



MEMORANDUM

To: Honorable Mayor and Town Council

From: Rafael G. Casals, Town Manager

Date: April 20, 2016

Re: Amending Article IV Districts and Development Standards:
Sec. 3-57 NR, Neighborhood Residential District

REQUEST

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, AMENDING SECTION 3-57 OF THE TOWN CODE OF ORDINANCES RELATING TO NR, NEIGHBORHOOD RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

BACKGROUND AND ANALYSIS

On June 20, 2012, the Town Council adopted the Town of Cutler Bay Land Development Regulations. The purpose and intent of Article IV Districts and Development Standards is to create districts and standards that allow for classifying and regulating the use and development of the lands and waters of the Town. These districts are established for the purpose of protecting, promoting, and improving the public health, safety, comfort, order, appearance, convenience, morals, and general welfare of the community.

The goal of the proposed ordinance is to amend subsection 3-57 NR Neighborhood Residential District of Article IV "Districts and Development Standards" to provide clear and balanced regulations that reflect the vision of the Town while meeting the needs of the residents within the Town of Cutler Bay.

The scope of this analysis and recommendation should not be interpreted as a re-write of the existing District and Development Standards Article but rather an evaluation of the existing development requirements

The purpose of this analysis is to identify where the application of the Town's Land Development Regulations has raised concerns and questions, the NR, Neighborhood Residential District in particular. The NR District provides residential development





surrounded by mixed-use neighborhoods. When Staff reviewed the Section 3-57, Staff found that Single Family Detached Dwellings were no longer permitted in the NR District. This coupled with the underlying Land Use on certain lots of Low Density rendered certain lots undevelopable. Therefore Staff is requesting the inclusion of Single Family Dwelling under Section 3-57(1) Permitted Uses.

RECOMMENDATION

Town Staff is recommending the Adoption of the Attached Town Ordinance Amending Section 3-57 of the Town Code of Ordinances Relating to the NR Neighborhood Residential District.

ATTACHMENTS

- Attachment “A” – Advertisement (Miami Herald Neighbors Section – 4/9/2016)
- Attachment “B” – Town’s Zoning District Map
- Attachment “C” – Town’s Land Use Map

