



Village of Biscayne Park

Commission Agenda Report

Village Commission Meeting Date: December 1, 2015

Subject: Code changes regarding new
Constructions and renovations
("McMansion" legislation)

Prepared By: Commissioner Barbara Watts

Sponsored By: Commission

Background

The current code has set back restrictions et cetera, but seems not to have enough specification and restrictions re: size of house with respect to lot size, appropriateness of size and design of house given the neighborhood etc. In short, given recent construction projects, it seems not unlikely that the Village of Biscayne Park eventually will lose its historic character, with a good number of its houses torn down and replaced by McMansions. These may look fine in Doral or Palmetto Bay, but most, even 20-21st c. Mediterranean Revival ones look jarringly out of place when plopped between 1930s-50s homes. A mere "McMansion legislation" Google search shows that many other communities are addressing or have addressed this issue.

Before doing a search of the legislation proposed or passed by comparable communities, I would like to discuss this matter with the Commission and hear Residents' input. If there is consensus that some changes to the Code may be in order, we can proceed in any number of ways, such as solicit the thought of the Planning and Zoning Board and those of Residents at a Workshop; ask the Administration to help with research and/or make recommendations etc.

Fiscal / Budget Impact:

Depends on decisions made.

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Recommendation:

Consider amending the code or passing some sort of McMansion legislation.

Back-up Information:

Will be done if the Commission wants to explore the matter.