

## **Naranja Community Urban Center (NCUC) District**

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The Naranja Community Urban Center District was adopted into the zoning code in 2004 by Ordinance 04-217. This district was subsequently amended in 2005, 2006, 2007, and 2015 by ordinances 05-145, 06-11, 07-96, and 15-65. 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*.

### **Sec. 33-284.66 Purpose, intent and applicability.**

1. The Comprehensive Development Master Plan (CDMP) contains directives to promote urban centers in places where mass transit, roadways, and highways are highly accessible. The CDMP provides for three types of urban centers: community (CUC), metropolitan (MUC) and regional (RUC). CUCs are a mechanism by which those CDMP directives can be addressed, because CUCs are compact, mixed-use, and pedestrian-friendly areas. In the Naranja CUC area these CDMP directives are intended to be achieved by the following means:
  - A. allocating development intensities within the Naranja CUC according to proximity to mass transit, and by creating Core, Center and Edge sub-districts to allocate the various development intensities within the CUC; and
  - B. by organizing an interconnected network of tree-lined streets and sidewalks to improve pedestrian access to transit, jobs, and shopping; and
  - C. by providing for open space with specific square, green and/or plaza locations, and by shaping the way buildings front onto open space and streets.
2. The regulations contained in this chapter and Chapter 18-A, Code of Miami-Dade County, Florida, shall apply to this article, except as otherwise added to or modified herein.
3. The Illustrative Plan (Figure 1), shall be used to assist in interpreting this article. Where there is conflict between the Illustrative Plan and the text of this article, the text shall govern.
4. The boundaries shown in Figure 1 shall constitute the Naranja CUC Boundary Plan and are generally described as follows: from the northwest corner of the intersection of SW 137 Avenue and SW 272 Street, north along the west side of SW 137 Avenue to the south side of SW 256 Street, then west along the south side of SW 256 Street, then west along the south side of SW 256 Street to the Urban Development Boundary (UDB) line, as of January 1, 2015, then south and west along the UDB to the centerline of SW 149 Avenue, then south along the centerline of SW 149 to the C-103N canal, then southeast along the canal to the north side of SW 272 Street to the west side of SW 142 Avenue to the south side of SW 270 Street, then east along the north side of SW 270 Street to the east side of the Naranja Canal easement, then southeast and south along the east side of the Naranja Canal easement to the north side of SW 272 Street, then east along the north side of SW 272 Street to the west side of SW 137 Avenue. The exact location of the UDB line is on file with the Department of Regulatory and Economic Resources or its successor department. An approximate delineation of the UDB line is depicted in the Regulating Plans. Any amendment to the CDMP resulting in a movement of the UDB line following the effective date of this ordinance shall be followed by an amendment to this section of the code to reflect the new UDB line or the westernmost boundaries of the NCUC in

compliance with the half-a-mile radius CDMMP requirement for Community Urban Centers.

A more detailed legal description of the boundaries follows:

Begin at the NE corner of the SE ¼ of Section 27-56-39. Thence W. along the centerline of SW 256 St. for a distance of 1877' + to the centerline of State Hwy. #5 for 285' +/- to a point. Thence N47-04'-12"W for 300' +/- to the centerline of SW 256 St. Thence W. along SW 256 St. centerline for 1600' +/- to a point. Thence S. along the theoretical W/ly R/wy of SW 147 Avenue for 850' +/- to the N/ly R/wy of SW 264 St. Thence W. along the N/ly line of SW 264 St. for 1287' +/- to theoretical centerline of SW 149 Ave. thence S. along SW 149 Ave. for 1030' +/- to the N/ly R/wy of Canal C-103 N. Thence SE/ly along the N. line of canal for 2450' +/- to the centerline of SW 272 St. Thence E. along SW 272 St. centerline for 2340' +/- to the centerline of SW 142 Ave. Thence N. along SW 142 Ave. for 682' +/- to the centerline of SW 270 St. Thence E. for 1050' +/- to the W. line of FEC EASEMENT. Thence SE/ly along the W. line of FEC EASEMENT 464' +/- to the W. line of the SW 1/4 of the SE 1/4 of the NE 1/4 of Section 34-56-39 thence south 410' +/- to the centerline of SW





272 St. Thence E. 1350' +/- along the centerline of SW 272nd St. to SW 137 Ave. Thence N. along SW 137 Ave. for a distance of 5280' +/- to the point of beginning.

Full scale maps of the Illustrative Plan presented in Figure 1, as well as the Regulating Plans and Street Development Parameters figures in this article, are on file with the Miami-Dade County Department of Regulatory and Economic Resources or its successor department.

5. No provision in this article shall be applicable to any property except lands lying within the boundaries of the Naranja Community Urban Center District as described herein. No property lying within the boundaries of the Naranja Community Urban Center 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 Naranja Community Urban Center District has been heard and approved in accordance with the provisions of this chapter.

Figure 1: Illustrative Master Plan



- KEY**
-  CUC Area
  -  Proposed Buildings
  -  Existing Buildings
  -  Urban Development Boundary

CUC Boundary Plan

**Sec. 33-284.67. Naranja Community Urban Center District (NCUC) Requirements.**

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, the following shall be permitted:
1. In the Industrial District (ID) area, all uses permitted in the IU-2 zoning district if approved after public hearing pursuant to Section 33-311(A)(3) of this code.
  2. In the Mixed-Use Optional (MO) area: Live-work units.
  3. In the Market District (MD) area:
    - a. outdoor produce markets as a permanent use and not subject to restrictions on temporary uses set forth in Section 33-284.83(A)(5), 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.

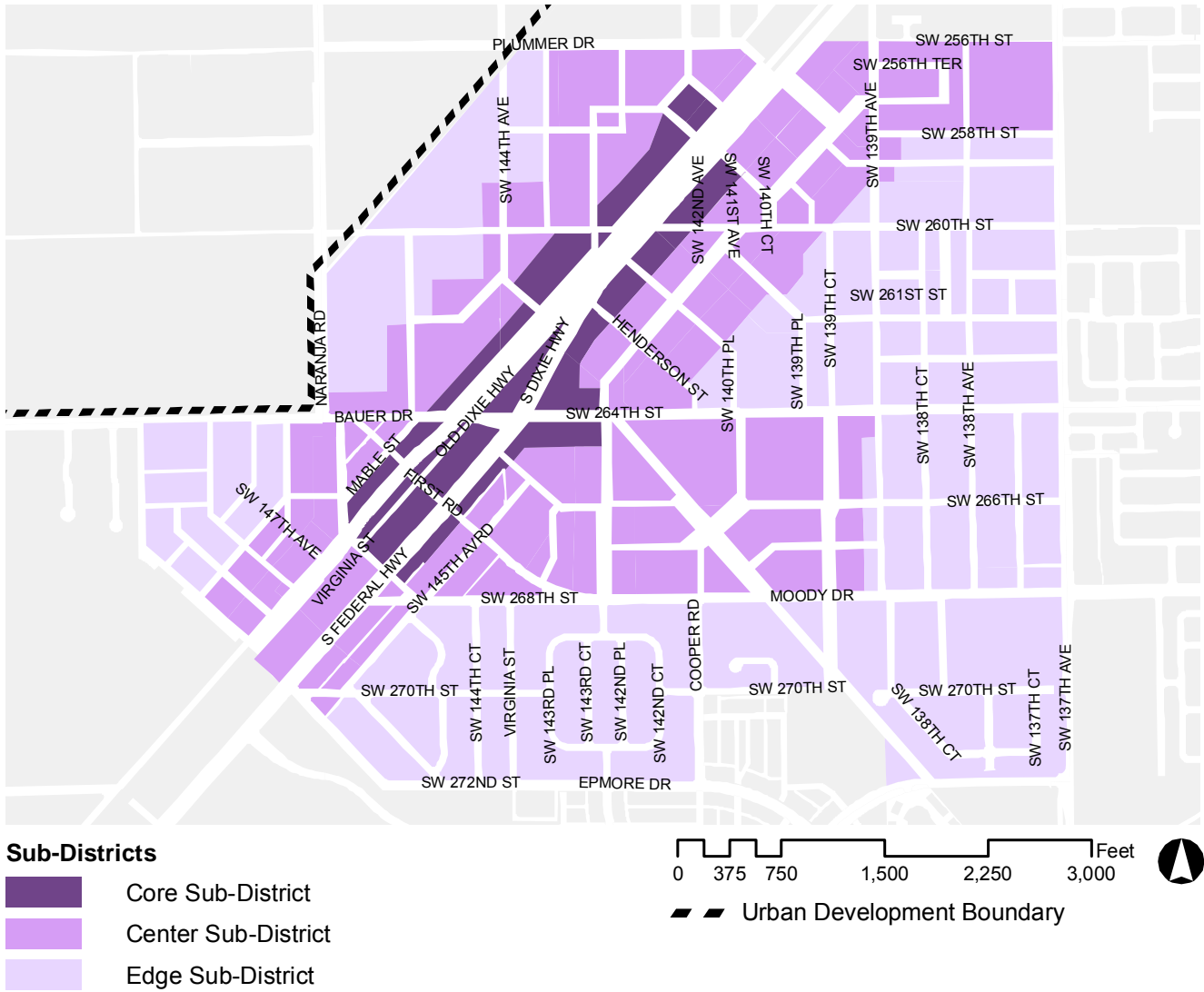
- A. The Street Types Plan establishes a hierarchy of street types in existing and future locations that shall be provided and shown in all development plans. The five (5) Street Types and the hierarchy of streets (from most important to least important in accommodating pedestrian traffic) are U.S. 1, Boulevard, Main Street, Minor Street, and Busway Frontage.

- 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 Density Plan delineates areas where specified minimum and maximum residential densities shall be permitted.
- E. The Building Heights Plan establishes the minimum and maximum allowable number of stories.
- F. 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.
- G. 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(C) of this code.
- H. The Bike Route Plan depicts the designated bike routes, which shall be shown in all development plans.

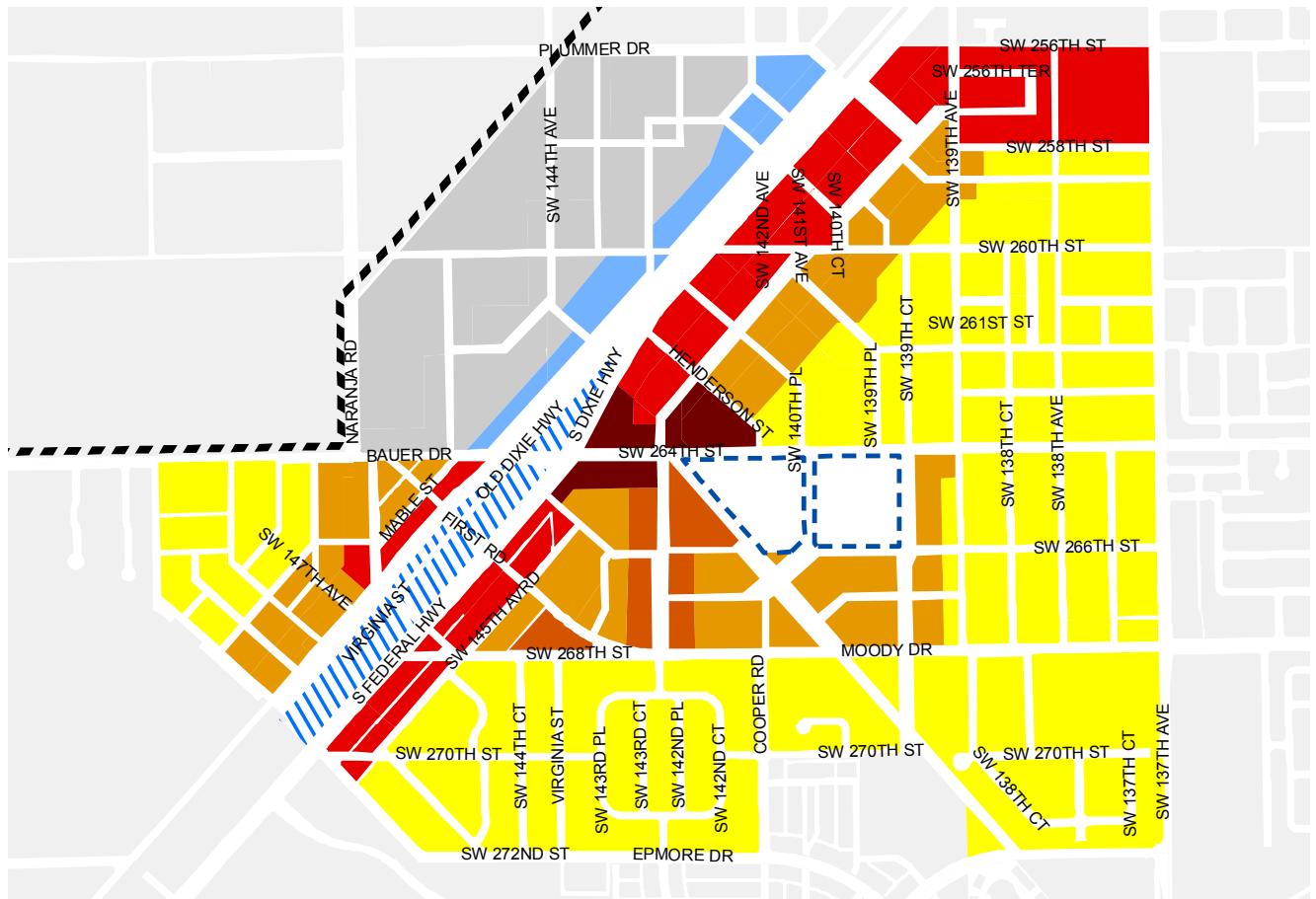
A. Street Types Plan



B. Sub-districts Plan

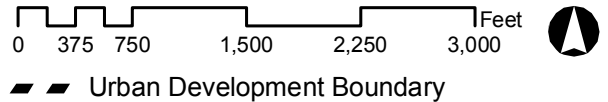


C. Land Use Plan

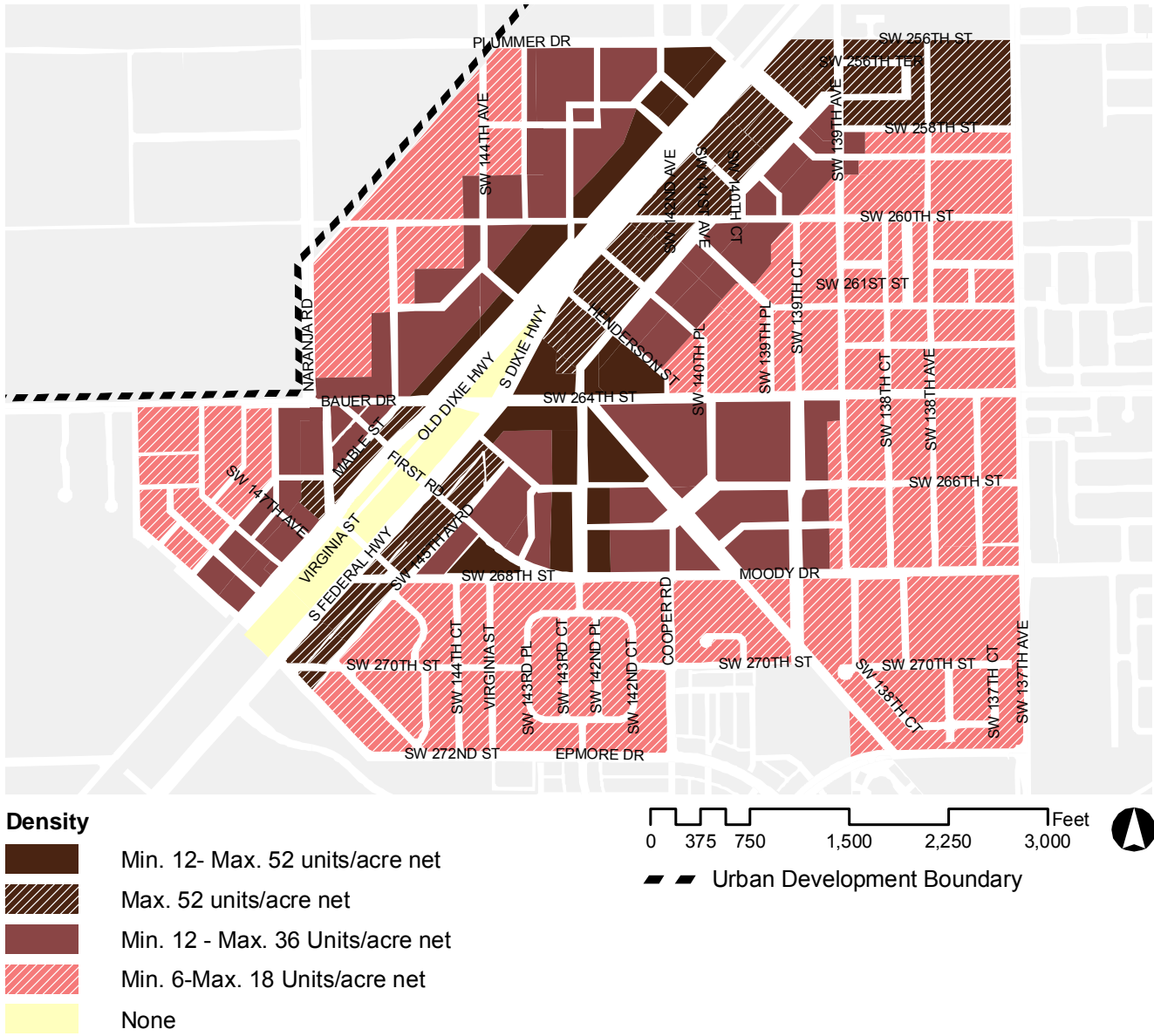


Land Use

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

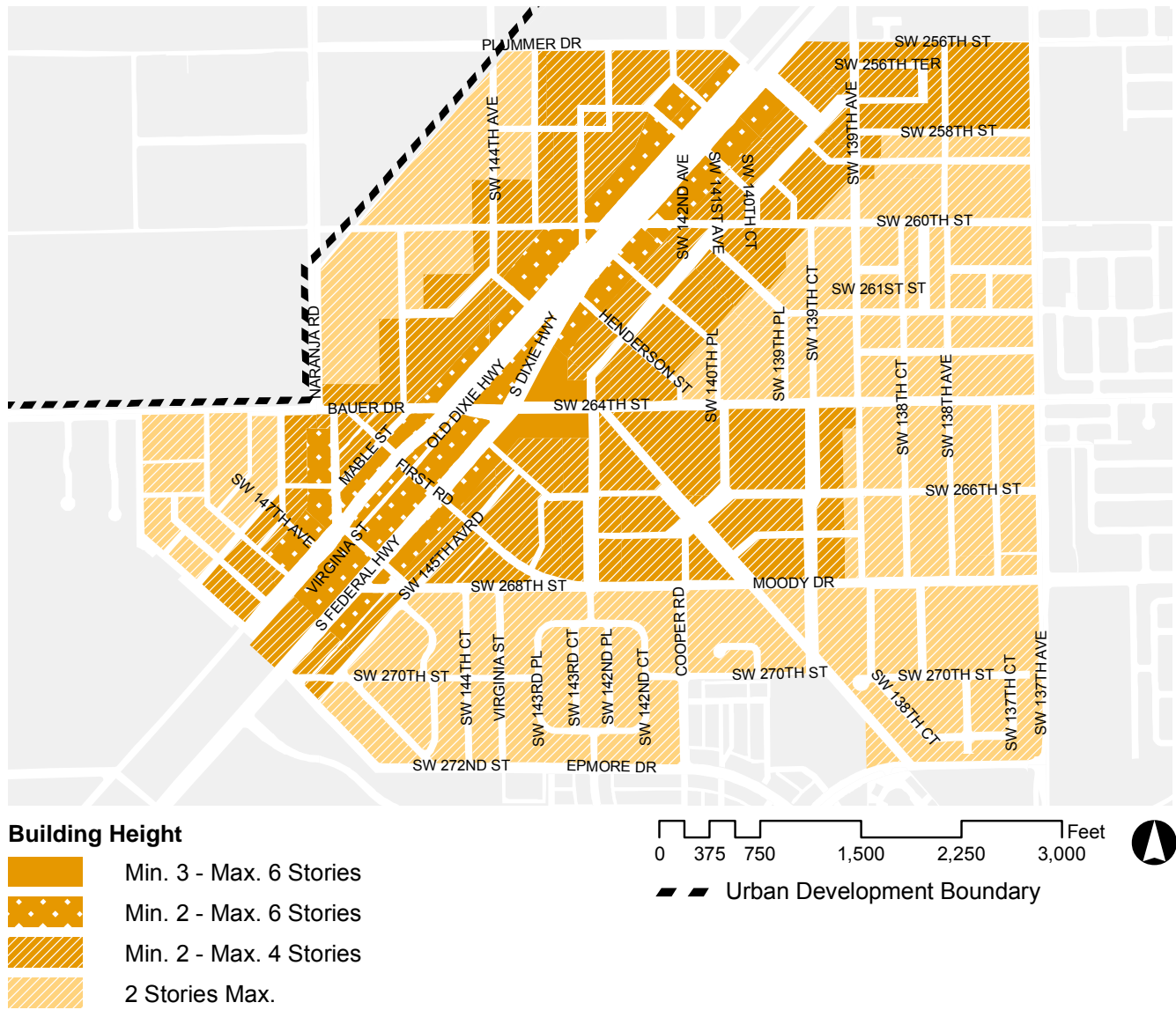


D. Density Plan

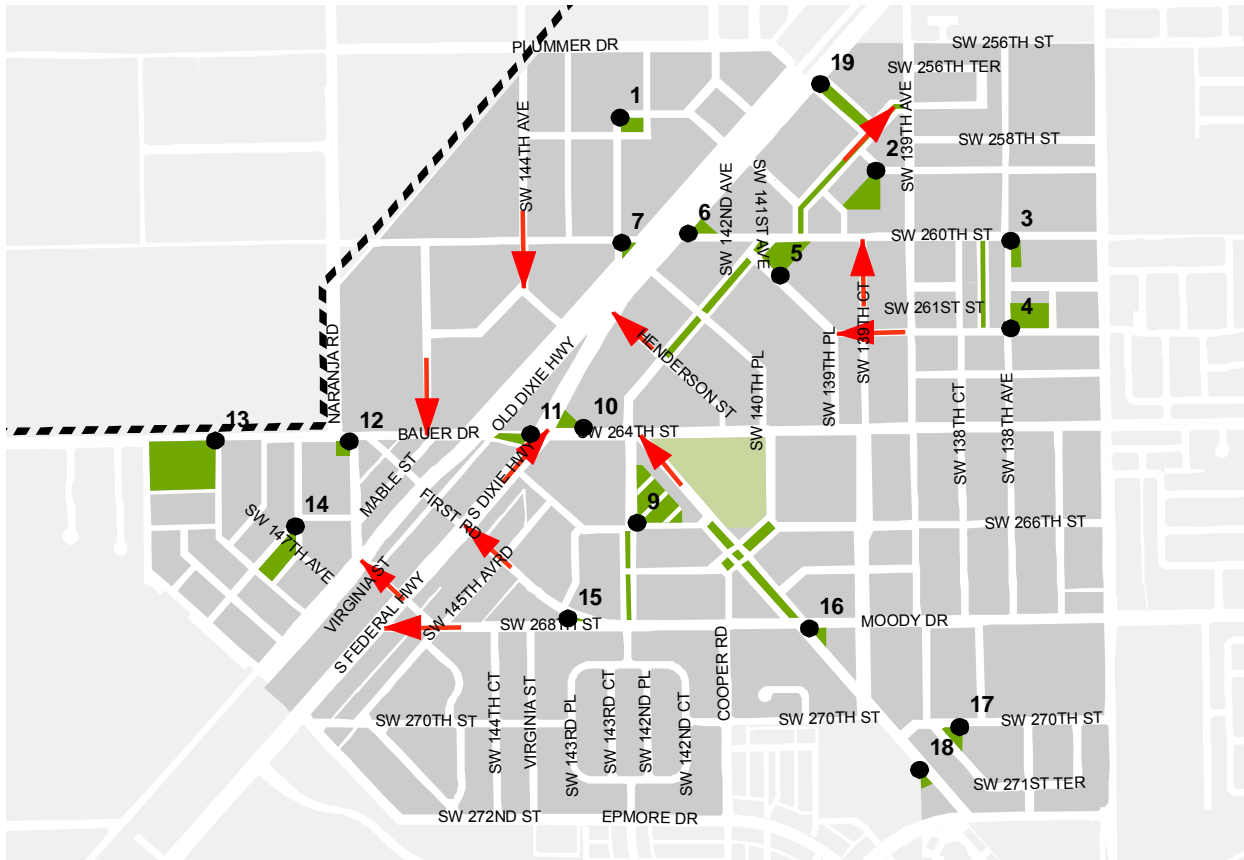




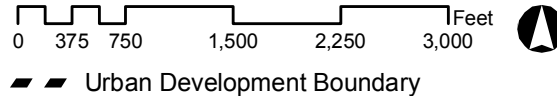
E. Building Heights Plan



F. Designated Open Space Plan



- Open Space Anchor Point
- ➔ Street Vista



**Designated Open Spaces**

- Greens, Squares, Plazas
- Natural Forest Community
- Existing Open Space-Miami-Dade County Park

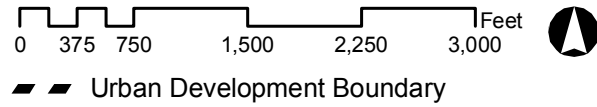
Number	Type	Area
1	S	15,000 sq. ft.
2	S	17,000 sq. ft.
3	G	32,200 sq. ft.
4	G	28,000 sq. ft.
5	G	25,000 sq. ft.
6	P	10,000 sq. ft.
7	P	5,000 sq. ft.
8	G	Existing Park
9	G	50,200 sq. ft.
10	P	5,200 sq. ft.
11	P	26,000 sq. ft.
12	G	9,600 sq. ft.
13	G	120,500 sq. ft.
14	G	35,000 sq. ft.
15	G	2,600 sq. ft.
16	G	7,000 sq. ft.
17	G	4,000 sq. ft.
18	G	18,000 sq. ft.

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

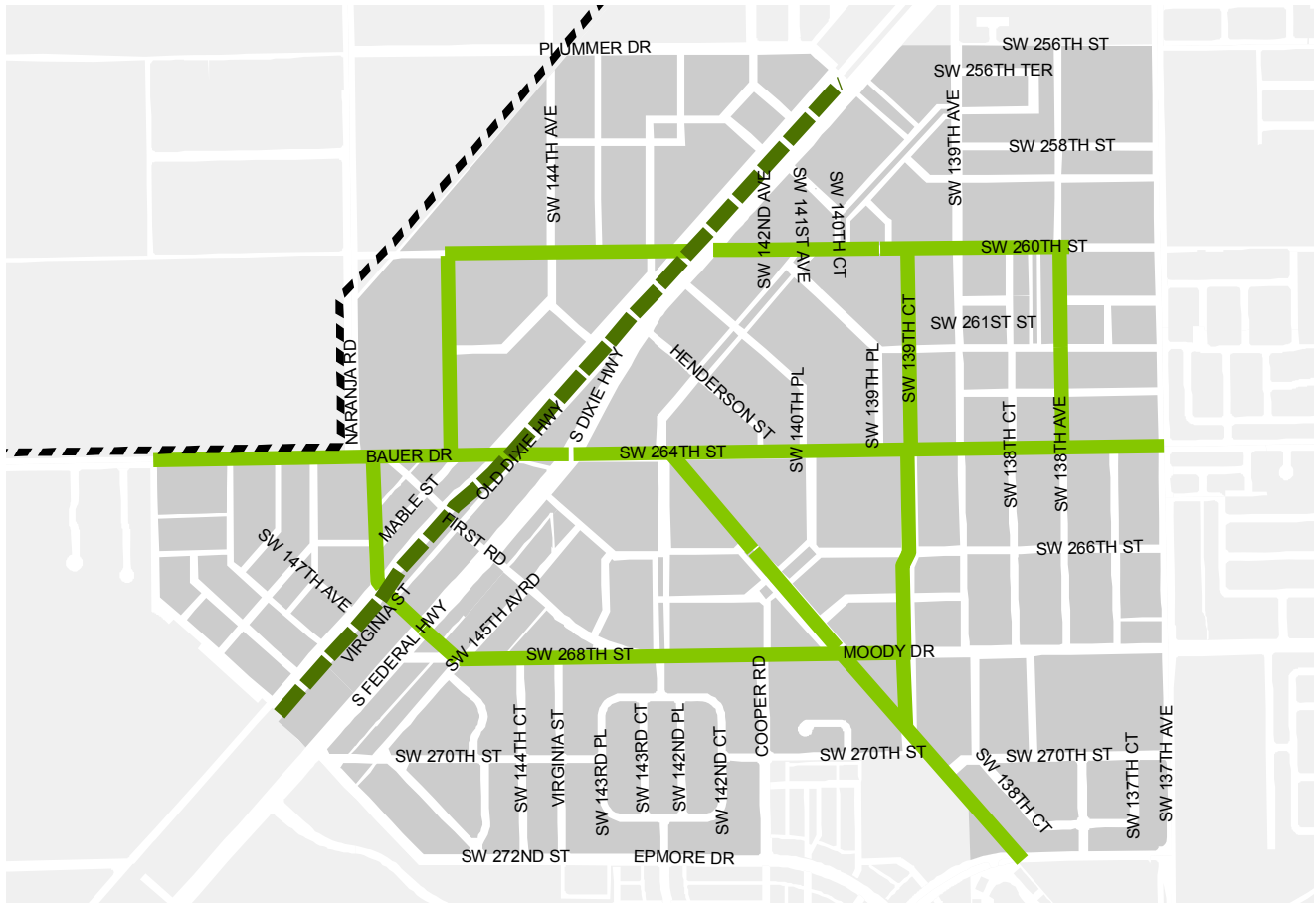
G. New Streets Plan



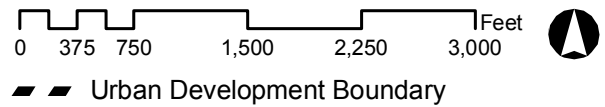
- A/B Streets**
- - - A Existing
  - A New
  - . . . . . B Existing
  - - - B New



H. Bike Route Plan



- Bike Routes**
- South Dade Greenways Network
  - Bicycle facility or signage designating bicycle route required



**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 Standards as provided in Section 33-284.85 of this code. Outdoor produce markets in the Market District shall comply with the Building Placement Standards for Civic Uses in Section 33-284.85 of this code; all other development in the Market District shall comply with the Building Placement Standards for Mixed-Use, Multi-Family as provided in Section 33-284.85.
- B. All new development and redevelopment within the NCUC shall comply with the Streets, Service Roads and Utilities standards as provided in Section 33-284.86(C), except 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	Boulevard
Minor Street	Street type 4	Minor Street
Busway Frontage	As provided in this section	

- C. The following setbacks shall be required where a Building Placement Standard in Section 33-284.85 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’**	10’ or 15’
Boulevard	0’* or 6’	0’* or 6’	10’ or 15’
Minor Street	0’* or 6’	0’* or 6’	10’ or 15’
Busway Frontage	0’*	0’* or 6’	N/A

Note: \*Colonnade required where a minimum building frontage is indicated by the applicable Building Placement Standards  
 \*\*If a colonnade is provided the front setback shall be 0’.  
 N/A not applicable.

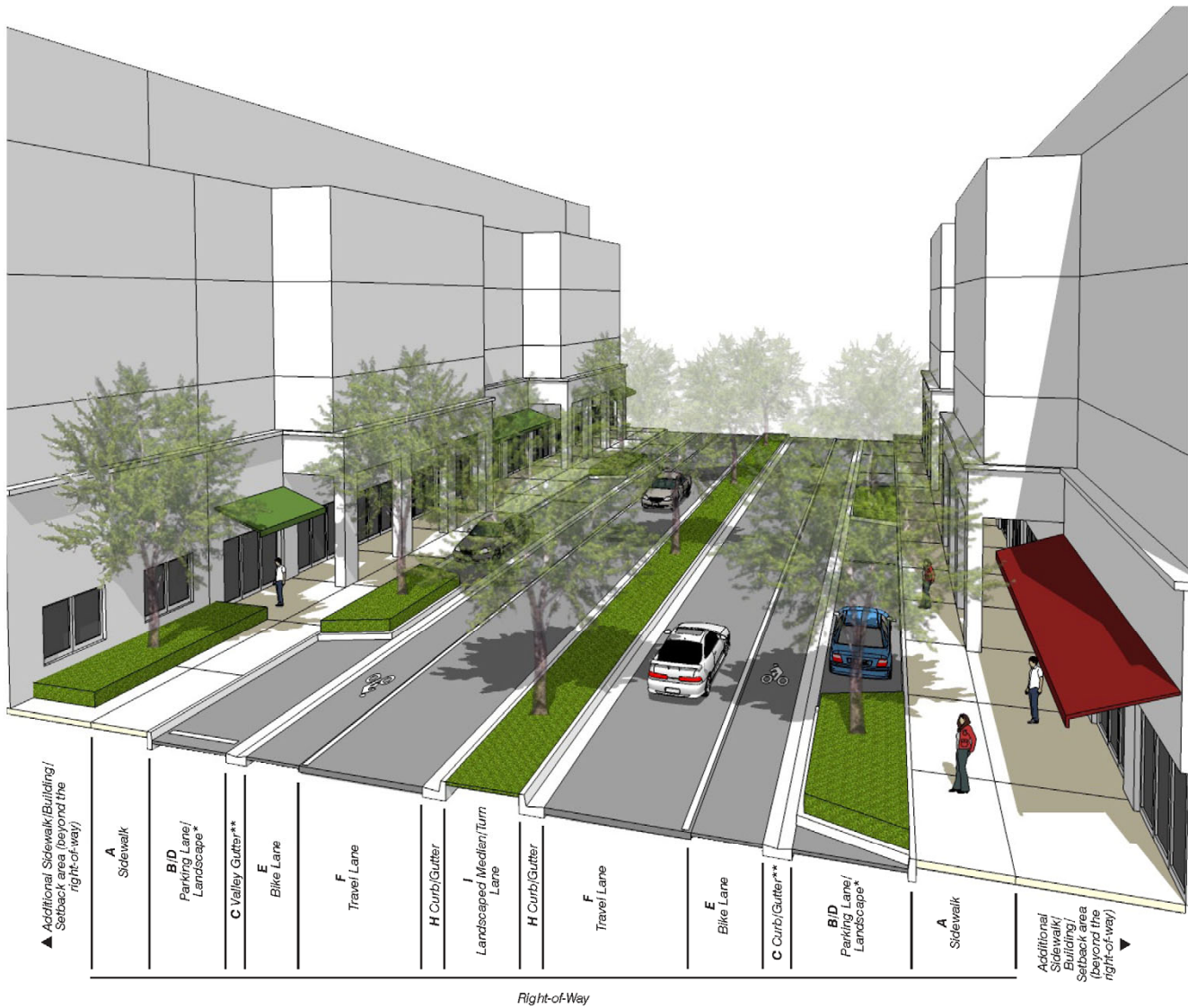
D. Street Types Development Parameters.

U.S. 1



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

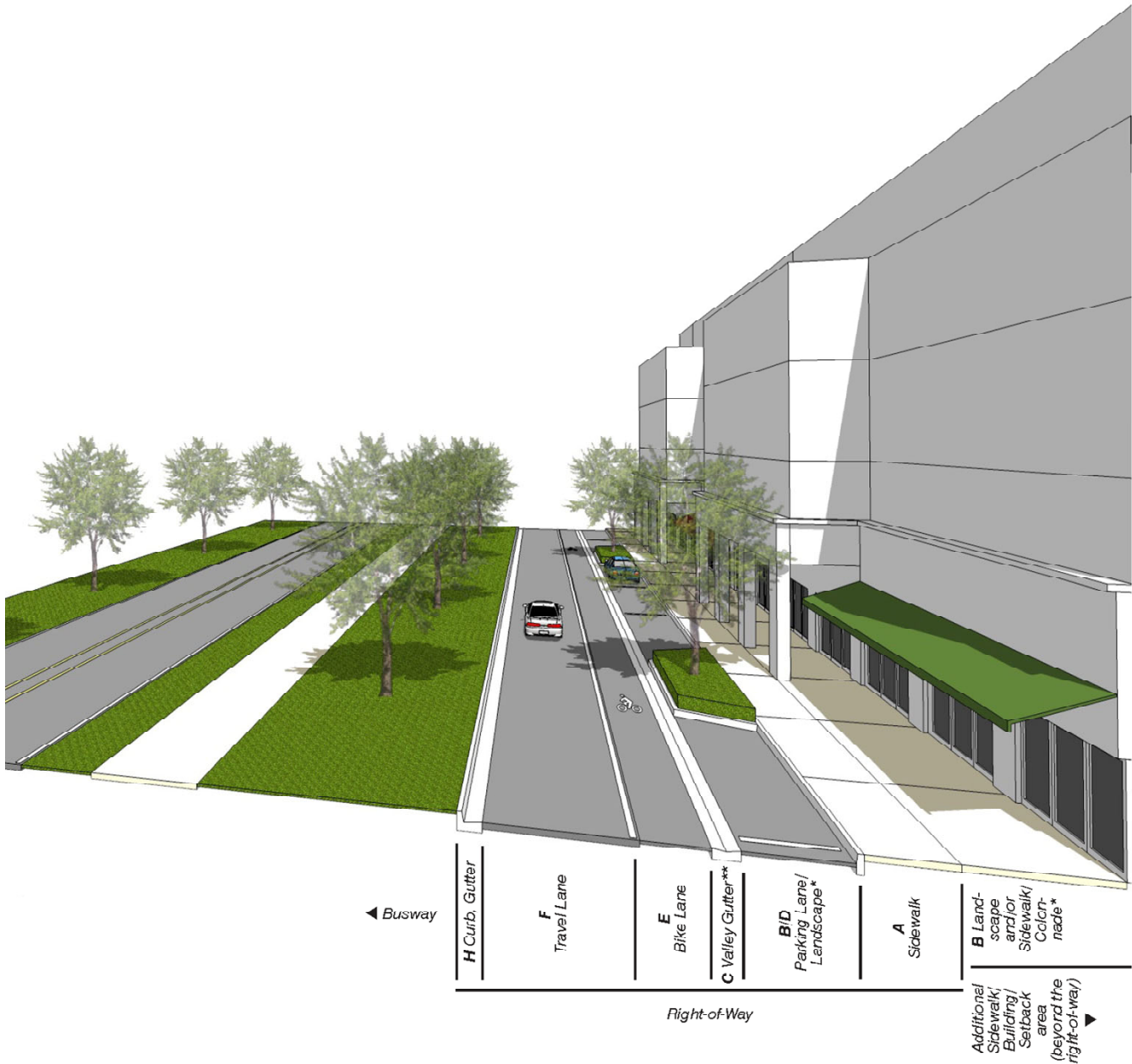
Main Street



\* 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.

Busway 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. Side-walk (Min.) [a]	B. Landscape [b, c, d]	C. Curb/Gutter [e]	D. Park-ing Lane	E. Bike Lane [g]	F, G. Travel Lanes [h]	H. Curb/Gutter [e]	I. Median/Turn Lane
U.S. 1 Core	5'	Tree grates; tree planters	2'	N/A	N/A	11'	2'	6' (Me-dian) 10' (Turn Lane)
U.S. 1 Cen-ter	5'	Tree grates; tree planters; landscape strip	2'	N/A	N/A	11'	2'	6' (Me-dian) 10' (Turn Lane)
Main Street Core	6'	Tree grates; tree planters	2'	7'	Required where indi-cated on Bike Route Plan	11'	2'	6' (Me-dian) 10' (Turn Lane)
Main Street Center/Edge	6'	Tree grates; tree planters; landscape strip	2'	7'	Required where indi-cated on Bike Route Plan	11'	2'	6' (Me-dian) 10' (Turn Lane)
Busway Frontage Core/Center	6'	Tree grates; tree planters	2'	7'	Required where indi-cated on Bike Route Plan	11'	2'	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 in-tersections 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 or its successor and Fire Rescue Department or its successor on a case-by-case basis during the Administrative Site Plan Review process (ASPR).

- i. The use of permeable materials to pave private street sidewalks, on-street parking, and vehicular drives is permitted. Use of permeable materials to pave public street sidewalks, on-street parking and vehicular drives shall require approval from the Director of the Department of Public Works and Waste Management.

**Sec. 33-284.72. - Nonconforming structures, uses, and occupancies.**

Nonconforming structures, uses, and occupancies shall be governed by the provisions of section 33-284.89.2 of this chapter.

**Secs. 33-284.73, 33-284.74. - Reserved.**

**Sec. 33-284.75. - Conflicts with other chapters and regulations.**

This article shall govern in the event of conflicts between this article and other zoning, subdivision, or landscape regulations of this code.

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