



MEMORANDUM

To: Honorable Mayor and Town Council

From: Rafael G. Casals, Town Manager

Date: December 14, 2016

Re: Amending Sec 3-102 (F) Buffer 4. (***Second Reading***)
Changes to Managers Memo between First and Second Reading are highlighted.

REQUEST

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, CLARIFYING SECTION 3-102 OF THE TOWN CODE OF ORDINANCES RELATING TO MINIMUM BUFFER AREA STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

APPLICATION SUMMARY

Town staff continues to review Chapter 3 “Land Development Regulations” of the Town Code of Ordinances in order to determine the need for any updates/revisions.

After review of the matrix for Buffer Areas, Town Staff has discovered a scrivener’s error in the standards in the land development regulations regarding buffer areas along boundaries of multifamily, non-residential and planned development lots abutting a less intensive use. It was determined that it should be revised to allow for more clarity and readability.

The original matrix did not provide buffer distance requirements when uses of higher intensity such as multifamily, office, commercial, or industrial is built adjacent to less intense uses; it only provided distance requirements when less intense uses are constructed adjacent to uses of higher intensity.



Original Matrix for Buffer Areas:

	SF	TF	MF	OF	CM	IND
SF	0	0	0	0	0	0
TF	5	0	0	0	0	0
MF	15	10	0	0	0	0
OF	25	15	15	0	0	0
CM	25	20	20	15	0	0
IND	30	25	20	15	15	0

Proposed Matrix for Buffer Areas:

	SF	TF	MF	OF	CM	IND
SF	0	0 <u>5</u>	0 <u>15</u>	0 <u>25</u>	0 <u>25</u>	0 <u>30</u>
TF	5	0	0 <u>10</u>	0 <u>15</u>	0 <u>20</u>	0 <u>25</u>
MF	15	10	0	0 <u>15</u>	0 <u>15</u>	0 <u>20</u>
OF	25	15	15	0	0 <u>15</u>	0 <u>15</u>
CM	25	20	20 <u>15</u>	15	0	0 <u>15</u>
IND	30	25	20	15	15	0

Staff wishes to clarify a scrivener’s error in the standards in the land development regulations regarding buffer areas along boundaries of multifamily, non-residential and planned development lots abutting a less intensive use.

RECOMMENDATION

Approval of the amendment to the Town Land Development Regulations in order to revise the buffer matrix.

ATTACHMENTS

- **Attachment “A”–Advertisement (Miami Herald Neighbors – December 1, 2016)**

