



Hammock Lakes & Snapper Creek

ZONING CODE
TEXT AMENDMENT

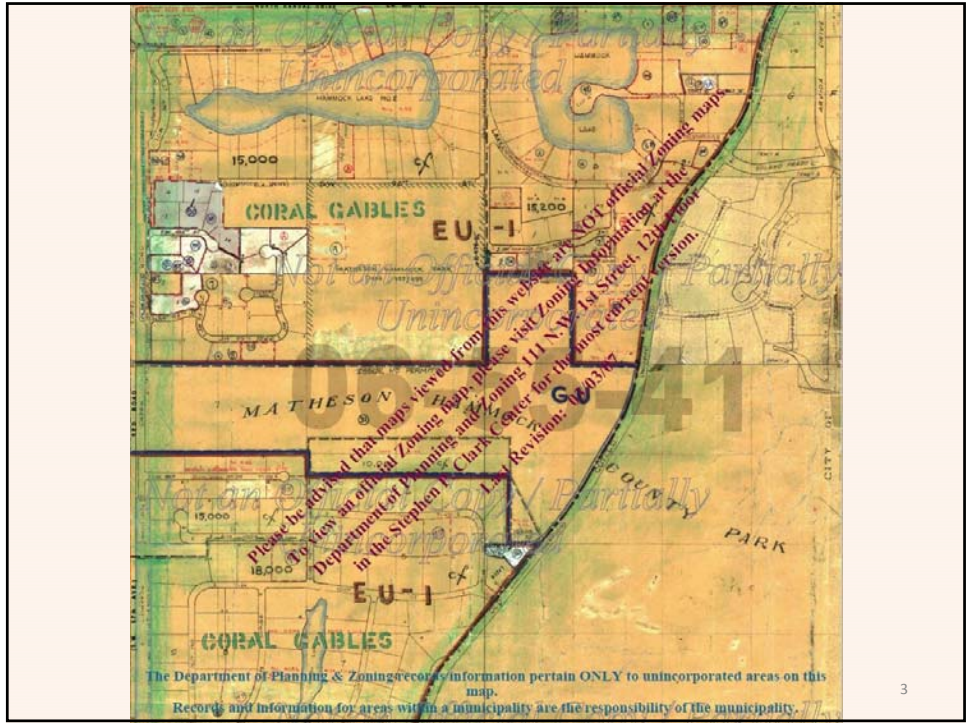
CITY COMMISSION
APRIL 24, 2018



HAMMOCK LAKES –ANNEXED IN JULY 31, 1996

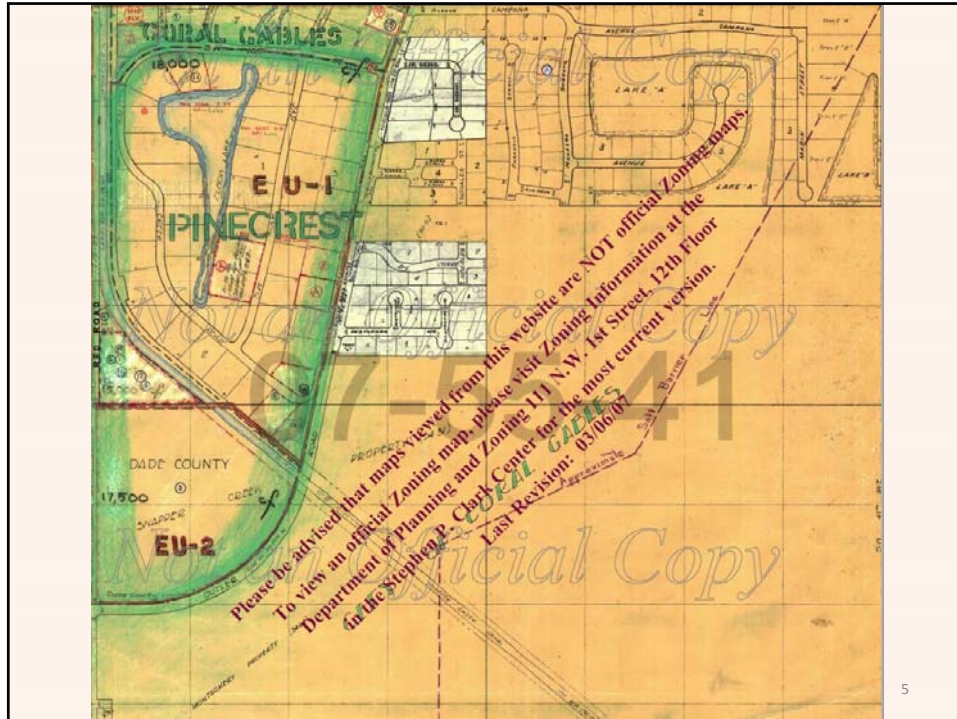


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SNAPPER CREEK –ANNEXED IN JUNE 26,1996





MIAMI-DADE COUNTY CALCULATION

- **LOT COVERAGE** IS THE PERCENTAGE OF THE AREA WITHIN THE PROPERTY LINES OF THE PARCEL – REFERRED TO AS *NET LOT AREA*.
- **LOT AREA** IS THE MINIMUM AREA FOR COMPLIANCE WITH THE MIAMI-DADE COUNTY ZONING, NOT RELATED TO THE BUILDING AREA, MEASURED FROM THE *CENTERLINE* OF THE ABUTTING FRONT RIGHT-OF-WAY.

EXISTING REGULATION

- **BUILDING SITES SHALL BE NO LESS THAN ONE FULLY-PLATTED LOT, NO LESS THAN ONE (1) ACRE, AND SHALL HAVE A MINIMUM LOT WIDTH OF ONE HUNDRED AND TWENTY-FIVE (125') FEET;**
- **GROUND COVERAGE SHALL BE NO MORE THAN FIFTEEN (15%) PERCENT FOR THE PRINCIPAL BUILDING AND UP TO FIVE (5%) PERCENT OF THE REAR YARD FOR ACCESSORY USES AND STRUCTURES;**
- **HEIGHT OF BUILDINGS SHALL NOT EXCEED TWO AND ONE-HALF (2 ½) STORIES AND SHALL NOT EXCEED THIRTY-FIVE (35') FEET ABOVE ESTABLISHED GRADE.**

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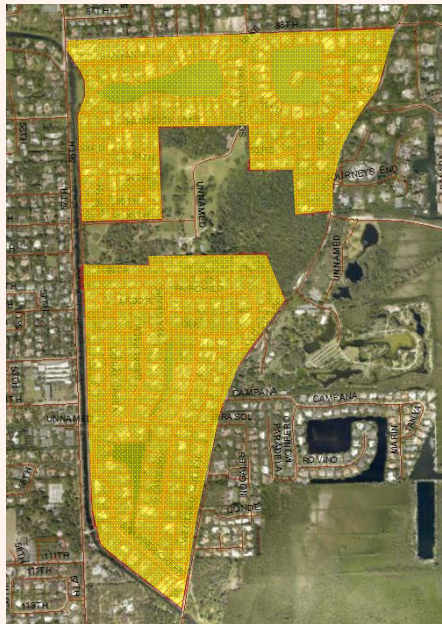
REQUESTS: ZONING CODE TEXT AMENDMENT

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THIS MODIFICATION WILL INCREASE THE MAXIMUM GROUND COVERAGE FROM 15% TO 25% AND UPDATE BUILDING HEIGHT LIMITATIONS TO BE CONSISTENT WITH SINGLE-FAMILY RESIDENTIAL REGULATIONS IN THE ZONING CODE, TO ALLOW FOR NEW FLOOD DESIGN REQUIREMENTS.

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LETTERS TO ALL PROPERTY OWNERS



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STAFF RECOMMENDATION:

NO ACTION. ADDITIONAL
NEIGHBORHOOD INPUT
RECOMMENDED.

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