

*Block 36,
Crafts Section*

CHANGE OF LAND USE,
ZONING CODE
TEXT AMENDMENT, &
ZONING MAP AMENDMENT

CITY COMMISSION
MARCH 9, 2021

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EXISTING FUTURE LAND USE MAP

Future Land Use Map

Land Use Classifications

Residential Single Family Low Density (R1) (Min 40' x 120')	Residential Multi-Family High Density (RM1) (Min 40' x 120')	University Campus	Conservation Areas
Residential Single Family High Density (R2) (Min 40' x 120')	Commercial Low-Rise Intensity (C1) (Min 30' x 120')	University Campus Multi-Use Area	Public Buildings and Outlots
Residential Multi-Family Duplex Density (RM2) (Min 40' x 120')	Commercial Mid-Rise Intensity (C2) (Min 30' x 120')	Parks and Recreation	Hospital
Residential Multi-Family Low Density (RM3) (Min 40' x 120')	Commercial High-Rise Intensity (C3) (Min 30' x 120')	Open Space	Religious/Institutional
Residential Multi-Family Medium Density (RM4) (Min 40' x 120')	Industrial	Mixed-Use Overlay District	Community Services and Facilities

SINGLE FAMILY HIGH DENSITY;
MULTI-FAMILY DUPLEX DENSITY

EXISTING ZONING MAP

Zoning Map

Zoning Districts

(SFR) Single-Family Residential District	(SI) Special Use District
(MF1) Multi-Family 1 Duplex District	(P) Preservation District
(MF2) Multi-Family 2 District	(MX1) Mixed-Use 1
(MF3) Multi-Family 3 District	(MX2) Mixed-Use 2
(MF4) Multi-Family 4 District	(MX3) Mixed-Use 3

SFR DISTRICT
MF1 DISTRICT

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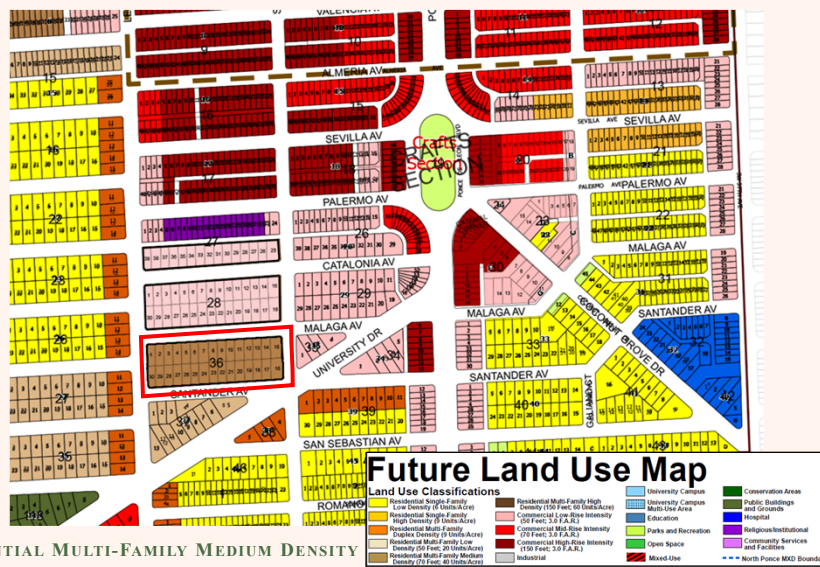
REQUEST #1:
COMPREHENSIVE PLAN MAP AMENDMENT

REQUEST #2:
ZONING CODE TEXT AMENDMENT

REQUEST #3:
ZONING CODE MAP AMENDMENT

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REQUEST 1: CHANGE IN LAND USE

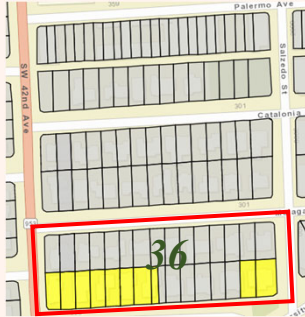


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REQUEST 2: ZONING CODE TEXT AMENDMENT

Amending the Site Specifics Regulations Appendix A: Section A-36 - Crafts Section

B. Height of buildings.



1. Duplex buildings constructed on the following described property shall be restricted to bungalow type duplexes **one (1) story in height**:

a. *Lots 16 and 17, Lots 24 through 30, inclusive, and the west one-half (1/2) of Lot 23, all in **Block 36**.*

2. No building or structure shall be constructed or erected on the following described property to exceed **three (3) stories or forty-five (45) feet in height, whichever is less**:

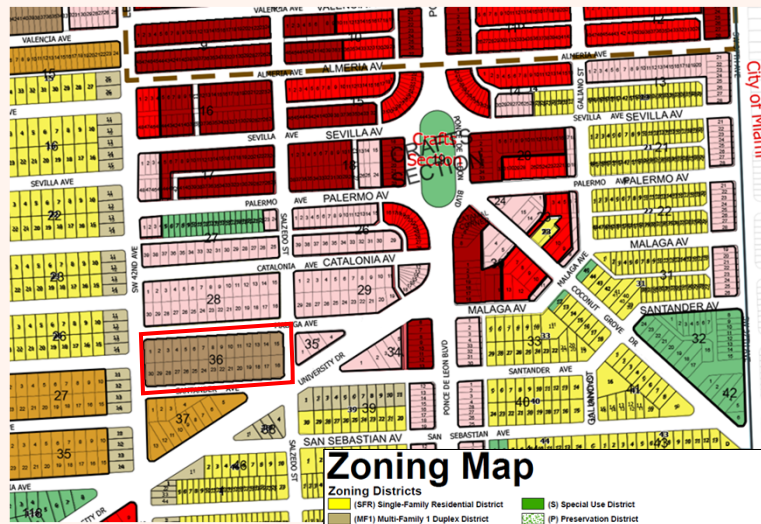
a. *Lots 1, 2, 3, and 4, in Blocks 9, 16, 17.*

b. *Lots 45, 46, 47, and 48, in Blocks 8, 9, 16, and 17.*

c. **All lots in Block 36.**

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REQUEST 3: CHANGE OF ZONING



MF-2 (w/ SITE SPECIFIC OF 45FT)

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MF2 vs. MF3 DISTRICTS

REGULATIONS	MF2	MF3
Height	45 ft (small lots), 70 or 97 ft w/ Med Bonus	45 feet
Uses	Residential	Residential
Density	40 units/acre, 50 units/acre w/ Med Bonus	20 units/acre, 25 units/acre w/ Med Bonus
Front Setback	10 feet	10 feet
Front Stepback	10 feet (large lots)	(none)
Building Coverage	60%	80% (small lots), 70% (large lots)
Open Space	25%, + 5% upper floors facing street	25%

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PUBLIC NOTIFICATION

02.19.21	PZB LEGAL ADVERTISEMENT
02.16.21	MAILED NOTICE FOR PZB
02.19.21	POSTED PROPERTY
02.26.21	POSTED STAFF REPORT ON CITY WEB PAGE
03.02.21	PUBLISHED AGENDA

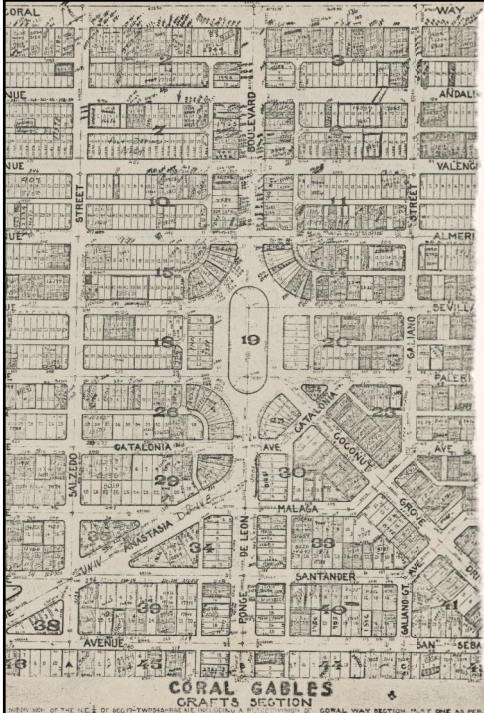
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STAFF RECOMMENDATION:

REQUEST #1: COMPREHENSIVE PLAN MAP AMENDMENT.
APPROVAL

REQUEST #2: ZONING CODE TEXT AMENDMENT
APPROVAL


REQUEST #3: ZONING CODE MAP AMENDMENT
APPROVAL



*Block 36,
Crafts Section*

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ZONING CODE
TEXT AMENDMENT, &
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CORAL GABLES
CRAFTS SECTION