Miami Shores Village Residential "R" Code

PUBLIC INPUT SUMMARY

SEPTEMBER 2025

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EXECUTIVE SUMMARY

As part of the Village's ongoing effort to modernize and enhance the Residential "R" zoning code, community members were invited to participate in a series of engagement workshops and surveys. The feedback collected offers meaningful insight into resident concerns, priorities, and aspirations related to future residential development. As part of the Village's effort to modernize its Residential 'R' zoning code, residents were invited to share feedback on key zoning topics. Input collected via survey shows a strong desire to balance preservation of neighborhood character with modern needs. Key priorities include flexible development standards, stormwater management, and streamlining the review process. The following report summarizes resident sentiment and offers policy suggestions to guide future amendments.

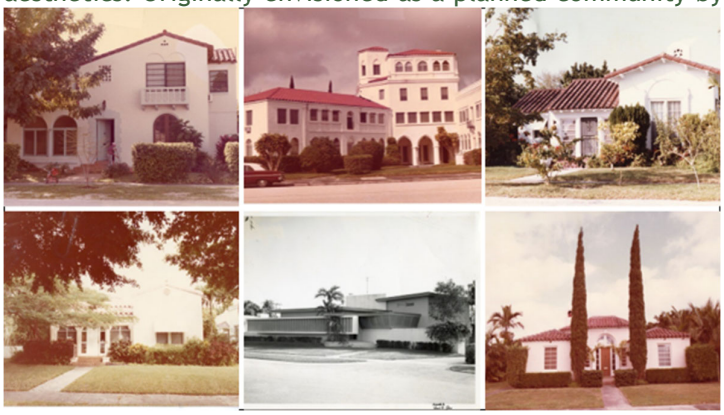
At the direction of the Village Council and the Planning and Zoning Board, staff facilitated a series of community engagement workshops designed to inform residents about the existing zoning code and gather meaningful feedback on potential revisions. The primary goals of these workshops were to educate the public on how zoning regulations are applied in daily planning decisions and, more importantly, to solicit input on which specific code provisions should be updated. This collaborative effort helped identify which aspects of the current code continue to serve the community well and which areas no longer align with residents' shared values and expectations for future development.

Village staff hosted two community workshops, held on April 22nd and July 17th, which were each attended by approximately +/-25 community members. The sessions included a visual presentation followed by an open discussion where verbal feedback was encouraged. The workshops, each lasting around two hours, collected input through a variety of channels, including live Q&A, written surveys, comment cards, and email submissions. A dedicated "R" Code Rewrite landing page was launched on the Planning and Zoning Department's website, featuring an online survey for public comment, recorded videos of each workshop, and downloadable PDF of staff's July 17th graphic presentation—ensuring full transparency and accessibility for residents who could not attend in person.

All community members, including property owners and residents, were invited to engage in the process, and individual comments were carefully documented. Feedback from all phases of this outreach effort played a vital role in shaping the guiding principles for the proposed zoning code updates.

INTRODUCTION

Miami Shores Village, established in the early 20th century, has a rich architectural and urban design heritage shaped by South Florida's early land boom and the influence of Mediterranean Revival aesthetics. Originally envisioned as a planned community by the Shoreland Company in the 1920s,



the Village quickly became known for its cohesive residential character, marked by winding streets, lush landscaping, and carefully controlled development patterns. The initial single-family homes were heavily influenced by Mediterranean Revival, featuring stucco facades, red tile roofs, arched windows and doors, and wrought-iron detailing—elements that evoked the romanticized visions of Southern Europe and were well suited to Florida's climate. Following the 1926 hurricane and subsequent economic downturn, Miami Shores continued to grow at a more modest pace through the 1930s and 1940s, giving rise to a new wave of architectural styles. This period saw the introduction of Art Deco, Streamline Moderne, and early examples of Mid-Century Modernism in the Village's residential neighborhoods.

Homes built during this time were often more modest in scale than their 1920s predecessors but maintained high design standards and craftsmanship. The influence of the postwar housing boom became evident by the 1950s and 1960s, when ranch-style homes and minimal traditional houses began appearing, reflecting the national trends in suburban development and a growing demand for modern family living.

Throughout its history, Miami Shores Village has preserved a distinct residential identity rooted in architectural diversity and thoughtful community planning. Today, the single-family housing stock represents a layered historical narrative of architectural evolution—from grand Mediterranean villas to clean-lined Mid-Century residences—all contributing to the Village's unique sense of place. The preservation of this historical character remains a guiding principle in future development efforts, ensuring that new construction and renovation projects respect the established scale, design continuity, and cultural heritage of the community. Recent development in Miami Shores has revealed a pressing need to manage home size and scale within the community's established character. A "zoning in progress" moratorium (June 2024) was enacted to curb the construction of oversized houses and additions that exceed 50% of prior square footage—many of which had lacked clear design standards to guide approval.

The Village of Miami Shores initiated a zoning code rewrite to address concerns around outdated rules, environmental impacts, and residential growth. This report reflects public engagement efforts, with over 30 residents providing direct input through surveys.

THE PROJECT SCOPE

Zoning codes are living documents that, from time to time, require updates or refinements to remain relevant to a community's evolving needs. As communities grow, demographics shift, and development patterns change, it becomes essential to review these regulations to ensure they reflect the collective vision and priorities of residents. This process is not only about identifying shortcomings or outdated provisions—it is also an opportunity to recognize and preserve the elements that are working well. Community members, property owners, and other stakeholders are encouraged to share their perspectives on what they believe should remain unchanged, as well as areas where modifications could enhance the quality of life and protect the village's character. Importantly, this review process is iterative and can be revisited whenever the community feels adjustments are warranted.

The zoning code serves as the foundational framework that guides all forms of development within the village. It regulates critical aspects such as lot size, dwelling unit size, lot coverage, building setbacks, maximum building height, parking requirements, landscaping standards, and more. These provisions—formally codified in the Village's Code of Ordinances—are readily accessible to the public and used daily by residents, designers, contractors, and staff to ensure that development types align with the community's expectations. In essence, the zoning code functions as the village's "blueprint," shaping the built environment and ensuring orderly growth that balances private

property rights with the broader public interest. In Florida, the Comprehensive Plan guides and implements zoning regulations. In other words, if a zoning district allows something that the comprehensive plan does not permit, the zoning code must be amended, not the other way around. For purposes of this report the Future Land Use Element (a vital component of the comprehensive plan) was relied on heavily for guidance in writing and/or revising the zoning code.

Most importantly:
Objective 2: Protection of single-family residential areas
Objective 3: Redevelopment and renewal
Objective 4: Elimination or reduction of uses that are inconsistent with community character
Objective 10: Innovative development regulations

These have numerous policies that speak to being able to create housing options while maintaining overall community character, with buildings with similar massing, height, and setbacks, while encouraging well-landscaped, walkable neighborhoods. For the purposes of this zoning review, our analysis began with a focused examination of the single-family residential district regulations found within Appendix "A" of the zoning code. This review encompassed the full scope of definitions, the classification of districts, and the official zoning map; the schedule of regulations governing yards, open spaces, and building permits; and the provisions related to height regulations and elevation of grade. It also included an evaluation of standards for projections, accessory buildings, fences, walls, hedges, and screening, as well as the off-street parking requirements for single-family residences. Further sections addressed building cubage; quality of buildings, construction and design, and hybrid roof requirements; levels of service for both drainage and septic tanks; standards for waterfront lands; and detailed landscaping design requirements. Together, these sections form the regulatory backbone of single-family residential development in the village. For ease see them listed below by code section:

- **Code Sec. 201 thru 299** Definitions
- **Code Sec. 300 thru 302** Classes of districts; Zoning map
- **Code Sec. 400 thru 410** Schedule of regulations, Yards & Open space, Building permit
- **Code Sec. 505 thru 508** Height regulations, Elevation of grade
- **Code Sec. 509 thru 519** Projections, Accessory buildings, Fencing, Walls & Hedges / Screening
- **Code Sec. 520 thru 521** Off-street parking requirements for Single Family Residence
- **Code Sec. 522** Building Cubage
- **Code Sec. 523 thru 523.2** Quality of buildings, construction/design and hybrid roofs
- **Code Sec. 529** Level of Service -Drainage
- **Code Sec. 530** Level of Service –Septic Tanks
- **Code Sec. 534** Waterfront Lands
- **Code Sec. 536 thru 538.1** Landscaping design standards

THE PROCESS

To ensure the review process was grounded in community input, staff developed a concise one-page survey highlighting some of the most discussed and, in some cases, most debated aspects of the code. These topics were selected based on staff experience, recent permit activity, and prior public feedback. The survey was distributed in both hard copy at in-person workshops and in a convenient electronic format via the Village's "R" Code Rewrite landing page. Residents could easily access and complete the survey from their mobile devices, making participation straightforward and inclusive. The responses gathered from these surveys now serve as a critical foundation for identifying consensus points, areas of contention, and opportunities for refinement within the residential zoning regulations.

"R" CODE RESPONDENT SURVEY

"R" DISTRICT CODE SURVEY		
NAME:		
ADDRESS:		
QUESTIONS	**RESPONSES**	
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE? (FILL IN W/ THOUGHTS)		
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM 1 to 10. 1: LEAST EFFECTIVE AND 10: MOST EFFECTIVE	1 2 3 4 5 6 7 8 9 10	
RANK YOUR SATISFACTION WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL. 1: UNSATISFIED AND 10: SATISIFED; 1 MEANS PROCESS IS DIFFICULT/TAKES TOO LONG	1 2 3 4 5 6 7 8 9 10	
RANK YOUR DESIRE TO SIMPLIFY OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10. 1: FEWER AND 10: MORE	1 2 3 4 5 6 7 8 9 10	
RANK YOUR DISLIKE OR LIKE FOR THE MEASUREMENT OF CUBAGE. 1: HATE IT AND 10: LOVE IT DOES IT MAKE SENSE FOR TODAY?	1 2 3 4 5 6 7 8 9 10	
RANK YOUR DISLIKE OR LIKE FOR ROOF DECKS. 1 : HATE IT AND 10 : LOVE IT;	1 2 3 4 5 6 7 8 9 10	
RANK YOUR LIKE OR DISLIKE FOR FLAT ROOFS. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 9 10	
DO YOU WANT TO ALLOW FOR ACTIVE ROOF DECKS? SELECT YES OR NO	**YES**	**NO**
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 9 10	
RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 9 10	
RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 9 10	

*PLEASE TURN TO BACK OF PAGE FOR ADDITIONAL THOUGHTS TO SHARE
*PLEASE TURN IN SHEET TO VILLAGE STAFF ONCE COMPLETED

In preparation for the community workshops, Village staff conducted a comprehensive review of all existing zoning regulations for the single-family residential "R" district and compared them with those of other established, built-out communities in the region. This comparative approach serves two important purposes. First, it allows Miami Shores Village to evaluate the regulatory features it admires—or finds less effective—in neighboring municipalities, and to consider adjustments that could enhance local regulations accordingly. Second, it provides valuable insight into innovative zoning practices and administrative approaches that may inspire refinements uniquely suited to the Village's setting and character.

The municipalities selected for comparison—Biscayne Park, El Portal, Pinecrest, Coral Gables, Palmetto Bay, and Cutler Bay—share many traits with Miami Shores. Like our community, these municipalities are largely built-out, feature integrated street grid systems, and maintain a cohesive residential scale. Their neighborhoods are defined by similarly sized and well-proportioned single-family lots averaging roughly between 7,500 to 15,000 square feet in lot size. It is useful to compare neighboring communities' land development regulations when their built-out lot sizes are within range, which will foster a sense of visual harmony and balance when considering which elements of the code should be revised. These physical similarities make them particularly useful benchmarks for understanding how different zoning strategies can achieve comparable community outcomes. While each municipality has its own unique identity and brand of architectural character, they are all locally recognized for maintaining high-quality residential development patterns.
Their zoning codes share common priorities—such as regulating lot coverage, setbacks, height, and landscaping—to preserve neighborhood integrity and livability.

By studying these shared principles, Miami Shores Village can identify areas where alignment with regional best practices may strengthen local standards, while still retaining the distinct qualities that define our community. Ultimately, this side-by-side review underscores that Miami Shores Village exists within a network of communities facing similar challenges and opportunities. By learning from the successes and approaches of our peers, we can adopt proven methods that protect neighborhood character, support long-term property values, and reinforce the Village's reputation as a highly desirable place to live. This process ensures that our zoning code remains both competitive and responsive to the evolving needs of residents—while remaining rooted in the qualities that make Miami Shores unique.

MIAMI SHORES vs. SIMILAR LOCAL COMMUNITIES' COMPARISON

	MIAMI SHORES	BISCAYNE PARK	EL PORTAL	PINECREST	CORAL GABLES	PALMETTO BAY	CUTLER BAY
"R" District Categories	17	4	3	5	1	8	2
Cubage	Yes	None	None	None	None	None	None
Building Height	30ft	28ft	9ft-14ft/Story	24ft 1-Story 32ft 2-Story	25ft	35ft	35ft
Space & Area Width (ft) Area (sf)	75ft width 7,500 sf area	75ft width 6,000-8,500 sf area	50ft width 5,000 sf area	75ft-125ft width 7,500- 25,000 sf area	50ft width 5,000 sf area	75ft-120ft width 7,500- 15,000 sf area	75ft-120ft width 7,500- 15,000 sf area
Principal Setbacks	Front: 25ft Interior: 10/15ft* Rear: 15ft	Front: 30/50ft Interior: 10ft Rear: 10ft	Front: 10/25ft Interior: 0/5ft Secondary: 10/15ft Rear: 5/20ft	Front: 25ft Interior: 15ft/10% lot width Secondary: 15/25ft Rear: 25ft	Front: 25ft Interior: 20% of lot width, <5ft Secondary: 15ft Rear: 10ft Rear Alley: 10ft Rear Waterway: 35ft	Front: 15ft for 50%/ 25ft balance Interior: 7.5/15ft Secondary: 15/25ft Rear: 15ft for 50%/ 25ft balance	Front: 25ft Interior: 5/10ft Secondary: 15ft Rear: 20/25ft
Accessory Setbacks	Front: N/A Main: 15ft Interior: 10ft Rear: 5ft No more than 20% of yard	Front: 30/50ft Interior: 10ft Rear: 10ft No more than 30% of yard	Front: 45ft Main: 15ft Interior: 10ft Rear: 5ft No more than 30% of yard; 1 per property	Front: N/A Interior: 5/20ft Secondary: 10/30ft / 25ft for sheds Rear: 5/7.5ft Max. 5% of yard	Front: 25ft Interior: 20% of lot width, <5ft Secondary: 15ft Rear: 10ft	Front: 75ft Main: 10ft Interior: 7.5/20ft Secondary: 20/30ft Rear: 7.5/5ft	Front: 25ft Main: 10ft Interior: 5ft Secondary: 15ft Rear: 5ft

	MIAMI SHORES	BISCAYNE PARK	EL PORTAL	PINECREST	CORAL GABLES	PALMETTO BAY	CUTLER BAY
Pool & Deck	Pool Interior: 12.5ft Rear: 7.5ft Deck Interior: 10ft Rear: 5ft	N/A	Pool Interior: 5ft Rear: 5ft Deck Interior: 5ft Rear: 5ft	Pool Interior: 5/20ft Rear: 7.5ft Deck Interior: 5/20ft Rear: 7.5ft	Interior: 20% of lot width, No <5ft Secondary: 15ft Rear: 5ft	Interior: 7.5/20ft Secondary: 20/30ft Rear: 5/7.5ft	Pool Interior: 5/20ft Rear: 7.5ft Deck Interior: 5/20ft Rear: 7.5ft
Floor Area Ratio (FAR)	Max. 0.45	N/A	N/A	Max. 0.30 / 0.35	N/A	N/A	N/A
Max. Lot Coverage	1-Story: 40% 2-Story: 30%	All Structures: 50%	All Structures: 40%	All Structures: 30%/ 35%	Main Bldg: 35% All Structures: 45%	All Structures: 32%/ 37% net lot area	All Structures: 40%
Max. Impervious	Impervious: 55% Pervious: 45%	N/A	Min. Pervious: 25%	Max. Pervious: 65%	Min. Pervious: 40%	Pervious: 30-35%	Max. Pervious: 50%/ 60%
Step Backs	Front & Side: 6ft	N/A	N/A	N/A	N/A	N/A	N/A
Projections (Eaves, Balcony, Similar,etc.)	Front: 48in Side/Rear: 36in	N/A	N/A	Roof Overhangs: 60in Planters: 18in All Other: 4in	Based on setbacks 5/10ft: 2.5ft 10/20ft: 3.5ft 20/25ft: 4.5ft +25ft: 5ft	N/A	N/A
Projections (Steps)	Any Yard: 4ft	N/A	N/A	4in	5ft	N/A	N/A
Mechanical & Pool Equipment	Front: 25ft Interior: 10ft Rear: 5ft	Front: 30/50ft Interior: 10ft Rear: 10ft	N/A	Any property line: 5ft	Front: 25ft Interior: 20% lot width; 5ft Secondary: 15ft Rear: 5ft	Front: 0 Interior: 5ft Secondary: 10ft Rear: 5ft	Front: 0 Interior: 4ft Secondary: 10ft Rear: 4ft
Fences & Walls	Front: Max. 3.5ft Side/Rear: 6ft	Front: Not Allowed Side/Rear: 6ft	Front: Not Allowed Side/Rear: 6ft	All Yards: 6ft	Front/Side/ Rear: 4ft	All Yards: 6ft	Front: 4ft Side/Rear: 6ft

	MIAMI SHORES	BISCAYNE PARK	EL PORTAL	PINECREST	CORAL GABLES	PALMETTO BAY	CUTLER BAY
Parking Standards	Min. 2 / dwelling	Min. 2 / dwelling Visitor Space: 1	Min. 1.5 / dwelling Visitor Space: 1/10 units	Min. 2 / dwelling	Min. 1 / dwelling	Min. 2 / dwelling +4bedrooms: 3 Garage not included	Min. 2 / dwelling
Driveways	All Property Lines: 10ft Width: 8 - 20ft max.	N/A	All Property Lines: 5ft Width: 10 - 12ft max. Double Frontage Lots: 2 Driveways	All Property Lines: 5ft Width: 12-16ft max. 1 curbcut / 100lf 2 curbcut max. over 100lf	All Property Lines: 5ft Width: 11ft max. 1 curbcut for lots < 100ft frontage	All Property Lines: 3ft Width: 10 - 24ft max. 3 curbcuts permitted if total width < 32ft	All Property Lines: 3ft Width: 10 - 20ft max.
Front Yard Pervious Area	Not less than 50%	N/A	Min. 33% Max. 70%	Not less than 60%	Min. 20%	Not less than 60%	Max. Impervious: 25% / 40%
Harmonious Standard	YES	YES	YES	YES	Board of Architects	N/A	N/A
Drainage	Comply w/ MDC Derm	Comply w/ MDC Derm	Comply w/ MDC Derm	Comply w/ MDC Derm	Comply w/ MDC Derm	Comply w/ MDC Derm Residential Lots shall have area for Min. 25% of total lot for drain field	N/A
Septic Tanks	Comply w/ MDC Derm	Comply w/ MDC Derm	Comply w/ MDC Derm	All new SFR's or 50% or more floor area rebuilds comply w/ min. stormwater standards	Comply w/ MDC Derm	Comply w/ subsection 30-30.2(n) and 30-100.6	Comply w/ MDC Derm
Landscape	Comply w/ MDC Chap 18 Min. Lot Trees: 2	Comply w/ MDC Chap 18	Comply w/ MDC Chap 18 Min. Lot/Street Trees: 1/50ft	Min. Lot Trees: 6 -12 / net area	Comply w/ MDC Chap 18 Large Shade Tree: 1 Palm Trees: 2 Shrubs: 15 / each 5,000sf	Trees per Lot: 6	Comply w/ MDC Chap 18 <15,000sf Lot: 3 >15,000sf Lot: 4 >25,000sf Lot: 4 + 1/100lf

COMMUNITY FEEDBACK

What have we heard during our time here?

The community survey responses reflect a strong interest among Miami Shores residents in preserving neighborhood character, improving zoning clarity, and promoting both sustainable development and property rights. While many residents value the village's traditional charm and support environmental resilience, there is notable concern that existing regulations may be overly restrictive, outdated, or inconsistently enforced. Key points of tension include limitations on home expansion, the review process length, and the balance between preserving character and accommodating modern needs. Pursuant to data collection, a summary of key themes have been organized below to document the findings based upon resident priority categories:

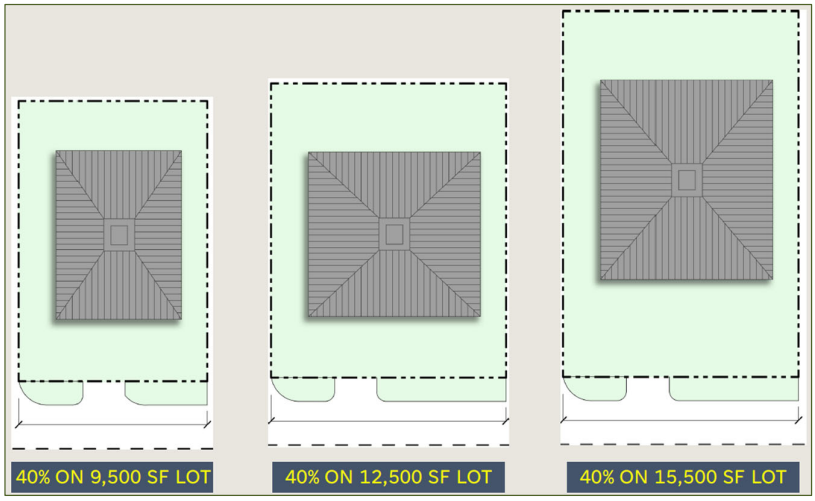
- Neighborhood Character and Development Controls
- Environmental and Stormwater Concerns
- Construction and Safety Regulations
- Height, Massing and Scale
- Parking Regulations
- Fences and Walls
- Review Process and Administrative Approvals
- Regulatory Clarity and Simplification
- Additional Resident Concerns

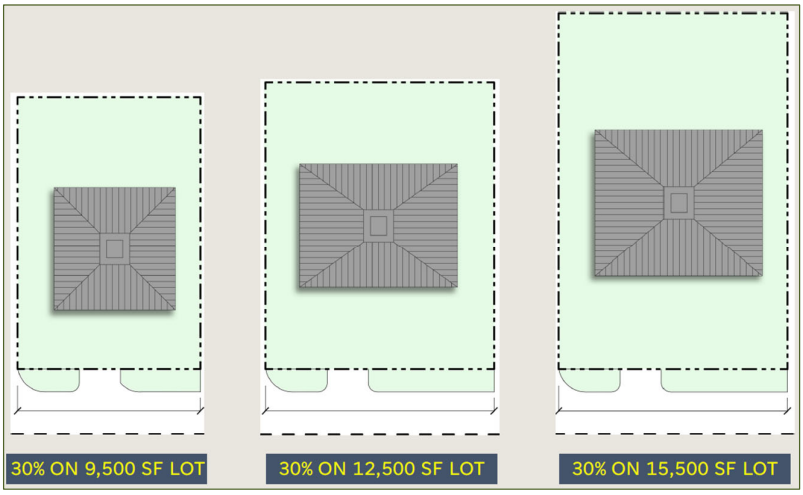
Summary of Key Themes:

Neighborhood Character and Development Controls

- Maintain neighborhood aesthetics and prevent overbuilding.
- Support for second-floor step backs to reduce boxy, bulky homes, with some calls to relax or remove this requirement. Building size relative to lot size.
- Concerns that current lot coverage and FAR limits are too restrictive for modern family needs.
- Request for clearer architectural standards—replace the "one-size-fits-all" lot coverage with standards scaled to lot size.
- Remove the current 30% two-story lot coverage limit.
- Remove and/or adjust step-back standards when second-story expansions are built above existing ground-floor garage areas.

Diagrams comparing 30% and 40% lot coverage area by varying lots:





Environmental and Stormwater Concerns

- Strong support for:
  - Increased pervious area requirements.
  - Increased requirement of native Florida-friendly landscaping (**minimum 30% native** plants).
  - Strengthening stormwater and flooding mitigation (per lot drainage; lot grading protections).
- Restrictions on excessive gravel, turf, and non-permeable surfaces.
- Enhanced lot grading requirements and use of on-site drainage/retention systems.
- Limit impervious surfaces within side yards to reduce noise and activity impact

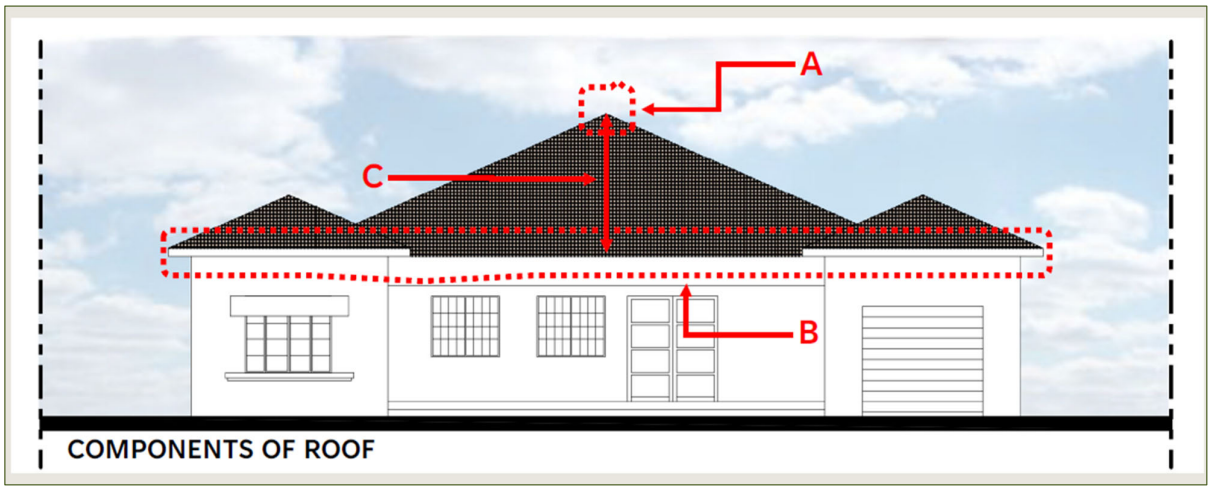
Construction and Safety Regulations

- Require temporary construction fencing for all active sites.
- Regulate mosquito breeding in abandoned pools or neglected properties.

Height, Massing and Scale

- General support for a maximum building height of **25-30 feet**, with emphasis on:
- Clear interpretations of roof height measurement definition.
- Differentiation between Pitch Roof and Flat Roof
- Assess heights for principal and accessory structures.
- Mixed views on flat roofs—some disapprove strongly, others find them acceptable.
- Request to limit or prohibit roof decks (roughly **57%** of survey respondents disliked active roof decks).

Diagram of Building Height Definition:



"A" = PEAK / RIDGE (HIGHEST POINT)
"B" = EAVES (LOWEST POINT)
"C" = MEAN (AVG. OF PEAK & RIDGE)

Village Code Sec. 201(b) defines building height as follows:
To the mean level between the eaves and the highest point of the roof

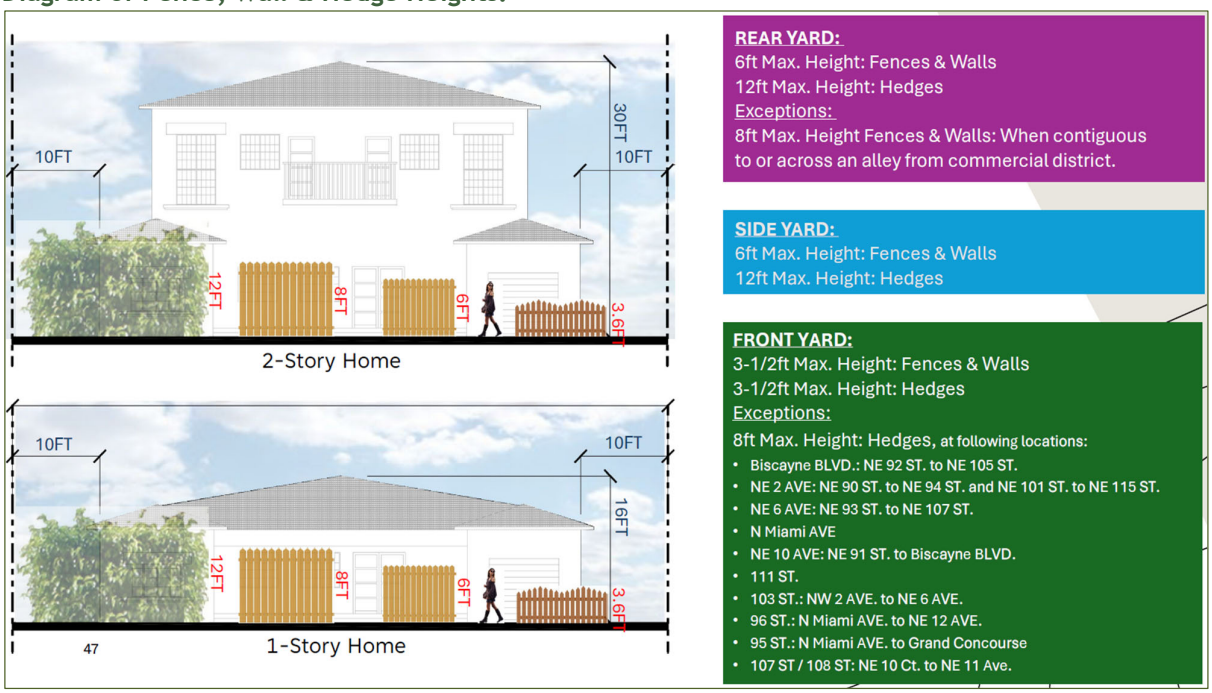
Parking Regulations

- Support for parking requirements tied to bedroom count rather than a fixed two-car minimum. Approximately **63%** of survey respondents are in favor.
- Restrictions on proposed driveways and curb cuts for corner lots.

Fences and Walls

- Mixed Opinions:
  - Front yard fences are generally viewed unfavorably, especially tall or opaque designs.
  - Some support for short functional front fences for pets/children.
  - Calls for stricter placement rules to avoid visual
  - obstructions at intersections.
- Better enforcement of existing fence and hedge height regulations.

Diagram of Fence, Wall & Hedge Heights:



Regulatory Clarity and Simplification

- Desire for:
  - Simplified, less ambiguous code language.
  - Reduce the number of zoning districts from **17 to 4 or 5**, Similar to other local communities.
  - Updated definitions and clearer metrics (e.g., FAR vs. cubage).
  - Elimination of overly burdensome measurements (e.g., not penalizing double-height spaces).
  - Removal of the cubage requirements supported by **75%** of survey respondents.
- Align regulations with modern family needs and county standards (e.g., septic/sewer, driveway access).

Residential Parcel Analysis and Consolidation Recommendations:

ZONE	Average Year Built	Total Acres	Average Parcel Size (Acres)	Average Parcel Size (FT)	Average Livable Area (SF)	Average FAR	Average Lot Coverage	Average Land Value	Average Building Height (FT)	Average No. of Stories
R12.5	1953	10.7	0.17	7,834.05	1,634.3	0.21	30%	$ 234,468.23	13.5	1.0
R14.5	1949	55.2	0.28	9,643.90	1,760.7	0.19	24%	$ 386,247.73	14.0	1.0
R15	1945	120.3	0.21	9,331.73	1,635.5	0.18	22%	$ 320,963.06	14.0	1.0
R16.5	1951	22.5	0.24	10,794.05	2,053.6	0.20	24%	$ 552,681.97	16.1	1.1
R17.5	1947	153.2	0.23	10,325.09	2,026.0	0.20	25%	$ 388,843.31	14.8	1.1
R18.5	1944	84.0	0.23	10,048.85	2,172.3	0.22	25%	$ 454,591.20	16.0	1.1
R20	1952	157.9	0.26	12,849.11	2,467.8	0.23	28%	$ 549,269.28	16.5	1.2
R21	1946	15.7	0.28	11,861.88	2,671.0	0.23	26%	$ 553,299.54	18.3	1.2
R22.5	1956	17.1	0.35	21,162.45	2,645.5	0.26	30%	$ 721,701.82	15.3	1.1
R23	1949	26.7	0.31	13,771.57	3,103.6	0.23	24%	$ 670,659.72	19.0	1.3
R25	1952	98.4	0.28	12,378.88	2,845.2	0.24	29%	$ 706,119.92	17.9	1.3
R35	1960	24.4	0.35	15,447.14	4,249.6	0.29	33%	$ 1,893,192.67	20.4	1.5

Least

Greatest

Analysis of Miami Shores' existing residential parcel data, derived from Miami-Dade County's GIS and parcel records, highlights the average lot sizes and overall acreage across each residential zoning district. This information provides insight into how existing lot configurations align with the current zoning code and serves as a foundation for evaluating potential code amendments.

For example, the R-14.5 district has an average parcel size of approximately 9,643 square feet, encompassing about 55 acres of the Village's total land area. The R-17.5 and R-20 zoning districts, with average lot sizes of 10,325 and 12,849 square feet respectively, comprise the largest share of residential land in the Village, encompassing 153 acres and 157.9 acres. Similar data was reviewed for each district, with consideration given to proximity and overlap of zoning districts on the Village's zoning map. Together, these findings demonstrate opportunities to consolidate residential districts into fewer categories while minimizing the risk of creating legal non-conforming lots.

Notably, several districts codified in the zoning code (R-13, R-26, R-28, and R-30) are not reflected in the existing zoning map, suggesting further potential for simplification.

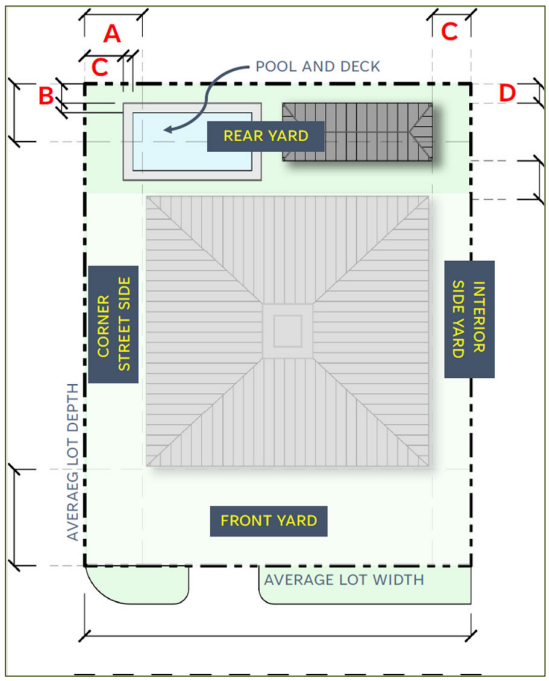
Proposed Consolidation Framework (based on average lot sizes):

- Category 1 Lots sizes 7,834 sq. ft. to 9,643 sq. ft. → ***R-12.5, R-14.5, R-15, R-15.5***
- Category 2 Lot sizes 10,048 sq. ft. to 11,861 sq. ft. → ***R-16.5, R-17.5, R-18.5 & R-21***
- Category 3 Lots sizes 12,378 sq. ft. to 13,771 sq. ft. → ***R-20, R-23 & R-25***
- Category 4 Lots sizes 15,447 sq. ft. to 21,162 sq. ft. → ***R-22.5 & R-35***

Additional Resident Concerns

- Protect green space and village infrastructure.
- Streamline permitting and reduce costs where **59%** respondents support allowing staff to administratively approve certain requests, including:
  - Remove garage conversions from public hearing review. Recommend that any removal of a garage door requires replacement with a window/fenestration covering **40-50%** of the original opening.
  - Removal of outdated metal roofing regulations from public hearing review.
- Conditional support for accessory dwelling units (ADUs) with clear guidelines.
- Stronger noise control enforcement for non-residential uses after hours.
- Increase swimming pool and deck setbacks when adjacent to alleys for more separation.

Diagrams of Swimming Pool & Deck Setback Measurements:



"A" = Pool Interior/Side: 12.5 feet
"B" = Pool Wall Rear: 7.5 feet

"C" = Pool Deck Interior/Side: 10 feet
"D" = Pool Deck Rear: 5 feet

“R” CODE RESPONDENT SURVEY RESULTS

"R" DISTRICT CODE SURVEY		
QUESTIONS	**RESULTS OF 32 RESPONDENTS**	
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE? (FILL IN W/ THOUGHTS)		
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM 1 to 10. 1: LEAST EFFECTIVE AND 10: MOST EFFECTIVE	4.29	↓
RANK YOUR SATISFACTION WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL. 1: UNSATISFIED AND 10: SATISIFED; 1 MEANS PROCESS IS DIFFICULT/TAKES TOO LONG	4.41	↓
RANK YOUR DESIRE TO SIMPLIFY OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10. 1: FEWER AND 10: MORE	4.89	↓
RANK YOUR DISLIKE OR LIKE FOR THE MEASUREMENT OF CUBAGE. 1: HATE IT AND 10: LOVE IT DOES IT MAKE SENSE FOR TODAY?	2.57	↓
RANK YOUR DISLIKE OR LIKE FOR ROOF DECKS. 1 : HATE IT AND 10 : LOVE IT;	4.51	↓
RANK YOUR LIKE OR DISLIKE FOR FLAT ROOFS. 1 : HATE IT AND 10 : LOVE IT	4.54	↓
DO YOU WANT TO ALLOW FOR ACTIVE ROOF DECKS? SELECT YES OR NO	YES 13	NO 20
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING 1 : HATE IT AND 10 : LOVE IT	6.17	↑
RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. 1 : HATE IT AND 10 : LOVE IT	4.43	↓
RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10. 1 : HATE IT AND 10 : LOVE IT	5.91	↑

ANALYSIS

A common theme throughout the responses is the desire to balance preservation of neighborhood character with flexibility for thoughtful improvements. Residents expressed strong support for zoning policies that maintain the Village’s unique charm, green space, and scale, while also recognizing the need to update existing regulations to better accommodate modern lifestyles, sustainability goals, and evolving housing needs.

Several respondents voiced concern that current standards—particularly those governing lot coverage and step back requirements—may be too restrictive, limiting homeowners’ ability to expand, renovate, or modernize aging homes. At the same time, there is a consistent call to protect against overbuilding, excessive massing, and architectural styles that are out of character with the Village.

Environmental concerns were also prominently featured. Many residents support increased requirements for pervious areas, stormwater mitigation, and native landscaping, along with the introduction of clearer regulations for construction site safety and drainage impacts to neighboring properties. Opinions on specific architectural elements such as roof decks, flat roofs, and fences vary widely. However, a prevailing view favors tighter control over front yard fences and limits on roof decks to preserve privacy and minimize visual impacts.

Several residents also highlighted the need for improved clarity, consistency, and predictability in the zoning code and permitting process. There is strong interest in streamlining the review of minor improvements through administrative approvals, with a clear delineation between what staff can approve and what should be reviewed by the Planning & Zoning Board.

CONCLUSION / NEXT STEPS

The survey findings and public engagement process clearly reflect a community that is deeply invested in shaping the future of Miami Shores. Residents value the Village's distinct character, architectural variety, and strong sense of neighborhood identity. At the same time, they have expressed a desire for flexibility—ensuring that regulations allow families to responsibly invest in their homes, adapt to evolving needs, and incorporate sustainable design. This balance between preservation and progress was a recurring theme throughout the engagement process.

The community's feedback highlighted several areas of consensus, such as support for clearer and simpler zoning standards, stronger environmental and stormwater protections, and better alignment of the code with modern family needs. At the same time, some topics—such as roof design, step-backs, and overall building heights—generated more mixed views, underscoring the importance of continued dialogue. These findings underscore the need for a zoning code that is not only technically sound but also responsive to a range of community perspectives.

Key Takeaways

- **Community Priorities:** Residents want to preserve Miami Shores' unique character while allowing flexibility for modern family needs.
- **Strong Support:** Clear consensus on simplifying the code, enhancing environmental protections, and streamlining permitting.
- **Mixed Views:** Roof design, step-backs, and building heights remain areas needing further discussion.
- **Next Steps:** Staff will prepare a redlined draft of zoning code updates, to be reviewed through Planning & Zoning Board hearing(s) and Village Council public meeting(s) until adoption.
- **Shared Goal:** A modernized, high-quality zoning code that balances preservation, sustainability, and adaptability for future generations.

Moving forward, staff and the consultant team will use this executive summary, along with the detailed survey data and comparative municipal analysis, to prepare a redlined draft of recommended revisions to the single-family residential "R" code sections. This draft will be subject to additional rounds of review, including Planning and Zoning Board hearings. By structuring the process to include multiple touchpoints for public input, the Village ensures that residents, elected officials, and appointed boards all play a meaningful role in shaping the final outcome. The ultimate goal is the adoption of a high-quality, modernized zoning code that reflects the Village's values and priorities. While updating regulations is a complex and iterative process, the level of engagement already demonstrated by the Miami Shores community is a clear strength. Through collaboration, transparency, and a shared commitment to preserving what makes Miami Shores unique, the Village is well-positioned to adopt a zoning framework that will serve residents today and for generations to come.

APPENDIX

RESPONDENT SURVEYS

MIAMI SHORES VILLAGE RESIDENTIAL CODE

EXECUTIVE SUMMARY REPORT

SEPTEMBER 2025

CORRADINO

PREPARED BY: THE CORRADINO GROUP
4055 NW 97TH AVENUE, SUITE 200 | DORAL, FL 33178

SURVEY #1

"R" DISTRICT CODE SURVEY

NAME: DOMLESKY

ADDRESS: 285 NE 91st St

QUESTIONS	RESPONSES
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE? (FILL IN W/ THOUGHTS)	
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM 1 to 10. 1: LEAST EFFECTIVE AND 10: MOST EFFECTIVE	1 2 3 4 5 6 **(7)** 8 9 10
RANK YOUR SATISFACTION WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL. 1: UNSATISFIED AND 10: SATISIFED; 1 MEANS PROCESS IS DIFFICULT/TAKES TOO LONG	1 2 3 4 5 6 **(7)** 8 9 10
RANK YOUR DESIRE TO SIMPLIFY OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10. 1: FEWER AND 10: MORE	1 2 3 **(4)** 5 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR THE MEASUREMENT OF CUBAGE. 1: HATE IT AND 10: LOVE IT DOES IT MAKE SENSE FOR TODAY?	1 **(2)** 3 4 5 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR ROOF DECKS. 1 : HATE IT AND 10 : LOVE IT;	1 2 3 4 5 6 7 **(8)** 9 10
RANK YOUR LIKE OR DISLIKE FOR FLAT ROOFS. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 **(8)** 9 10
DO YOU WANT TO ALLOW FOR ACTIVE ROOF DECKS? SELECT YES OR NO	**YES** | **NO**
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING 1 : HATE IT AND 10 : LOVE IT	**(1)** 2 3 4 5 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. 1 : HATE IT AND 10 : LOVE IT	1 **(2)** 3 4 5 6 7 8 9 10
RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 **(9)** 10

***PLEASE TURN TO BACK OF PAGE FOR ADDITIONAL THOUGHTS TO SHARE**
***PLEASE TURN IN SHEET TO VILLAGE STAFF ONCE COMPLETED**

Please use this space to provide comments.

SURVEY #2

"R" DISTRICT CODE SURVEY

NAME:	Jesse Valinsky
ADDRESS:	9780 NE 5th AVE RD

QUESTIONS	RESPONSES
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE? (FILL IN W/ THOUGHTS)	Needs to be updated
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM 1 to 10. 1: LEAST EFFECTIVE AND 10: MOST EFFECTIVE	1 2 3 4 5 **(6)** 7 8 9 10
RANK YOUR SATISFACTION WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL. 1: UNSATISFIED AND 10: SATISIFED; 1 MEANS PROCESS IS DIFFICULT/TAKES TOO LONG	1 2 3 4 5 6 **(7)** 8 9 10
RANK YOUR DESIRE TO SIMPLIFY OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10. 1: FEWER AND 10: MORE	1 2 **(3)** 4 5 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR THE MEASUREMENT OF CUBAGE. 1: HATE IT AND 10: LOVE IT DOES IT MAKE SENSE FOR TODAY?	**(1)** 2 3 **(4)** 5 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR ROOF DECKS. 1 : HATE IT AND 10 : LOVE IT;	**(1)** 2 3 4 5 6 7 8 9 10
RANK YOUR LIKE OR DISLIKE FOR FLAT ROOFS. 1 : HATE IT AND 10 : LOVE IT	**(1)** 2 3 4 5 6 7 8 9 10
DO YOU WANT TO ALLOW FOR ACTIVE ROOF DECKS? SELECT YES OR NO	YES / **(NO)**
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 **(5)** 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. 1 : HATE IT AND 10 : LOVE IT	**(1)** 2 3 4 5 6 7 8 9 10
RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10. 1 : HATE IT AND 10 : LOVE IT	**(1)** 2 3 4 5 6 7 8 9 10

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***PLEASE TURN IN SHEET TO VILLAGE STAFF ONCE COMPLETED**

Please use this space to provide comments.

I'M a little concerned about asking for public feedback after [redacted] recently making significant amendments to the code. We must be careful that we are receiving feedback on current code and not on issues that the recent amendment have already addressed.

Thank You!

SURVEY #3

"R" DISTRICT CODE SURVEY

NAME:	MULLER
ADDRESS:	1270 NE 100th St.

QUESTIONS	RESPONSES
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE? (FILL IN W/ THOUGHTS)	
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM 1 to 10. 1: LEAST EFFECTIVE AND 10: MOST EFFECTIVE	(1) 2 3 4 5 6 7 8 9 10
RANK YOUR SATISFACTION WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL. 1: UNSATISFIED AND 10: SATISIFED; 1 MEANS PROCESS IS DIFFICULT/TAKES TOO LONG	1 2 3 4 5 (6) 7 8 9 10
RANK YOUR DESIRE TO SIMPLIFY OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10. 1: FEWER AND 10: MORE	1 2 3 4 (5) 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR THE MEASUREMENT OF CUBAGE. 1: HATE IT AND 10: LOVE IT DOES IT MAKE SENSE FOR TODAY?	(1) 2 3 4 5 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR ROOF DECKS. 1 : HATE IT AND 10 : LOVE IT;	1 2 3 4 (5) 6 7 8 9 10
RANK YOUR LIKE OR DISLIKE FOR FLAT ROOFS. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 (5) 6 7 8 9 10
DO YOU WANT TO ALLOW FOR ACTIVE ROOF DECKS? SELECT YES OR NO	**YES** / **(NO)**
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING 1 : HATE IT AND 10 : LOVE IT	(1) 2 3 4 5 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 (5) 6 7 8 9 10
RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 9 (10)

***PLEASE TURN TO BACK OF PAGE FOR ADDITIONAL THOUGHTS TO SHARE**
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Please use this space to provide comments.

SURVEY #4

"R" DISTRICT CODE SURVEY

NAME: VESVODA

ADDRESS: 9920 NE 100th STREET

QUESTIONS	RESPONSES
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE? (FILL IN W/ THOUGHTS)	
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM 1 to 10. 1: LEAST EFFECTIVE AND 10: MOST EFFECTIVE	(1) 2 3 4 5 6 7 8 9 10
RANK YOUR SATISFACTION WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL. 1: UNSATISFIED AND 10: SATISIFED; 1 MEANS PROCESS IS DIFFICULT/TAKES TOO LONG	1 2 3 4 (5) 6 7 8 9 10
RANK YOUR DESIRE TO SIMPLIFY OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10. 1: FEWER AND 10: MORE	1 2 3 4 (5) 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR THE MEASUREMENT OF CUBAGE. 1: HATE IT AND 10: LOVE IT DOES IT MAKE SENSE FOR TODAY?	(1) 2 3 4 5 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR ROOF DECKS. 1 : HATE IT AND 10 : LOVE IT;	1 2 3 4 (5) 6 7 8 9 10
RANK YOUR LIKE OR DISLIKE FOR FLAT ROOFS. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 (5) 6 7 8 9 10
DO YOU WANT TO ALLOW FOR ACTIVE ROOF DECKS? SELECT YES OR NO	**YES** / **(NO)**
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING 1 : HATE IT AND 10 : LOVE IT	(1) 2 3 4 5 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 (5) 6 7 8 9 10
RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 9 (10)

***PLEASE TURN TO BACK OF PAGE FOR ADDITIONAL THOUGHTS TO SHARE**
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Please use this space to provide comments.

SURVEY #5

"R" DISTRICT CODE SURVEY

NAME:	Carmen Renick
ADDRESS:	1579 NE 104 St

QUESTIONS	RESPONSES
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE? (FILL IN W/ THOUGHTS)	
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM 1 to 10. 1: LEAST EFFECTIVE AND 10: MOST EFFECTIVE	(1) 2 3 4 5 6 7 8 9 10
RANK YOUR SATISFACTION WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL. 1: UNSATISFIED AND 10: SATISIFED; 1 MEANS PROCESS IS DIFFICULT/TAKES TOO LONG	(1) 2 3 4 5 6 7 8 9 10
RANK YOUR DESIRE TO SIMPLIFY OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10. 1: FEWER AND 10: MORE	1 2 3 4 5 6 7 (8) 9 10
RANK YOUR DISLIKE OR LIKE FOR THE MEASUREMENT OF CUBAGE. 1: HATE IT AND 10: LOVE IT DOES IT MAKE SENSE FOR TODAY?	(1) 2 3 4 5 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR ROOF DECKS. 1 : HATE IT AND 10 : LOVE IT;	(1) 2 3 4 5 6 7 8 9 10
RANK YOUR LIKE OR DISLIKE FOR FLAT ROOFS. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 (5) 6 7 8 9 10
DO YOU WANT TO ALLOW FOR ACTIVE ROOF DECKS? SELECT YES OR NO	YES | (NO)
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 9 (10)
RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. 1 : HATE IT AND 10 : LOVE IT	(1) 2 3 4 5 6 7 8 9 10
RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 9 (10)

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Please use this space to provide comments.

Would like for village to always take into consideration that the new construction does not Block the cross winds and light

from the neighbors next door impacting their quality of life.

and to always visit the building site befor the approvd of plans

SURVEY #6

"R" DISTRICT CODE SURVEY

NAME:	Lele Tracy
ADDRESS:	1270 NE 95 Street

QUESTIONS	RESPONSES
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE? (FILL IN W/ THOUGHTS)	Step backs & Setbacks
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM 1 to 10. 1: LEAST EFFECTIVE AND 10: MOST EFFECTIVE	1 2 3 4 5 6 7 8 9 **(10)**
RANK YOUR SATISFACTION WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL. 1: UNSATISFIED AND 10: SATISIFED; 1 MEANS PROCESS IS DIFFICULT/TAKES TOO LONG	1 2 3 4 **(5)** 6 7 8 9 10
RANK YOUR DESIRE TO SIMPLIFY OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10. 1: FEWER AND 10: MORE	1 2 3 4 **(5)** 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR THE MEASUREMENT OF CUBAGE. 1: HATE IT AND 10: LOVE IT DOES IT MAKE SENSE FOR TODAY?	1 2 3 4 5 6 7 8 9 **(10)**
RANK YOUR DISLIKE OR LIKE FOR ROOF DECKS. 1 : HATE IT AND 10 : LOVE IT;	1 2 3 4 5 6 7 8 9 **(10)**
RANK YOUR LIKE OR DISLIKE FOR FLAT ROOFS. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 **(5)** 6 7 8 9 10
DO YOU WANT TO ALLOW FOR ACTIVE ROOF DECKS? SELECT YES OR NO	YES / **(NO)**
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING 1 : HATE IT AND 10 : LOVE IT	1 2 3 **(4)** 5 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 **(5)** 6 7 8 9 10
RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10. 1 : HATE IT AND 10 : LOVE IT	**(1)** 2 3 4 5 6 7 **(8)** 9 10

***PLEASE TURN TO BACK OF PAGE FOR ADDITIONAL THOUGHTS TO SHARE**
***PLEASE TURN IN SHEET TO VILLAGE STAFF ONCE COMPLETED**

Please use this space to provide comments.

SURVEY #7

"R" DISTRICT CODE SURVEY

NAME: Ricky Zimmerman

ADDRESS: 1002 NE 98 St.

QUESTIONS	RESPONSES
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE? (FILL IN W/ THOUGHTS)	
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM 1 to 10. 1: LEAST EFFECTIVE AND 10: MOST EFFECTIVE	1 2 3 **4** 5 6 7 8 9 10
RANK YOUR SATISFACTION WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL. 1: UNSATISFIED AND 10: SATISIFED; 1 MEANS PROCESS IS DIFFICULT/TAKES TOO LONG	1 **2** 3 4 5 6 7 8 9 10
RANK YOUR DESIRE TO SIMPLIFY OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10. 1: FEWER AND 10: MORE	1 2 3 4 **5** 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR THE MEASUREMENT OF CUBAGE. 1: HATE IT AND 10: LOVE IT DOES IT MAKE SENSE FOR TODAY?	**1** 2 3 4 5 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR ROOF DECKS. 1 : HATE IT AND 10 : LOVE IT;	1 2 3 4 5 6 7 8 **9** 10
RANK YOUR LIKE OR DISLIKE FOR FLAT ROOFS. 1 : HATE IT AND 10 : LOVE IT	**1** 2 3 4 5 6 7 8 ~~9~~ Error 10
DO YOU WANT TO ALLOW FOR ACTIVE ROOF DECKS? SELECT YES OR NO	**YES** / **NO**
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 9 **10**
RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. 1 : HATE IT AND 10 : LOVE IT	**1** 2 3 4 5 6 7 8 9 10
RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 9 **10**

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Please use this space to provide comments.

SURVEY #8

"R" DISTRICT CODE SURVEY

NAME: CATHERINE SALOW

ADDRESS: 10624 NE 10 CT.

QUESTIONS	RESPONSES
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE? (FILL IN W/ THOUGHTS)	LACK OF CHARACTER + SCALE
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM 1 to 10. 1: LEAST EFFECTIVE AND 10: MOST EFFECTIVE	1 2 3 4 (5) 6 7 8 9 10
RANK YOUR SATISFACTION WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL. 1: UNSATISFIED AND 10: SATISIFED; 1 MEANS PROCESS IS DIFFICULT/TAKES TOO LONG (6 WEEKS)	1 2 3 (4) 5 6 7 8 9 10
RANK YOUR DESIRE TO SIMPLIFY OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10. 1: FEWER AND 10: MORE	1 2 3 4 (5) 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR THE MEASUREMENT OF CUBAGE. 1: HATE IT AND 10: LOVE IT DOES IT MAKE SENSE FOR TODAY? NOT	(1) 2 3 4 5 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR ROOF DECKS. 1 : HATE IT AND 10 : LOVE IT; DEPENDS	1 2 3 4 5 6 7 8 9 10 ON LOCATION TO PROPERTY LINE
RANK YOUR LIKE OR DISLIKE FOR FLAT ROOFS. 1 : HATE IT AND 10 : LOVE IT NO PROBLEM + AGAIN DEPENDS ON LOCATION	1 2 3 4 5 6 7 8 9 10
DO YOU WANT TO ALLOW FOR ACTIVE ROOF DECKS? SELECT YES OR NO	(YES) NO IF DONE CORRECTLY
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING 1 : HATE IT AND 10 : LOVE IT	1 2 (3) 4 5 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. 1 : HATE IT AND 10 : LOVE IT DON'T LOVE IT - BUT CAN CAN BE DONE WELL	1 2 3 (4) 5 6 7 8 9 10
RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10. 1 : HATE IT AND 10 : LOVE IT YES - NOT EVERYTHING	1 2 3 4 5 6 (7) 8 9 10

***PLEASE TURN TO BACK OF PAGE FOR ADDITIONAL THOUGHTS TO SHARE**

***PLEASE TURN IN SHEET TO VILLAGE STAFF ONCE COMPLETED**

Please use this space to provide comments.

SURVEY #9

"R" DISTRICT CODE SURVEY

NAME: Wes Pearce

ADDRESS: 1285 NE 94th Street, Miami Shores, FL 33138

QUESTIONS	RESPONSES
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE? (FILL IN W/ THOUGHTS)	
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM 1 to 10. 1: LEAST EFFECTIVE AND 10: MOST EFFECTIVE	1 (2) 3 4 5 6 7 8 9 10
RANK YOUR SATISFACTION WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL. 1: UNSATISFIED AND 10: SATISIFED; 1 MEANS PROCESS IS DIFFICULT/TAKES TOO LONG	1 (2 3) 4 5 6 7 8 9 10
RANK YOUR DESIRE TO SIMPLIFY OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10. 1: FEWER AND 10: MORE	1 2 3 4 (5) 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR THE MEASUREMENT OF CUBAGE. 1: HATE IT AND 10: LOVE IT DOES IT MAKE SENSE FOR TODAY?	(1) 2 3 4 5 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR ROOF DECKS. 1 : HATE IT AND 10 : LOVE IT;	1 2 3 4 5 6 7 8 (9) 10
RANK YOUR LIKE OR DISLIKE FOR FLAT ROOFS. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 (8) 9 10
DO YOU WANT TO ALLOW FOR ACTIVE ROOF DECKS? SELECT YES OR NO	(YES) / NO
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 (5) 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. 1 : HATE IT AND 10 : LOVE IT	1 2 (3) 4 5 6 7 8 9 10
RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 (7) 8 (9) 10

***PLEASE TURN TO BACK OF PAGE FOR ADDITIONAL THOUGHTS TO SHARE**
***PLEASE TURN IN SHEET TO VILLAGE STAFF ONCE COMPLETED**

Please use this space to provide comments.

SURVEY #10

"R" DISTRICT CODE SURVEY

NAME: John Bolton

ADDRESS: 1202 NE 101 ST

QUESTIONS	RESPONSES
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE? (FILL IN W/ THOUGHTS)	Massing / BLDG Size for lot
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM 1 to 10. 1: LEAST EFFECTIVE AND 10: MOST EFFECTIVE	1 2 3 4 5 6 (7) 8 9 10
RANK YOUR SATISFACTION WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL. 1: UNSATISFIED AND 10: SATISIFED; 1 MEANS PROCESS IS DIFFICULT/TAKES TOO LONG	1 2 3 4 5 6 (7) 8 9 10
RANK YOUR DESIRE TO SIMPLIFY OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10. 1: FEWER AND 10: MORE	1 2 3 4 5 6 7 8 (9) 10
RANK YOUR DISLIKE OR LIKE FOR THE MEASUREMENT OF CUBAGE. 1: HATE IT AND 10: LOVE IT DOES IT MAKE SENSE FOR TODAY?	1 2 3 4 5 6 7 8 (9) 10 Control cubage/size ✓ w/ coverage or FAR
RANK YOUR DISLIKE OR LIKE FOR ROOF DECKS. 1 : HATE IT AND 10 : LOVE IT;	(1) 2 3 4 5 6 7 8 9 10
RANK YOUR LIKE OR DISLIKE FOR FLAT ROOFS. 1 : HATE IT AND 10 : LOVE IT	1 2 (3) 4 5 6 7 8 9 10
DO YOU WANT TO ALLOW FOR ACTIVE ROOF DECKS? SELECT YES OR NO	YES / (NO)
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 9 (10)
RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. 1 : HATE IT AND 10 : LOVE IT	1 2 3 (4) 5 6 7 8 9 10
RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 (8) 9 10

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Please use this space to provide comments.

SURVEY #11

"R" DISTRICT CODE SURVEY

NAME: Dana Brady

ADDRESS: 1090 NE 91st St

QUESTIONS	RESPONSES
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE? (FILL IN W/ THOUGHTS)	
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM 1 to 10. 1: LEAST EFFECTIVE AND 10: MOST EFFECTIVE	1 2 3 4 5 6 7 **8** 9 10
RANK YOUR SATISFACTION WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL. 1: UNSATISFIED AND 10: SATISIFED; 1 MEANS PROCESS IS DIFFICULT/TAKES TOO LONG	1 2 3 4 5 6 **7** 8 9 10
RANK YOUR DESIRE TO SIMPLIFY OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10. 1: FEWER AND 10: MORE	1 2 3 **4** 5 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR THE MEASUREMENT OF CUBAGE. 1: HATE IT AND 10: LOVE IT DOES IT MAKE SENSE FOR TODAY?	1 2 3 4 **5** 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR ROOF DECKS. 1 : HATE IT AND 10 : LOVE IT;	1 2 3 4 5 6 7 8 **9** 10
RANK YOUR LIKE OR DISLIKE FOR FLAT ROOFS. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 **6** 7 8 9 10
DO YOU WANT TO ALLOW FOR ACTIVE ROOF DECKS? SELECT YES OR NO	**YES** / **NO**
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 **9** 10
RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. 1 : HATE IT AND 10 : LOVE IT	**1** 2 3 4 5 6 7 8 9 10
RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 **8** 9 10

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Please use this space to provide comments.

SURVEY #12

"R" DISTRICT CODE SURVEY

NAME: Debbie Madsen

ADDRESS: 335 NE 93 Street

QUESTIONS	RESPONSES
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE? (FILL IN W/ THOUGHTS)	Boxes, Setbacks Heights
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM 1 to 10. 1: LEAST EFFECTIVE AND 10: MOST EFFECTIVE	(1) 2 3 4 5 6 7 8 9 10
RANK YOUR SATISFACTION WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL. 1: UNSATISFIED AND 10: SATISIFED; 1 MEANS PROCESS IS DIFFICULT/TAKES TOO LONG	1 2 3 4 (5) 6 7 8 9 10
RANK YOUR DESIRE TO SIMPLIFY OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10. 1: FEWER AND 10: MORE	1 2 3 4 (5) 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR THE MEASUREMENT OF CUBAGE. 1: HATE IT AND 10: LOVE IT DOES IT MAKE SENSE FOR TODAY?	1 2 3 4 5 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR ROOF DECKS. 1 : HATE IT AND 10 : LOVE IT;	(1) 2 3 4 5 6 7 8 9 10
RANK YOUR LIKE OR DISLIKE FOR FLAT ROOFS. 1 : HATE IT AND 10 : LOVE IT	(1) 2 3 4 5 6 7 8 9 10
DO YOU WANT TO ALLOW FOR ACTIVE ROOF DECKS? SELECT YES OR NO	YES / (NO)
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 (8) 9 10
RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. 1 : HATE IT AND 10 : LOVE IT	1 2 (3) 4 5 6 7 8 9 10
RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10. 1 : HATE IT AND 10 : LOVE IT	(1) 2 3 4 5 6 7 8 9 10

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Please use this space to provide comments.

SURVEY #13

"R" DISTRICT CODE SURVEY

NAME: Agustin Ramos

ADDRESS:

QUESTIONS	RESPONSES
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE? (FILL IN W/ THOUGHTS)	
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM 1 to 10. 1: LEAST EFFECTIVE AND 10: MOST EFFECTIVE	1 2 3 4 5 **(6)** 7 8 9 10
RANK YOUR SATISFACTION WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL. 1: UNSATISFIED AND 10: SATISIFED; 1 MEANS PROCESS IS DIFFICULT/TAKES TOO LONG	1 2 3 4 5 **(6)** 7 8 9 10
RANK YOUR DESIRE TO SIMPLIFY OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10. 1: FEWER AND 10: MORE	1 2 3 4 5 6 7 8 **(9)** 10
RANK YOUR DISLIKE OR LIKE FOR THE MEASUREMENT OF CUBAGE. 1: HATE IT AND 10: LOVE IT DOES IT MAKE SENSE FOR TODAY?	1 2 3 4 5 6 **(7)** 8 9 10
RANK YOUR DISLIKE OR LIKE FOR ROOF DECKS. 1 : HATE IT AND 10 : LOVE IT;	1 2 3 4 5 6 7 **(8)** 9 10
RANK YOUR LIKE OR DISLIKE FOR FLAT ROOFS. 1 : HATE IT AND 10 : LOVE IT	1 **(2)** 3 4 5 6 7 8 9 10
DO YOU WANT TO ALLOW FOR ACTIVE ROOF DECKS? SELECT YES OR NO	**(YES)** / **NO**
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 **(9)** 10
RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 **(9)** 10
RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 **(8)** 9 10

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Please use this space to provide comments.

SURVEY #14

"R" DISTRICT CODE SURVEY

NAME: OMER DROR

ADDRESS: 1201 NE 97th St. MIAMI SHORES FL

QUESTIONS	RESPONSES
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE? (FILL IN W/ THOUGHTS)	the lot coverage for 2 story homes. 1st floor should be 40%.
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM 1 to 10. 1: LEAST EFFECTIVE AND 10: MOST EFFECTIVE	1 2 3 4 5 6 7 8 9 10
RANK YOUR SATISFACTION WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL. 1: UNSATISFIED AND 10: SATISIFED; 1 MEANS PROCESS IS DIFFICULT/TAKES TOO LONG	1 2 3 4 5 6 7 8 9 10
RANK YOUR DESIRE TO SIMPLIFY OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10. 1: FEWER AND 10: MORE	(1) 2 3 4 5 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR THE MEASUREMENT OF CUBAGE. 1: HATE IT AND 10: LOVE IT DOES IT MAKE SENSE FOR TODAY?	1 2 3 4 5 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR ROOF DECKS. 1 : HATE IT AND 10 : LOVE IT;	1 2 3 4 5 6 7 8 9 10
RANK YOUR LIKE OR DISLIKE FOR FLAT ROOFS. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 9 10
DO YOU WANT TO ALLOW FOR ACTIVE ROOF DECKS? SELECT YES OR NO	YES / NO
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING 1 : HATE IT AND 10 : LOVE IT	(1) 2 3 4 5 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 9 10
RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 9 10

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Please use this space to provide comments.

The 1st floor lot coverage for a 2 story home should be the same as for a 1 story home 40%.

SURVEY #15

"R" DISTRICT CODE SURVEY

NAME:	
ADDRESS:	

QUESTIONS	RESPONSES
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE? (FILL IN W/ THOUGHTS)	
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM 1 to 10. 1: LEAST EFFECTIVE AND 10: MOST EFFECTIVE	1 2 3 4 5 6 7 8 9 10
RANK YOUR SATISFACTION WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL. 1: UNSATISFIED AND 10: SATISIFED; 1 MEANS PROCESS IS DIFFICULT/TAKES TOO LONG	1 2 3 4 5 6 7 8 9 10
RANK YOUR DESIRE TO SIMPLIFY OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10. 1: FEWER AND 10: MORE	1 2 3 4 5 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR THE MEASUREMENT OF CUBAGE. 1: HATE IT AND 10: LOVE IT DOES IT MAKE SENSE FOR TODAY?	1 2 3 4 5 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR ROOF DECKS. 1 : HATE IT AND 10 : LOVE IT;	1 2 3 4 5 6 7 8 9 10
RANK YOUR LIKE OR DISLIKE FOR FLAT ROOFS. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 9 10
DO YOU WANT TO ALLOW FOR ACTIVE ROOF DECKS? SELECT YES OR NO	(YES) NO
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 9 (10)
RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 9 10
RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 9 10

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Please use this space to provide comments.

I would like to know if we can find a way to encourage residents to repair or replace driveways as they were designed. My V shaped driveway cant be done because it is "legal non-conforming"

SURVEY #16

"R" DISTRICT CODE SURVEY

NAME:	
ADDRESS:	

QUESTIONS	RESPONSES
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE? (FILL IN W/ THOUGHTS)	
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM 1 to 10. 1: LEAST EFFECTIVE AND 10: MOST EFFECTIVE	1 2 (3) 4 5 (6) 7 8 9 10
RANK YOUR SATISFACTION WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL. 1: UNSATISFIED AND 10: SATISIFED; 1 MEANS PROCESS IS DIFFICULT/TAKES TOO LONG	1 2 3 4 5 (6) 7 8 9 10
RANK YOUR DESIRE TO SIMPLIFY OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10. 1: FEWER AND 10: MORE	1 2 3 4 5 6 7 8 9 (10)
RANK YOUR DISLIKE OR LIKE FOR THE MEASUREMENT OF CUBAGE. 1: HATE IT AND 10: LOVE IT DOES IT MAKE SENSE FOR TODAY?	(1) 2 3 4 5 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR ROOF DECKS. 1 : HATE IT AND 10 : LOVE IT;	1 2 3 (4) 5 6 7 8 9 10
RANK YOUR LIKE OR DISLIKE FOR FLAT ROOFS. 1 : HATE IT AND 10 : LOVE IT	(1) 2 3 4 5 6 7 8 9 10
DO YOU WANT TO ALLOW FOR ACTIVE ROOF DECKS? SELECT YES OR NO	YES / (NO)
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 9 (10)
RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. 1 : HATE IT AND 10 : LOVE IT	(1) 2 3 4 5 6 7 8 9 10
RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 9 (10)

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Please use this space to provide comments.

SURVEY #17

"R" DISTRICT CODE SURVEY

NAME:

ADDRESS:

QUESTIONS	RESPONSES
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE? (FILL IN W/ THOUGHTS)	
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM 1 to 10. 1: LEAST EFFECTIVE AND 10: MOST EFFECTIVE	1 **2** 3 4 5 6 7 8 9 10
RANK YOUR SATISFACTION WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL. 1: UNSATISFIED AND 10: SATISIFED; 1 MEANS PROCESS IS DIFFICULT/TAKES TOO LONG	1 **2** 3 4 5 6 7 8 9 10
RANK YOUR DESIRE TO SIMPLIFY OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10. 1: FEWER AND 10: MORE	1 2 3 4 5 6 7 **8** 9 10
RANK YOUR DISLIKE OR LIKE FOR THE MEASUREMENT OF CUBAGE. 1: HATE IT AND 10: LOVE IT DOES IT MAKE SENSE FOR TODAY?	**1** 2 3 4 5 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR ROOF DECKS. 1 : HATE IT AND 10 : LOVE IT;	1 **2** 3 4 5 6 7 8 9 10
RANK YOUR LIKE OR DISLIKE FOR FLAT ROOFS. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 **6** 7 8 9 10
DO YOU WANT TO ALLOW FOR ACTIVE ROOF DECKS? SELECT YES OR NO	YES / **NO**
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 9 10
RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 9 10

Needs explanation

depends

depends

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hate inside yards

Please use this space to provide comments.

SURVEY #18

"R" DISTRICT CODE SURVEY

NAME:	
ADDRESS:	

QUESTIONS	RESPONSES
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE? (FILL IN W/ THOUGHTS)	
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM 1 to 10. 1: LEAST EFFECTIVE AND 10: MOST EFFECTIVE	1 2 3 4 5 6 7 8 9 10
RANK YOUR SATISFACTION WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL. 1: UNSATISFIED AND 10: SATISIFED; 1 MEANS PROCESS IS DIFFICULT/TAKES TOO LONG	1 2 3 4 5 6 7 8 9 10
RANK YOUR DESIRE TO SIMPLIFY OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10. 1: FEWER AND 10: MORE	1 2 3 4 5 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR THE MEASUREMENT OF CUBAGE. 1: HATE IT AND 10: LOVE IT DOES IT MAKE SENSE FOR TODAY?	1 2 3 4 5 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR ROOF DECKS. 1 : HATE IT AND 10 : LOVE IT;	1 2 3 4 5 6 7 8 9 10
RANK YOUR LIKE OR DISLIKE FOR FLAT ROOFS. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 9 10
DO YOU WANT TO ALLOW FOR ACTIVE ROOF DECKS? SELECT YES OR NO	**YES** / **NO**
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING 1 : HATE IT AND 10 : LOVE IT unforeseeable	1 2 3 4 5 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 9 10
RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 9 10

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Please use this space to provide comments.

SURVEY #19

"R" DISTRICT CODE SURVEY

NAME: GEORGE BURCH

ADDRESS: 1440 NE 101 St

QUESTIONS	RESPONSES
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE? (FILL IN W/ THOUGHTS)	Does not allow older homes to be updated
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM 1 to 10. 1: LEAST EFFECTIVE AND 10: MOST EFFECTIVE	1 2 3 4 5 6 7 **(8)** 9 10
RANK YOUR SATISFACTION WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL. 1: UNSATISFIED AND 10: SATISIFED; 1 MEANS PROCESS IS DIFFICULT/TAKES TOO LONG	**(1)** 2 3 4 5 6 7 8 9 10
RANK YOUR DESIRE TO SIMPLIFY OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10. 1: FEWER AND 10: MORE	**(1)** 2 3 4 5 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR THE MEASUREMENT OF CUBAGE. 1: HATE IT AND 10: LOVE IT DOES IT MAKE SENSE FOR TODAY?	**(1)** 2 3 4 5 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR ROOF DECKS. 1 : HATE IT AND 10 : LOVE IT;	**(1)** 2 3 4 5 6 7 8 9 10
RANK YOUR LIKE OR DISLIKE FOR FLAT ROOFS. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 9 10
DO YOU WANT TO ALLOW FOR ACTIVE ROOF DECKS? SELECT YES OR NO	YES / **(NO)**
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 9 **(10)**
RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 9 **(10)**
RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 **(8)** 9 10

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Please use this space to provide comments.

Younger families are moving to an older built out community. The homes are expensive - services which costs much like pools aquatic center golf course community center etc. They have money and want bigger homes with pools - tennis - pickleball etc. We need to be careful we do not prevent this. MSD will change as it adapts to global warming and water table rise. All homes and septic drain fields will rise or hopefully be eliminated. It is illegal to raise your land and flood your neighbor. This requires us to look at height restrictions - first living floor.

SURVEY #20

"R" DISTRICT CODE SURVEY

NAME: Alice Burch

ADDRESS: 1440 NE 101st St.

QUESTIONS	RESPONSES
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE? (FILL IN W/ THOUGHTS)	
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM 1 to 10. 1: LEAST EFFECTIVE AND 10: MOST EFFECTIVE	1 2 3 4 5 6 7 (8) 9 10
RANK YOUR SATISFACTION WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL. 1: UNSATISFIED AND 10: SATISIFED; 1 MEANS PROCESS IS DIFFICULT/TAKES TOO LONG	1 2 3 (4) 5 6 7 8 9 10 6 wks is OK, but folks still complain bitterly.
RANK YOUR DESIRE TO SIMPLIFY (yes) OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10. 1: FEWER AND 10: MORE	1 2 3 4 5 6 7 (8) 9 10
RANK YOUR DISLIKE OR LIKE FOR THE MEASUREMENT OF CUBAGE. 1: HATE IT AND 10: LOVE IT DOES IT MAKE SENSE FOR TODAY?	(1) 2 3 4 5 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR ROOF DECKS. 1 : HATE IT AND 10 : LOVE IT;	1 2 3 4 5 (6) 7 8 9 10 see comments
RANK YOUR LIKE OR DISLIKE FOR FLAT ROOFS. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 (6) 7 8 9 10
DO YOU WANT TO ALLOW FOR ACTIVE ROOF DECKS? SELECT YES OR NO	(YES) / NO
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 9 (10)
RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. 1 : HATE IT AND 10 : LOVE IT	1 2 (3) 4 5 6 7 8 9 10 see comments
RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10. 1 : HATE IT AND 10 : LOVE IT	1 2 3 (4) 5 6 7 8 9 10

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Please use this space to provide comments.

I've lived in the same house for 43 years. I live on a street with a hairpin turn at the end. What used to be a very quiet street with a miniscule amount of traffic, is now quite busy. It is used for: giant lawn-care assemblages, construction vehicles, an amazing amount of service trucks, and parking. Always now, on-street parking. Homeowners want clear driveways, so if you are coming to clean the carpets, kindly narrow the road by 8-10 feet with your service vehicle! So yes, I want to require stricter parking requirements for multiple bedrooms.

I think that the "zoning pause" yielded positive results. I like the concept of stepbacks. I hope the new rules for lot coverage that we didn't have before, yield a positive effect. And like Victor Bruce, I just adore our setbacks. I want to keep them and to fight for them. One exception: swimming pools - that could be a little less.

Now, about fences and walls. I voted for the 6' wall height, but under duress. I voted for the "busy street" hedge height. The net effect makes me very sad. Hard data says that traffic counts support the homeowners' need for privacy. But I'd rather see the home and occasionally, the neighbor behind it, when I'm walking by.

There is a "roof deck" that I love. I'd like to have one like it. 1001 NE 96th St. I think it's a quality job done right. A world of difference from the Lennar-style roof deck.

Joe Corradino, God bless you for loving your job and making Miami Shores benefit.

Alice

SURVEY #21

From: no-reply@services.evo.cloud
Sent: Friday, May 2, 2025 9:19 AM
To: Eddy Nunez
Subject: Residential R Code Rewrite - New Form Submission for Miami Shores Florida

A new submission has been received for Residential R Code Rewrite at 05/02/2025 9:18 AM

First Name:	ADAM
Last Name:	MALAMED
Phone:	917-685-2273
Address:	9215 N. Bayshore Drive
Postal Code:	33138
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE?:	The new code is one of the most restrictive in South Florida. 30% lot coverage and 45% FAR is overreaching. It includes garages and covered terraces making it even more restrictive. I am in alignment on keeping our neighborhood beautiful and restrict the institutions from coming in but this is overreaching. I believe 35-40% lot coverage and 50-55% FAR without including garages or covered terraces is a fair outcome. Also I am in favor of second floor setbacks to prevent the box homes from being put up in our beautiful village
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM:	2
RANK YOUR SATISFACTION WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL.:	4
RANK YOUR DESIRE TO SIMPLIFY OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10:	7
RANK YOUR DISLIKE OR LIKE FOR THE MEASUREMENT OF CUBAGE. :	3

RANK YOUR DISLIKE OR LIKE FOR ROOF DECKS.:	6
RANK YOUR LIKE OR DISLIKE FOR FLAT ROOFS. :	10
DO YOU WANT TO ALLOW FOR ACTIVE ROOF DECKS?:	No
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING:	6
RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. :	10
RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10.:	6
Provide comments here::	I would welcome more dialogue. Adam Malamed 917-685-2273
Upload File #1:	No File Uploaded
Upload File #2:	No File Uploaded

SURVEY #22

From: no-reply@services.evo.cloud
Sent: Tuesday, May 13, 2025 1:05 PM
To: Eddy Nunez
Subject: Residential R Code Rewrite - New Form Submission for Miami Shores Florida

A new submission has been received for Residential R Code Rewrite at 05/13/2025 1:05 PM

First Name:	Carol
Last Name:	Eannace Respondek
Phone:	3053189900
Address:	1162 NE 105 Street
Postal Code:	33138
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE?:	I am most concerned with perviousness, stormwater flooding and requiring at least 30% native trees & plants in landscape, the remainder "Florida Friendly". I like the direction P&Z is going with perviousness and stormwater flooding.
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM:	8
RANK YOUR SATISFACTION WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL.:	6
RANK YOUR DESIRE TO SIMPLIFY OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10:	4
RANK YOUR DISLIKE OR LIKE FOR THE MEASUREMENT OF CUBAGE. :	3
RANK YOUR DISLIKE OR LIKE FOR ROOF DECKS.:	3
RANK YOUR LIKE OR DISLIKE FOR FLAT ROOFS. :	10
DO YOU WANT TO ALLOW FOR	No

ACTIVE ROOF DECKS?:	
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING:	8
RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. :	6
RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10.:	3
Provide comments here::	
Upload File #1:	No File Uploaded
Upload File #2:	No File Uploaded

SURVEY #23

From: no-reply@services.evo.cloud
Sent: Saturday, May 17, 2025 2:59 PM
To: Eddy Nunez
Subject: Residential R Code Rewrite - New Form Submission for Miami Shores Florida

A new submission has been received for Residential R Code Rewrite at 05/17/2025 2:58 PM

First Name:	Jacqueline
Last Name:	Murdocco
Phone:	3053011690
Address:	1598 NE 104th St
Postal Code:	33138
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE?:	As a realtor I have noticed that the new set backs and changes have caused sales to fall through. As much as the residents want to preserve the landscape of miami shores, we have to understand that the homes are all very old, not designed for today's standards, small rooms/bathrooms/closers/kitchens. Many are 2 bedrooms or converted 2 to 3 with no garage. The new standards make it difficult for a resident to add a garage to be added, extensions, 2nd story additions. Everything is harder and harder. The buyers are already paying top dollar for a property, and now have to deal with issues with renovating, huge costs and extended lengths of time on permitting etc.. this is hurting the community, and it's residents. As an extremely desirable neighborhood in Miami, it's important that we allow residents to upgrade their homes in a timely, cost efficient and convenient manner. There has to be a balance between preserving the character and modernizing our homes.
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM:	6
RANK YOUR SATISFACTION	6

WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL.:	
RANK YOUR DESIRE TO SIMPLIFY OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10:	3
RANK YOUR DISLIKE OR LIKE FOR THE MEASUREMENT OF CUBAGE. :	3
RANK YOUR DISLIKE OR LIKE FOR ROOF DECKS.:	9
RANK YOUR LIKE OR DISLIKE FOR FLAT ROOFS. :	9
DO YOU WANT TO ALLOW FOR ACTIVE ROOF DECKS?:	Yes
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING:	9
RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. :	9
RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10.:	9
Provide comments here::	Codes need to be less stringent and allow for more development in line with today's standards. Permitting needs to be sped up, more inspectors hired (there's enough work for more inspectors). Renovating costs lowered by making the process more streamlined, allowing contractors to work on a consistent basis and get a property completed in an appropriate timeline.
Upload File #1:	No File Uploaded
Upload File #2:	No File Uploaded

SURVEY #24

From: no-reply@services.evo.cloud
Sent: Tuesday, May 20, 2025 5:42 PM
To: Eddy Nunez
Subject: Residential R Code Rewrite - New Form Submission for Miami Shores Florida

A new submission has been received for Residential R Code Rewrite at 05/20/2025 5:41 PM

First Name:	Vivienne
Last Name:	Yao
Phone:	305 205-9191
Address:	83 NE 103 Street
Postal Code:	33138
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE?:	we need to have mandatory construction fences added to the code currently there is no mention and it is a safety risk to have neighborhood children wandering around construction projects. also need to add something to the code about swimming pools and mosquitos on construction projects or abandoned houses.
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM:	
RANK YOUR SATISFACTION WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL.:	
RANK YOUR DESIRE TO SIMPLIFY OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10:	
RANK YOUR DISLIKE OR LIKE FOR THE MEASUREMENT OF CUBAGE. :	
RANK YOUR DISLIKE OR LIKE FOR ROOF DECKS.:	
RANK YOUR LIKE OR DISLIKE FOR	

FLAT ROOFS. :	
DO YOU WANT TO ALLOW FOR ACTIVE ROOF DECKS?:	Yes
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING:	6
RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. :	2
RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10.:	
Provide comments here::	
Upload File #1:	No File Uploaded
Upload File #2:	No File Uploaded

SURVEY #25

From: no-reply@services.evo.cloud
Sent: Thursday, May 22, 2025 9:55 PM
To: Eddy Nunez
Subject: Residential R Code Rewrite - New Form Submission for Miami Shores Florida

A new submission has been received for Residential R Code Rewrite at 05/22/2025 9:55 PM

First Name:	Andres
Last Name:	De Armas
Phone:	3067130311
Address:	144 nw 105th st
Postal Code:	33150
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE?:	
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM:	10
RANK YOUR SATISFACTION WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL.:	9
RANK YOUR DESIRE TO SIMPLIFY OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10:	3
RANK YOUR DISLIKE OR LIKE FOR THE MEASUREMENT OF CUBAGE. :	6
RANK YOUR DISLIKE OR LIKE FOR ROOF DECKS.:	10
RANK YOUR LIKE OR DISLIKE FOR FLAT ROOFS. :	10
DO YOU WANT TO ALLOW FOR ACTIVE ROOF DECKS?:	Yes
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING:	6
RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. :	10
RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10.:	6

Provide comments here::

Upload File #1: No File Uploaded

Upload File #2: No File Uploaded

SURVEY #26

From: no-reply@services.evo.cloud
Sent: Saturday, May 31, 2025 9:18 PM
To: Eddy Nunez
Subject: Residential R Code Rewrite - New Form Submission for Miami Shores Florida

A new submission has been received for Residential R Code Rewrite at 05/31/2025 9:17 PM

First Name:	Dan
Last Name:	Marinberg
Phone:	
Address:	1550 NE 103 ST
Postal Code:	33138
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE?:	Too restrictive and does not allow for reasonable development and growth for larger families.
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM:	1
RANK YOUR SATISFACTION WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL.:	8
RANK YOUR DESIRE TO SIMPLIFY OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10:	1
RANK YOUR DISLIKE OR LIKE FOR THE MEASUREMENT OF CUBAGE. :	1
RANK YOUR DISLIKE OR LIKE FOR ROOF DECKS.:	8
RANK YOUR LIKE OR DISLIKE FOR FLAT ROOFS. :	8
DO YOU WANT TO ALLOW FOR ACTIVE ROOF DECKS?:	Yes
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING:	1
RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. :	9

RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10.:	9
Provide comments here::	
Upload File #1:	No File Uploaded
Upload File #2:	No File Uploaded

SURVEY #27

From: no-reply@services.evo.cloud
To: Planning & Zoning
Subject: Residential R Code Rewrite - New Form Submission for Miami Shores Florida
Date: Wednesday, July 16, 2025 4:03:09 PM

A new submission has been received for Residential R Code Rewrite at 07/16/2025 4:03 PM

First Name:	Barbara
Last Name:	Kamp
Phone:	3054012822
Address:	296 NE 99th Street
Postal Code:	33138
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE?:	Do not allow overbuilding on lots. No roof decks. Need setbacks. Neighboring property walls/fences/landscaping too close to property line and blocking view at intersections. Building height max 25-30 ft. Septic to sewer. No altering of lot grade that causes rainwater to flow to neighboring lots. Sidewalks becoming long standing moats. Need plenty of pervious ground on lot for rainwater recharge. Minimal coverage of gravel, rocks, etc. as greenspace on lot.
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM:	
RANK YOUR SATISFACTION WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL.:	3
RANK YOUR DESIRE TO SIMPLIFY OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10:	3
RANK YOUR DISLIKE OR LIKE FOR THE	5

MEASUREMENT OF CUBAGE. :	
RANK YOUR DISLIKE OR LIKE FOR ROOF DECKS.:	2
RANK YOUR LIKE OR DISLIKE FOR FLAT ROOFS. :	5
DO YOU WANT TO ALLOW FOR ACTIVE ROOF DECKS?:	No
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING:	7
RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. :	8
RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10.:	
Provide comments here::	Staff can review if minor but if outside of the norm then criteria questions must go to PZ Board. Shorter fence/wall in front are ok but need to be functional (containing pets, children, etc). Side & back should only be 6 feet tall, including hedges unless non residential property is adjacent then it could be a bit higher
Upload File #1:	No File Uploaded
Upload File #2:	No File Uploaded

SURVEY #28

From: no-reply@services.evo.cloud
To: Planning & Zoning
Subject: Residential R Code Rewrite - New Form Submission for Miami Shores Florida
Date: Wednesday, July 16, 2025 1:38:11 PM

A new submission has been received for Residential R Code Rewrite at 07/16/2025 1:38 PM

First Name:	Jeff
Last Name:	Kamp
Phone:	
Address:	296 NE 99 Street
Postal Code:	33138
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE?:	Do not allow overbuilding on lots. No roof decks. Need stepbacks. Neighboring property walls too close to property line and blocking view. Building height max 25-30 ft. Septic to sewer. No altering of lot grade that causes rainwater to flow to neighboring lots. Sidewalks becoming long standing moats. Need plenty of pervious ground on lot for rainwater recharge. Minimal coverage of gravel, rocks, etc. as greenspace on lot. Properties adjacent to residential need to prohibit music, TV, sounds, etc. from exceeding x decibels from 10 pm to 8 am 7 days/wk. MSV Police and Code Enforcement need to have authority to enforce.
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM:	4
RANK YOUR SATISFACTION WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL.:	3
RANK YOUR DESIRE TO SIMPLIFY OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10:	5
RANK YOUR	

DISLIKE OR LIKE FOR THE MEASUREMENT OF CUBAGE. :	10
RANK YOUR DISLIKE OR LIKE FOR ROOF DECKS.:	2
RANK YOUR LIKE OR DISLIKE FOR FLAT ROOFS. :	5
DO YOU WANT TO ALLOW FOR ACTIVE ROOF DECKS?:	No
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING:	6
RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. :	5
RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10.:	5
Provide comments here::	Staff can review if minor but if certain criteria must go to PZ Board. Short fence wall in front. Side & back should only be 6 feet tall, including hedges unless non residential property is on the adjacent side; could be 8 feet.
Upload File #1:	No File Uploaded
Upload File #2:	No File Uploaded

SURVEY #29

From: no-reply@services.evo.cloud
To: Planning & Zoning
Subject: Residential R Code Rewrite - New Form Submission for Miami Shores Florida
Date: Wednesday, July 16, 2025 3:08:00 PM

A new submission has been received for Residential R Code Rewrite at 07/16/2025 3:07 PM

First Name:	Robert
Last Name:	Menge
Phone:	3057789835
Address:	1102 NE 105th St
Postal Code:	33138
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE?:	Too many dwelling units in single family zoned lots on septic tanks, and not enough setback or green space.
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM:	8
RANK YOUR SATISFACTION WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL.:	10
RANK YOUR DESIRE TO SIMPLIFY OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10:	10
RANK YOUR DISLIKE OR LIKE FOR THE MEASUREMENT OF CUBAGE. :	
RANK YOUR DISLIKE OR LIKE FOR ROOF DECKS.:	10
RANK YOUR LIKE OR DISLIKE FOR FLAT ROOFS. :	1
DO YOU WANT TO ALLOW FOR ACTIVE ROOF DECKS?:	Yes
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING:	10

RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. :	6
RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10.:	10
Provide comments here::	Our Village property values remain high because of our zoning code, green space, parking, code enforcement and set back requirements. We need to continue to improve our infrastructure structure, and improve our golf course and green space.
Upload File #1:	No File Uploaded
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SURVEY #30

From: no-reply@services.evo.cloud
To: Planning & Zoning
Subject: Residential R Code Rewrite - New Form Submission for Miami Shores Florida
Date: Thursday, July 17, 2025 1:16:06 PM

A new submission has been received for Residential R Code Rewrite at 07/17/2025 1:16 PM

First Name:	Kim
Last Name:	Flower
Phone:	3057781019
Address:	301 NE 98th St
Postal Code:	33138
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE?:	The code is strict in items that are not enforced and ambiguous in others. This opens up a lot of code "interpretation" depending on who is reading the code: the reviewer, the enforcer, the owner, the architect. If we want to "preserve the character of the Shores" then the code needs to be specific to style, height, setback, fence, driveway, color, etc - this may mean we need an architectural review board. But, our code should also be work in tandem with the County requirements for septic tanks and driveways.
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM:	
RANK YOUR SATISFACTION WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL.:	2
RANK YOUR DESIRE TO SIMPLIFY OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10:	3
RANK YOUR DISLIKE OR LIKE FOR THE	1

MEASUREMENT OF CUBAGE. :	
RANK YOUR DISLIKE OR LIKE FOR ROOF DECKS.:	5
RANK YOUR LIKE OR DISLIKE FOR FLAT ROOFS. :	5
DO YOU WANT TO ALLOW FOR ACTIVE ROOF DECKS?:	Yes
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING:	3
RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. :	2
RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10.:	10
Provide comments here::	Our code should be more specific and work in tandem with County requirements. ADUs absolutely should be allowed - but, we need really specific codes. Our code should also clearly state what needs P&Z review and what can be administratively reviewed. For example, why do we still insist on a P&Z review for metal roofing? It has been allowed for several years now. Garage conversions are common and should be administratively reviewed for garages that face rear lot lines or alleyways.
Upload File #1:	No File Uploaded
Upload File #2:	No File Uploaded

SURVEY #31

From: no-reply@services.evo.cloud
To: Planning & Zoning
Subject: Residential R Code Rewrite - New Form Submission for Miami Shores Florida
Date: Friday, July 18, 2025 8:46:37 AM

A new submission has been received for Residential R Code Rewrite at 07/18/2025 8:46 AM

First Name:	Brandon
Last Name:	Spirk
Phone:	
Address:	1200 NE 97th
Postal Code:	33138
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE?:	
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM:	6
RANK YOUR SATISFACTION WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL.:	6
RANK YOUR DESIRE TO SIMPLIFY OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10:	7
RANK YOUR DISLIKE OR LIKE FOR THE MEASUREMENT OF CUBAGE. :	1
RANK YOUR DISLIKE OR LIKE FOR ROOF DECKS.:	3
RANK YOUR LIKE OR DISLIKE FOR FLAT ROOFS. :	6
DO YOU WANT TO ALLOW FOR ACTIVE ROOF DECKS?:	No
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING:	8
RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. :	5
RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10.:	1
Provide comments here::	
Upload File #1:	No File Uploaded
Upload File #2:	No File Uploaded

SURVEY #32

From: no-reply@services.evo.cloud
To: Eddy Nunez
Subject: Residential R Code Rewrite - New Form Submission for Miami Shores Florida
Date: Wednesday, July 23, 2025 10:53:52 PM

A new submission has been received for Residential R Code Rewrite at 07/23/2025 10:53 PM

First Name:	Manuel
Last Name:	Del Monte
Phone:	
Address:	480 NE 91st St
Postal Code:	33138
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE?:	The upper level step backs are an issue not only because it makes most cherished neighborhood historic homes non conforming structures, but it also is a hardship and cost add for additions and new constructions. The addition of the second floor lot coverage is more than enough to create a scale transition and prevent massive structures. Additional step backs at the second floor are not necessary.
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM:	4
RANK YOUR SATISFACTION WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL.:	7
RANK YOUR DESIRE TO SIMPLIFY OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10:	4
RANK YOUR DISLIKE OR LIKE FOR THE MEASUREMENT OF CUBAGE. :	6
RANK YOUR DISLIKE	

OR LIKE FOR ROOF DECKS.:	6
RANK YOUR LIKE OR DISLIKE FOR FLAT ROOFS. :	10
DO YOU WANT TO ALLOW FOR ACTIVE ROOF DECKS?:	No
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING:	5
RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. :	9
RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10.:	9
Provide comments here::	Upper level step backs should be removed. FAR and second floor lot coverage are enough of a reduction in development rights. A double high space should not be counted towards FAR. The FAR is already a reduction on development rights from the cubic measurement, why would you penalize for creating a double high space.
Upload File #1:	No File Uploaded
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SURVEY #33

"R" DISTRICT CODE SURVEY

NAME:

ADDRESS:

QUESTIONS	RESPONSES
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE? (FILL IN W/ THOUGHTS)	
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM 1 to 10. 1: LEAST EFFECTIVE AND 10: MOST EFFECTIVE	1 2 3 4 (5) 6 7 8 9 10
RANK YOUR SATISFACTION WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL. 1: UNSATISFIED AND 10: SATISIFED; 1 MEANS PROCESS IS DIFFICULT/TAKES TOO LONG	1 2 3 4 5 6 7 8 9 10
RANK YOUR DESIRE TO SIMPLIFY OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10. 1: FEWER AND 10: MORE	1 2 3 4 (5) 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR THE MEASUREMENT OF CUBAGE. 1: HATE IT AND 10: LOVE IT DOES IT MAKE SENSE FOR TODAY?	(1) 2 3 4 5 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR ROOF DECKS. 1 : HATE IT AND 10 : LOVE IT;	(1) 2 3 4 5 6 7 8 9 10
RANK YOUR LIKE OR DISLIKE FOR FLAT ROOFS. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 (5) 6 7 8 9 10
DO YOU WANT TO ALLOW FOR ACTIVE ROOF DECKS? SELECT YES OR NO	YES / (NO)
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 9 10 ↑ on a sq. ft. scale adds up one space per bdrm & min. of 2 spaces
RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. 1 : HATE IT AND 10 : LOVE IT	1 2 (3) 4 5 6 7 8 9 10
RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 9 (10)

?

***PLEASE TURN TO BACK OF PAGE FOR ADDITIONAL THOUGHTS TO SHARE**
***PLEASE TURN IN SHEET TO VILLAGE STAFF ONCE COMPLETED**

Please use this space to provide comments.

SURVEY #34

"R" DISTRICT CODE SURVEY

NAME: Linda Schwartz

ADDRESS: 1304 NE 104 St.

QUESTIONS	RESPONSES
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE? (FILL IN W/ THOUGHTS)	
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM 1 to 10. 1: LEAST EFFECTIVE AND 10: MOST EFFECTIVE	1 2 3 4 5 6 7 8 9 (10)
RANK YOUR SATISFACTION WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL. 1: UNSATISFIED AND 10: SATISIFED; 1 MEANS PROCESS IS DIFFICULT/TAKES TOO LONG	1 2 3 4 (5) 6 7 8 9 10
RANK YOUR DESIRE TO SIMPLIFY OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10. 1: FEWER AND 10: MORE	Keep it rigid- 1 2 3 4 5 6 7 (8) 9 10
RANK YOUR DISLIKE OR LIKE FOR THE MEASUREMENT OF CUBAGE. 1: HATE IT AND 10: LOVE IT DOES IT MAKE SENSE FOR TODAY?	(1) 2 3 4 5 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR ROOF DECKS. 1 : HATE IT AND 10 : LOVE IT;	1 2 (3) 4 5 6 7 8 9 10 new box houses roof decks cause ~~noise~~ privatiey problem
RANK YOUR LIKE OR DISLIKE FOR FLAT ROOFS. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 (5) 6 7 8 9 10 I don't like boxes
DO YOU WANT TO ALLOW FOR ACTIVE ROOF DECKS? SELECT YES OR NO	YES / (NO)
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 9 (10)
RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 (5) 6 7 8 9 10 pony wall - sm wall for some fathers see foliage
RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 9 10

***PLEASE TURN TO BACK OF PAGE FOR ADDITIONAL THOUGHTS TO SHARE**

***PLEASE TURN IN SHEET TO VILLAGE STAFF ONCE COMPLETED**

Please use this space to provide comments.

SURVEY #35

"R" DISTRICT CODE SURVEY

NAME: L. COURTY

ADDRESS: 1129 NE 92nd St.

QUESTIONS	RESPONSES
WHAT ARE THE MOST CONCERNING ISSUES WITH THE "R" CODE? (FILL IN W/ THOUGHTS)	
RANK THE EFFECTIVENESS OF THE "R" CODE IN CONTROLLING QUALITY CONSTRUCTION FROM 1 to 10. 1: LEAST EFFECTIVE AND 10: MOST EFFECTIVE	1 2 3 4 5 **(6)** 7 8 9 10
RANK YOUR SATISFACTION WITH THE CURRENT REVIEW PROCESS & TIME A PROJECT TAKES FOR APPROVAL. 1: UNSATISFIED AND 10: SATISIFED; 1 MEANS PROCESS IS DIFFICULT/TAKES TOO LONG	1 2 3 4 5 6 7 **(8)** 9 10
RANK YOUR DESIRE TO SIMPLIFY OR MAKE THE EXISTING ZONING RULES MORE RIGID FROM 1 to 10. 1: FEWER AND 10: MORE	1 2 3 4 5 6 7 **(8)** 9 10
RANK YOUR DISLIKE OR LIKE FOR THE MEASUREMENT OF CUBAGE. 1: HATE IT AND 10: LOVE IT DOES IT MAKE SENSE FOR TODAY?	1 2 3 4 **(5)** 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR ROOF DECKS. 1 : HATE IT AND 10 : LOVE IT;	1 2 3 **(4)** 5 6 7 8 9 10
RANK YOUR LIKE OR DISLIKE FOR FLAT ROOFS. 1 : HATE IT AND 10 : LOVE IT	**(1)** 2 3 4 5 6 7 8 9 10
DO YOU WANT TO ALLOW FOR ACTIVE ROOF DECKS? SELECT YES OR NO	YES / **(NO)**
RANK YOUR DESIRE TO CHANGE THE "R" CODE PARKING RULES TO BE BASED ON BEDROOM COUNT AND NOT 2 SPACES PER DWELLING 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 **(5)** 6 7 8 9 10
RANK YOUR DISLIKE OR LIKE FOR FENCES/WALLS IN FRONT YARDS. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 **(8)** 9 10
RANK YOUR DESIRE TO ALLOW STAFF TO REVIEW REQUESTS ADMINISTRATIVELY FROM 1 TO 10. 1 : HATE IT AND 10 : LOVE IT	1 2 3 4 5 6 7 8 **(9)** 10

***PLEASE TURN TO BACK OF PAGE FOR ADDITIONAL THOUGHTS TO SHARE**

***PLEASE TURN IN SHEET TO VILLAGE STAFF ONCE COMPLETED**

Please use this space to provide comments.

Some of these issues are more addressed w/ Code Enforcement, which is lacking.