



Tonight's Agenda

- Introduction of agenda items
 - Miami 21 Atlas (North, South, West)
 - Comp. Plan Land Use Changes (All Quadrants)
- Review of Code and East Quadrant revisions, and comments to City Commission
- Review of remaining quadrant maps
- Review of land use changes
- Vote on 3 quadrant atlases and land use changes

Single Family Issues

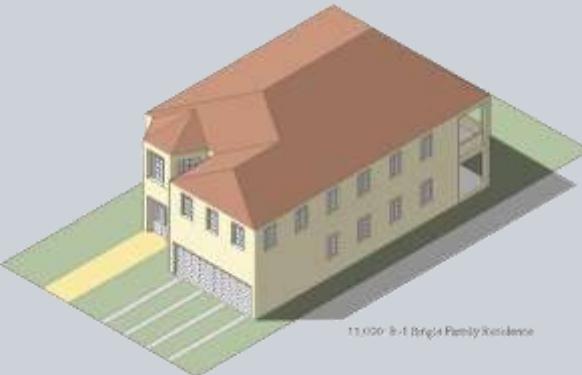
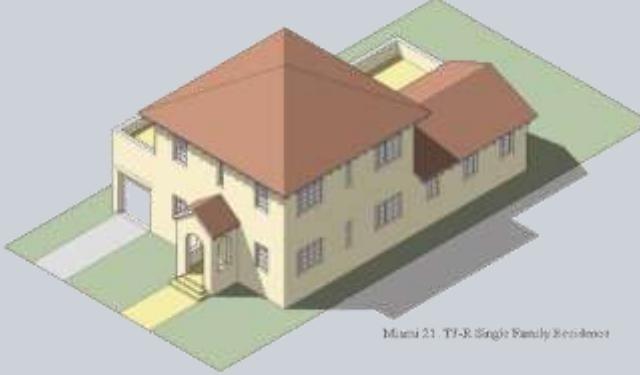
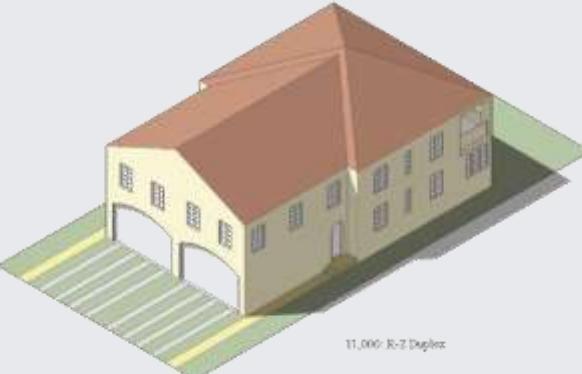
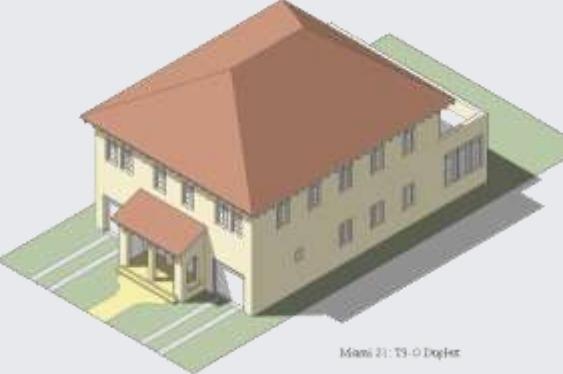
Issue	Miami 21
Fences	First layer (front): up to 5 feet Second and third layers (side/back): up to 8 feet
Hedges	All hedge height restrictions have been removed
Access through alleys	Only encouraged, but not mandatory for access to occur through alleys
Corner lot properties	Clarification that front of the home can be in either frontages, does not need to be on the primary frontage.
Oversized homes (McMansions)	Side setbacks established by aggregate lot width rather than single dimension AND maximum lot coverage limits for first and second story
Buffers to T3	In T5 and T6, buildings on lots greater than 120' in depth must be setback a minimum of 10% of their lot depth when adjacent to T3

Single Family Issues

Issue	Miami 21
Neighborhood Conservation Districts	Incorporated the existing NCD's into Miami 21.
Porches	Encourages front porches or stoops on the front of homes by allowing these structures to encroach into the front setback (first layer) up to a maximum of eight (8) feet
Green space	25% of the lot area must remain as green space (as current regulations).
Pools	Miami 21 does not regulate where pools can be located
Driveways / Parking	Two parking spaces per home required (same as current code) one of which is required to be located behind the front setback (within the second or third layer)
Granny flats	Allowed in the T3-L zones

Single Family Issues

McMansions

	ZO 11000	Miami 21
Single Family	 ZO 11000: R-1 Single Family Residence	 Miami 21: T3-R Single Family Residence
Duplex	 ZO 11000: R-2 Duplex	 Miami 21: T3-D Duplex

AIA Issues

- City and DPZ have met with architects and AIA representatives to obtain feedback since 2006
- Meetings with the local chapter of the AIA were extensive
- AIA formally identified 19 issues, of which 16 (**nearly 85%**) were modified to address their concerns
- The 3 remaining issues resulted in adjustments
- Other refinements and adjustments were made to accommodate the feedback received from architects who tested the Code

AIA Issues

AIA Issue	Miami 21 Response
If base FLR not reached, owner should be able to build to maximum height	Height limit was raised in Downtown and Park West. Limits assure that height will not incur costs
Clarify FLR Bonus pertaining to Public Benefits to be considered earned and not payable	Changes made in the Code
Change FLR on T6-24 to 8	Initial proposal was FLR of 5, after discussion it was changed to 6 and it has been increased to 7
Revisions to diagrams in Article 5	Revisions made in the Code
High rise portion of building to arrive at street level	Changes made in the Code. No setback requirements above eighth floor on right-of-ways greater than 70'
Floor plate sizes to be increased from 15,000 to 20,000 square feet	Change made to 18,000 square feet maximum for T6-36 and higher

AIA Issues

AIA Issue	Miami 21 Response
Consideration of a 15% to 20% of the building footprint to use a "Flex Encroachment" into setback	Flex encroachments not recommended at this time. Waivers available if needed and deviations allowed in transects
Allow for the obtainment of the building Certificate of Occupancy prior to receiving the LEED Certification	Appropriate language inserted into the Code. Allows obtainment of CO and requires a performance bond
All buildings <u>under fifty (50) thousand square feet</u> which do not require LEED Certification under the code, but the owner on its own achieves a minimum of LEED Silver Certification shall receive a 5% FLR bonus.	Language has been added to Code to allow for 2% FLR bonus.

AIA Issues

AIA Issue	Miami 21 Response
Below grade parking structures to raise above grade provide for the required mechanical and ventilation systems and equipment	Changes made in the Code. Underground garages can raise above grade along interior property lines. Along frontages, this is not allowed.
Pedestrian Passage Break shall be further studied to ensure that these passageways do not become unused pedestrian thoroughfares due to lack of proportion, light, financial success of the activation, security and maintenance.	Language exists in code to require frequent doors and windows along pedestrian passages.
A certain range of deviation from the proposed min./max. 10' foot setback should be allowed.	10% deviation (by Waiver) of setback; dominant setback waiver to allow consistency with the context; and 30% deviation of the building along the setback
Floor area definition	Clarified Floor Area definition Excludes open air spaces and atriums

AIA Issues

AIA Issue	Miami 21 Response
Revision of floor lot definition	Changes made in the Code
Allow mezzanines under a certain size not to count as part of FLR	Mezzanines extending under 33% of the Floor Area shall not be counted as an additional floor
Parapet Walls shall extend a minimum of 5 feet above the roof height	Changes made in the Code T6 allows up to 10' parapet walls plus other allowances for screening
Restrictions on ornamental features and trellis height to screen mechanical equipment	Changes made in the Code. Restrictions on ornamental features removed in T6-24 and higher. Trellis height remains at 14'
Biscayne Boulevard Corridor to be controlled by the width of the right-of-way.	A range of transect zones along the corridor has been proposed
Needs of a "stand alone" retail uses contradicting requirement for two-story height	Clarification made to AIA

Architectural Studies



Design / Architecture

Additional Refinements and Clarifications - June 2007 to March 2008

Incorporated Design Review Criteria (Section 1305)

Additional flexibility in the height downtown by increasing the bonus threshold

Added flexibility within the first two floors for retail to be distributed as needed and to allow greater architectural variation

Increased maximum lot sizes in T6-12 (Design District) from 40,000 to 70,000 square feet to address capacity issues

Clarified language to relax tower setbacks for small lots within T6-24 and higher to a minimum of 20 feet above the eighth floor by Waiver

Added language to allow an additional 6 feet of non-habitable space without setback for T6-24 and higher above the eighth floor to accommodate structural and mechanical systems

Added language to allow required pedestrian passages in T6-36 to be fully roofed and lined with frequent doors and windows. Previous language only included T6-60, and T6-80

Design / Architecture

Additional Refinements and Clarifications – April 2008 to Present

Added flexibility to parking structures to allow for the total height of the parking levels to be equal to the total height of the Liner

Increased FLR in T6-24 from six (6) to seven (7) to address substandard lot depths

Allowed increase in maximum lot sizes in T5 and T6 (by Exception) for uses that serve the neighborhood

Allowed 3 foot encroachments for energy-efficient screening devices

Removed ten foot pedestal setback on streets wider than 70 feet, such as Brickell, Biscayne Boulevard and other major corridors

Removed roof height restrictions for T6-24 and higher for all mechanical and equipment roof enclosures (greater flexibility of design and screening)

Increased maximum floor plate length for commercial uses in T6

Allowed 2 stories on pedestal to allow units and amenity space to be provided

Miami River Commission

MRC Issue	Miami 21 Response
Exempt D1 and D2 from building setback	A minimum setback of 20 feet or 25% of the lot depth, whichever is less is proposed. This setback minimizes impacts on industrial functions while protecting the environment and possible future public connectivity
Not allowing building heights higher than 50 feet in Spring Garden	The waterfront along Spring Garden has been changed to T4, which allows for up to three (3) story buildings
Amend note in Riverwalk Cross Sections	This comment has been incorporated and further explained in Appendix B
Provide formula from City Charter on riverwide basis for parcels less than 200 feet wide from the waterfront	This has been provided in the waterfront standards; Section 3.11

Miami River Commission

MRC Issue	Miami 21 Response
Compliance with the Federal Maritime Security Act requirements	Section 2.2.2 addresses conflicts with any applicable requirements of any statute, rule, regulation, ordinance, or Code. The most stringent regulation takes precedence
Insert container yards as defined to be allowed by right in D1 and D2	A change was made to include “container yards” as an allowable uses in D2 and D3
Inserting marine-related /industrial as defined to be allowed by right in D1 and D2	This has been addressed through the D3 regulations
Allowing any current marine industrial business to be legal uses within D1 and D2	This has been addressed through the D3 regulations

Miami River Commission

MRC Issue	Miami 21 Response
Not allowing building heights greater than what is currently allowed on R1 in Grove Park, Durham Park, and River Park	Building heights in T3-R remain the same as the R-1 designation
Proposed zones for all parcels before considered by City Commission	Miami 21 Code and proposed zones for all parcels will be presented to the City Commission together as requested
Allowing number of cargo containers to be stacked as currently allowed	The regulation for number of cargo containers which may be stacked are the same as the current regulations
Removing new proposed time restrictions regarding crane operation hours	The requirements that are in place are the same ones as what they are currently allowed in Zoning Ordinance 11000

Nonconformities

Single Family and Duplex (T3)

Destruction in the event of a disaster	ZO 11000	Miami 21
If 50% or more of assessed valuation	The home <u>may not</u> be rebuilt as it was <u>except by public hearing and special exception</u> .	Allows reconstruction of the house and <u>does not stipulate a percentage requirement regardless of the amount of damage</u> .
If less than 50% of assessed valuation	Home may be restored if begun within six (6) months . This part of the code is unclear since it addresses the use of a structure and not the structure itself.	Application for reconstruction must be <u>filed within twelve (12) months</u> from date of destruction. This time period may be further extended by the City Commission.
Repairs and Maintenance of property	Only 20% of the gross square footage of the nonconforming home can be repaired within a twelve (12) month period.	Allows nonconforming home to be maintained and repaired. Does not stipulate a percentage or time frame.

Nonconformities

Multi-Family

Destruction in the event of a disaster	ZO 11000	Miami 21
If less than 50% of assessed valuation	Replacement or reconstruction is allowed by Class II (administrative) within <u>6 months</u> from date of destruction	Replacement or reconstruction is allowed by Waiver (administrative) within <u>12 months</u> from date of destruction
If 50% or more of assessed valuation	May be allowed by Special Exception provided that reconstruction is essential to the reasonable conforming use within <u>6 months</u> from date of destruction	The PZAB may, by exception, allow the replacement or reconstruction of the nonconforming structure (public hearing) within <u>12 months</u> from date of destruction
		<i>* In addition, allows City Commission to authorize a time extension citywide</i>

Nonconformities

Uses

Destruction in the event of a disaster	ZO 11000	Miami 21
Less than fifty percent (50%) of assessed valuation	Replacement or reconstruction is allowed by Class II (administrative) within <u>6 months</u> from date of destruction	Use may be restored by Warrant (administrative). Application for restoration shall be filed within <u>twelve months</u> of destruction
Fifty percent (50%) or more of assessed valuation	May be allowed by Special Exception provided that reconstruction is essential to the reasonable conforming use within <u>6 months</u> from date of destruction	Use may be approved by the PZAB by Exception (public hearing). Application for restoration shall be filed within <u>twelve months</u> of destruction

Miami 21 Process

Planning Determination

ZO 11000

Notice

- Notification to other officer or agencies of the City

Appeals

- Appeals to Zoning Board must be filed within 15 days of determination
- Appeals to City Commission must be filed within 15 days of Zoning Board ruling

Miami 21

Notice

- Notification to other officers or agencies of the City
- **Notification to all NET Offices**
- **Posted on City website**

Appeals

- Appeals to PZAB must be filed within 15 days of web posting
- Appeals to City Commission must be filed within 15 days of PZAB ruling

Miami 21 Process

Zoning Interpretation

ZO 11000

Notice

- Notification to party requesting interpretation

Appeals

- Appeals to Zoning Board must be filed within 15 days of decision
- Appeals to City Commission must be filed within 15 days of Zoning Board ruling

Miami 21

Notice

- Notification to party requesting interpretation
- **Notification to other officers or agencies of the City**
- **Notification to all NET Offices**
- **Posted on City website**

Appeals

- Appeals to PZAB must be filed within 15 days of web posting
- Appeals to City Commission must be filed within 15 days of PZAB ruling

Miami 21 Process

Waiver

ZO 11000

Notice

- Notification of application to all abutting property owners via certified mail
- Notification of application via certified mail to all registered HOA's within applicable NET area
- Notification of application to applicable NET Office

Time Limits

- Class II valid for a period of one year
- One time extension for an additional year

Appeals

- Appeals to Zoning Board must be filed within 15 days of decision
- Appeals to City Commission must be filed within 15 days of Board ruling

Miami 21

Notice

- Notification of application to all abutting property owners via certified mail
- Notification of application via certified mail to all registered associations within applicable NET area
- Notification of application to applicable NET Office
- **Waiver decision posted on City website within 5 days of written decision; includes explanation of appeal rights**
- **Waiver cannot be issued prior to 30 days from time of notice to NET Office**
- **PROPOSED: NET Office to provide notice of final decision to official representatives of all registered associations**

Time Limits

- **Valid for a period of two years**
- One time extension for an additional year

Appeals

- Appeals to PZAB must be filed within **15 days of web posting**

Miami 21 Process

Warrant

ZO 11000

Notice

- Notification of application to all abutting property owners via certified mail
- Notification of application via certified mail to all registered HOA's within applicable NET area
- Notification of application to applicable NET Office

Time Limits

- Class II valid for a period of one year
- One time extension for an additional year

Appeals

- Appeals to Zoning Board must be filed within 15 days of decision
- Appeals to City Commission must be filed within 15 days of Board ruling

Miami 21

Notice

- Notification to all abutting property owners via certified mail
- Notification via certified mail to all registered associations within applicable NET area
- Notification to applicable NET Office
- **Warrant decision posted on City website within 5 days of written decision; includes explanation of appeal rights**
- **Warrant cannot be issued prior to 30 days from time of notice to NET Office**
- **PROPOSED: NET Office to provide notice of final decision to official representatives of all registered associations**

Time Limits

- **Valid for a period of two years**
- One time extension for an additional year

Appeals

- Appeals to PZAB must be filed **within 15 days of web posting**
- Appeals to City Commission must be filed within 15 days of Board ruling

Miami 21 Process

Exception

ZO 11000

Notice

- Formal public notice as required in Chapter 62 of the City Code

Time Limits

- Valid for no more than one year but not less than 60 days
- One time extension for an additional year

Appeals

- Appeals to City Commission must be filed within 15 days of Board ruling

Miami 21

Notice

- Notification of application to all property owners within 500 feet via certified mail
- Notification of application via certified mail to all registered associations within applicable NET area
- Posting of the property and newspaper notice as per Chapter 62 of the City Code
- Cannot be issued prior to 30 days from time of notice to NET Office
- Decision to be provided to applicable NET Office; explanation of appeal rights
- Decision to be posted on City's website; explanation of appeal rights
- PROPOSED: NET Office to provide notice of final decision to official representatives of all registered associations

Time Limits

- Valid for a period of two years, which building permit or certificate of use must be obtained
- One time extension of an additional year

Appeals

- Appeals filed within 15 days to the City Commission



Miami 21 Process

Variance

ZO 11000

Miami 21

Notice

Formal public notice as required in Chapter 62 of the City Code

Time Limits

- Valid for no more than one year but not less than 60 days
- One time extension for an additional year

Appeals

- Appeals to City Commission must be filed within 15 days of Board ruling

Notice

- Notification of application to all property owners within 500 feet via certified mail
- Notification of application via certified mail to all registered associations within applicable NET area
- Posting of the property and newspaper notice as per Chapter 62 of the City Code
- Cannot be issued prior to 30 days from time of notice to NET Office
- Decision to be provided to applicable NET Office; with explanation of appeal rights
- Decision to be posted on City's website; with explanation of appeal rights
- PROPOSED: NET Office to provide notice of final decision to official representatives of all registered associations

Time Limits

- Valid for a period of two years, which building permit or certificate of use must be obtained
- One time extension of an additional year

Appeals

- Appeals filed within 15 days to the City Commission



Additional Adjustments/Refinements

- Clarification of development regulations of a CI Zone based on its abutting context
- Creation of the CI-HD District to accommodate the Health District area and expansion plans
- Creation of D3 zoning category to address marine/ water related industrial uses. Similar to current SD-4 regulations
- Inclusion of existing Neighborhood Conservation District (NCD) regulations for Coral Gate and Coconut Grove
- Added language requiring all Miami riverfront properties to include water-related uses, except T3 Zones to ensure compliance with the Comprehensive Plan
- Establishment of T1 (Conservation) zoning category for spoil islands, conservation parks, and Virginia Key
- Added language to create thoroughfares that are bicycle-friendly and recognizes that bicycles are a sustainable and viable mode of transportation and recreation in the City of Miami

Recent Proposals



Suggestions from Memo 12/11/08

Miami River Commission

Miami 21 Draft	Proposals
Article 1, page 8 Title: Marine-Related Industrial "Facility"	Revised title to Marine-Related Industrial "Establishment" (Article 1)
Article 3, page 16 D3 not exempted from setbacks	Waterfront Standards- add setback exception for D3 Waterfront Marine Industrial uses (Section 3.11)
Page B.6 language "...paving may extend..."	Language revised "...paving <u>shall</u> extend..." instead of " <u>may</u> "(Appendix B, page 6)

Suggestions from Memo 12/11/08

Notice Clarifications

Miami 21 Draft	Proposals
Not previously included	Add the decision of City Commission shall include an explanation of the code requirement for an appeal of the decision and shall be provided to the NET office and posted on the City's website (section 7.1.2.8.h.2)
Not previously included	Clarified language in Section 7.1.5 to make notice of appeals more clear

Suggestions from Memo 12/11/08

Zoning Clarifications

Miami 21 Draft	Proposals
Not previously included	Add a definition for Botanical Garden (Article 1) and add a provision in NCD for botanical gardens on land of greater than 5 acres, allowed by Exception (Appendix A)
Not previously included	Established Setback Areas to add Center Grove Business Area (Section 3.3.6.k) and adjust Diagram 10 to reflect this information
Language included only First Layer and along Primary Frontages	Clarification of language to the 6-foot wall requirement on Section 3.7.1
Language included Waivers that are not necessary and different than what exists today	Clarification of language for T3 and T4 in the review of major alterations and additions in NCD (Section 3.12.2.e). Same as today.

Suggestions from Memo 12/11/08

Zoning Clarifications

Miami 21 Draft	Proposals
Language revised	All demolition permits shall be reviewed including a tree conservation plan (Section 3.12.2.e)
Illustration 5.9 –D2 inconsistency	Consistency between building setback at secondary front and building placement diagram
Language includes “should”	Clarification on language for CI-HD: replace “should” to “recommended” to conform to SD-10 regulations (Article 5)
Not previously included	Add provision for special yards from 11000 (Section 3.3.3)
“...shall not be construed <u>by itself</u> to create a nonconformity...”	Clarification on nonconformities to remove the word “by itself” from Section 7.2.1.a.2

Suggestions from Memo 12/11/08

Commissioners' / Community Input

Miami 21 Draft	Proposals
Not previously included	Limitations of height on Grand and Douglas Avenues through NCD (Appendix A)
Not previously included	Addition of underground parking in T3 or higher provided a unity-of-title connecting the parcels in the Mixed-Use Cultural District (Coconut Grove, Appendix A)
Not previously included	All properties located within the Village Center shall be reviewed by the Coordinated Review Committee

Suggestions from Memo 12/11/08

Comprehensive Plan

Miami 21 Draft	Proposals
Definition of Transitional Housing provided	Remove definition of Transitional Housing (Article 1, page 19)
Definition of Transitional Housing included in the definition of Community Support Facility	Remove Transitional Housing from the definition of Community Support Facility (Article 1, page 7)
Assisted Care Community Facility title	Assisted Care Community Facility title changed to Community Support Facility (Article 6, pages 10, 13, and 15)
Transitional Housing language included	Transitional Housing use removed from T4 (Article 6, page 7) and T6 (Article 6, page 13)
Assisted Living Facilities allowed in T6-12 or higher, maximum number of residents 49	Article 6: Clarification on Assisted Living Facilities in T5 (page 10), T6 (page 13), and Civic/Institutional and CI-HD (page 15); and corrections to minimum distance requirements in T5 (page 10) and T6 (page 13)
Regulations for D1, D2, and D3 not listed	Article 6: Clarification on D1, D2, and D3 for residential facilities under Community Support Facility category

ATLAS PROPOSALS

DPZ



East Quadrant



DPZ



MADE 21

Suggestions from Memo 12/11/08

Mapping Changes – **East Quadrant**

Location	Draft Map	Proposals
NE 62 nd Street south side and NE 61 st Street on both sides of the street from FEC ROW to alleyway behind Wendy's on NE 2 nd Avenue	T5-O	D1
Toussaint L'Ouverture Elementary School property	T5-R and T3-R	CI
NW 36th Street both side from NW 5th Avenue to NW 3rd Avenue and north to I-195	T5-O	T6-8
Project Site on NW 20th Street and 1st Avenue	D1	T6-8
Properties on NW 19 th Street, between NW 1 st Avenue and NW 1 st Court	T3-O	T4-R
Booker T Washington High School west property addition on eastside of NW 7th Avenue and NW 14th Street	T6-R	CI
Four block area east of NW 3rd Avenue to NW 2nd Avenue, from NW 14th Street to 17th Street	T4-L	T5-L

Suggestions from Memo 12/11/08

Mapping Changes – **East Quadrant**

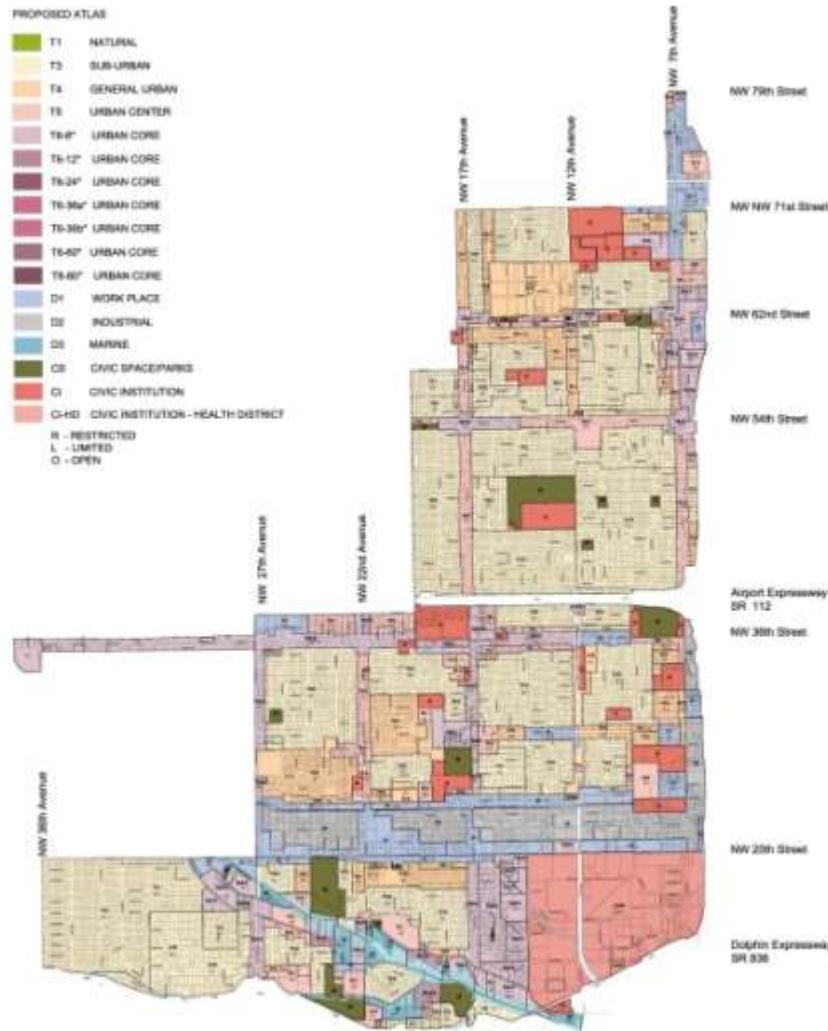
Location	Draft Map	Proposals
Four block area from NW 11 Terrace to 13th Street between NW 1st Place and NW 2nd Avenue	T6-8 L	T5
Properties west of FEC ROW between NW 10th Street and 11th Terrace	T6-24	T6-8
Former New Hope Overtown Site on NW 5th Avenue to 6th Avenue between 6th Street and 7th Street	T5	T6-8 O
WASA Property on NW North River Drive and 3rd Street	T6-8	CI
MRC and FPL Properties from Miami River to SW 2nd Street and 2nd Avenue	T6-36	CI
Property east of FEC ROW on the northwest corner of NE 61 st Street and NE 4 th Court	T4	D1

North Quadrant

PROPOSED ATLAS

- T1 NATURAL
- T3 SUB-URBAN
- T4 GENERAL URBAN
- T5 URBAN CENTER
- T6-1* URBAN CORE
- T6-12* URBAN CORE
- T6-2* URBAN CORE
- T6-30* URBAN CORE
- T6-30* URBAN CORE
- T6-87* URBAN CORE
- T6-87* URBAN CORE
- D1 WORK PLACE
- D2 INDUSTRIAL
- D3 MARINE
- C1 CIVIC SPACES/PARKS
- C2 CIVIC INSTITUTION
- C-HD CIVIC INSTITUTION - HEALTH DISTRICT

R - RESTRICTED
L - LIMITED
O - OPEN



DISCLAIMER: THIS IS A DRAFT MAP OF THE ZONING TRANSLATION FOR DISCUSSION AND COMMUNITY FEEDBACK.
THIS MAP WAS DEVELOPED IN INFORMATION PROVIDED BY THE CITY OF MIAMI.



Review Date: December 10, 2008

DUANE PLATSER-ZYBICK & COMPANY



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Suggestions from Memo 12/11/08

Mapping Changes – **North Quadrant**

Location	Draft Map	Proposals
Former Northwestern Estates Project site [Peninsula Developers/Urban League JVP] on NW 67 th Street to 69 th Street between the rear of commercial properties on the west side of NW 7 th Avenue to NW 10 th Avenue	T4-L	T6-8 L
Property south and adjacent to African Square Park on north side of NW 61 st Street from rear of properties on NW 12 th Avenue to 15 th Avenue	T4-L	T5-L
Property on northwest side of NW 60th Street and 6th Court	D1	T6-8 O

South Quadrant

SOUTH QUADRANT

MIAMI 21 ATLAS



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Review Date: December 16, 2008



BURKE PLATTZ, SYKES & COMPANY



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MIAMI 21
your city, your place

Suggestions from Memo 12/11/08

Mapping Changes – **South Quadrant**

Location	Draft Map	Proposals
Area generally bounded by Virginia St to the West, Day Ave to the North, Mary St. to the East, and Oak Ave to the South; Excluding properties with a frontage on Oak Ave	T5-L	T4-L
Area generally bounded by Mary St to the West, Day Ave to the North, and Tigertail Ave to the South and East; excluding properties with a frontage on Oak Ave	T5-L	T4-L
Properties located on the North Side of Thomas Ave from SW 37 th Ave to Plaza St	T4-L	T3-O
Properties located on the South side of Florida Ave, third parcel from SW 37 th Ave to Plaza St	T4-L	T3-R
The two corner parcels between S Dixie Hwy (US1) and Bird Ave	T6-8	T5-O
Properties with a frontage on S Dixie Hwy (US1) between Mundy St and Bird Ave	D1	T5-O

Suggestions from Memo 12/11/08

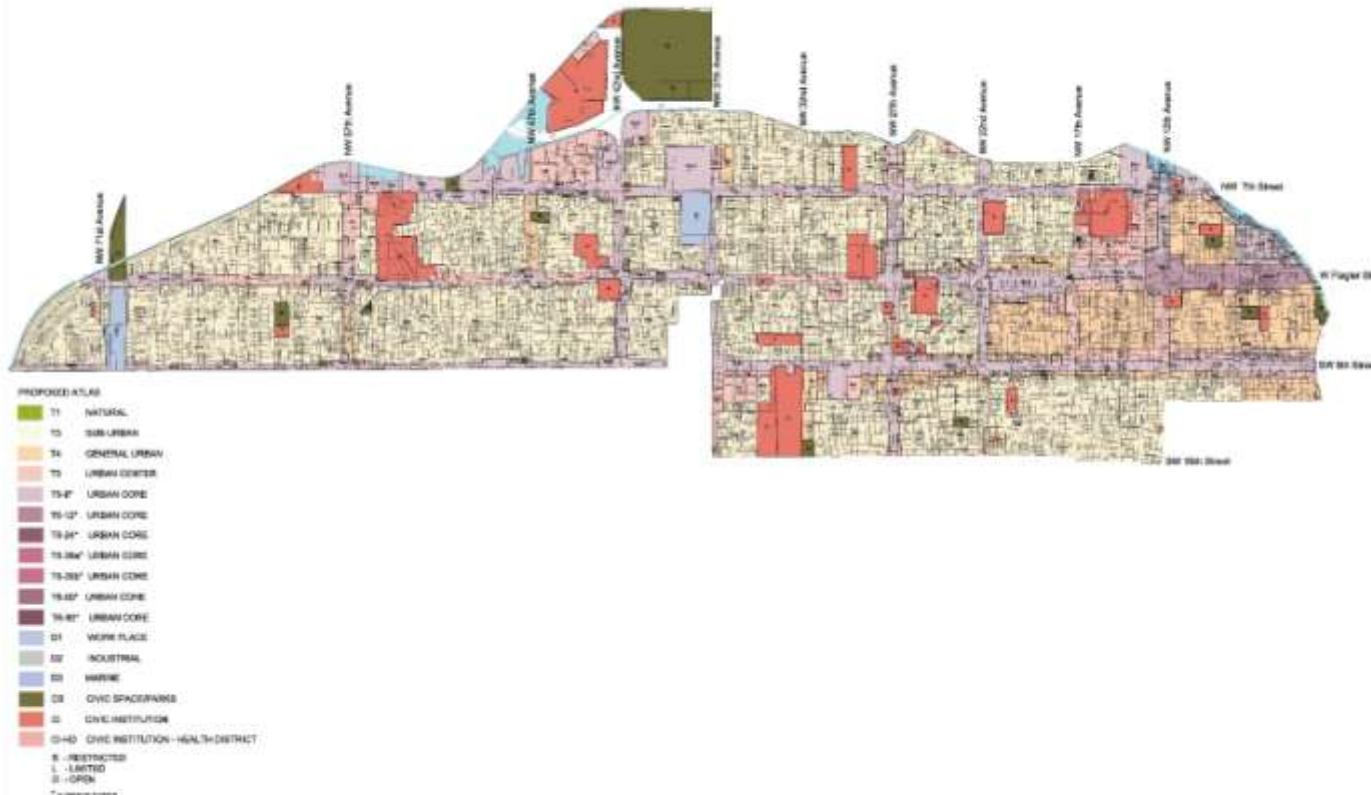
Mapping Changes – **South Quadrant**

Location	Draft Map	Proposals
Second and third properties in from Bird Ave on the East side of Hibiscus St; Second property in from Bird Ave on the West side of Hibiscus St; the second property in from S Dixie Hwy (US1) on both sides of Carter St; the second property in from S Dixie Hwy (US1) on the West side of Plaza St; the Northeast corner of the parcel located on the West side of Mundy St	D1	T5-O
The properties located on the South Side of Florida Ave between Plaza St and Hibiscus St will be a mix of T5 and T3. The depth of the T3 lots will be approx. 45'. The properties located on the North Side of Thomas Ave between Plaza St and Hibiscus St will be a mix of T5 and T3. The depth of the T3 lots will be approx. 20'.	T3	T3 and T5

West Quadrant

WEST QUADRANT

MIAMI 21 ATLAS



DISCLAIMER: THIS IS A DRAFT MAP OF THE ZONING TRANSLATION FOR DISCUSSION AND COMMUNITY FEEDBACK.
THIS DOCUMENT IS NOT A LEGAL DOCUMENT AND IS SUBJECT TO CHANGE.



Written Date: December 10, 2006



Human Health Effects of Contaminants



DPZ



FUTURE LAND USE CHANGES





Guiding Miami's Future

DPZ



Miami 21
your city, your plan