

## **Leisure City Community Urban Center (LCUC) District**

---

The Princeton Community Urban Center District was adopted into the zoning code in 2007 by Ordinance 07-169. This district was subsequently amended in 2015 by ordinances 15-66. This document is formatted for clarity in text and graphics. For the official adopted article, refer to the Code of Miami-Dade County published by the Municipal Code Corp., available online at [www.municode.com](http://www.municode.com).

### **Sec. 33-284.98 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. Figure 1 also shows the boundaries of the Leisure City Community Urban Center (CUC) District as well as the boundaries of the Designated Urban Center. As provided in the Standard Urban Center District Regulations, the Workforce Housing requirement shall apply to the area included within the Designated Urban Center boundaries. These boundaries are described as follows:
  - 1. Leisure City Community Urban Center (CUC) District: A Portion of section 4 and 5, Township 57 South Range 39 East and a portion of Section 33, Township 56 South, Range 39 East, Miami-Dade County, Florida.
  - 2. Designated Urban Center: A Portion of Sections 4 and 5, Township 57 South Range 39 East and a portion of Section 33, Township 56 South, Range 39 East, Miami-Dade County, Florida.
- D. Full scale maps and a legal description of the boundaries of the Illustrative Master Plan presented in Figure 1, as well as all the Regulating

Plans and Street Development Parameters figures, are on file with the Department.

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

### **Sec. 33-284.99.33. - Leisure City Community Urban Center (LCUC) district requirements.**

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

#### **Sec. 33-284.99.34. Uses.**

Except as provided herein, all permitted, conditionally permitted, and temporary uses within the LCUC District shall comply with Article XXXIII(K) of this code. In addition to the Permitted Uses provided in Article XXXIII(K), the following shall be permitted:

- 1. In the Mixed-Use Corridor (MC) area:
  - (a) Automobile and truck services and facilities including:
    - (1) Open lot car and truck sales new or used, including as ancillary uses, automobile repairs, body and top work and painting, provided that no more than fifteen (15) percent of the gross building

area is devoted to such ancillary uses, and subject to the following conditions:

- (a) That attention-attracting devices, such as blinking or flashing lights, streamer lights, pennants, banners, streamers and all fluttering, spinning advertising devices (either mobile or stationary) are prohibited.
  - (b) That outdoor lighting shall be designed to avoid spilling beyond the site boundaries.
  - (c) That no vehicular test drives shall be conducted on residential local traffic streets (fifty-foot right-of-way or less).
  - (d) That the applicant obtains a certificate of use, which shall be automatically renewable yearly upon compliance with all terms and conditions.
  - (e) All outdoor paging or speaker systems are expressly prohibited.
- (2) Open lot car rental
  - (3) Automobile parts, secondhand from store building only.
  - (4) Automobile body and top work and painting.
- (b) Engines, gas, gasoline, steam and oil; sales and service.
  - (c) Garage or mechanical service, including automobile repairs, body and top work and painting. All outdoor paging or speaker systems are expressly prohibited.
  - (d) Glass installation.
  - (e) Tire vulcanizing and retreading or sale of used tires.
  - (f) Truck storage, only within an enclosed building or an area enclosed by a CBS wall.
  - (g) Automobile washing.
  - (h) Self-service mini-warehouse storage facility in compliance with Section 33-255(23.1) of this Code.
- 2. In the Institutional (I) area:
    - (a) On properties located between SW 282 and SW 284 Streets, west of SW 152 Avenue, all uses permitted in the Residential Modified (RM) area with the density provided on the Density Plan in section 33-284.99.35 of this code.

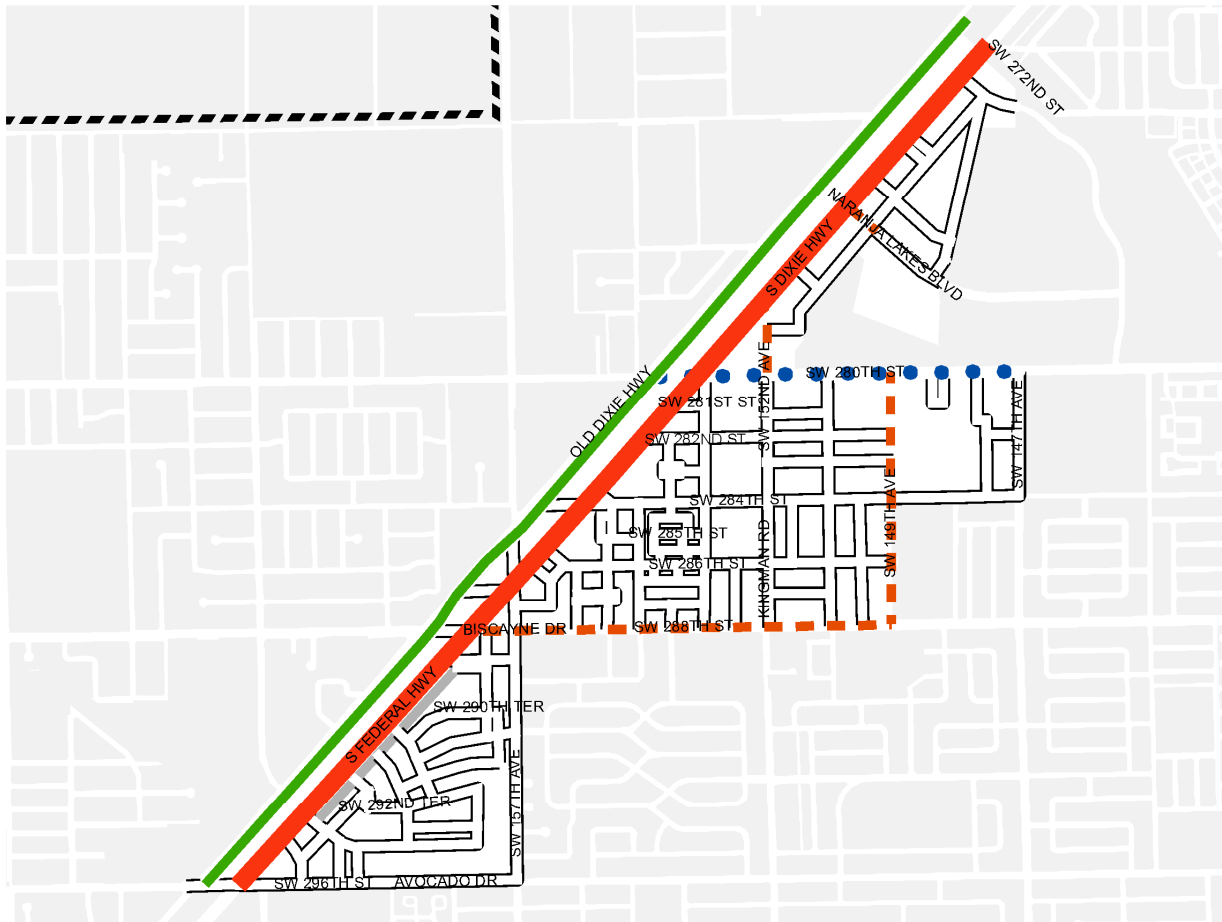
### **Sec. 33-284.99.35. Regulating Plans.**






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

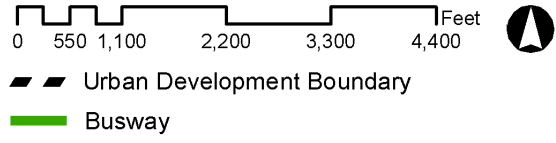
- A. The Street Types Plan, which establishes a hierarchy of street types in existing and future locations. The five (5) Street Types and the hierarchy of streets (from most important to least important in accommodating pedestrian traffic) are U.S. 1, Boulevard, Main Street, Minor Street, and U.S. 1 Frontage.
- 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 delineates the areas where specified land uses and development of various types and intensities 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 the LCUC 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.
-

A. Street Types Plan

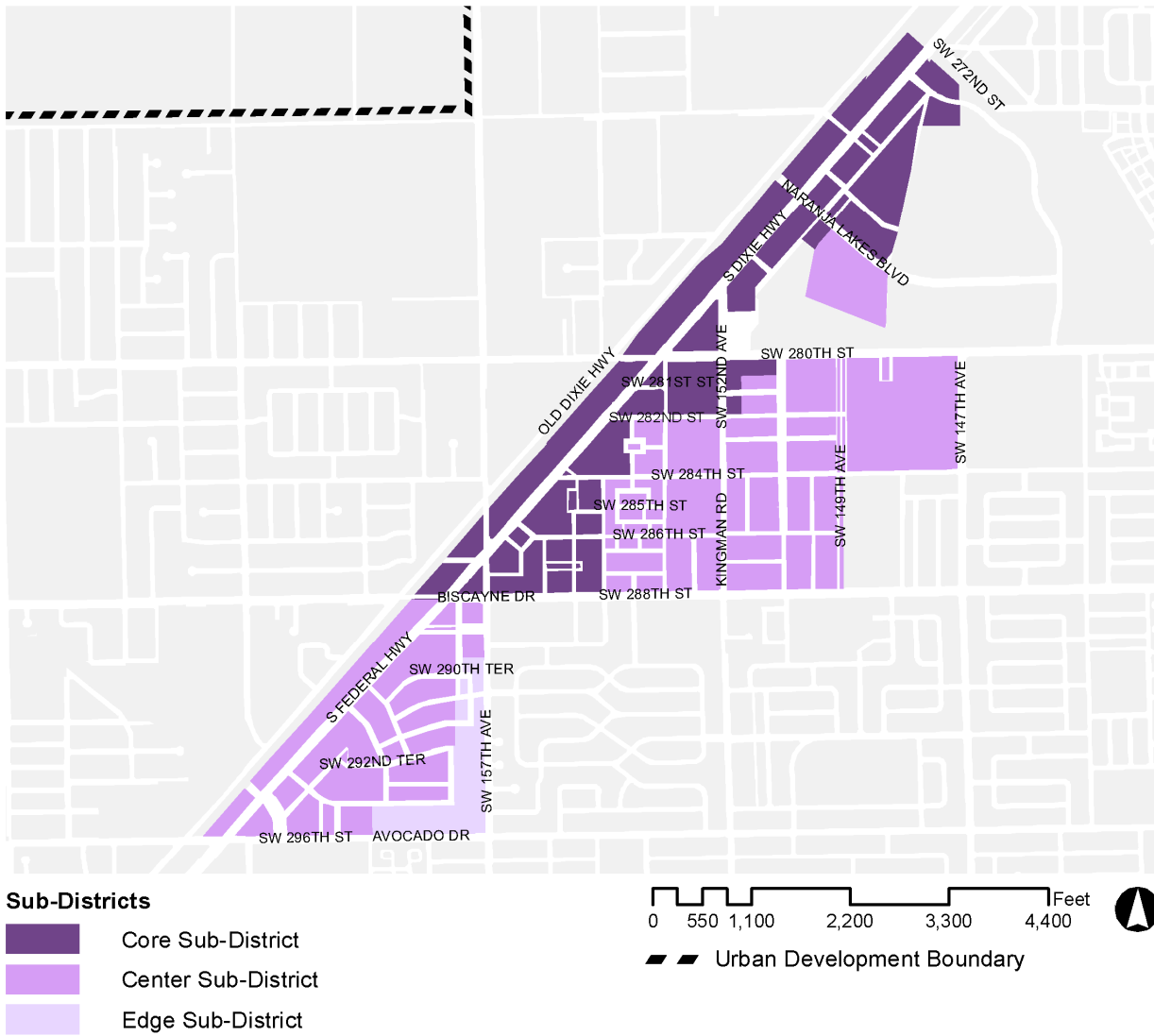


- Street Types**
-  U.S. 1
  -  Main Street
  -  Boulevard
  -  Minor
  -  U.S. 1 Frontage

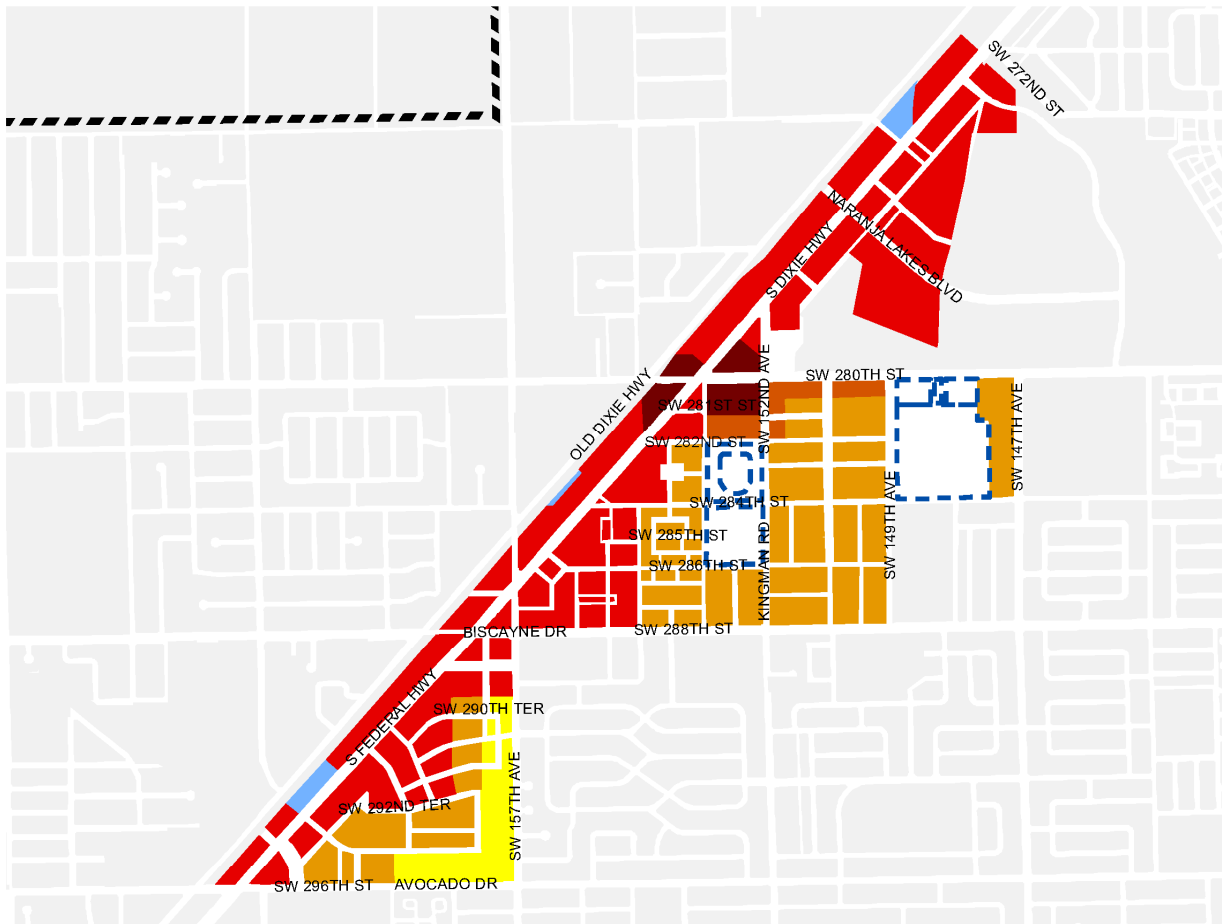


-  Urban Development Boundary
-  Busway








B. Sub-districts Plan

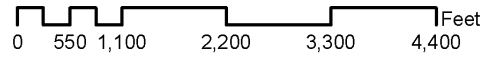


C. Land Use Plan



Land Use

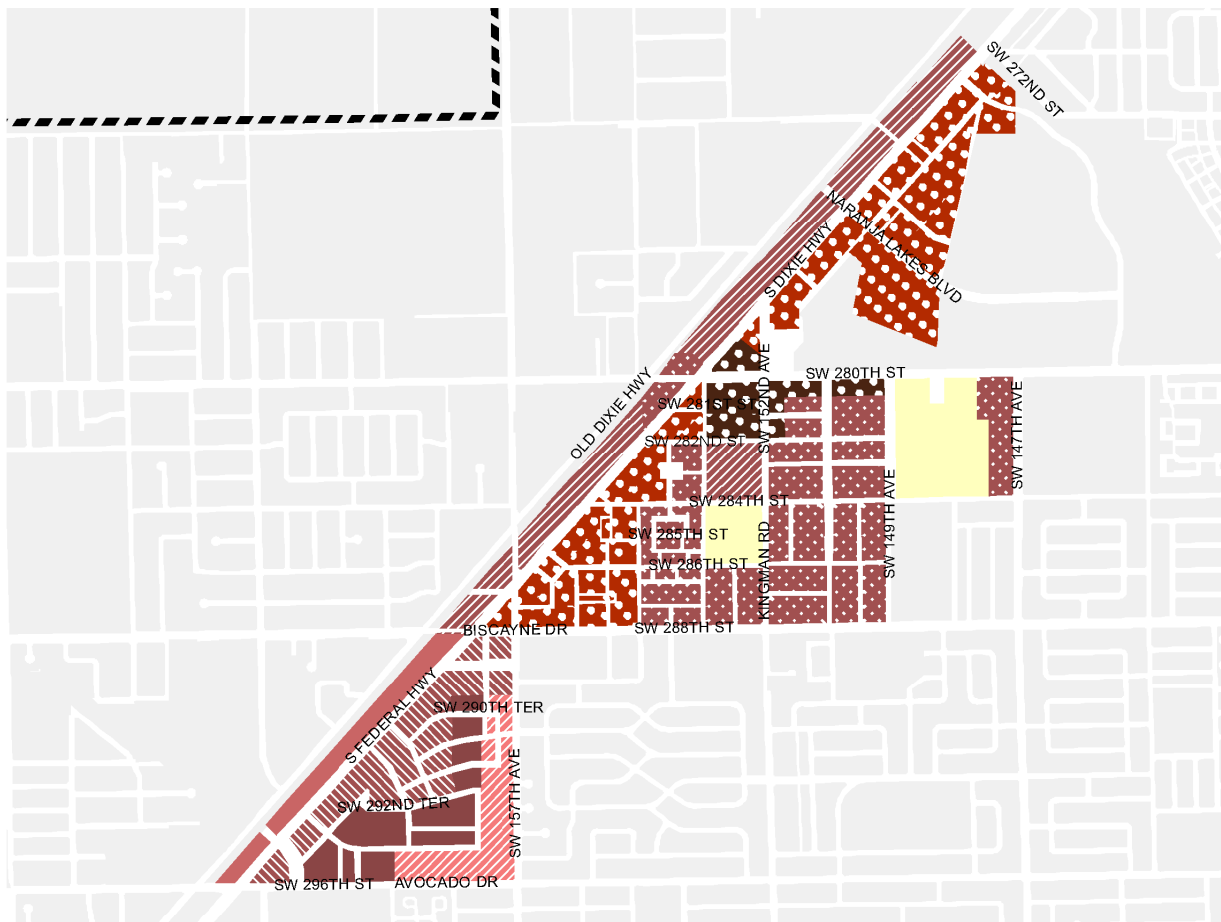
-  MM Mixed-Use Main Street
-  MC Mixed-Use Corridor
-  MCI Mixed-Use Corridor/Industrial
-  MO Mixed-Use Optional
-  RM Residential Modified
-  R Residential
-  I Institutional



 Urban Development Boundary

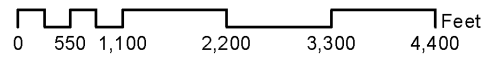


D. Density Plan



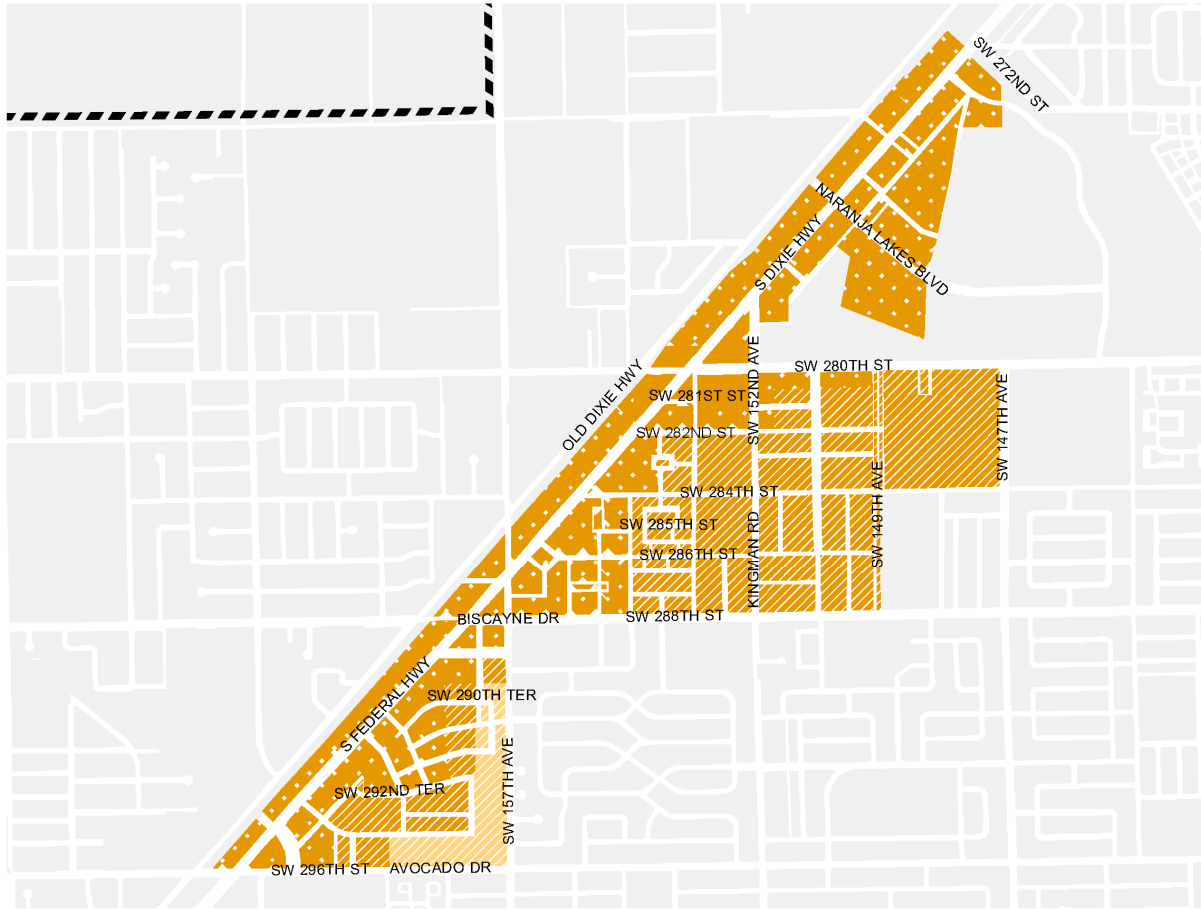
Density

-  Min. 12- Max. 98 units/acre
-  Max. 90 Units/acre
-  Max. 41 Units/acre
-  Min. 12- Max. 41 Units/acre
-  Max. 36 Units/acre
-  Min. 12 - Max. 36 Units/acre
-  Max. 25 units/acre
-  Min. 6- Max. 18 Units/acre
-  None







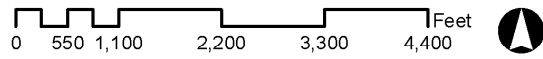
 Urban Development Boundary

### E. Building Heights Plan



**Building Height**

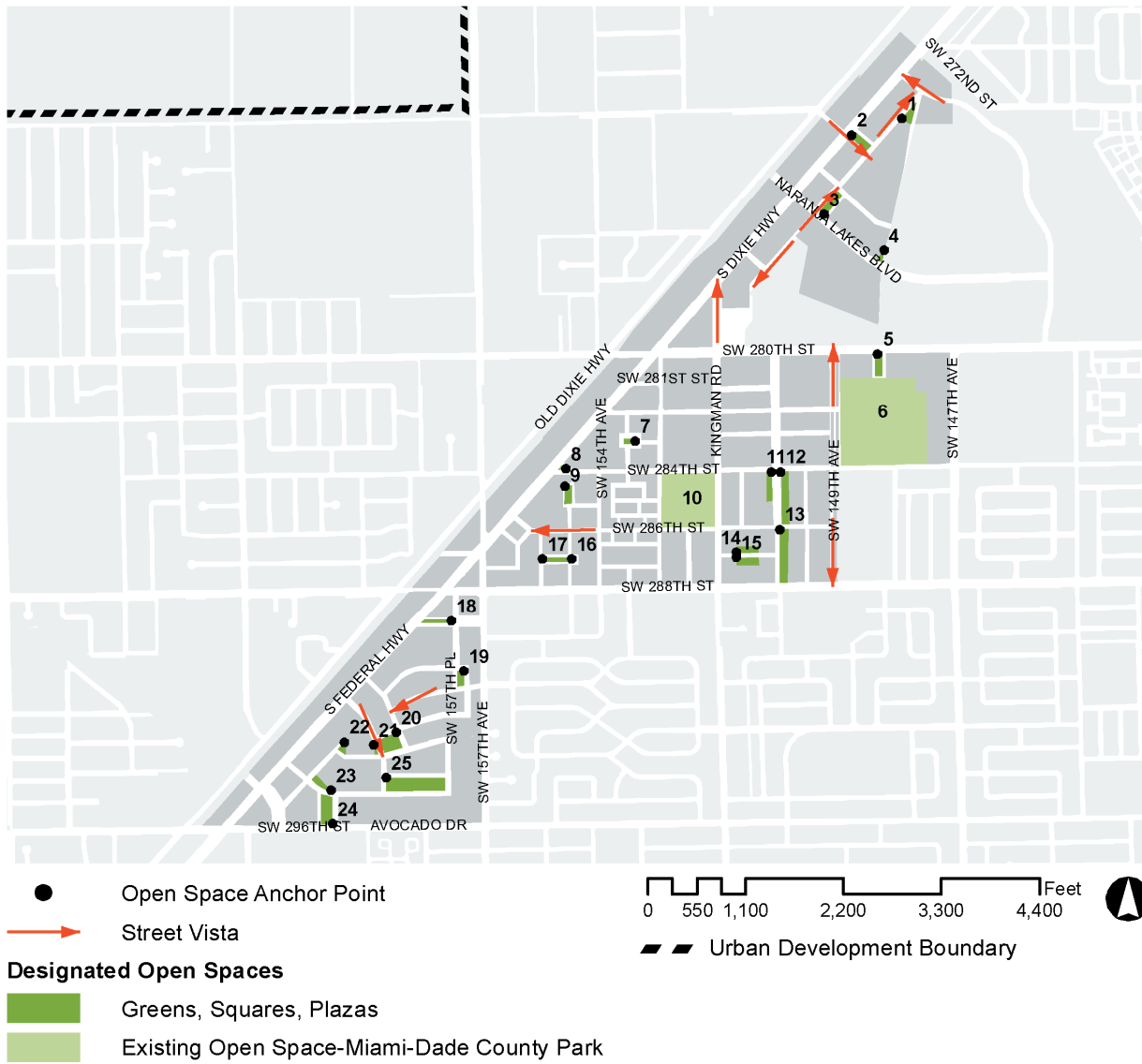
-  Min. 3 - Max. 6 Stories
-  Min. 2 - Max. 6 Stories
-  Min. 2 - Max. 4 Stories
-  2 Stories Max.



 Urban Development Boundary



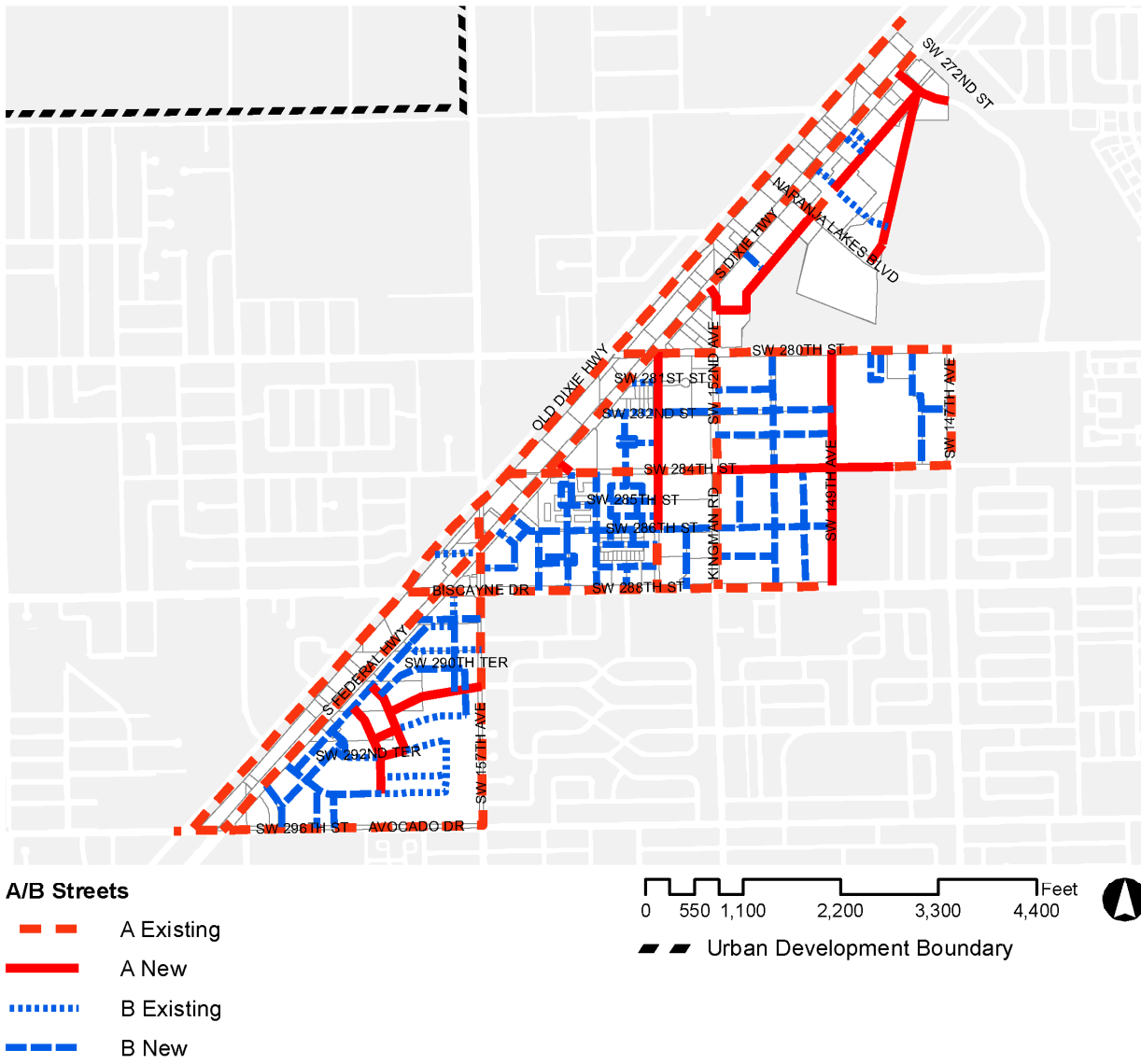
F. Designated Open Space Plan



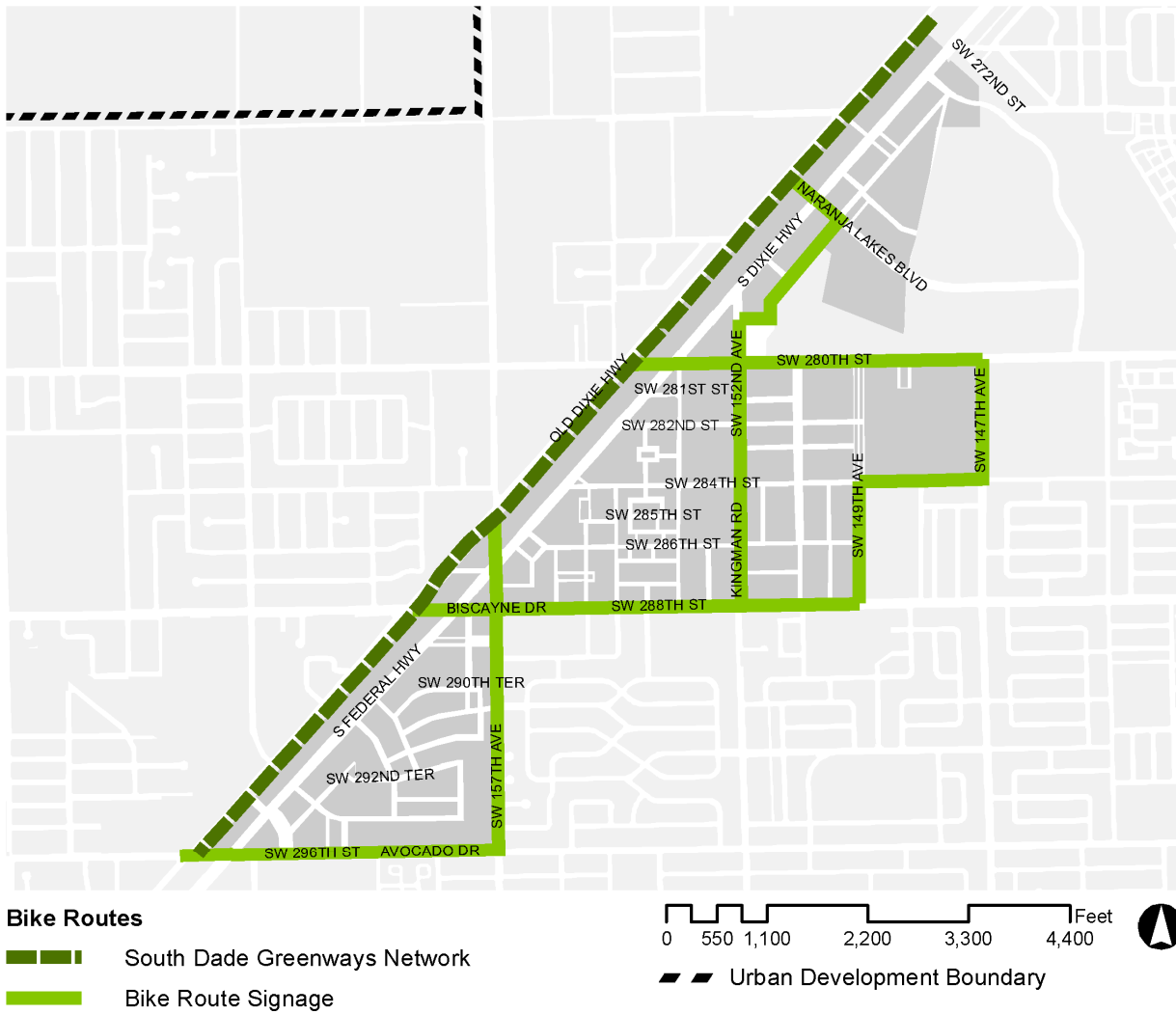
Number	Type	Area	Number	Type	Area	Number	Type	Area
1	P	11,000	10	N/A	Existing	19	G	16,000
2	S	7,000	11	G	19,000	20	G	45,500
3	S	9,000	12	G	35,500	21	G	4,000
4	S	3,000	13	G	38,000	22	G	5,500
5	G	Existing	14	G	12,000	23	G	12,500
6	N/A	Existing	15	G	13,500	24	G	42,500
7	S	4,000	16	G	1,000	25	G	103,000
8	S	1,500	17	G	7,000			
9	G	15,000	18	G	7,000			

G: Green, S: Square, P: Plaza N/A: Not applicable

G. New Streets Plan



H. Bike Route Plan



**Sec. 33-284.99.36. Building Placement and Street Type Development Parameters.**

- A. All new development and redevelopment within the LCUC District shall comply with the Building Placement and Design Parameters as provided in Article XXXIII(K) of this code.
- B. All new development and redevelopment within the LCUC District shall comply with the Streets, Service Roads and Utilities standards in Article XXXIII(K) and as provided herein:.

Street type	Minimum Required Configuration	
	Core/Center	Edge
U.S. 1	As provided in this section	N/A
Main Street	As provided in this section	N/A
Boulevard	Street type 1	N/A
Minor Street	Street type 4	Street type 4 or 5
U.S. 1 Frontage	As provided in this section	N/A
N/A: not applicable		

- C. The following setbacks shall be required where a Building Placement Standard in Article XXXIII(K) of this code refers to a Frontage Table:

Street Type	Required Setback		
	Core	Center	Edge
U.S. 1	0' *	10' **	N/A
Main Street	0' *	10' **	N/A
Boulevard	0' * or 6' **	0' * or 6' **	N/A
Minor Street	6' **	6' **	N/A
Busway Frontage	0' *	0' * or 6' **	N/A
Note: * colonnade required ** Setback adjoining ground-story residential uses shall be landscaped and/or hard surfaced N/A not applicable			

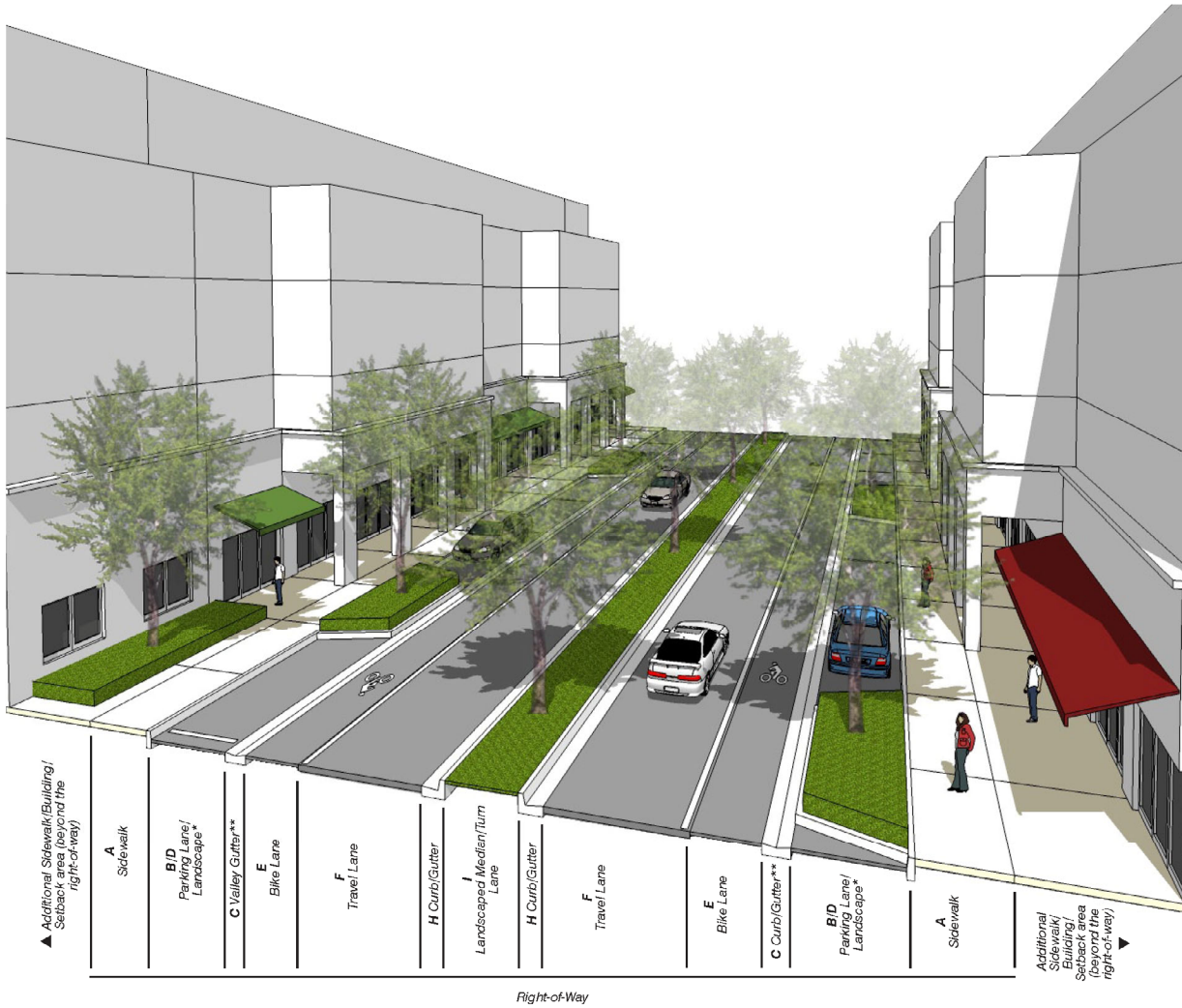
D. Street Types Development Parameters.

U.S. 1



\* Refer to column B in Street Types Table for required landscape elements.

Main Street



\* Refer to column B in Street Types Table for required landscape elements.

\*\* Curb and gutter between the sidewalk and parking/travel lanes may be utilized in place of the valley gutter illustrated.

U.S 1 Frontage



\* Refer to column B in Street Types Table for required landscape elements.

\*\* Curb and gutter between the sidewalk and parking/travel lanes may be utilized in place of the valley gutter illustrated.

Street Type	Required Elements							
	A. Sidewalk (Min.) [a]	B. Landscape [b, c, d]	C. Curb/Gutter [e]	D. Parking Lane	E. Bike Lane [g]	F, G. Travel Lanes [h]	H. Curb/Gutter [e]	I. Median/Turn Lane
<b>U.S. 1</b> <i>Core/Center</i>	5'	Tree grates; tree planters	2'	N/A	N/A	11'	2'	6' (Median) 10' (Turn Lane)
<b>Main Street</b> <i>Core/Center</i>	6'	Tree grates; tree planters	2'	7'	Required where indicated on Bike Route Plan	11'	2'	6' (Median) 10' (Turn Lane)

Street Type	Required Elements							
	A. Sidewalk (Min.) [a]	B. Landscape [b, c, d]	C. Curb/Gutter [e]	D. Parking Lane	E. Bike Lane [g]	F, G. Travel Lanes [h]	H. Curb/Gutter [e]	I. Median/Turn Lane
U.S. 1 Frontage Core/Center	5'	Tree grates; tree planters	2'	7'	Required where indicated on Bike Route Plan	11'	N/A	N/A
N/A: Not Applicable [#] Footnote (as provided below)								

Footnotes:

- a. Landscape area is exclusive of the minimum sidewalk width.
- b. Street trees shall have a minimum caliper of six (6) inches at time of planting.
- c. Permanent irrigation is required.
- d. Tree grates shall have a minimum area of twenty-four (24) square feet; tree planters shall have a minimum area of thirty-two (32) square feet; continuous landscape strips shall have a minimum width of six (6) feet in the Center Sub-district, eight (8) feet in the Edge Sub-district.
- e. In all Sub-districts, curbs and gutters shall be provided at all intersections and roadway edges of arterials, boulevards and Main Street; in Core and Center Sub-districts, curbs and gutters shall be provided at all intersections and roadway edges of minor streets.
- g. Bike lanes shall be four (4) feet in width when adjacent to curb or swale; five (5) feet in width when adjacent to a parking lane.
- h. The minimum required width of one-lane/one-way travel lanes shall be determined by the Department of Public Works and Waste Management and Fire Rescue Department on a case-by-case basis during the Administrative Site Plan Review process (ASPR).

**Sec. 33-284.99.37. - Conflicts with other chapters and regulations.**

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

**Sec. 33-284.99.38. Non-conforming Structures, Uses, and Occupancies.**

Non-conforming Structures, Uses, and Occupancies shall be governed by the provisions of Section 33-284.89.2 of this chapter.