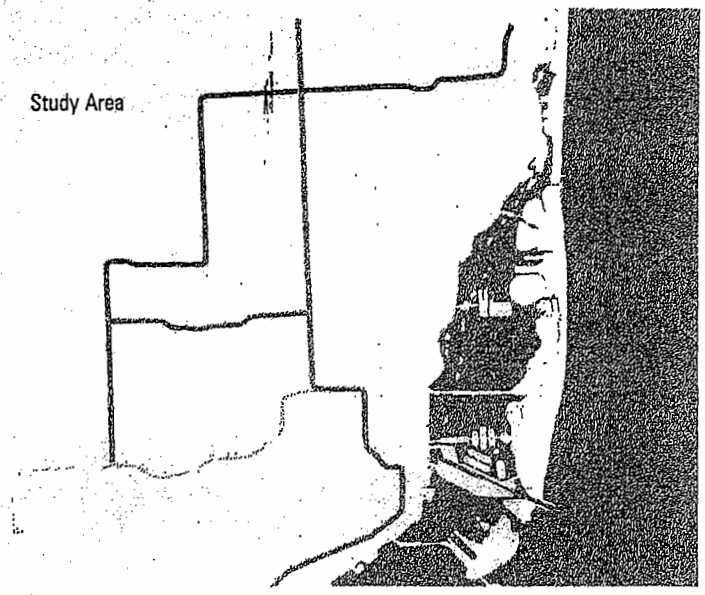
As a result of the recent addition of two new routes, the study area is well served by bus transit service. In addition to routes 83 and 75, the 183rd Street MAX provides limited stop service along Miami Gardens Drive to Aventura Mall every 30 minutes weekdays. Route 175 provides express service south to the Palmetto Metrorail station on the Palmetto Expressway and north to Pembroke Lakes Mall via I-75. Route 75 has recently been modified to serve the Wal-Mart Supercenter, but this primarily benefits transit users east and south of the study area.

Bus Service During the charrette, many participants requested a circulator bus route to connect the residential areas around the south course, the Miami Lakes Town Center, the commercial area along 57th and 59th Avenues, as well as the park-and-ride recommended to be located on Miami Gardens Drive. Miami-Dade Transit should further analyze ridership patterns in the area to determine the most effective routing and include this service in the Transit Development Program.

Metrorail Service In addition to requests for improved bus service, a desire for Metrorail service through the study area was also expressed. Illustrated in Figure 72 is a concept for a new Western-Northern Metrorail line that would operate from the proposed 87th Avenue station on the East-West Line to the Aventura area. This line would serve employment centers in the Airport West/Doral area, the densely populated areas of Hialeah that are poorly served by the existing Metrorail alignment, Miami Lakes, the Country Club area via 57th Avenue, heavily traveled Miami Gardens Drive, connect to the proposed North Corridor Metrorail Extension at 27th Avenue, and serve the Biscayne Boulevard corridor in Aventura. Such a line would take many years to realize but the benefits to these areas not currently or planned to be served by Metrorail would be significant. The feasibility of providing Metrorail service through these areas should be further studied.



- 183rd Street MAX
- 83
- 75
- 175
- Existing Metrorail Service
- Earlington Heights-FIU
- North Corridor
- Western-Northern Line



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IMPLEMENTATION

A plan of this type, which necessarily involves both public and private property owners, as well as numerous public agencies at different levels of government will be challenging to implement. The start of the implementation process is to prioritize the recommendations and have the Charrette Plan Report accepted by the Board of County Commissioners.

Ongoing Implementation

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A significant implementation program is the Building Better Communities Bond Program approved by the voters in November 2004. The program, starting in 2005/2006, commences with an initial \$250 million project list, of a total \$2.9 billion bond program, that includes infrastructure and quality of life improvements. For the charrette area, several drainage improvement projects are included and are scheduled to begin in the next few years. Although not within the charrette study area, the bond program includes constructing pedestrian and vehicular improvements to the Park and Recreation tract (Ferri property) on the north side of Miami Gardens Drive at Old Elm Drive. Enhancements to the former driving range however are not currently included in the bond program. Enhancements to the driving range that as recommended in this report could be requested as a capital improvement project reviewed, planned and implemented by the Park and Recreation Department.

The Transportation Improvement Program (TIP) by the Metropolitan Planning Organization (MPO) specifies specific projects, time tables as well as funding for proposed transportation improvement projects programmed to be implemented County wide forecast for a five year period. The program currently proposes several resurfacing projects and intersection signalization within the Country Club/ Palm Springs North charrette area. Transportation planning studies, such as congestion management, transit improvements, and roundabouts may be requested for inclusion in the Unified Planning Work

Program (UPWP) to the MPO.

The above three implementation programs, Building Better Communities Bond Program, Park and Recreation proposed capital improvement projects and the Transportation Improvement Program (TIP) are but a few of the programs available for implementation. Other programs such as special taxing districts that typically include landscaping and street lighting, programmed corridor improvements through the Public Works Department and redevelopment by private developers are additional programs that could be considered as an implementation resource.

Implementation, by its very nature, much like this written document and its recommendations necessitates the continued involvement of citizens and property owners in the charrette area as well as public agencies. It reflects the community concerns and the realization of its opportunities and goals as well as contributes to the health, safety and welfare of the area. For that reason, it is imperative the community remain involved to ensure identity, quality and success for the Country Club/ Palm Springs North area.

Prioritization

Opposite is a table summarizing the recommendations of this Charrette Area Plan Report. Some of these recommendations may be implemented in a short time frame by the County or property owner while others may require joint development between agencies and property owners. Some recommendations are dependent on other recommendations being implemented. For each recommendation, participating agencies as well as possible funding sources are identified.

Over the long term, the Charrette Plan will be seen as successful only if there is a concerted effort and coordination on the part of the community and government agencies to see its recommendations through to implementation.

PRIORITIZATION OF RECOMMENDATIONS

Recommendation	Participating Agencies	Dependent on other Recommendations?	Potential Funding Sources	Time Element	Priority Ranking (determined by Steering Committee)
South Course Improvements					
General Improvements/Amenities					
1. Provide lush tropical landscaping to be introduced on all the park parcels (p.9)	P&R		P&R	Short	40
2. Create various themes to the park gazebo/shelter buildings from various countries (p.9)	P&R		P&R	Medium	47
3. Provide active uses such as basketball, baseball, tennis, courts, and a multipurpose ball field on the former driving range (p.9)	P&R		P&R	Short	
4. Connect the entire course with walking trails, bike paths and pedestrian walkways (p.9)	P&R		P&R	Short	
5. Provide pedestrian scale lighting all along the trails inside the parks (p.9)	P&R		P&R	Short	
6. Provide barbecue grills, picnic shelters and restrooms along the trails and walkways (p.9)	P&R		P&R	Short	
7. Create a dog park within the FPL easement (p.9)	P&R		P&R	Medium	
8. Provide a police substation and community center at the South Course Clubhouse with a library and computer stations (p.9)	MDPD, MDPLS		QNP	Long	
9. Provide a corner store/kiosk building at the former driving range as a park amenity (p.9)	DP&Z		Private	Medium	
Waterways					
1. Bridges or other structures spanning one or more of the waterways (p.9)	P&R		P&R	Long	18
Trails					
1. Retained and expanded throughout the course property to link separate parcels (p.9)	P&R		QNP	Medium	12
2. Restore easements that link parcels (p.9)	PW/P&R		P&R	Short	
3. Benches, lighting and covered shelters should be provided along the trails (p.9)	P&R		P&R	Short	
4. ProY at various points along the trails (p.9)	P&R		P&R	Short	
Driving Range					
1. Provide a community center for surrounding area (p.9)	P&R		DF	Medium	15
2. Active uses to include tennis, basketball and soccer facilities (p.9)	P&R		P&R	Short	
Architectural Features					
1. Open-air pavilions and picnic shelters (p.9)	P&R		P&R	Short	8
Access from Surrounding Properties					
1. Reconfigure the transition from the course property to adjacent property (p.9)	P&R		P&R	Medium	8
2. Replace 8-foot wood fence with a low masonry wall topped by a metal picket fence (p.9)	P&R		QNP	Short	
Connectivity Improvements					
South Course Park Drive					
1. Drive to meander along the western boundary of the course connecting the access drive from middle school NN1 to NW 74th Avenue (p.13)	PW		PW	Medium	57
2. Provide extensive landscaping, including shade trees lining the roadway (p.13)	CIAB, PW		QNP	Short	

Acronyms

CARL	Florida Conservation and Recreational Lands Program	DP&Z	Department of Planning and Zoning
CDBG	Community Development Block Grant	FDOT	Florida Department of Transportation
CIAB	Community Image Advisory Board	IF	Impact Fees
CIP	Capital Improvement Program	L RTP	Long Range Transportation Plan
DF	Commission Discretionary Funds	M-DCPS	Miami-Dade County Public Schools
DERM	Department of Environmental Resource Management	MDHA	Miami-Dade Housing Agency

MDPLS	Miami-Dade Public Library
MDT	Miami-Dade Transit
P&R	Miami-Dade Parks and Recreation
PW	Public Works
RAAM	Right of Way Aesthetics Asset Mgt
QNP	Quality Neighborhood Improvement Program

Time Frames

Short < 5 years
Medium 5-10 years
Long > 10 years

continued

- PRIORITIZATION OF RECOMMENDATIONS

Recommendation	Participating Agencies	Dependent on other Recommendations?	Potential Funding Sources	Time Element	Priority Ranking (determined by Steering Committee)
American Senior High and Extension of Bob-o-Link Drive					
1. Open the intersection at Mediterranean Boulevard (p.14)	PW		PW	Medium	21
2. The east entrance should provide full access with both an entrance and exit to the parking lot (p.14)	MDPS		M,DCPS	Short	
3. A connection northward from the north side of the school, by continuing Bob-o-Link drive south across Miami Gardens Drive to the American Senior campus (p.14)	PW		PW	Medium	
4. Continue connection south along the edge of the athletic field and provide an access point at 67th Avenue (p.14)	PW;M,DCPS		IF	Medium	
Connection east from the Moors					
1. An additional access (p.13)	DP&Z, PW		Private	Short	8
Palmetto Frontage Road/Interchange Improvements					
1. Improvements to the road should include street lighting, street trees, and a sidewalk on the north side of the road (p.15)	PW		PW, RAAM	Short	5
2. Utilize 50-foot right-of-way on the north side of the Palmetto Expressway allowing for a continuation of the frontage road west to NW 77th Court (p.15)	PW		PW	Short	
3. 68th Avenue and 173rd Drive right-of-way landscaping improvements in cooperation with adjoining property owners (p.5)	PW		QNIP, Private	Short	
Golden Glades Canal Access					
1. A new street along the Golden Glades Canal to provide east-west connectivity (p.13)	PW		PW	Long	
2. A landscaped pedestrian path is recommended on the maintenance easement along the north bank of the canal (p.13)	PW		RAAM, QNIP	Medium	
Corridor Improvements					
67th Avenue					
1. Additional turning lanes and exit ramp lanes constructed at the Palmetto Expressway Interchange (p.5)	FDOT		FDOT	Medium	51
2. □ 169th Street (p.5)	PW		PW	Medium	
68th Avenue					
1. Bus pull-out bays at the most heavily-used stops along this street (p.5)	MDT		TIP	Medium	22
2. Provide a median for landscaping (p.5)	PW		RAAM, CIAB	Short	
3. 68th Avenue and 173rd Drive right-of-way landscaping improvements in cooperation with adjoining property owners (p.5)	PW		RAAM, CIAB, Private	Short	
179th Street					
1. Replace existing painted median with a median that is landscaped (p.5)	PW, CIAB		RAAM, PW	Short	
2. Replace existing stop-controlled intersection with a roundabout at the intersection of 68th Avenue (p.5)	PW		PW, CIAB	Medium	
77th Court/169th Street					
1. Roundabout at the intersection (p.8)	PW		PW, CIAB	Medium	6
2. Dedicated right-turn lanes separate from center circulating roadway and pedestrian crosswalks to the north and east legs of roundabout (p.8)	PW		PW	Medium	
3. In the center island of the roundabout an appropriate monument to mark the entrance into the Palm Springs area from the east (p.8)	CIP		CIAB	Medium	

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continued

Recommendation	Participating Agencies	Dependent on Other Recommendations?	Potential Funding Sources	Time Element	Priority Ranking (determined by Steering Committee)
Miami Gardens Drive					
1. Installation of traffic signal at 75th Place (p.7)	PW		PW	Short	9
2. Build a park-and-ride lot under FPL power lines south of Miami Gardens Drive (p.7)	MDT		MDT	Long	9
3. Entrance feature at Peters Pike Canal (p.7)	CIP		CIAB	Medium	9
Transit Improvements					
Bus Service					
1. Establish a circulator bus route to connect the residential areas around the south course, Miami Lakes Town Center, the commercial area along 57th and 59th Avenues, as well as the park and ride recommended to be located on Miami Gardens Drive (p.16)	MDT		MDT	Short	14
Metrorail Service					
1. Initiate a study of the feasibility of extending service through the area (p.16)	MDT		LTRP	Long	14
Town Center					
Main Street					
1. Locate Main Street in the area west of Wal-Mart Supercenter on 57th Avenue (p.11)	DPEZ		Private	Long	60
2. Build upon existing street network to develop into series of blocks and squares (p.11)	DPEZ, PW		PW	Long	60
3. Town center is anchored on a Waterway plaza that features linear lagoon from 57th to 59th Avenues lined on each side with shaded walkways and seating areas (p.11)	DPEZ		Private	Long	60
Auto Sales/Palmetto Frontage					
1. Improve frontage road with sidewalks, street trees and street lighting (p.15)	PW		PW, RAAM	Short	14
Industrial Area					
1. Establish architectural guidelines and improve street edge treatment of industrial properties (p.11)	DPEZ		Private	Medium	14

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Acronyms

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RAAM	Right of Way Aesthetics Asset Mgt
QNIP	Quality Neighborhood Improvement Program

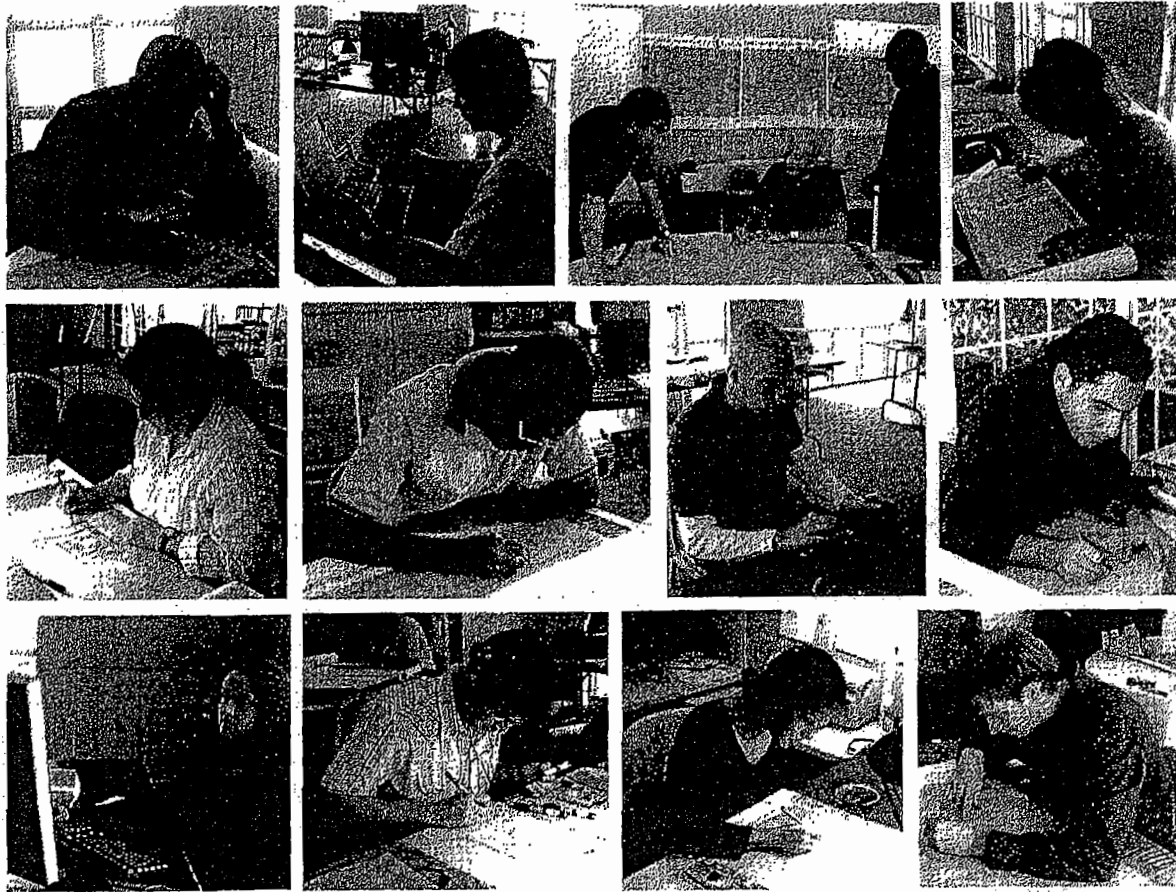
Time Frames
Short < 5 years
Medium 5-10 years
Long > 10 years

Thanks to all who spent their Saturday helping to create the vision for the future of the Country Club/Palm Springs North area:

Michael Arnold	Sonia Gonzalez	Walter Mora
Carmen Barboza	Lena Hansen	Rolando Pajon
Ricardo Campos	Eric Hanson	Michelle Philippeaux
Jairo Castillo	Mark Heiniær	George Prezu
Jonnia Castillo	Marilyn Hodgkins	Leidys Rendon
Guillermo Castillo	Teiko Koide	Alicia Rodriguez
Charlayne Thompkins	Isabel Landrau	Alina Rosquete
Sonia Cheekes	Michael Levine	Leticia Ruelas
Pat Collado	Rozi Lingerman	Nelson Sastoque
Tom Crews	Armando Lobo	Jacky Shepard
Maria Cruz	Orfa Lontoño	Clay Taraleeou
Nickerson Dalton	Marva Lopez	Angela Taraleeou
Richard Freeman	Andy McCall	Claribeth Tozo
Maureen Friedman	Jamal McFadden	Carielia Walsh
Julio Garuz	Ragglio Meder	Diane Waters

Department and Agency Liaisons

Zafar Ahmed <i>Community and Economic Development</i>	Barbara Falsey <i>Park and Recreation</i>	Elva Marin <i>General Services Administration</i>
Alice Bravo <i>Florida Department of Transportation</i>	Rick Ferrer <i>Historic Preservation</i>	Delfin Molins <i>Public Works</i>
Cornelius Allen <i>Solid Waste Management</i>	Clinton Forbes <i>Transit</i>	Karen Moore <i>UTF</i>
Ivonne Andres <i>Transit</i>	Liliana Garcia <i>Miami-Dade County Public Schools</i>	Mania Nardi <i>Park and Recreation</i>
Michael Anderson <i>Team Metro</i>	Tomas R. Goicouria <i>Water and Sewer</i>	Stephen Nini <i>Historic Preservation</i>
Maria Batista <i>Transit</i>	Armored Guishard <i>Transit</i>	Jose Perez <i>General Services Administration</i>
Seraphin Bernard <i>Transit</i>	Eric Hansen <i>Park and Recreation</i>	D. Phipper <i>Miami-Dade County Public Schools</i>
Jennifer Blattman <i>Park and Recreation</i>	Mark Heinicke <i>Park and Recreation</i>	Joseph Scafuti <i>Housing</i>
Jeff Cohen <i>Public Works</i>	David Henderson <i>MPO</i>	Susan Schreiber <i>MPO</i>
Enrique Cuellar <i>Environmental Resources Management</i>	Rick Herrera <i>Housing</i>	Deborah Silver <i>Solid Waste</i>
Stephanie Daniels <i>Police</i>	David Hertzberg <i>Historic Preservation</i>	Robin Statfeld <i>Transit</i>
Marie Denis <i>CUA</i>	Edward Howett <i>Police</i>	Ana Utset <i>Team Metro</i>
Mayra Diaz <i>Transit</i>	Ivan Rodriguez <i>Miami-Dade County Public Schools</i>	Vivian Villaamil <i>Miami-Dade County Public Schools</i>
Ann Doyle <i>Miami-Dade County Public Schools</i>	Silvia Lopez <i>General Services Administration</i>	Bann Williams <i>Park and Recreation</i>
Joanie Engelmeyer <i>Fire Rescue</i>	Agustin Lugones <i>General Services Administration</i>	Robert Zabaro <i>Water and Sewer</i>



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Miami-Dade County

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Calvin, Giordano & Associates

Scott Brunner, Jeremy Calleros Gauger, Maria DeLeon Fleites, Gianno Feofi, Steven Fett, Harry Fulwood, Derrick Smith, Jose Venegas

Miami-Dade County Department of Planning and Zoning

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Subrata Basu, Assistant Director for Planning

Community Planning Section

Thomas Spehar, Interim Chief
Maria Crowley, Chief (Through 2005)
Shailendra Singh, Urban Design Center Section Supervisor
Natasha Alfonso, Principal Planner
Gianni Lodi, Principal Planner
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Amina Newsome, Senior Planner
Paola Jaramillo, Graphic Designer
Pablo Andrade, Planning Technician
Barbara DaSilva, Planning Technician
Gary Greenan, Consultant
Maria Guerrero, Administrative Secretary
Pamela Gibson, Office Support Specialist II

Metropolitan Planning Section

Mark R. Woerner, Chief

Planning Research Section

Charles W. Blowers, Ph.D. Chief

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*Project Manager

Approved _____ Mayor

Agenda Item No. 8(N)(1)(A)

Veto _____

07-18-06

Override _____

**OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
DADE COUNTY, FLORIDA**

RESOLUTION NO. R-869-06

RESOLUTION ACCEPTING THE LEISURE CITY/NARANJA LAKES CHARRETTE AREA PLAN REPORT INCLUDING ITS PLAN AND RECOMMENDATIONS AND AUTHORIZING THE PREPARATION OF THE NECESSARY AMENDMENTS TO THE CODE OF MIAMI-DADE COUNTY TO IMPLEMENT THE CHARRETTE'S PLAN AND RECOMMENDATIONS

WHEREAS, the Redland Community Council 14, the South Bay Community Council 15, elected officials, area residents and business owners worked together to build consensus on the future of the Leisure City/Naranja Lakes area; and

WHEREAS, the Department of Planning and Zoning held the Leisure City/Naranja Lakes Charrette from October 23 to October 29, 2004; and

WHEREAS, the Department of Planning and Zoning in coordination with the Leisure City/Naranja Lakes Charrette Steering Committee issued the Leisure City/Naranja Lakes Charrette Report in May 2005; and

WHEREAS, at their meeting of July 28, 2005, the members of the Leisure City/Naranja Lakes Charrette Steering Committee discussed and prioritized the Leisure City/Naranja Lakes Charrette Report's recommendations and forwarded to the Board of County Commissioners the Report and the implementing ordinance; and

WHEREAS, at their meeting of January 12, 2006, the members of the Redland Community Council 14 recommended the adoption and implementation of the Leisure City/Naranja Lakes Charrette Report; and

WHEREAS, at their meeting of February 6, 2006, the members of the Planning Advisory Board recommended adoption of the Leisure City/Naranja Lakes Charrette Report and endorsed its plan, recommendations, and implementing ordinance; and

WHEREAS, the Leisure City/Naranja Lakes Charrette Report is consistent with the County's Comprehensive Development Master Plan; and

WHEREAS, the Leisure City/Naranja Lakes Charrette Report promulgates recommendations and guidelines to influence form and character of future development within the Leisure City/Naranja Lakes area; and

WHEREAS, the County wishes to accept these recommendations and guidelines; and

WHEREAS, further implementation of the Charrette/Area Plan guidelines requires changes to existing zoning provisions of the Code of Miami-Dade County,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, this Board hereby accepts the Leisure City/Naranja Lakes Charrette Report, including its plan and recommendations, and authorizes the preparation of the necessary amendments to the Code of Miami-Dade County to implement the Charrette's plan and staff recommendations.

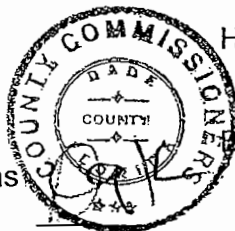
The foregoing resolution was offered by Commissioner **Sally A. Heyman**, who moved its adoption. The motion was seconded by Commissioner **Dennis C. Moss** and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman	aye		
Dennis C. Moss, Vice-Chairman	aye		
Bruno A. Barreiro	absent	Jose "Pepe" Diaz	aye
Audrey M. Edmonson	aye	Carlos A. Gimenez	aye
Sally A. Heyman	aye	Barbara J. Jordan	absent
Dorrin D. Rolle	aye	Natacha Seijas	aye
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 18th day of July, 2006. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

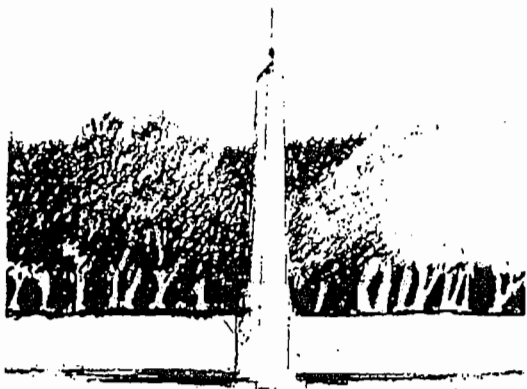


By: **KAY SULLIVAN**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Dennis A. Kerbel

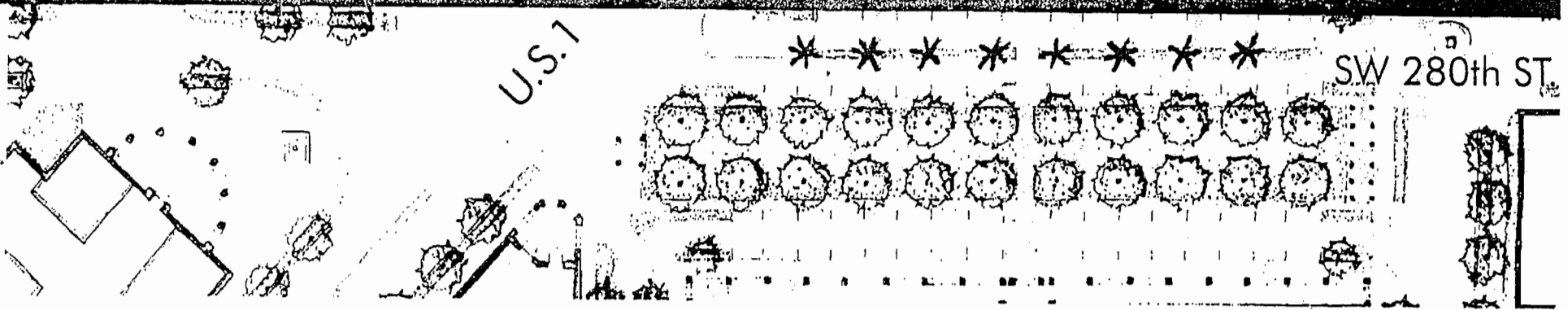
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The Leisure City/Naranja Lakes

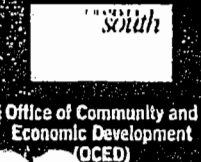
Charrette Area Plan Report

A Citizens Vision Plan



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May 2005
Miami-Dade County
Department of Planning and Zoning
Community Planning Section
Urban Design Center



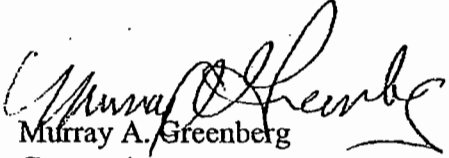


MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: July 18, 2006

FROM: 
Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 8(N)(1)(A)

Please note any items checked.

- "4-Day Rule" ("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
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Memorandum



Date: July 18, 2006
To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

Agenda Item No. 8(N)(1)(A)

From: 
George M. Burgess
County Manager

Subject: Proposed Resolution Accepting the Leisure City/Naranja Lakes Charrette Report

RECOMMENDATION

It is recommended that the Board adopt the attached resolution accepting the Leisure City/Naranja Lakes Charrette Report, including its plan and recommendations, and authorizing the preparation of the necessary amendments to the Code of Miami-Dade County to implement the Charrette's plan and recommendations.

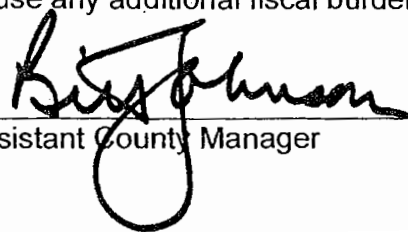
BACKGROUND

The Office of Community and Economic Development (OCED), through its 2004 Action Plan, as approved by the Board, funded an area plan/charrette for the area designated as the Leisure City/Naranja Lakes Neighborhood Revitalization Strategy Area (NRSA). The Leisure City/Naranja Lakes NRSA is generally located along the east side of Old Dixie Highway between SW 280 and SW 296 Streets in southern Miami-Dade County. In addition, the Comprehensive Development Master Plan (CDMP) designates a portion of this area as the Leisure City Community Urban Center (CUC). The CDMP states that CUCs are moderate-intensity "design-unified areas that contain a concentration of different urban functions integrated both horizontally and vertically."

The Department of Planning and Zoning, in cooperation with Chamber South, held the Leisure City/Naranja Lakes Charrette from October 23 to October 29, 2004, and, upon completion of the planning process, issued the Leisure City/Naranja Lakes Charrette Report in May 2005. The Report contains the Citizens' vision for the growth and development of the Leisure City/Naranja Lakes NRSA and CUC area in Commission Districts 8 and 9.

FISCAL IMPACT

All the recommendations provided in the Leisure City/Naranja Lakes Charrette Report, unless noted otherwise, are not funded and remain so until their inclusion in the County budget or, if applicable, until funded by another implementing entity. Acceptance of this Report shall not cause any additional fiscal burden to Miami-Dade County.


Assistant County Manager

Acknowledgements/Statement of Legislative Intent

Acknowledgements

Charrette Steering Committee

Alfonsina Sergio	Jim Perez	Ray Ramirez c/o Irene Barr
Ana Sixto	John Faity	Rev. Benito Perez-Lopez
Andrew M. Alonge	Josefina McCarty	Rev. Narciso H. Montas
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Esteban Sepulveda	Melva Inman	William Gonzalez
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Gladys Ellin	Mike Gonzalez	Yvelice & Mike Gonzalez

Statement of Legislative Intent

This statement is applicable to these recommendations in its entirety and is declared to be incorporated by reference into each part thereof.

1. Nothing in the recommendations of the Leisure City/Naranja Lakes Charrette Report ("the Report") shall be construed or applied to constitute a temporary or permanent taking of private property or the abrogation of vested rights as determined to exist by the Code of Miami-Dade County.
2. The recommendations of the Report shall not be construed to preempt considerations of fundamental fairness that may arise from their strict application. Accordingly, these recommendations shall not be deemed to require any particular action where they are incomplete or internally inconsistent, or that would constitute a taking of property without due process or fair compensation, or would deny equal protection of the laws.
3. The recommendations of the Report are intended to set general guidelines concerning its purposes and contents. They are not a substitute for land development regulations.
4. The recommendations of the Report contain long-range policies for the redevelopment of the Leisure City/Naranja Lakes area. Nothing in these recommendations shall require the immediate changing of existing uses or structures. It is the intent of these recommendations that they be applied as redevelopment occurs naturally or is precipitated by the destruction of the property to the extent that redevelopment in its original form is not economically feasible. The recommendations of the Report are not intended to preempt the processes whereby applications may be filed for relief from land development regulations.



Carlos Alvarez, Mayor

BOARD OF COUNTY COMMISSIONERS

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Harvey Ruvin, Clerk of Courts
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Diane O'Quinn Williams, Director
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The Leisure City/Naranja Lakes Charrette Report was made possible with the assistance of: Chamber South, the Office of Community and Economic Development (OCED) and South Florida Regional Planning Council.

This Report prepared by:
Miami-Dade County
Department of Planning and Zoning
Community Planning Section
Urban Design Center
May 2005

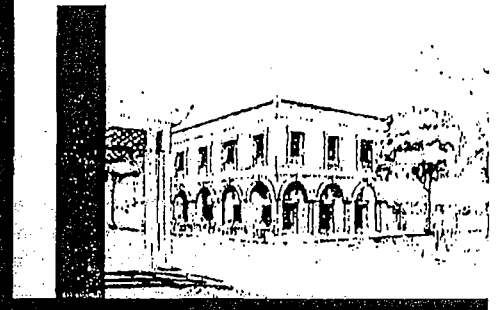
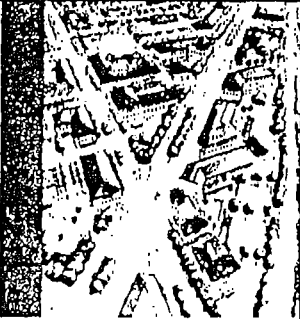


CHAMBER
South

The Leisure City/Naranja Lakes Charrette Area Plan Report

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POINTS OF INTEREST

1. Proposed Waterfront Entertainment District Revitalization
2. Proposed Town Center-SW 280th ST. Main Street
3. Proposed Coral Castle Neighborhood Revitalization
4. Proposed Royal Colonial Park Neighborhood Revitalization
5. Proposed Farm Workers Village Revitalization
6. Proposed Leisure Park Neighborhood Revitalization
7. Proposed Leisure Lakes Park Neighborhood Revitalization
8. Proposed South gateway to Leisure City/Naranja Lakes
9. SW 280th ST. Future South Miami-Dade Busway Station, possible Transit Station
10. Potential Police Station
11. Potential Community Center
12. Future Naranja Lakes Library
13. Potential Recreation Building
14. Modelo Wayside Park
15. Modelo Park
16. Future Mandarin Lakes K-8 Center
17. Leisure City K-8 Center
18. South Dade Skills Center

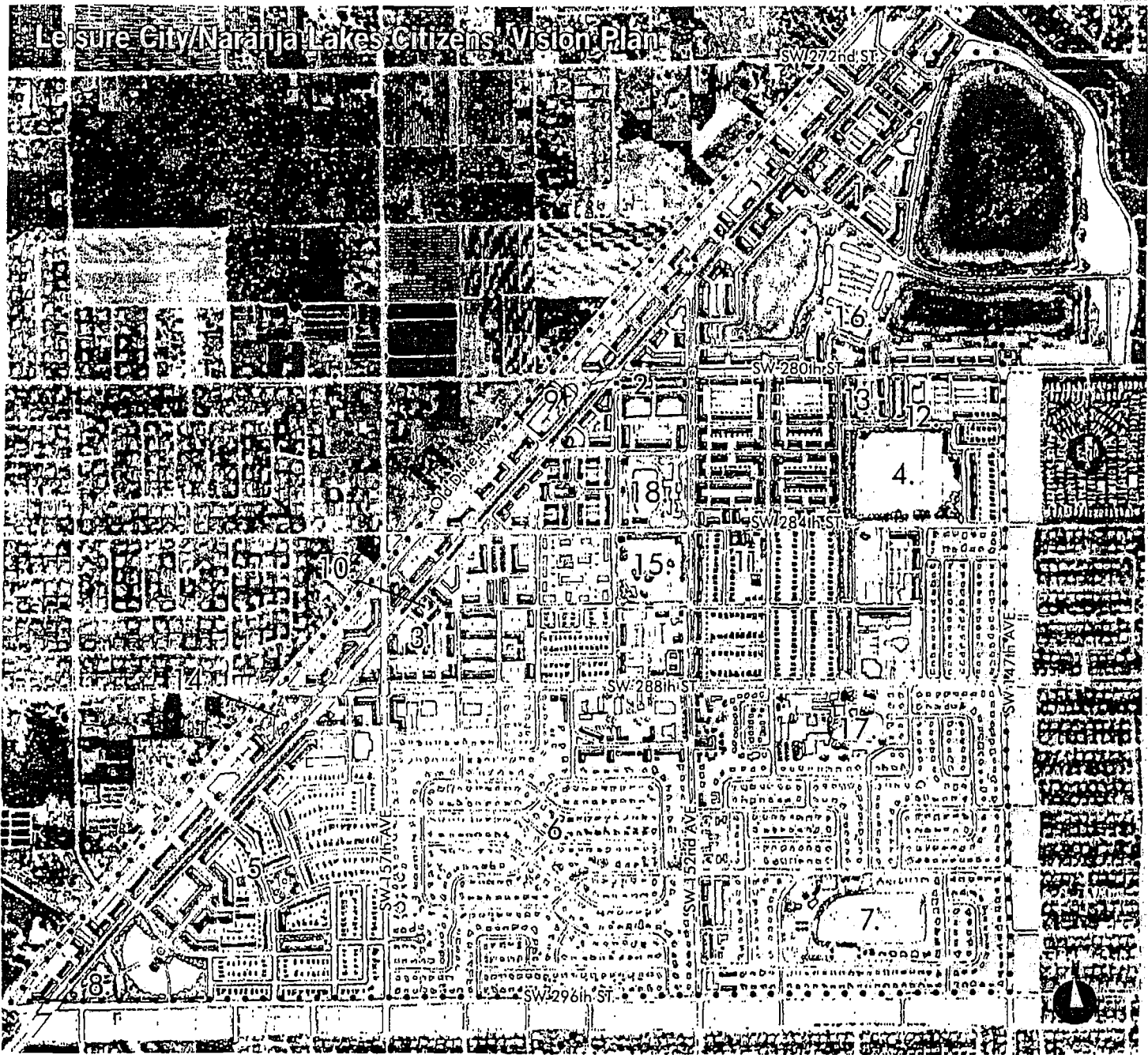


Figure 1. Citizens' Vision Plan

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Charrette Process

The Leisure City/Naranja Lakes Citizens' Vision Plan (Figure 1) is the result of a design workshop called a charrette. A charrette is a creative process where residents, stakeholders, elected officials, and staff from local governments and agencies have the opportunity to collectively participate in the development of a vision for the future of a specific area. It is an effective way to engage a community and develop consensus on issues and concerns in an area. The main activity of the charrette is the design workshop, where participants create their own 'Citizens' Plans.' The design workshop is kicked off by a collective brainstorming of ideas by residents discussing things they liked about their own community, uncovering common goals & dreams for the future, and developing consensus on various issues. All ideas, from the practical to the whimsical, are welcomed and are compiled into a list of 'Citizens' Requests'. These requests and the Citizens' Vision Plans created during the design workshop, are used as the source for the design concepts and recommendations developed in further detail over the following week by the charrette design team. After a week of intensive design work, a presentation is made to the community based on the citizens' common vision.

This Area Planning Process 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 transit supportive communities containing a variety of uses, housing types and public services.

The Leisure City/Naranja Lakes Charrette

The Leisure City/Naranja Lakes Charrette took place Saturday, October 23, 2004 at the Irving & Beatrice Peskoe Elementary School (29035 SW 144 Av) near the study area and was well attended by residents, property and business owners representing a diverse cross-section of the community. For a week, the design team worked in an office building (27501 S. Dixie Highway) within the study area further developing the ideas presented and requests made during the design workshop. During the week, the public was welcomed to participate in the design process and interested residents were able to observe and interact with the design team. Urban designers and staff from Miami-Dade County's Urban Design Center assisted citizens in studying the many challenges faced by the community and recommended specific solutions. These proposals and preliminary recommendations were shown in a presentation to the community on the evening of Friday, October 29, 2004.

A series of presentations by County staff will be conducted in the first half of 2005. This will be a time for citizens to provide further input and direction, and will represent the first step toward the implementation of the Leisure City/Naranja lakes Area Plan.

The Citizens' Vision Plan is a tool for generating significant change within the Leisure City/Naranja Lakes area. This report presents an attainable vision that is based on the citizens' input during the charrette.



Executive Summary

The need to develop a vision for the revitalization of Leisure City/Naranja Lakes grew out of Miami-Dade County's area planning process in recognition of the unique characteristics of this area. Leisure City/Naranja Lakes is specifically designated as a Neighborhood Revitalization Strategy Area (NRSA) by the Office of Community and Economic Development (OCED) and has been determined to be an area that is in need of revitalization. The Leisure City/Naranja Lakes Charrette Area Plan is the citizens' vision for the enhancement of this OCED NRSA. The study itself has been funded with Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funds and is intended to develop a coordinated plan for the Leisure City/Naranja Lakes area. OCED will then be able to concentrate improvement efforts in this area by providing the community development programs that will benefit the area residents. In addition, part of the study area falls within the Naranja Lakes Community Redevelopment Agency (CRA). The Naranja Lakes CRA has the ability to "capture" the tax revenues generated by the increasing value of property within its boundaries and can utilize those funds to improve infrastructure, landscaping, and streetscapes. It is anticipated that the public investment will thus attract and promote new private investment in the Naranja Lakes community.

The Leisure City/Naranja Lakes area is also one of several important communities along the U.S. 1 / South Miami-Dade Busway corridor that has been designated as a Community Urban Center (CUC) on the Miami-Dade County Comprehensive Development Master Plan (CDMP) Land Use Plan map. While there is a hierarchy of intensity for the urban centers - regional, metropolitan and

community, CUCs are much smaller in scale and serve a much more localized area with a diversity of uses and activities. These designated community urban centers are encouraged to become the center of intense business and residential development around which a more compact and efficient urban structure will evolve with residential densities occurring along the edge. Urban centers are places where people can live, work and shop within a convenient walking distance while having access to other areas of Miami-Dade County by way of the rapid transit system. Urban centers should have their own identity, mix of residential and business uses, architectural character and sense of place. The CDMP states that, "urban centers should be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design."

Study Area

The boundary of the study area for the Leisure City/Naranja Lakes Charrette was finalized a few months prior to the design workshop by a steering committee, which is composed of several property owners and stakeholders of the area. The area is defined on the north by SW 272nd Street, Old Dixie Hwy on the west, SW 147th Avenue on the east, and SW 296th Street on the south. The steering committee felt it was important to include part of the Naranja Lakes CRA, the OCED NRSA, and the designated CUC area as part of the overall study area. Their main goal was to document, support and coordinate all existing and future revitalization efforts for the study area within the Leisure City Charrette Area Plan. The steering committee decided to not include the entire CUC circle in the study area because they wanted to focus on development within the NRSA designated area and encourage intensity west of Old Dixie Hwy.

Citizens' Vision Plan Highlights

Based on the requests and suggestions made during the design workshop, the Citizens' Vision Plan includes the following main concepts:

- To develop a pedestrian-friendly town center and main street around the South Miami-Dade Busway station located at SW 280th Street and U.S. 1.
- To establish a transit-oriented development in proximity to the South Miami-Dade Busway with mixed-use amenities such as restaurants and shops.
- To redevelop and restore obsolete buildings with new structures that respond to the community's vision.
- To enhance open spaces, create pocket neighborhood parks and revitalize the existing Leisure and Leisure Lakes Parks.
- To transform the US1 corridor area as a signature district and develop entrance features announcing the arrival to an important community center.
- To develop the Royal Colonial Park area as a unified campus like setting, with affordable housing, a library, a school and a multi-purpose recreational facility all within walking distance of each other.
- To redevelop the Naranja Lakes Shopping Center area into a regional waterfront entertainment district that provides mixed-use and a retail center destination.
- To create clearly identifiable neighborhoods that are physically and visually linked to each other.
- To improve streets by providing sidewalks, lighting and shade trees.
- To enhance Economic Development
- To provide a variety of housing

Introduction



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General Land Use Policies

The CDMP

Since the Comprehensive Development Master Plan (CDMP) was first adopted in 1975, certain areas within Miami-Dade County have been identified as suitable for higher density and mixed land uses. These areas were initially designated in the Land Use plan as Activity Centers and later as Urban Centers. Policies establishing requirements for the location of these centers and guidelines for development in these areas are included in the Land Use Element of the CDMP.

In an analysis of the typical development patterns, the 1995 Evaluation and Appraisal Report (EAR) for the Land Use Element recognized the inefficient use of both residential and non-residential land throughout the County. The findings showed that the County would soon deplete its supply of developable land within the Urban Development Boundary (UDB) if a conscious effort were not made to increase the average residential density. In order to provide for and encourage higher density development, the EAR recommended that the Activity Centers provision in the CDMP be expanded to include community-scaled centers in addition to the existing Regional and Metropolitan centers. The recommendations included requirements for high quality urban design within these centers and, as a result, renamed the Activity Centers to Urban Centers.

In addition, the 1995 EAR recommended that the County re-orient its area planning efforts toward producing Area Plans that emphasize land use and urban design for strategic areas such as 1) Metropolitan and Community Urban Centers, 2) business

nodes that are appropriate for higher densities, 3) important transportation corridors, and 4) infill areas with redevelopment potential. These recommendations were adopted in the 1996-97 cycle of amendments to the CDMP.

As a result, in 1998 the County conducted the Downtown Kendall Charrette and created its first Charrette Area Plan. Since then, the County has conducted 12 Charrette Area Plans for various neighborhoods throughout the County. Recommendations adopted by the Board of County Commissioners for each of these areas are in various stages of implementation.

Implementation of charrette recommendations are largely guided by the CDMP Land Use Element policies 9L and 9N which require that the County update its land development regulations in order to 1) encourage better planned neighborhoods and well designed buildings 2) to provide open space in the form of greens, squares and plazas 3) to provide for mixed uses 4) to encourage diversity of housing and building types 5) to allow on-street parking; and 6) to provide a range of street types and balanced accommodation of pedestrians, automobiles, and bicyclists.

Leisure City Community Urban Center

Florida Statutes require that all development within the County follow the CDMP and respect the underlying allowed land use designations and zoning districts. The CDMP (Figure 2) designates a portion of the study area east of US1 as Medium Density Residential, which allows a density range of

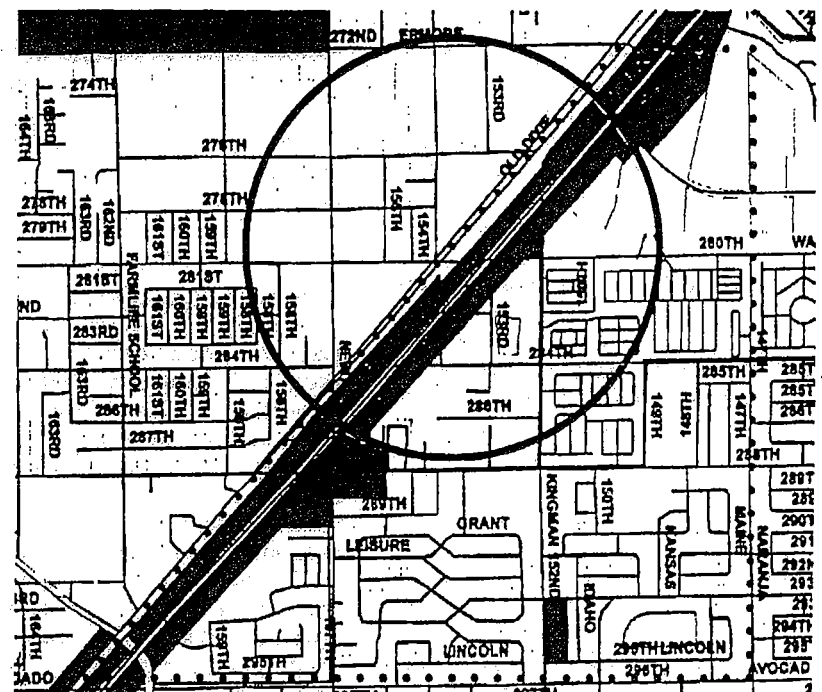
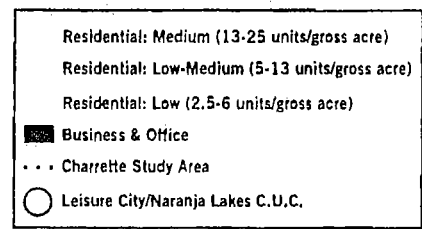


Figure 2. Comprehensive Development Master Plan (CDMP): 2005-2015



13-25 units/gross acre. Another portion east of US1 is designated Low-Medium Density Residential, which allows a density range of 5-13 units/gross acre. East of SW 157th Avenue is designated in the CDMP as Low Density Residential, which allows a density range of 2.5-6 units/gross acre. This category is for typical single-family areas. Along US1 within the study area, the future land use designation is Business and Office. This category allows a full range of sales and services, residential uses and the mixing of residential with commercial, offices, and hotel uses. However, because part of the study area contains a designated Community Urban Center, the density thresholds within the circle can be increased.

As shown in (Figure 2), the Leisure City Community Urban Center is located at the proposed SW 280th Street South Miami-Dade Busway Station. Within a half-mile radius of this point, the CDMP encourages pedestrian-oriented land uses that complement the transit facility now under construction. The CDMP further specifically requires that Urban Centers be developed "to create and identify a distinctive sense of place through unity of design and distinctively urban architectural character."

Existing zoning standards do not have the ability to allow distinctive urban districts to be built except on very large land parcels and developed as a unified project. The fragmentation of land and multiple ownership of properties that is typical in Urban Centers require that zoning standards be modified to allow places of urban character to grow, parcel-by-parcel, over time. Based on input received from the community during the charrette process, the recom-

mendations within this report will be used to create a new zoning district that implement the requirements and policies for Urban Centers and will allow and encourage the development of a pedestrian-oriented and mixed-use community.

History of the Area*

In the early 1900s a little more than a mile south of Naranja was an area called Modello. Along with Kendall, Perrine, Goulds, Naranja, Homestead and others, Modello arose in the vicinity of the railroad's right of way as it penetrated South Dade. Some of these areas stood near railroad stops and as they grew, the larger settlements claimed stations. Each of these settlements developed in a distinct way in the wake of the rail's entry. S.A. Murden, who was a salesman for the Model Land Company, owned property in Modello. In 1906, he platted his quarter section west of the Florida East-Coast Railroad Right-of-way. He applied for a postal facility and chose to name the town Modello. The post office was built just south of what is now Biscayne Drive (SW 288th Street). Although the Modello area was homesteaded in the early 1900s before the entry of the railroad, it remained small. It became an important shipping center for railroad ties during the building of the Key West Extension of the railway. Later, it became the site of the region's most important rock quarries. A school was built in the area in 1908, which was discontinued in 1916 after the construction of the Redland Farm-life School. A historic landmark within the area is the famous Coral Castle built by Edward Leedskalnin in the 1920s and 1930s (Figures 3-4). Nothing is left of the town of Modello except the name, which is still



Figure 3. Coral Castle, Department of Historic Preservation



Figure 3a. Coral Castle, Department of Historic Preservation



Figure 4. Ed Leedskalnin, Historical Museum of Southern Florida



Figure 5. Homestead Army Air Force Base, South Dade News-Leader

*History source:
A Journey Through Time: A pictorial history of South Dade by Paul S. George

Stories of life in South Dade beginning in 1912 by Charles Shoemaker

Introduction

used today, and a park (Modello Wayside Park) around one of the Florida East Coast Railway excavation lakes.

Leisure City originated in the early 1950s in the old Modello area. It is another suburban development that enjoyed its most significant growth in the decades that followed the reopening of the Homestead Air Force Base in the mid 1950s (Figure 5). The construction of the Cutler Ridge Shopping Center led to the employment of approximately 1000 people, which spurred the movement of people to South Dade. Unfortunately, on August of 1992 South Dade's progressive development was halted when Hurricane Andrew, a category-four storm with winds in excess of 130 miles per hour, swept over all of South Dade including the Leisure City area. The Homestead Airforce Base, which employed over 8,700 people, was devastated. Total farm losses in Dade County exceeded \$41 billion. Thousands of people were homeless and the Cutler Ridge Mall was severely damaged. Ever since the destruction caused by Hurricane Andrew, the Leisure City area, like much of South Dade proceeded with a slow and steady recovery and is taking years to redevelop.

The Present Condition

The Leisure City/Naranja Lakes Charrette study area is approximately 940 acres of which only 17 percent (160 acres) (Figure 6) are vacant land and 16 percent are roads (153 acres). It is generally bounded by SW 272nd Street on the north, SW 147th Avenue on the east, SW 296th Street on the south, and Old Dixie Highway on the west (Figure 7).

After the destruction of Hurricane Andrew, several communities were identified as Development Target Areas and became part of

a redevelopment plan called the Moss Plan. This plan, which was adopted by the Board of County Commissioners, recognized that these communities were neglected prior to the destruction of Hurricane Andrew and developed a set of goals and objectives that would delineate a new direction for rebuilding and establish specific action opportunities and priorities. The Leisure City/Naranja Lakes area was analyzed and a list of development goals was established. Short term goals included the acquisition of land to develop affordable housing that would become part of the existing and future housing stock. In addition, improvements to the existing parks and the establishment of a police sub-station at the old K-Mart shopping center was also identified.

Part of the study area falls within a Neighborhood Revitalization Strategy Area (NRSA) that has been designated by the Office of Community and Economic Development (OCED). NRSA's are designed to provide long-term improvements of a specified geographic area as well as provide for the economic empowerment of the low-and-moderate-income residents of that area. This is achieved through incentives and benefits granted to activities that promote the Neighborhood Revitalization Strategies. OCED administers Federal funding to support development in these areas that provide decent housing, expansion of economic opportunities and the preservation of historic properties. An additional eligible block group is immediately adjacent to the NRSA and has also been identified as a low-income area in need of physical improvement (Figure 7).

In addition, part of the study area also falls within the Naranja Lakes Community Rede-

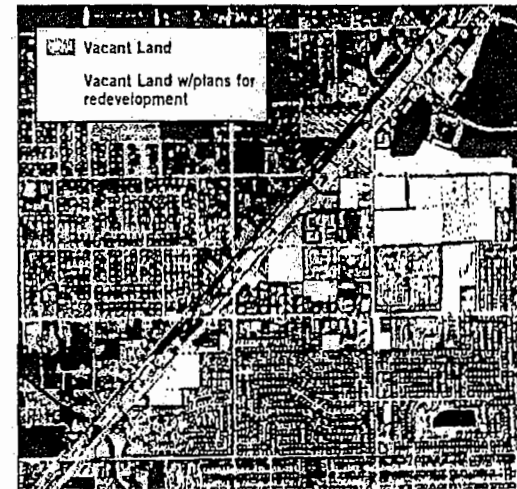


Figure 6. Vacant Land



Figure 7. Charrette Study Area Boundary

Land Use and Development Regulations

The existing land use map (Figure 8) illustrates that a great portion of the study area is designated single family residential, which is surrounded primarily by low-density multi family residential and institutional uses. Although a great portion of the land uses in the study area are identified as mobile home parks, only the one located along SW 288th Street remains today. The northern tip of the study area, north of Naranja Lakes Boulevard, is designated commercial as well as other areas along US1 and SW 152nd Avenue.

Zoning

The current zoning designations within the study area (Figure 9) are very close to the existing land use pattern. Along US1 and in the northern tip of the study area, for example, the prevailing zoning designations are BU1 and BU1 A, which permit business uses. In addition, a few industrially zoned uses are also allowed between US1 and Old Dixie Highway. Throughout the study area the prevailing zoning designation is RU-1, which allows single family residential. Immediately behind the business-designated zones is an area zoned for multi family residential. Table 1 has a complete list of the zoning districts allowed in the study area and shows the maximum allowed height and density.

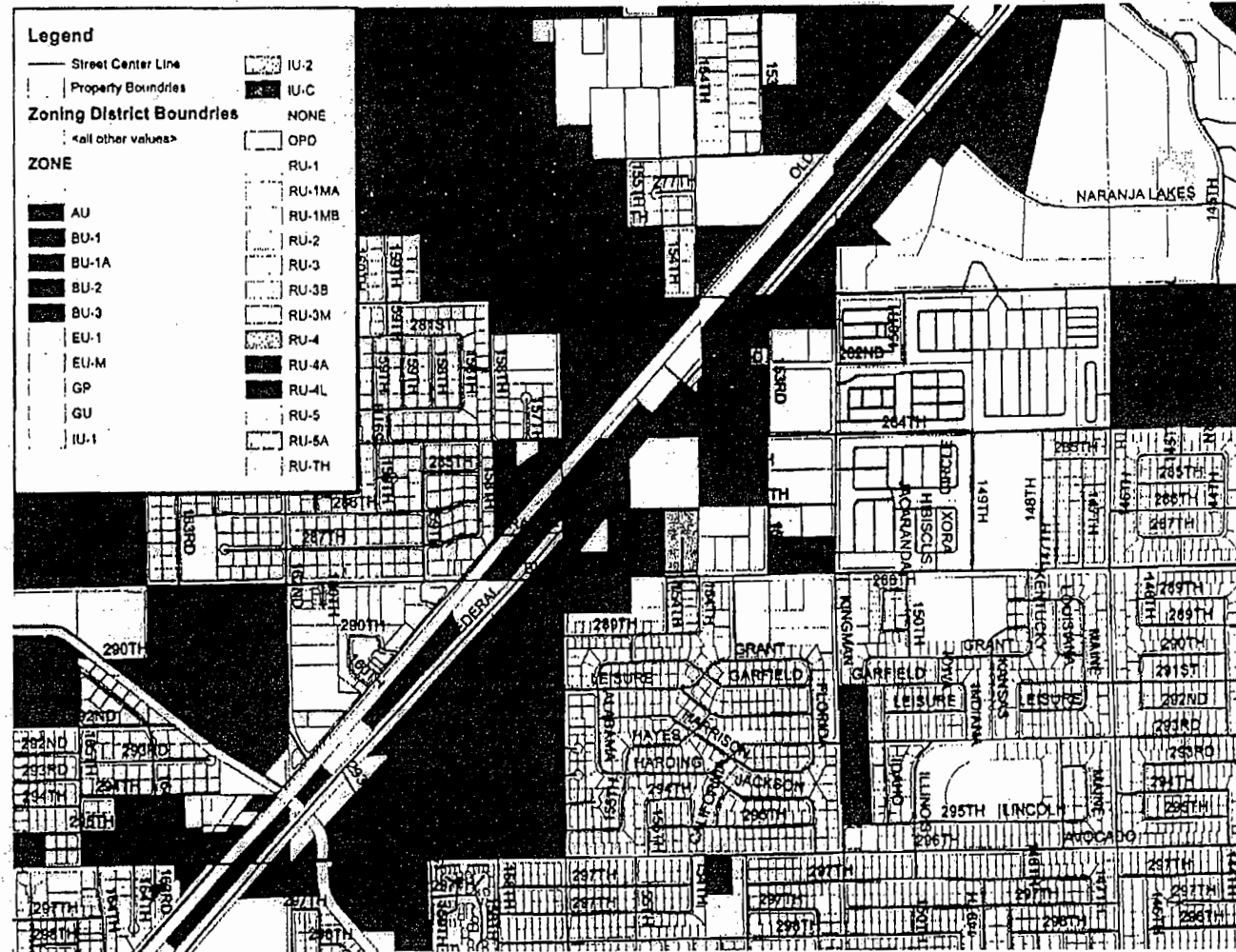


Figure 9. Existing Zoning



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Zoning Category	Description	Maximum Density Allowed	Maximum Height
RU-1	Single Family Residential	7,500 sf net	2 stories 35' high max.
RU-1MA	Modified Single Family Residential	5,000 sf net	2 stories 35' high max.
RU-2	Two-Family Residential	7,500 sf net	2 stories 35' high max.
RU-3	Four-unit Apartment	7,500 sf net	2 stories 35' high max.
RU-3M	Minimum Apartment House	12.9 units/net acre	2 stories 35' high max.
RU-4	High Density Apartments	50 units/net acre	(7)
RU-4A	Hotel Apartment House	Apartments 50 units/ net acre; Hotel/Motel 75 units/net acre	(7)
RU-4L	Limited Apartment House	23 units/net acre	6 stories 75' high max.
RU-4M	Modified Apartment House	35.9 units/net acre	8 stories 100' high max.
RU-5A	Semi-Professional Offices	10,000 sf net	2 stories 24' high max.
EU-2	Estates	1 family/5 gross acres	2 stories 35' high max.
BU-1	Business-Neighborhood	Residential: max. 50% of building floor area (1)	2 stories 35' high max.
BU-1A	Business-Limited	Residential: max. 50% of building floor area (2)	4 stories 45' high max.
BU-2	Business Special	Residential: max. 50% of building floor area (3)	Unlimited
BU-3	Business Liberal (Whole sale)	(4)	Unlimited
IU-1	Industry-Light (Manufacturing)	(5)	(8)
IU-2	Industry Heavy (Manufacturing)	(6)	(8)
AU	Agriculture	1 unit/5 net acres	2 stories 35' high max.
GU	Interim District. Uses depend on character of neighborhood, otherwise EU-2 standards apply	See allowed uses	2 stories 35' high max.
GP	Governmental Property

Table 1. Zoning Categories

Existing Zoning General Requirements Summary

- (1) Residential uses permitted as a combination of permitted business uses and residential uses housed in the same building
- (2) Residential uses are subject to approval at a public hearing; includes automobile service stations and gas stations, self-storage facilities, automobile and light truck new sales and rental agencies etc.
- (3) Residential uses are subject to approval at a public hearing; includes automobile parking garages, automobile service stations and gas stations, self-storage facilities, automobile and light truck new sales and rental agencies etc.
- (4) Residential uses are not permitted; includes mechanical garage and used car lots, automobile parking garages, automobile service stations and gas stations, self-storage facilities, automobile and light truck new sales and rental agencies etc.
- (5) Residential uses permitted as a live-work building with special provisions; includes adult oriented activities (minimum 750 feet from residential uses, 1200 feet from another adult-oriented use and minimum 1000 feet from a school, church, library, nursery or park-unless approved as a special exception)
- (6) Residential uses permitted as a live-work building with special provisions; does not permit adult oriented activities.
- (7) On sites which abut dedicated rights-of way 100 feet or more the height is unlimited provided it complies with the shadow provision, floor area ratios, setbacks, open space requirements etc. as specified in Section 33-212 of Miami-Dade County Code. On sites which abut dedicated rights-of way 100 feet or less the height shall be no greater than the width of the street.
- (8) The building height shall be no greater than the width of the abutting street.

Transportation

Over the last few years the construction of the South Miami-Dade Busway has improved the connectivity of the Leisure City/Naranja Lakes area with the rest of Miami-Dade County. However, due to the increased development in the south and traffic congestion preliminary planning has begun for the enhancement of the South Miami-Dade Busway corridor and potentially the extension of the metrorail south of Dadeland Mall. A feasibility study will be conducted to determine the most appropriate mode of mass transit in this area. In the future the Miami-Dade Transit authority will construct a Park-N-Ride facility at SW 296th Street and the South Miami-Dade Busway.

Currently no South Miami-Dade Busway station is planned between SW 280th Street and SW 296th Street, a distance of approximately 1.3 miles. Elsewhere along the South Miami-Dade Busway, stations are typically placed at half-mile intervals and buses traveling on the South Miami-Dade Busway do not stop between stations. This distance between stations is the longest on the entire South Miami-Dade Busway and the lack of a stop or station will limit access by South Miami-Dade Busway users to the many businesses and residential buildings concentrated around SW 288th Street and U.S. 1. The Citizens' Vision Plan recommends that, at a minimum, a stop be provided on the South Miami-Dade Busway at SW 288th Street to provide access to the destinations in the immediate area. Figure 10 illustrates the existing bus service routes. Within the study area, buses are currently running along the South Miami-Dade Busway, Naranja Lakes Boulevard, SW 280th Street, SW 288th Street, SW 296th Street, U.S. 1, SW 147th Avenue, and

SW 152nd Avenue with various stops at key locations.

Infrastructure

The study area is accessed primarily by U.S. 1, SW 280th Street, SW 288th Street, SW 296th Street, SW 147th Avenue, 152nd Avenue, and SW 157th Avenue. Based on the 2004 traffic counts and capacity report, these roads are operating at a Level of Service (LOS) of "C" or better, with the exception of U.S. 1, which is operating at a level of service of "E". The Level of Service ratio represents the ratio of volume to capacity. Volume is the number of vehicles that actually pass a given point on the road in a given time. Capacity is the maximum number of vehicles that can pass a given point on the road in a given time. Every roadway has a design capacity and varies based on several factors, including lane width, number of lanes, number and location of intersections, number and location of signals, etc. Each roadway segment is then given a "functional classification" based on these factors. The capacity is represented at 100 percent or 1.0. The level of service of a roadway represents a percentage of that capacity. The generally acceptable LOS for roadways in the County is LOS D, which is between 81 percent and 90 percent. Table 2 shows the volume capacity ratio for each LOS category.

The 2005 Miami-Dade Transportation Improvement Plan (TIP), which prioritizes all funded transportation projects over the next 5 years, has a programmed improvement for US1 from SW 264th Street to SW 304th Street. The improvement will be to resurface the arterial in much the same way as it has been done for north of SW 264th

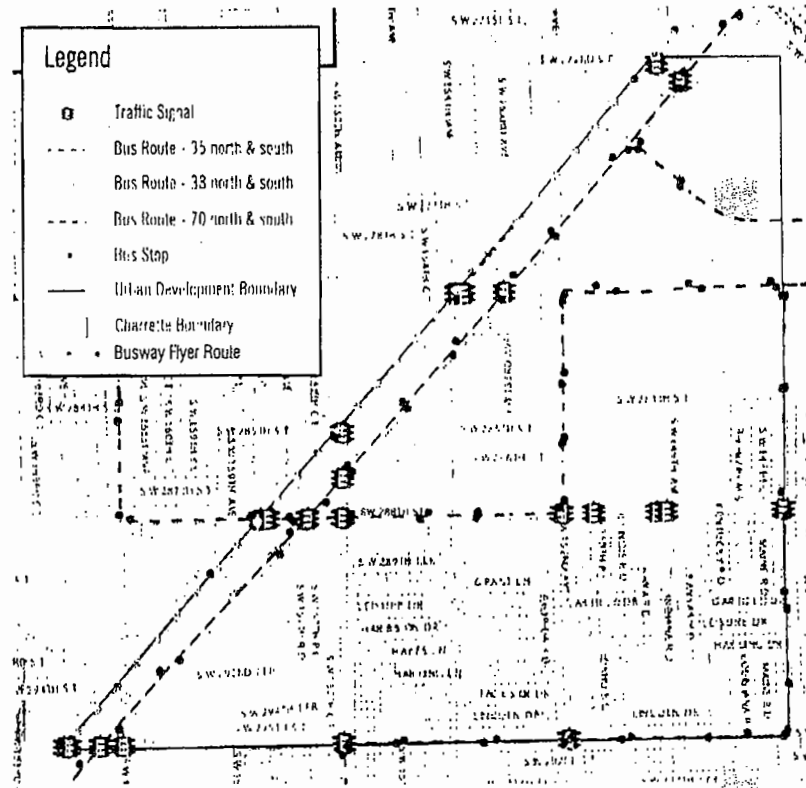


Figure 10. Bus Service Route/Traffic Lights

Level of Service	Volume Capacity
A	< 0.60 (60%)
B	0.61 - 0.70 (61% - 70%)
C	0.71 - 0.80 (71% - 80%)
D	0.81 - 0.90 (81% - 90%)
E	0.91 - 1.00 (91% - 100%)
F	> 1.00 (100%)

Table 2. Level of Service

Street. This is scheduled to occur in 2007-2008. In the 2030 Long Range Transportation Plan, which prioritizes both funded and non-funded transportation projects, has a programmed improvement for SW 152nd Avenue from US1 to SW 312 Street. The improvement will be to convert the street from a 2-lane road to a 4-lane road. No additional infrastructure improvements have been prioritized within the study area.

Of the entire study area only 16 percent of it is allocated for streets (Figure 11). Most of the street network occurs in the residential development south of SW 288th Street between SW 147th Avenue and SW 157th Avenue. The study area only has three streets that run north and south and lacks a sufficient number of streets that run east and west. In addition, parcels have been built in isolation. As a result, very little connectivity exists within blocks, forcing people to drive and walk longer distances. Some blocks are as long as a half mile without any streets in between. In some cases, part of the street is present but no connectivity is provided because either a cult-de sac or permanent barrier is placed (Figure 12).

Since Hurricane Andrew ravaged the South Miami-Dade community in 1992, the Miami-Dade Board of County Commissioners has recognized and emphasized the importance of landscape beautification, tree canopy restoration and maintenance along roadways in order to provide long-term environmental benefits and improve the quality of life of residents and tourists. In 1999, the Miami-Dade County Public Works Department created the Right-of-Way Aesthetic and Assets Management Division (R.A.A.M.), to manage the contracts for landscape maintenance of medians



Figure 11. Street Network



Figure 12. Dead End Street



Figure 13. Pedestrian crossing 296 St.



Figure 14. Landscape Beautification Program



Figure 15. Well landscaped street (SW 152nd Ave.)



Figure 16. Pedestrian crossing 296 St.

Introduction

and roadsides, and to provide professional quality tree care, planting, structural pruning and trimming, and tree fertilization and watering. The R.A.A.M. Division currently employs four certified arborists to help preserve the health of all tree species planted by the County. The arborists inspect and supervise tree selection, plantings and removals; oversee and supervise tree trimming and pruning operations, in order to provide adequate structure and canopy of all trees, which will be conducive to their long-term growth and overall health, as well as, protecting the surrounding environment.

A landscaping beautification project has been started along SW 147th and SW 157th Avenue (Figure 14). However, some streets, such as SW 288th Street, do not provide sufficient landscaping to shade pedestrians when walking on the sidewalk (Figure 13). SW 152nd Avenue and portions of SW 296th Street are examples of well-landscaped streets because they provide dense landscaping adjacent to the sidewalk (Figure 15).

Street furniture is also scarce in the study area. Often times benches and street lighting are found obstructing the sidewalk (Figure 16). Bus stops lack adequate sitting areas and shading.

Civic Facilities

The study area has a significant number of civic facilities that include churches, schools, and parks (Figure 17). There are five churches in the area that offer different denominational beliefs (Figures 18-21). In total there are five schools of which two are public and three are private. The schools range from early learning centers to adult education centers. In addition, the Mandarin Lakes K-8 Center is scheduled

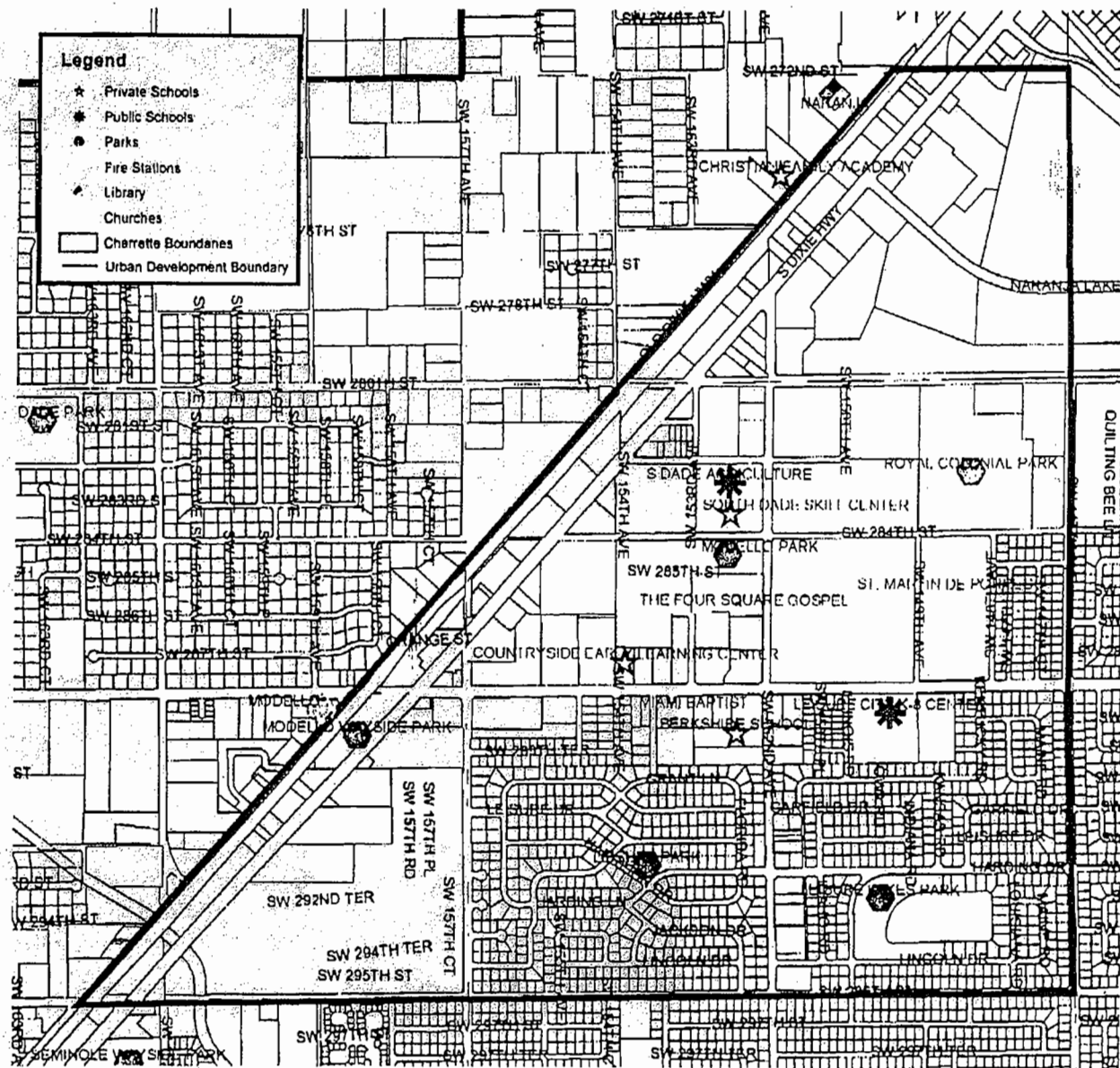


Figure 17. Civic Facilities

velopment Agency (CRA) (Figure 7). The CRA was created in 2002 after Commissioner Katy Sorenson sponsored legislation passed by the Board of County Commissioners creating the CRA. The Naranja Lakes CRA is the only such revitalization agency exclusively serving unincorporated Miami-Dade and is tasked with the revitalization efforts for 1,200 acres of land in Naranja. The revenue generated within the CRA district will be used to construct and improve roads, sidewalks, landscaping and open space within the community. The Naranja Lakes CRA has the ability to "capture" the tax revenues generated by the increasing value of property within its boundaries and can use that money to build new water and sewer lines and roads, add street lighting and improve landscaping that will attract new private investment in the Naranja community. The Naranja Lakes CRA has become an integral part of the revitalization plan for the 'Mandarin Lakes' project. The creation of this agency has been a major goal for Commissioner Sorenson because she believes the CRA will be a driving force behind Naranja's rejuvenation.

Demographics

According to the 2000 Census Summary Report, the study area has a population of 8,090 people. The total population in the County is 2,253,362 people. The highest percentage of people in the study area is of Hispanic origin. The median household income is \$24,962, which is lower than the County average, and is why this area has been designated as an OCED focus area that is in need of improvement. The unemployment rate is 14.5%, which is also higher than the County average (8.7%). Over half of the housing stock in the study area is renter occupied (61.2 %).

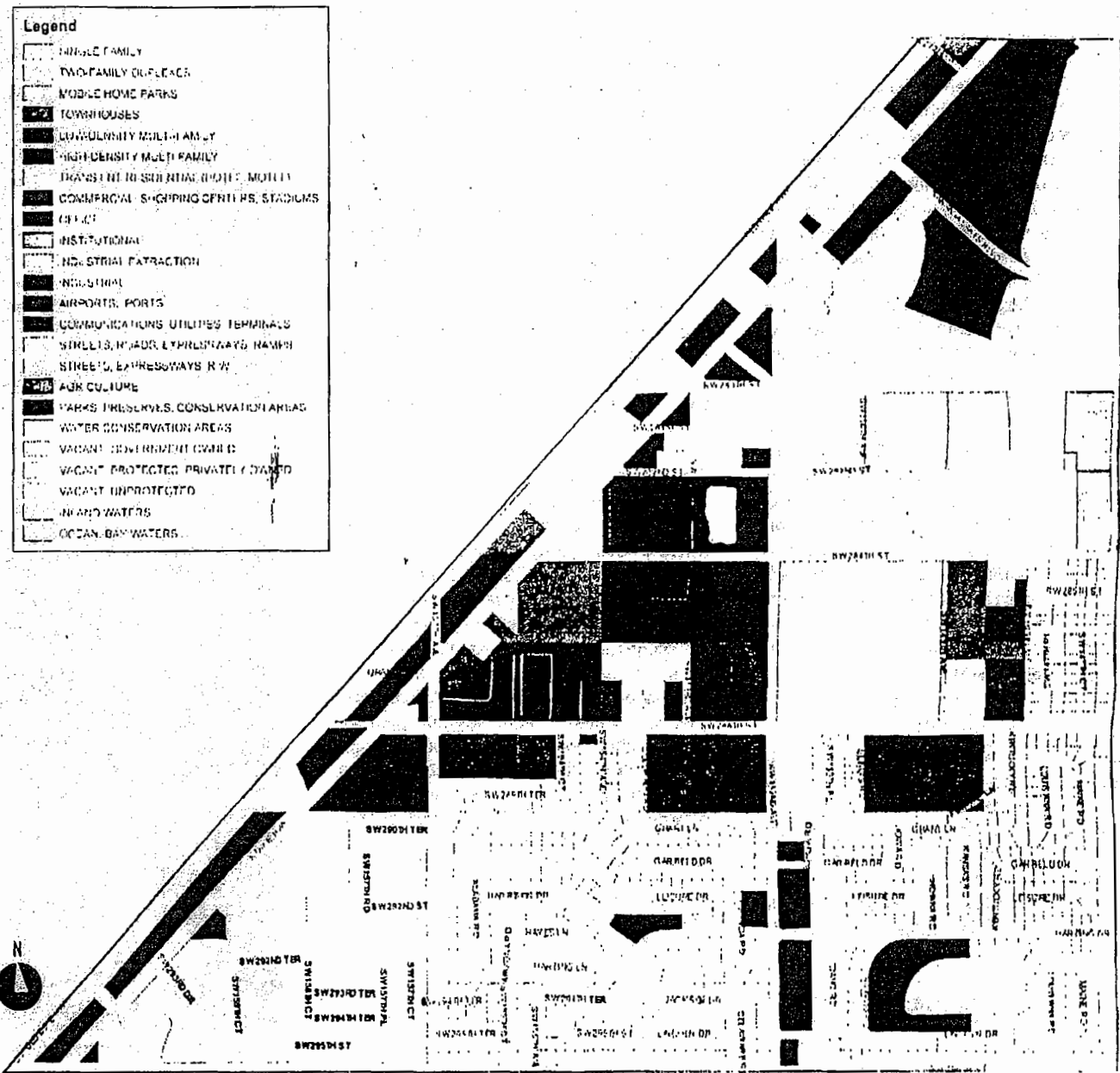


Figure 8. Existing Land Use Map

to be constructed in the near future. There are four existing parks and one future park, which will be located at the former Royal Colonial Mobile Home Estates area. The parks range from small passive parks, such as Leisure Park, to larger recreational parks such as Modello Park (Figure 22). The future Royal Colonial Park will include a combination of passive and recreational areas and will be the largest park in the area with approximately 25 acres.

Leisure City is similar to most communities, in that the schools lack civic presence and importance (Figure 23). Their generic building prototype provides very little architectural character or heritage to the area (Figure 24). Often times these buildings are designed as shelters with very little or no windows. The outdoor recreational space is also very limited in most schools. This type of building is generally not conducive to a positive learning environment. The area is in need of more schools and it's evident in the number of private institutions that are present in the community. The Migrant Education Program, for example, is operating in trailers and it's in need of a permanent structure (Figure 25). Because there is a lack of funds to build new schools, developers have been encouraged to participate in joint ventures with the Miami-Dade Public School System to build schools in areas where new residential development is occurring. The future Mandarin Lakes K-8 Center is an example of this joint venture and will be a charter school for the community.

Churches are also important civic structures. However, their design often does not always reflect the pride which is instilled in the community. Recently, the civic presence of churches has been further eroded by being housed in shopping centers because the cost of land and construction is deemed too high.

Civic Buildings in Study Area

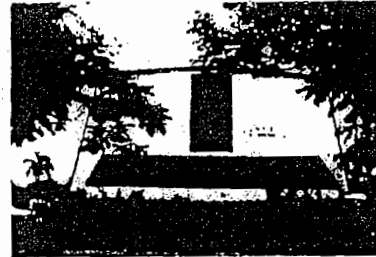


Figure 18. Iglesia Bautista Betania



Figure 19. Iglesia Metodista

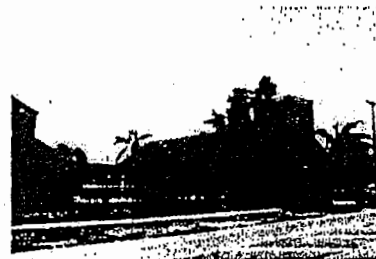


Figure 20. Lutheran Church



Figure 21. San Martin De Porres Church



Figure 22. Modello Park



Figure 23. Leisure City K-8 Center



Figure 24. Berkshire Elementary School

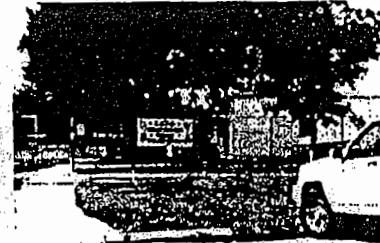


Figure 25. Redland Center Migrant Education Program

Examples of Civic Buildings in other areas

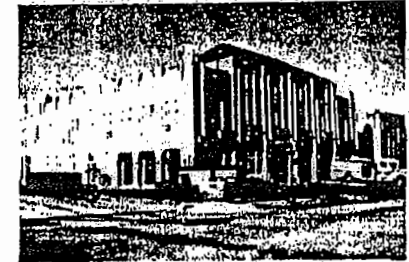


Figure 26. Firestation

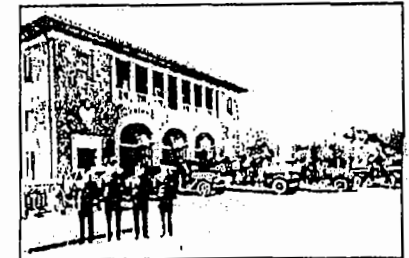


Figure 27. Firestation



Figure 28. Police Station in Pennsylvania



Figure 29. Old School House in Delray Beach

Vacant Buildings

As previously mentioned, only 17 percent of the study area is vacant and available for redevelopment (Figure 6). However, a great number of existing buildings are vacant and can be redeveloped. For example, North of Naranja Lakes Boulevard is an existing shopping center where a K-Mart store once stood (Figures 30-31). A large portion of the complex is empty and underutilized. The configuration of the site has forced the placement of the buildings to the rear along the lake. As a result, the businesses have very little or no exposure to U.S. 1, this lack of exposure may be a contributing factor causing them to fail. A future flea market is planned for the old K-Mart building. The large and vast sea of parking also creates an unfriendly condition for pedestrians to access the shops. The lake to the rear is a great natural amenity but is not utilized or celebrated to its fullest potential (Figures 53 and 54). It is hidden and not easily accessed by the community. In addition, along U.S. 1, there are several vacant buildings that add to the cluttered look of this arterial road. These buildings are great opportunities for redevelopment (Figures 32 and 33).

Code Enforcement

There are several issues of maintenance and upkeep in the study area that can be handled through stronger code enforcement. Illegal dumping is a problem in certain areas (Figure 34). Along streets where there is no parking or the swale area is too small, residents park their vehicles on the sidewalk (Figure 35). In addition, there is no limit as to the type of vehicles allowed to be parked in a lot. Oversized, semi trucks are often found in front of homes and detract from the residential quality of the neighborhood (Figure 36).

Transition of Uses

It is always a challenge to create a smooth transition between dissimilar uses in a neighborhood, such as commercial and residential. Along SW 157th Avenue the existing commercial strip center, which is immediately adjacent to the single family homes, inadequately buffers their parking area and service entry (Figure 29). The rear of this shopping center currently faces SW 157th Avenue. There is no landscaping and the existing wall along the side property line does not extend all the way to the front property line. The wall along the right-of way of SW 157th Avenue is also poorly landscaped and discourages residents to walk. Another example of a poor transition of uses is the existing Miami-Dade Water and Sewer Facility located along SW 152nd Avenue (Figure 38). This facility is located within a residential neighborhood and provides very little landscape buffering around the property. Instead, a six-foot high chain link fence encloses the property.



Figure 31. Vacant K-Mart Garden Center

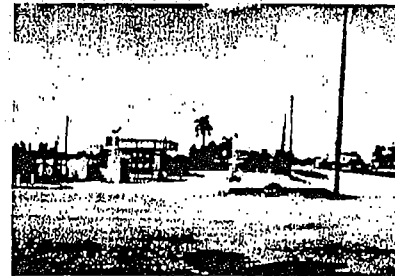


Figure 32. Vacant Farm Store along U.S. 1



Figure 33. Vacant Office Building along U.S. 1

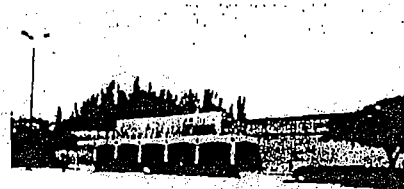


Figure 30. Vacant K-Mart



Figure 34. Garbage on the streets



Figure 35. Parking on the sidewalk



Figure 36. Oversized Vehicles



Figure 37. Proximity of industrial uses to residential areas



Figure 38. W.A.S.A.

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Development Pressure and Future Growth Patterns

Leisure City/Naranja Lakes is facing increased development pressure along its fringes (Figure 39). The few available vacant parcels (Figure 40) will soon disappear as the need to house the shifting population increases. South Miami-Dade continues to be a desirable place for many people to live because of its proximity to the Keys and agricultural lands. It is also one of the few areas left in Dade County to develop large residential neighborhoods. Immediately north of SW 280th Street, there is a planned traditional neighborhood development called Mandarin Lakes, which is overseen by the Naranja Lakes CRA. (Figures 41-44) and, is scheduled to begin construction in early 2005. This development will provide approximately 1400 homes as well as a town center with shops, offices, apartments and a school. The Mandarin Lakes Plan recommends many small-scaled parks and waterfront amenities that can be enjoyed by everyone in that community and around. This plan is an example of a unified concept of redevelopment and will be a positive asset for the Leisure City/Naranja Lakes area. Additional redevelopment plans have also been approved within the study area that will increase the number of residential units. As a response to this, a new private school is being planned to be developed along SW 288th Street and SW 152nd Avenue.

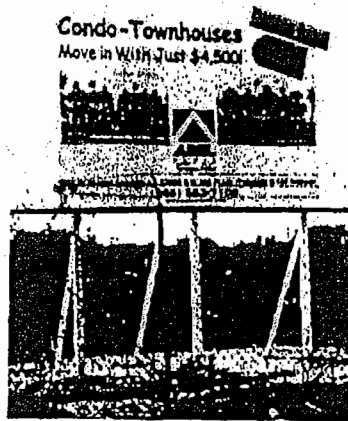


Figure 39. Future development along SW 279 Pl. near Turnpike



Figure 42. View of Mandarin Lakes future development



Figure 43. View of Mandarin Lakes future development



Figure 40. Vacant land along SW 280th St.



Figure 44. Development pressure

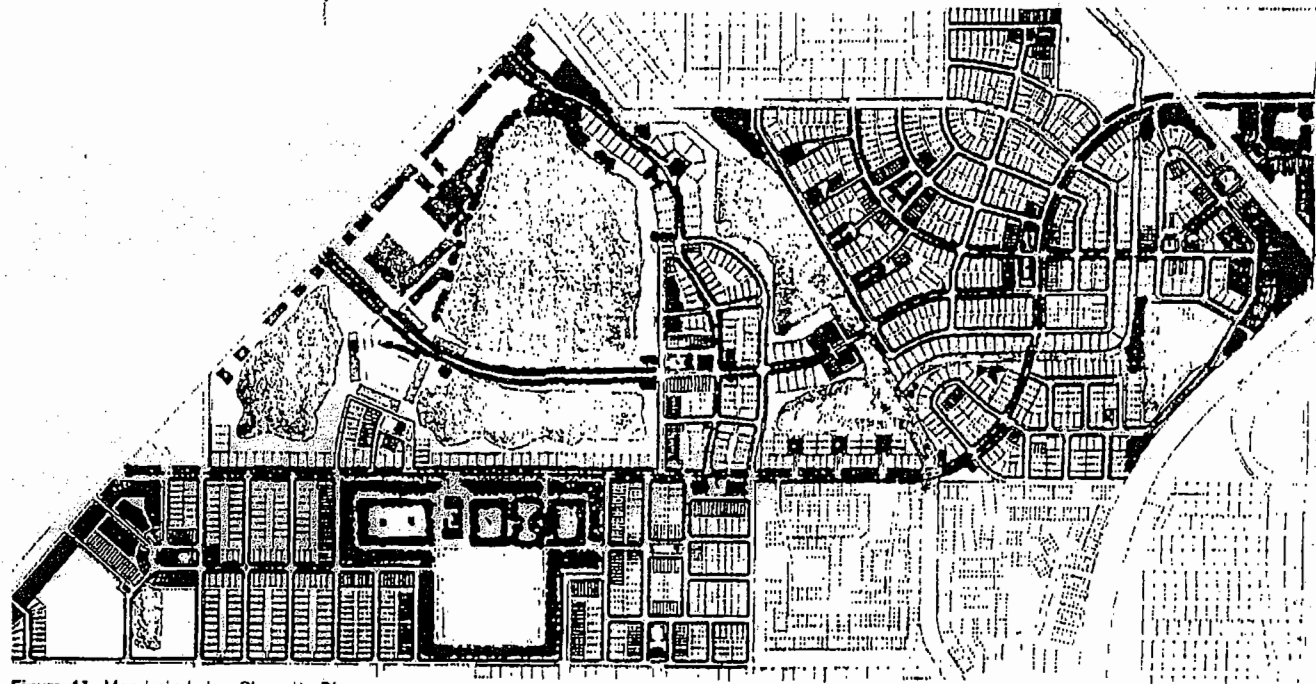


Figure 41. Mandarin Lakes Charrette Plan

The Charrette



Leisure City/Naranja Lakes Charrette Report • The Leisure City/Naranja Lakes Charrette Report • The Leisure City/Naranja Lakes Charrette Report • The Leisure City/Naranja Lakes Charrette Report

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What is a Charrette?

The term 'charrette' is derived from the French term for 'little cart.' This refers to a final intense work effort by 18th century architecture students to meet a project deadline and place their projects into this cart. The modern equivalent of the charrette is a similar creative burst of brainstorming ideas.

The charrette is a design workshop created to stimulate ideas and involve the public in the planning and design process. It is a valuable tool for setting the foundation for the development of a more detailed plan. A charrette can be a tremendous resource to the community, as well as a lot of fun. It is a practical planning technique, which blends public participation, planning, and implementation tools. Residents, business people, and property owners are invited to join planners and designers in the process of laying out the elements of an area's future. This process provides the advantage of giving immediate feedback to planners while giving mutual authorship to the Citizens' Vision Plan by all parties. The Charrette is an occasion for the community to work together in establishing a framework for the future.

Leisure City/Naranja Lakes Charrette Timeline

Activity/Major Work Component	Feb '04	Mar '04	Apr '04	May '04	June '04	July '04	Aug '04	Sept '04	Oct '04	Nov '04	Dec '04	Jan '05	Feb '05	Mar '05	Apr '05	May '05	June '05
Pre-Workshop Activities																	
Data Gathering and Analysis																	
Steering Committee Development																	
Public Participation Campaign and Outreach																	
Technical Issues Group (WASD/DERM/PW/Parks & Rec/MDH/Library/Others)																	
Development of Strategy for the Workshop																	
Focus Groups and Stakeholder Groups																	
Workshop/Charrette Activities																	
Design workshop																	
On-site Design Studio																	
Post-Workshop Activities																	
Report development																	
Advisory Committee Review and Approval																	
Community Council Review and Approval																	
Implementation																	
Developing of Leisure City/Naranja Lakes CUC																	
District Ordinance																	

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The Charrette Process

The Charrette process began with the creation of a Charrette Steering Committee by the Leisure City/Naranja Lakes community. Residents and stakeholders determined the exact boundaries of the study area and provided outreach to the community. In the months leading up to the Charrette week, the study area was surveyed by the design team and background information was collected to assess current conditions and issues in the study area. Notifications were mailed to all property owners within the study area and flyers were distributed to the businesses. In order to engage greater citizen participation and awareness, Miami-Dade County's planning staff attended several citizen organization meetings and religious services.

The Charrette week began on Saturday, October 23, 2004 with the design workshop held at the Irving and Beatrice Peskoe Elementary School. Before the Charrette began, Miami-Dade County agencies including Library Systems, Parks & Recreation Department and the Housing Agency presented an update of their future plans for development within the Royal Colonial Park Area. Then, after a brief overview of the study area, Charrette participants broke into groups, each with an aerial photo of the study area overlaid with trace paper. With the assistance of a member of the design team, each group discussed design issues and drew ideas onto the trace paper, which by the end of the afternoon, would become the 'Citizens' Plans' (Figures 45-49 on page 21). After several hours of drawing and discussion, The Citizens' Vision Plans were displayed together and a citizen representative from each group discussed the features of their

plan. With these presentations, there were many common areas of consensus in issues and suggestions for improvement in the study area. The design team took note of the ideas common in each presentation. These ideas became the list of Citizens' Requests and are presented on Table 3. After the citizens presentation, the Department of Environmental Resources Management (DERM) held an Adopt-a-Tree event in which the residents received two free native trees. In addition, they were given information about maintaining and caring for the new trees. This report and the Vision Plan are only possible with the consensus provided by the participants of the Charrette.

In the week following the design workshop, the design team remained in the community, working in the Naranja Lakes Office Building located at 27501 South Dixie Highway, where the public was invited to visit with and observe the design team at work. On the evening of Friday, October 29, 2004, a Work-In-Progress presentation at the Irving and Beatrice Peskoe Elementary School was given to show the work developed during the week and the next steps that would take place in the Charrette process.

In the following months, additional meetings will be held with Miami-Dade County staff and the Steering Committee to finalize the Charrette Area Plan Report and prioritize the recommendations.



Citizens' Request

This list represents a compilation of the most common suggestions received during the public design process. A theme that unites nearly every request is the desire to transform the shopping district on the north into a 'waterfront entertainment district' with an attractive public space along the waterfront that is pedestrian-friendly, accessible to everyone and provides a range of shops, restaurants, hotels, offices and residences.

- Improve overall public infrastructure: sidewalks, street lights, landscaping, water & sewer
- Announce arrival to the Leisure City/Naranja Lakes area (entrance features, signs, buildings and landscaping)
- Provide Town Center at SW 280th Street and US-1
- Promote a more walkable and pedestrian friendly mixed use Town Center
- Incorporate shops, restaurants, hotels, cafes, office, residences and 'mom & pop' type businesses
- Provide housing for senior citizens
- Provide connectivity to the future South Miami-Dade Busway Station on SW 280th Street
- No more public housing
- Provide more single family homeownership for the area
- Provide a Government Information Center/One stop Center
- Promote mixed use businesses along SW 280th Street
- Provide a community center/recreation center
- Enhance bus stops with benches, trash cans, signage and better street lighting
- Provide roundabouts and traffic calming on key intersections
- Incorporate better crosswalks and landscaped medians
- Provide additional quality stores in the area
- Provide more pedestrian linkages or bike routes
- Build additional neighborhood pocket parks and village greens
- No more flea markets
- Enhance lake areas with walkways, fountains, bandstand etc. with public access
- Provide a vita course along Leisure City Park
- Improve the US-1 overall physical appearance
- Standardize business signage along US-1 (no bill boards)
- Replace obsolete buildings with new structures that respond to the community's vision
- Improve and enhance the parks with facilities like benches & shelters
- Provide a movie Theater
- Provide a Police Sub-station
- Provide a Post Office
- Provide a Park n' Ride Facility
- Encourage mixed income housing
- Provide a chocolate factory
- Provide landscaping along all major streets and corridors
- Provide more softball and baseball fields
- Redesign K-Mart Shopping Center area
- Improve the Coral Castle appearance
- Provide human scale attractive lighting on all streets
- Provide a YMCA for kids
- Provide a pool facility in Royal Colonial Park
- Provide a parking area on both sides of the future bus station
- Provide a bandstand for concerts
- Create a 'Lazy Lake' area
- Unify commercial development between Old Dixie and US-1
- Provide a hospital/clinic

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Table 3. Citizens' Requests

The Citizens' Plans

LEISURE CITY

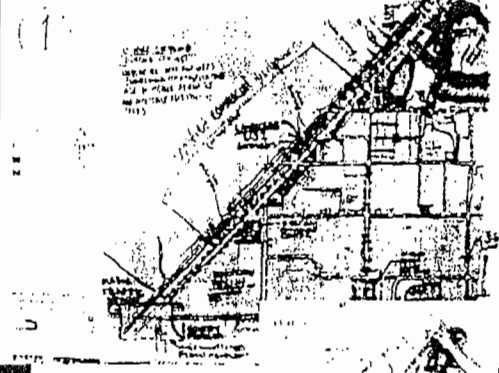


Figure 45. Table 1 map and presenter



LEISURE CITY

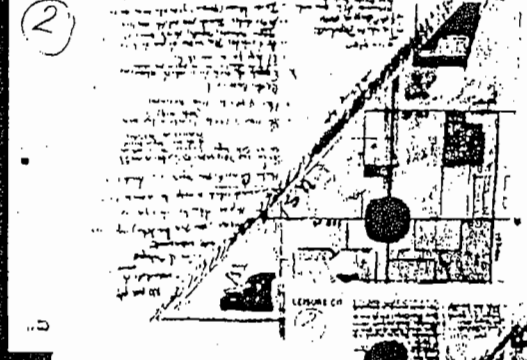


Figure 46. Table 2 map and presenter



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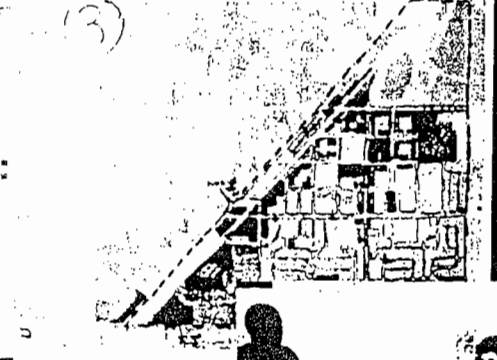


Figure 47. Table 3 map and presentors



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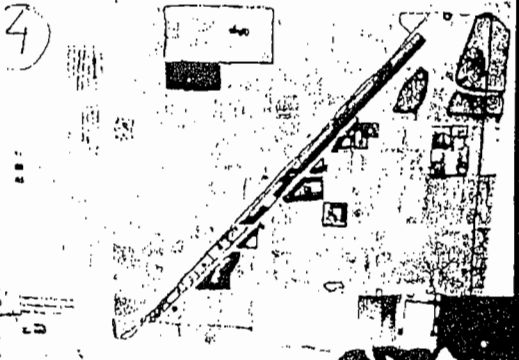


Figure 48. Table 4 map and presentors



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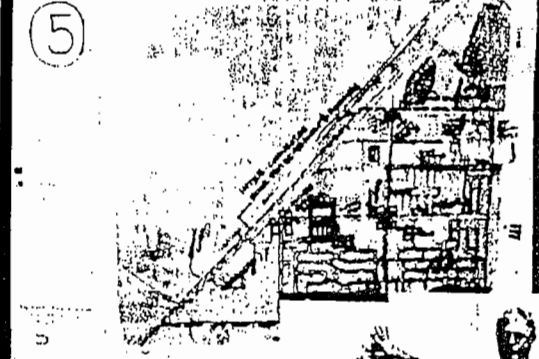


Figure 49. Table 5 map and presenter



Urban Design Recommendations



The Leisure City/Naranja Lakes Charrette Report • The Leisure City/Naranja Lakes Charrette Report • The Leisure City/Naranja Lakes Charrette Report • The Leisure City/Naranja Lakes Charrette Report

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Neighborhood Structure

The Leisure City/Naranja Lakes area can be divided into six sub areas called neighborhoods with one town center located at the intersection of SW 280th Street and US1. The small circles, shown in Figure 50, define each neighborhood. The circles represent a five-minute walking distance from center to edge, which is the size of an ideal neighborhood. Each neighborhood is centered on an open space or green and should have its own identity to distinguish it from the other adjacent neighborhoods. This creates a sense of pride and place. The town center, on the other hand, provides the basic amenities for the residents living in each neighborhood and it's important in or order for the area to be successful and self-sufficient. In the Leisure City/Naranja Lakes area the town center is located around the proposed transit stop east of the South Miami-Dade Busway. The larger circle depicting the town center area represents a ten-minute walking distance from center to edge. The six neighborhoods and the town center are further discussed in this chapter in terms of urban design recommendations. In addition, recommendations for improving the existing housing stock is also provided in this chapter.

Neighborhoods and Town Center

1. Waterfront Entertainment District
2. Town Center (Center of CUC)
3. Coral Castle Neighborhood
4. Royal Colonial Park Neighborhood
5. Farmworkers Village
6. Leisure Park Neighborhood
7. Leisure Lakes Park Neighborhood

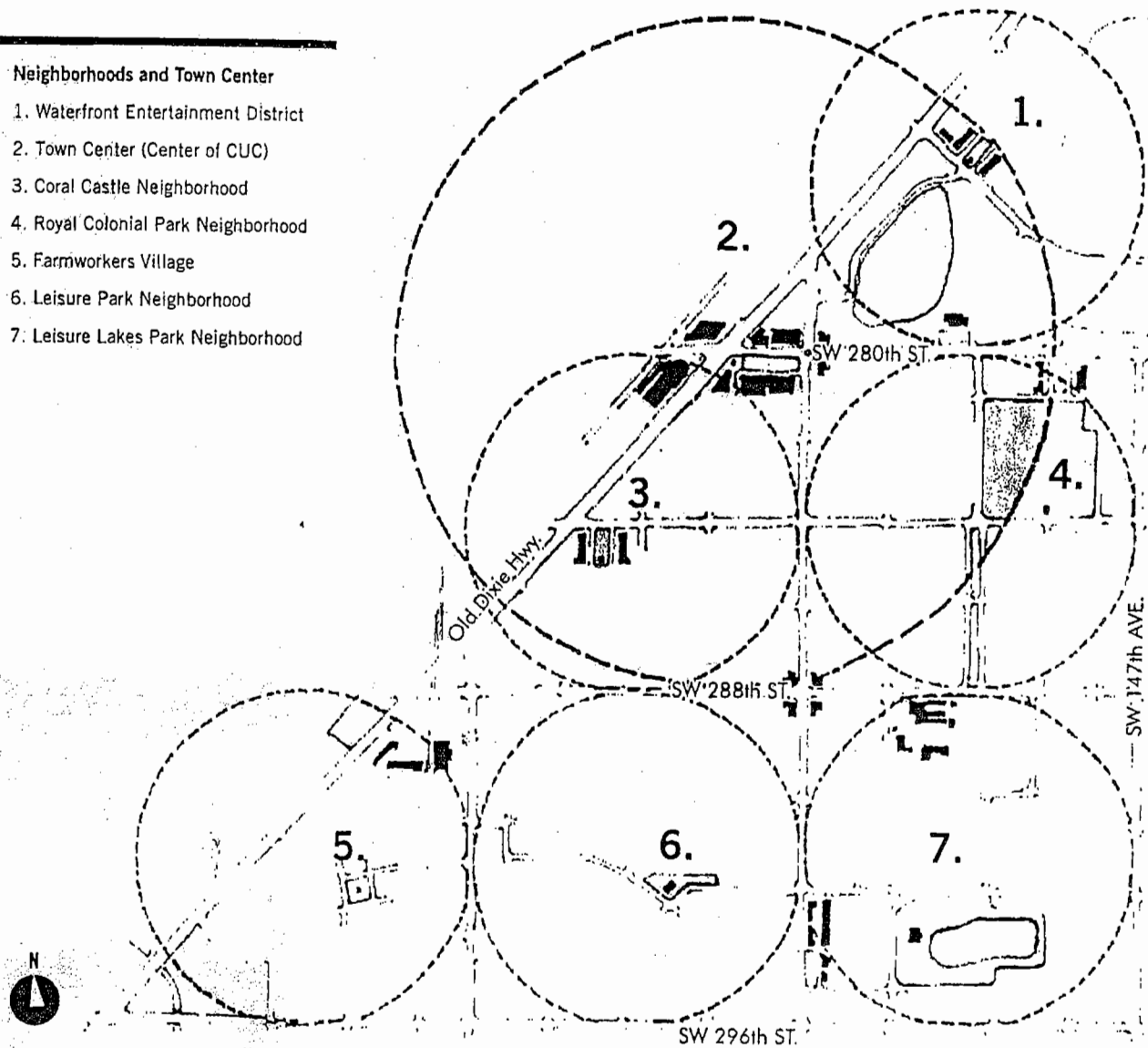


Figure 50. Neighborhood Structure Plan

1. Waterfront Entertainment District

The Naranja Lakes shopping center located east of U.S. 1 and north of the Naranja Lakes Boulevard exists today as a typical 'big box' strip-shopping center fronted by a sea of parking. The underutilization of a major strip-shopping center can impact any region's economy with loss of jobs, taxes, income, and entertainment and in most cases, the perceived loss of security.

Trends in retail today demand for a sense of place and a balanced mix of uses and price ranges. Customers and tenants are fickle, and in this era of overbuilt retail, they have shown a preference for the newest, shiniest, most entertaining alternative. Single use strip-shopping centers today will be struggling tomorrow when the latest new thing comes along. If there is a retail contraction, the survivors will be those that offer customers the most worthwhile and varied experience. It is now time to undertake a second phase of development for the Naranja Lakes shopping center and introduce a residential density component creating a more balanced mix of uses, with offices and parking. A proposal for the expansion of its uses together with the addition of others that will make the place safer and pedestrian oriented is proposed in the Citizens' Vision Plan.

Present Conditions (Figure 51)

The Naranja Lakes strip-shopping center is the only immediate and major retail destination in the area. However, the present image of this part of Leisure City is other than positive. Two vacant buildings (Figures 30, 31 and 33) bookend the shopping center's frontage on the south. On the north, fast food out-parcels line the street edge of U.S.

1 while vast parking lots line the area in between. The vacant K-Mart building is programmed to re-open as an indoor flea market. During the charrette, the citizens opposed this and expressed a desire to prohibit additional flea markets. The citizens requested quality 'mom and pop' shops for the area. The shopping center is so set back from U.S. 1 that despite the large signs on the highway, it is a destination that probably only the locals know about (Figure 52). therefore, the building is literally rendered incapable of contributing to the streetscape or frontage on U.S. 1. The shopping center buildings themselves provide no character to the area and follow a formula that pays limited attention to the building traditions of communities.

Although a few retailers in the shopping center are thriving, the area is not operating to its fullest potential. This is evident in that more than half of the parking remains vacant day after day. This vast and mostly empty parking lot creates an unsafe environment that is not pedestrian friendly. There is no protection from the sun or rain. This unfriendly environment makes the barrier between the neighborhoods around the shopping area harder to overcome.

Because of the large setback, the buildings are pushed up to the lake. Thus, unfortunately, what faces the lake is the rear of the shopping center with its service yards and loading areas (Figure 53). The lake is a beautiful natural amenity (Figure 54) from which the area gets its name and should be celebrated rather than hidden away.

The citizens have high hopes for this strip-shopping center. During the Charrette, they

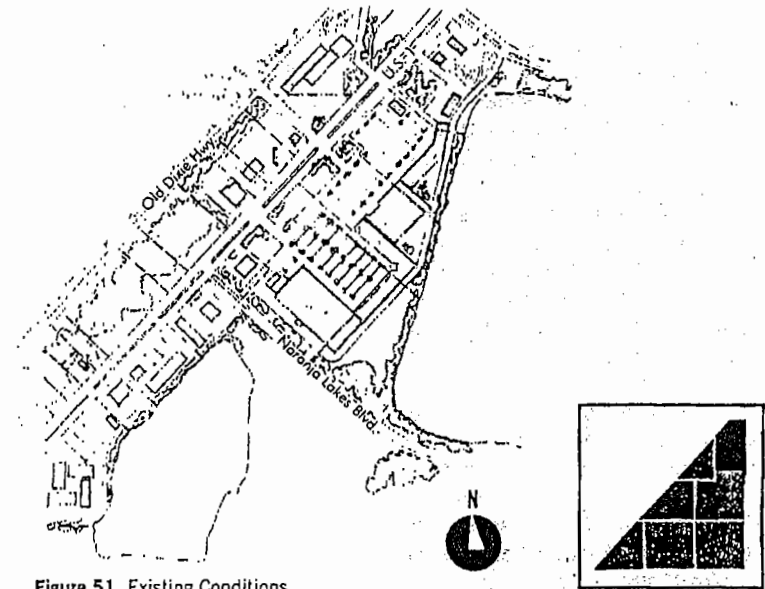


Figure 51. Existing Conditions

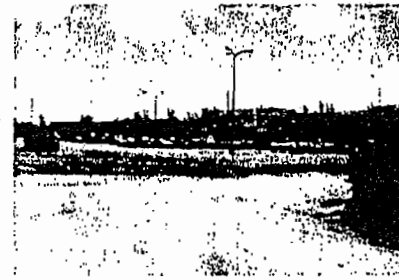


Figure 52. Naranja Lakes Shopping Center



Figure 53. Rear of Naranja Lakes Shopping Center



Figure 54. View of lake

Urban Design Recommendations

proposed the transformation of this center, from an underutilized parcel to a regional entertainment and shopping district for the Leisure City/Naranja Lakes area and the neighboring communities.

The Phasing

The Citizens' Vision Plan recommends a phased transformation that builds upon the existing successes, strengthening and creating opportunities for additional uses, development and connections. The citizens' proposal would bring a mix of uses to this parcel. The concept is simple. The existing infrastructure and retail areas that are doing well are kept and slowly transformed over time into a mixed-use entertainment and shopping district. The following depicts this transformation over time.

Phase I: Preserving and Strengthening the Existing Viable Retail (Figure 55)

This first 'strengthening' phase implies working with and around the existing operational retail uses, preserving them, but allowing three to six story mixed use buildings to be built along U.S. 1. The traditional approach of lining U.S. 1, utilizes the most valuable land and strengthens its edges. The U.S. 1 frontage, is today the site's most valuable property. Developers traditionally tend to sell their most valuable frontage as out-parcels during the first phases of development. The proposed 'edge first' approach uses the same concept. As the frontage parcels get developed and become successful, the core area of this shopping center will also become desirable. Parcels along U.S. 1 are developed as traditional blocks with parking towards the back.

The new mixed-use buildings could function as an anchor to the existing strip-shopping

center. However, this separation ensures independent and economically feasible new structures that begin to complete the urban fabric.

As the South Miami-Dade Busway is developed west of U.S. 1, and directly across the waterfront entertainment and shopping district the Citizens' Vision Plan recommends that the available strip of vacant land be occupied by a series of three to six-story mixed use buildings with their parking towards the back. The parking behind these buildings should be adequate to accommodate not only the businesses' demands, but also that of the South Miami-Dade Busway.

Phase II: Ultimate Build-Out: Completing the Fabric, Building Value (Figure 56)

Over time, new streets are defined within the parcel and lined with commercial, office and higher density residential uses. The introduction of the residential component into the mix begins to increase the property value and generate density, which is crucial to support businesses and ridership along the South Miami-Dade Busway. In this phase, infill occurs in the inner core of the property as a development of blocks and streets. A movie theatre, which is great anchor for the entertainment district, can be integrated into this area and should be designed to have retail stores on the ground floor facing the street. Parking lots are consolidated into strategically located parking courts that could even be built as parking structures or garages in the future. Rather than walking through a sea of asphalt, pedestrians will be inclined to walk down a street that is lined more by shops and trees on both sides. The recommended network of streets would

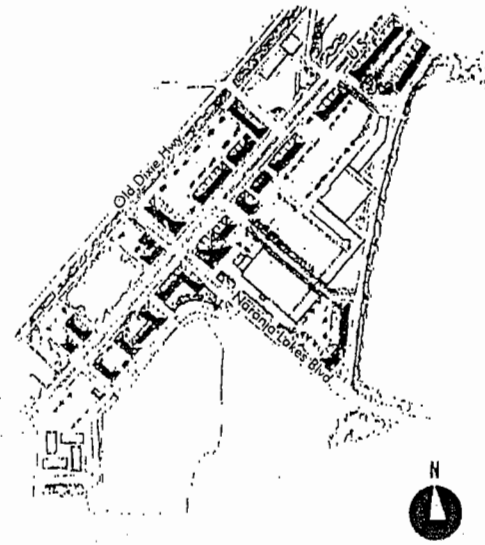


Figure 55. Phase I: Preserving and strengthening the existing viable retail

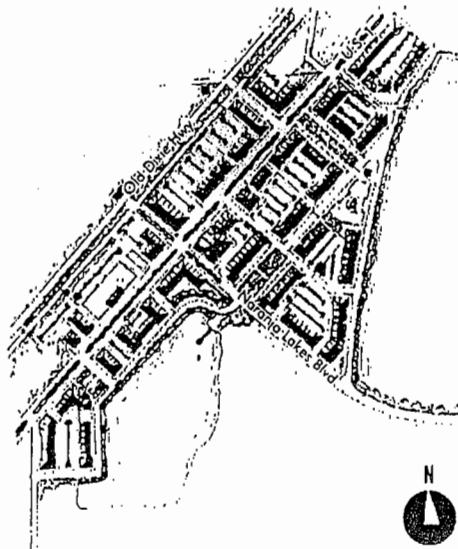


Figure 56. Phase II: Ultimate Buildout

also connect the waterfront entertainment district to the Town Center by providing a secondary access directly parallel to U.S. 1. along the lake that terminates on a public green. In addition, the main entrance to the waterfront entertainment district is defined by a beautifully shaded boulevard that is terminated on a public, pedestrian-oriented plaza. This plaza can contain a bandstand for outdoor concerts along the lake. The plaza is proposed to be surrounded by three to six-story office and residential buildings.

In this phase, the lake is transformed from a merely functional and anonymous feature in the landscape into the single most important amenity for the waterfront entertainment district. In addition to the internal network of streets a waterfront street is also proposed at this phase that encourages uses to front the lake rather than ignore it like the present retail buildings do.

Coffee shops, restaurants, boat rental and boating equipment retail stores with residential above can be built along this waterfront street (Figure 57). The view of the lake from the proposed condominiums and apartments above the shops will increase the desirability and value of the area. A bus shelter with an information kiosk and bike rack is also proposed along the water's edge at the termination of the street parallel to the entrance boulevard.

he



Figure 57. View of potential coffee shop from bus stop along lake

The building shown here is an example of a mixed-use building type that houses retail space on the ground floor and residential above. On the ground floor, a colonnade spilling over a wide sidewalk creates a space for outdoor seating. The colonnade height should always be greater than the width, to establish an appropriate proportion in the elevation.

2. Leisure City/Naranja Lakes Town Center

The proposed location of the Leisure City/Naranja Lakes Town Center is at the intersection of SW 280th Street and U.S. 1. This location was identified by the citizens as well as by the County's designation of the intersection as the location for a Community Urban Center. In the future, this location will have a formal transit station that will serve the surrounding communities. SW 280th Street has the potential to become the main street of the area.

However, at present, nothing really distinguishes this special street from the rest of the streets that intersect U.S. 1. Making a left turn from U.S. 1 onto this street, or even crossing U.S. 1, either by car or foot, is unsafe. The intersection of U.S. 1 and SW 280th Street presents a haphazard arrangement that creates a sense of chaos and is heightened by the hodge-podge of freestanding structures in the vicinity (gas station and strip-shopping centers). In addition, the buildings have been placed without regard to the identity of the Leisure City/Naranja Lakes area.

The future transit facility will encourage pedestrian-oriented land uses to be developed and establish a sense of place through unity of design and distinctively urban architectural character. As the South Miami-Dade Busway and the proposed transit station are developed on this parcel west of U.S. 1, the Citizens' Vision Plan also recommends a configuration of the available vacant lands east of the highway into a network of streets and blocks, that include a town square and main street (Figure 58). There is a certain grandeur to the concept of a Town Center in the Leisure City/Naranja Lakes area, which

is owed to the unlimited potential that is generated by a mixed-use walkable Town Center around a transit stop together with the possibility of connecting it to future developments such as that of the Royal Colonial Park area, Mandarin Lakes and the Waterfront Entertainment District. The Town Center is meant to serve the entire study area including the sub-neighborhoods.

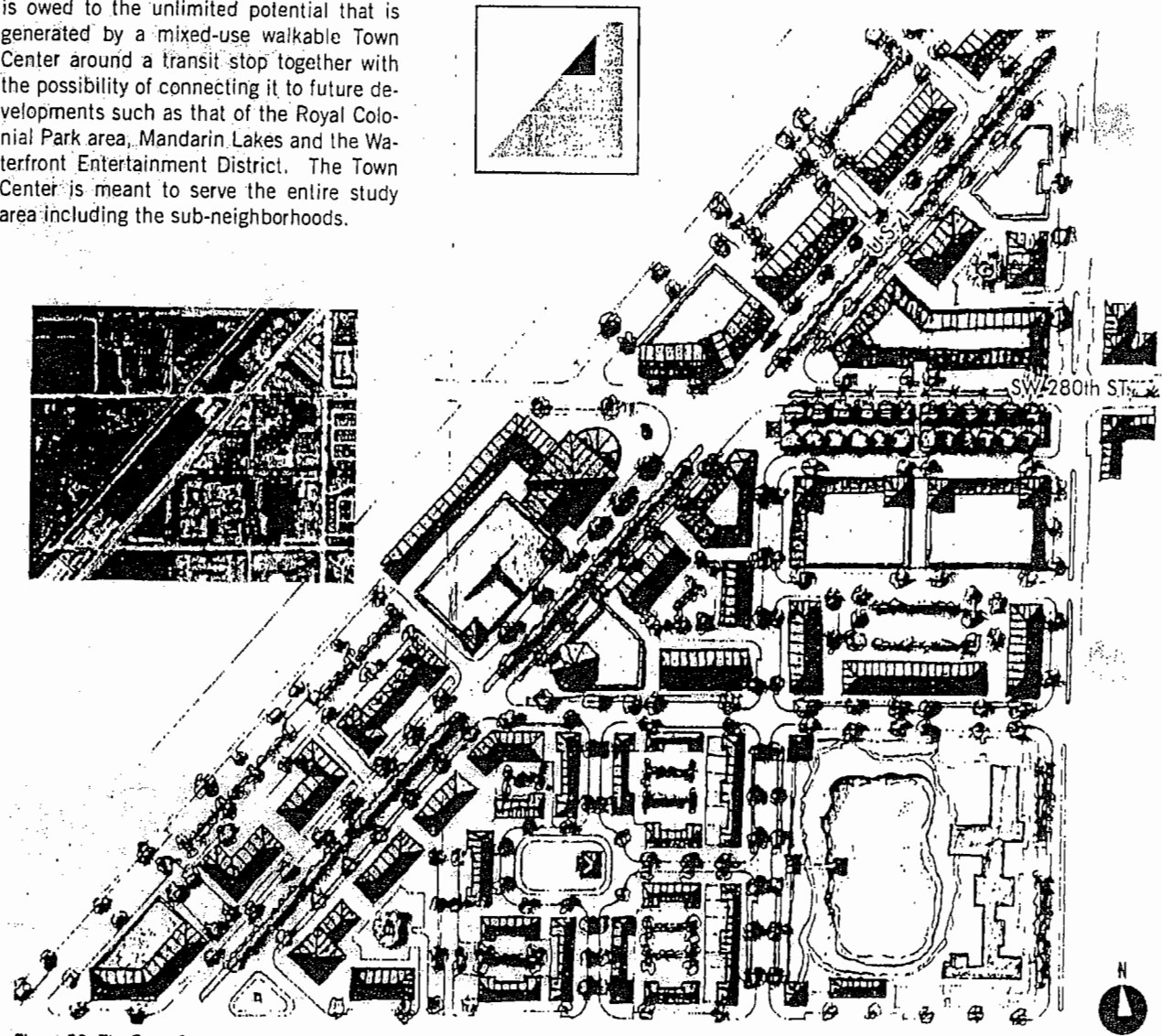


Figure 58. The Town Center

The Transit Station

The bus stops along the South Miami-Dade Busway in communities north of Leisure City/Naranja Lakes are typically isolated from the existing development and surrounding neighborhoods. Houses and even businesses around them are fenced off and the wide U.S. 1 corridor further divides it from the adjacent neighborhoods. The isolation of the bus stops creates an environment that is uncomfortable and unsafe for pedestrians. The experience of taking public transportation should be amenable and entertaining. The Citizens' Vision Plan recommends the transit station to be a three to six story building, where the present bus stop is located, straddling the developable piece of land between U.S. 1 and the future South Miami-Dade Busway (Figure 59). A series of mixed-use buildings with parking in the rear, are proposed adjacent to the future transit station. The buildings should front primarily along U.S. 1, however, wherever there is a bus stop buildings should be designed to turn the corner and front the streets adjacent to the bus stop. This will provide pedestrian activity and natural surveillance. If small mom and pop stores, coffee shops, bakeries, drycleaners or other types of services are located directly adjacent to the bus stops, both riders and business owners will benefit. The transit station should have a ticketing booth with other services, such as, public restrooms, bike racks, and maybe even showers for transit users. A park-n-ride garage should also be built in order to encourage people living east of the study area to use transit.

The Leisure City/Naranja Lakes area can become a more pedestrian-friendly place where people live, work, shop and relax, within a reasonable walking distance. One

in which public transportation to any destination within Miami-Dade County and much of southeast Florida is easily accessible by foot. The South Miami-Dade Busway has the potential and capacity of converting into a rapid transit rail line in the future.

The Town Square

The Town Center of the Leisure City/Naranja Lakes area is focused around a long and linear space in the form of an attached square. Mixed-use buildings that on the ground floor provide a colonnade lined with storefronts, restaurants, and offices surround the square. On the second floor and above, the Citizens' Vision Plan recommends residential units (Figure 60). The square is sized and designed to be a safe and attractive gathering place for people. The surrounding uses will create a vibrant and appealing space.

The town square creates a beautiful and central address within the community and becomes the focal point announcing the arrival to an important destination (Figure 61). SW 280th Street could be transformed into an important main street. The main street should have brick-paved crosswalks and signalizations that facilitate pedestrian crossing. The intersection should be improved to include special landscape and architectural features, such as fountains, to create a beautiful and powerful impression on travelers moving along U.S. 1. The square is also located to draw visitors from the transit station into the mixed-use district area.



Figure 59. Aerial perspective of Town Center



Figure 60. Detail Plan of Town Square and Main Street

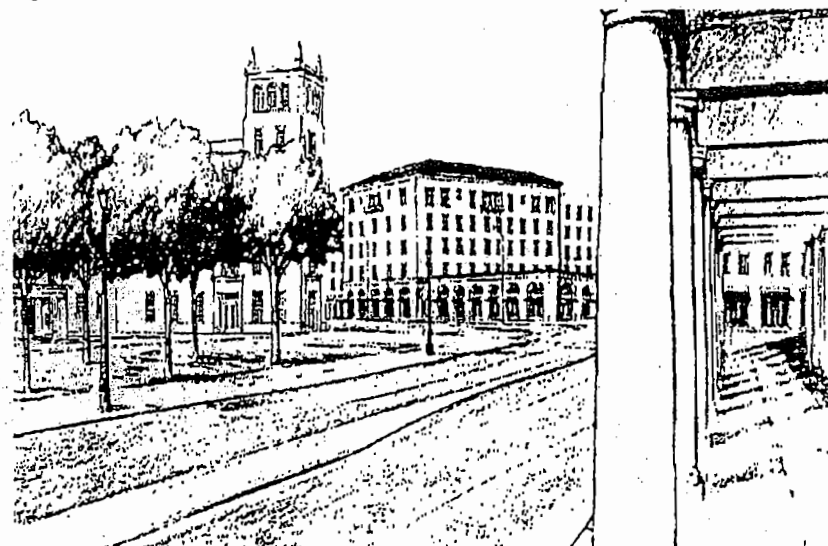


Figure 61. View of Town Square along Main Street

U.S. 1

Buildings along U.S. 1 should be continuous and a minimum of four stories to help make the space feel comfortable to pedestrians. It is recommended that the buildings enclose the street space properly and make the highway feel like a public space as one moves through the study area. Sidewalks that are at least 12 to 15 feet wide should be provided along the highway. Wide sidewalks provide a buffer from traffic, and also allow small tables to be set out where people can sit and enjoy a cup of coffee. It is important that U.S. 1 be lined with a continuous frontage of attractive buildings that are built nearer to the street. The retail frontage along U.S. 1 and internally around the town square should be continuous and not broken up by parking areas or driveways. Parking is hidden in the center of the block to assure that the retail area is an attractive and comfortable place to visit and shop.

Given the location of the future transit station, the town square along the main street and the proposed improvements to facilitate pedestrian crossing of the highway, the mixed use Town Center district has an opportunity to be successful, particularly if it is developed in an attractive manner. The Town Center also benefits from being within walking or bicycle distance from most homes within the community and the Royal Colonial Park area, which is envisioned to become an active multi-disciplinary place. Shopping opportunities provided here at the Town Center will likely be different than those provided by the Waterfront Entertainment District situated just north of SW 272nd Street. The Waterfront Entertainment District should be viewed as an anchor that

will attract regional customers to the Town Center, making area businesses more successful.

3. Coral Castle Neighborhood

The Coral Castle is a historic landmark within the Leisure City/Naranja Lakes area (Figures 62-64). It was originally called "Rock Gate Park" and was built by one man over a period of 20 years (1920-1940). Edward Leedskalnin, who was originally from Latvia was engaged to Agnes Scuffs who was 10 years younger than him. History tells us that on the day before the wedding the woman called off the engagement and left Edward heartbroken. As a result, he left Latvia and moved to Canada and later the United States working in lumber camps and cattle drives in Texas. After developing tuberculosis, he decided to move to Miami where there is a better climate. For reasons unknown to us, Edward decided to build a monument for Agnes. Edward was five feet tall and only 100 pounds. His remarkable feat was in cutting and moving the huge coral blocks single-handedly using hand tools to create a castle of coral. The coral was quarried from Florida City, which is approximately 10 miles from the castle, dumped on a truck on two rails and moved along Old Dixie Hwy. After his death in 1951, the castle was made into a tourist attraction.

Unfortunately, the character of the area surrounding the Coral Castle is a continuation of unsightly strip commercial, which is common along U.S. 1. The Citizens' Vision

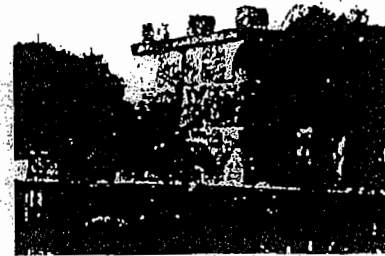


Figure 62. Coral Castle

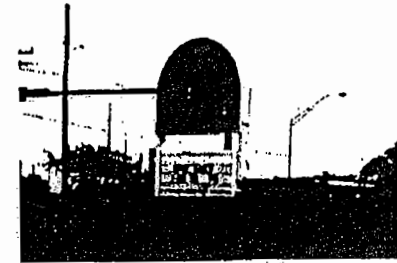


Figure 63. Coral Castle view from SW 157th Ave.



Figure 64. Coral Castle view from U.S. 1

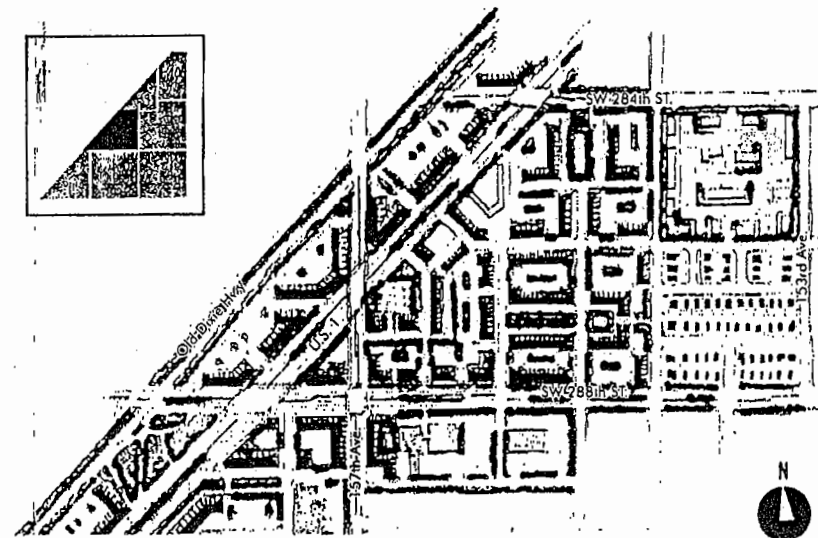


Figure 65. Detail of Coral Castle Neighborhood. Charrette Area Plan

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Plan recommends that the area around U.S. 1, SW 157th Avenue and SW 288th Street be transformed with new buildings constructed over time to define these important streets and to provide an appropriate setting for the Coral Castle and the Modello Wayside Park. Figures 65 and 66 illustrate possible future development in this area in a view to the south over the intersection of SW 157th Avenue and U.S. 1. A new building is proposed to replace the existing tourist information office for Coral Castle and is encouraged to take on the architectural character of the castle. In addition, new residential, commercial, and mixed-use buildings line U.S. 1, defining the edge of the street. Parking is placed to the rear of the building and automobile cross-access between properties is permitted.

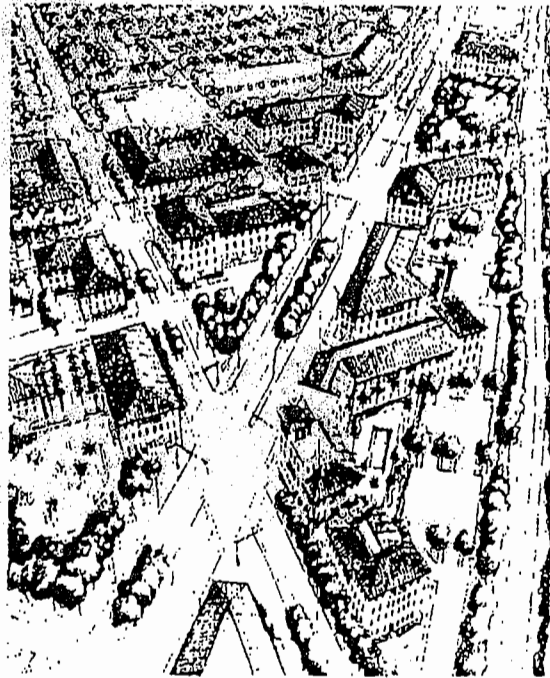


Figure 66. View over Coral Castle and beyond

Additional proposed improvements to this neighborhood include a new police station north of the castle along U.S. 1. (Figure 67) and the redevelopment of existing rental apartment complexes along SW 288th Street. During the charrette, the citizens requested that more owner-occupied single-family homes be developed instead of apartments. Currently, the apartment complexes are isolated from one another and provide no frontage along the street. In addition, they don't provide common outdoor areas for the residents. The Citizens' Plan recommends to transform these apartment complexes into a system of blocks and streets in which the buildings relate to one another and front the street. The proposed linear green provides an area for children to play that is safe and overlooked by the uses fronting it.

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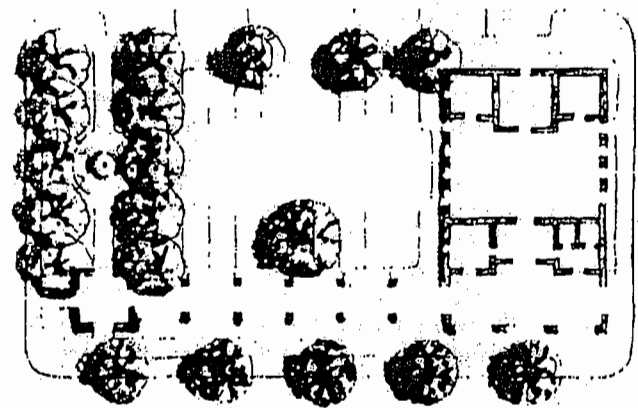
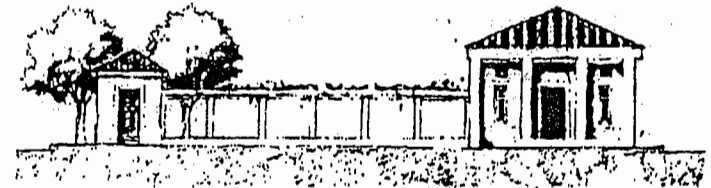


Figure 67. Potential Police Station north of Coral Castle

Urban Design Recommendations

4. Royal Colonial Park Neighborhood

The Royal Colonial Park Neighborhood (Figure 68) is generally comprised of the former Royal Colonial Mobile Home Estates area, the existing San Martin De Porres Church site, the proposed Community Center and residential neighborhood, and the existing vacant parcel on the west, which is currently owned by Veranda Holdings.

Royal Colonial Park

The history of the Royal Colonial Park area began in the 1950s with the establishment of the Royal Colonial Mobile Home Estates (Figure 69) by Maurice Rich who was the first individual to seek permission from the County to operate a trailer park in the site. After several property owners, Velia Vellanti purchased the property in 1972 and operated it for over 20 years (Figures 70-71) until Hurricane Andrew destroyed the mobile home park in 1992. After the destruction, the County designated the site as uninhabitable. As a result, Velia renovated the existing clubhouse/recreation building (Figure 72) and the site as a park, which was used by the Federal Emergency Management Agency (FEMA) during the hurricane relief efforts. At the site, FEMA provided low-income housing for migrant farm workers and their families that were homeless after Hurricane Andrew. At one point the renovated clubhouse was operated by the South Dade Family Coalition, a Community Service Group, which utilized the building as a day care and community center for the community. It was later used as a YMCA as well.

In 1994, the County's General Service Administration Agency (GSA) purchased ap-

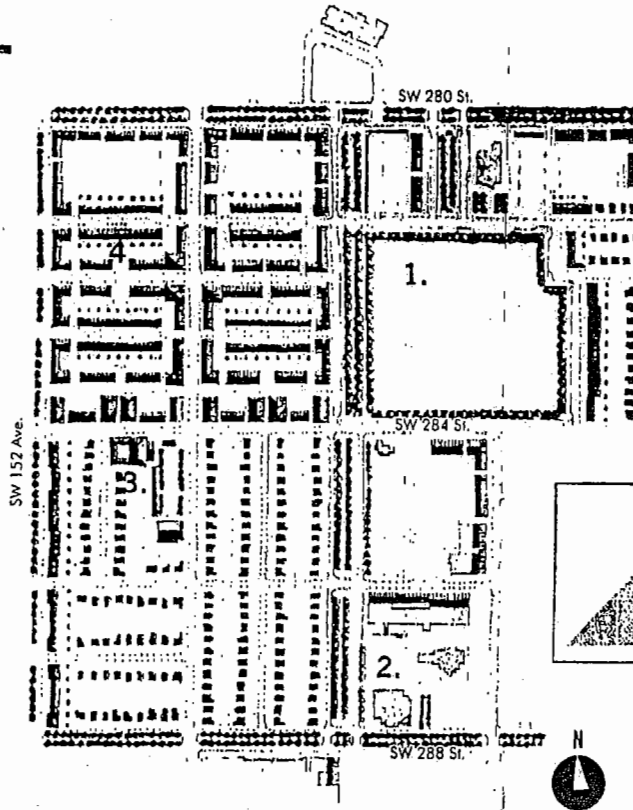


Figure 68. Royal Colonial Park Neighborhood Charrette Area Plan



Key:

1. Former Royal Colonial Mobile Home Estates area
2. San Martin De Porres
3. Proposed Community Center and residential neighborhood
4. Veranda Holdings

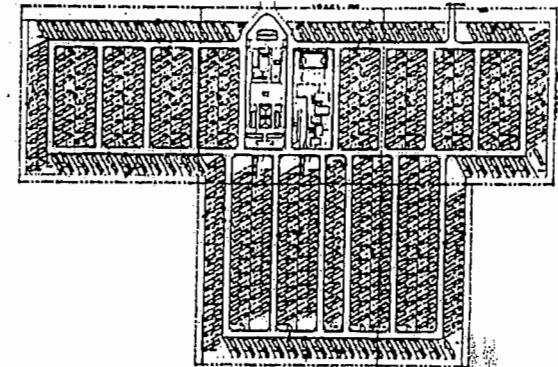


Figure 69. Royal Colonial Mobile Home Estates



Figure 70. Royal Colonial Mobile Home Estates Main Entrance (1972)



Figure 71. Royal Colonial Mobile Home Estates Clubhouse and pool facility (1972)

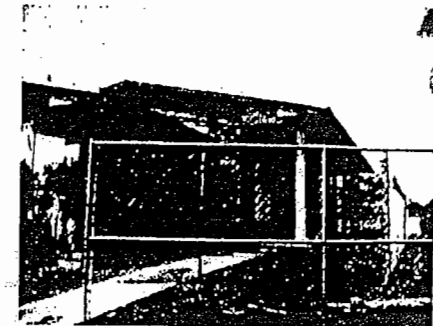


Figure 72. Royal Colonial Mobile Home Estates clubhouse/recreation building

proximately 41.69 acres, Parcels A (11.22 acres), B (25.4 acres) and C (5.63 acres) from Velia for \$3.9 million. The County established a 5-year lease agreement with the Everglades Community Association (ECA) to provide housing in Parcel A for migrant farm workers and their families until their permanent housing south of the Royal Colonial Trailer Park was built. The lease was later extended to 2001. The social services agency, Centro Campesino, provided the farm workers and their families a variety of educational programs and other human services. In addition, the clubhouse and pool was maintained for the residents.

In the meantime, the County continued to explore the future use of the site and in 1996 Commissioner Dennis C. Moss, District 9, recommended several uses for the three parcels. With great citizen support the Commissioner recommended a police station, park, and library to be built in the site. He secured \$1 million in Safe Neighborhood Parks funding to be allocated for this public project. The Everglades, Leisure City, Naranja Neighborhood Advisory Committee (ELN) was established. In that same year, a citizens' organization named the Leisure City Council, Inc., raised \$150,000 to hire an architect to develop a future plan for the Naranja Lakes area. As a result, two studies were developed which included the Royal Colonial Mobile Home Estates park, the Naranja Lakes Area Plan, developed by the Naranja Lakes Area Committee, (April 30, 1996) and the Naranja Study Area, produced by the County's Department of Planning and Zoning (October 1993).

In 2001, GSA circulated the entire 41.69-acre property to all County departments generating a great interest from the Park

and Recreation Department (P&R) and other departments. GSA granted 25.4 acres to Park and Recreation and decided to allow for a future library site and affordable housing site in the 16 remaining acres. In 2002, the Park and Recreation Department began their general plan process to plan for the future recreational activities of the park. Their first citizens meeting was held in December 2002 with limited citizen participation. As a result, the planning efforts were postponed and in 2004 the Department partnered with the Florida Public Space Project and the Homestead High School Social Studies Honor Society in an effort to engage the community better and to plan for the future park. The partners met for several months exploring planning ideas and strategies. The students interviewed local residents and distributed surveys to determine community recreation needs and identify certain activities/facilities to consider in the planning process. Four internship positions were established in the P&R for the high school students to further analyze the future plan of the park. The interns met with private and public developers as well as the involved County agencies in order to determine possible park connections. The Miami-Dade Housing Authority (MDHA) provided preliminary plans (Figure 73) for the construction of nearly 250 single family and townhouse units. The Miami-Dade County-Public Library System (PLS) also provided their plans (Figure 74) for the proposed library building. Finally, the students met with the consulting firm, Falcon and Bueno, who are developing the Royal Colonial Park General Plans (Figures 75-76). The students produced written reports on their findings and analysis of the Royal Colonial Park and created a presentation for the community. The most important part of the

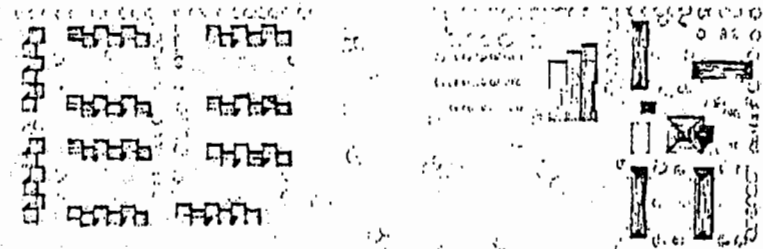


Figure 73. Miami-Dade County-Housing Preliminary Plan

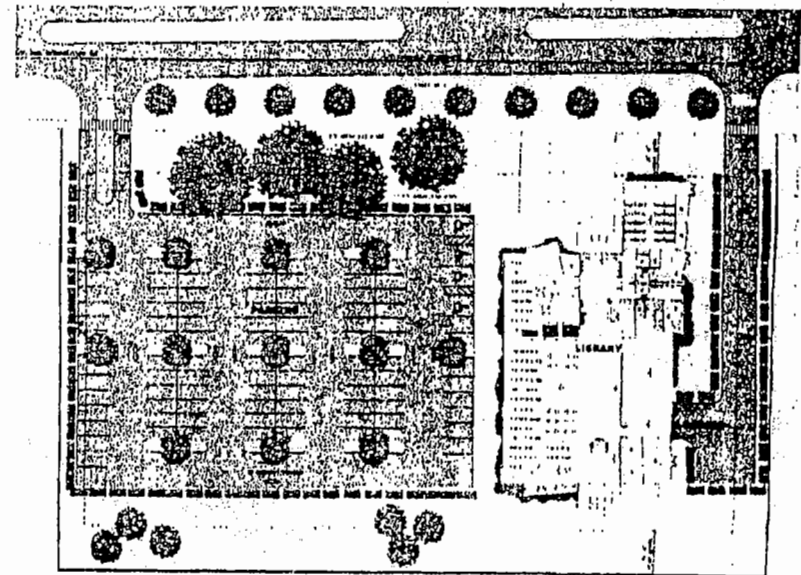


Figure 74. Future Naranja Lakes Library Preliminary Plan

Urban Design Recommendations

internship process was to “establish connection points between the park and existing and future neighborhood developments so as to ensure that as many members of adjacent communities had convenient and safe access to the park” (Royal Colonial Park History Report).

Because the charrette process was scheduled to occur in October of 2004 and there was still a need to engage the community in the design of the park, Commissioners Katy Sorensen (District 8) and Dennis Moss (District 9) requested that the Department of Planning and Zoning (DP&Z) take the lead role in the task to establish the proper coordination among the various County agencies involved. They requested that a connection be established between the park and the proposed adjacent uses, which is key to the success of the park. In response to this mandate, DP&Z organized several meetings with the various County agencies and stakeholders prior to the charrette. At the charrette workshop, the P&R presented the information gathered by the high school students as well as the proposed general plans (Figures 75-76) for the park. Later, during the design week, the designers met with the various County agencies in an effort to establish a cohesive unified plan for the Royal Colonial Park area. Figure 77 illustrates how the individual plans would have come together on the ground to form one plan for the Royal Colonial Park area. The following is a description of the individual plans.

The preliminary site plan for the housing complex, which consists of the two bookend parcels adjacent to the park on the east and west, proposed approximately 250 residential units and a clubhouse/pool area. The building configuration on the site does not

take advantage of the adjacent park area. The buildings give their back or side to the park and provide little opportunity for a direct pedestrian link to the park. In addition, the site plan provides no connection with the adjacent parcels that are planned for redevelopment by Veranda Holdings (Figure 78).

The preliminary site plan for the library parcel (Figure 74) proposed to place the building on the east end of the site with the parking to the front. This site configuration places the primary front of the building along SW 280th Street and the secondary front towards the park. Although this configuration attempts to front the two most important addresses, the overall distribution of the site fails to properly integrate this important civic structure with the park and housing complex, making it difficult for the users to access the park in a convenient and safe manner.

The P&R developed two alternatives for the configuration of the park site (Figures 75-76). Both schemes propose a pavilion and/or plaza directly behind the library with a pedestrian walkway connecting the parking area for the park to the library. In addition, a recreational and passive park area with tennis and basketball courts, soccer fields and picnic areas are proposed with parking to service the proposed uses. In both schemes, the proposed parking area for the park alone is approximately 300 spaces, which are located on two large surface parking lots within the park property. The primary parking area for the park is proposed to have only one entrance off SW 280th Street and is completely independent from the library's parking area immediately adjacent to the east. The configuration of the

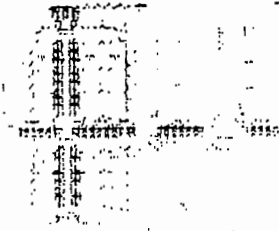


Figure 75. Parks and Recreation Proposed General Plan A

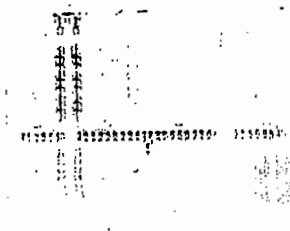


Figure 76. Parks and Recreation Proposed General Plan B

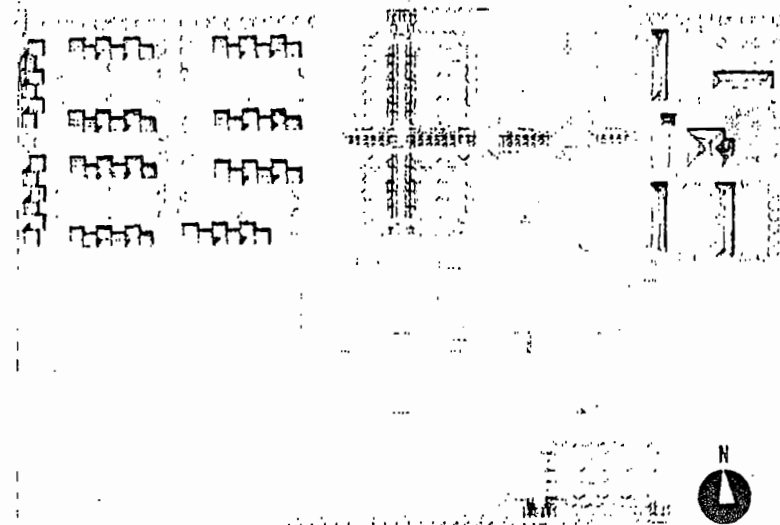


Figure 77. Preliminary individual agency plans and proposals

site results in an excessive amount of paved area and poor connectivity between the library and the park. In Plan B, the uses remain in relatively the same location as in Plan A, however, an interior park road is proposed to connect the two parking lots.

The overall plan that would have resulted from the integration of the individual proposals would not have created a unified and cohesive plan (Figure 77). As a result, the Department of Planning and Zoning design team proposed an overall plan, during the charrette, that helped unify the individual parcels while creating a sense of place with civic importance (Figure 68). The Citizens' Vision Plan that was generated at the charrette was later refined, in the months that followed, through several brainstorming sessions held with the different agencies involved (Figures 79-80).

Overall, the main concept adopted for the Royal Colonial Park site was to create a campus like setting. The placement of the library building was changed slightly to the west. The parking is moved to

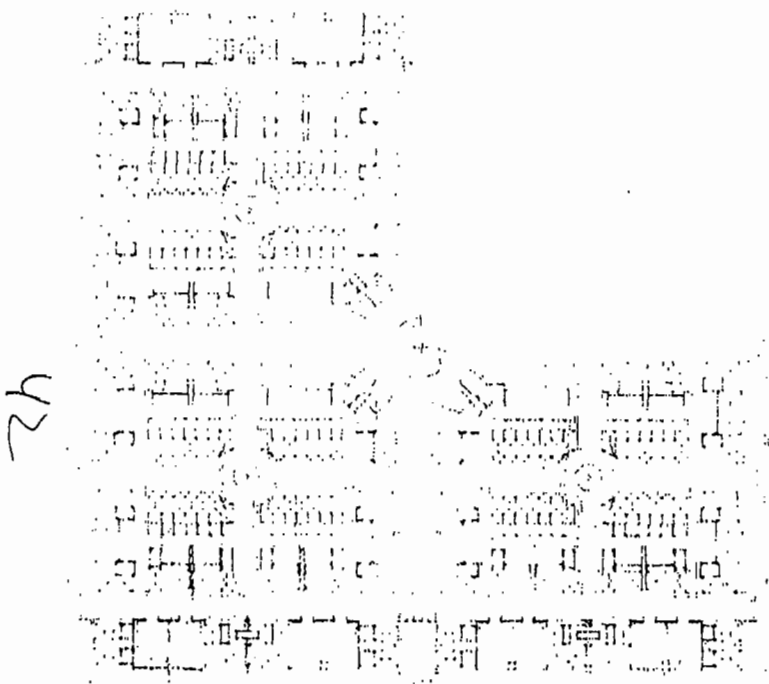
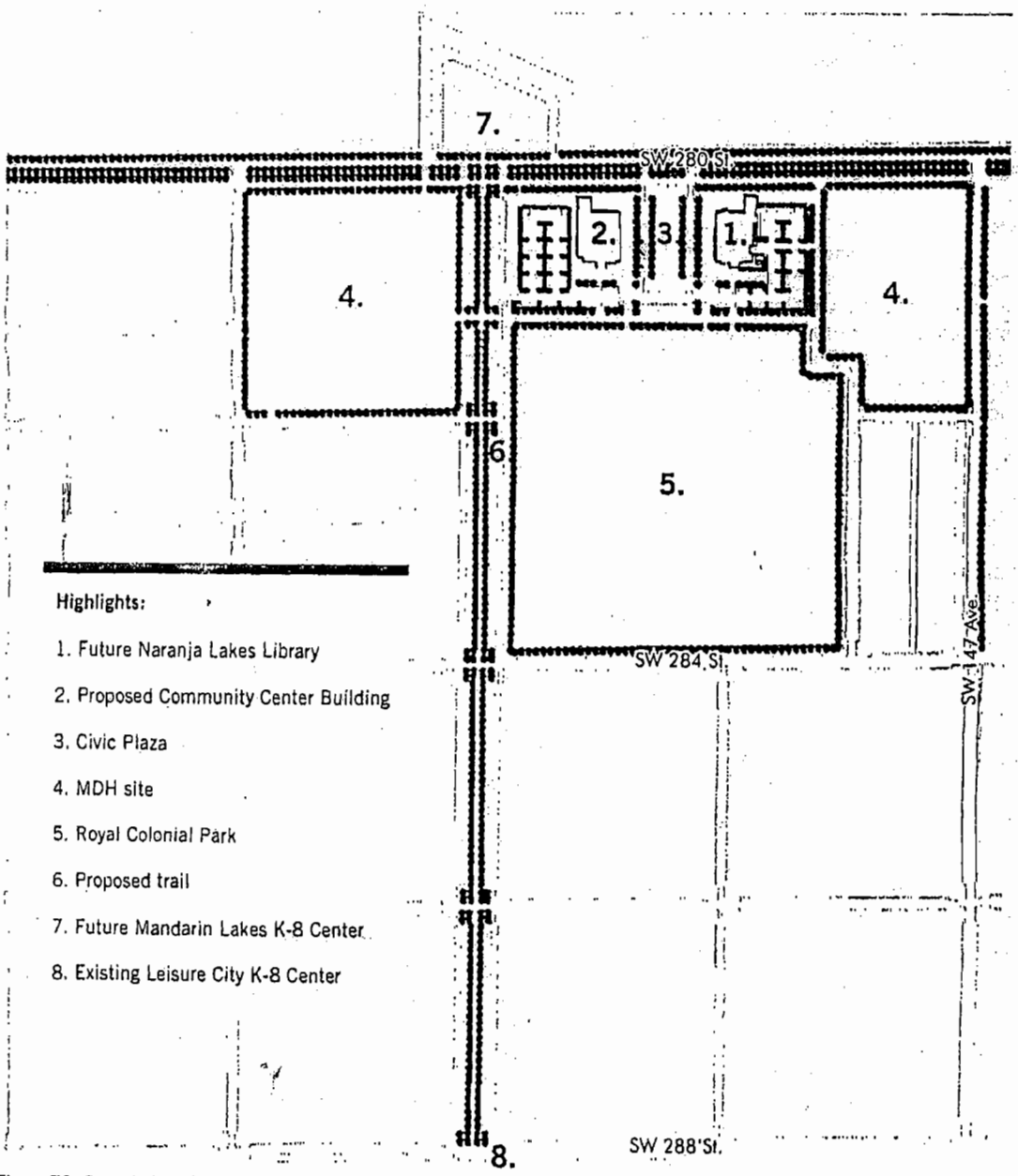


Figure 78. Preliminary Redevelopment Plan of Veranda Holdings Property



- Highlights:
1. Future Naranja Lakes Library
 2. Proposed Community Center Building
 3. Civic Plaza
 4. MDH site
 5. Royal Colonial Park
 6. Proposed trail
 7. Future Mandarin Lakes K-8 Center
 8. Existing Leisure City K-8 Center

Figure 79. Overall plan of Royal Colonial Park Area

Urban Design Recommendations

the rear and a plaza is proposed directly in front of the library anchored on both sides by the library building and a future recreational building for the P&R department. The new plaza will serve as a civic space for future community events such as book fairs, rallies, etc. (Figure 81). A perimeter road with parallel parking is also proposed around the park property and serves four primary functions. First, it provides better accessibility to the future park facilities. Secondly, the parallel parking reduces the need to create excessive amounts of paved area for surface parking that cut away valuable green space from the park. In addition, the parking around the park provides natural surveillance by encouraging uses to "front" and provide "eyes" on the park (Figure 82). Lastly, it provides accessibility to the park from the surrounding neighborhood. Figures 83, 84, and 85 are examples of parks that provide parking and uses around them.

The park site will be designed by Falcon and Bueno and will continue to provide a recreational and a passive park area with tennis and basketball courts, soccer fields and picnic areas. A covered pedestrian walkway is proposed to run east and west, directly south of the plaza, to connect the park to the two housing complexes and the adjacent neighborhoods.

A pedestrian/bike trail is proposed between the existing Leisure K-8 Center (Figure 79) on SW 288th Street and the future Mandarin Lakes K-8 Center on SW 280th Street. This trail will serve as a physical and visual link between two important civic structures in the community and will provide the residents a safe way to access the Royal Colonial Park site. The width of

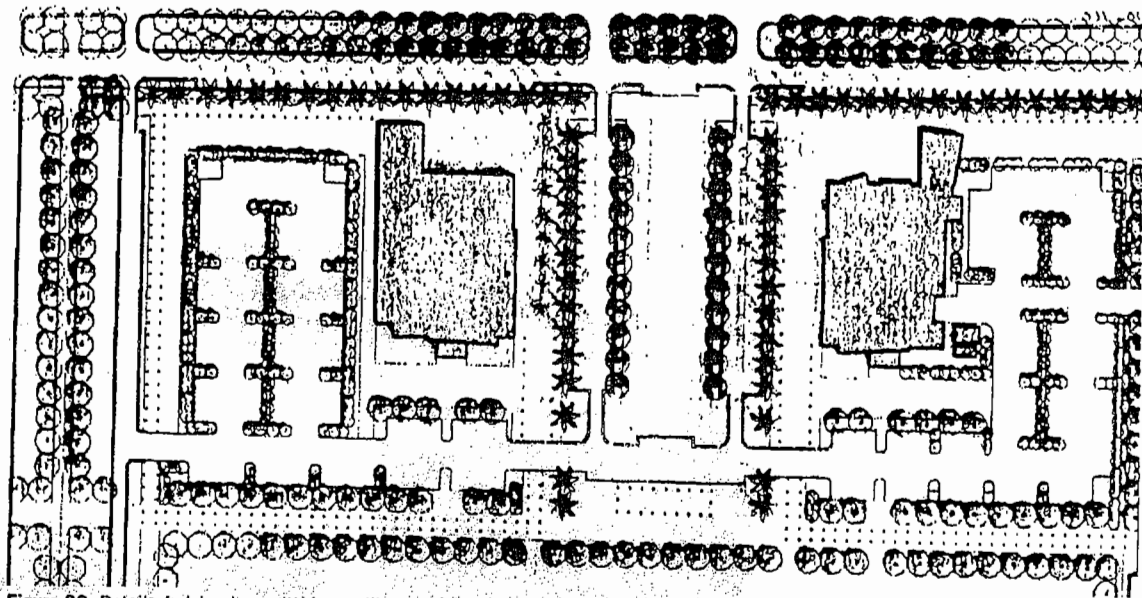


Figure 80. Detail of civic plaza with future library and proposed Community Center building

Highlights:

- Cohesive unified plan
- Unified entrance with plaza framed by civic buildings
- Network of connecting streets
- Individual entrances and parking areas for park, library and housing
- On-street parking
- Property ownership pattern respected

Finalized Issues:

Park

- Hardscaped plaza
- Formalized parallel parking around periphery of park provides easier access to park facilities and security
- Periphery road encourages uses to front the park and provide "eyes" on the park
- Enhanced accessibility of park to neighborhood
- Greenway/trail with pedestrian and bike path connecting the existing Leisure City

K-8 Center with the future Mandarin Lakes K-8 Center

- Greenway width reduced with equal dedication by MDHA and Park and Recreation
- Parallel parking along greenway eliminated
- No interior road through park
- Maintained view of park from proposed building
- On-site parking screened by covered walkway/trellis and heavy landscaping
- On-street parking = 134 spaces; Surface Parking = 302 spaces

Library

- Hardscaped plaza
- Book drop area
- Maintained view of park from building
- Green area for outdoor reading
- On-site parking screened by covered

walkway/trellis and heavy landscaping

- On-street parking = 19 spaces; Surface Parking = 80 spaces
- Total Parking = 99 spaces

MDHA

- Integration of housing with other facilities
- Mixture of housing types
- Future interior roadway connections of housing property to park will be provided and determined at time of site plan development

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the median should be a minimum of 80 feet wide in order to provide the visual link as well as a safe space for pedestrians. As an example, Curtiss Parkway in Miami Springs, Florida (Figures 87, 88, and 89) is 80 feet wide and runs through a large area of Miami Springs and provides a pedestrian/bike trail with large canopy trees on both sides. The width of the boulevard is approximately 80 feet.

The MDHA site will be designed by Heissenbottle Architects and will provide a mixture of housing types as well as future roadway connections through the property to ensure accessibility of the site to the park. In addition, the future housing will front the park in order to provide additional surveillance.



Figure 81. Potential Civic Plaza

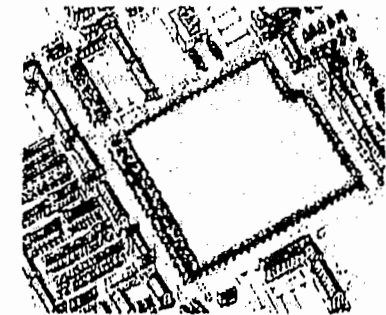


Figure 82. Axonometric view of Royal Colonial Park and environs

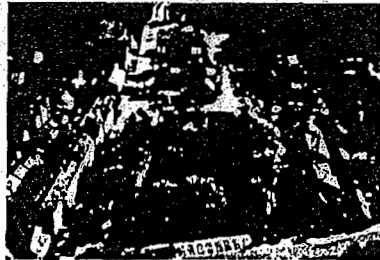


Figure 83. Kentlands Traditional Neighborhood Development, Maryland



Figure 84. Kentlands Traditional Neighborhood Development, Maryland



Figure 85. Rosemary Beach, Florida

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Figure 86. Civic Plaza in Portland, Oregon



Figure 87. Curtiss Parkway, Miami Springs, Fl.



Figure 88. Curtiss Parkway, Miami Springs, Fl.



Figure 89. Curtiss Parkway, Miami Springs, Fl.

Urban Design Recommendations

San Martin De Porres

The San Martin De Porres Church site is an L-shaped parcel located between SW 284th Street and SW 288th Street. Currently, the only building built on the site is the Parish Hall. However, the Church has plans for expansion in the future (Figure 90). Their plans for expansion include a classroom building along with playing fields, the main church, and a rectory. The Citizens' vision plan incorporated the proposed site plan with some minor recommendations (Figure 68). It is recommended that the future church building be placed closer to SW 288th Street and provide a secondary frontage along the proposed trail mentioned above. By placing the church building closer to the street and locating some of the parking in the front to the rear, SW 288th Street is better defined and additional surveillance is added.

Proposed Community Center and Residential Area

The community center is proposed to be located in the clubhouse site of the existing trailer park area Palm Gardens (Figure 91) south of SW 284th Street. In the future if the trailer park area is redeveloped, the Citizens' vision plan recommends a system of blocks and interconnecting streets with residential development in the form of rowhouses and single-family detached dwellings. The proposed community center (Figures 92 and 93) is designed as a courtyard building with office space, meeting rooms, banquet facilities and a courtyard area for parties. This building is designed in a vernacular style, which is typical of Florida architecture. The new building is designed to work well with the existing clubhouse and pool area. A covered walkway,

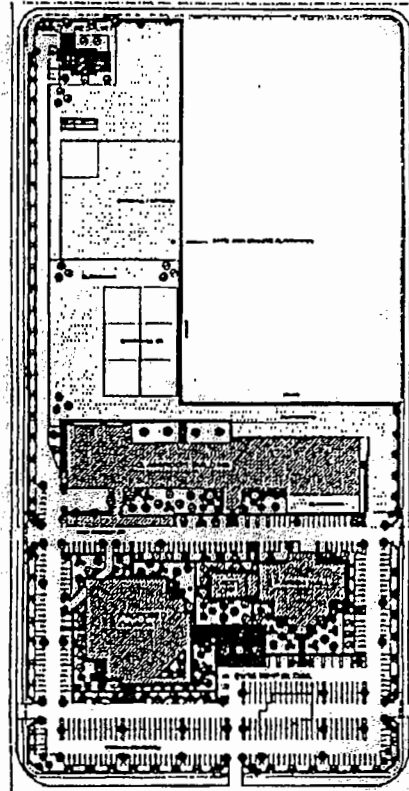


Figure 90. San Martin De Porres Church Plan Expansion



Figure 91. Existing trailer park area south of SW 284th St.

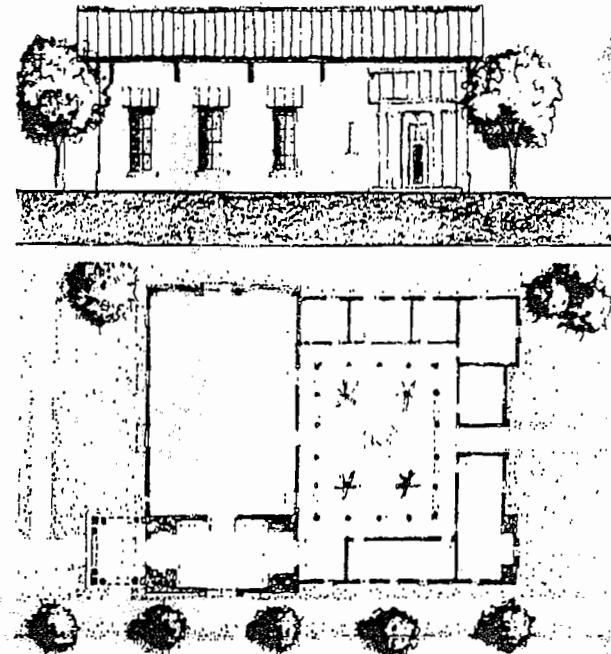


Figure 92. Potential Community Center

connecting the two buildings, also defines an outdoor lawn area that can be used for outdoor activities.

In addition, east of the Royal Colonial Park along SW 284 Street, is an existing recreational vehicle park area (Figures 94-95). This area also has the potential to redevelop into single-family homes that front the park and benefit from the future library and park area.

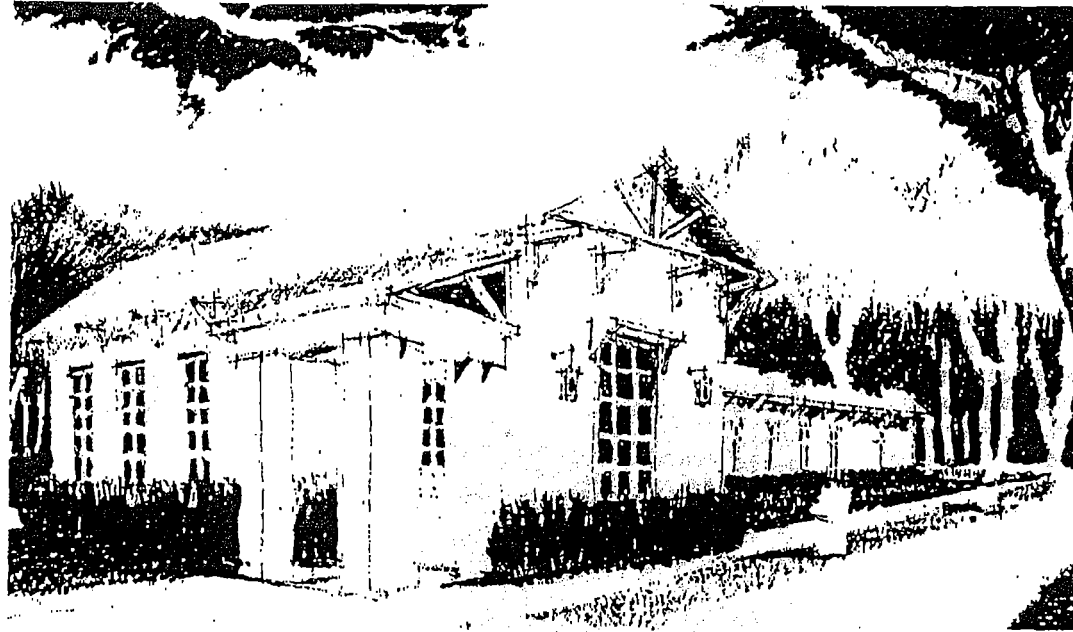


Figure 93. View of proposed Community Center



Figure 94. Existing Recreational Vehicle Park east of Royal Colonial Park



Figure 95. Existing Recreational Vehicle Park east of Royal Colonial Park

Urban Design Recommendations

5. Farm Workers Village

The Farm Workers village is comprised primarily of the Redland Center and the business districts along U. S. 1 and SW 280th Street.

Redland Center

At SW 296th Street and U.S. 1 the Homestead Housing Authority owns and operates the Redland Center, a 65-acre complex containing primarily residential buildings, including single-family and duplex dwellings. A community center, social service facilities and park areas are located within this complex as well. The Redland Center is buffered on the south and east by extensive landscaping. On the west the residential areas are separated from U.S. 1 by open space and service buildings for the complex. To the northwest, between the Redland Center and U.S. 1 are three vacant parcels totaling 15 acres. The Homestead Housing Authority owns two of these three parcels.

The arrangement of the streets within the Redland Center is a confusing system of loops with one access point on U.S. 1, SW 296th Street and SW 157th Avenue (Figure 96). Buildings appear haphazardly arranged with no distinction between private space belonging to residents and the public space of the street. In addition, civic buildings such as the existing church, day-care, and school lack proper distinction and importance within the Redland Center. The center's trash collection area is immediately behind an existing church and house and lacks proper screening (Figure 97). The existing Redland Center's Migrant Education Program (Figure 25) is currently operating in a few trailers. This is a clear sign that the community is in need of a permanent school

facility. Sidewalks along streets are not provided and landscaping is sparse, with no consistent planting of street trees.

Currently, the physical condition of the buildings at the Redland Center is poor (Figure 98). The Homestead Housing Authority has been awarded a grant to demolish and reconstruct in phases the existing residential buildings while maintaining the current poorly planned street system. As an alternative, the citizens' vision plan recommends that the Housing Authority use the opportunity of reconstruction to improve the planning of the Redland Center and provide a more functional and attractive environment for its residents and the surrounding community.

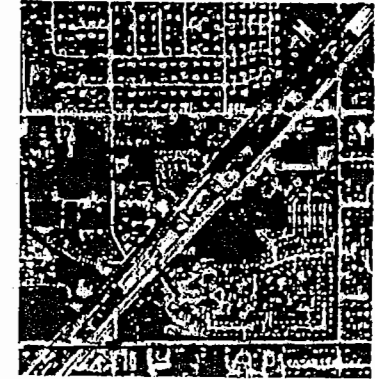


Figure 96. Existing system of streets

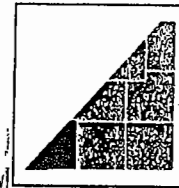


Figure 97.



Figure 98. Homestead Housing (Before)



Figure 99. Homestead Housing (After)

Illustrated in Figure 100 is an alternative plan recommended for the reconstruction of the Redland Center that maintains most of the existing street system and the existing open space located in the southwest side of the property. Additional points of access are provided along SW 296th Street and SW 157th Avenue. In addition, two neighborhood greens are created. The confusing system of loop streets and cul-de-sacs are eliminated and replaced by an open grid of blocks and streets, reconnecting the Redland Center to the surrounding area (Figure 101). Figures 102-105 illustrate this transformation of the area through various phases of redevelopment. In phase one, the existing street system is maintained and a few additional streets were added. A centrally located green was created which became the center of the neighborhood. In phase two, the existing dead-end streets were extended and made to connect with the adjacent parcels. In phase three, smaller scale parks were added and additional streets were created to provide more connectivity within the neighborhood. Lastly, in phase four, the uses around the greens were intensified.

The existing number of units can be easily maintained even with the provision of additional open space and streets. The Citizens' Vision Plan recommends maintaining the majority of residential units as detached single-family homes, with the balance re-constructed as townhouses. Parking courts or alleys should be utilized behind townhouses so that most automobile access does not occur off the main street frontage. The Citizens' Vision Plan also recommends that the street grid of the Redland Center be extended to the northwest on the vacant parcels along U.S. 1. Commercial, residential, and mixed-use buildings are recommended to line U.S. 1 and should be tall enough to

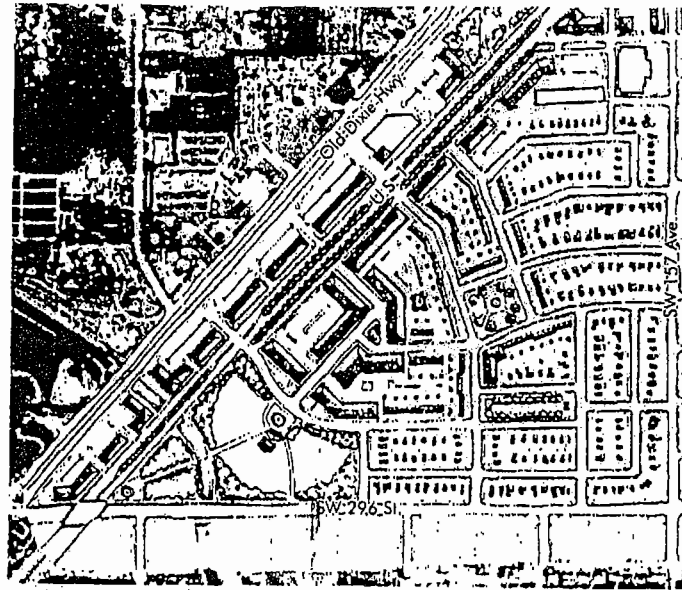


Figure 100. Farm Workers Village

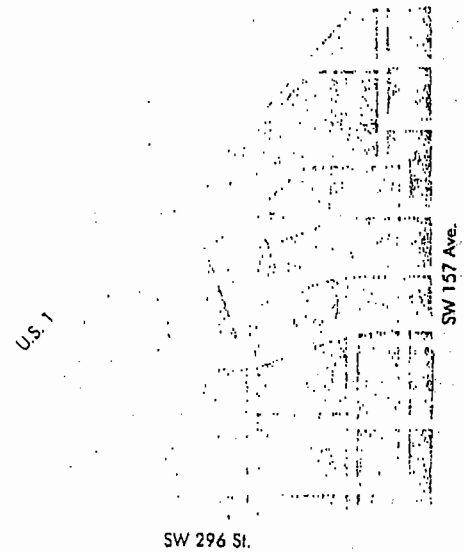


Figure 101. Potential new system of streets

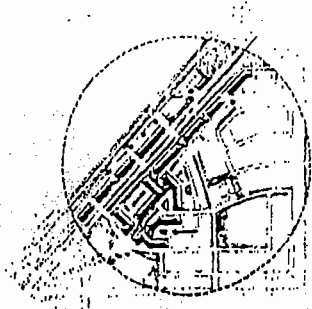


Figure 102. Redland Center Redevelopment Phase I

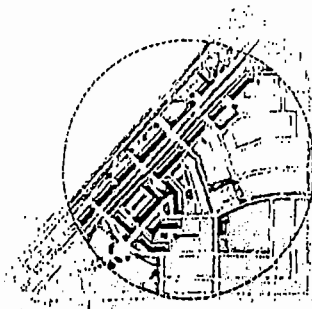


Figure 103. Redland Center Redevelopment Phase II

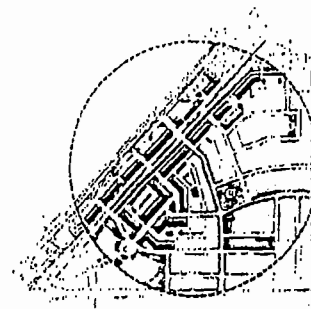


Figure 104. Redland Center Redevelopment Phase III

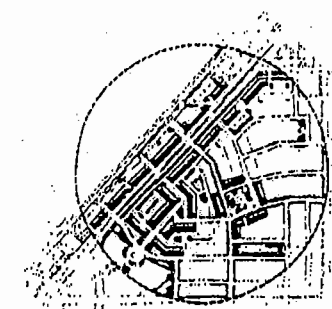


Figure 105. Redland Center Redevelopment Phase IV

Urban Design Recommendations

define the space of the street. A frontage road may be utilized to provide parking and local access to businesses in these new buildings as shown in Figure 100.

Figure 106 is a photograph of the typical condition existing in the Redland Center area. Because of the limited space, residents are forced to use their front and back yards as storage areas. Garbage and uncontrolled trash disposal is a big problem. The grant that has been awarded to the Homestead Housing Authority will be used to build new and bigger homes similar in character to the existing ones. A utility room, additional square footage, and central a/c are the features of the new homes. Figure 98 is a photograph of a typical existing single family home. During the charrette, the citizens requested that these units be improved in terms of landscaping and regular maintenance. Figure 99 is an "after" picture of what a few minor improvements can do to enhance the appearance of the units. In order to define the public realm from the private realm, a low and permeable fence was designed to enclose the front yard. A porch was added to allow the residents a proper outdoor covered area. Ornamental landscaping and shade trees were added to create a softer and friendlier environment. Lastly, a sidewalk was added in the front to create a more pedestrian friendly place.

U.S. 1 and SW 280th Street Business Districts

The Citizens' Vision Plan recommends to enhance the existing businesses along U.S. 1 by providing them the opportunity to build residential units in addition to the existing shops. The existing medical shopping center (Figure 107) south of SW 280th Street can

be expanded in the future to include more services. In addition, the Citizens' Vision Plan recommends to create a post office on the southwest corner of the intersection of SW 280th Street and SW 157th Avenue (Figure 102). This building is intended to serve as a civic landmark for the community and should be properly integrated with the rest of the neighborhood.

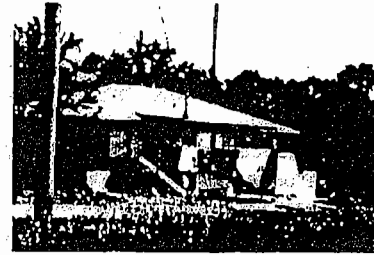


Figure 106. Redland Center House



Figure 107. Medical Shopping Center

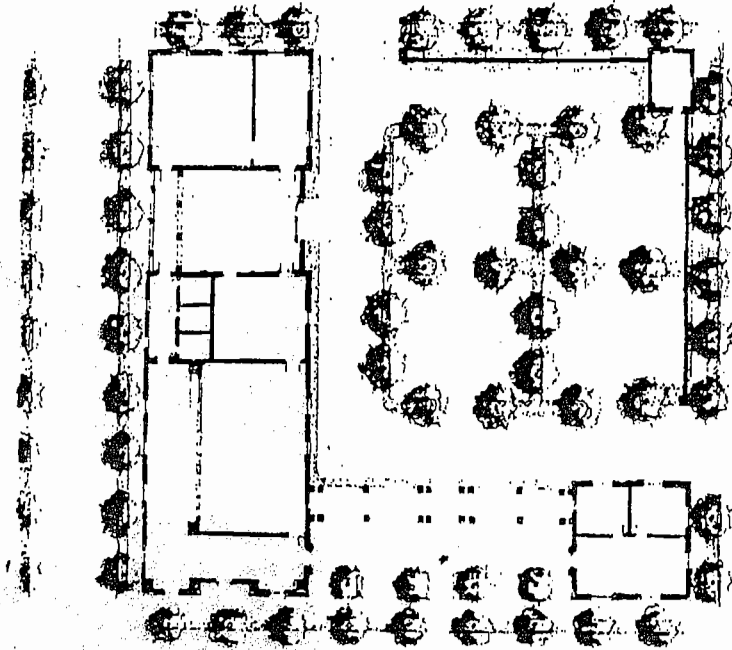


Figure 108. Farm Workers Village Potential Post Office

6. Leisure Park

The Leisure Park neighborhood is centered on the existing Leisure Park, which is located along Harding Drive just south of SW 288th Street and west of SW 152nd Avenue (Figure 109). The southern portion of the neighborhood was subdivided in 1951 by the Leisure City Development Company and the Florida Sun Deck Homes Company. In the 1950s it was customary to provide utility easements in the rear of lots. This would provide an area for the household garbage to be placed and picked up without the unsightly view of garbage trucks. In other neighborhoods the easements were paved and used as alleys. This subdivision was planned with plenty of connecting streets and has a good block structure.

7. Leisure Lakes Park Neighborhoods

The Leisure Lakes Park neighborhood, which is directly east of the aforementioned, was also developed by the same development company approximately one year later. This subdivision is very similar to the first one in terms of block structure and street connectivity. However, the main difference between the two is that half of the blocks in the Leisure Lakes Park neighborhood do not have sidewalks. During the charrette, the residents expressed a real need to incorporate sidewalks and landscaping on all residential streets to improve the quality of the neighborhoods.

The Leisure Lakes Park is the focus of this neighborhood, which provides a large lake surrounded by open space. The park currently has two basketball courts, and a baseball field. During the charrette, the citizens requested that additional landscaping and seating areas be added to all existing parks as well as picnic areas and shelters for par-

ties. They requested a vita course in the Leisure Lakes Park that wrapped around the lake as well as the opportunity for water activities such as canoeing and paddle boats. Figure 111 is a detail plan of the proposed improvements to Leisure Lakes Park. The Citizens' Vision Plan recommends to relocate the existing parking to the south and convert the corner island into a green with a central pathway that terminates on a new entrance pavilion. The Citizens' Vision Plan recommends recreational areas, passive areas and a new pavilion which could incorporate the rental office for the new shelters and water sports equipment as well as a coffee shop overlooking the lake. The proposed vida course is designed to circulate around the entire park and helps to divide the park into the various activity areas.



Figure 109. Leisure Park



Figure 110. Leisure Lakes Park

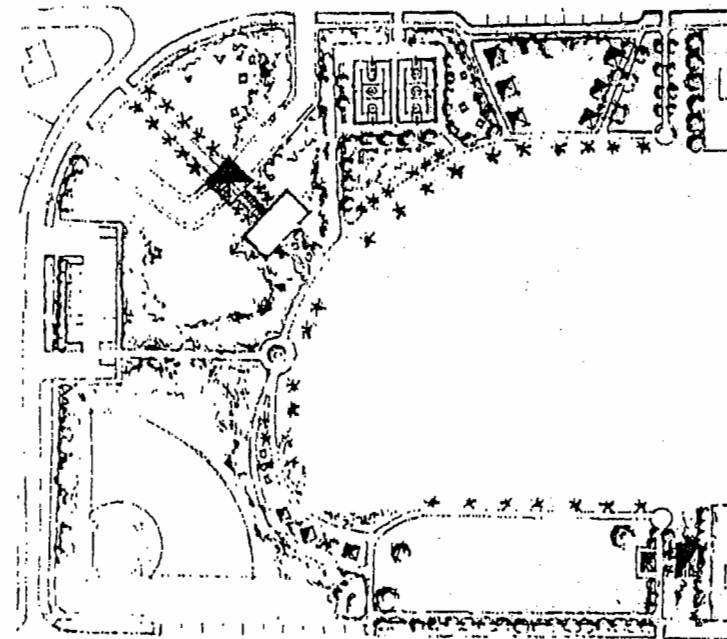
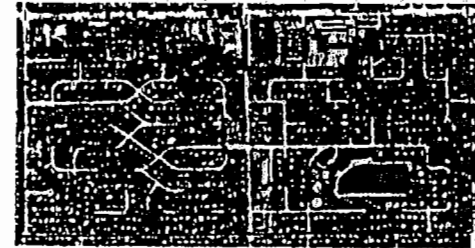
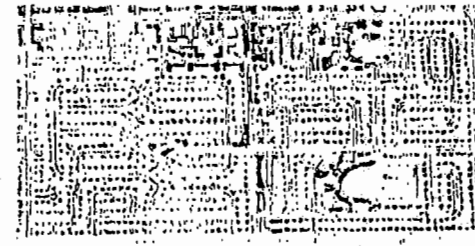
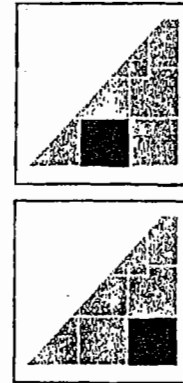


Figure 111. Leisure Lakes Park Detail Plan

Urban Design Recommendations

Both of these neighborhoods are tied together by the SW 152nd Avenue corridor. South of Harding Drive, is the Leisure Shopping Center with a local grocery store, hardware store, barber shop and meat market adjacent to a gas station and Kwik Stop store (Figures 112 and 113). The existing commercial area is immediately across from single family homes. During the charrette, the citizens requested that the roadway be improved to provide a buffer between the residential and commercial areas. According to the residents, the Leisure Shopping Center area is outdated and needs to be improved. The Citizens' Vision Plan recommends to enhance SW 152nd Avenue by providing a narrow landscaped median that helps buffer the residential uses (Figure 114). In addition, it recommends to enhance the street edge by providing a building along the front of the existing shopping center to replace the old building (Figure 115). The existing building has ample space along the front and can be done in phases. In front of the existing gas station and Kwik Stop store, the Citizens' Vision Plan recommends a narrow linear green that can serve as a central meeting space for both neighborhoods. Eventually, the Kwik Store can be enhanced and a new building that properly fronts the green can be built. The green can have outdoor seating for a small coffee shop or restaurant that can be added to the Kwik Store.



Figure 112. Existing gas station and Kwik Stop store



Figure 113. Existing Leisure Shopping Center

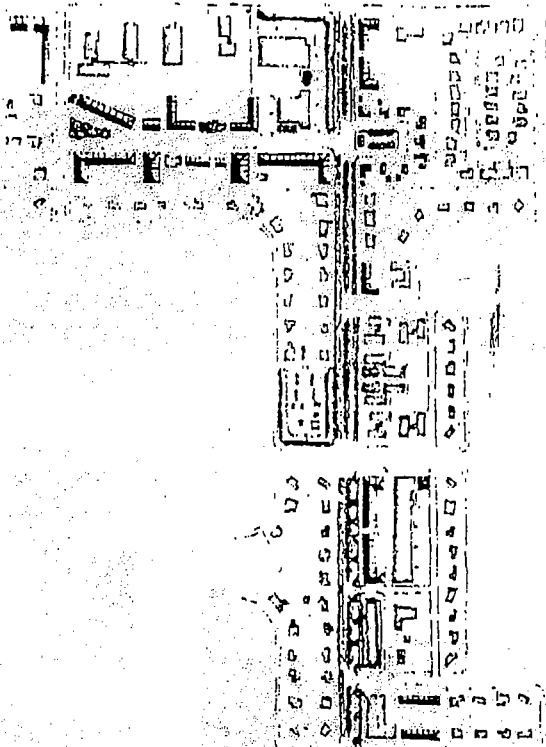


Figure 114. SW 152nd Avenue Potential Improvements

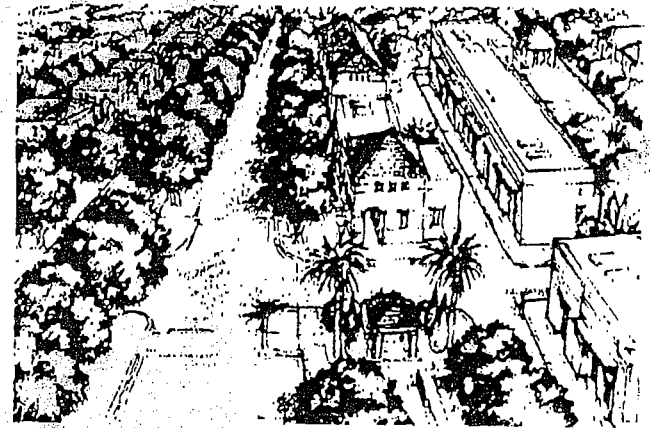


Figure 115. View of SW 152nd Avenue looking North

15:

Housing/Building Types

The character of a community can be identified through the architectural style of the area, landscaping, historic buildings, natural features such as rivers etc. New buildings should reflect the character of the neighborhood and instill pride among the residents. Unfortunately, when a character hasn't been established in a community the architecture generated is generic and bland. Apartment buildings, such as the ones shown in Figures 116-119 are generic and contribute very little to enhance the quality of the community. One physical feature that is unique among all the buildings is the 6-foot high fence enclosing the property. The fence prohibits a person from feeling secure when walking along the sidewalk. In addition, it gives a sense of imprisonment and isolation from the surrounding area. Buildings should be designed to address the street by providing porches, stoops, and well designed front yards that instill a sense of pride and promotes a natural interaction among people in the community. Building relationships is important in a community because it encourages people to work together to improve their community.



Figure 116. Apartment Complex

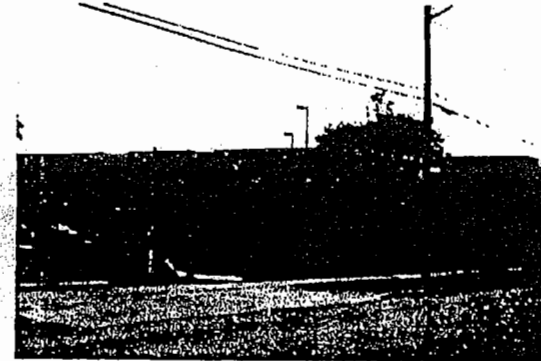


Figure 117. Biscayne Plaza Public Housing Complex

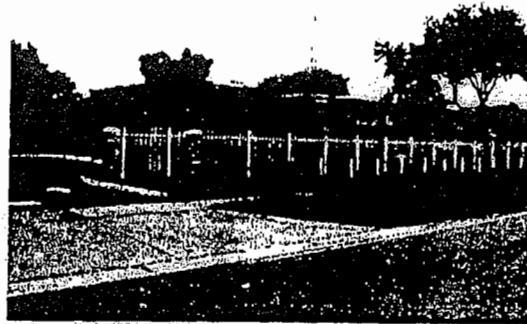


Figure 118. Modelló Housing Community

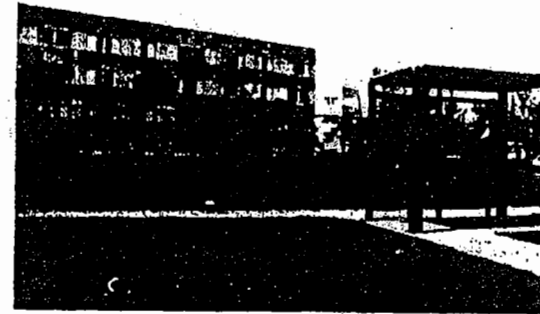


Figure 119. Naranja Lakes Condominiums

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Communities throughout the nation have dealt with housing in many different ways. In some cases where drugs and crime are a few of the many unresolved problems, the housing developments have been torn down and rebuilt providing quality affordable housing for the community. In other cases where the housing units have been neglected and poorly maintained they have been renovated and upgraded. One example is the Diggs Town Public Housing complex in Norfolk, Virginia (Figure 120) where an existing group of barrack style brick buildings that once were an eye sore to the



Figure 120. Diggs Town Public Housing Complex Before and After

Urban Design Recommendations

community were transformed dramatically. Porches, new windows, and landscaping were added to transform this place into a community with an identity of its own. By building front porches that have a character similar to houses in adjacent neighborhoods, the image of the 'project' is dissolved. Another example where simple renovation was the key to total transformation is the First Ward Public Housing Complex in Charlotte, North Carolina (Figure 121). Here a fresh coat of paint, new windows, landscaping, and an embellished porch made all the difference.

Sometimes it is more than aesthetics that has to be transformed in a community. If the buildings are unsafe or inhabitable, they are torn down and rebuilt. An example is the Park Duvall Public Housing complex in Louisville, Kentucky (Figure 122). Here the apartment buildings were unsalvageable and lacked individuality. There was no common open space and an 8' chain link fence surrounded the property. The buildings were replaced with single-family detached homes that have porches on the front and private yards.

Private homes should be designed and built to enhance the quality of the community and last a lifetime (Figure 123). The area around the house is equally as important as the area inside and should not be left unnoticed (Figure 124).



Figure 121. Firstward Public Housing Complex Before and After

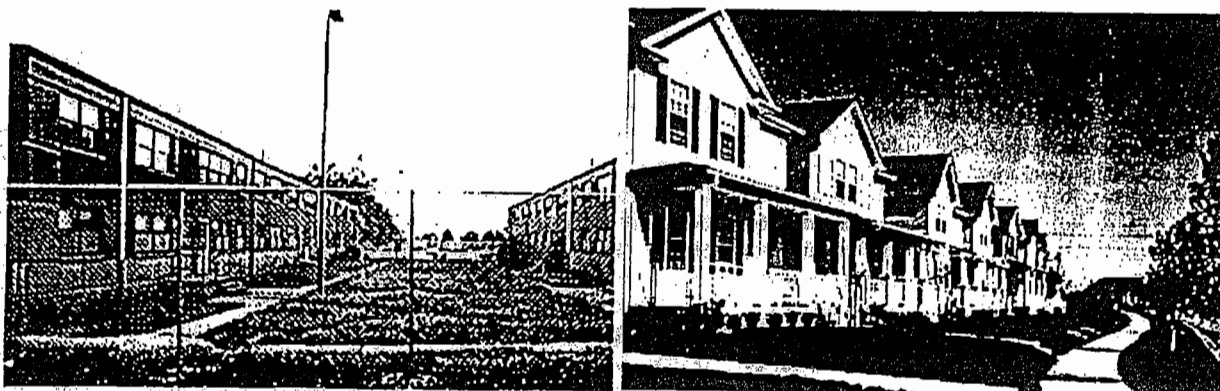


Figure 122. Park Duvall Public Housing Complex Before and After

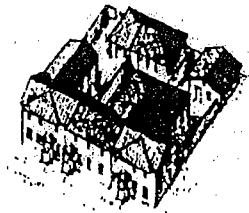
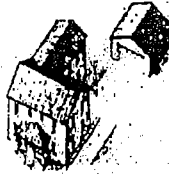


Figure 123. Temporary housing for migrant workers



Figure 124. Existing single family homes

The following images below are examples of effective housing typologies that are appropriate for many types of neighborhoods regardless of the character chosen. Their basic massing and site layout provide a well defined frontage along the street and a clear public and private space definition. In addition, they encourage relationship building by providing key elements such as porches, stoops and balconies.



Perimeter yard with alley/service road

This variation of the typical single-family detached house is recommended to have automobile access oriented toward the rear of the lot in order to take advantage of the provision of an alley. The front of the lot is then freed from serving as a parking lot as is typical when garages and driveways face the street frontage.

Perimeter yard without alley/service road

For single-family detached houses without access to an alley, parking on the lot is recommended to occur toward the side and the rear of the lot. A porte cochere at the side of the house may be used along with a single lane driveway to allow for the tandem parking of two cars. A garage may also be placed at the rear of the lot accessed by a single lane driveway leading from the street.

Sideyard

Modeled after the 'single house' commonly found in Charleston, South Carolina, the sideyard house has an extensive porch along the side of the house, oriented to a wide and deep side yard. The sideyard house may be placed along one of the side property lines with no setback in order to enclose the side of the adjacent lot. Parking should be accessed from an alley or service road for this type of dwelling.

Courtyard

Similar to the courtyard buildings typical of Spanish colonial architecture, a courtyard house should have an outdoor court or atrium surrounded on at least three sides by interior space. A covered colonnade may surround the court, which can provide access between rooms and substitute for interior hallways or corridors. Courtyard houses may extend across the full width of a lot, which results in a street frontage similar to a townhouse. A gated passageway known as a zaguan may be used to access the courtyard from the street.

Live/Work

Dwellings combining living and working spaces in a single building are typically known as 'live/work.' The most typical configuration of a live/work is where a single living space is located above a single workspace. Other possible configurations include living and work spaces occurring side-by-side or separated by a courtyard.

Townhouse/Rowhouse

Townhouses or rowhouses are attached single-family dwellings typically occupying narrow lots and two to three stories in height. To avoid the 'parking lot effect' commonly found in front of townhouses, it is recommended that parking occur in individual garages accessed from alleys or service roads or in parking courts located to the rear of townhouse lots.

Street Improvement Recommendations



Leisure City/Naranja Lakes Charrette Report • The Leisure City/Naranja Lakes Charrette Report • The Leisure City/Naranja Lakes Charrette Report • The Leisure City/Naranja Lakes Charrette Report

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Street Improvement Recommendations

The study area is accessed primarily by U.S. 1, SW 280th Street, SW 284th Street, Naranja Lakes Boulevard, SW 147th Avenue, 152nd Avenue, and SW 157th Avenue. Based on the 2004 traffic counts and capacity report, these roads are operating at a Level of Service (LOS) of 'C' or better, with the exception of U.S. 1, which is operating at a level of service of 'E'. (Table 2) During the design week, the designers measured and analyzed the existing streets and developed the following area wide and specific street recommendations.

Area Wide Recommendations

Overall, the Citizens' Vision Plan recommends that new streets be added to improve the connectivity and network of streets in the study area (Figure 125). To accomplish this, new developments should be built to form a system of blocks that connect and relate with one another. By incorporating more streets, blocks will be shorter and pedestrians as well as drivers will not be forced to travel longer distances. Blocks should not be greater than 500 feet in length. In the study area, there are blocks that are as long as 2,640 feet. Cul-de sacs and dead end streets should not be permitted.

Water and Sewer

During the charrette, the citizens requested that water and sewer lines be provided to all existing single-family homes and businesses where they are missing. Almost all of the study area is currently served with sewer with the exception of some blocks within the Leisure Park neighborhood.

Lighting

Lighting is an important element within a public right-of-way. Street lighting can either be auto oriented or pedestrian oriented (Figure 127). It is important to select a lighting standard that is appropriate for each street type. For example, along the Main Street, SW 280th Street, the lighting fixture should be no greater than 14 feet high because the roadway is intended to be pedestrian oriented. Shops, cafes, and restaurants on the ground floor generate a higher flow of pedestrian traffic (Figure 126). However, along U.S. 1, the lighting fixture selected will have to serve two users, the driver and the pedestrian. Along the median, a taller auto oriented lighting fixture should be utilized while along the sidewalk a smaller pedestrian oriented fixture is needed. Cobra head lighting should be discouraged along the median and instead a design that is compatible with the sidewalk lighting should be selected. In addition, lighting should not obstruct the sidewalk (Figure 128).



Figure 126. Pedestrian-scaled lighting



Figure 125. Potential Network of Streets

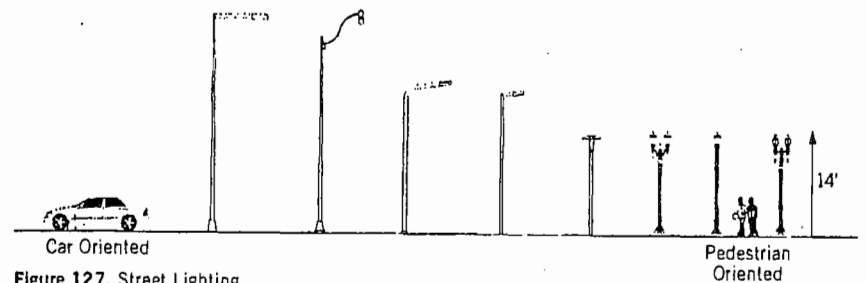


Figure 127. Street Lighting

Street Furniture

Street furniture such as, benches, bus shelters, and trash receptacles are important pieces that need to be selected properly for function, durability, and aesthetics. Bus shelters, for example, should be designed wide enough to protect the pedestrian from the elements while providing a comfortable shaded seating area (Figures 129, 131). Uncovered benches should only be located in areas where plenty of landscaping and shade is provided (Figure 130). Although the County is in the process of replacing the existing bus shelters, the community needs to determine if the new shelters are functional and if they should be designed to reflect an architectural character of the community.

Landscaping

Landscaping is another important element within a public right-of-way. If a street does not have shade trees, people will be discouraged to walk in the neighborhood or wait at a bus stop for public transportation (Figure 132). The landscape beautification project should be extended to all roadways within the Leisure City/Naranja Lakes area to enhance the roadways and restore the tree canopy. It is also important to select street trees that provide ample shading such as oak and mahogany trees. These species are strong trees that grow a lush and bountiful canopy.

Signage

During the charrette, the citizens expressed a desire to have uniform signage throughout the study area. There are several types of signage allowed in the County. Along U.S. 1, for example, the typical type of signage



Figure 128. Utility pole obstructing sidewalk

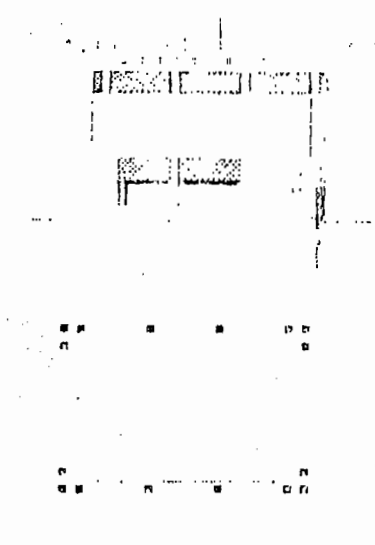


Figure 129. Potential Public Bus Shelter Design



Figure 130. Bus stop along U.S. 1

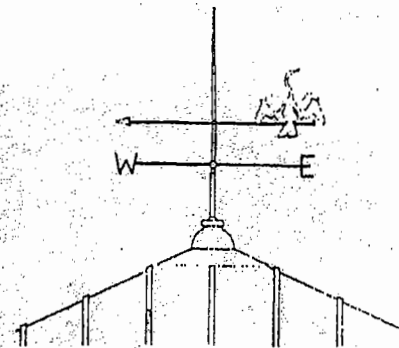
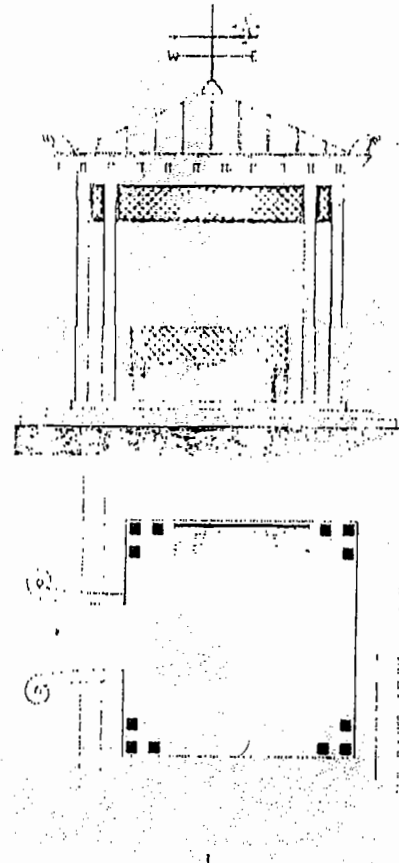


Figure 131. Potential Bus Shelter Design



Figure 132. Bus stop of Naranja Lakes Blvd.



Figure 133. Billboard signs along U.S. 1



Figure 134. Billboard signs along U.S. 1

Street Improvement Recommendations

that exists is the billboard, which is designed to advertise along streets with fast moving non-stop traffic (Figure 133 and 134). The zoning code classifies this type of signage as an outdoor advertising sign. Billboards are permitted to be as long as 50 feet wide and 15 feet high (750 square feet) and can potentially be placed at every 300 feet. They do not advertise information of the business conducted on the premises and instead usually present information about businesses that are not within the community. Another type of signage allowed is the permanent point of sale sign, which is any type of sign that advertises the use, occupant of the premises, or merchandise or products sold on the premises (Figure 135 and 136). The zoning code permits this type of sign along the frontage of the street that provides a direct access to the front of the place of business. The maximum size allowed is 40 square feet. The third type of sign allowed is the temporary sign, which are signs that are erected to advertise the sale or rent of the premises, subdivision of a property, construction, special events, political campaigns etc. Temporary signs are allowed to be a maximum of 120 square feet.

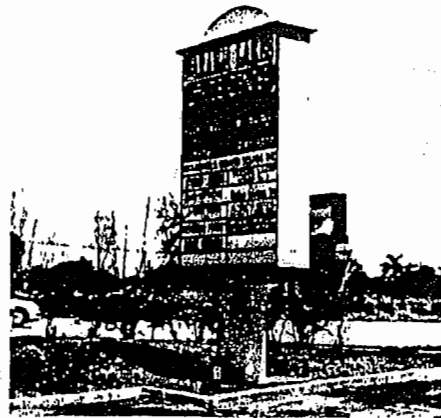


Figure 135. Permanent Point of Sale Sign

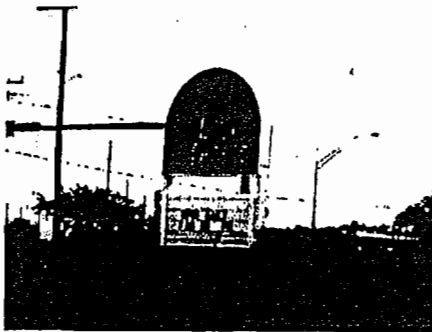


Figure 136. Permanent Point of Sale Sign

Once the character along U.S. 1 is transformed and six story mixed-use buildings line the street a billboard sign that is 750 square feet may not be the most appropriate. Billboards along with other types of outdoor advertising signs should be prohibited. Smaller building identification signs that are a maximum of 150 square feet should be allowed at the top of buildings. In addition along the front of the building flat and cantilever (projecting) signs should also be allowed. On the ground floor along



Figure 137. Pedestrian-scaled signs along a commercial street

Examples of Signs Flat Against the Facade:



Examples of Signs Mounted Projecting from the Facade:



Examples of Signs Mounted Above the Top of the Facade:



Figure 138.

storefronts, only hanging and awning signs that are pedestrian scaled should be permitted (Figure 137). The type and size of the sign selected should be determined according to the location of the building within the study area in order to maintain the character. Figure 138 are examples of good flat, projecting and building identification signs that have been utilized in other urban centers throughout the Nation.

Entrance Features

During the Charrette, the community requested a gateway or entrance feature at SW 296th Street. This location is the southern entrance into the study area. The Citizens' Vision Plan recommends to convert the triangular area north of SW 296th Street into a lushly wooded park anchored on the corner by an obelisk that marks the entrance into the area and the park (Figure 140). The park is proposed to have a seating area and fountain around the obelisk (Figure 139). A trail that crosses the canal on the north is also proposed to connect the obelisk with the proposed green in the Farm Workers Village.

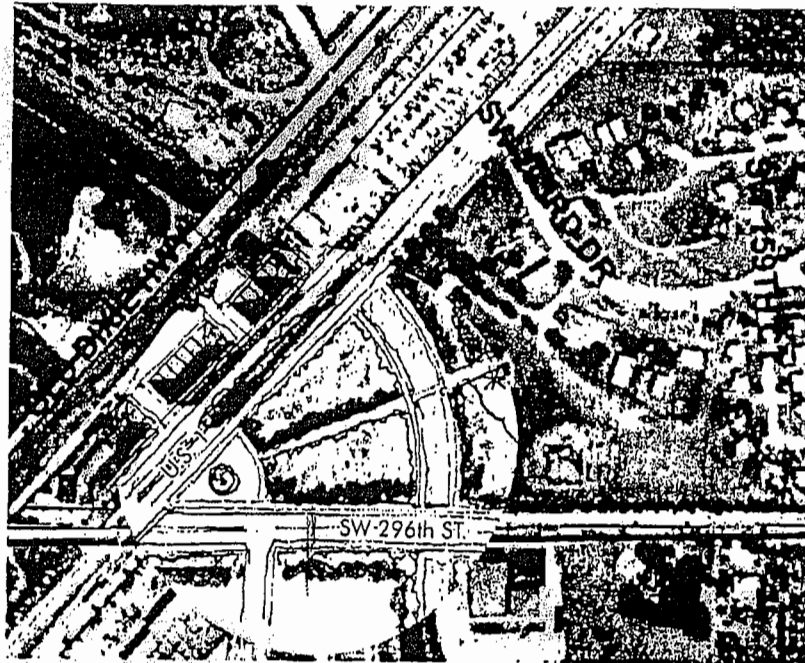


Figure 139. Plan of potential park area around gateway

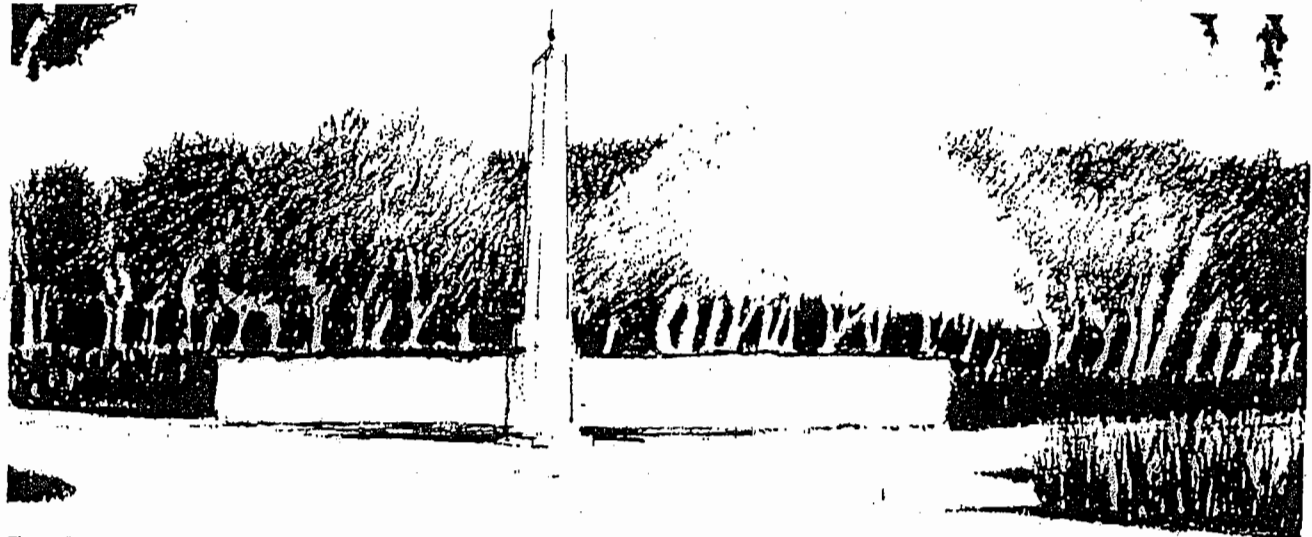


Figure 140. Potential gateway along SW 296th St. and U.S. 1

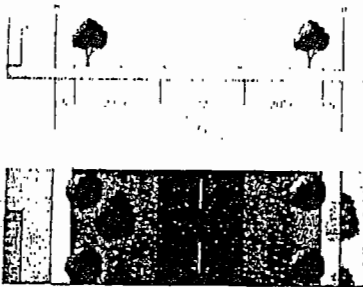
Specific Recommendations

SW 147th Avenue/Naranja Avenue Street Configuration



Existing

Recommended



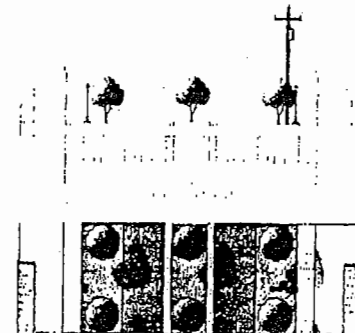
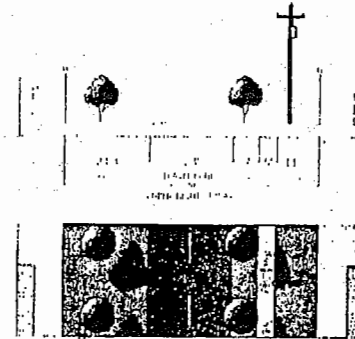
	EXISTING CONDITION	RECOMMENDED IMPROVEMENTS
R.O.W Width	75'-0"	-----
Type	residential	-----
Movement	free	-----
Number of Traffic Lanes	2	-----
Lane Width	11'-0"	-----
Direction of Traffic Lanes	2-way	-----
Bike Lanes (BL)	none	4' both sides within swale
Parking Lanes (P)	none	-----
Sidewalk Width (S)	5' both sides	-----
Planting Strip Width (G)	22'-6"/20'-6"	-----
Curb & Gutter (C)(gu)	none	-----
Tree Pattern	allee @ 30'-0" O.C.	-----
Tree Type	shade	-----
Median	none	-----
Street Light	none	continuous @ 30' O.C. avg. max. 14' high
Utility Location	@ intersecting streets	-----

SW 152nd Avenue/Kingman Road Street Configuration



Existing

Recommended



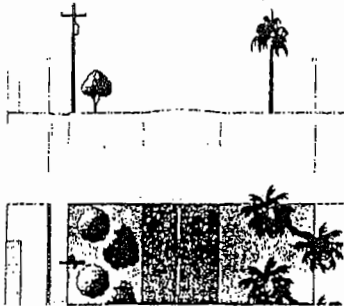
	EXISTING CONDITION	RECOMMENDED IMPROVEMENTS
R.O.W Width	70'-0"	-----
Type	residential/commercial	-----
Movement	free	-----
Number of Traffic Lanes	2	-----
Lane Width	23'-0" total	-----
Direction of Traffic Lanes	2-way	-----
Bike Lanes (BL)	none	-----
Parking Lanes (P)	none	-----
Sidewalk Width (S)	5' one side	5' both sides
Planting Strip Width (G)	23'-6"/7'-0"/11'-6"	11'-6" both sides
Curb & Gutter (C)(gu)	none	2' along median only
Tree Pattern	allee @ 30'-0" O.C.	-----
Tree Type	shade/ornamental	-----
Median	none	10'-0"
Street Light	discontinuous	continuous @ 30' O.C. avg. max. 14' high
Utility Location	above ground one side	-----

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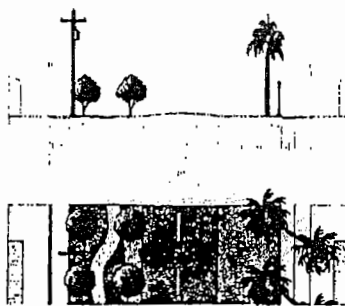
SW 157th Avenue/Newton Road Street Configuration



Existing



Recommended



SW 280th Street/Waldin Drive/Main Street (East of Town Center) Street Configuration

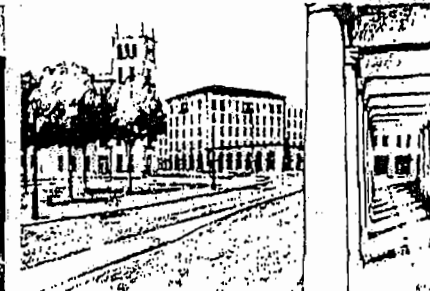
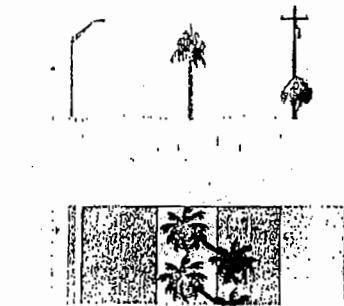
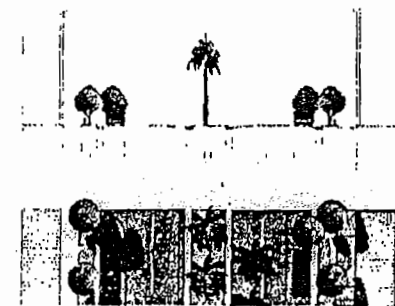


Figure a.

Existing



Recommended



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	EXISTING CONDITION	RECOMMENDED IMPROVEMENTS
R.O.W Width	80'-0"	-----
Type	residential	-----
Movement	tree	-----
Number of Traffic Lanes	2	-----
Lane Width	23'-0" total	-----
Direction of Traffic Lanes	2-way	-----
Bike Lanes (BL)	none	4' both sides within swale
Parking Lanes (P)	none	-----
Sidewalk Width (S)	5' one side	5' both sides
Planting Strip Width (G)	22'-6"/28'-6"	22'-6"/19'-6"
Curb & Gutter (C)(gu)	none	-----
Tree Pattern	allee @ 30'-0" O.C.	-----
Tree Type	shade/ornamental	-----
Median	none	-----
Street Light	none	continuous @ 30' O.C. avg. max. 14' high
Utility Location	above ground one side	-----

	EXISTING CONDITION	RECOMMENDED IMPROVEMENTS
R.O.W Width	95'-0"	-----
Type	residential	main street
Movement	free	-----
Number of Traffic Lanes	4	-----
Lane Width	11'-8" each/ 9'-8" each	10'-0" each
Direction of Traffic Lanes	2-way	-----
Bike Lanes (BL)	none	within traffic lanes
Parking Lanes (P)	none	7'-0" both sides
Sidewalk Width (S)	5' both sides	6' both sides
Planting Strip Width (G)	2'-0"/20'-0"	5'-0" both sides
Curb & Gutter (C)(gu)	2' one side	2' both sides & median
Tree Pattern	allee @ 30'-0" O.C. one side & median	allee @ 30'-0" O.C. both sides & median
Tree Type	shade/ornamental	-----
Median	18'-6"	11'-0"
Street Light	continuous one side	continuous both sides @ 30' O.C. avg. max. 14' high
Utility Location	above ground one side	below ground

SW 280th Street/Waldin Drive/Main Street (@ Town Center) Street Configuration

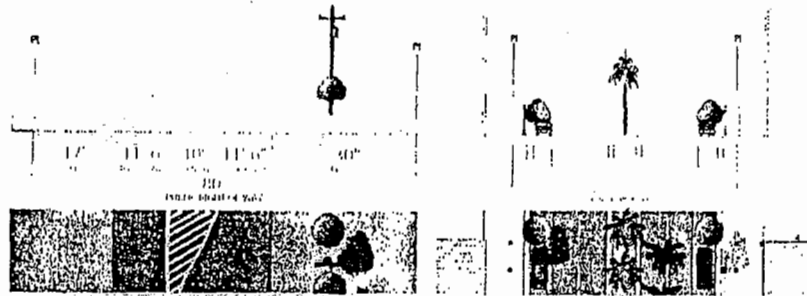


Figure b.

The Citizens' Vision Plan recommends 3-6 story buildings along the Main Street on both sides of the town square (Figure a). The buildings should have a colonnade along the ground floor as well as shops, cafes, and restaurants fronting the square. The town square is proposed as a linear open space that can be used for outdoor civic activities (Figure b).

Existing

Recommended



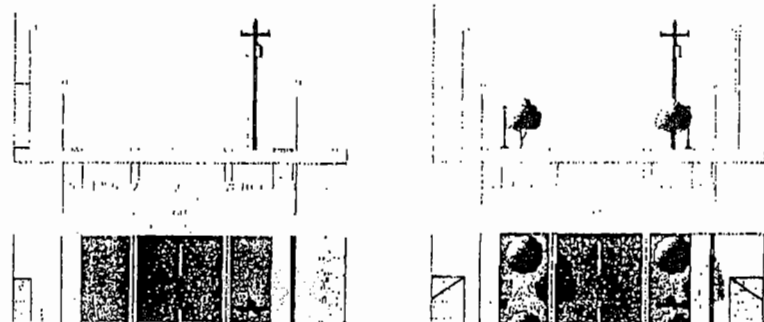
	EXISTING CONDITION	RECOMMENDED IMPROVEMENTS
R.O.W Width	80'-0"	-----
Type	residential	main street
Movement	free	-----
Number of Traffic Lanes	2	4
Lane Width	11'-6" each	10'-0" each
Direction of Traffic Lanes	2-way	-----
Bike Lanes (BL)	none	within traffic lanes
Parking Lanes (P)	none	7' both sides
Sidewalk Width (S)	none	5' both sides
Planting Strip Width (G)	17'-0"/30'-0"	7x7' planters @ every 2 parking spaces
Curb & Gutter (C)(gu)	none	2' both sides & median
Tree Pattern	allee @ 30'-0" O.C. one side	allee @ 30'-0" O.C. in median
Tree Type	ornamental	-----
Median	10' turn lane	8'
Street Light	none	continuous both sides @ 30' O.C. avg. max. 14' high
Utility Location	above ground one side	below ground

284th Street Configuration



Existing

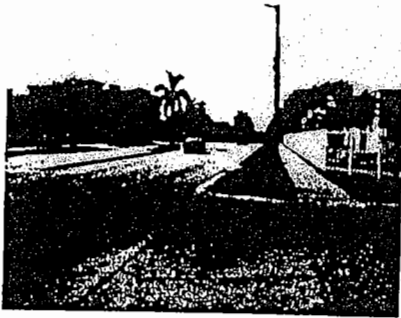
Recommended



	EXISTING CONDITION	RECOMMENDED IMPROVEMENTS
R.O.W Width	60'-0"	-----
Type	residential	-----
Movement	free	-----
Number of Traffic Lanes	2	-----
Lane Width	22'-0" total	-----
Direction of Traffic Lanes	2-way	-----
Bike Lanes (BL)	none	-----
Parking Lanes (P)	none	-----
Sidewalk Width (S)	5' both sides	-----
Planting Strip Width (G)	12'-6"/10'-6"	-----
Curb & Gutter (C)(gu)	gutter both sides	-----
Tree Pattern	none	allee @ 30'-0" O.C.
Tree Type	n/a	shade
Median	none	none
Street Light	discontinuous one side	continuous both sides @ 30' O.C. avg. max. 14' high
Utility Location	above ground one side	-----

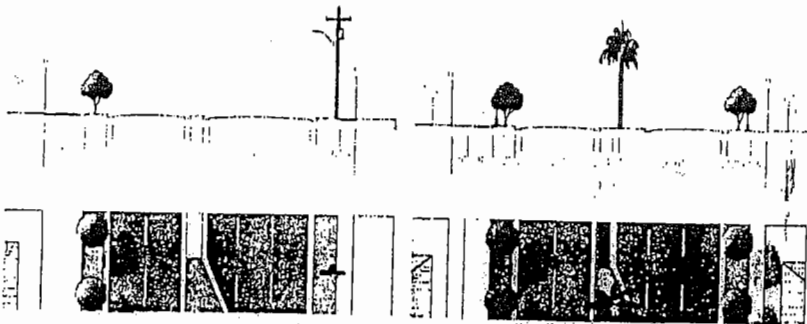
62

SW 288th Street/Biscayne Drive Street Configuration



Existing

Recommended

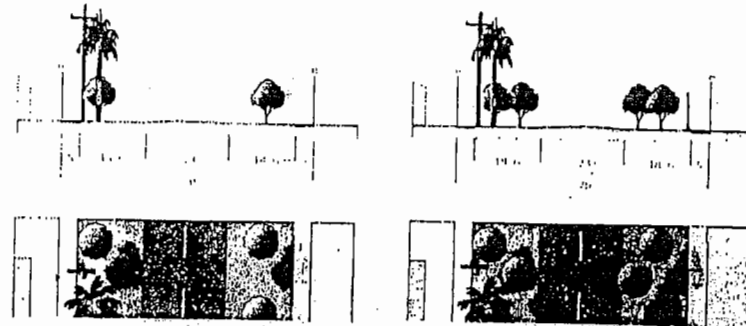


SW 296th Street/Avocado Drive Street Configuration



Existing

Recommended

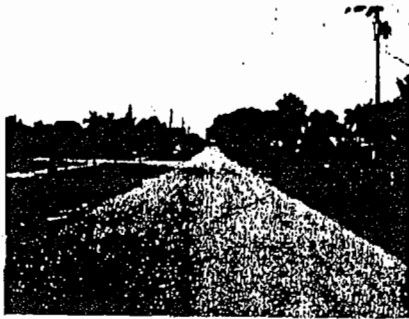


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	EXISTING CONDITION	RECOMMENDED IMPROVEMENTS
R.O.W Width	100'-0"	-----
Type	residential	-----
Movement	free	-----
Number of Traffic Lanes	4	-----
Lane Width	23'-0"/32'-6"	-----
Direction of Traffic Lanes	2-way	-----
Bike Lanes (BL)	none	-----
Parking Lanes (P)	none	-----
Sidewalk Width (S)	13'-0"/5'-0"	-----
Planting Strip Width (G)	7'-0"/7'-6"	-----
Curb & Gutter (C)(gu)	2' both sides & median	-----
Tree Pattern	allee @ 30'-0" O.C. one side	allee @ 30'-0" O.C. both sides
Tree Type	shade	shade/ornamental
Median	4'-13.5'	-----
Street Light	continuous one side	continuous both sides @ 30' O.C. avg. max. 14' high
Utility Location	above ground one side	below ground

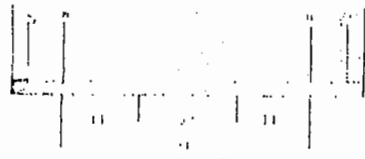
	EXISTING CONDITION	RECOMMENDED IMPROVEMENTS
R.O.W Width	70'-0"	-----
Type	residential	-----
Movement	free	-----
Number of Traffic Lanes	2	-----
Lane Width	23'-0" total	-----
Direction of Traffic Lanes	2-way	-----
Bike Lanes (BL)	none	-----
Parking Lanes (P)	none	-----
Sidewalk Width (S)	5' both sides	-----
Planting Strip Width (G)	18'-6" both sides	-----
Curb & Gutter (C)(gu)	none	-----
Tree Pattern	allee @ 30'-0" O.C.	random @ 30'-0" O.C.
Tree Type	shade/ornamental	-----
Median	none	-----
Street Light	none	continuous both sides @ 30' O.C. avg. max. 14' high
Utility Location	above ground one side	-----

Typical Neighborhood Street Configuration



Existing

Recommended



	EXISTING CONDITION	RECOMMENDED IMPROVEMENTS
R.O.W Width	50'-0"	-----
Type	residential	-----
Movement	free	-----
Number of Traffic Lanes	2	-----
Lane Width	11'-0"	-----
Direction of Traffic Lanes	2-way	-----
Bike Lanes (BL)	none	-----
Parking Lanes (P)	none	-----
Sidewalk Width (S)	none	5' both sides
Planting Strip Width (G)	14'-0" both sides	9' both sides
Curb & Gutter (C)(gu)	none	-----
Tree Pattern	none	allee @ 30'-0" O.C.
Tree Type	n/a	shade
Median	none	-----
Street Light	none	continuous both sides @ 30' O.C. avg. max. 14' high
Utility Location	above ground	-----

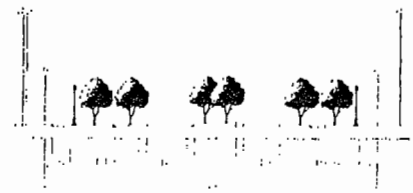
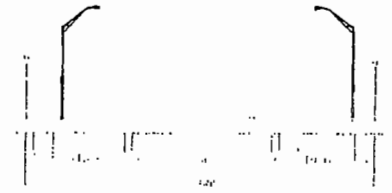
Aranja Lakes Boulevard Street Configuration



Existing



Recommended

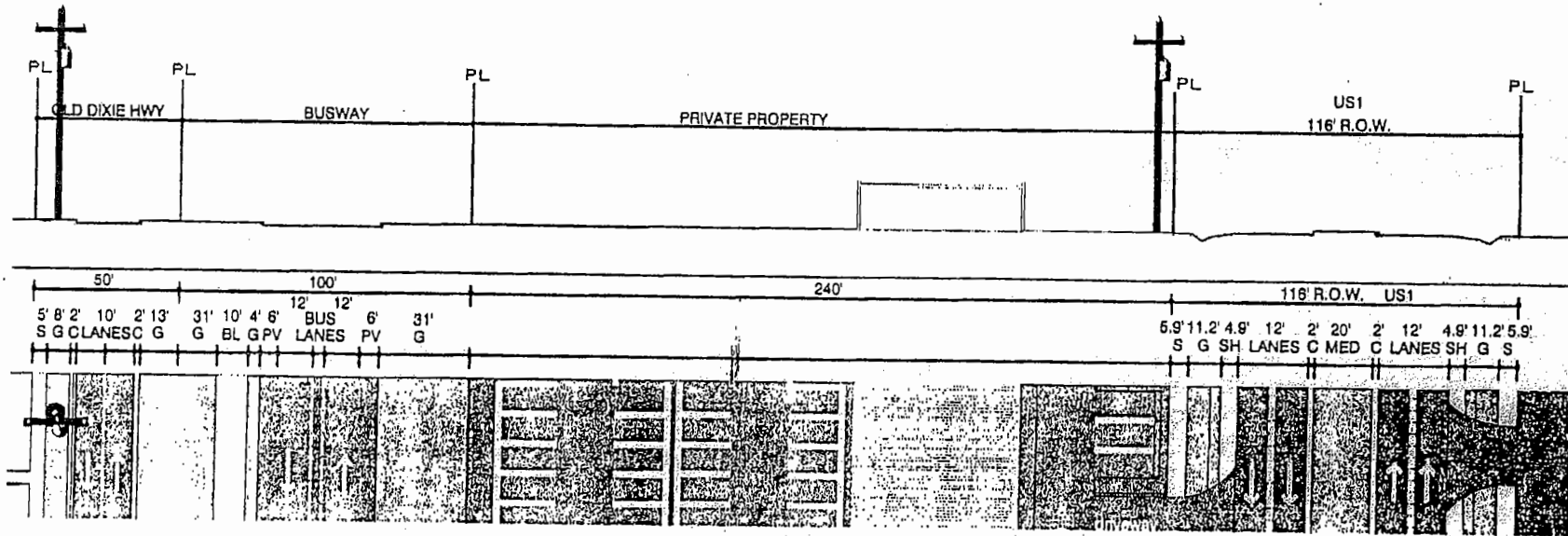


	EXISTING CONDITION	RECOMMENDED IMPROVEMENTS
R.O.W Width	90'-0"	-----
Type	residential	-----
Movement	free	-----
Number of Traffic Lanes	2	-----
Lane Width	18'-0" each	10'-0" each
Direction of Traffic Lanes	2-way	-----
Bike Lanes (BL)	none	4' both sides within swale
Parking Lanes (P)	none	-----
Sidewalk Width (S)	5' both sides	-----
Planting Strip Width (G)	18'-6"/19'-6"	-----
Curb & Gutter (C)(gu)	gutter both sides	gutter both sides & median
Tree Pattern	none	random @ 30'-0" O.C.
Tree Type	n/a	shade
Median	none	12'-0"
Street Light	continuous both sides	continuous both sides @ 30' O.C. avg. max. 14' high
Utility Location	-----	-----

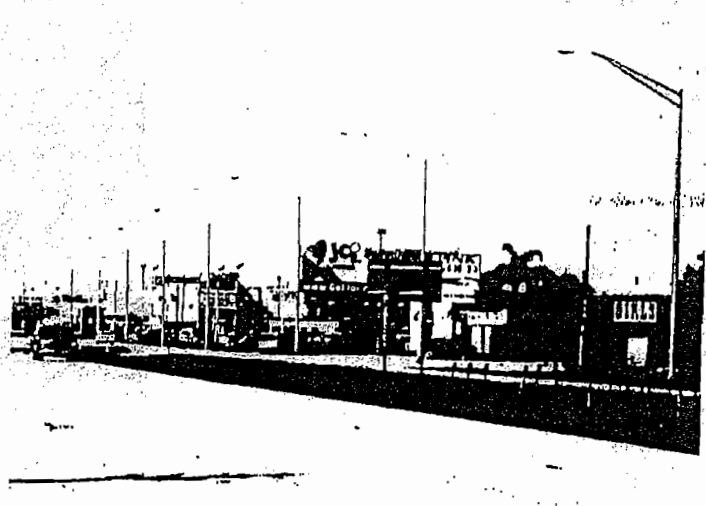
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U.S. 1 Street Configuration

Existing

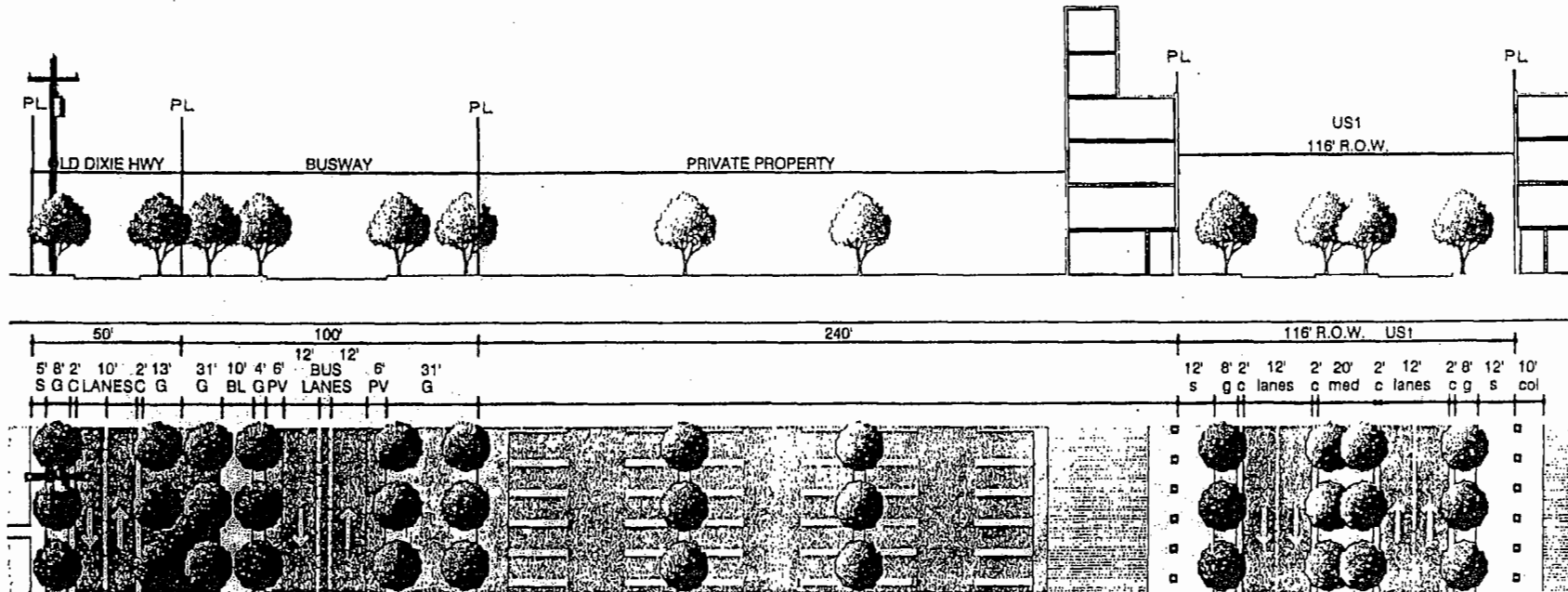


	EXISTING CONDITION
R.O.W Width	116'-0"
Type	highway
Movement	free
Number of Traffic Lanes	4
Lane Width	12'-0" each
Direction of Traffic Lanes	2-way
Bike Lanes (BL)	none
Parking Lanes (P)	none
Sidewalk Width (S)	5.9' one side
Planting Strip Width (G)	11.2' both sides
Curb & Gutter (C)(gu)	in median only
Tree Pattern	none
Tree Type	n/a
Median	20'-0"
Street Light	continuous one side
Utility Location	above ground one side



U.S. 1 Street Configuration

Recommended



- R.O.W Width
- Type
- Movement
- Number of Traffic Lanes
- Lane Width
- Direction of Traffic Lanes
- Bike Lanes (BL)
- Parking Lanes (P)
- Sidewalk Width (S)
- Planting Strip Width (G)
- Curb & Gutter (C)(gu)
- Tree Pattern
- Tree Type
- Median
- Street Light
- Utility Location

RECOMMENDED IMPROVEMENTS

- 12'-0" both sides
- 8' x 8' planters both sides
- 2' both sides & median
- allee @ 30'-0" O.C. both sides
- shade
- continuous both sides (sp) 30' O.C. avg. max 14' high
- below ground



The U.S. 1 corridor is the primary access into the charrette study area. It is important to address this corridor in terms of accessibility, aesthetics, and urban character. The Citizens' Vision Plan recommends to enhance this street by providing more landscaping and street trees to define the street and signalize that you have entered a unique area. Currently, along the west side of U.S. 1, there are no sidewalks and it is difficult for people to access the businesses by foot (Figure a). Driveways and excessive pavement areas line the west side of the street while poorly maintained swale areas with very little landscaping form the eastern edge (Figure b). The existing swale and pavement areas should be replaced with wide sidewalks that are continuous and uninterrupted by cars. To do so, the Citizens' Vision Plan recommends to push the buildings to the street and restrict parking access to the rear. This will create an urban streetscape defined by buildings and street trees.

Conclusion and Implementation



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Conclusion and Implementation

Conclusion

The Citizens' Vision Plan is a tool for generating significant change within the Leisure City/Naranja Lakes area. This report presents an attainable vision that is based on the citizens' input during the charrette.

The Office of Community and Economic Development (OCED) administers Federal funding to support the development of viable urban neighborhoods in Miami-Dade County that are characterized by decent housing, expansion of economic opportunities and the preservation of historic properties. OCED's urban development efforts consist of the coordination of the redevelopment of specific community areas such as, Leisure City/Naranja Lakes needing physical improvement. Since part of the study area falls within an OCED Neighborhood Revitalization Strategy Area (NRSA) and the Naranja Lakes Community Redevelopment Agency (CRA) funding can be allocated for improvements within this area.

OCED prepares redevelopment plans with visual renderings for neighborhoods in distress and presents them to the community for approval. Usually, these plans require the acquisition of property, such as vacant land or property with vacant buildings or poor quality housing. The plans can include the demolition of blighted or vacant structures, and infrastructure improvements such as water and sewer systems, drainage systems, sidewalks, street lights and landscaping.

Sometimes the properties to be acquired have residences and/or businesses. OCED has relocation specialists who assist families to find equal or better homes with opportunities to become homeowners. Likewise, businesses receive assistance in finding equal

or better locations in which to operate.

The acquired real estate properties are transferred to Community Development Corporations, nonprofit agencies and municipalities that develop homeownership housing and economic incubators that uplift the local community.

Steps to Implementation

There are several steps that need to be taken for implementation. Once the Charrette Steering Committee accepts the Charrette Area Plan Report, the committee will vote on and prioritize the recommendations in this report. Table 3 summarizes the recommendations of the Plan. Some of these recommendations may be implemented in a short time frame by the County or property owner while others may require joint development between agencies and property owners. Some recommendations are dependant on other recommendations being implemented such as, the adoption of a thematic zoning district ordinance. For each recommendation, participating agencies as well as possible funding sources are identified. After the recommendations are prioritized by the steering committee, the Plan and this report are presented to various boards for approval including the Community Councils, Planning Advisory Board and the Board of County Commissioners (BCC). Upon acceptance by the BCC, OCED will incorporate these proposals into the Leisure City/Naranja Lakes Neighborhood Strategy. In addition, the Department of Planning and Zoning staff will be directed to prepare the zoning thematic district ordinance for the study area. The ordinance is comprised of a set of regulat-

ing plans, street development parameters and urban design guidelines that are based on the Citizens' Vision Plan and will serve as the development guidelines for the Leisure City/Naranja Lakes Charrette study area. The thematic zoning district ordinance is prepared to ensure that development by all agencies, property owners, stakeholders etc. is handled in a cohesive unified manner.

Over the long term, the Citizens' Vision Plan will be seen as successful only if there is a concerted effort and coordination on the part of the community and government agencies to see its recommendations through to implementation.

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Recommendation	Participating Agencies	Dependent on other Recommendations?	Funding Sources	Time Element	Priority (To be determined by Steering Committee)
I. Infrastructure Improvements					
A. Parks & Open Space Improvements					
General:					
1. Provide additional greens within the study area as recommended in the Citizens' Vision Plan. Pg. 21	DP&Z, PR		Private, P&R	Medium	46
2. Provide additional landscaping, seating areas, picnic areas and shelters to all parks. Pg. 44	P&R		Go Bond, P&R	Short	33
3. Provide a pedestrian/bike trail (minimum 80 feet wide) between the existing Leisure K-8 Center and the future Mandarin Lakes K-8 Center. Pg. 38	MDH, P&R		Private, P&R, MDH	Medium	
4. Provide additional recreational activities such as softball and baseball fields. Pg. 21	P&R		P&R	Long	
Specific:					
1. Convert the triangular area north of SW 296th Street into a lushly wooded park that has a seating area with a fountain and a trail along the canal that connects to the adjacent neighborhood. Pg. 54	P&R		P&R	Short	
2. Provide a Town Center as a long linear space in the form of an attached green along SW 280th Street. Pg. 29	DP&Z		Private	Medium	
3. Provide a vida course in the Leisure Lakes Park around the lake and water activities such as canoeing and paddle boats. Pg. 44	P&R		STD, Private	Short	
4. Provide a new entrance pavilion in the Leisure Lakes Park with a coffee shop overlooking the lake. Pg. 45	P&R		P&R, Private	Short	
5. Design the Royal Colonial Park area in a campus like setting with a civic plaza between the future library and proposed recreational building that can be used for community events such as book fairs, rallies etc. Pg. 37	P&R		Go Bond, P&R	Short	

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Acronyms

CARL	State of Florida Conservation and Recreational Lands Program	DF	Commission Directory Funds	FPL	Florida Power and Light
CDBG	Community Development Block Grant	DERM	Department of Environmental & Resource Management	HHA	Homeslead Housing Authority
CIAB	Community Image Advisory Board	DP&Z	Department of Planning and Zoning	IF	Impact Fees
CIP	Capital Improvement Program	FDOT	Florida Department of Transportation	MDH	Miami-Dade Housing Authority

Time Frames
Short < 5 years
Medium 5-10 years
Long > 10 years

Recommendation	Participating Agencies	Dependent on other Recommendations?	Funding Sources	Time Element	Priority (To be determined by Steering Committee)
6. Provide a perimeter road with parallel parking around the Royal Colonial Park to 1) provide better accessibility to park uses, 2) reduce excessive amount of paved area for surface parking, 3) to provide natural surveillance by encouraging uses to front the park, and 4) provide accessibility to the park from the surrounding neighborhood. Pg. 37	DP&Z, P&R		P&R	Short	
7. Provide a covered pedestrian walkway in the Royal Colonial Park running east and west to connect the park to the two housing complexes and the adjacent neighborhoods. Pg. 37	MDH, P&R		P&R	Medium	
B. Water and Sewer Improvements					27
1. Improve and expand the existing infrastructure level of service including the sanitary sewer service category to meet the Citizens' Vision Plan proposed recommendations. Pg. 51	WASD		Go Bond, STD	Medium	
2. Improve the existing Water and Sewer Facility located along SW 152nd Avenue by providing landscape buffering around the perimeter. Pg. 15	WASD		Go Bond, STD	Medium	
C. Public/Private Partnerships					23
Police	MDPD		MDPD	Medium	
1. Provide a police station along U.S. 1 as recommended in the Citizens' Vision Plan. Pg. 32					
Post Office	US Postal		US Postal	Medium	
2. Provide a post office as recommended in the Citizens' Vision Plan. Pg. 43					
Community Center	OCED, CAA		Private	Medium	
3. Provide a community center with office space, meeting rooms, banquet facilities, and courtyard space as recommended in the Citizens' Vision Plan. Pg. 39					
Schools	SB		SB	Long	
4. Provide additional schools in the area. Pg. 14					
5. Adopt an architectural language that establishes a civic character for the building. Pg. 14	SB		SB	Short	
LTRP Miami-Dade MPO Long Range Transportation Plan	PW Public Works		STD Special Taxing District		
MDT Miami-Dade Department of Transportation	QNIP Quality Neighborhood Improvement Program		TIP Miami-Dade MPO Transportation Improvement Program		
MPO Miami-Dade County Metropolitan Planning Organization	RAAM Right-of-way Aesthetics and Assets Management		TM Miami-Dade Team Metro		
P&R Park and Recreation	SFWMD South Florida Water Management District		WASD Miami-Dade County Water and Sewer Department		

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Recommendation	Participating Agencies	Dependent on other Recommendations?	Funding Sources	Time Element	Priority (To be determined by Steering Committee)
6. Construct a permanent building for the DCPS Migrant Education Program. Pg. 14	SB		SB	Long	
D. Miami Dade Housing Improvements					4
1. Provide a mixture of housing types and future roadway connections through the future MDHA facility in the Royal Colonial Park area to ensure accessibility of the site to the park. Pg. 37	DP&Z, MDH		MDH	Medium	
2. Require that the future housing front the Royal Colonial Park. Pg. 38	DP&Z, MDH		DP&Z, MDH	Short	
3. Provide more single family home ownership. Pg. 21	MDH		Go Bond, MDH	Long	
E. Homestead Housing Authority					3
1. Improve the street layout and rebuild the Redland Center to provide a more functional and attractive environment for its residents and the surrounding community. Pg. 41	HHA		HHA	Medium	
2. Provide sidewalks and additional landscaping. Pg. 43	HHA		HHA, QNIP	Short	
3. Provide a porch and front yard. Pg. 43	HHA, DP&Z		HHA	Short	
II. Right-of-Way Improvements					34
A. General Street Improvements					23
1. New streets should be added to improve the connectivity and network of streets in the study area. Pg. 51	PW		TIP	Medium	
2. Cult-de sacs and dead end streets should not be permitted. Pg. 51	DP&Z, PW		Private	Short	
3. Sidewalks and street trees should be provided along all streets to improve pedestrian access and quality of neighborhoods. Pg. 21	CIP		PW, QNIP	Short	
4. Sidewalks should not be obstructed. Pg. 21	CIP		QNIP	Short	
B. Specific Street Improvements					25
SW 152nd Avenue	CIP, PW		PW, QNIP	Medium	
1. Maintain the roadway as a two-lane road in order to reduce speeding and traffic through this primarily residential area. Pg. 55					
2. Provide a narrow landscaped median to help buffer the residential uses and slow down traffic. Pg. 55	PW		QNIP	Short	
SW 280th Street/Main Street	DP&Z		TOP, QNIP	Medium	
3. Establish SW 280th Street as the Main Street. Pg. 56					

Recommendation	Participating Agencies	Dependent on other Recommendations?	Funding Sources	Time Element	Priority (To be determined by Steering Committee)
4. Provide curb and gutter on both sides of the roadway and median. Pg. 56	CIP		QNIP	Medium	
5. Require colonnades on the ground floor on both sides of the town square. Pg. 57	DP&Z		Private	Medium	
6. Provide outdoor seating areas for cafes and restaurants. Pg. 30	DP&Z		Private	Medium	
7. Provide brick-paved crosswalks and signalizations to facilitate pedestrian crossing. Pg. 30	PW, CIP		TIP, QNIP, IF	Medium	
8. Improve intersection with U.S. 1 to include special landscape and architectural features such as fountains. Pg. 30	FDOT		FDOT	Medium	
U.S. 1					
9. Replace existing swale and pavement areas with wide sidewalks (12-15 feet) that are continuous and uninterrupted by cars. Pg. 31	PW, FDOT		QNIP	Medium	
10. Require parking to be placed in the rear. Pg. 61	DP&Z		Private	Short	
11. Provide curb and gutter. Pg. 61	DP&Z, PW		QNIP, Private	Medium	
C. General Landscaping Improvements & Street Lights					39
1. Establish a landscaping beautification project throughout the entire study area. Pg. 52	PW		STD, RAAM	Short	
2. Select street trees that provide ample shading and street definition such as live oaks and mahoganies. Pg. 52	PW		RAAM, QNIP	Short	
3. Street lighting should be pedestrian scaled a maximum of 14 feet high. Pg. 51	CIP, PW		QNIP, STD	Short	
4. Cobra head lighting should not be permitted. Pg. 51	DP&Z, PW, FDOT		QNIP, STD	Short	
III. Implementation and Partnerships					18
A. General Urban Design Improvements					13
1. Replace vacant buildings with new structures that reflect the citizens' vision. Pg. 27	DP&Z		Private	Long	
2. Establish the Town Center lake as a natural public amenity that is fronted by buildings that everyone can enjoy. Pg. 28	DP&Z		Private	Medium	
3. Reduce building setbacks to encourage parking in the rear and establish an urban environment. Pg. 27	DP&Z		Private	Short	
4. Allow forecourts to set the stage for outdoor cafes. Pg. 28	DP&Z		Private	Short	

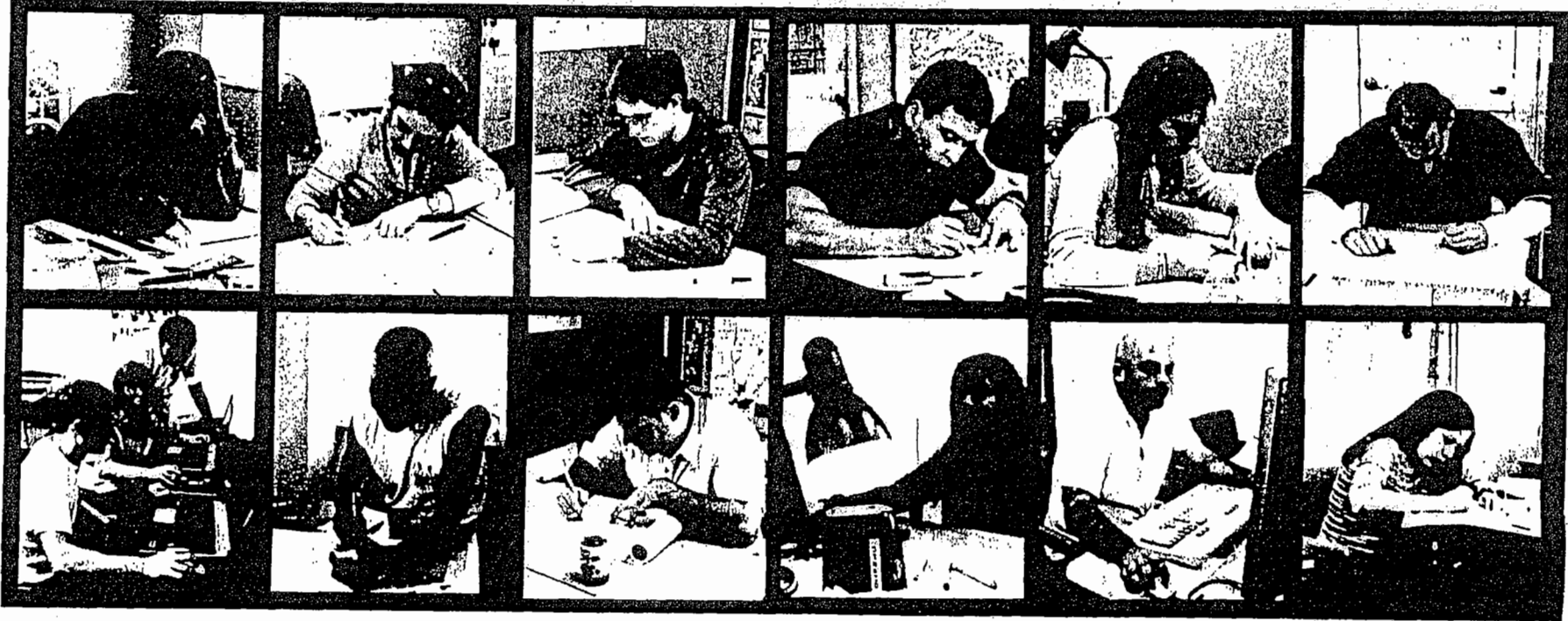
22

Recommendation	Participating Agencies	Dependent on other Recommendations?	Funding Sources	Time Element	Priority (To be determined by Steering Committee)
5. Require parking in the rear or center of block so that the retail space is continuous and comfortable for people to shop. Pg. 27	DP&Z		Private	Short	
B. Land Use and Zoning Implementation Strategies					35
1. Create a thematic-zoning district for the area that encourages the mixture of uses combining residential, office, hotel, restaurant, theatre, and retail while promoting an environment more conducive to pedestrian traffic in keeping with the Citizens' Plan recommendations. Pg. 21	DP&Z		DP&Z, OCED	Short	
2. No more flea markets. Pg. 26	DP&Z		Private	Short	
3. Allow for livework units within the study area. Pg. 30	DP&Z		Private	Short	
4. Allow for mixed-use development along U.S. 1, around the Town Center and transit stop to encourage walking and use of transit. Pg. 27	DP&Z		Private	Short	
5. Provide more single family building typologies that provide a sense of urban and architectural quality to the area such as rowhouses, courtyards etc. Pg. 21	DP&Z		Private	Short	
C. Government Agency Implementation Partnerships					18
1. Encourage joint development between developers and government agencies to build schools and other public buildings. Pg. 14	All agencies		Private	Medium	
IV. Streetscapes and Aesthetic Issues					17
A. Code Enforcement					34
1. Enforce the prohibition of illegal dumping in the area. Pg. 15	TM		TM	Short	
2. Prohibit cars from parking on the sidewalks. Pg. 15	TM		TM	Short	
3. Prohibit oversized semi trucks that detract from the residential quality of the neighborhood to be parked in the front of homes. Pg. 15	TM, DP&Z		TM, DP&Z	Short	
B. Street Furniture Improvements					24
1. Benches, bus shelters, and trash receptacles should be selected for durability, function, and aesthetics. Pg. 52					
2. Bus shelters should be designed wide enough to protect pedestrians from the elements and provide ample seating areas. Pg. 52					

Recommendation	Participating Agencies	Dependent on other Recommendations?	Funding Sources	Time Element	Priority (To be determined by Steering Committee)
C. Signage Improvements					22
1. Signage should be uniform throughout the study area. Pg. 52					
2. Billboards and outdoor advertising signs should not be permitted. Pg. 53					
D. Gateway and Entrance Feature					8
1. A gateway or entrance feature at SW 296th Street should be built. Pg. 54					
V. Transportation Improvements					14
A. Shuttle and Transit Improvements					30
1. Establish public transportation that is easily accessible by foot. Pg. 30	MDT		MDT	Short	
2. Construct a park-n-ride garage to encourage people to use transit. Pg. 30	MDT		MDT, PTP	Long	
3. Provide a bus shelter with an information kiosk and bike rack in the waterfront entertainment district. Pg. 28	MDT		MDT, Private	Short	
B. Busway Station Improvements					16
1. Plan and construct another station at SW 288th Street. Pg. 11			FDOT, MPO	Medium	
2. The future station at SW 280th Street should have a ticketing booth with other services such as public restrooms, bike racks, and maybe even showers for transit users. Pg. 30	MDT, FDOT		MDT, FDOT	Medium	

hc

The Design Team



Miami-Dade County Department of Planning and Zoning- Urban Design Center

Shailendra Singh / Section Supervisor

Natasha Alfonso / Principal Planner, Project Manager

Jess Linn / Senior Planner

Paola Jaramillo / Graphic Designer

Garett Rowe / Planning Technician

South Florida Regional Planning Council

Javier Betancourt / Planning Technician

Design Consultants

• Jaime Correa & Associates

• A+S Architects & Planners, P.A.

• ArX Solutions, Inc.

Derrick Smith, Steven Fett, Gonzalo Navarro,
Daniel Baschkier, Paula Lopez, Manuel DeLemos,
Grace Dillon, Carla Vivar

Miami-Dade County Department of Planning and Zoning

Diane O'Quinn Williams, Director
Subrata Basu, Assistant Director for Planning

Community Planning Section

Maria Crowley, Chief
Shailendra Singh, Urban Design Center Section Supervisor
Thomas Spehar, Area Planning Section Supervisor
Natasha Alfonso, Principal Planner/Project Manager
Alberto Gonzalez, Principal Planner
Gianni Lodi, Principal Planner
Michael Bregman, Senior Planner
Jess Linn, Senior Planner
Paola Jaramillo, Graphic Designer
Garett Rowe, Planning Technician
Maria Guerrero, Administrative Secretary
Pamela Gibson, Office Support Specialist II
Pablo Andrade, Planning Technician
Gary Greenan, Consultant

Metropolitan Planning Section

Mark R. Woerner, Chief

Planning Research Section

Charles W. Blowers, Ph.D. Chief

Miami Dade County Public Library System

Miami Dade County Parks and Recreation Department

Miami Dade County Housing

Miami-Dade County Liasons

Zafar Ahmed, CED
Alice Bravo, DOT
Cornelius Allen, SWM
Ivonne Andres, MDT
Michael Anderson, Team Metro
Maria Batista, MDT
Seraphin Bernard, MDT
Jennifer Blattman, Park & Rec
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Marie Denis, CUA
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Liliana Garcia, School Board
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Arnnorel Guishard, MDT
Eric Hansen, Park & Rec
Mark Heinicke, Park & Rec
David Henderson, MPO

Rick Herrera, MDHA
David Hertzberg, OHP
Edward Howett, MDPD
Ivan Rodriguez, School Board
Carol Klingbeil, District 8
Silvia Lopez, GSA
Agustin Lugones, GSA
Elva Marin, GSA
Sean McCrackine, District 8
Delfin Molins, PWD
Karen Moore, UTF
Maria Nardi, MDPR
Stephen Nini, OHP
Jose Perez, GSA
D. Phipper, School Board
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Susan Schreiber, MPO
Deborah Silver, SWM
Robin Statfeld, MDT
Ana Utset, Team Metro
Vivian Villaamil, School Board
Bann Williams, Park & Rec
Robert Zabaro, WASD



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Approved _____ Mayor
Veto _____
Override _____

Substitute
Agenda Item No. 5 (AA)
07-06-06

OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
DADE COUNTY, FLORIDA

RESOLUTION NO. R-847-06

RESOLUTION APPROVING SETTLEMENT AGREEMENT WITH FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS REGARDING PENDING DISPUTE OVER CERTAIN AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP); AUTHORIZING COUNTY MANAGER TO EXECUTE AGREEMENT; DIRECTING PLANNING AND ZONING DIRECTOR TO FILE APPLICATION FOR IMMEDIATE CONSIDERATION TO AMEND CDMP

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated by reference, and has conducted a public hearing in compliance with the requirements of section 163.3184(16), Florida Statutes,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. This Board hereby approves the Settlement Agreement with the Florida Department of Community Affairs to the pending dispute relating to Application No. 5 of the April 2005 CDMP amendment cycle, in substantially the form attached hereto as Exhibit 1 and made a part hereof. This Board further authorizes the County Manager to execute the agreement for and on behalf of Miami-Dade County.

Section 2. This Board hereby directs the County Manager, through the Planning and Zoning Director, to file for this Board's immediate consideration an application to amend the CDMP, in the form attached as Exhibit B to the Settlement Agreement and incorporated herein by reference.

Section 3. In accordance with the provisions of Section 2-116.1(5) of the Code of Miami, Dade County, the following schedule shall govern: the ordinance approving the

application to amend the CDMP shall be considered for first reading on July 18, 2006; and the ordinance shall be considered at public hearing on August 24, 2006, or as soon thereafter as it may be heard. To the extent the Settlement Agreement is subject to Resolution No. R-377-04, this provision shall govern.

The foregoing resolution was offered by Commissioner Jose "Pepe" Diaz, who moved its adoption. The motion was seconded by Commissioner Rebeca Sosa and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman	aye		
Dennis C. Moss, Vice-Chairman	absent		
Bruno A. Barreiro	aye	Jose "Pepe" Diaz	aye
Audrey M. Edmonson	aye	Carlos A. Gimenez	aye
Sally A. Heyman	aye	Barbara J. Jordan	aye
Dorrin D. Rolle	aye	Natacha Seijas	aye
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 6th day of July, 2006. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

KAY SULLIVAN

Deputy Clerk



Approved by County Attorney as
to form and legal sufficiency.

Dennis A. Kerbel

Memorandum



Date: July 6, 2006

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

Substitute
Agenda Item No. 5 (AA)

From: George M. Burgess
County Manager

Subject: Resolution Approving Settlement Agreement With Florida Department Of Community Affairs Regarding Pending Dispute Over Certain Amendment To The Comprehensive Development Master Plan

This substitute includes details of the amendments to the transportation element of the CDMP and makes some small revision to the Settlement Agreement to add the Florida Department of Environmental Protection and the South Florida Water Management District to the list of parties to receive a copy of the adopted amendment for review and to clarify that the Settlement Agreement is only for Application No. 5 to the April 2005 – 2006 amendment cycle.

RECOMMENDATION:

It is recommended that the Board authorize the execution of the attached Settlement Agreement, which will require County staff to present to the Board at a subsequent hearing an application to adopt a change in the Comprehensive Development Master Plan (CDMP), which relates to Application No. 5 of the April 2005 CDMP amendment cycle.

BACKGROUND:

On April 19, 2006, the Board adopted Ordinances No. 06-42 and No. 06-43, taking final action on the eleven pending April 2005 Cycle applications to amend the Miami-Dade County Comprehensive Development Master Plan (CDMP). Of these applications, Application No. 5 was the only one that extended the Urban Development Boundary (UDB) on the County's Land Use Plan Map (LUP). These adopted applications were transmitted, as required under state law, to DCA and other state and regional review agencies for a final determination of compliance with state growth management laws and rules. On June 22, 2006, DCA issued a Statement of Intent to Find Comprehensive Plan Amendment Not in Compliance and Notice of Intent (NOI) to find the amendments inconsistent with state law. The NOI stated that DCA was interested in meeting with the County to develop an acceptable solution to the Not In Compliance finding. Since that date, the County staff and I have had extensive discussions with the DCA, the Department of Environmental Protection (DEP), the Florida Department of Transportation (FDOT), and the South Florida Water Management District (SFWMD) on the issues. Working cooperatively with the County, the DCA has suggested that the Settlement Agreement is the proper approach to expeditiously resolve the issues and conclude the dispute concerning Application No. 5.

The principal objection from the state agencies to Application No. 5 is that the County does not have an adequate water supply to serve the properties which are the subject of that application. Additionally, DCA found that Application No. 5 of the amendment package failed to adequately address potential traffic issues.

An interlocal agreement was entered into between the County and the City of Hialeah on June 21, 2006, pursuant to Resolution No. R-749-06, that served to assure DCA, among other things, that the City of Hialeah and the County were working together toward the design and construction of a reverse

Honorable Chairman Joe A. Martinez and Members,
Board of County Commissioners
Page 2

osmosis treatment plant using Floridan Aquifer as its source, including an expedited schedule and priority allocation of resources for the City service area.

The proposed Settlement Agreement will demonstrate to DCA that 1) the land use changes have been coordinated with an assured supply of potable water for Application No. 5 by including a funded commitment for a new reverse osmosis water facility, the Floridan Aquifer Water Treatment Plant, in the Capital Improvements Element of the CDMP, 2) that the County will add new text to the Land Use Element of the CDMP limiting the development intensity for the area encompassed by Application No. 5, and 3) that the County will amend the CDMP to provide information regarding any additional restrictions, such as those provided for in proffered declarations of restrictive covenants, accepted by the Board.

The proposed Settlement Agreement also shall include changes in two roadways in the Transportation Element, Traffic Circulation Subelement of the CDMP for both the planned Year 2025 Roadway Network and the Roadway Functional Classification - 2025. These changes are a result of discussions with DCA and the Florida Department of Transportation to amend CDMP transportation maps to reflect roadway improvements to accommodate potential impacts from the Application 5 area. In addition to the efforts related to Application No. 5, County staff is continuing intensive efforts to attain state approval of the remaining applications to which DCA also objected.

Should this Settlement Agreement be approved by the Board and DCA, the Director of the Department of Planning and Zoning will file the appropriate CDMP amendment application immediately for your first reading consideration at the July 18 meeting. Final consideration of the CDMP amendment application could occur on August 24, 2006.


Assistant County Manager

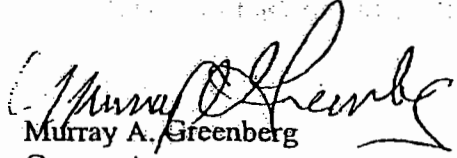


MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: July 6, 2006

FROM: 
Murray A. Greenberg
County Attorney

SUBJECT: Substitute
Agenda Item No. 5 (AA)

Please note any items checked.

- "4-Day Rule" ("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
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

**STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS**

IN RE: MIAMI-DADE COUNTY
COMPREHENSIVE PLAN AMENDMENTS
ADOPTED BY ORDINANCE
NOS. 06-42 AND 06-43 ON APRIL 18, 2006

DOCKET NO.
DCA 06-1-NOI-1301-(A)-(N)

SETTLEMENT AGREEMENT

THIS SETTLEMENT AGREEMENT is entered into by and between the State of Florida Department of Community Affairs (the "Department") and Miami-Dade County (the "County") as a complete and final settlement of all claims raised in the above-styled proceeding relating to Application No. 5.

RECITALS

WHEREAS, the Department is the state land planning agency and has the authority to administer and enforce the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes; and

WHEREAS, the County is a local government with the duty to adopt comprehensive plan amendments that are "in compliance"; and

WHEREAS, the County adopted the April 2005-06 Cycle Applications to Amend the Miami-Dade County Comprehensive Development Master Plan by Ordinance Nos. 06-42 and 06-43 on April 18, 2006; and

WHEREAS, Application No. 5 of the Amendment, which was filed by the City of Hialeah, extended the 2015 Urban Development Boundary (UDB) to encompass the application area of 1140.8 gross acres located between NW 97 Avenue and the Homestead Extension of the Florida Turnpike and north of NW 154 Street, redesignated the application area from Open Land to Industrial and Office, and added several roadway changes to the Land Use Plan map and the Traffic Circulation Subelement; and

**STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS**

IN RE: MIAMI-DADE COUNTY
COMPREHENSIVE PLAN AMENDMENTS
ADOPTED BY ORDINANCE
NOS. 06-42 AND 06-43 ON APRIL 18, 2006

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DCA 06-1-NOI-1301-(A)-(N)

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WHEREAS, the Department issued its Notice and Statement of Intent regarding the Amendment on June 22, 2006; and

WHEREAS, as set forth in the Notice and Statement of Intent, the Department contends that Application No. 5 is not in compliance because it fails to demonstrate that adequate water supplies are available to serve the application area and because it fails to adequately address the potential impact of development on Florida Intrastate Highway System and Strategic Intermodal System facilities; and

WHEREAS, the County disputes the allegations of the Statement of Intent; and

WHEREAS, the parties wish to avoid the expense, delay, and uncertainty of lengthy litigation and to resolve this proceeding under the terms set forth herein, and agree it is in their respective mutual best interests to do so,

NOW, THEREFORE, in consideration of the mutual covenants and promises set forth herein, and in consideration of the benefits to accrue to each of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby represent and agree as follows:

GENERAL PROVISIONS

1. **Definitions.** As used in this agreement, the following words and phrases shall have the following meanings:

a. **Act:** The Local Government Comprehensive Planning and Land Development Regulation Act, as codified in Part II, Chapter 163, Florida Statutes

b. **Agreement:** This Settlement Agreement

c. **Amendment:** Application No. 5 of the April 2005-06 Cycle Applications to Amend the Miami-Dade County Comprehensive Development Master Plan adopted by Ordinance No. 06-43, on April 18, 2006.

d. **Department** or **DCA:** The Florida Department of Community Affairs

e. **DOAH:** The Florida Division of Administrative Hearings

f. In compliance or into compliance: The meaning set forth in Section 163.3184(1)(b), Florida Statutes

g. Notice: The Notice of Intent issued by the Department, which was attached to its Statement of Intent to find the Amendment not in compliance, attached hereto as Exhibit A

h. Plan: The Miami-Dade County Comprehensive Development Master Plan.

i. Remedial Action: A remedial plan amendment, submission of support document, or other action described in the statement of intent or this agreement as an action which must be completed to bring the plan amendment into compliance.

j. Remedial Plan Amendment: An amendment to the plan or support document, the need for which is identified in this agreement, including its exhibits, and which the County must adopt to complete all remedial actions. Remedial plan amendments adopted pursuant to this Agreement must, in the opinion of the Department, be consistent with and substantially similar in concept and content to the ones identified in this Agreement or be otherwise acceptable to the Department.

k. Statement of Intent: The statement of intent to find the Amendment not in compliance issued by the Department in this case.

l. Support Document: The studies, inventory maps, surveys, data, inventories, listings or analyses used to develop and support the Amendment or Remedial Plan Amendment.

2. Department Powers. The Department is the state land planning agency and has the power and duty to administer and enforce the Act and to determine whether the Amendment is in compliance.

3. Negotiation of Agreement. The Department issued its Notice and Statement of Intent to find the Amendment not in compliance. Subsequent to the filing of the Petition, the parties conferred and agreed to resolve the issues in the Notice and Statement of Intent with regard to Application No.

5 through this Agreement. It is the intent of this Agreement to resolve fully all issues between the parties relating to Application No. 5. It is understood and agreed that this Agreement is the compromise of a disputed claim, and that it is not to be construed as an admission of liability.

4. Dismissal. If the County completes the Remedial Actions required by this Agreement, the Department shall issue a cumulative Notice of Intent addressing both the Remedial Plan Amendment and the initial Amendment subject to these proceedings. The Department shall file the cumulative Notice of Intent with the Florida Division of Administrative Hearings.

5. Description of Remedial Actions; Legal Effect of Agreement. Exhibit A to this Agreement is a copy of the Statement of Intent, which identifies the provisions not in compliance. Exhibit B contains Remedial Actions needed for compliance. Exhibits A and B are incorporated into this Agreement by this reference. This Agreement constitutes a stipulation that if the Remedial Action is accomplished, Application No. 5 of the Amendment will be in compliance.

6. Remedial Actions to be Considered for Adoption. Miami-Dade County agrees to consider for adoption by formal action of its governing body all Remedial Actions set forth in Exhibit B no later than the time period provided for in this Agreement.

7. Adoption or Approval of Additional Amendment. Within 75 days after execution of this Agreement by the parties, Miami-Dade County shall consider for adoption all Remedial Actions; the County expects that this will in fact be accomplished on or before August 24, 2006. This may be done at a single adoption hearing. Within 10 working days after adoption of the Remedial Plan Amendment, Miami-Dade County shall transmit 5 copies of the amendment to the Department as provided in Rule 9J-11.011(5), Florida Administrative Code. Miami-Dade County shall also submit one copy each to the South Florida Regional Planning Council, the Florida Department of Environmental Protection, the South Florida Water Management District, and to any other unit of local or state government that has filed a written request with Miami-Dade County for a copy of the Remedial Plan Amendment. The Remedial Plan Amendment shall be transmitted to the Department

and the foresaid units of local or state government, along with a letter that describes the remedial action adopted for each part of the Plan amended, including references to specific portions and pages.

8. Acknowledgment. All parties to this Agreement acknowledge that the "based upon" provisions in Section 163.3184(8), Florida Statutes, shall not apply to the Remedial Plan Amendment.

9. Review of Remedial Plan Amendment and Notice of Intent. Within 30 days after receipt of the adopted Remedial Plan Amendment and Support Documents, the Department shall issue a Notice of Intent pursuant to Section 163.3184, Florida Statutes, for the adopted amendments in accordance with this Agreement.

a. In Compliance: If the adopted Remedial Actions satisfy this Agreement, the Department shall issue a cumulative Notice of Intent to find both the Amendment and the Remedial Plan Amendment in compliance. The Department shall file this notice with DOAH and shall move to have the portion of this proceeding relating to Application No. 5 dismissed.

b. Not in Compliance: If the Remedial Actions do not satisfy this Agreement, the Department shall issue a Notice of Intent to find the Plan Amendment not in compliance and shall forward the notice to DOAH for consolidation with the pending proceeding.

10. Effect of Amendment. Adoption of the Remedial Plan Amendment shall not be counted toward the frequency restrictions imposed upon plan amendments pursuant to Section 163.3187(1), Florida Statutes.

11. Purpose of this Agreement; Not Establishing Precedent. The parties enter into this Agreement in a spirit of cooperation for the purpose of avoiding costly, lengthy, and unnecessary litigation and in recognition of the desire for the speedy and reasonable resolution of disputes arising out of or related to Application No. 5 of the Amendment. The acceptance of proposals for purposes of this Agreement is part of a negotiated agreement affecting many factual and legal issues and is not an endorsement of, and does not establish precedent for, the use of these proposals in any other circumstances or by any other local government.

12. Approval by Governing Body. This Agreement has been approved by Miami-Dade County at a public hearing advertised at least 10 days prior to the hearing in a newspaper of general circulation in the manner prescribed for advertisements in Section 163.3184(16)(c), Florida Statutes. This Agreement has been executed by the appropriate officer as provided in Miami-Dade County's charter or other regulations.

13. Changes in Law. Nothing in this Agreement shall be construed to relieve any party from adhering to the law, and in the event of a change in any statute or administrative regulation inconsistent with this agreement, the statute or regulation shall take precedence and shall be deemed incorporated into this Agreement by reference.

14. Other Persons Unaffected. Nothing in this Agreement shall be deemed to affect the rights of any person not a party to this Agreement. This Agreement is not intended to benefit any third party.

15. Attorney's Fees and Costs. Each party shall bear its own costs, including attorney's fees, incurred in connection with the above-captioned case and this Agreement.

16. Effective Date. This Agreement shall become effective immediately upon final execution by the parties.

17. Filing and Continuance. The Department shall file this Agreement with DOAH after execution by the parties, along with a request to stay the administrative proceeding in this matter in accordance with Section 163.3184(16)(b), Florida Statutes.

18. Retention of Right to Final Hearing. All parties hereby retain the right to have a final hearing in this proceeding in the event of a breach of this Agreement, and nothing in this Agreement shall be deemed a waiver of such right. Any party to this Agreement may move to have this matter set for hearing if it becomes apparent that any other party whose action is required by this Agreement is not proceeding in good faith to take that action.

19. Construction of Agreement. All parties to this Agreement are deemed to have participated in its drafting. In the event of any ambiguity in the terms of this Agreement, the parties agree that such ambiguity shall be construed without regard to which of the parties drafted the provision in question.

20. Entire Agreement. This is the entire agreement between the parties, and no verbal or written assurance or promise is effective or binding unless included in this document.

21. Governmental Discretion Unaffected. This Agreement is not intended to bind Miami-Dade County in the exercise of governmental discretion, which is exercisable in accordance with law only upon the giving of appropriate public notice and required public hearings.

22. Multiple Originals. This Agreement may be executed in any number of originals, all of which evidence one agreement, and only one of which need be produced for any purpose.

23. Captions. The captions inserted in this Agreement are for the purpose of convenience only and shall not be utilized to construe or interpret any provision of this Agreement.

In witness whereof, the parties hereto have caused this Agreement to be executed by their undersigned officials as duly authorized.

MIAMI-DADE COUNTY

DEPARTMENT OF COMMUNITY AFFAIRS

By: _____
George Burgess
County Manager

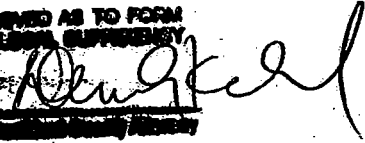
By: _____
Valerie Hubbard, Director
Division of Community Planning

Date

Date

Approved as to form and legality:

Senior Attorney

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY


County Manager

EXHIBIT B

REMEDIAL ACTIONS

Remedial Plan Amendment

Part A. Land Use Element

1. Revise the Footnote for the Land Use Plan map as follows:

THIS PLAN IS NOT A ZONING MAP! Within each map category on this plan map, numerous land uses, zoning districts and housing types may occur. This plan map may be interpreted only as provided in the adopted plan text entitled “Interpretation of the Land Use Plan Map: Adopted Policy of the Land Use Element.” That adopted text provides necessary definitions and standards for allowable land uses, densities or intensities of use for each map category, and for interpretation and application of the plan as a whole. The adopted text must be consulted in its entirety in interpreting any one plan map category, and no provision shall be used in isolation from the remainder. Restrictions accepted by the Board of County Commissioners in association with Land Use Plan map amendments shall be considered as an adopted part of the Comprehensive Development Master Plan (CDMP) and are delineated in the adopted text.

This Land Use Plan (LUP) map, in conjunction with all other adopted components of the ~~Comprehensive Development Master Plan (CDMP)~~, will govern all development-related actions taken or authorized by Miami-Dade County. The LUP map generally reflects municipal land use policies adopted in comprehensive plans. However, with limited exceptions enumerated in the Statement of Legislative Intent, this plan does not supersede local land use authority of incorporated municipal governments authorized in accordance with the Miami-Dade County Charter. For further guidance on future land uses authorized within incorporated municipalities, consult the local comprehensive plan adopted by the pertinent municipality.

NOTICE: The original true and correct copy of the official Land Use Plan map is maintained by the Director of the Department of Planning and Zoning. This is a reproduction. Any questions regarding information shown on this reproduction shall be resolved by reference to the original.

2. Revise the introduction of the “Interpretation of the Land Use Plan Map: Policy of the Land Use Element” on pages I-20.1 and I-20.2 as follows:

Interpretation of The Land Use Plan Map: Adopted Policy of the Land Use Element

This text, which is adopted as County policy, describes each land use category shown on the Land Use Plan (LUP) map, and explains how each category and the Map are to be interpreted and used. Adherence to the LUP map and this text is a principal, but not the sole, vehicle through which many of the goals, objectives and policies of all elements of the CDMP are implemented. The LUP map illustrates where development of various types and densities, including agriculture, is encouraged, and areas where natural resource-based development and environmental protection are encouraged.

The LUP map provides six Residential Communities categories organized by gross density ranges. The non-residential land use categories, notably industrial, office, business, institutional, public facilities and transportation terminals, are organized by the types of predominant uses allowed or encouraged on land so designated, and relative intensities of development authorized in these categories are expressed as allowable land uses, as contrasted with land uses allowed in other LUP map categories. The specific intensity of development which may be approved on a particular parcel designated in a non-residential category on the LUP map will be dependent on the particular land use, design, urban service, environmental, and social conditions on and around the subject parcel at the time of approval including consideration of applicable CDMP goals, objectives and policies, including provisions of this text chapter, and provisions of applicable land development regulations which serve to implement the comprehensive plan. At a maximum, unless otherwise provided in this Plan, as provided for example for Urban Centers, the following shall be the maximum intensities at which land designated on the LUP map in one or more non-residential categories may be developed. Actual intensities approvable on a given site may be significantly lower than the maximum where necessary to conform with an overriding Plan policy, or to ensure compatibility of the development with its surroundings. Moreover, notwithstanding adoption of these intensity ceilings in the CDMP, estimations of prospective urban service demands or impacts of proposed developments will be based on the actual approved uses and/or intensity of a particular development when applicable, and for purposes of long-range areawide service facility planning purposes, such estimations may be based on averages or trends of development types and intensities in localized areas when consistent with sound service/facility planning practice. The following allowable maximum intensities are expressed as the floor area ratio (FAR) of building square footage (not counting parking structures) divided by the net lot area of the development parcel.

Maximum Allowable Non-Residential Development Intensity

Inside the UIA	2.0 FAR
Urbanizing Area, UIA to UDB	1.25 FAR
Outside UDB	0.5 FAR

[See Also Urban Centers]

Consistent with the foregoing, certain land uses are subject to further intensity restrictions, as expressed by FAR. For the area bounded by NW 154 Street on the south, NW 97 Avenue on the east, and the Homestead Extension of the Florida Turnpike (HEFT) on the northwest, the maximum allowable intensity under the CDMP shall be a FAR of 0.45.

3. Revise the "Interpretation of the Land Use Plan Map" section titled "Concepts and Limitations of the Land Use Plan" (Pages I-62-I-63) as follows:

Uses and Zoning Not Specifically Depicted on the LUP Map. Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. In general, 5 acres is the smallest site depicted on the LUP map, and smaller existing sites are not shown. All existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in Policy LU-4E, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the

abrogation of vested rights as determined by the Code of Miami Dade County, Florida. The criteria for determining that an existing use or zoning is inconsistent with the plan are as follows: 1) Such use or zoning does not conform with the conditions, criteria or standards for approval of such a use or zoning in the applicable LUP map category; and 2) The use or zoning is or would be incompatible or has, or would have, an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area Also deemed to be consistent with this Plan are uses and zoning which have been approved by a final judicial decree which has declared this Plan to be invalid or unconstitutional as applied to a specific piece of property. The presence of an existing use or zoning will not prevent the County from initiating action to change zoning in furtherance of the Plan map, objectives or policies where the foregoing criteria are met. The limitations outlined in this paragraph pertain to existing zoning and uses. All approval of new land uses must be consistent with the LUP map and the specific land use provisions of the various LUP map categories, and the objectives and policies of this Plan. However, changes may be approved to lawful uses and zoning not depicted which would make the use or zoning substantially more consistent with the Plan, and in particular the Land Use Element, than the existing use or zoning.

Restrictions. Restrictions accepted by the Board of County Commissioners in association with applications to amend the CDMP, including LUP map amendments, such as Declarations of Restrictions, shall be considered as an adopted part of the CDMP. Restrictions that have been accepted and take effect on or after July 1, 2006, are identified in the table below:

**Restrictions Accepted by the Board of County Commissioners
in Association with Land Use Plan Map Amendments**

<u>Amendment Cycle</u>	<u>Application No.</u>	<u>General Location</u>	<u>Township-Range- Section</u>	<u>Type of Restriction</u>	<u>Summary of Restrictions</u>
<u>April 2005-2006</u>	<u>No. 5</u>	<u>Change 347 gross acres located between NW 97 Avenue, the Homestead Extension of the Florida Turnpike (HEFT) and NW 154 Street</u>	<u>52-40-8</u>	<u>Declarations of Restrictions</u>	<u>Limits development to land uses that will generate no more than 2,582 net external P.M. peak hour trips; prohibits residential uses; and provides for water conservation and re- use</u>

Part B. Traffic Circulation Subelement of Transportation Element

Revise the Traffic Circulation Subelement as follows:

1. Change the following roadways on Figure 1 (Planned Year 2025 Roadway Network):
 - a) I-75 between Miami-Dade/Broward County Line and SR 826/Palmetto Expressway: Change from 8 lanes to 10 lanes;
 - b) SR 826/Palmetto Expressway between NW 103 Street and NW 154 Street: Change from 8 lanes to 10 lanes; and
 - c) SR 826/Palmetto Expressway from NW 154 Street to I-95: Change from 6 to 8 lanes.

2. Add the following interchange on Figure 3 (Roadway Functional Classification-2025), and Figure 4 (Limited Access Roadway Facilities – 2025), respectively:
 - A. Figure 3, Roadway Functional Classification - 2025
 - 1) NW 154 Street and I-75: Add interchange listed as a Priority II project in the County's 2030 Long Range Transportation Plan.

 - B. Figure 4, Limited Access Roadway Facilities – 2025.
 - 1) NW 154 Street and I-75: Add interchange listed as a Priority II project in the County's 2030 Long Range Transportation Plan.

3. In the text of the Future Traffic Circulation Map Series, page II-17, fifth paragraph, add a new last sentence, as follows:

With regard to the following transportation improvements necessary to serve Application No. 5 in the April 2005-2006 CDMP Cycle, in no event shall a Building Permit for development within that area be issued until the MPO Miami-Dade Long Range Transportation Plan has been amended to reflect the following changes in priority of the construction phasing of the roadway network:

 - I-75 between Miami-Dade/Broward County Line and SR 826/Palmetto Expressway: from 8 lanes to 10 lanes, advance to Priority 3 (2015-2020);
 - SR 826/Palmetto Expressway between NW 103 Street and NW 154 Street: from 8 lanes to 10 lanes, advance to Priority 3 (2015-2020);
 - SR 826/Palmetto Expressway from NW 154 Street to I-95: from 6 lanes to 8 lanes, advance to Priority 3 (2015-2020).
 - HEFT from SR 836 to Okeechobee Road: 8 lanes + auxiliary lanes, advance to Priority 3 (2015 to 2020).
 - HEFT from Okeechobee Road to I-75: 8 lanes + auxiliary lanes, advance to Priority 3 (2015 to 2020), and
 - HEFT from I-75 to Turnpike Mainline: from 4 lanes to 6 lanes, advance to Priority 3 (2015 to 2020), and

Part C. Water and Sewer Subelement of Water, Sewer and Solid Waste Element

Revise the Water and Sewer Subelement as follows:

1. Add Policy WS-6F on page V-11 as follows:

WS-6F It is the policy of Miami-Dade County that the distribution of potable water from the proposed reverse osmosis water treatment plant located in proximity to the area encompassing Application No. 5 in the April 2005-2006 CDMP Cycle [area bounded by NW 154 Street on the south, NW 97 Avenue on the east, and the Homestead Extension of the Florida Turnpike (HEFT) on the northwest], using the Floridan Aquifer as its source, shall be dedicated first to satisfying the total potable water demand from development of the site of Application No. 5. In no event shall a Certificate of Occupancy (CO) for development in the area encompassed by Application No. 5 be issued until it is served by the proposed reverse osmosis water treatment plant or by another water supply source authorized under the County's Consumptive Use Permit from the South Water Management District or as otherwise agreed upon with the District and incorporated into the County's CIE Schedules of Improvements.

Part D. Capital Improvements Element

The following changes are requested to the Capital Improvements Element (CIE):

1. Add Policy CIE-5C on page IX-11 as follows:

CIE-5C It is the policy of Miami-Dade County that the distribution of potable water from the proposed reverse osmosis water treatment plant located in proximity to the area encompassing Application No. 5 in the April 2005-2006 CDMP Cycle [area bounded by NW 154 Street on the south, NW 97 Avenue on the east, and the Homestead Extension of the Florida Turnpike (HEFT) on the northwest], using the Floridan Aquifer as its source, shall be dedicated first to satisfying the total potable water demand from development of the site of Application No. 5. In no event shall a Certificate of Occupancy (CO) for development in the area encompassed by Application No. 5 be issued until it is served by the proposed reverse osmosis water treatment plant or by another water supply source authorized under the County's Consumptive Use Permit from the South Florida Water Management District or as otherwise agreed upon with the District and incorporated into the County's CIE Schedules of Improvements.

2. Revise the "Programs to Implement" text on page IX-11 by adding a new introductory sentence as follows:

The following text, which is adopted as County policy, describes a number of existing programs and mechanisms regarding the provision of public facilities, the fiscal planning process, and the concurrency management program.

3. Revise the first sentence of the "Implementation Schedules of Improvements" text on page IX-22 as follows:

The following pages, which are adopted as County policy, deal with the implementation of the CIE.

4. In the CBE Schedules of Improvements, Tables of Proposed Projects, modify the following currently adopted Table 12, Water Facilities:

TABLE 12
WATER FACILITIES

Project Number	Project Name and Location	Purpose* / Year of Completion	Expenditures/Revenues (In Millions of Dollars)										Six Year Totals	Future Years	Project Totals	Funding Source			
			Prior Years	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14							
1)	South Miami-Dade Water Trans.Mains Impr. South Miami-Dade County	3/2013	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15	998
2)	Water T. Plant - Alexander Or Jr. Expan. 6800 S.W. 87 Ave.	3/2013	3.7	1.58	2.3	2	0	0	0	0	0.6	6.48	32.5	42.68	959,997,	998			
3)	Water T. Plant - Hialeah/Preston Improv. 700 W. 2 Ave./1100 W. 2 Ave.	3/2014	0.86	2.45	0.7	1.28	2.23	2.72	7.22	16.6	22.27	39.73	520,999,	969,998					
4)	Wellfield Improvements Water Wellfields	3/2012	15.54	8.33	5.14	5.31	3.53	2.63	10.73	35.67	87.8	139.01	495,520,912,	959,969,998,	10,071,135				
5)	Water Mains - Extensions Systemwide	1/2012	1.05	1.5	0.44	0.44	0.44	0.44	0.44	3.7	0.43	5.18	496						
6)	Central Miami-Dade Water Trans.Mains Imp. Central Miami-Dade County	3/2012	0	0	0	0	0	0	0	0	19.08	19.08	520,998						
7)	North Miami-Dade Water Trans.Mains Imp. North Miami-Dade County	3/2014	3.4	0	0	6.82	2.28	0	0	9.1	7.7	20.2	520,998,	1135					
8)	W.T.P. Replacement & Renovations Water Treatment Plants	3/2011	9.68	1.43	3	10.65	9	9	10	43.08	12	64.76	495						
9)	Water System Maintenance & Upgrades Systemwide	3/2011	11.55	6.68	4	15.3	14	13	17	69.98	20.19	101.72	495						

Underlined words are proposed additions. Strikethrough words are proposed deletions

TABLE 12
WATER FACILITIES

Project Number	Project Name and Location	Purpose* / Year of Completion	Expenditures/ Revenues (In Millions of Dollars)										Six Year Future Project Totals	Funding Source
			Prior Years	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	Totals	Years	Totals		
10	Water Distribution System Extension Enh. Systemwide	3/2011	66.18	11.23	7.62	6.49	16.5	12.65	12.91	67.4	75.56	209.14	495,912,959,	
			72.55	9.83	2.65	6.49	16.5	12.65	12.91	61.03	75.56	209.14	10,071,135	
11	Equipment & Vehicles - Water System Systemwide	3/2011	35.83	6.8	0	7.64	7.65	7	10.38	39.47	10.38	85.68	495	
			35.83	6.8	0	7.64	7.65	7	10.38	39.47	10.38	85.68		
12	General Maint. & Office Facilities - Water Various Locations	3/2011	6.38	1.32	0.2	5.2	2.93	6.72	1.67	18.04	13.3	37.72	520,912,969,	
			7.9	0	0	11.79	2.23	1.72	5.54	21.28	8.54	37.72	997,998	
13	Water System Fire Hydrant Installation Systemwide	1/2011	8.56	3.01	2.8	2.36	2.86	3.36	3.36	17.75	4.36	30.67	403	
			12.17	2.47	2.53	2.58	2.64	2.7	2.76	15.68	2.82	30.67		
14	Engineering Studies - Water Systemwide	3/2007	3.49	2.78	1.21	1	1	0	0	5.99	0	9.48	912,959	
			9.48	0	0	0	0	0	0	0	0	9.48		
15	Safe Drink Water Act Modif.(1996)-(D-DBP) Systemwide	3/2013	35.83	10.1	0	0	0	0	0	10.1	40.98	86.91	912,952,959,	
			45.93	0	0	0	0	0	37.49	37.49	3.49	86.91	969,998	
16	Safe Drink Water Act Modif.(1996)-(DESWT) Systemwide	3/2011	0.9	0.2	0	0	0	0	0	0.2	2.9	4	969,998,	
			1.1	0	0	0	0	0	0	0	2.9	4		
17	South Miami Heights W.T.P & Wellfield 11800 SW 208 St.	3/2008	20.49	31.27	40.84	20.51	0	0	0	92.62	0	113.11	520,912,959,	
			101.62	5.5	5.5	0.49	0	0	0	11.49	0	113.11	9,699,971,007	
18	Telemetering System Enhanc. - Water Systemwide	3/2007	2.35	0.5	0.31	0	0	0	0	0.81	0	3.16	495	
			2.35	0.5	0.31	0	0	0	0	0.81	0	3.16		

Underlined words are proposed additions. Strikethrough words are proposed deletions

TABLE 12
WATER FACILITIES

Project Number	Project Name and Location	Purpose* / Year of Completion	Expenditures/Revenues (In Millions of Dollars)											Project Total	Funding Source		
			Prior Years	2005/06	2005/07	2005/08	2005/09	2005/10	2005/11	Six Year Years	Future Years	Project Total					
19)	Miscellaneous Upgrades- Water Treatment Plants Water Treatment Plants	3/2008	1	2.5	2	1.5	0	0	0	0	0	0	0	0	0	7	959,997
20)	Reuse and Alternative Water Supply																
	A. Systemwide Reuse - 25% Alternative	3/2026	0	0	5	10	15	20	25	25	75	425	500				952,998
	B. Pilot Project I: 1 Mgd Coastal Wetlands Rehydration at SDYWWTP	2/2009	0	0.1	1.5	5	5.4	0	0	0	12	0	12	0	12		952,998
	Pilot Project II: 20,000 Gpd Wellfield Recharge	2/2009	0	0.05	0.95	0	0	0	0	0	1	0	1	0	1		952,998
	C. 10 Mgd Upper Floridan Reverse Osmosis WT System: Design	2/2011	0	0.5	4	1.5	0	0	0	0	6	0	6	0	6		972
	10 Mgd Upper Floridan Reverse Osmosis WT System: Construction	2/2011	0	0	0	5	20	20	5	50	0	0	50	0	50		952,998
	D. ASR Ultraviolet (UV) Disinfection System for West and SW Wellfield	3/2008	0	0.1	1.9	1	2	0	0	0	5	0	5	0	5		520,969
	E. Southwest Wellfield Monitoring Well	1/2006	0.34	0.18	0	0.5	0	0	0	0	0.68	0	1.02	0	1.02		520,912
			0.87	0.03	0	0.12	0	0	0	0	0.15	0	1.02	0	1.02		

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TABLE 12
WATER FACILITIES

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures/ Revenues (In Millions of Dollars)						Six Year Totals	Future Years	Project Totals	Funding Source
				2005/06	2006/07	2007/08	2008/09	2009/10	2010/11				
F. 10 MGD	Hialeah-Preston ASR System	3/2009	0	0	0	0.5	2.5	4.5	0	7.5	0	7.5	972,998
G. 4.5 MGD	Reverse Osmosis WT Plant	1/2011	0	0	5.6	22.3	17.8	3.48	0.82	50	0	50	520,895
			0	0	5.6	22.3	17.8	3.48	0.82	50	0	50	
TOTALS			227.13	92.61	89.51	132.30	125.12	105.50	105.13	650.17	800.43	1677.7	
			379.57	39.91	31.34	119.98	117.09	97.84	232.97	639.13	659.03	1677.7	

* 1=Existing Deficiency; 2=Future Growth; 3=Combined

Source: Miami-Dade Water and Sewer Department and Department of Planning and Zoning.
Data provided by the Office of Management and Budget.

Underlined words are proposed additions. Strikethrough words are proposed deletions

5. Modify Capital Improvements Element List of Funding Sources on Pages IX-106-107 as follows:

Federal

Code

- 102 Section 8 Refinancing
- 123 FTA Sec. 5307/5309 Formula Grant
- 124 Federal Aviation Administration
- 125 FTA Section 5309 Discretionary Grant
- 127 Federal Highway Administration
- 142 Army Corps of Engineers
- 150 Federal Transportation Grant
- 160 Department of the Interior UPRA Grant
- 198 FEMA Reimbursements
- 1096 National Oceanic Atmospheric Administration (Federal Government)

Local Governments

(Non-Miami-Dade County)

- 370 City of Miami Contribution

Proprietary

- 403 Fire Hydrant Fund
- 406 Aviation Passenger Facility Charge
- 426 Seaport Revenues
- 440 Causeway Toll Revenue
- 450 Waste Disposal Operating Fund
- 451 Waste Collection Operating Fund
- 470 Biscayne Bay Environmental Trust Fund
- 490 Wastewater Renewal Fund
- 495 Water Renewal & Replacement Fund
- 496 Water Special Construction Fund
- 497 Wastewater Special Construction Fund
- 500 Road Impact Fees
- 501 Park Impact Fees
- 507 Developer Fees/Donation
- 520 Water Connection Charges
- 521 Wastewater Connection Charges

Other County Sources

- 621 Environmental Trust Fund
- 630 Stormwater Utility
- 632 Stormwater Utility (QNIP)
- 640 Interest Earnings
- 650 Capital Outlay Reserve
- 659 Department Operating Revenue
- 660 Endangered Lands Voted Millage
- 670 Secondary Gas Tax

- 681 Financing Proceeds
- 688 Capital Improvements Local Option Gas Tax

State of Florida

- 821 Florida DOT Funds
- 834 State Beach Erosion Control Funds
- 840 Florida Boating Improvement Fund
- 843 State Department of Environmental Protection
- 865 Florida Ports Trust Bond Program
- 885 Florida Inland Navigational District
- 892 Fla. Division of Cultural Affairs
- 1090 FDOT County Incentive Grant Program (State of Florida)

County Bonds/Debt

- 895 General Obligation Bonds
- 912 Water Revenue Bonds 1997
- 914 Wastewater Revenue Bonds 1997
- 915 Solid Waste System Revenue Bonds
- 917 Tenant Financing
- 920 Future Aviation Revenue Bonds
- 921 Aviation Revenue Bonds Sold
- 927 Safe Neigh. Parks (SNP) Proceeds
- 951 State Revolving Loan Wastewater Program
- 952 State Revolving Loan Water Program
- 959 Water Revenue Bonds 1999
- 961 Future Wastewater Revenue Bonds
- 965 Future Solid Waste Disposal Notes/Bonds
- 966 Bond Anticipation Notes
- 969 Water Revenue Bonds Series 1995
- 970 Wastewater Revenue Bonds Series 1995
- 972 Solid Waste System Rev. Bonds 1998
- 973 Wastewater Revenue Bonds 1999
- 979 Quality Neighborhood Improvement Program(QNIP)-UMSA
- 980 QNIP Phase 1-Stormwater Bond Proceeds
- 981 Future Seaport Bonds/Loans
- 982 Quality Neighborhood Improvement Program (QNIP) Proceeds
- 985 PAC Bond Proceeds
- 987 Industrial Development Revenue Bonds
- 992 Prof. Sports Franchise Facil. Bonds
- 997 Water Revenue Bonds Series 1994
- 998 Future Water Revenue Bonds
- 1000 Seaport Bonds/Loans
- 1001 PAC Interest Earnings

Underlined words are proposed additions. ~~Strikethrough words~~ are proposed deletions


1000 Series Codes (Category)

- 1000 Seaport Bonds/Loans (County Bonds/Debt)
- 1002 Other Non County Sources
- 1004 Cash Donations Non County Sources
- 1005 FPL Contributions (Local Governments)
- 1007 Miscellaneous - Other County Sources
- 1026 EPA Grant
- 1027 Solid Waste System Rev. Bond 2001 (County Bonds/Debt)
- 1043 Future Financing
- 1068 CDBG Reimbursement - 1993 (Federal)
- 1082 Florida Department. of Environmental Protection (State of Florida)
- 1083 Florida Department. of Community Affairs (State of Florida)
- 1085 Liability Trust Fund (Other County Sources)
- 1087 QNIP Phase II UMSA Bond Proceeds
- 1090 FDOT County Incentive Grant Program (State of Florida)
- 1096 Nat'l Oceanic Atmospheric Association (Federal Government)
- 1101 Village of Key Biscayne Contribution
- 1115 2002 Capital Asset Acquisition Bonds
- 1116 People's Transportation Plan Bond Program
- 1129 Federal GSA
- 1131 QNIP Phase IV UMSA Bond Proceeds
- 1132 FAA Discretionary Grants
- 1133 QNIP Phase III Pay As You Go

6. Revise any other summary table or related text in the Capital Improvements Element as necessary to be consistent with the additions made by this amendment.

Memorandum



Date: July 18, 2006
To: Linda Cave
Clerk of the Board
From: Dennis A. Kerbel
Assistant County Attorney 
Subject: Exhibit to Resolution No. R-847-06

I have approved the changes to the exhibit and am requesting that it replace the original on file.

MEMORANDUM

Agenda Item No. 11(A)(3)

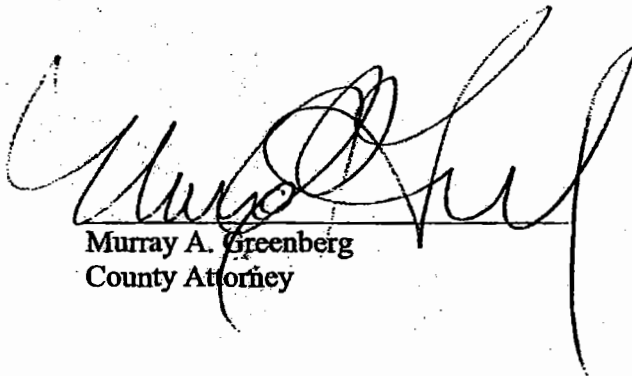
TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: June 20, 2006

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Resolution urging
municipalities to adopt
zoning regulations &
administrative processes to
require private developers
to construct workforce
housing units

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



Murray A. Greenberg
County Attorney

MAG/jls



MEMORANDUM
(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: June 20, 2006

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 11(A)(3)

Please note any items checked.

- "4-Day Rule" ("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
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor
Veto _____
Override _____

Age . Item No. 11(A)(3)
6-20-06

**OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
DADE COUNTY, FLORIDA**

RESOLUTION NO. R-771-06

RESOLUTION DIRECTING THE COUNTY MANAGER TO ENGAGE ALL MUNICIPALITIES WITHIN MIAMI-DADE COUNTY IN A DIALOGUE AIMED AT THE DEVELOPMENT OF LAND USE REGULATIONS AND ADMINISTRATIVE PROCESSES REQUIRING THE CONSTRUCTION OF WORKFORCE HOUSING UNITS THROUGHOUT THE INCORPORATED AND UNINCORPORATED AREAS OF MIAMI-DADE COUNTY

WHEREAS, this Board finds that a severe problem exists within the County with respect to the supply of housing relative to the need for housing for the workforce target income group; and

WHEREAS, Miami-Dade County is experiencing a rapid increase in residents with fixed or reduced incomes, young adults of modest means forming new households, and other individuals in the workforce target income range, including mercantile and service personnel needed to serve the expanding economic base and population growth of the County; and

WHEREAS, numerous studies have shown a need for workforce housing for households with moderate incomes; and

WHEREAS, studies of market demands show that more than one-half of the new labor force in the County for the foreseeable future will require moderately priced workforce housing units; and

WHEREAS, demographic analyses indicate that public policies which promote exclusively high-priced housing development discriminates against young families, retired and elderly persons, single adults, female heads of households, and minority households; and

WHEREAS, experience indicates that the continuing high level of demand for higher-priced housing, with a higher profit potential, discourages developers from offering a more

diversified range of housing, and the production of moderately-priced workforce housing is further deterred by the high cost of land, materials, and labor; and

WHEREAS, there is reason to believe that, if given the proper incentive, the private sector is best equipped and possesses the necessary resources and expertise required to provide the type of moderately-priced workforce housing needed in the County; and

WHEREAS, existing efforts to encourage private, for profit, developers to construct moderately priced housing have met with very limited success,

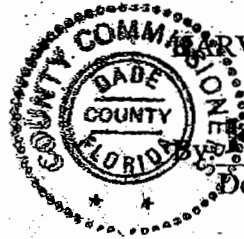
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board directs the County Manager to engage all municipalities within Miami-Dade County in a dialogue in an effort to develop zoning regulations and administrative processes for the construction of workforce housing units throughout the incorporated and unincorporated areas of Miami-Dade County. The County Manager and Directors of the Miami-Dade Housing Agency and Department of Planning and Zoning are directed to meet with the Dade League of Cities to educate the municipalities on the current workforce housing crisis and to further assist the municipalities upon their request for such assistance in the development of municipal workforce housing legislation.

The foregoing resolution was sponsored by Commissioner Barbara J. Jordan and offered by Commissioner Sally A. Hyman, who moved its adoption. The motion was seconded by Commissioner Carlos A. Gimenez and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman	aye		
Dennis C. Moss, Vice-Chairman	aye		
Bruno A. Barreiro	aye	Jose "Pepe" Diaz	aye
Audrey M. Edmonson	aye	Carlos A. Gimenez	aye
Sally A. Heyman	aye	Barbara J. Jordan	aye
Dorrin D. Rolle	aye	Natacha Seijas	absent
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 20th day of June, 2006. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
 BY ITS BOARD OF
 COUNTY COMMISSIONERS



HARVEY RUVIN, CLERK

KAY SULLIVAN

Deputy Clerk

Approved by County Attorney as
 to form and legal sufficiency.

JM

John McInnis

5

MEMORANDUM

Amended
Agenda Item No. 11(A)(2)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

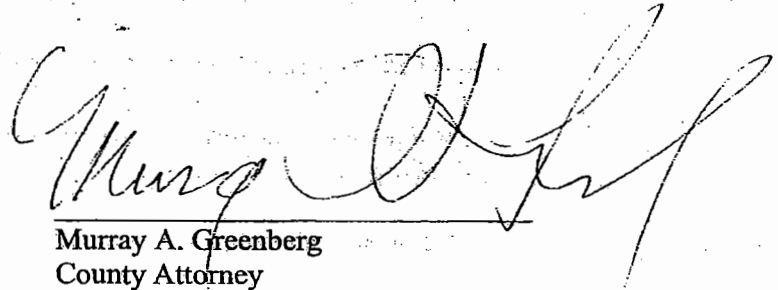
DATE: June 20, 2006

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Resolution establishing a
Housing Linkage Program
Task Force

R-770-06

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



Murray A. Greenberg
County Attorney

MAG/jls

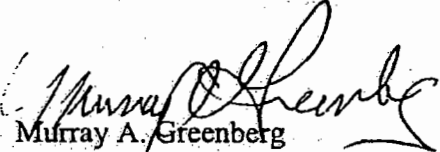


MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: June 20, 2006

FROM: 
Murray A. Greenberg
County Attorney

SUBJECT: Amended
Agenda Item No. 11(A)(2)

Please note any items checked.

- "4-Day Rule" ("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
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor
Veto _____
Override _____

Amended
Agenda Item No. 11(A)(2)
6-20-06

RESOLUTION NO. R-770-06

RESOLUTION ESTABLISHING A HOUSING
LINKAGE PROGRAM TASK FORCE

WHEREAS, the Board of County Commissioners hereby finds that there exists within the County a severe housing problem adversely affecting individuals and families within the workforce target income group; and

WHEREAS, this Board finds that this deficit of housing stock targeted to the workforce income population is increasing rapidly as market rate housing continues to overwhelm the total inventory of new housing; and

WHEREAS, this Board finds that current initiatives to improve the supply of workforce housing units may not result in an adequate supply of workforce housing on a timely basis; and

WHEREAS, this Board finds that commercial and industrial development and other non-residential development often result in new jobs and jobs often create the need for additional housing, particularly workforce housing; and

WHEREAS, this Board finds that other large cities including Boston, Cambridge, San Diego, and San Francisco, have successfully implemented housing linkage programs to address such a housing shortage; and

WHEREAS, this Board finds it is prudent to study the feasibility of establishing a housing linkage program; and

WHEREAS, in order to determine the feasibility of establishing an effective housing linkage program, it is essential to obtain the insight of all interested parties, including associations of retailers and industrial development and other stakeholders,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. *Task force created.* The Miami-Dade County Housing Linkage Program Task Force is hereby established.

Section 2. *Purpose.* The purpose of the Task Force is to advise the Board of County Commissioners on issues relating to the development and implementation of a housing linkage program within the unincorporated areas of Miami-Dade County. As part of its responsibilities, the Task Force shall consider any and all solutions, including but not limited to, the development of workforce housing units concurrent with commercial development, industrial development and other non-residential development and/or the assessment of a fee on new commercial and industrial and other non-residential developments.

Section 3. *Membership.* The Task Force shall be comprised of twelve (12) members representing each of the following organizations, who shall be appointed by the Board of County Commissioners from nominations by the organizations:

- (1) One member of the Greater Miami Chamber of Commerce.
- (2) One member of the Miami-Dade Chamber of Commerce.
- (3) One member of the Beacon Council.
- (4) One member of the Industrial Association of Dade-County.
- (5) One member of the Greater Miami Hotel Association.
- (6) One member of the South Florida Hospital and Healthcare Association.
- (7) One member of the International Council of Shopping Centers.
- (8) One member of CAMACOL Development Council Inc.
- (9) One member each from the Latin Builder's Association and the Builder's Association of South Florida.

- (10) A presiding member of the prior Miami-Dade County Housing Policy Work Group.
- (11) One member on behalf of labor unions representing the construction and building industry trades in Miami-Dade County.

Section 4. *Duties and Report.* The Task Force shall have the duty to study and make recommendations to the Board of County Commissioners regarding the feasibility of establishing a housing linkage program with a view toward achieving the private and/or public development of workforce housing units within the unincorporated areas of Miami-Dade County. The Task Force shall provide a report to the Board of County Commissioners on or before December 12th, 2006, with specific recommendations on such a housing linkage program.

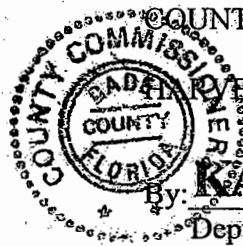
Section 5. *Staff.* The County Manager shall provide the Task Force with adequate staff and support services to enable it to carry out its purposes and duties.

The foregoing resolution was sponsored by Commissioner Barbara J. Jordan and offered by Commissioner **Barbara J. Jordan**, who moved its adoption. The motion was seconded by Commissioner **Audrey M. Edmonson** and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman	aye		
Dennis C. Moss, Vice-Chairman	aye		
Bruno A. Barreiro	aye	Jose "Pepe" Diaz	aye
Audrey M. Edmonson	aye	Carlos A. Gimenez	aye
Sally A. Heyman	aye	Barbara J. Jordan	aye
Dorrin D. Rolle	aye	Natacha Seijas	absent
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 20th day of June, 2006. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS



JOE RUVIN, CLERK

By: **KAY SULLIVAN**

Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

JM

John McInnis

Memorandum

MIAMI-DADE
COUNTY

Date: June 20, 2006

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: Resolution Approving an Interlocal Agreement with the City of Hialeah Pertaining to the Proposed Floridan Aquifer Water Treatment Plant

Agenda Item No. 14(A)(8)

RECOMMENDATION

It is recommended that the Board of County Commissioners (Board) approve the attached resolution approving an Interlocal Agreement with the City of Hialeah pertaining to the proposed Floridan Aquifer Water Treatment Plant and directing the filing of associated amendments to the Comprehensive Development Master Plan (CDMP).

BACKGROUND

On April 19, 2006 the Board adopted Ordinances No. 06-42 and No. 06-43 taking final action on the eleven pending April 2005 Cycle applications to amend the Miami-Dade County Comprehensive Development Master Plan (CDMP). Of these applications, there are five (5) approved applications that are within the Urban Development Boundary (UDB) (the Infill Applications), and one application, Application No. 5, that is the only application adopted extending the UDB on the County's Land Use Plan (LUP) Map. These six adopted applications were transmitted, as required under state law, to the Florida Department of Community Affairs (DCA) and other state and regional review agencies for a final determination of compliance with state growth management laws and rules. The DCA has 45 days from the receipt of the adopted plan amendment to issue a Notice of Intent (NOI) to find the amendment consistent or inconsistent with state law. The projected date for issuance and publication of the NOI is June 23, 2006.

Based on recent discussions with the DCA, the Department of Environmental Protection (DEP) and the South Florida Water Management District (SFWMD) during the last two weeks, and based on correspondence received from DEP dated June 2, 2006 and the SFWMD dated June 6, 2006, it is our understanding that these agencies continue to raise issues related to adequate water supply to serve the properties which are the subject of Application No. 5, as well as the Infill Projects. The County Manager's office, and County staff from the Water and Sewer Department and the Department of Planning and Zoning continue a dialogue with these agencies to attempt to resolve this issue for both the Infill Applications and Application No. 5 through the provision of additional information and data. The City of Hialeah Mayor's office and City staff have continued such a dialogue with both the State and the County related to Application No. 5. A joint commitment made by the County and the City regarding the water supply issue may serve to resolve the issues raised by the agencies for the Application No. 5 area. The attached Interlocal Agreement is designed to serve this purpose.

In the event that the water supply issue cannot be resolved in a timely manner, and if DCA ultimately issues an NOI finding this adopted LUP map amendment not in compliance, the NOI would be forwarded to the Division of Administrative Hearings which would set a date to conduct a hearing under Chapter 120, Florida Statutes. Prior to the hearing an opportunity to mediate or otherwise resolve the dispute is afforded the parties involved, in this case including the County and the City. Such mediation could lead to a resolution, without going to administrative hearing, with all parties entering into a stipulated settlement agreement where specific actions would be

proposed for the Board to consider for adoption through specific CDMP amendments. Under this scenario, it is important to note that the adopted amendment application would not be in effect until a settlement agreement is approved and remedial amendments are adopted.

If settlement is not reached under either of the above scenarios, the issue would proceed to administrative hearing before the Florida Department of Administrative Hearings.

This resolution proposes an Interlocal Agreement between the County and the City of Hialeah, which Interlocal Agreement embodies certain related committed efforts of both entities to secure and provide alternative water supplies related to Application No. 5.

In summary, the Interlocal Agreement states: 1) the City shall commence the preparation of plans for design and construction of a reverse osmosis treatment plant using Floridan Aquifer as its source with an initial capacity to operate at 4.2 MGD, but ultimately expandable to 8.2 MGD, as appropriate, to be completed by February 1, 2011; 2) the City, with County input or assistance, if appropriate, will commence the filing and processing of all appropriate applications to obtain approval from all appropriate state, regional and local agencies for construction of the plant; 3) and the City commits to file and consider, as part of its pending 2006 Comprehensive Plan Amendment Cycle approval of amendments to its current Land Use Element, Potable Water Supply Subelement, and Capital Improvement Element, as necessary to provide for the Floridan Plant. For the County's part, the agreement provides among other things that 1) the County shall provide through General Obligation Bond (GOB) and/or Plant Expansion Funds and other developer-related revenue for the design and construction of the plant, with the reallocation of GOB funds for the previously approved NW 87 Avenue connection to this project to serve as a possible contribution to the fund; 2) comply with short and long term agreements with the SFWMD and FDEP regarding the provision of alternative water supplies; and 3) file an application to amend the Capital Improvement Element (CIE) of the CDMP to include the Floridan Plant in the 6-year CIE programming period, with financially feasibility funding sources indicated. Both parties agree to negotiate a subsequent Interlocal Agreement to establish their respective duties and responsibilities for design, construction and operation of the Floridan Plant, including an expedited schedule and priority allocation of resources for the City service area.

In addition to the efforts related to Application No. 5, County staff is continuing intensive efforts to attain state approval of the five (5) Infill Applications.

FISCAL IMPACT STATEMENT

The fiscal impact created for Miami-Dade County from the proposed resolution and Interlocal Agreement will be approximately \$45,000,000 for the design and construction of the plant and shall be funded through GOB and/or Plant Expansion Fund and other developer-related revenue. The County will own the plant and these capital outlays of funds will be paid to the County over time through a combination of connection charges and user fees from the operation of the plant and from potential bonds to be issued by the County for the construction.




MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: June 20, 2006

FROM: 
Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 14(A)(8)

Please note any items checked.

"4-Day Rule" ("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

Bid waiver requiring County Manager's written recommendation

Ordinance creating a new board requires detailed County Manager's report for public hearing

Housekeeping item (no policy decision required)

No committee review

Approved  Mayor
Veto _____
Override _____

Agenda Item No. 14(A)(8)

6-20-06

OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
DADE COUNTY, FLORIDA

RESOLUTION NO. R-749-06

RESOLUTION APPROVING AN INTERLOCAL AGREEMENT WITH THE CITY OF HIALEAH PERTAINING TO THE PROPOSED FLORIDAN AQUIFER WATER TREATMENT PLANT; DIRECTING THE COUNTY MANAGER TO EXECUTE THE INTERLOCAL AGREEMENT; WAIVING REQUIREMENTS OF RESOLUTION NOS. R-377-04 AND R-130-06; AND DIRECTING THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING TO FILE AN APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) TO PROVIDE FOR A FLORIDAN WATER TREATMENT PLANT IN THE CITY OF HIALEAH AND TO ENSURE THAT WATER CAPACITY IS AVAILABLE TO SERVE DEVELOPMENT WHEN IT OCCURS

WHEREAS, this Board desires to accomplish the purposes contained in the memorandum attached hereto and incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA,

Section 1. This Board hereby approves the Interlocal Agreement with the City of Hialeah, in substantially the form attached hereto and incorporated herein by reference, pertaining to the proposed Floridan Aquifer Water Treatment Plant. This Board further directs the County Manager to execute such Interlocal Agreement; and hereby waives the requirements of Resolution Nos. R-377-04 and R-130-06.

Section 2. This Board further directs the Director of the Department of Planning and Zoning to file an application to amend the Comprehensive Development Master Plan (CDMP) Capital Improvement Element to include a Floridan Aquifer Water Treatment Plant in the City of Hialeah, and to ensure that water capacity is available to serve development when it occurs.

The foregoing resolution was offered by Commissioner Katy Sorenson who moved its adoption. The motion was seconded by Commissioner Jose "Pepe" Diaz and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman	aye		
Dennis C. Moss, Vice-Chairman	aye		
Bruno A. Barreiro	aye	Jose "Pepe" Diaz	aye
Audrey M. Edmonson	absent	Carlos A. Gimenez	aye
Sally A. Heyman	aye	Barbara J. Jordan	aye
Dorrin D. Rolle	aye	Natacha Seijas	absent
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairman thereupon declared the resolution duly passed and adopted this 20th day of June, 2006. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK



KAY SULLIVAN

Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Joni Armstrong Coffey/Jess McCarty

5

INTERLOCAL AGREEMENT

This Agreement is entered into this ____ day of _____, 2006, by and between the City of Hialeah ("City") and Miami-Dade County ("County").

In consideration of the mutual covenants and promises contained herein, the parties agree as follows:

This Agreement is intended to confirm the understandings and agreements between the City and the County regarding the efforts of both entities to secure and provide certain alternative water supplies within the City and County.

A. Authority and responsibility of the City.

1. The City shall commence the preparation of plans for the design and construction of a reverse osmosis treatment plant using the Floridan Aquifer as its source (the "Floridan Plant"), with the initial capacity to operate at 4.2 MGD, to be completed by February 1, 2011, but ultimately expandable to 8.2 MGD, as appropriate.
2. With input from the Miami-Dade County Water and Sewer Department, the City, together with the County as appropriate, shall, upon completion of the necessary design work, commence the filing and diligent processing of all appropriate applications to obtain approvals from all appropriate State, regional and local agencies for the construction of the Floridan Plant.
3. In the City's currently ongoing comprehensive plan amendment cycle, the City shall consider and decide, as part of its pending 2006 Land Use Cycle, an amendment including appropriate provisions the Land Use Element, Potable Water Supply Subelement, and Capital Improvements Element, as necessary to provide for the Floridan Plant.
4. Upon adoption and final approval of the foregoing amendment to the City's comprehensive plan, the City shall promptly consider all appropriate amendments to its zoning and land development regulations to require that all development in the area encompassed by Application No. 5 to amend the Miami-Dade County Comprehensive Development Master Plan (CDMP) in the April

2005-2006 cycle, as approved with changes by the Board of County Commissioners of Miami-Dade County, shall install all appropriate infrastructure to support future reuse, reclamation, and conservation requirements, such as "purple" reuse pipes, as part of the development requirements.

5. The City shall further consider amendments to its regulations that will require all future development to be designed in a manner that will facilitate future connections to reuse, reclamation, and conservation infrastructure at such time as it becomes feasible.
6. The City shall work with the County on the levy and collection of impact fees and other developer-related charges.

B. Authority and responsibility of the County.

1. The County shall provide technical support to assist in the preparation of the application for the Floridan Plant, and shall support the application for all necessary permits.
2. The County shall comply with the short and long term agreements with the South Florida Water Management District and the Florida Department of Environmental Protection regarding the provision of alternative water supplies, which commitment the City may enforce to the extent that its interests are affected thereby.
3. The County shall file an application to amend the Capital Improvement Element (CIE) of the CDMP to include the Floridan Plant in the six-year CIE programming period, with financially feasible funding sources indicated.
4. The County shall provide the funding for the design, construction and operation of the Floridan Plant through:

General Obligation Bond funds (\$10,000,000.00) and/or

Plant Expansion Fund (\$35,000,000.00) and other developer-related charges.

C. Joint responsibility of City and County.

The City and County shall negotiate and enter into an Interlocal Agreement establishing their respective duties and responsibilities relating to the design, construction and operation of the Floridan Plant, with provisions including, but not limited to, an expedited schedule of performance and disbursement of funds, priority allocation for the City service area, and enforcement provisions ensuring the timely completion of the Floridan Plant.

CITY OF HIALEAH

**MIAMI-DADE COUNTY, BY ITS
BOARD OF COUNTY
COMMISSIONERS**

By: _____

**Julio Robaina
MAYOR**

By: _____

**George Burgess
COUNTY MANAGER**

ATTEST: _____

ATTEST: _____

Deputy Clerk

MEMORANDUM

Amended
Agenda Item No. 11(A)(31)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

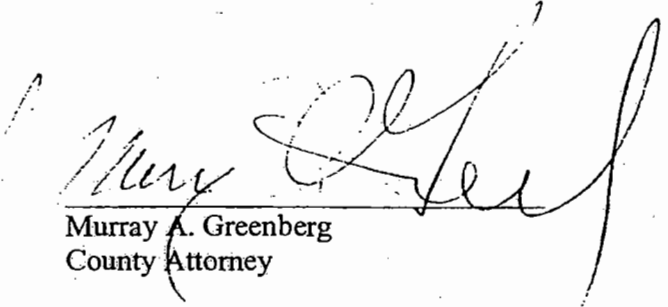
DATE: June 6, 2006

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Resolution directing County
Manager to initiate a county-
wide comprehensive plan on
future land use

R#740-06

The accompanying resolution was prepared and placed on the agenda at the request of Commissioner Carlos A. Gimenez, Commissioner Jose "Pepe" Diaz, Commissioner Audrey M. Edmonson, Commissioner Sally A. Heyman, Commissioner Barbara J. Jordan, Commissioner Dennis C. Moss, Commissioner Dorrin D. Rolle, and Commissioner Katy Sorenson.


Murray A. Greenberg
County Attorney

MAG/bw

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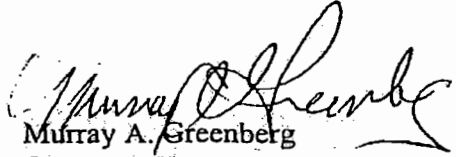


MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: June 6, 2006

FROM: 
Murray A. Greenberg
County Attorney

SUBJECT: Amended
Agenda Item No. 11(A)(31)

Please note any items checked.

- "4-Day Rule" ("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
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor
Veto _____
Override _____

Amended
Agenda Item No. 11(A)(31)
6-6-06

OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
DADE COUNTY, FLORIDA

RESOLUTION NO. R- 740-06

RESOLUTION DIRECTING THE COUNTY MANAGER TO INSTRUCT THE DEPARTMENT OF PLANNING AND ZONING TO INITIATE A COUNTY-WIDE PUBLIC DIALOGUE ON FUTURE LAND USE IN MIAMI-DADE COUNTY, AND TO PREPARE AND SUBMIT FOR THIS BOARD'S CONSIDERATION A PROCESS AND PROJECTED BUDGET FOR DEVELOPING A COMPREHENSIVE PLAN FOR THE DISTRIBUTION OF PROJECTED COUNTY-WIDE POPULATION GROWTH IN BOTH THE INCORPORATED AND UNINCORPORATED AREAS OF MIAMI-DADE COUNTY

WHEREAS, population growth in Miami-Dade County over the next ten- to twenty-year timeframe is projected to average 30,000 people each year, culminating in an estimated population of over 3,000,000 persons in the year 2025; and

WHEREAS, over the last fifteen years, nine areas of unincorporated Miami-Dade County have become incorporated as new municipalities, and a number of other areas have also requested consideration for incorporation, reflecting a continuing trend toward self-governance at the closest local level; and

WHEREAS, as a result of a number of factors, including the incorporation movement, a greater number of persons now reside in the incorporated area of the county than in the unincorporated area; and

WHEREAS, good comprehensive planning recognizes that there are constraints that circumscribe the geographical extent to which urbanized development can occur in Miami-Dade County, including not only environmental constraints, but also the practical, financial constraints

of delivering affordable public services and facilities such as transportation and mass transit, water and sewer, police and fire services, and schools; and

WHEREAS, because the unincorporated area of Miami-Dade County cannot expand indefinitely to absorb the projected population growth, proper comprehensive planning requires a truly county-wide approach to the distribution of that projected growth; and

WHEREAS, Miami-Dade County is at the crossroads of land use planning opportunity, facing a choice between becoming a truly vibrant cosmopolitan, livable community and the alternative of growing in poorly planned development patterns that will diminish the quality of life; and

WHEREAS, the last County-wide open public dialogue on land use planning took place more than 25 years ago, and today there is a renewed interest in the community at large to be engaged directly in providing input to direct future growth; and

WHEREAS, the need for County-wide planning including such public input has never been greater; and

WHEREAS, the Miami-Dade County Home Rule Charter authorizes the Board of County Commissioners to "prepare and enforce comprehensive plans for the development of the county," and further instructs the director of the department of planning to conduct county-wide studies and prepare for the Board's consideration both "a master plan for the welfare, recreational, economic, and physical development of the county," and also to prepare and submit land use regulations establishing minimum standards for both the incorporated and unincorporated areas,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that, consistent with its authority and responsibility under the Home Rule Charter of Miami-Dade County, this Board hereby directs the County Manager to instruct the Department of Planning and Zoning to initiate a County-wide public dialogue on future land use planning for this County, and to prepare and submit for this Board's consideration a proposed process and projected budget for developing a comprehensive plan for the distribution of projected County-wide population growth in both the incorporated and unincorporated areas of Miami-Dade County. The proposed process and budget shall be submitted for this Board's consideration within 120 days after the effective date of this resolution.

The foregoing resolution was sponsored by Commissioner Carlos A. Gimenez, Commissioner Jose "Pepe" Diaz, Commissioner Audrey M. Edmonson, Commissioner Sally A. Heyman, Commissioner Barbara J. Jordan, Commissioner Dennis C. Moss, Commissioner Dorrin D. Rolle, and Commissioner Katy Sorenson and offered by Commissioner **Dennis C. Moss**, who moved its adoption. The motion was seconded by Commissioner

Katy Sorenson and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman	aye		
Dennis C. Moss, Vice-Chairman	aye		
Bruno A. Barreiro	aye	Jose "Pepe" Diaz	aye
Audrey M. Edmonson	aye	Carlos A. Gimenez	aye
Sally A. Heyman	aye	Barbara J. Jordan	aye
Dorrin D. Rolle	aye	Natacha Seijas	aye
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairman thereupon declared the resolution duly passed and adopted this 6th day of June, 2006. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK



By: **KAY SULLIVAN**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in cursive script, appearing to read "JAC", is written over a horizontal line.

Joni Armstrong Coffey

Memorandum



Date: May 9, 2006

To: Honorable Chairman Joe A. Martinez and
Members, Board of County Commissioners

From: George M. Burgess
County Manager

Agenda Item No. 8(N)(1)(A)

Subject: Resolution Retroactively Authorizing Execution of Amendment No. 3 to the
Agreement and Memorandum of Understanding for the South Dade Watershed Plan


RECOMMENDATION

It is recommended that the Board retroactively approve the accompanying resolution authorizing execution of the attached Amendment No. 3 to the Agreement and Memorandum of Understanding between the South Florida Water Management District (SFWMD), the South Florida Regional Planning Council (SFRPC), and Miami-Dade County for the South Dade Watershed Plan. Amendment No. 3 extends the term of the Agreement from March 2006 to July 2006 and adds \$150,000 in state ad valorem funds contributed by the South Florida Water Management District. The total project cost, which is now \$3,350,000, is provided from a variety of state (\$2.35 million) and local (\$1 million) sources.

BACKGROUND

Land Use Policy 3E of Miami-Dade County's Comprehensive Development Master Plan requires preparation of a Watershed Plan for southeastern Miami-Dade County. Because the Watershed Plan addresses issues that cut across jurisdictional boundaries, it is being jointly developed and implemented through an Agreement and Memorandum of Understanding (MOU) between the SFWMD, the SFRPC and Miami-Dade County. The MOU has been amended twice subsequent to its execution in March 2001. Amendment No. 1, executed in April 2002, increased the dollar amount provided for the SFRPC's administration of work associated with development of the Watershed Plan from \$50,000 to \$75,000 annually. Amendment No. 2, executed in May 2003, extended the term of the Agreement to March 18, 2006 and added \$1,000,000 in funds appropriated by the Florida Legislature for this project.

Due to delays relating to the technical complexity of the project, hurricanes shutting down a key work site, and the consensus based process for accepting work product being utilized by the South Dade Watershed Plan Advisory Committee, the original completion date for the project has been extended several times. The \$150,000 provided by the SFWMD is being utilized to cover a funding shortfall created by the expense of convening a scientific peer review committee, which was not included in the original MOU, and the additional project management services being provided by the SFRPC due to the extended time for project completion. Amendment No. 3 will be retroactively effective as of March 19, 2006, regardless of the actual date of execution. The project is in its final stages, and it is anticipated to be completed before the amended MOU expires on July 18, 2006.


Assistant County Manager

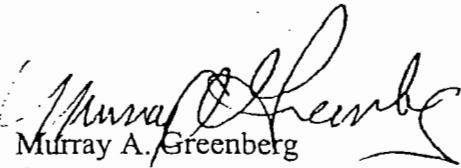


MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: May 9, 2006

FROM: 
Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 8(N)(1)(A)

Please note any items checked.

- "4-Day Rule" ("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
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor
Veto _____
Override _____

enda Item No. 8(N)(1)(A)

05-09-06

**OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
DADE COUNTY, FLORIDA**

RESOLUTION NO. R-527-06

RESOLUTION RETROACTIVELY AUTHORIZING
THE COUNTY MANAGER TO EXECUTE
AMENDMENT NUMBER THREE TO THE
AGREEMENT AND MEMORANDUM OF
UNDERSTANDING BETWEEN THE SOUTH
FLORIDA WATER MANAGEMENT DISTRICT,
THE SOUTH FLORIDA REGIONAL PLANNING
COUNCIL, AND MIAMI-DADE COUNTY
CONCERNING THE COLLABORATIVE
PREPARATION OF THE SOUTH DADE
WATERSHED PLAN

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby retroactively authorizes the County Manager to execute the attached Amendment Number Three to the Agreement and Memorandum of Understanding Between the South Florida Water Management District, the South Florida Regional Planning Council, and Miami-Dade County Concerning the Collaborative Preparation of the South Dade Watershed Plan, in substantially the form attached hereto and made a part hereof.

The foregoing resolution was offered by Commissioner ~~Dorrian D. Rolle~~ who moved its adoption. The motion was seconded by Commissioner ~~Dennis C. Moss~~ and upon being put to a vote, the vote was as follows:

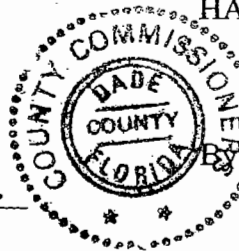
Joe A. Martinez, Chairman	<i>absent</i>
Dennis C. Moss, Vice-Chairman	<i>aye</i>
Bruno A. Barreiro	<i>aye</i>
Audrey M. Edmonson	<i>aye</i>
Sally A. Heyman	<i>aye</i>
Dorrin D. Rolle	<i>aye</i>
Katy Sorenson	<i>aye</i>
Sen. Javier D. Souto	<i>aye</i>
Jose "Pepe" Diaz	<i>aye</i>
Carlos A. Gimenez	<i>aye</i>
Barbara J. Jordan	<i>aye</i>
Natacha Seijas	<i>aye</i>
Rebeca Sosa	<i>aye</i>

The Chairperson thereupon declared the resolution duly passed and adopted this 9th day of May, 2006. This Resolution and contract, if not vetoed, shall become effective in accordance with Resolution No. R-377-04.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney as
to form and legal sufficiency. *JAC*



KAY SULLIVAN
Deputy Clerk

Joni Armstrong Coffey

AGREEMENT AND MEMORANDUM OF UNDERSTANDING BETWEEN THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, THE SOUTH FLORIDA REGIONAL PLANNING COUNCIL, AND MIAMI-DADE COUNTY CONCERNING THE COLLABORATIVE PREPARATION OF THE SOUTH DADE WATERSHED PLAN

AMENDMENT NO. 3

THIS AGREEMENT as entered into on the 19th Day of March, 2001 and as amended on April 15, 2002 and May 21, 2003 between the SOUTH FLORIDA WATER MANAGEMENT DISTRICT, SOUTH FLORIDA REGIONAL PLANNING COUNCIL (hereinafter "SFRPC"), AND MIAMI-DADE COUNTY (hereinafter "the County") is hereby amended as follows. Regardless of the actual date of execution, this Amendment No. 3 shall be retroactively effective as of March 19, 2006

- Page 7, Paragraph 1, line 7 is hereby revised to read as follows:

The County's obligation for all expenses contemplated under this Agreement, including all monies paid to consultants and the \$75,000 per year for administrative costs described above, shall not exceed ~~\$3,200,000~~ \$3,350,000, except that additional funding other than County ad valorem tax revenues may be expended if obtained for this project.

- Page 9, Paragraph 1, line 1 is hereby revised to read as follows:

The initial term of this Agreement and MOU shall be 24 months from the last date of execution by the parties, and is hereby extended to a date 64 months after the last date of execution to ~~March 18~~ July 18, 2006.

In all other respects, the Agreement of which this is an Amendment, and attachments relative thereto, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have caused this Amendment to be duly executed the day and year last written below.

South Florida Water Management District

ATTEST: _____ BY: _____
Frank Hayden, Procurement Director

Legal Form Approved:

DATE

SFWMD Procurement Approved:

DATE

Miami-Dade County
By Its Board of County Commissioners

ATTEST: _____ BY: _____
Deputy Clerk County Manager

South Florida Regional Planning Council
By Its Chairperson

ATTEST: _____ BY: _____
Executive Director

Legal Form Approved:

DATE

Memorandum

MIAMI-DADE
COUNTY

Date: March 7, 2006

To: Honorable Chairman Joe A. Martinez and
Members, Board of County Commissioners

Agenda Item No. 8(N)(1)(A)

From: George M. Furgoss
County Manager

Subject: Resolution Approving Appointment of Ramon Ferrer to the
Biscayne National Park Buffer Development Review Committee

RECOMMENDATION

It is recommended that the Board approve the attached resolution appointing Mr. Ramon Ferrer to the Biscayne National Park Buffer Development Review Committee.

BACKGROUND

Section 2-115.11, Code of Miami-Dade County, establishes the Biscayne National Park Buffer Development Review Committee and states that each member shall be appointed by the County Manager and approved by the Board of County Commissioners. The membership of the Committee includes a representative of a chamber of commerce active in south Miami-Dade County.

Ms. Ada Bill has resigned from her position as representative of the Greater Homestead/Florida City Chamber of Commerce, and the Chamber has nominated Mr. Ramon Ferrer to fill this vacancy. Mr. Ferrer's bio is attached for your review.

Attachment


Assistant County Manager

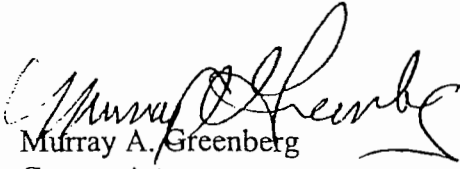


MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: March 7, 2006

FROM: 
Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 8(N)(1)(A)

Please note any items checked.

- "4-Day Rule" ("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
- Bid waiver requiring County Manager's written recommendation
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- Housekeeping item (no policy decision required)
- No committee review

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(N)(1)(A)

03-07-06
OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
DADE COUNTY, FLORIDA

RESOLUTION NO. R-269-06

RESOLUTION APPROVING THE APPOINTMENT
OF RAMON FERRER TO THE BISCAYNE
NATIONAL PARK BUFFER DEVELOPMENT
REVIEW COMMITTEE

WHEREAS, On March 18, 1997, the Board of County Commissioners adopted Ordinance No. 97-22, creating the Biscayne National Park Buffer Development Review Committee; and

WHEREAS, the ordinance directs that each member shall be appointed by the County Manager and approved by the Board of County Commissioners; and

WHEREAS, the ordinance further specifies that the committee shall be composed of nine members, including one representative from a chamber of commerce active in south Miami-Dade County; and

WHEREAS, Ms. Ada Bill has resigned from her position as representative of the Greater Homestead/Florida City Chamber of Commerce; and

WHEREAS, the County Manager wishes to appoint Mr. Ramon Ferrer as representative of the Greater Homestead/Florida City Chamber of Commerce,

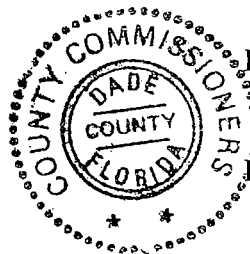
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that the County Manager's appointment of Ramon Ferrer, representing the Greater Homestead/Florida City Chamber of Commerce, is hereby approved.

The foregoing resolution was offered by Commissioner **Dennis C. Moss**, who moved its adoption. The motion was seconded by Commissioner **Dorrin D. Rolle** and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman	aye		
Dennis C. Moss, Vice-Chairman	aye		
Bruno A. Barreiro	absent	Jose "Pepe" Diaz	aye
Audrey M. Edmonson	aye	Carlos A. Gimenez	aye
Sally A. Heyman	aye	Barbara J. Jordan	aye
Dorrin D. Rolle	aye	Natacha Seijas	aye
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 7th day of March, 2006. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS



HARVEY RUVIN, CLERK

By: **KAY SULLIVAN**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Leigh Macdonald

Ramon Ferrer:

Ramon has been employed with Florida Power & Light for over 27 years and has served in the areas of Power Systems, Customer Communications, Major Accounts Management, Forecasting, Marketing and various engineering and construction project management functions. He served as a Quality Management Principal Consultant and instructor for FPL's Qualtec Services' customers in Spain. He is currently the Corporate and External Affairs Manager for the South Miami-Dade area.

Ramon has earned a BSEE from the University of Florida and a MBA from FIU. He is a Certified Energy Manager and a Certified Power Quality Professional. He is a member of the Institute of Electrical and Electronic Engineers, The Association of Energy Engineers and currently a board member for the Homestead/Florida City Chamber of Commerce and Citizens for a Better South Florida. He has served as a board member for the Hispanic Heritage Council, The Vision Council and the Coconut Grove Chamber of Commerce as well as past president of the Kiwanis Club of Miami-Latin. He is currently a member of the Rotary Club of Coral Gables.