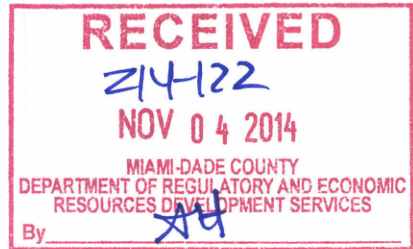


214-122



**DEPARTMENT'S APPLICATION
FOR ZONING PUBLIC HEARING**

Sec. 15-53-41, 16-53-41, 21-53-41, and 22-53-41

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. 305-375-2842 30-3122-008-1070, 9080, 1090, 0900, 0910

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

3. Address or Location of Subject Property: Generally located south of NW 64 Street, west of NW 19 Avenue, north of NW 36 Street and east of NW 31 Avenue.

4. THIS APPLICATION INTENDED TO COVER:

() DISTRICT BOUNDARY CHANGE(S) SIZE OF PROPERTY: _____

Present zone classification(s): _____

Zone classification(s) desired: _____

(X) OTHER: Model City Urban Center District (MCUCD) Regulations – Land Use, Density, Building Heights Regulating Plans Update; Addition of “Street Types” Regulating Plan; and Update of Development Parameters and Nonconforming Sections – See Attached

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: _____

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 November, 2014

Claudia Ruiz

NOTARY PUBLIC



CLAUDIA RUIZ
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE061078
Expires 2/2/2015



LEGAL DESCRIPTION

A portion of Sections 15, 16, 21 and 22, Township 53 South, Range 41 East, Miami-Dade County, Florida; being more particularly described as follows:
BEGIN at the Southwest corner of the NW ¼ of the SW ¼ of the SW ¼ of Section 22, Township 53 South, Range 41 East (also being the intersection of the centerlines of NW 27 Avenue and NW 38 Street); thence north along the west line of the NW ¼ of the SW ¼ of the SW ¼ (also being the centerline of NW 27 Avenue) to the Northwest corner of the NW ¼ of the SW ¼ of the SW ¼ of said Section 22 (also being the intersection of the centerlines of NW 27 Avenue and NW 41 Street); thence west along the south line of the North ½ of the SE ¼ of Section 21, Township 53 South, Range 41 East (also being the centerline of NW 41 Street) to the southerly prolongation of the west line of Tract 2, of BETHUNE SCHOOL TRACT, according to the Plat thereof recorded in Plat Book 75, Page 41 of the Public Records of Miami-Dade County, Florida; thence north along said southerly prolongation and the west line of Tract 2 to the northwest corner of said Tract 2; thence east along the north line of said Tract 2 to the intersection with the west line of the SW ¼ of the NE ¼ of the SE ¼ of said Section 21 (also being the southerly prolongation of the centerline of NW 30 Avenue); thence north along said west line of the SW ¼ of the NE ¼ of the SE ¼ (also being the southerly prolongation of the centerline of NW 30 Avenue) to the Northwest corner of the SW ¼ of the NE ¼ of the SE ¼ of said Section 21 (also being the centerline of NW 43 Terrace; thence east along the north line of the SW ¼ of the NE ¼ of the SE ¼ of said Section 21 to the southerly prolongation of the west line of Lot 37, Block 5, ROOSEVELT PARK, according to the Plat thereof recorded in Plat Book 9, Page 90 of the Public Records of Miami-Dade County, Florida; thence north along said west line of Lot 37 and 4 respectively, Block 5, of said ROOSEVELT PARK and the northerly prolongation thereof, to the intersection south line of the North 2/3 of the NE ¼ of the NE ¼ of the SE ¼ of said Section 21 (also being the centerline of NW 44 Street); thence west along said south line of the North 2/3 of the NE ¼ of the NE ¼ of the SE ¼ (also being the centerline of NW 44 Street) to the intersection with the southerly prolongation of the east line of the west 10 feet of Lot 35, Block 4, of said ROOSEVELT PARK; thence north along said southerly prolongation, said east line of the West 10 feet of Lot 35 to the intersection with the south line of Lot 6, Block 4 of said ROOSEVELT PARK; thence east along the south line of said Lot 6 to the Southwest corner of Lot 5, Block 4, of said ROOSEVELT PARK; thence north along the west line of said Lot 5, and the northerly prolongation thereof to the intersection with the north line of the South 2/3 of the NE ¼ of the NE ¼ of the SE ¼ of said Section 21 (also being the centerline of NW 45 Street); thence east along said north line of the South 2/3 of the NE ¼ of the NE ¼ of the SE ¼ (also being the centerline of NW 45 Street) to the intersection with the southerly prolongation of the west line of Lot 37, Block 1 of said ROOSEVELT PARK, thence north along said southerly prolongation and the said west line of Lot 37, Block 1 to the southeast corner of Lot 5, Block 1 of said ROOSEVELT PARK; thence west along the south line of Lots 5 through 20 inclusive, Block 1 of said ROOSEVELT PARK and the westerly prolongation thereof, to the intersection with the west line of the NE ¼ of the NE ¼ of the SE ¼ of said Section 21 (also being the centerline of NW 29 Avenue); thence north along said west line of the NE ¼ of the NE ¼ of the SE ¼ and the west line of the SE ¼ of the SE ¼ of the NE ¼ of said Section 21 (also being the centerline of NW 29 Avenue) to the westerly prolongation of the north line of Lot 14, Block 3, AMENDED PLAT OF BROWN'S SUBDIVISION, according to the Plat thereof, recorded in Plat Book 5, Page 98 of the Public Records of Miami-Dade County, Florida; thence east along the said westerly prolongation and the north line of Lots 14 through 23 inclusive, of said Block 3, to the southwest corner of Lot 3, of said Block 3: thence north along the west line of said Lot 3, Block 3, its northerly

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prolongation, and the west line of Lot 24, Block 2, of said BROWN'S SUBDIVISION, to the southwest corner of Lot 3, of said Block 2; thence east along the south line of said Lot 3, Block 2 to the intersection with the west line of the East 44 feet of said Lot 3; thence north along said west line of the East 44 feet of Lot 3 and its northerly prolongation to the intersection with the north line of the SE ¼ of the SE ¼ of the NE ¼ of said Section 21 (also being the centerline of NW 48 Street; thence east along said north line (also being the centerline of NW 48 Street) to the intersection with the southerly prolongation of the west line of the East 31.9 feet of Lot 26, Block 1 of said AMENDED PLAT OF BROWN'S SUBDIVISION (also being the southerly prolongation of Lot 11 of said Block 1); thence north along the said southerly prolongation, the west line of said Lot 11, its northerly prolongation, the west line of Lots 1 and 10 of said Block 1 and the northerly projection of the west line of said Lot 1 to the intersection with the north line of the NE ¼ of the SE ¼ of the NE ¼ of said Section 21 (also being the centerline of NW 50 Street); thence west along the said north line of the NE ¼ of the SE ¼ of the NE ¼ of Section 21 (also being the centerline of NW 50 Street) to the intersection with the southerly prolongation of the west line of Lot 29 of CENTERVILLE, according to the plat thereof, recorded in Plat Book 4, Page 92 of the Public Records of Miami-Dade County, Florida; thence north along said southerly prolongation, the west line of Lot 29, the west line of Lot 24 of said CENTERVILLE, its northerly prolongation, and the west line of Lot 3 of said CENTERVILLE to the intersection with the south line of the North ½ of the SE ¼ of the NE ¼ of the NE ¼ of said Section 21; thence west along said south line of the North ½ of the SE ¼ of the NE ¼ of the NE ¼ of said Section 21 to the intersection with the west line of the East ½ of the NE ¼ of the NE ¼ of said Section 21 (also being the centerline of NW 29 Avenue); thence north along the west line of the East ½ of the NE ¼ of the NE ¼ (also being the centerline of NW 29 Avenue) to the intersection with the easterly prolongation of the south line of Lot 33, Block 5, GLENWOOD HEIGHTS, according to the Plat thereof, recorded in Plat Book 16, Page 76 of the Public Records of Miami-Dade County, Florida; thence west along the said easterly prolongation, the south line of Lots 33,32,31,30,4,3,2, and 1 respectively, of Blocks 5, 4, 3, 2 and 1, respectively, and the westerly prolongation thereof to the intersection with the west line of the NE ¼ of the NW ¼ of the NE ¼ of said Section 21 (also being the centerline of NW 31 Avenue); thence north along said west line of the NE ¼ of the NW ¼ of the NE ¼ and the west line of the SE ¼ of the SW ¼ of the SE ¼ of Section 16, Township 53 South, Range 41 East (also being the centerline of NW 31 Avenue), to the intersection with the westerly prolongation of the north line of Lot 39, Block 9, HIALEAH HEIGHTS, according to the Plat thereof, recorded in Plat Book 28, Page 24 of the Public Records of Miami-Dade County, Florida; thence east along said westerly prolongation, the north line of Lots 16 through 39 inclusive of Blocks 9 and 24 respectively, of said HIALEAH HEIGHTS, and the north line of Lots 25 through 39 inclusive of Block 25 of said HIALEAH HEIGHTS to the intersection with the southerly prolongation of the west line of Lot 10, of said Block 25; thence north along said southerly prolongation, the west line of said Lot 10, the northerly prolongation thereof, and the west line of Lot 21, Block 26 of said HIALEAH HEIGHTS, to the northwest corner of said Lot 21; thence east along the north line of said Lot 21, and the north line of Lots 20, 19 and 18 respectively to the intersection with the southerly prolongation of Lot 14, Block 26, of said HIALEAH HEIGHTS; thence north along said southerly prolongation, the west line of Lot 14 and the northerly prolongation thereof to the intersection with the south line of the NE ¼ of the SE ¼ of the SE ¼ of said Section 16 (also being the centerline of NW 56 Street); thence west along said south line of the NE ¼ of the SE ¼ of the SE ¼ (also being the centerline of NW 56 Street) to the intersection with the southerly prolongation of Lot 21, Block 27, of said HIALEAH HEIGHTS; thence north along said southerly prolongation, the west line of said Lot 21,

Block 27, its northerly prolongation, the west line of Lot 10, said Block 27, the northerly prolongation thereof, the west line of Lots 21 and 10 respectively, Block 28, the northerly prolongation thereof, the west line of Lots 21 and 10 respectively, Block 29, the northerly prolongation thereof, the west line of Lot 21, Block 30, all of said HIALEAH HEIGHTS, to the Northwest corner of said Lot 21, Block 30; thence east along the north line of said Lot 21, Block 30 to the intersection with the southerly prolongation of the west line of Lot 11, of said Block 30; thence north along the said southerly prolongation, the west line of said Lot 11, Block 30 and the northerly prolongation thereof to the intersection with the south line of the NE ¼ of the NE ¼ of the SE ¼ of said Section 16 (also being the centerline of NW 60 Street); thence east along said south line of the NE ¼ of the NE ¼ of the SE ¼ (also being the centerline of NW 60 Street) to the intersection with the southerly prolongation of the west line of Lot 18, Block 31, of said HIALEAH HEIGHTS, thence north along said southerly prolongation, the west line of said Lot 18, Block 31, its northerly prolongation, the west line of Lot 13, of said Block 31, and the northerly prolongation of said Lot 13, Block 31 to the intersection with the south line of the North ½ of the NE ¼ of the NE ¼ of the SE ¼ of said Section 16 (also being the centerline of NW 61 Street); thence west along said south line of the North ½ of the NE ¼ of the NE ¼ of the SE ¼ of Section 16 (also being the centerline of NW 61 Street) to the intersection with the west line of the NE ¼ of the NE ¼ of the SE ¼ of said Section 16; thence north along the said west line of the NE ¼ of the NE ¼ of the SE ¼ of said Section 16 and the west line of the SE ¼ of the SE ¼ of the NE ¼ of said Section 16 (also being the centerline of NW 29 Avenue) to the Northwest corner of the SE ¼ of the SE ¼ of the NE ¼ of said Section 16; thence east along the north line of said SE ¼ of the SE ¼ of the NE ¼ to the Northwest corner of the SW ¼ of the SW ¼ of the NW ¼ of said Section 15 and the intersection with the centerline of NW 27 Avenue; thence continue east along the north line of the said SW ¼ of the SW ¼ of the NW ¼ of Section 15 (also being the north right of way line of NW 64 Street) to the Northeast corner of the SW ¼ of the SW ¼ of the NW ¼ of said Section 15; thence south along the east line of the said SW ¼ of the SW ¼ of the NW ¼ of Section 15 (also being the centerline of NW 25 Avenue) to the intersection with the westerly prolongation of the north line of Tract 1-B of REVISED PLAT OF 62ND STREET MANOR, according to the Plat thereof, recorded in Plat Book 35, Page 10 of the Public Records of Miami-Dade County, Florida; thence east along said westerly prolongation, the north line of said Tract 1-B, the easterly prolongation thereof, the north line of the South ½ of the SE ¼ of the SE ¼ of the SW ¼ of the NW ¼ of said Section 15, the easterly prolongation thereof, the north line of Lots 1 through 13 inclusive, Block 1, RESUBDIVISION OF ORANGE RIDGE PARK, according to the Plat thereof, recorded in Plat Book 12, Page 18 of the Public Records of Miami-Dade County, Florida, and the easterly prolongation thereof to the intersection with the east line of the SW ¼ of the SE ¼ of the NW ¼ of said Section 15 (also being the centerline of NW 23 Avenue); thence continue east along the westerly prolongation of the north line of Lot 12, Block 2, of ORANGE VIEW PARK, according to the Plat thereof, recorded in Plat Book 18, Page 51 of the Public Records of Miami-Dade County, Florida, and the north line of said Lot 12, Block 2 to the Northeast corner of said Lot 12, Block 2; thence south along the east line of said Lot 12, Block 2 to the intersection with the north line of Lot 6 of said Block 2; thence east along the north line of Lots 1 through 6 inclusive, the easterly prolongation thereof, and the north line of Lots 9 through 15 inclusive, Block 1, of said ORANGE VIEW PARK, to the southwest corner of Lot 7 of said Block 1; thence north along the west line of Lots 7 and 6 respectively, of said Block 1 to the northwest corner of said Lot 6; thence east along the north line of said Lot 6 and the easterly prolongation thereof to the intersection with the east line of the SE ¼ of the SE ¼ of the NW ¼ of said Section 15 (also being the centerline of NW 22 Avenue); thence south along the east line of the said SE ¼ of the SE ¼ of the NW ¼ (also being the centerline of NW 22

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Avenue) to the intersection with the westerly prolongation of the north line of Lot 16, Block 2, of RIDGE CREST, according to the Plat thereof, recorded in Plat Book 11, Page 44 of the Public Records of Miami-Dade County, Florida; thence east along said westerly prolongation, and the north line of said Lot 16 and Lot 17 to the intersection with the west line of Lot 18, Block 2, of said RIDGE CREST; thence north along said west line of Lot 18, Block 2 to the northwest corner of said Lot 18; thence east along the north line of Lots 18 through 31 inclusive, and the easterly prolongation thereof to the intersection with the east line of the SW ¼ of the SW ¼ of the NE ¼ of said Section 15 (also being the centerline of NW 21 Avenue); thence south along said east line of the SW ¼ of the SW ¼ of the NE ¼ and the east line of the NW ¼ of the NW ¼ of the SE ¼ of said Section 15 (also being the centerline of NW 21 Avenue) to the southeast corner of the North ½ of the NW ¼ of the NW ¼ of the SE ¼ of said Section 15 (also being the intersection with the centerline of NW 61 Street); thence west along the south line of the North ½ of the NW ¼ of the NW ¼ of the SE ¼ of said Section 15 to the intersection with the northerly prolongation of the east line of Lot 12, Block 2, of RIDGEWAY, according to the Plat thereof recorded in Plat Book 12, Page 70 of the Public Records of Miami-Dade County, Florida; thence south along said northerly prolongation, the east line of Lots 12 through 17, of said Block 2 and the southerly prolongation thereof to the intersection with the south line of the NW ¼ of the NW ¼ of the SE ¼ of said Section 15 (also being the centerline of NW 60 Street); thence east along the said south line of the NW ¼ of the NW ¼ of the SE ¼ (also being the centerline of NW 60 Street) to the intersection with the northerly prolongation of the east line of Lot 11, Block 3 of said RIDGEWAY; thence south along said northerly prolongation and the east line of said Lot 11 to the northwest corner of Lot 19, of said Block 3; thence east along the north line of said Lot 19 to the northeast corner of said Lot 19; thence south along the east line of said Lot 19 and its southerly prolongation to the intersection with the south line of the North ½ of the SW ¼ of the NW ¼ of the SE ¼ of said Section 15 (also being the centerline of NW 59 Street); thence west along the said south line of the North ½ of the SW ¼ of the NW ¼ of the SE ¼ (also being the centerline of NW 59 Street) to the intersection with the northerly prolongation of the east line of Lot 12, Block 4, of said RIDGEWAY; thence south along said northerly prolongation, the east line of Lots 12 through 17 inclusive, of said Block 4, and its southerly prolongation to the intersection with the south line of the SW ¼ of the NW ¼ of the SE ¼ of said Section 15 (also being the centerline of NW 58 Street); thence west along said south line of the SW ¼ of the NW ¼ of the SE ¼ (also being the centerline of NW 58 Street) to the intersection with northerly prolongation of the east line of Lot 11, Block 1, of FLORAL HEIGHTS, according to the Plat thereof, recorded in Plat Book 12, Page 15 of the Public Records of Miami-Dade County, Florida; thence south along said northerly prolongation, the east line of Lots 11 through 15 inclusive, Block 1, the southerly prolongation thereof; and along the east line of Lots 11 through 13 inclusive, Block 2 of said FLORAL HEIGHTS, to the northwest corner of Lot 16, Block 2 of said FLORAL HEIGHTS; thence east along the north line of said Lot 16 and Lot 17, said Block 2 to the northeast corner of said Lot 17, Block 2; thence south along the east line of said Lot 17, Block 2 and the southerly prolongation thereof to the intersection with the centerline of NW 56 Street as shown on the Plat of ORCHID VILLA RELIEF, according to the Plat thereof, recorded in Plat Book 84, Page 12 of the Public Records of Miami-Dade County, Florida; thence east along said centerline of NW 56 Street to the intersection with the east line of the West ½ of the SW ¼ of the SE ¼ of said Section 15 (also being the centerline of NW 21 Avenue); thence south along said east line of the West ½ of the SW ¼ of the SE ¼ (also being the centerline of NW 21 Avenue) to the intersection with the westerly prolongation of the north line of Lot 13, Block 4, of BELVEDERE, according to the Plat thereof, recorded in Plat Book 13, Page 70 of the Public Records of Miami-Dade County, Florida; thence east along said westerly

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prolongation, the north line of Lots 13 through 24 inclusive, Block 4 of said BELEVEDERE and the easterly prolongation thereof to the intersection with the east line of the SW ¼ of the SE ¼ of said Section 15 (also being the centerline of NW 19 Avenue); thence south along said east line of the SW ¼ of the SE ¼ and the east line of the NW ¼ of the NE ¼ of said Section 22 (also being the centerline of NW 19 Avenue) to the intersection with the easterly prolongation of the south line of Lot 1, Block 31, FLORAL PARK, according to the Plat thereof, recorded in Plat Book 8, Page 5 of the Public Records of Miami-Dade County, Florida; thence west along said southerly prolongation, the south line of Lots 1 through 12 inclusive, Block 31, of said FLORAL PARK, and its westerly prolongation to the intersection with the east line of the West ½ of the NW ¼ of the NE ¼ of said Section 22 (also being the centerline of NW 21 Avenue); thence south along the said east line of the West ½ of the NW ¼ of the NE ¼ (also being the centerline of NW 21 Avenue) to the intersection with a line 67 feet south of, as measured perpendicular to, the north line of the South ½ of the SW ¼ of the NW ¼ of the NE ¼ of said Section 22 (also being the centerline of NW 51 Street); thence west along said line 67 feet south of the north line of the South ½ of the SW ¼ of the NW ¼ of the NE ¼ (also being the centerline of NW 51 Street) to the intersection with the northerly prolongation of the east line of Lot 13, Block 2, of FEATHERSTONE PARK, according to the Plat thereof, recorded in Plat Book 13, Page 27 of the Public Records of Miami-Dade County, Florida; thence south along said northerly prolongation, the east line of Lots 13 through 17 inclusive, of said Block 2 and the southerly prolongation thereof to the intersection with the south line of the NW ¼ of the NE ¼ of said Section 22 (also being the centerline of NW 50 Street); thence south to the intersection with the northerly prolongation of the east line of Lot 1, Block 1, of EARLINGTON HEIGHTS, according to the Plat thereof, recorded in Plat Book 13, Page 61 of the Public Records of Miami-Dade County, Florida; thence south along said northerly prolongation, and the east line of Lots 1 through 5 inclusive, in each of Blocks 1 through 5 respectively, of said EARLINGTON HEIGHTS, to the intersection with the south line of the SW ¼ of the NE ¼ of said Section 22 (also being the centerline of NW 46 Street); thence west along the centerline of NW 46 Street to the northerly prolongation of the east line of Lot 11, Block 1, of GREENACRES, according to the Plat thereof, recorded in Plat Book 18, Page 63 of the Public Records of Miami-Dade County, Florida, thence south along the east line of Lots 11 through 14 inclusive, in each of Blocks 1 and 2 respectively, the southerly prolongation thereof, and the east line of Lots 11 and 12, Block 3, of said GREENACRES, to the intersection with the south line of the NW ¼ of the NW ¼ of the SE ¼ of said Section 22 (also being the northeast corner of Lot 11, Block 2, GREEN CLOSE, according to the Plat thereof, recorded in Plat Book 12, Page 10 of the Public Records of Miami-Dade County, Florida; thence south along the east line of Lot 11, Block 2, the southerly prolongation thereof, and the east line of Lots 11 and 14, Block 3, of said GREEN CLOSE, the southerly prolongation thereof, and the east line of Lot 11, Block 6, of said GREEN CLOSE, to the northwest corner of Lot 15, Block 6 of said GREEN CLOSE; thence east along the north line of Lots 15 through 24 inclusive, said Block 6, the easterly prolongation thereof, and the north line of the South ½ of Tract 4, REVISION OF BLOCKS 1,4 AND 5 GREEN CLOSE, according to the Plat thereof, recorded in Plat Book 32, Page 70 of the Public Records of Miami-Dade County, Florida to the Northwest corner of Lot 5, Block 3, MANN HEIGHTS, according to the Plat thereof, recorded in Plat Book 43, Page 47 of the Public Records of Miami-Dade County, Florida; thence continue east along the north line of Lots 1 through 5, Block 3 of said MANN HEIGHTS, and the easterly prolongation thereof to the east line of the SE ¼ of the NW ¼ of the SE ¼ of said Section 22; thence south along the said east line of the SE ¼ of the NW ¼ of the SE ¼ and the east line of the NE ¼ of the SW ¼ of the SE ¼ of said Section 22 (also being the centerline of NW 19 Avenue) to the southeast corner

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of the NE ¼ of the SW ¼ of the SE ¼ of said Section 22; thence west along the south line of the North ½ of the SW ¼ of the SE ¼ of said Section 22, the south line of the North ½ of the SE ¼ of the SW ¼ and the south line of the North ½ of the SW ¼ of the SW ¼ of said Section 22 (also being the centerline of NW 38 Street) to the POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

A portion of Section 22, Township 53 South, Range 41 East, Miami-Dade County, Florida, being more particularly described as follows: BEGIN at the southwest corner of the SE ¼ of the NW ¼ of the SW ¼ of said Section 22 (also being the intersection of the centerline of NW 25 Avenue and the centerline of NW 41 Street); thence north along the west line of the East ½ of the NW ¼ of the SW ¼ (also being the centerline of NW 25 Avenue) to the intersection with the westerly prolongation of the north line of Block 2 of SMITH TERRACE, according to the Plat thereof, recorded in Plat Book 6, Page 122 of the Public Records of Miami-Dade County, Florida; thence east along said westerly prolongation, the north line of said Block 2 of SMITH TERRACE, and the easterly prolongation thereof to the west line of the NW ¼ of the NE ¼ of the SW ¼ of said Section 22 (also being the centerline of NW 24 Avenue); thence north along the said west line of the NW ¼ of the NE ¼ of the SW ¼ (also being the centerline of NW 24 Avenue) to the intersection with the westerly prolongation of the north line of Lot 22, Block 3, of TREASURE HEIGHTS, according to the Plat thereof, recorded in Plat Book 12, Page 72 of the Public Records of Miami-Dade County, Florida; thence east along said westerly prolongation, the north line of Lot 22 and Lot 3, Blocks 3 and 2 respectively, and the easterly prolongation thereof to intersection with the east line of the NW ¼ of the NE ¼ of the SW ¼ of said Section 22 (also being the centerline of NW 23 Avenue); thence north along the said east line of the NW ¼ of the NE ¼ of the SW ¼ (also being the centerline of NW 23 Avenue) to the intersection with the westerly prolongation of the north line of Lot 28, Block 2 of BUCKEYE PARK, according to the Plat thereof recorded in Plat Book 13, Page 69 of the Public Records of Miami-Dade County, Florida; thence east along said westerly prolongation, the north line of Lots 28, said Block 2, the easterly projection thereof, and the north line of Lot 28, Block 1 of said BUCKEYE PARK, to the Northeast corner of said Lot 28, Block 1; thence south along the east line of Lots 16 through 28 inclusive, Block 1, and the southerly prolongation thereof to the intersection with the south line of the NE ¼ of the NE ¼ of the SW ¼ of said Section 22 (also being the centerline of NW 43 Street); thence east along said south line of the NE ¼ of the NE ¼ of the SW ¼ to the intersection with the northerly prolongation of the west line of Lot 1, Block 1, MONNAH PARK, according to the Plat thereof, recorded in Plat Book 33, Page 10 of the Public Records of Miami-Dade County, Florida; thence south along said northerly prolongation, the west line of Lots 1 through 9 inclusive, and the southerly prolongation thereof to the intersection with the north line of Lot 12, of said Block 1; thence west along the north line of Lots 12 through 15 and its westerly prolongation to the intersection with the east line of the West ½ of the SE ¼ of the NE ¼ of the SW ¼ of said Section 22 (also being the centerline of NW 22 Court); thence south along said east line of the West ½ of the SE ¼ of the NE ¼ of the SW ¼ (also being the centerline of NW 22 Court) to the intersection with the south line of the SE ¼ of the NE ¼ of the SW ¼ of said Section 22 (also being the centerline of NW 41 Street); thence west along said south line of the SE ¼ of the NE ¼ of the SW ¼ (also being the centerline of NW 41 Street) to the northeast corner of the NW ¼ of the SE ¼ of the SW ¼ of said Section 22; thence south along the east line of the said NW ¼ of the SE ¼ of the SW ¼ (also being the centerline of NW 23 Avenue) to the intersection with the north right of way line of the Miami-Dade County Metro Rail; thence westerly along the said north right of way line to the intersection with the southerly prolongation of west line of the East ½ of the NE ¼ of the SW ¼ of the SW ¼ of said Section 22 (also being

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the centerline of NW 24 Court); thence north along said west line of the East 1/2 of the NE 1/4 of the SW 1/4 of the SW 1/4 to the intersection with the south line of the NW 1/4 of the SW 1/4 of said Section 22 (also being the centerline of NW 41 Street); thence west along said south line of the NW 1/4 of the SW 1/4 (also being the centerline of NW 41 Street) to the POINT OF BEGINNING. LESS AND EXCEPT THE FOLLOWING: A portion of Section 22, Township 53 South, Range 41 East, Miami-Dade County, Florida, being more particularly described as follows: BEGIN at the southwest corner of the SE 1/4 of the SW 1/4 of the NW 1/4 of said Section 22 (also being the intersection of the centerline of NW 25 Avenue and the centerline of NW 46 Street); thence north along the west line of said SE 1/4 of the SW 1/4 of the NW 1/4 (also being the centerline of NW 25 Avenue) to the easterly prolongation of the north line of the South 149 feet of the SW 1/4 of the SW 1/4 of the NW 1/4; thence west along said easterly prolongation and the said north line of South 149 feet of the SW 1/4 of the SW 1/4 of the NW 1/4 to the east line of the West 1/2 of the West 1/2 of the East 1/2 of the SW 1/4 of the SW 1/4 of the NW 1/4 of said Section 22; thence north along said east line of the West 1/2 of the West 1/2 of the East 1/2 of the SW 1/4 of the SW 1/4 of the NW 1/4 to the southeast corner of Tract "A" of BARNETT SUBDIVISION, according to the Plat thereof, recorded in Plat Book 64, Page 33 of the Public Records of Miami-Dade County, Florida; thence northwesterly along the northeasterly boundary of said Tract "A" to the northwest corner of said Tract "A" and the intersection with the west line of the East 1/2 of the SW 1/4 of the SW 1/4 of the NW 1/4 of said Section 22; thence north along said west line of the East 1/2 of the SW 1/4 of the SW 1/4 of the NW 1/4 to the north line of the SW 1/4 of the SW 1/4 of the NW 1/4 of said Section 22 (also being the intersection of the centerlines of NW 26 Avenue and NW 48 Street); thence continue north along the west line of the East 1/2 of the NW 1/4 of the SW 1/4 of the NW 1/4 to the southwest corner of the East 1/2 of the SW 1/4 of the NW 1/4 of the NW 1/4 (said southwest corner lying on the centerline of NW 50 Street); thence north along the west line of the East 1/2 of the SW 1/4 of the NW 1/4 of the NW 1/4 (also being the west line of JOHNSON HEIGHTS, according to the Plat thereof, recorded in Plat Book 41, Page 91 of the Public Records of Miami-Dade County, Florida) to the northwest corner of the East 1/2 of the SW 1/4 of the NW 1/4 of the NW 1/4 of said Section 22 (said northwest corner lying on the centerline of NW 52 Street); thence continue north along the west line of the East 1/2 of the NW 1/4 of the NW 1/4 of the NW 1/4 of said Section 22 (also being the centerline of NW 26 Avenue) to the intersection with the westerly prolongation of the south line of Lot 1 of GLEN FLORA, according to the Plat thereof, recorded in Plat Book 49, Page 41 of the Public Records of Miami-Dade County, Florida; thence east along said westerly prolongation, the south lines of Lots 1 through 4 inclusive of said GLEN FLORA, and the easterly prolongation thereof to the east line of the NW 1/4 of the NW 1/4 of the NW 1/4 of said Section 22 (also being the centerline of NW 25 Avenue); thence north along said east line of the NW 1/4 of the NW 1/4 of the NW 1/4 (also being the centerline of NW 25 Avenue) to the intersection with the westerly prolongation of the south line of Lot 1, Block 1 GLENWOOD HEIGHTS, according to the Plat thereof, recorded in Plat Book 27, Page 30 of the Public Records of Miami-Dade County, Florida; thence east along said westerly prolongation, the south line of Lots 1 through 4, said Block 1, the easterly prolongation thereof, the south line of Lots 1, 2, 3, 4, 33, 32, 31, and 30 of Blocks 2 and 3 respectively, the easterly prolongation thereof to the east line of the NE 1/4 of the NW 1/4 of the NW 1/4 of said Section 22 (also being the centerline of NW 24 Avenue); thence south along said east line of the NE 1/4 of the NW 1/4 of the NW 1/4 (also being the centerline of NW 24 Avenue) to the south line of the North 280 feet of the West 1/2 of the NW 1/4 of the NE 1/4 of the NW 1/4 of said Section 22 (also being the centerline of NW 53 Street); thence east along said south line of the North 280 feet of the West 1/2 of the NW 1/4 of the NE 1/4 of the NW 1/4 (also being the centerline of NW 53 Street) to the intersection with the east line of the NW 1/4 of the NE 1/4 of the NW 1/4 of said Section 22

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(also being the centerline of NW 23 Avenue); thence south along said east line of the NW ¼ of the NE ¼ of the NW ¼ (also being the centerline of NW 23 Avenue) to the southwest corner of the South 543 feet of the NE ¼ of the NE ¼ of the NW ¼ of said Section 22; thence east along the south line of said South 543 feet of the NE ¼ of the NE ¼ of the NW ¼ (also being the centerline of NW 52 Street) to the intersection with the northerly prolongation of the east line of Lot 7, Block 3, MORGAN HILL, according to the Plat thereof, recorded in Plat Book 21, Page 4 of the Public Records of Miami-Dade County, Florida; thence south along said northerly prolongation and the east line of said Lot 7, Block 3 to the southeast corner of said Lot 7 (also being the north line of Block 1, SUNNY SLOPE PARK, according to the Plat thereof, recorded in Plat Book 15, Page 11 of the Public Records of Miami-Dade County, Florida; thence east along said north line of Block 1 to the northeast corner of Lot 4, of said Block 1, SUNNY SLOPE PARK; thence south along the east line of said Lot 4, Block 1 and the southerly prolongation thereof to the intersection with a line parallel to and 25 feet south of the south line of said Block 1 of SUNNY SLOPE PARK (also being the centerline of NW 51 Terrace); thence east along said line 25 feet south of and parallel to the south line of Block 1 (also being the centerline of NW 51 Terrace) to the intersection with the northerly prolongation of the east line of Lot 11, Block 2 of said SUNNY SLOPE PARK; thence south along said northerly prolongation and the said east line of Lot 11, Block 2 to the northwest corner of Lot 33, Block 2 of said SUNNY SLOPE PARK; thence east along the north line of said Lot 33, Block 2 to the northeast corner of said Lot 33; thence south along the east line of said Lot 33, Block 2, the southerly prolongation thereof, the east line of Lots 10 and 33, Block 3 of said SUNNY SLOPE PARK, and the southerly prolongation thereof to the intersection with the south line of the SE ¼ of the NE ¼ of the NW ¼ of said Section 22 (also being the centerline of NW 50 Street); thence west along said south line of the SE ¼ of the NE ¼ of the NW ¼ (also being the centerline of NW 50 Street) to the intersection with the northerly prolongation of the east line of Lot 17, FRANCIS PARK, according to the Plat thereof recorded in Plat Book 22, Page 62 of the Public Records of Miami-Dade County, Florida; thence south along said northerly prolongation and the said east line of Lot 17 to the northwest corner of Lot 34, of said FRANCIS PARK; thence east along the north line of Lots 34 through 38 inclusive to the northeast corner of said Lot 38; thence south along the east line of said Lot 38 and the southerly prolongation thereof to the intersection with the south line of the North ½ of the NE ¼ of the SE ¼ of the NW ¼ of said Section 22 (also being the centerline of NW 49 Street); thence west along said south line of the North ½ of the NE ¼ of the SE ¼ of the NW ¼ (also being the centerline of NW 49 Street) to the intersection with the northerly prolongation of the east line of Lot 12, ADELAIDE PARK, according to the Plat thereof, recorded in Plat Book 27, Page 48 of the Public Records of Miami-Dade County, Florida; thence south along said northerly prolongation, the east line of said Lot 12, the east line of Lot 38 of said ADELAIDE PARK, and the southerly prolongation thereof to the south line of the NE ¼ of the SE ¼ of the NW ¼ of said Section 22 (also being the centerline of NW 48 Street); thence continue south along said southerly prolongation of Lot 38 to intersection with the south line of North ½ of the SE ¼ of the SE ¼ of the NW ¼ of said Section 22; thence west along said south line of the North ½ of the SE ¼ of the SE ¼ of the NW ¼ to the intersection with the west line of the East 189.84 feet of the North ½ of the South ½ of the SE ¼ of the SE ¼ of the NW ¼; thence south along said west line of the East 189.84 feet of the North ½ of the South ½ of the SE ¼ of the SE ¼ of the NW ¼ to the intersection with the south line of the North ½ of the South ½ of the SE ¼ of the SE ¼ of the NW ¼; thence west along said south line of the North ½ of the South ½ of the SE ¼ of the SE ¼ of the NW ¼ to intersection with the west line of said North ½ of the South ½ of the SE ¼ of the SE ¼ of the NW ¼ (also being the centerline of NW 23 Avenue); thence north along said west line of the North ½ of the South ½ of the SE ¼ of the NW

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By: *[Signature]*

¼ (also being the centerline of NW 23 Avenue) to the intersection with the easterly prolongation of the south line of Lot 9, Block 1, TREASURE HEIGHTS, according to the Plat thereof recorded in Plat Book 12, Page 72 of the Public Records of Miami-Dade County, Florida; thence west along said easterly prolongation, and the said south line of Lot 9, Block 1 to the southwest corner of said Lot 9; thence north along the west line of said Lot 9, Block 1 to the southeast corner of Lot 17, Block 1 of said TREASURE HEIGHTS; thence west along the south line of said Lot 17, Block 1, and the westerly prolongation thereof to the intersection with the east line of the West ½ of the SW ¼ of the SE ¼ of the NW ¼ of said Section 22 (also being the centerline of NW 23 Court); thence south along said east line of the West ½ of the SW ¼ of the SE ¼ of the NW ¼ (also being the centerline of NW 23 Court) to the intersection with the south line of the SW ¼ of the SE ¼ of the NW ¼ of said Section 22 (also being the centerline of NW 46 Street); thence west along said south line of the SW ¼ of the SE ¼ of the NW ¼ and the south line of the SE ¼ of the SW ¼ of the NW ¼ (also being the centerline of NW 46 Street) to the POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

A portion of Section 15, Township 53 South, Range 41 East, Miami-Dade County, Florida, being more particularly described as follows: BEGIN at the northeast corner of the South ½ of the NW ¼ of the SE ¼ of the SW ¼ of said Section 15 (also being the intersection of the centerlines of NW 23 Avenue and NW 57 Street); thence south along the east line of the said South ½ of the NW ¼ of the SE ¼ of the SW ¼ (also being the centerline of NW 23 Avenue) to the intersection with the north line of the South 264 feet of the West ½ of the SE ¼ of the SW ¼ of said Section 15 (also being the centerline of NW 55 Street); thence west along said north line of the South 264 feet of the West ½ of the SE ¼ of the SW ¼ to the west line of the West ½ of the SE ¼ of the SW ¼ of said Section 15 (also being the centerline of NW 24 Avenue); thence south along said west line of the West ½ of the SE ¼ of the SW ¼ (also being the centerline of NW 24 Avenue) to the intersection with the north line of the South 220 feet of the SW ¼ of the SW ¼ of said Section 15 (also being the intersection of the centerlines of NW 24 Avenue and NW 55 Street); thence west along said north line of the South 220 feet of the SW ¼ of the SW ¼ to the intersection with the east line of the SW ¼ of the SW ¼ of the SW ¼ of said Section 15 (also being the centerline of NW 25 Avenue); thence north along said east line of the SW ¼ of the SW ¼ of the SW ¼ to the intersection with the north line of the South 259 feet of the SW ¼ of the SW ¼ of the SW ¼ of said Section 15; thence west along said north line of the South 259 feet of the SW ¼ of the SW ¼ of the SW ¼ (also being the centerline of NW 55 Street) to the intersection with the southerly prolongation of the west line of Lot 18, Block 2, WHEELER PLACE, according to the Plat thereof, recorded in Plat Book 43, Page 65 of the Public Records of Miami-Dade County, Florida; thence north along said southerly prolongation, the west line of said Lot 18, Block 2, the west line of Lot 5, said Block 2, the northerly prolongation thereof, and the west line of Lot 5, Block 1 of said WHEELER PLACE, to the northwest corner of said Lot 5, Block 1; thence east along the north line of said Block 1 of WHEELER PLACE, and the easterly prolongation thereof, to the southwest corner of the NE ¼ of the SW ¼ of the SW ¼ of said Section 15 (also being the centerline of NW 25 Avenue); thence north along the west line of the NE ¼ of the SW ¼ of the SW ¼ and the west line of the East ½ of the NW ¼ of the SW ¼ of said Section 15 (also being the centerline of NW 25 Avenue) to the northwest corner of the South ½ of the NE ¼ of the NW ¼ of the SW ¼ of said Section 15 (also being the intersection with the centerline of NW 61 Street); thence east along the north line of said South ½ of the NE ¼ of the NW ¼ of the SW ¼ (also being the centerline of NW 61 Street) to the intersection with the east line of the NE ¼ of the NW ¼ of the SW ¼ of said Section 15 (also being the centerline of NW 24 Avenue); thence north along said east line of the NE ¼ of the NW ¼ of the SW ¼ (also being the

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centerline of NW 24 Avenue) to the intersection with the westerly prolongation of the north line of Lot 13, Block 1, FRANCES PARK, according to the Plat thereof, recorded in Plat Book 19, Page 5 of the Public Records of Miami-Dade County, Florida; thence east along said westerly prolongation, and the north line of Lots 13 through 20 inclusive, of said Block 1, to the intersection of the east prolongation of north line of said Lot 20, Block 1 to the centerline of NW 23 Court; thence south along the centerline of NW 23 Court to the intersection with the westerly prolongation of the south line of the North 206.36 feet of the NW ¼ of the NE ¼ of the SW ¼ of said Section 15; thence east along said westerly prolongation and said south line of the North 206.36 feet of the NW ¼ of the NE ¼ of the SW ¼ to the east line of the NW ¼ of the NE ¼ of the SW ¼ of said Section 15 (also being the centerline of NW 23 Avenue); thence north along said east line of the NW ¼ of the NE ¼ of the SW ¼ (also being the centerline of NW 23 Avenue) to the intersection with the westerly prolongation of the south line of Lot 29, Block 1, MIDWAY PARK, according to the Plat thereof, recorded in Plat Book 18, Page 44 of the Public Records of Miami-Dade County, Florida; thence east along said westerly prolongation, the south line of Lots 11 through 29 inclusive, of said Block 1 and the easterly prolongation thereof to the intersection with the west line of Lot 7, of said Block 1, thence south along the west line of Lots 1 through 7 inclusive, said Block 1, the southerly prolongation thereof, the west line of Lots 1 through 10 inclusive, Block 2 of said MIDWAY PARK and the southerly prolongation thereof to the intersection with the south line of the NE ¼ of the NE ¼ of the SW ¼ of said Section 15 (also being the centerline of NW 60 Street; thence continue south along the northerly prolongation of the east line of Lot 38, Block 1, HOMEVILLE, according to the Plat thereof, recorded in Plat Book 16, Page 72 of the Public Records of Miami-Dade County, Florida; and the east line of said Lot 38, Block 1 to the northeast corner of Lot 12, of said Block 1; thence west along the north line of said Lot 12, Block 1 to the northwest corner of said Lot 12, Block 1; thence south along the west line of said Lot 12, Block 1 and the southerly prolongation thereof to the intersection with the north line of the South ½ of the SE ¼ of the NE ¼ of the SW ¼ of said Section 15 (also being the centerline of NW 59 Street); thence east along said north line of the South ½ of the SE ¼ of the NE ¼ of the SW ¼ of said Section 15 (also being the centerline of NW 59 Street) to the intersection with the northerly prolongation of the east line of Lot 38, Block 2 of said HOMEVILLE, thence south along said northerly prolongation, the west line of Lots 38 and 12, Block 2 of said HOMEVILLE and the southerly prolongation thereof to the south line of the NE ¼ of the SW ¼ of said Section 15 (also being the centerline of NW 58 Street); thence west along said south line of the NE ¼ of the SW ¼ (also being the centerline of NW 58 Street) to the intersection with the northerly prolongation of the east line of Lot 4, Block 1, GORRAY PARK, according to the Plat thereof, recorded in Plat Book 12, Page 30 of the Public Records of Miami-Dade County, Florida; thence south along said northerly prolongation, the east line of Lots 4 and 27 and the southerly prolongation thereof to the south line of the North ½ of the NE ¼ of the SE ¼ of the SW ¼ of said Section 15 (also being the centerline of NW 57 Street); thence west along the said south line of the North ½ of the NE ¼ of the SE ¼ of the SW ¼ of said Section 15 to the POINT OF BEGINNING.



Approved _____ Mayor

Agenda Item No.

Veto _____

Override _____

ORDINANCE NO. _____

ORDINANCE REVISING ZONING AND OTHER LAND DEVELOPMENT REGULATIONS PERTAINING TO THE MODEL CITY URBAN CENTER DISTRICT, AMENDING SECTIONS 33-284.99.43, 33-284.99.44 AND 33-284.99.46, 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. Sec. 33-284.99.43 of the Code of Miami-Dade County, Florida, is hereby amended as follows¹:

Sec. 33-284.99.43. Regulating Plans.

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

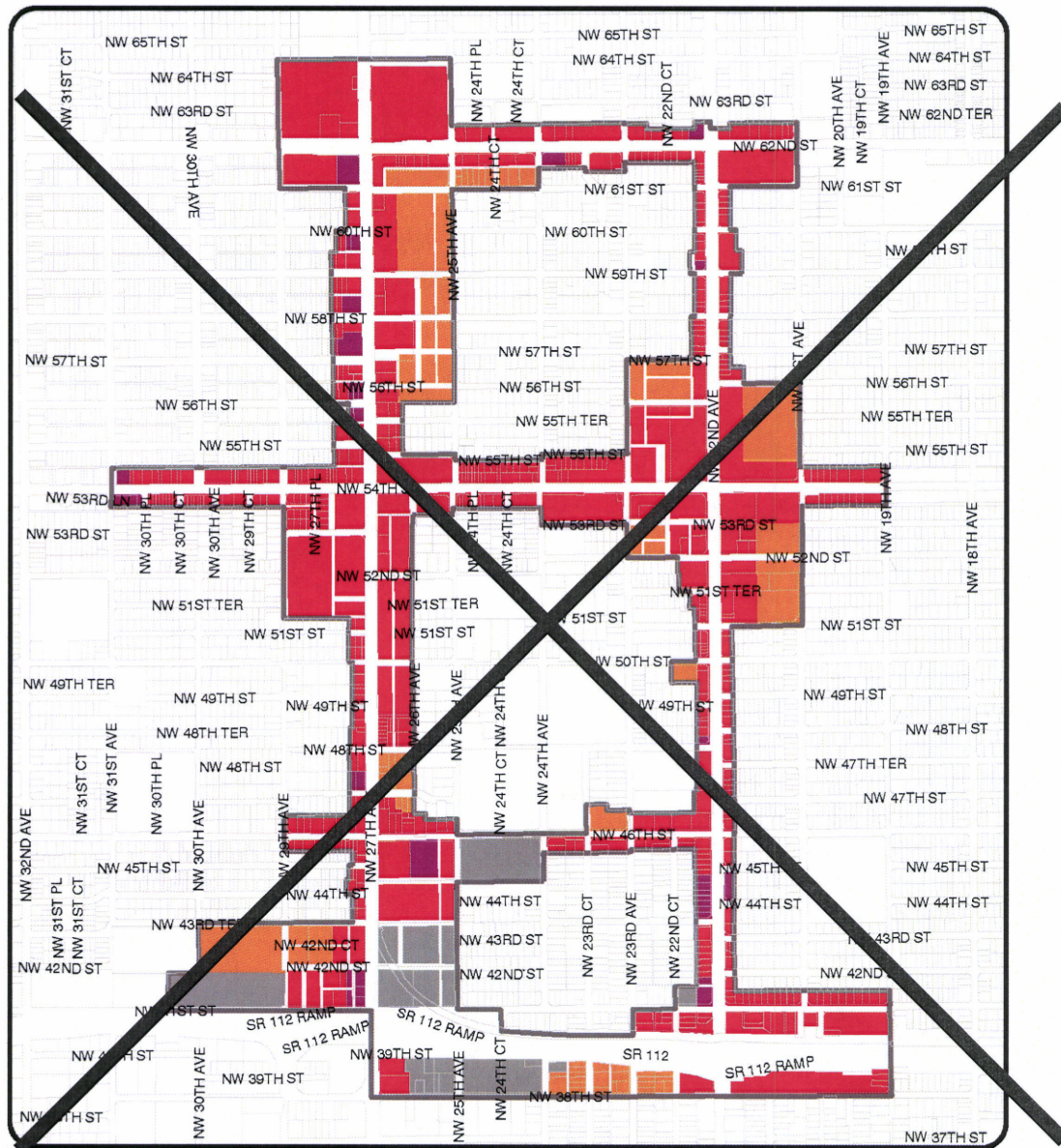
- A. The Land Use Plan, which delineates the areas where specified land uses and development of various types and intensities is permitted.
- B. The Density Plan, which delineates areas where specified minimum and maximum residential densities shall be permitted.
- C. The Building Heights Plan, which establishes the minimum and maximum allowable number of stories.

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.

- D. The Sub-districts Plan, which 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.
- E. The Designated Open Space Plan, which 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, which shows the location and the number of new streets needed to create the prescribed network of streets within the MCUCD 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.
- >>G. 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 three (3) Street Types and the hierarchy of streets (from most important to least important in accommodating pedestrian traffic) are Boulevard, Minor Street, and Service Road.<<

A. Land Use Plan

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Legend

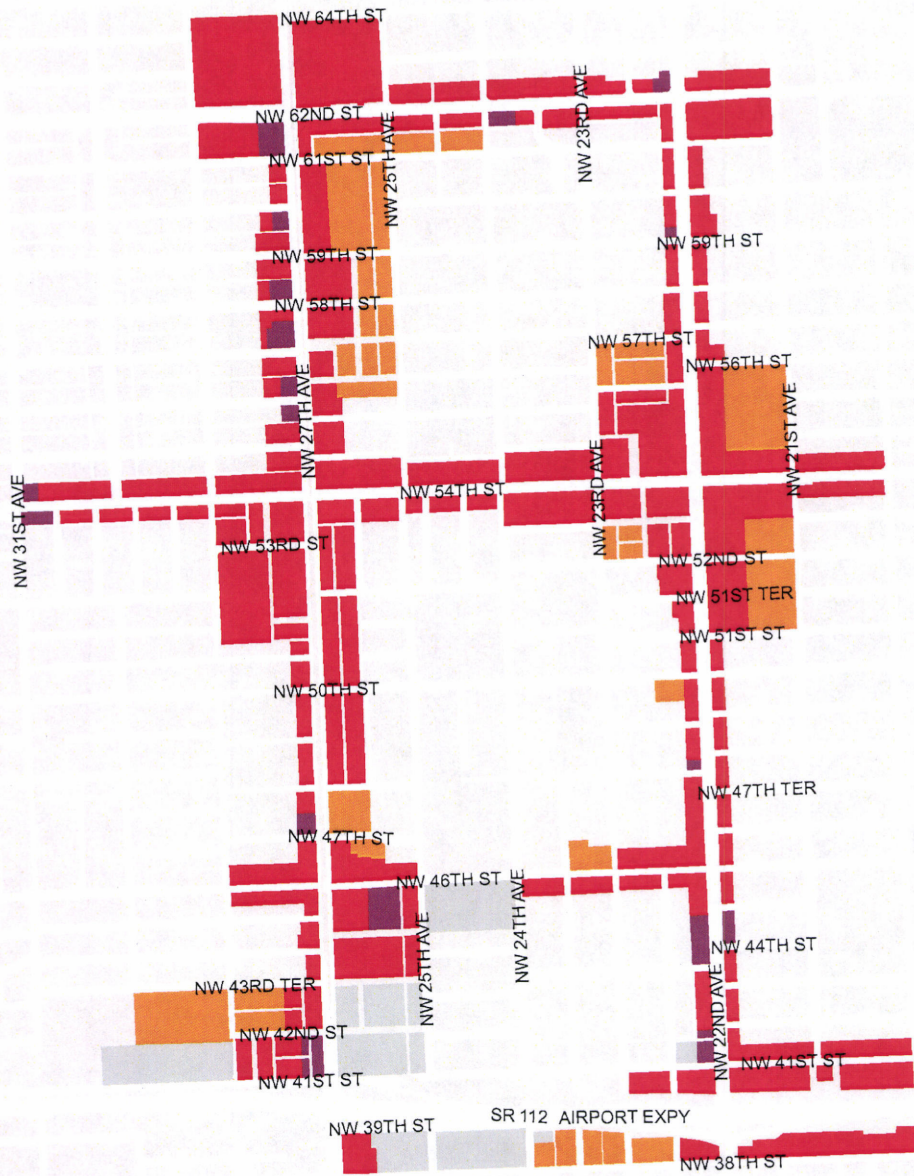
Land Uses

- MCS: Mixed-Use Corridor Special
- MC: Mixed-use Corridor
- RM: Residential Modified
- ID: Industrial District

Refer to Sec. 33-294.99.42 for specific permitted uses in each land use area

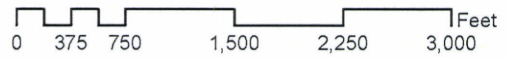
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Land Use

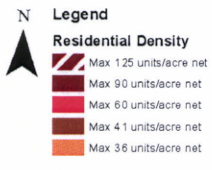
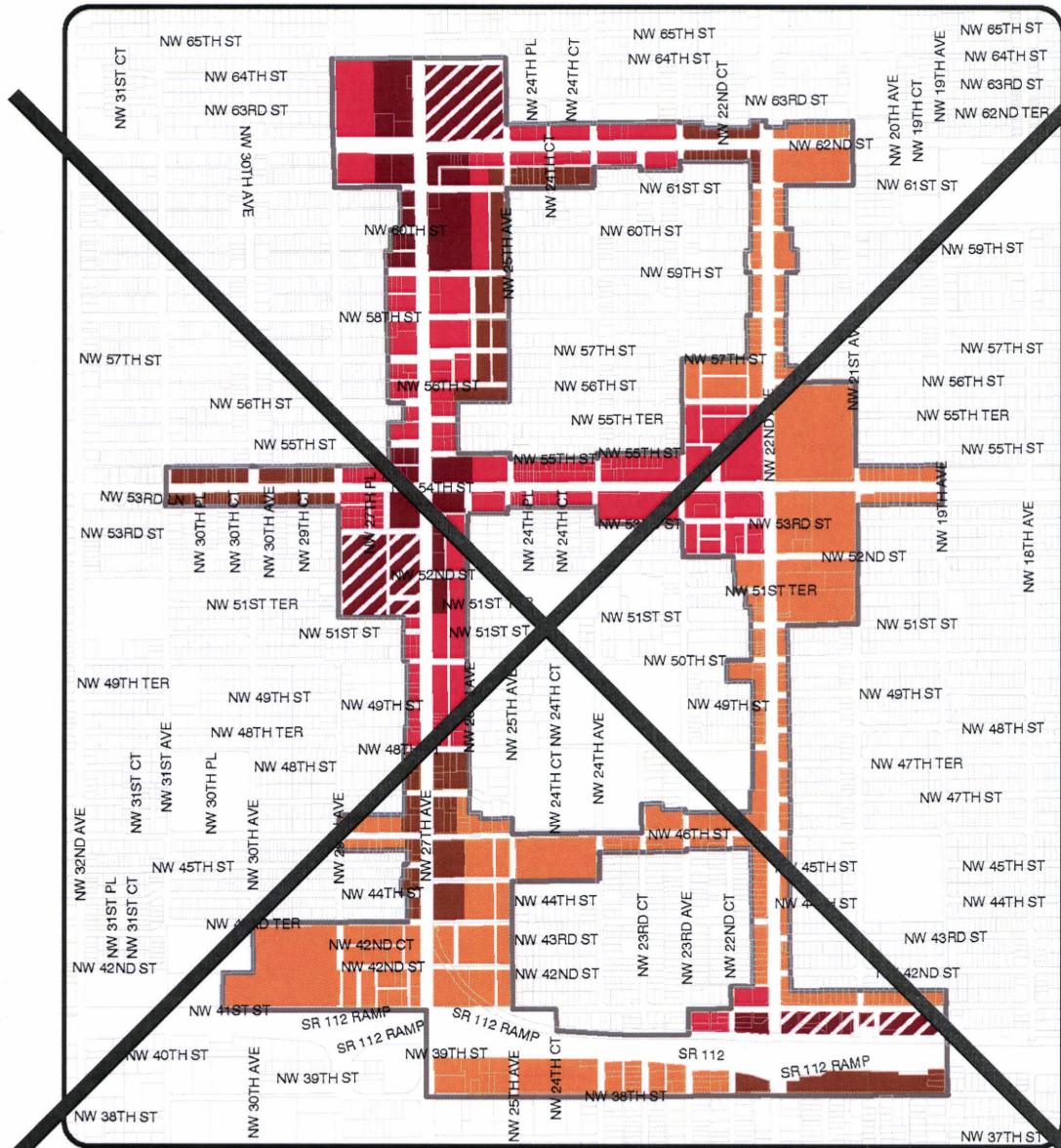
-  MC Mixed-Use Corridor
-  MCS Mixed-Use Special
-  RM Residential Modified
-  ID Industrial



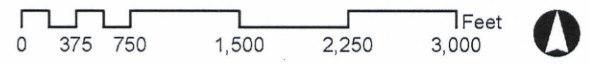
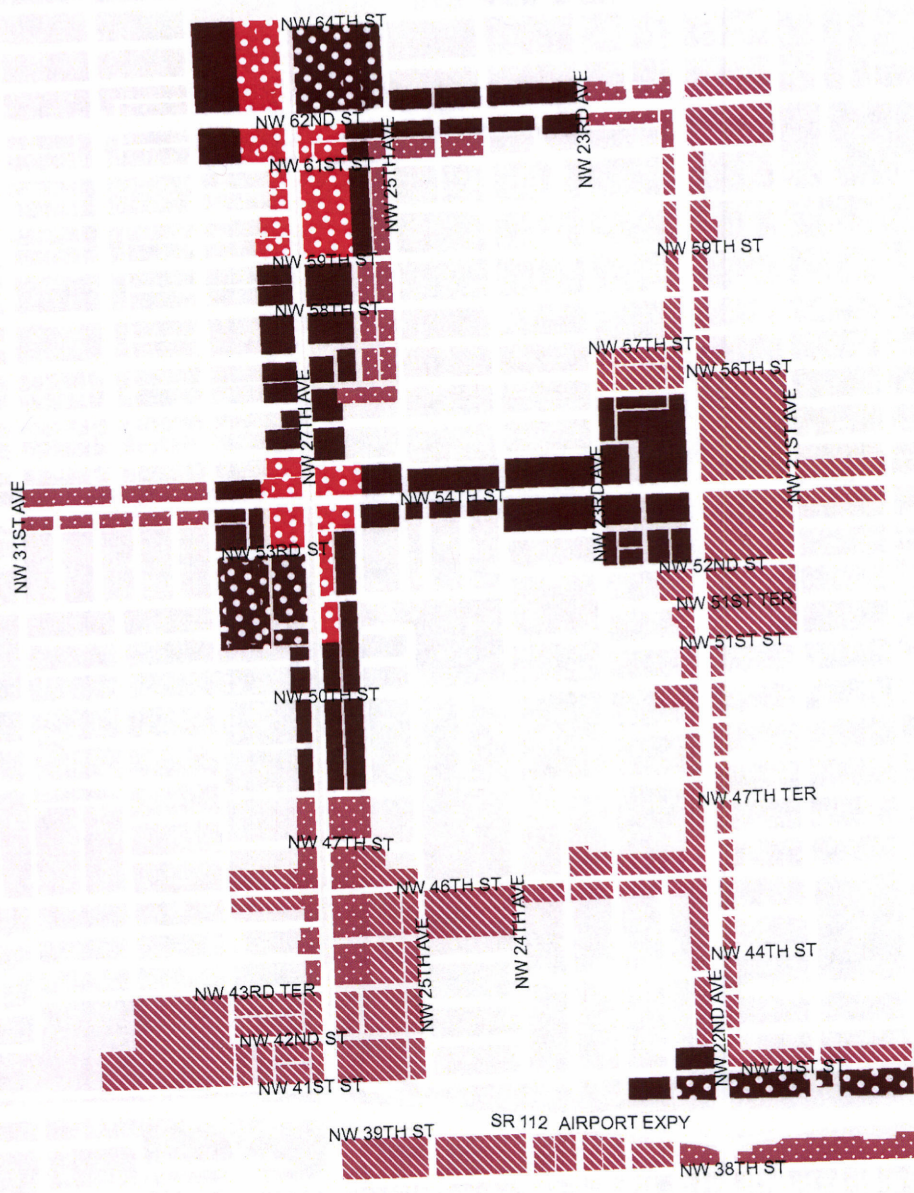
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B. Density Plan

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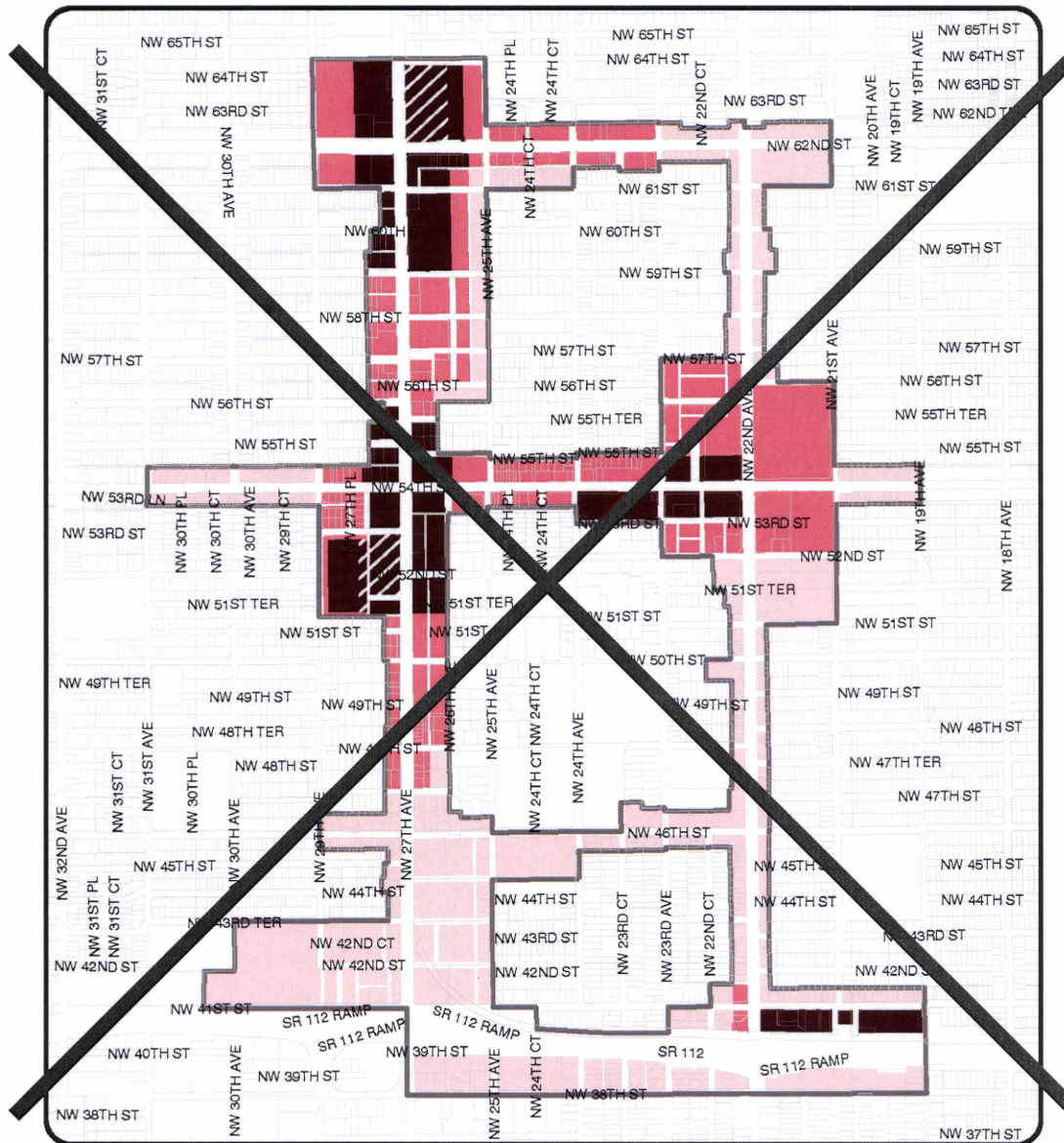


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C: Building Heights Plan

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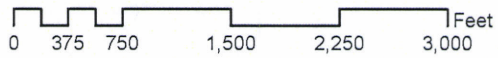
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Building Height

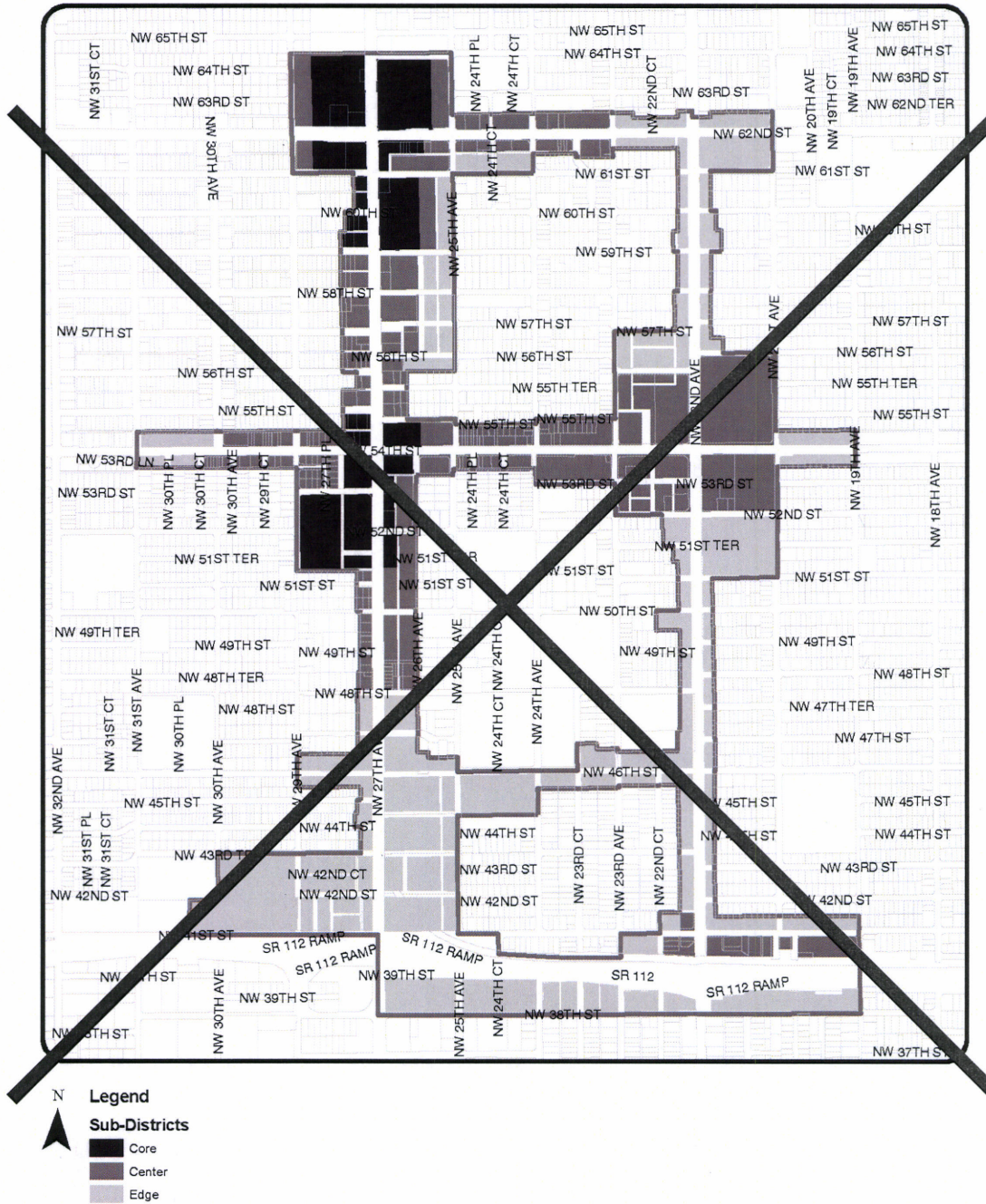
-  Min 6 - Max 15 Stories
-  Min 4 - Max 12 Stories
-  Max 6 Stories
-  Max 4 Stories



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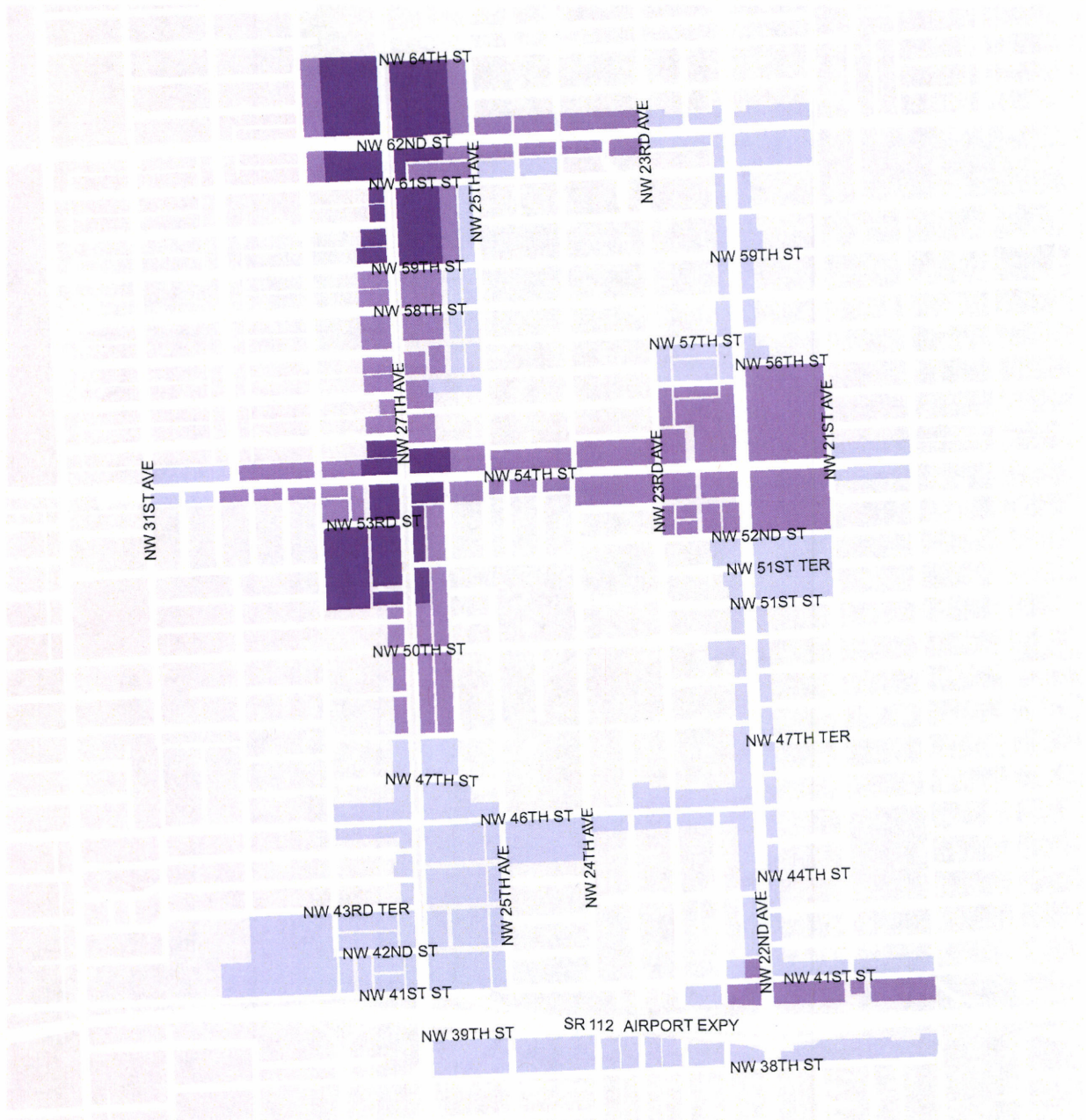
D. Sub-districts Plan

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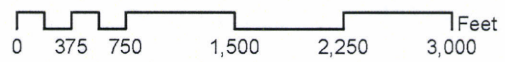
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Sub-Districts

-  Core Sub-District
-  Center Sub-District
-  Edge Sub-District



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E. Designated Open Space Plan

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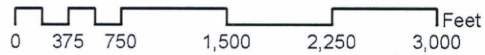


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Designated Open Spaces

-  Designated Open Space
-  Existing Open Space - Miami-Dade County Park
-  Open Space Anchor Point
-  StreetVista



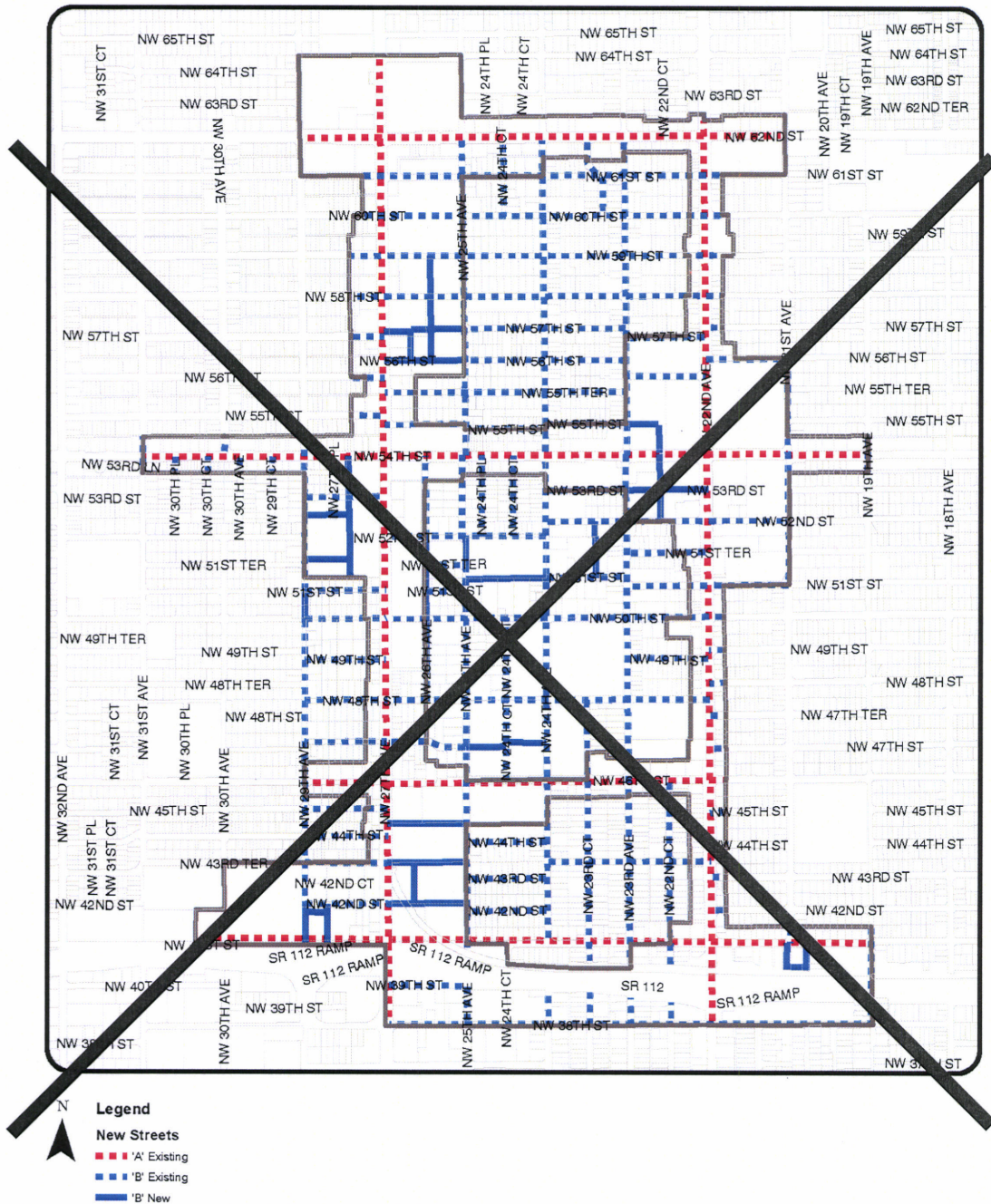
G: Green, S: Square, P: Plaza, E: Existing
 N/A: Not applicable

Number	Type	Area (sq. ft.)	Number	Type	Area (sq. ft.)
1	E	-	10	S	43,000
2	P	19,800	11	S	6,900
3	G	45,500	12	E	-
4	S	33,100	13	S	18,000
5	G	18,300	14	P	9,700
6	P	22,800	15	G	6,400
7	P	10,200	16	G	21,600
8	S	25,100	17	E	-
9	S	35,800	18	G	10,200



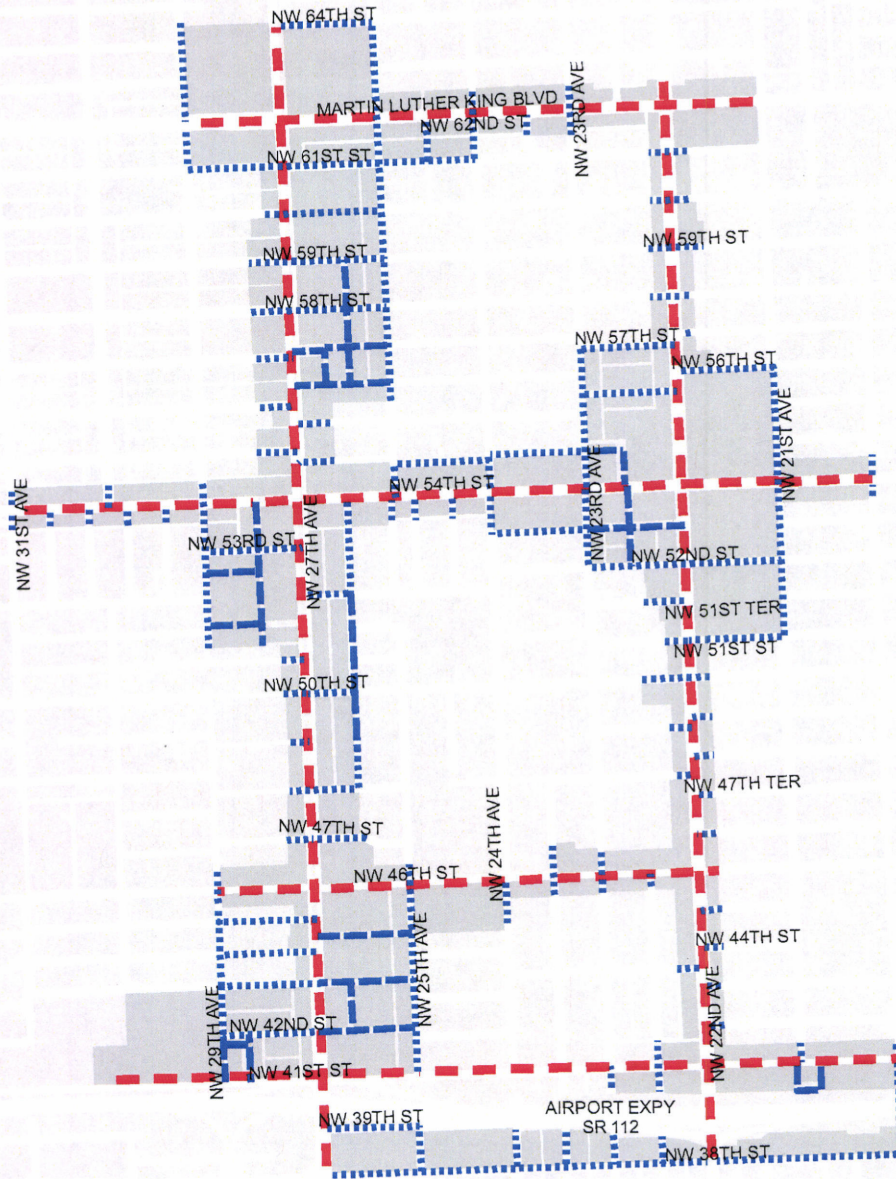
F: New Streets Plan

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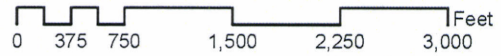
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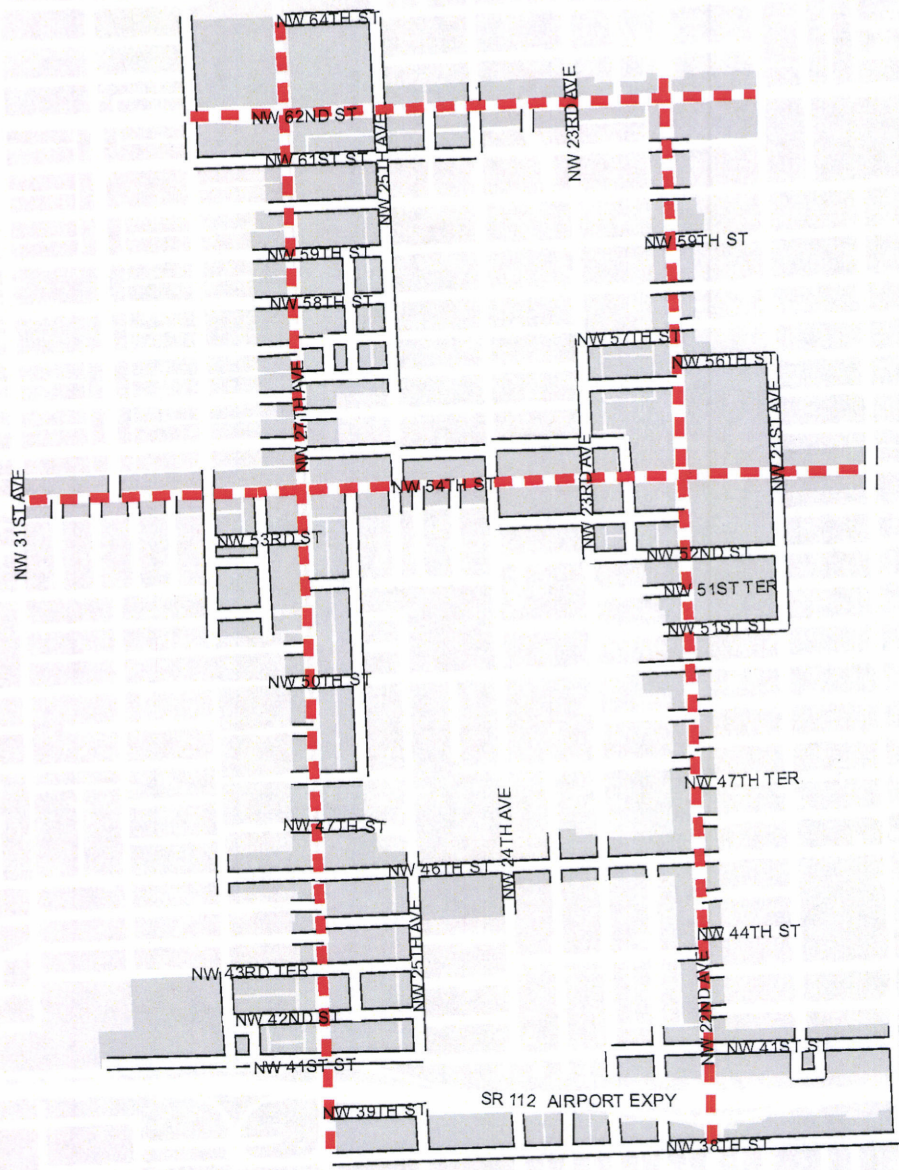


A/B Streets

-  A Existing
-  B Existing
-  B New



G: Street Types Plan



- Boulevard
- Minor



Section 2. Sec. 33-284.99.44 of the Code of Miami-Dade County, Florida, is hereby amended:

Sec. 33-284.99.44. Development parameters.

- A. Except as otherwise provided in this section, all new development and redevelopment within the MCUCD shall comply with the development parameters as set forth in Article XXXIII(K) of this code.
- 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 code, except that self-service gas stations shall comply with the development parameters applicable to the BU-1A district.
- C. At a minimum, streets within the MCUCD shall comply with the ~~[[Street Type Parameters for Type 5, Minor Street, as provided in Section 33-284.85 of this code]]~~ >> Streets, Service Roads and Utilities standards in Article XXXIII(K) of this code or as provided herein.

<u>Street type</u>	<u>Minimum Required Configuration</u>	
	<u>Core/Center</u>	<u>Edge</u>
<u>Boulevard</u>	<u>As provided in this section</u>	
<u>Minor Street</u>	<u>Street type 3, 4, or 5</u>	

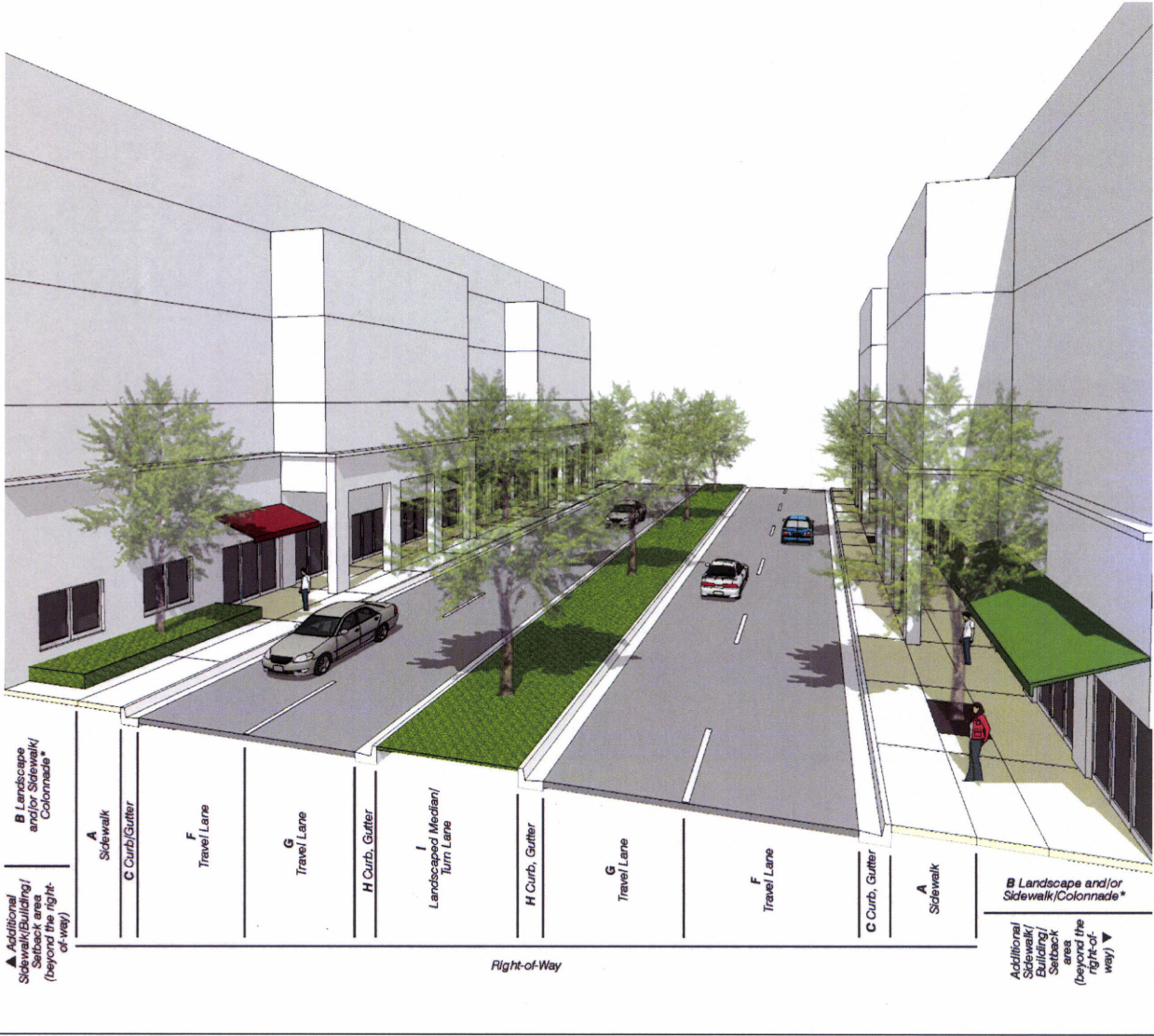
D. The following setbacks shall be required where a Building Placement Standard in Article XXXIII(K) of this code refers to a Frontage Table:

<u>Street Type</u>	<u>Required Setback</u>		
	<u>Core</u>	<u>Center</u>	<u>Edge</u>
<u>Boulevard</u>	0' * 10' **	0' * 10' **	10' or 15'
<u>Minor Street</u>	0' * 10' **	0' * 10' **	10' or 15'
<u>Note: * Colonnade required</u>			

**** Setback adjoining ground-story residential uses shall be landscaped and/or hard surfaced**

E. Street Types Development Parameters.

Boulevard



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

<u>Street Type</u>	<u>Required Elements</u>					
	<u>A.</u> <u>Sidewalk</u> <u>(Min.)</u>	<u>B.</u> <u>Landscape</u> <u>[b, c, d]</u>	<u>C.</u> <u>Curb/</u> <u>Gutter [e]</u>	<u>F, G.</u> <u>Travel</u> <u>Lanes [h]</u>	<u>H.</u> <u>Curb/</u> <u>Gutter [f]</u>	<u>I.</u> <u>Median/T</u> <u>urn Lane</u> <u>(Min.)</u>
<u>Boulevard</u> <u>Core/Center/</u> <u>Edge</u>	5'	Tree grates; tree planters; landscape strip	2'	11'	2'	6' (Median) 10' (Turn Lane)
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 Core and Center Sub-districts, 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 and boulevards; in Core and Center Sub-districts, curbs and gutters shall be provided at all intersections and roadway edges of minor streets.
- f. 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).<<

Section 3. Sec. 33-284.99.46 of the Code of Miami-Dade County, Florida, is hereby amended:

Sec. 33-284.99.46. Nonconforming structures, uses, and occupancies.

~~[[Nothing contained in this article shall be deemed or construed to prohibit a continuation of a legal noneconforming structure, use, or occupancy in the MCUCD that either: (1) was existing as of the date of the district boundary change on the property to MCUCD; 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 MCUCD 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 an extent of 50 percent or more of its market value, shall be subject to Section 33-35(e) 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(e) of this code.]]~~

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

Section 4. If any section, 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 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 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:

Approved by County Attorney as
to form and legal sufficiency: _____

Prepared by: _____