

Perrine Community Urban Center (PECUC) District

The Perrine Community Urban Center District was adopted into the zoning code in 2006 by Ordinance 06-127. This district was subsequently amended in 2007 and 2011 by ordinances 07-97 and 11-30. 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. 33-284.99.6 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, the 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 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:

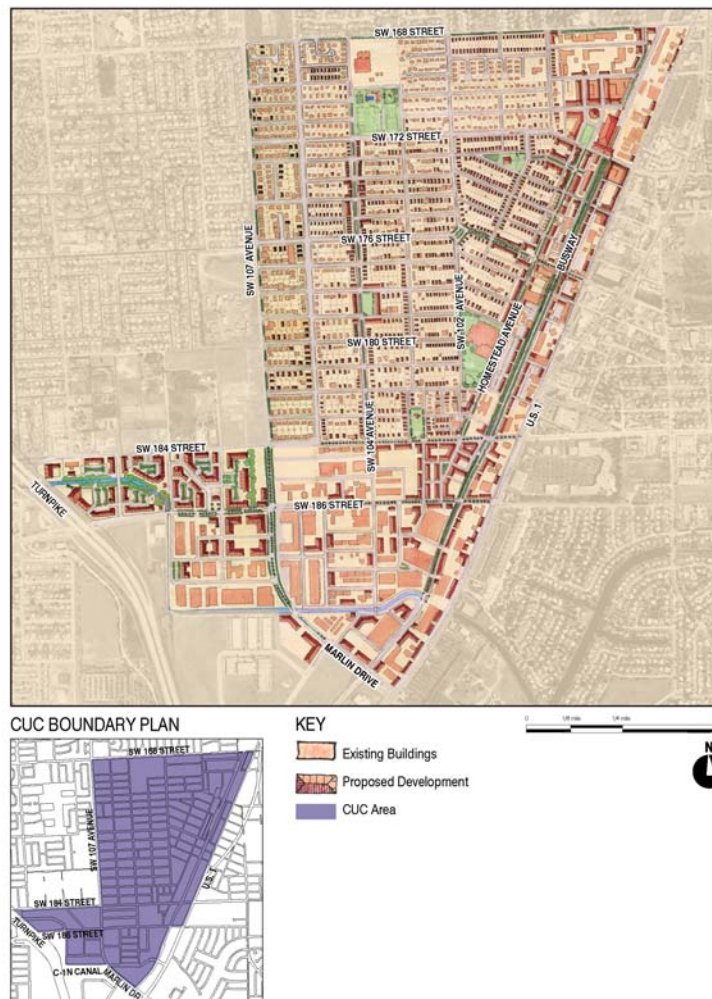
Beginning at the intersection of the centerline of the southbound U.S. Highway 1 (US 1) and the centerline of SW 168 Street, thence West along the aforementioned centerline of SW 168 Street to the intersection with the centerline of SW 107 Avenue, thence South along the aforementioned centerline of SW 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.

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



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.

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 row-houses shall be permitted only in those areas specifically designated as permitting row-houses in the Land Use Regulating Plan, as provided in Section 33.284.99.9 of this article.
2. In the Mixed-Use Corridor (MC) area, all uses provided in Section 33-284.83(A)(3) and the following uses:
 - (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 attractive 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.

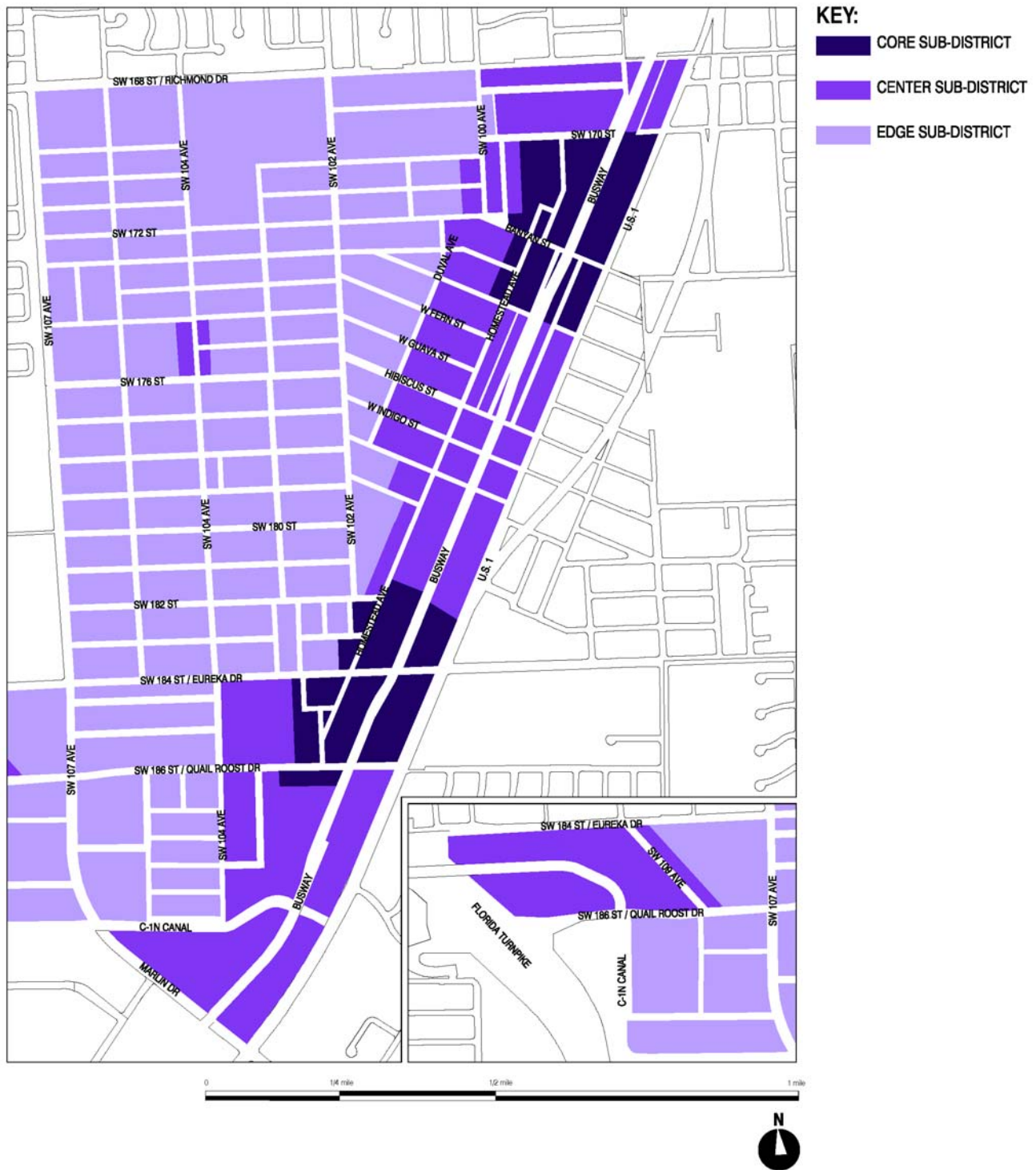
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- (2) Open lot car rental
 - (3) Automobile parts, secondhand from store building only.
 - (4) Automobile body and top work and painting.
- (B) Engines, gas, gasoline, steam and oil; sales and service.
 - (C) Garage or mechanical service. Including automobile repairs, body and top work and painting. All outdoor paging or speaker systems are expressly prohibited.
 - (D) Glass installation.
 - (E) Self-service mini-warehouse storage facility in compliance with Section 33-255(23.1) of this Code.
 - (E) Tire vulcanizing and retreading or sale of use tires.
 - (F) Truck storage, only within an enclosed building or an area enclosed by a CBS wall.
 - (G) Automobile washing.
3. 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) All uses permitted in the Mixed Use Corridor (MC) on lots located north of SW 184 Street and east of the Busway.
 - (D) All uses permitted in the Mixed Use Optional (MO) on lots located north of SW 184 Street and west of the Busway.
4. In the Mixed-Use Corridor/Industrial (MCI) area, all uses as permitted in the MC and ID areas, as provided in this section and Section 33-284.83. Development in the MCI area shall comply with the Mixed-Use Building or Industrial Building placement standards provided in Section 33-284.85. Industrial uses in the MCI area shall be exempt from minimum height and density requirements as provided in this article.
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Sec. 33-284.99.9. PECUC Regulating Plans

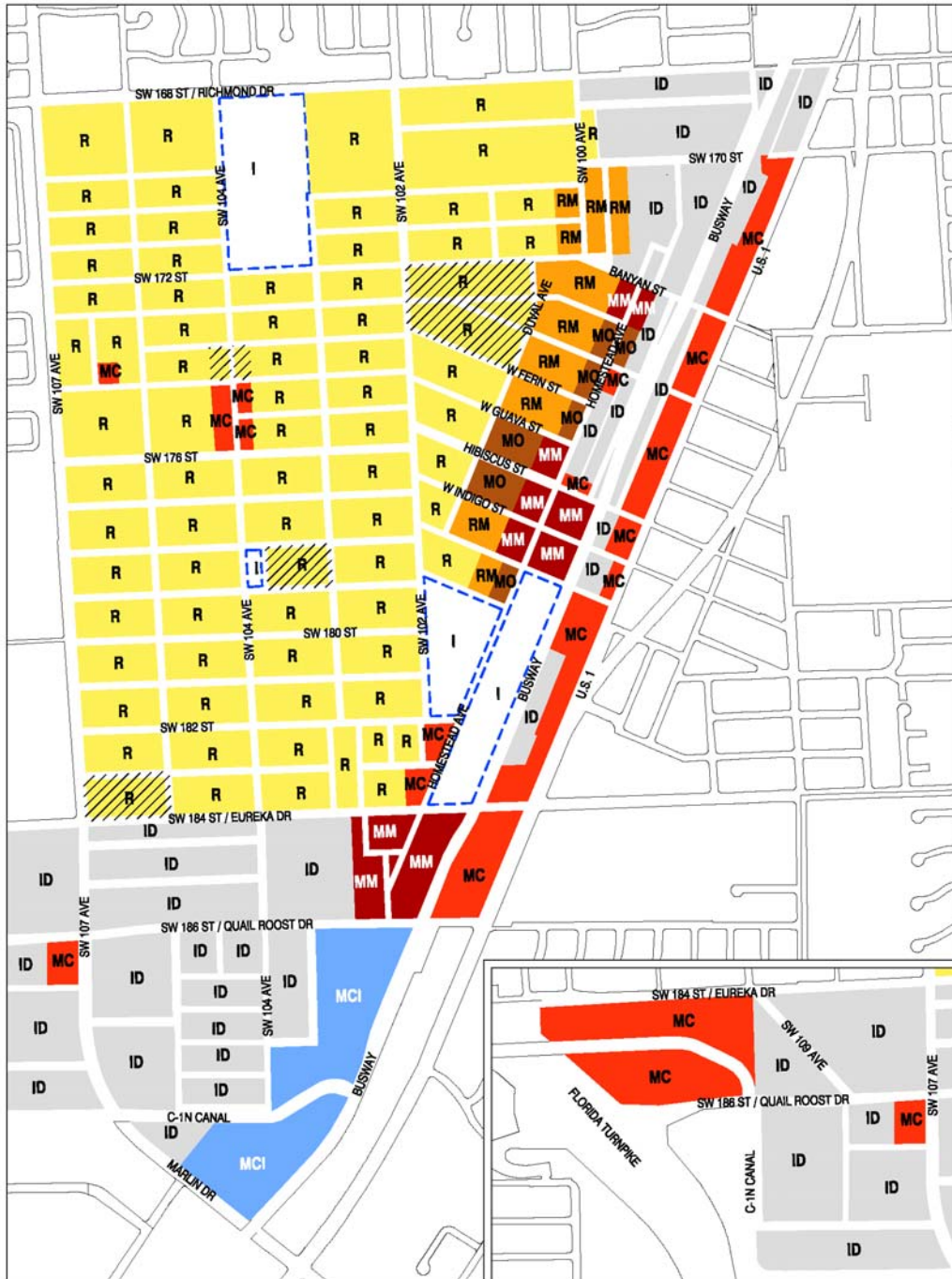
The Regulating Plans shall consist of the following controlling plans as defined and graphically depicted in this section.

- 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.
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II. Sub-District Plan



III. Land Use Plan

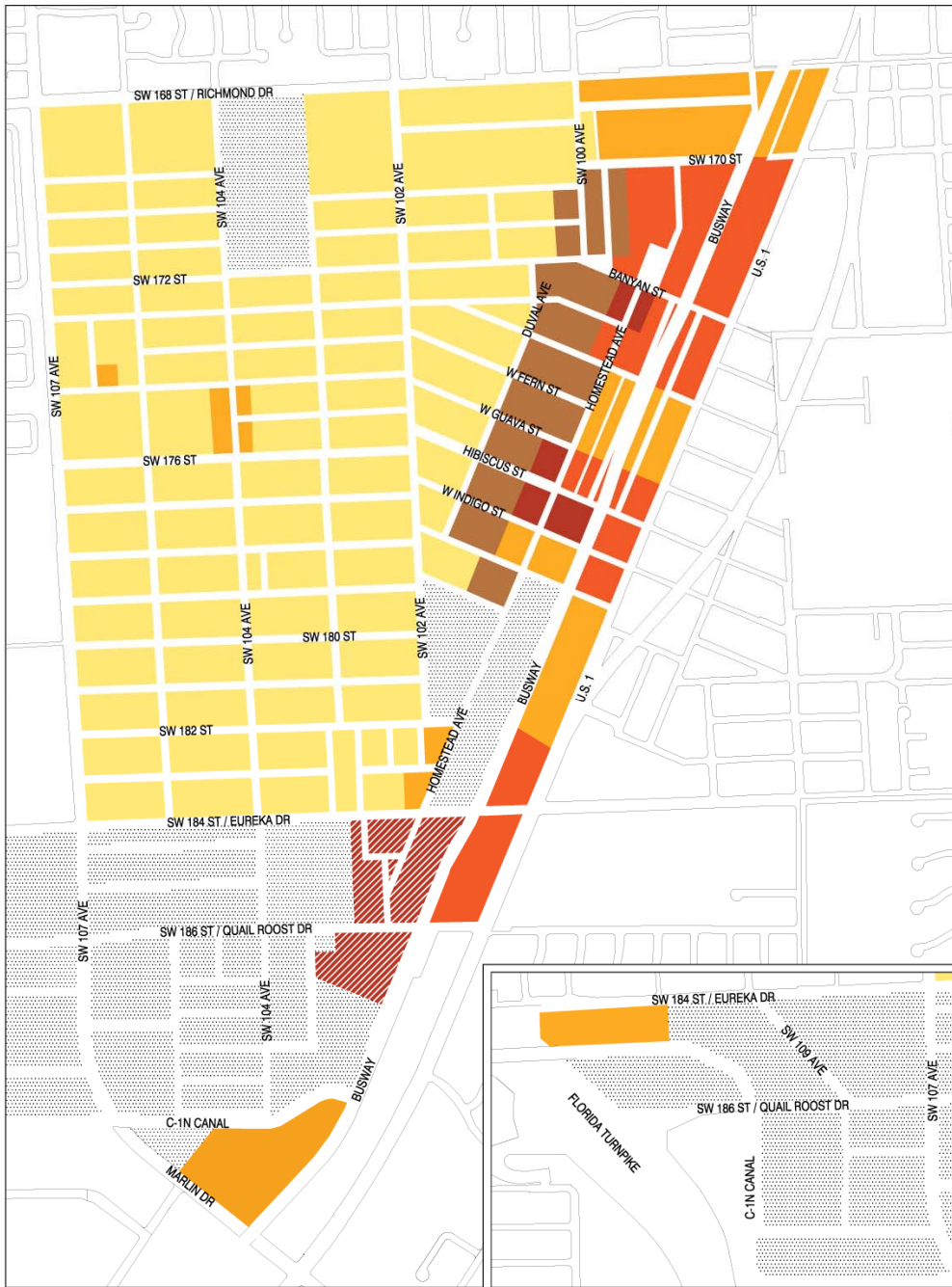


KEY:








- MM MIXED USE MAIN STREET**
All floors: 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
- MCI MIXED USE CORRIDOR/INDUSTRIAL**
Residential; businesses; professional offices; civic, education and government offices; ID uses
- 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



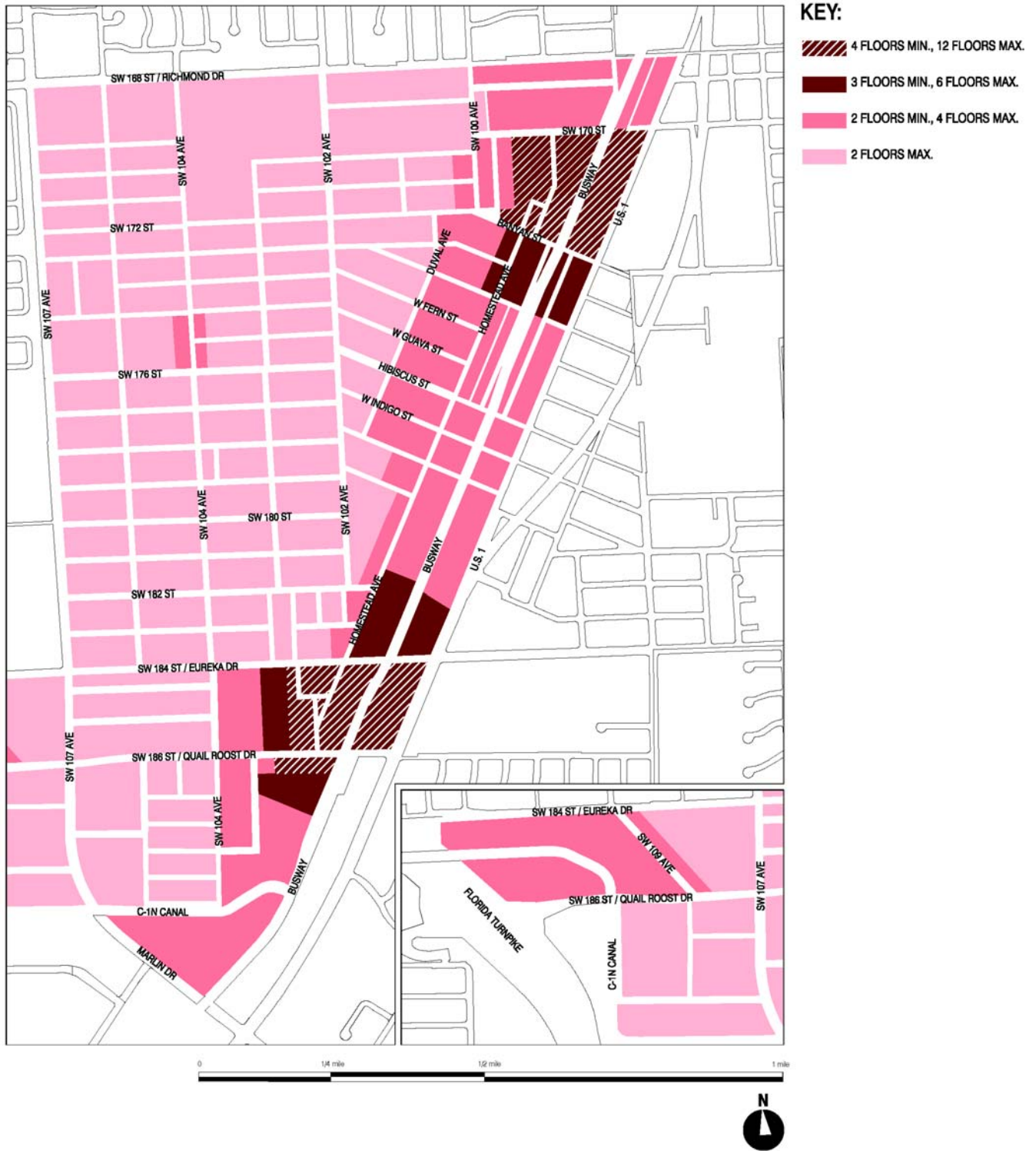
KEY:

-  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. 6; 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



VI. Designated Open Space Plan



KEY:

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

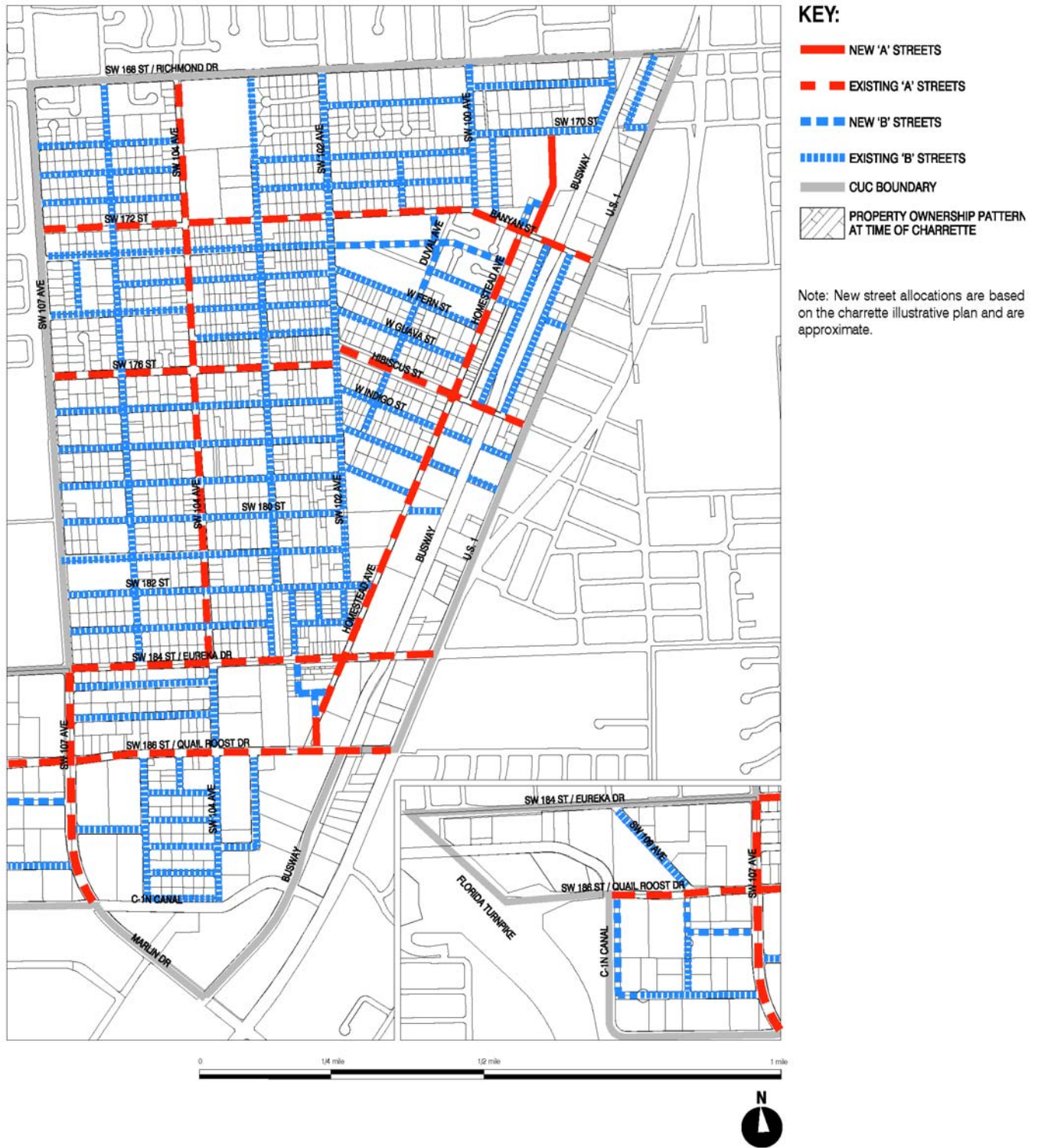
Open space, where an anchor point is shown, shall provide the general square footage shown in this Designated Open Space Plan.

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
5	P	25,000 SF

VII. New Street Dedications Plan



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.

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:

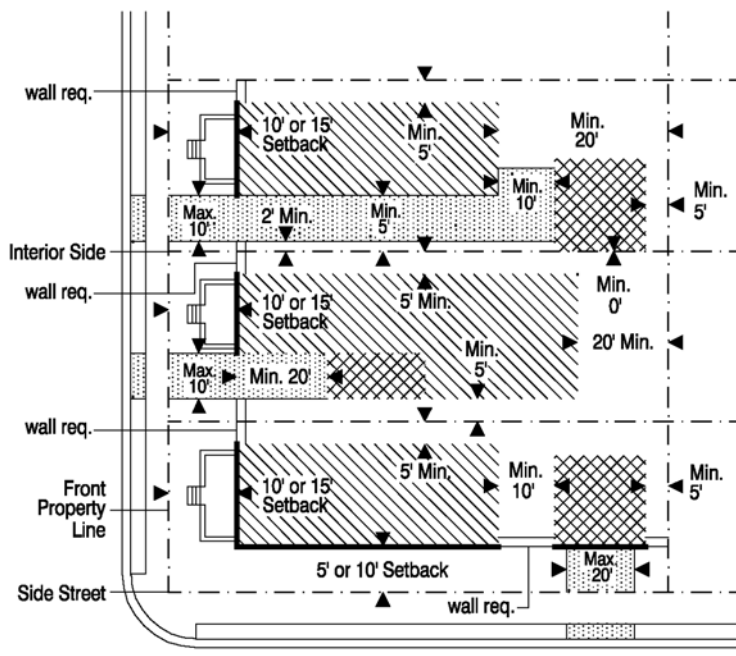
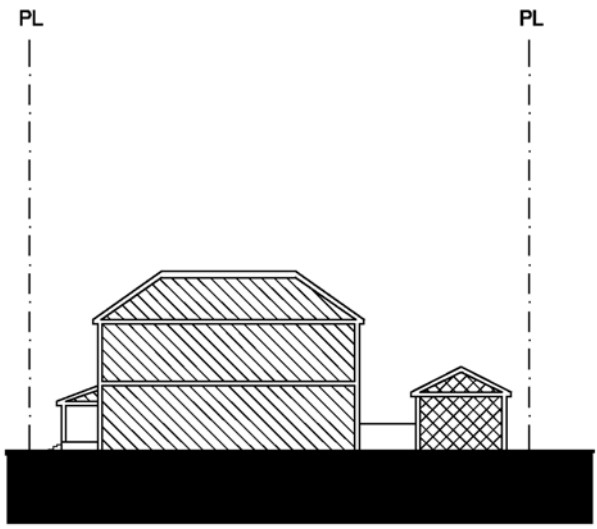
Frontage Table			
Street type	Required Setback		
	Core	Center	Edge
U.S. 1	6 feet	6 feet	10 feet
Main Street	10 feet	10 feet	10 feet
Boulevard	0 feet	6 feet	10 feet
Minor Street	10 feet	6 feet	10 feet
Service Road	0 feet	0 feet	0 feet
Pedestrian Passage	0 feet	0 feet	10 or 15 feet

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



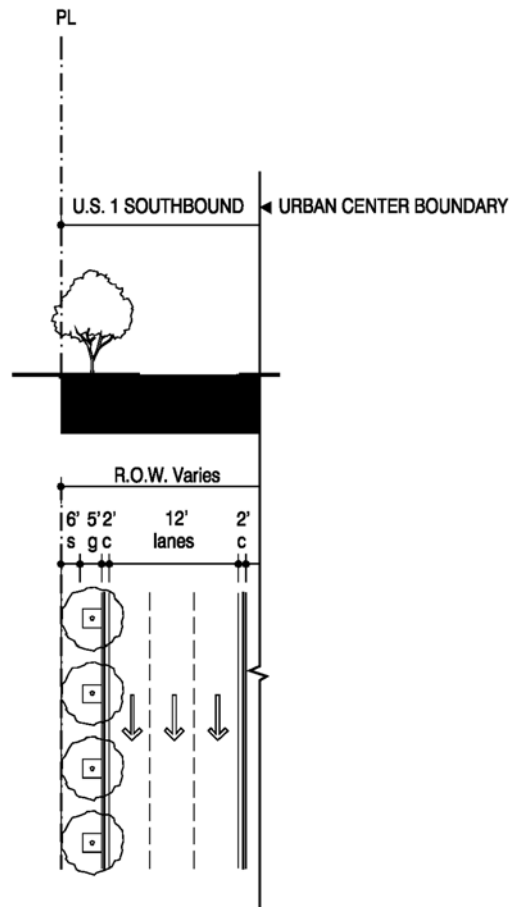
LAND USES	Applies to areas designated R in the Edge Sub-district developed as single-family detached dwellings with a minimum lot frontage of 37.5'. For permitted uses refer to Sec. 33-284.83.
BUILDING FRONTAGE	35 Percent Minimum at build-to line. Minimum frontage requirement applies along the front 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.

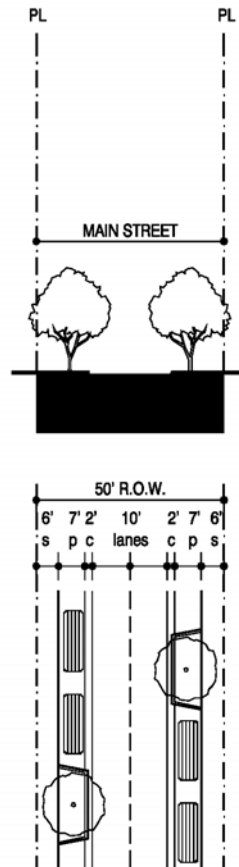
HOMESTEAD AVENUE/MAIN STREET

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 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

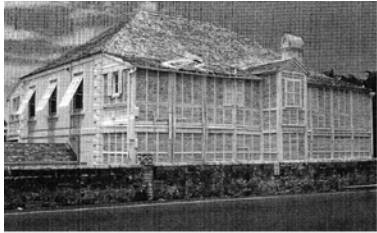
B. Architectural Guidelines.

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.

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 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.
