RECEIVED
Z14-139
DEC 03 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By

DEPARTMENT'S APPLICATION
FOR ZONING PUBLIC HEARING

Sec. 12-52-40, 13-52-40

Radius Assigned: _____ ft.

_____
Dated Stamped Received

1. Department of Regulatory and Economic Resources

Mailing Address: 111 N.W. First Street, 11th Floor, Miami, FL 33128
Tel. No. 305-375-2640 30-2012-041-0010

2. Legal Description of the Property covered by the application: SEE ATTACHED

3. Address or Location of Subject Property: Lying generally north of State Road 826 (Palmetto Expressway), east of a theoretical extension of NW 62nd Avenue, west of NW 57th Avenue (Red Road) and south of NW 183rd Street (Miami Gardens Drive).

4. THIS APPLICATION INTENDED TO COVER:

   (X) DISTRICT BOUNDARY CHANGE(S) SIZE OF PROPERTY: 278+/- Acres

   Present zone classification(s): RU-4L, BU-1, BU-2, BU-3 and IU-C

   Zone classification(s) desired: Country Club Urban Area District (CCUAD)

   ( ) OTHER: _____.

5. Has a public hearing been held on this property within the last year and a half? No

If yes, in whose name? _____ When _____

Nature of hearing: _____ Decision of hearing: _____

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DIRECTOR'S AFFIDAVIT

I, Jack Osterholt being first duly sworn, depose and say that I am the Director of the Department of Regulatory and Economic Resources and as such and in my official capacity have filed the application concerned, and that the statements and answers therein contained and the information submitted therewith are in all respects true and correct and honest to the best of my knowledge and belief.

_____
SIGNATURE

Sworn to and Subscribed before me

This 3rd day of December, 2014

_____
NOTARY PUBLIC

CLAUDIA RUIZ
Notary Public - State of Florida
My Comm. Expires Feb 2, 2019
Commission # FF 166237
Bonded through National Notary Assn.

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

MEMORANDUM

Agenda Item No. 7(H)

(Second Reading 7-1-14)

TO: Honorable Chairwoman Rebeca Sosa and Members, Board of County Commissioners

DATE: April 8, 2014

FROM: R. A. Cuevas, Jr. County Attorney

SUBJECT: Ordinance relating to zoning and other land development regulations; providing for the Country Club Urban Area District; creating Sections 33-284.99.74 through 33-284.99.80 and amending Section 33-2 of the Code

Ordinance No. 14-64

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

R. A. Cuevas, Jr.
County Attorney

RAC/smm

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MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By

Memorandum

Date: July 1, 2014

To: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Ordinance relating to zoning and other land development regulations; providing for the Country Club Urban Area District; creating Sections 33-284.99.74 through 33-284.99.80 and amending Section 33-2 of the Code of Miami-Dade County

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This proposed ordinance provides for the Country Club Urban Area District and creates Sections 33-284.99.74 through 33-284.99.80 and amends section 33-2 of the Code of Miami-Dade County. Implementation of this ordinance will not have a fiscal impact to the County.

Jack Osterholt
Deputy Mayor

Fis6814

MEMORANDUM

(Revised)

TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: July 1, 2014

FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 7(H)

Please note any items checked.

_____ **"3-Day Rule" for committees applicable if raised**

_____ **6 weeks required between first reading and public hearing**

_____ **4 weeks notification to municipal officials required prior to public hearing**

_____ **Decreases revenues or increases expenditures without balancing budget**

_____ **Budget required**

_____ **Statement of fiscal impact required**

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

_____ **No committee review**

_____ **Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous _____) to approve**

_____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor

Veto _____

Override _____

Agenda Item No. 7(H)
7-1-14

ORDINANCE NO. 14-64

ORDINANCE RELATING TO ZONING AND OTHER LAND DEVELOPMENT REGULATIONS; PROVIDING FOR THE COUNTRY CLUB URBAN AREA DISTRICT; CREATING SECTIONS 33-284.99.74 THROUGH 33-284.99.80 AND AMENDING SECTION 33-2 OF THE CODE OF MIAMI-DADE COUNTY; 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 33-284.99.74 of the Code of Miami-Dade County, Florida is hereby created as follows:

ARTICLE XXXIII (V)

COUNTRY CLUB URBAN AREA DISTRICT (CCUAD)

Sec. 33-284.99.74. Purpose, intent and applicability.

A. The CCUAD is guided by the goals, objectives, policies and interpretative text of the Land Use Element of the Comprehensive Development Master Plan.

B. 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.

C. Figure 1 shows the boundaries of the Country Club Urban Area District (CCUAD).

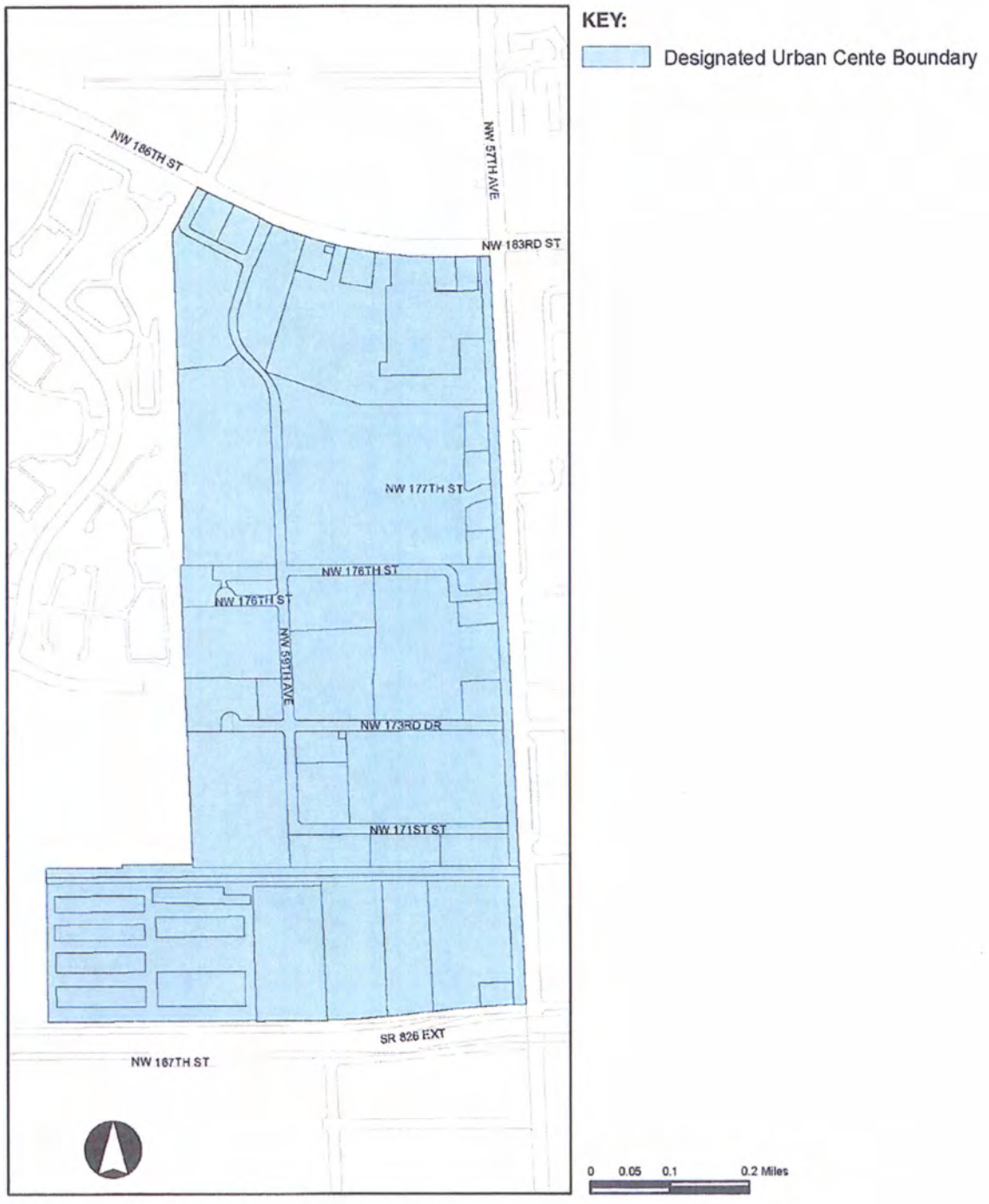
D. The CCUAD's Designated Urban Center shall consist of the areas designated as the Core and Center Sub-districts on the Sub-districts Plan in Sec. 33-284.99.77 of this article. As provided in the Standard Urban Center District Regulations, the Workforce Housing requirement shall apply to the area included in the Designated Urban Center

boundaries. The legal description of the boundaries of the CCUAD is on file with the Development Services Division of the Miami-Dade County Department of Regulatory and Economic Resources.

E. Full scale maps of the boundaries presented in Figure 1, as well as all the Regulating Plans and Street Development Parameters figures in this article, are on file with the Development Services Division of the Miami-Dade County Department of Regulatory and Economic Resources.

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

Figure 1: Country Club Urban Area Boundary



Section 2. Section 33-284.99.75 of the Code of Miami-Dade County, Florida is hereby created as follows:

Sec. 33-284.99.75. Country Club Urban Area District (CCUAD) Requirements.

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

Section 3. Sec. 33-284.99.76 of the Code of Miami-Dade County, Florida, is hereby created as follows:

Sec. 33-284.99.76. Uses.

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

A. Conditionally Permitted Uses. Notwithstanding the provisions of Section 33-284.83, only the following conditional uses shall be permitted, subject to the administrative approval of a site plan as required by Section 33-284.88 of this code:

1. Liquor package stores, which shall only be permitted in the Core and Center Sub-districts, and only in compliance with Article X of this chapter.

Section 4. Sec. 33-284.99.77 of the Code of Miami-Dade County, Florida, is hereby created as follows:

Sec. 33-284.99.77. Regulating Plans.

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

A. The Land Use Plan, which delineates the areas where specified land uses and development of various types and intensities shall be permitted.

B. The Density Plan, which delineates areas where specified maximum residential densities shall be permitted.

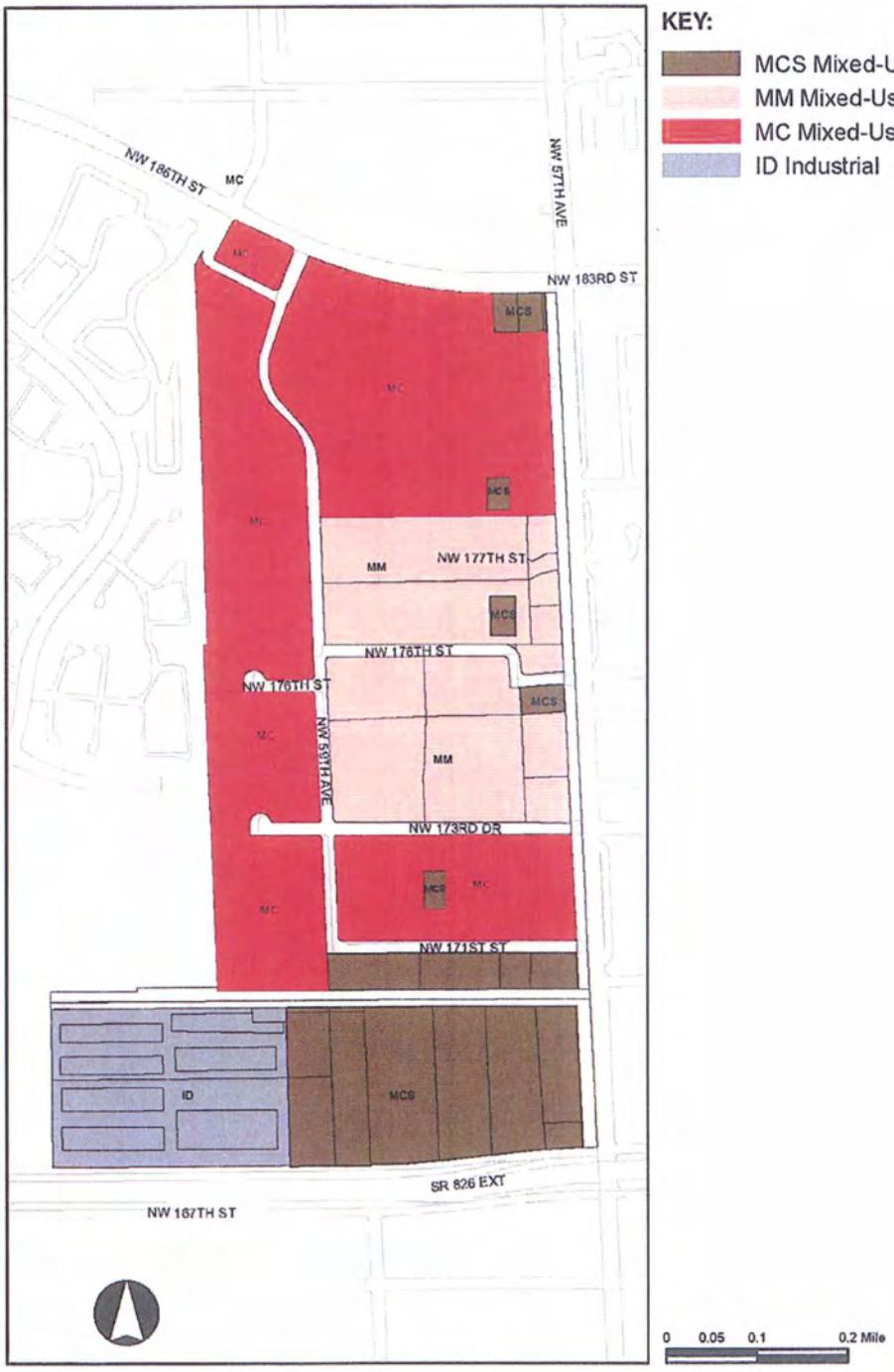
C. The Building Heights Plan, which establishes the minimum and maximum allowable number of stories.

D. 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.

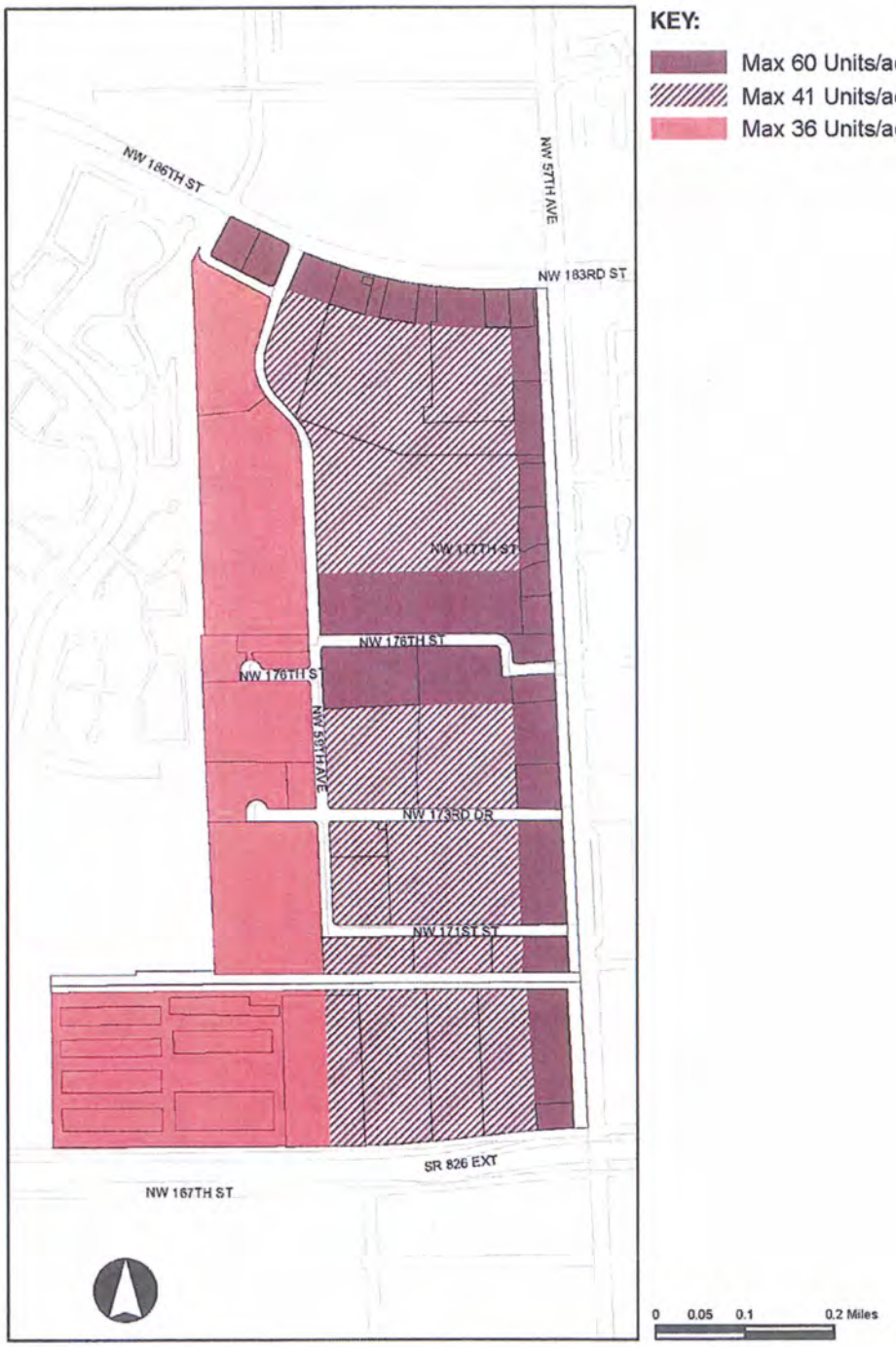
E. The Designated Open Space Plan, which designates open spaces. Designated open spaces shall be shown in all development plans. The designated open spaces are controlled by anchor points.

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 CCUAD. 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.

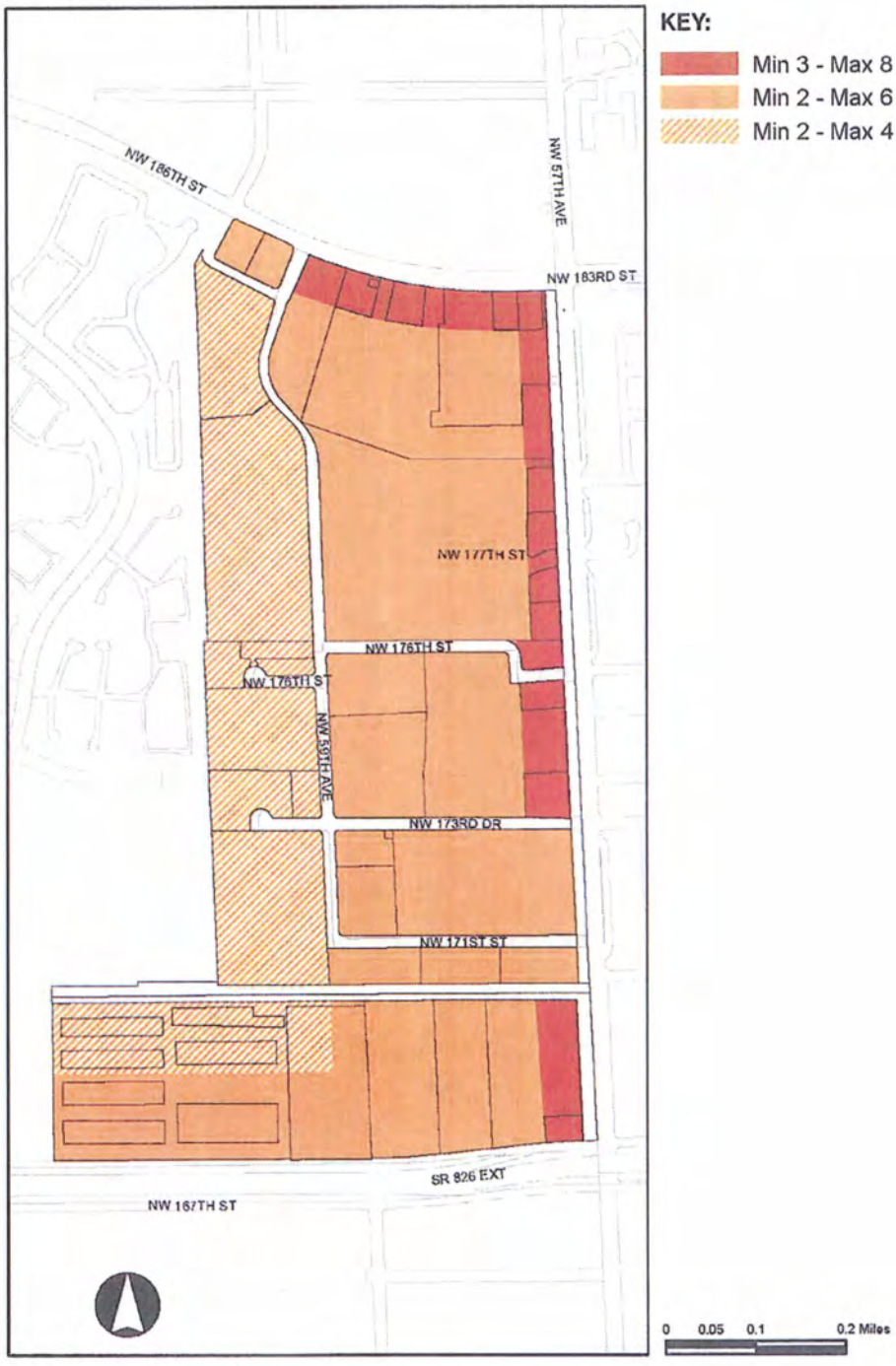
A. Land Use Plan



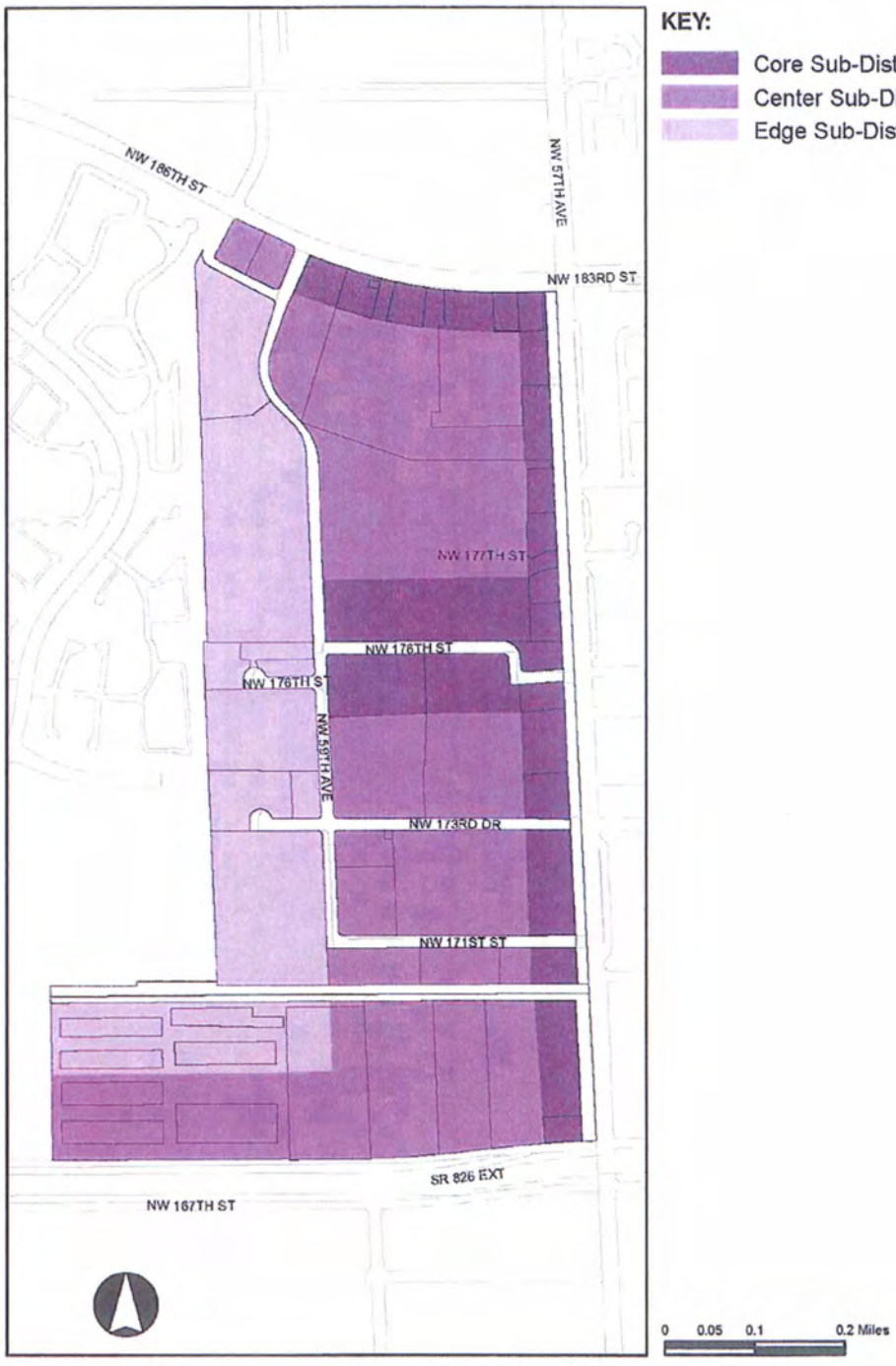
B. Density Plan



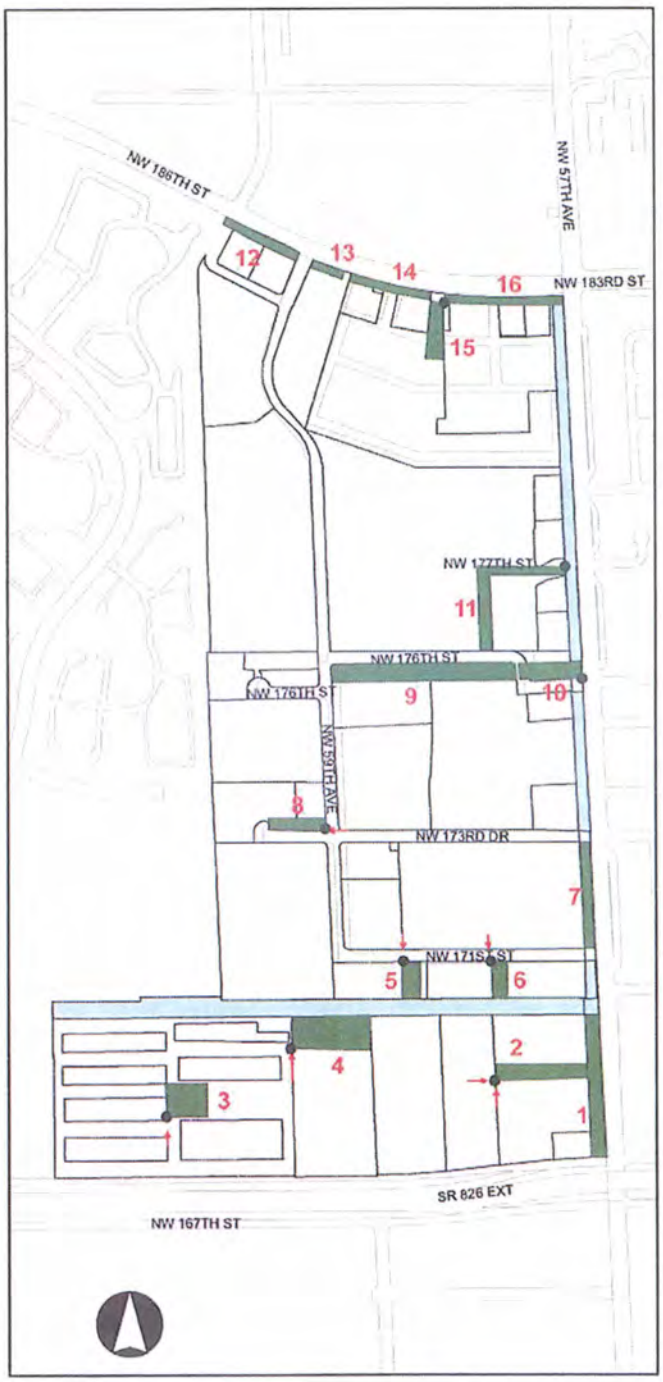
C. Building Heights Plan



D. Sub-districts Plan



E. Designated Open Space Plan



KEY:

Designated Open Space:
G: Green; S: Square; P: Plaza

Street Vista

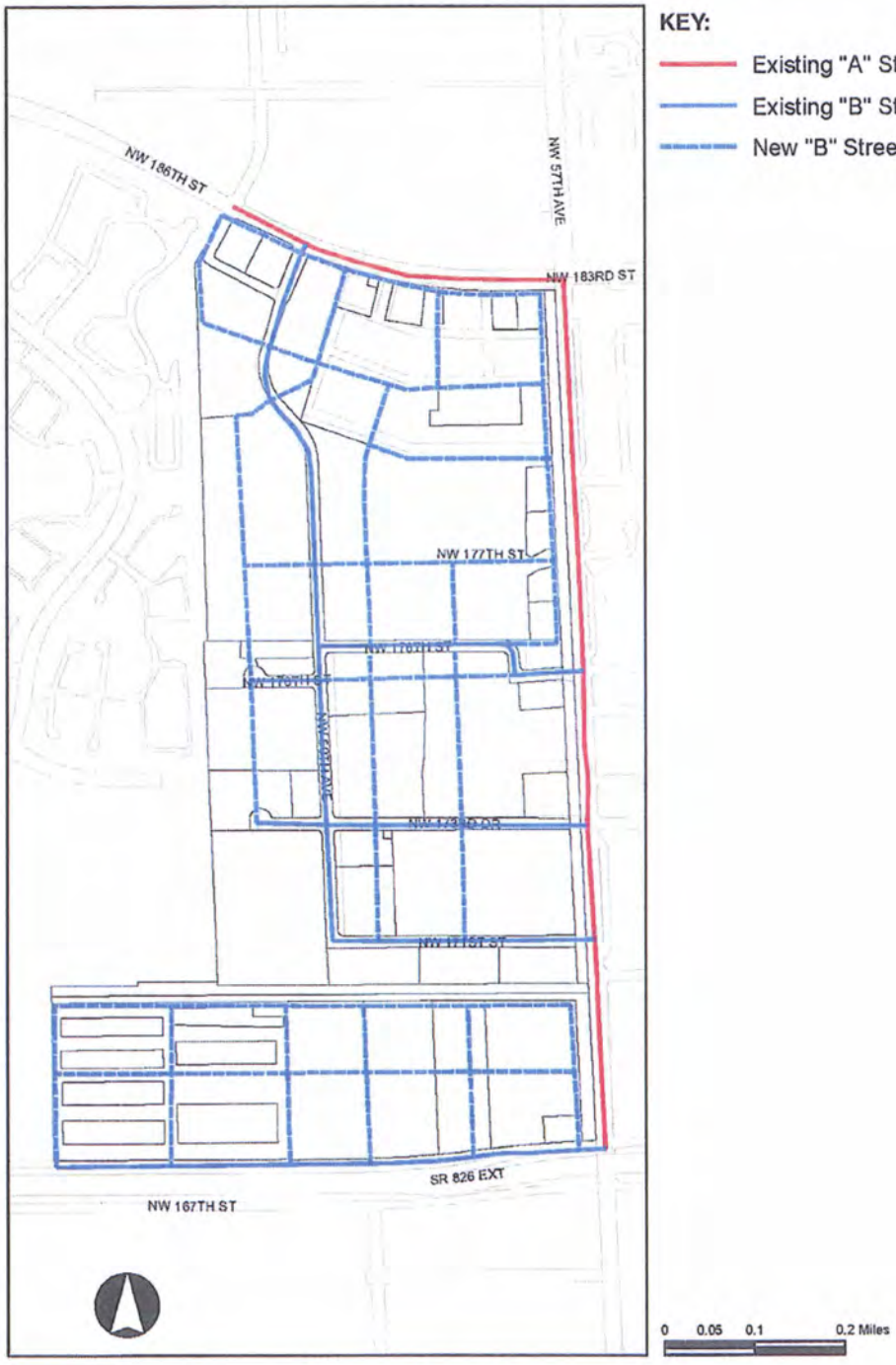
Anchor Point

Canals

Open Space, where an anchor point is shown, shall provide the general square footage in this Designated Open Space Plan. Open Space where an anchor is not shown, shall be developed according to the Street Type Development Parameters

Number	Type	Area
1	G	70,000SF
2	P	45,000SF
3	S	45,000SF
4	G	90,000SF
5	G	20,000SF
6	G	18,000SF
7	G	40,000SF
8	P	25,000SF
9	G	100,000SF
10	G	35,000SF
11	G	60,000SF
12	G	25,000SF
13	G	9,000SF
14	G	20,000SF
15	P	30,000SF
16	G	32,000SF

F. New Streets Plan



Section 5. Section 33-284.99.78 of the Code of Miami-Dade County, Florida is hereby created as follows:

Sec. 33-284.99.78. Development Parameters

A. Except as otherwise provided in this section, all new development and redevelopment within the CCUAD shall comply with the development parameters as set forth in Article XXXIII(K) of this chapter.

B. All new development and redevelopment in areas designated MCS shall comply with the development parameters for the MC area as set forth in Article XXXIII(K) of this chapter.

C. Except for State roads, streets within the CCUAD shall comply at a minimum with the Street Type Parameters for Type 5, Minor Street, as provided in section 33-284.86. Right-of-way improvements are subject to the review and approval of the Public Works and Waste Management Department and may vary from the requirements in section 33-284.86 due to right-of-way limitations, recorded easements, roadway geometry or other constraints.

D. Buffering between dissimilar land uses shall be in accordance with Section 18A-6(H) of this code.

E. Where a proposed development abuts an area designated for single-family residential on the Future Land Use Map of the CDMP, the height of the proposed development along the abutting property line, for a minimum depth of 50 feet, shall be no greater than three stories. Examples of the required height transition are shown below.

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

Section 6. Section 33-284.99.79 of the Code of Miami-Dade County, Florida is hereby created as follows:

Sec. 33-284.99.79. 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 7. Sec. 33-284.99.80 of the Code of Miami-Dade County, Florida, is hereby created as follows:

Sec. 33-284.99.80. Nonconforming structures and uses.

Nonconforming uses and structures shall be governed by the provisions of Sec. 33-284.89.2 of this code.

Section 8. Sec. 33-2 of the Code of Miami-Dade County, Florida, is hereby amended 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 remain unchanged.

Sec. 33-2. Districts enumerated.

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

GU—Interim District

RU-1—Single-family Residential District

* * *

OPD—Office Park District

ULU—Utility lines underground

>>CCUAD—Country Club Urban Area District<<

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: July 1, 2014

Approved by County Attorney as to form and legal sufficiency:

Prepared by:

Dennis A. Kerbel

Prime Sponsor: Commissioner Barbara J. Jordan

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DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By

LEGAL DESCRIPTION

LEGAL DESCRIPTION

A portion of Sections 12 and 13, Township 52 South, Range 40 East, Miami-Dade County, Florida; being more particularly described as follows:

BEGINNING AT A POINT being northwest corner of Section 7-52-41 also being along the east line of Section 12-52-40, thence south 5,015 feet +/- to a point being the intersection of the east line of Section 13-52-40 and the north right-of-way line of PALMETTO FEEDER ROAD (PB 60 PG 91); thence west along the north right-of-way line of said PALMETTO FEEDER ROAD to a point being the southwest corner of TRACT A of PALMETTO COMMERCE CENTER (PB 118 PG 82), thence north to a point being the northwest corner of said TRACT A, thence east along the north line of said TRACT A 973 feet +/- to a point, thence north 93 feet +/- to a point being the southwest corner of TRACT A of BARNETT BANK TRACT (PB 146 PG 98), thence north to the northwest corner of TRACT A of NORTH LAKE COMMERCE (PB 164 PG 36), thence east 20 feet +/- to a point along the west line of TRACT A of PARKVIEW SUBDIVISION (PB 165 PG 98), thence north along the west line of said TRACT A to a point being the northwest corner of said TRACT A, thence north along the west line of TRACT D of GARDENS PARK SUBDIVISION FIRST ADDITION (PB 170 PG 45) to a point being the northwest corner of said TRACT D, thence northeasterly to a point being the northeast corner of TRACT C of HARBOUR SUBDIVISION (PB 131 PG 11), thence 54 feet +/- to a point being along the centerline of MIAMI GARDENS DRIVE, thence east along the centerline of said MIAMI GARDENS DRIVE to the POINT OF BEGINNING.