



## **Attachment "A"**

### **Amendments**

Evaluation and Appraisal Report

LIST OF AGENCY CONTACTS TO RECEIVE COMPREHENSIVE PLAN AMENDMENTS

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## INTRODUCTION

This report is comprised of ten applications for amendments to the Town of Cutler Growth Management Plan on the 2014 evaluation and review that was conducted in accordance with the requirements of Chapter 163.3191, Florida Statutes (F.S.), as revised by the 2011 Growth Management Legislation (CS/HB7207ER). The purpose of this review was to ensure that the Growth Management Plan addresses all current State growth management requirements. The Town submitted its Letter of Determination regarding these amendments to the Florida Department of Economic Opportunity (DEO) on April 1, 2014. On April 7, 2014 DEO provided the Town with a letter acknowledging receipt of the Letter of Determination, and stating that the amendments based on the evaluation and review should be transmitted to the State and review agencies by April 4, 2015.

The ten applications contained in this report correspond to the ten Growth Management Plan Elements in which amendments are recommended. Only goals, objectives, and policies for which specific amendments are recommended are included.

APPLICATION No. 1  
TOWN OF CUTLER BAY GROWTH MANAGEMENT PLAN  
LAND USE ELEMENT AMENDMENTS

1. Amendment LU-1. Amend Policy FLU-1A. as follows:

Policy FLU-1A: The Town's short term planning horizon shall be 5 years and the long term shall be 20230. The Future Land Use Map shall contain an adequate supply of land in each district to meet the demands of the existing and future population up to the projected 20230 population of 650,000, and the Town shall ensure that infrastructure and services are or will be made available to meet the needs of this projected population. In the event that the Town's land area increases or decreases, the projected 20230 population will be adjusted accordingly.

2. Amendment LU-2. Amend the Objective FLU-2 Monitoring Measure as follows:

Monitoring Measures FLU-2

1. Number and type of development orders that have been approved in the District that implement the Town Center designation.
2. ~~Adoption of Land Development Regulations to~~ that implement the Town Center designation.

3. Amendment LU-3. Amend Policy FLU-2C as follows:

Policy FLU-2C: Building heights in the Town Center shall be regulated through the Land Development Regulations in order to implement a unified design, and provide appropriate densities and intensities. ~~The building heights plan implementing the Town Center as provided in Ordinance 06-21 shall be superseded by the building heights plan provided in Table FLU-1, until such time as the Town adopts new LDRs for the Town Center Future Land Use designation.~~

4. Amendment LU-4. Amend Policy FLU-2G as follows:

Policy FLU-2G: The Town shall coordinate with Miami-Dade County, as appropriate, to implement strategies to provide multimodal transportation linkages between, to and from the South Dade Government Center, ~~new~~ Performing Arts Center, and other uses in the Town Center that might reduce the need for internal vehicular trips.

5. Amendment LU-5. Amend Policy FLU-2H as follows:

Policy FLU-2H: The Town shall coordinate with Miami-Dade County, as appropriate, to implement strategies to better incorporate the South Dade Government Center, ~~new~~ Performing Arts Center, and other County facilities into the Town Center Area.

6. Amendment LU-6. Amend the Objective FLU-3 Monitoring Measure as follows:

Monitoring Measures FLU-3

1. Number and type of development orders that have been approved in the District that implement the Mixed Use designation.
2. ~~Adoption of Land Development Regulations to~~ that implement the Mixed Use designation.

7. Amendment LU-7. Delete Policy FLU-3B as follows, and renumber subsequent policies accordingly:

~~Policy FLU-3B: By 2010 the Town shall evaluate the feasibility of developing a focus study and/or charrette plan to address the development and redevelopment of the areas designated "Mixed Use" along the US-1 corridor north of the Town Center District.~~

8. Amendment LU-8. Amend the Objective FLU-4 Monitoring Measure as follows:

Monitoring Measures FLU-4

~~1. Adoption of Land Development Regulations to protect neighborhoods and provide transitions.~~  
~~2. Status of neighborhood improvement strategies~~ Implementation status of policies FLU-4A – FLU-4F.

9. Amendment LU-9. Move Policy T1-7M from the Transportation Element to the Future Land Use Element under Objective Policy FLU-4 as follows:

~~Policy T1-7M~~FLU-4G: The Town shall protect its single-family residential areas from non-residential, high density residential, or other inappropriate intrusion.

10. Amendment LU-10. Amend Objective FLU-5 as follows:

**Objective FLU-5: Land Development Regulations and Compatibility**

**The Town shall adopt and implement innovative Land Development Regulations in order to foster compatible and high quality development and redevelopment in the Town, in accordance with the principals and concepts of this Comprehensive Plan and the Land Development Regulations.**

***Revised to address DEO Comment 1, June 3, 2015 ORC Report.***

11. Amendment LU-11. Amend the Objective FLU-5 Monitoring Measure as follows:

Monitoring Measures FLU-5

~~1. Adoption of Land Development Regulations and/or other programs and initiatives that implement~~ Implementation status of policies 5A – 5J.

12. Amendment LU-12. Delete Policy FLU-5A as follows, and renumber subsequent policies accordingly:

~~Policy FLU-5A: Factors that may be considered in establishing zoning districts shall include, but not be limited to: use; density and intensity; height, scale and mass; ingress and egress requirements; noise impacts; sky exposure; setbacks; signage; fencing and other separations, and landscaping.~~

13. Amendment LU-13. Amend Policy FLU-5C as follows:

~~Policy FLU-5C~~B: The Town shall promote high quality urban design for development and redevelopment in accordance with the design standards contained in the Land Development Regulations ~~by encouraging developers to incorporate the concepts outlined in Miami Dade~~

~~County's Urban Design Manual, or other design guidelines that may be developed for the Town, into their developments.~~

14. Amendment LU-14. Amend Policy FLU-5D as follows:

~~Policy FLU-5DC: The Land Development Regulations Town shall promote energy efficient design and water conservation in new development and redevelopment.~~

15. Amendment LU-145. Amend Policy FLU-5G as follows:

~~Policy FLU-5GF: In developing the Land Development Regulations The Town, through the site planning process, will incorporate mechanisms to ensure the compatibility of development with adjacent and proximate uses.~~

16. Amendment LU-16. Delete Policy FLU-5M as follows, and renumber subsequent policies accordingly:

~~Policy FLU-5M: All unexpired site plans approved by the Town or the County shall be deemed consistent with the Town's Comprehensive Plan.~~

17. Amendment LU-17. Amend Policy FLU-5O as follows:

~~Policy FLU-5OM: The Town will review and incorporate "green incentives" such as fast track permitting, tax credits administrative adjustments for siting to accomodate green building practices, and fee adjustments, through the green standards incorporated into the Land Development Regulations and other innovative programs and mechanisms, shall continue to require and/or promote sustainable and environmental friendly design, development, building and management practices.~~

18. Amendment LU-18. Amend Policy FLU-5P as follows:

~~Policy FLU-5PN: The Town will revise existing site review standards to include management of the waste stream to promote the reduction, recycling and reuse of waste materials.~~

19. Amendment LU-19. Amend Policy FLU-5S as follows:

~~Policy FLU-5SQ: The Town, in accordance with the Land Development Regulations, will utilize LEED Neighborhood "green standards" or similar criteria when reviewing subdivision and site plans through the Land Development Regulations.~~

20. Amendment LU-20. Amend the Objective FLU-7 Monitoring Measure as follows:

~~Monitoring Measures FLU-7~~

- ~~1. Achievement of Level of Service Standards.~~
- ~~2. Impact fees enacted/collected.~~
- ~~3. Adoption of Land Development Regulations requiring infrastructure improvements.~~

21. Amendment LU-21. Amend Policy FLU-9K as follows:

~~Policy FLU-9K: The Town shall require on-site stormwater management for development and~~

redevelopment, and ~~establish~~ maintain standards for the design of stormwater management systems.

22. Amendment LU-22. Amend the Objective FLU-10 Monitoring Measure as follows:

Monitoring Measures FLU-10

1. Completion of historic and archeological resource survey.
2. Number of sites identified and designated.
- ~~3. Adoption of Inclusion of~~ protection mechanisms in the Land Development Regulations.
- ~~4.~~ Examples of intergovernmental coordination efforts to achieve resource protection goals.

23. Amendment LU-23. Amend Policy FLU-10A as follows:

Policy FLU-10A: By 20420, the Town shall conduct a survey to determine the extent of historic and archeological sites within its boundaries, and thereafter shall maintain a database of such sites.

24. Amendment LU-24. Amend Policy FLU-10B as follows:

Policy FLU-10B: The Town shall ~~incorporate, into the Land Development Regulations,~~ implement mechanisms to protect designated historic, archeological and cultural resources, if any, and shall review development proposals to ensure that development and redevelopment does not negatively impact these resources.

25. Amendment LU-25. Amend Objective FLU-12 as follows:

Objective FLU-12: Incentive Programs

The Town shall implement innovative incentive programs ~~within~~ through its Land Development Regulations and other appropriate mechanisms.

26. Amendment LU-26. Delete Policy FLU-12A as follows, and renumber subsequent policies accordingly:

~~Policy FLU-12A: The Town, through the Land Development Regulations, may create administrative variance criteria for minor deviations to a site plan when the development for which such variance(s) is/are requested is demonstrated to further the achievement of adopted urban design, economic development, affordable housing, conservation, public education, and/or recreation and open space goals, objectives, and policies.~~

27. Amendment LU-27. Delete Policy FLU-12B as follows, and renumber subsequent policies accordingly:

~~Policy FLU-12B: By 2010, the Town shall establish and implement a transfer of development rights programs to further the achievement of adopted urban design, economic development, affordable housing, conservation, public education, and/or recreation and open space goals, objectives, and policies.~~

28. Amendment LU-28. Amend Policy FLU-12C as follows:

Policy FLU-12C: The Town shall ~~shall~~ may utilize density increases, transfer of development rights,

and other appropriate strategies to encourage transit oriented development along transit corridors within its boundaries, and in the Town Center.

29. Amendment LU-29. Amend Policy FLU-12D as follows:

Policy FLU-12D: The Town ~~shall~~ may allow the transfer of development rights from areas identified as appropriate for recreation and open space, conservation, government facilities, or other public uses to areas within transit corridors or the Town Center, as appropriate.

30. Amendment LU-30. Amend the Future Land Use Map to include the change the date of 2020 to 2030.

31. Amendment LU-31. Amend the Costal High Hazard Area Maps (FLU-8) to reflect the most updated Storm Surge Maps.

*Revised to address DEO Comment 4, June 3, 2015 ORC Report.*

APPLICATION No. 2  
TOWN OF CUTLER BAY GROWTH MANAGEMENT PLAN  
HOUSING ELEMENT AMENDMENTS

1. Amendment H-1. Amend Objective HI-1 as follows:

Objective H1-1: Housing Sites

The Town shall designate an adequate supply of residential land on its Future Land Use Map to accommodate its current and projected population, up to the projected 2030 population of 650,000.

2. Amendment H-2. Delete Objective H1-1F as follows:

~~Policy H1-1F: The Town shall begin the process to update the Housing Element within six months of the Affordable Housing Needs Assessment being completed by Shimberg.~~

3. Amendment H-2. Amend Objective HI-2 as follows:

Objective H1-2: Housing Stock

The Town shall seek to eliminate all substandard units by 20425.

4. Amendment H-3. Amend Policy H1-3A as follows:

Policy H1-3A: By 20420, the Town shall coordinate with the appropriate agencies to conduct a survey to determine if historically significant housing structures are within its boundaries, and to maintain a database of such sites.

APPLICATION No. 3  
TOWN OF CUTLER BAY GROWTH MANAGEMENT PLAN  
INFRASTRUCTURE ELEMENT AMENDMENTS

1. Amendment I-1. Amend Policy I3-1C as follows:

Policy I3-1C: The Town will review development proposals to make sure that when the proposed projects are constructed, the Town's adopted ~~sanitary sewer~~ stormwater management LOS standard will be maintained.

*Revised to correct reference as per DEO informal comment.*

2. Amendment I-2. Amend Policy I3-2D as follows:

Policy I3-2D: The Town will actively coordinate the Town's stormwater planning, programming and construction with the South Florida Water Management District and ~~the Miami-Dade County Public Works Department.~~

3. Amendment I-3. Amend Policy I3-5A as follows:

Policy I3-5A: ~~Based on the results of the Town's Stormwater Master Plan, t~~The Town will ~~develop within one to two years of Plan adoption a basin management program~~ continue to ensure timely maintenance of existing and future stormwater facilities.

4. Amendment I-4. Amend Objective I4-1 as follows:

Objective I4-1

The Town will coordinate with Miami-Dade County ~~Department of Solid Waste Management~~ and licensed private solid waste haulers to help ensure the maintenance of a safe, dependable, and ~~efficient solid waste collection and disposal system for Cutler Bay residents and businesses and~~ in compliance with the adopted Level-of-Service (LOS).

5. Amendment I-5. Amend Policy I4-2A as follows:

Policy I4-2A: The Town will promote the County's ~~Solid Waste Agency~~ efforts to achieve its goals for countywide recycling in compliance with State mandated waste stream reduction objectives.

6. Amendment I-6. Amend Objective I4-3 as follows:

Objective I4-3

The Town will assist Miami-Dade County ~~Department of Solid Waste Management~~ in ensuring that hazardous materials are properly disposed of.

7. Amendment I-7. Amend Policy I4-3A as follows:

Policy I4-3A: The Town will cooperate with ~~the Miami-Dade Department of Solid Waste Management~~ County to assure that any hazardous wastes generated within the Town are properly managed to protect the environment.

8. Amendment I-8. Amend Policy I4-3B as follows:

Policy I4-3B: The Town will ~~develop language and standards in the Land Development Regulations by 2008-2009 that incorporate development restrictions of and/or manage the uses and management of hazardous materials through its Land Development Regulations and other appropriate mechanisms.~~

9. Amendment I-9. Amend Policy I4-3C as follows:

Policy I4-3C: The Town will assist Miami-Dade County ~~DERM~~ in the preparation and maintenance of an up-to-date list of all businesses in the Town that store, use and/or dispose of hazardous and toxic materials and/or waste, and ~~coordinate with DERM~~ assist in their monitoring of these establishments to ensure they have a current waste management and spill clean-up plan.

10. Amendment I-10. Amend Policy I5-1B as follows:

Policy I5-1B: The Town will ~~develop language and standards in the Land Development Regulations to comply with the water conservation policies of the South Florida Water Management District (SFWMD) to conserve the potable water supply and protect the Town from saltwater intrusion, including coordinating with SFWMD related to the Comprehensive Everglades Restoration Plan (CERP) Acceler8 plan, groundwater recharge, installing water-saving devices and xeriscape concepts and protect groundwater recharge in accordance with Miami-Dade County standards, including the established salt barrier line.~~

*Revised to address Miami-Dade County comment, May 5, 2015 Memorandum.*

APPLICATION No. 4  
TOWN OF CUTLER BAY GROWTH MANAGEMENT PLAN  
COASTAL MANAGEMENT ELEMENT AMENDMENTS

1. Amendment CM-1. Add the following text to the Monitoring Measures under Objectives CM-1 – CM-9:

1. Policy implementation status.

2. Amendment CM-2. Amend Policy CM-1J as follows:

Policy CM-1J: The Town will take into consideration the results from long-term monitoring of water quality, benthic habitats, and living resources performed by ~~the~~ Miami-Dade County Department of Environmental Resources Management (DERM) and the South Florida Water Management District (SFWMD) to be consistent with Florida Water Policy (Chapter 62-40.430, F.A.C.) and State water quality regulations (Chapter 62-43.430, F.A.C.) to improve future coastal restoration and enhancement activities coordinated by the Town.

3. Amendment CM-3. Amend Policy CM-1K as follows:

Policy CM-1K: The Town will coordinate with Miami-Dade County ~~DERM~~, SFWMD, the US Environmental Protection Agency (EPA), and the US Army Corp of Engineers to ensure that all regulatory programs administered through each of these agencies is integrated, as applicable, into the Town of Cutler Bay Land Development Regulations.

4. Amendment CM-4. Amend Policy CM-2C as follows:

Policy CM-2C: The Town will ~~establish new~~ maintain standards for stormwater management techniques that emphasize retention, infiltration, back-sloping and berming in order it will to re-hydrate the coastal area ~~which emphasize retention and infiltration techniques, including injection wells; back-sloping and berming as applicable, into the Town of Cutler Bay Land Development Regulations.~~

5. Amendment CM-5. Amend Policy CM-2D as follows:

Policy CM-2D: The Town will ~~establish new standards for stormwater management techniques for the purpose of regulating~~ point and non-point sources of pollution into the stormwater system through the appropriate management techniques.

6. Amendment CM-6. Amend Objective CM-3 as follows:

Objective CM-3

The Town shall increase the amount of shoreline and public access locations in Cutler Bay by the Year ~~2012~~2020.

7. Amendment CM-7. Amend Policy CM-3C as follows:

Policy CM-3C: The Town will maintain standards ~~in the Land Development Regulations~~ for siting future water-related uses that address land use compatibility, availability of upland support services, existing protective status of ownership, hurricane contingency planning, protection of

water quality, water depth, environmental disruptions, mitigation actions, availability for public use, economic need, and feasibility.

8. Amendment CM-8. Amend Policy CM-3D as follows:

Policy CM-3D: Where new developments along the coastal fringes occur, the Town will work with developers, the Miami-Dade County Department of Environmental Resources Management and Biscayne National Park to include environmentally compatible shoreline access facilities such as walkways, piers and elevated viewing areas where appropriate.

9. Amendment CM-9. Amend Policy CM-4A as follows:

Policy CM-4A: ~~Land Development Regulations will be drafted which will implement~~ The Town will regulate floodplain development to ensure that the national standards related to flood protection measures for development in a floodplain are met.

10. Amendment CM-10. Amend Policy CM-6E as follows:

Policy CM-6E: The Town shall coordinate with OEM to maintain an efficient and timely evacuation process in the case of a hurricane or tropical storm in accordance with ~~Rules 9G-6 and 9G-7 of the Florida Administrative Code~~ 27P-6.

*Revised to address Miami-Dade County comment, May 5, 2015 Memorandum.*

11. Amendment CM-11. Delete Policy CM-6I as follows:

~~Policy CM-6I: The Town will update this Coastal Management Element and the Future Land Use Map when the South Florida Regional Planning Council has completed the all hazards regional evacuation study. This study is part of the Statewide Regional Evacuation Study Program that includes updated storm surge mapping, which will provide the data and analysis necessary to redefine the Coastal High Hazard Area of the Town.~~

12. Amendment CM-12. Amend Policy CM-9A as follows:

Policy CM-9A: To facilitate post-disaster recovery and redevelopment following a major hurricane and consistent with available personnel and funding, the Town shall ~~implement its~~ maintain and implement an Emergency Response Plan (ERP). ~~The ERP will be prepared by 2008.~~

13. Add a new Policy CM-7H. as follows:

Policy CM-7H: The Town shall comply with the requirements of Section 163.3178, F.S. in pre-disaster planning and post-disaster redevelopment activities in order to:

1. reduce the flood risk in coastal areas resulting from high tide events, storm surge, flash floods, stormwater runoff, and related impacts of sea level rise;
2. remove coastal real property from FEMA flood zone designations;
3. be consistent with the flood resistant construction requirements of the Florida Building Code and federal flood plain management regulations;
4. require construction seaward of the coastal construction line to be consistent with Chapter 161, F.S.;

5. achieve flood insurance premium discounts for residents through participation in the National Flood Insurance Program Community Rating System Program.

*Revised to address May 15, 2015 changes to statutory requirements as per DEO informal comment.*

APPLICATION No. 5  
TOWN OF CUTLER BAY GROWTH MANAGEMENT PLAN  
CONSERVATION ELEMENT AMENDMENTS

1. Amendment C-1. Amend Policy C-1B as follows:

Policy C-1B: The Town will ~~develop language and standards in the Land Development Regulations that combat~~ regulate erosion, the generation of excessive airborne dust from construction sites and cleared areas, and nuisance odors from industrial and business uses through the and Development Regulations and other appropriate mechanisms.

2. Amendment C-2. Amend Policy C-2A as follows:

Policy C-2A: The Town will ~~develop language and standards in the Land Development Regulations to~~ comply with the water conservation policies of the South Florida Water Management District (SFWMD) to conserve the potable water supply and protect the Town from saltwater intrusion, including groundwater recharge, water-saving devices and ~~xeriscape~~ Florida Friendly Landscape concepts.

*Revised to address SFWMD Comment, April 22, 2015 Letter.*

3. Amendment C-3. Amend Policy C-2G as follows:

Policy C-2G: ~~By 2008, t~~The Town will ~~hand out~~ continue to make water conservation booklets and brochures information available at the Town Hall and on the official Town website as well as other public and at Town facilities.

4. Amendment C-4. Amend Monitoring Measure C-3 as follows:

Monitoring Measures C-3

~~A Level of Service standard will be set through the Town's Land Development Regulation for the quality of water bodies~~ The number of exceedances of applicable federal, State, and/or County water quality Level of Service standards for Biscayne Bay and other surface waters.

*Revised to address Miami-Dade County comment, May 5, 2015 Memorandum.*

5. Amendment C-5. Amend Policy C-3A as follows:

Policy C-3A: The Town will cooperate with Miami-Dade County ~~Department of Environmental Resource Management (DERM) and FDEP~~ and the appropriate State agencies to conduct routine water quality tests in and adjacent to waterways for bacteriological contamination.

6. Amendment C-6. Amend Policy C-3D as follows:

Policy C-3D: The Town will ~~develop language and standards in the Land Development Regulations by 2008-2009 to ensure that adequate~~ maintain and regulate stormwater retention, detention, and management standards for pervious areas, ~~retention and detention are included from the SFWMD and Miami-Dade County DERM and that the drainage LOS standard adopted in this Growth Management Plan is met~~ new developments and improvements to existing facilities.

*Revised to address DERM comment, May 5, 2015 Memorandum.*

7. Amendment C-7. Amend Policy C-4A as follows:

Policy C-4A: The Town will protect water quality by develop language and standards in the Land Development Regulations by 2008-2009 to preserveing and enhanceing the functions of natural groundwater aquifer recharge areas and natural drainage features ~~and to protect water quality.~~

8. Amendment C-8. Amend Policy C-4B as follows:

Policy C-4B: The Town will work with ~~the~~ Miami-Dade County ~~DERM~~ to encourage aquifer recharge and storage capacity for the Biscayne Aquifer through stormwater management permitting.

9. Amendment C-9. Amend Policy C-4C as follows:

Policy C-4C: The Town will maintain, update and implement a ~~create its first~~ Stormwater Master Plan to identify areas within the Town that are experiencing drainage problems and to set priorities for stormwater system improvement projects. The Stormwater Master Plan will include a cost estimate of each project which will be included in the Capital Improvements Element as appropriate during the yearly updates.

10. Amendment C-10. Amend Policy C-4D as follows:

Policy C-4D: The Town will ~~develop language and standards in the Land Development Regulations by 2008-2009~~ continue to maintain and enforce for surface water management and flood damage prevention regulations ~~by maintaining in order to maintain~~ consistency with program policies of the Federal Insurance Administration.

11. Amendment C-11. Amend Policy C-4G as follows:

Policy C-4G: The Town will ~~include development review standards in the Land Development Regulations that will~~ continue to require that all applications for excavation ~~will be~~ are carefully reviewed to minimize excavation into the salt-intruded area of the aquifer.

12. Amendment C-12. Amend Policy C-5A as follows:

Policy C-5A: The Town will ~~set~~ implement management standards ~~in the Land Development Regulations~~ for environmentally sensitive natural systems. ~~The standards will cover, including~~ water resources, wetlands, and native habitats of flora and fauna.

13. Amendment C-13. Amend Policy C-5G as follows:

Policy C-5G: The Town will ~~include provisions in the Land Development Regulations that prevents~~ prohibit the development or subdividing sign of a Natural Forest Community (NF), including the removal of any trees, unless the project has been authorized by ~~DERM~~ Miami-Dade County pursuant to Section 24-49 of the Miami-Dade Code.

14. Amendment C-14. Amend Policy C-5H as follows:

Policy C-5H: The Town will ~~also include provisions in the Land Development Regulations that~~

will govern ~~enforce~~ site-design guidelines such as the location of roads, lakes, or green common areas near the property line of Environmentally Endangered Lands (EEL) sites.

15. Amendment C-15. Amend Policy C-6A as follows:

Policy C-6A: Wetlands that are to be protected will be identified based on the type of wetland, function, size, conditions, location, and overall resource value. The wetlands shall be used for purposes that are compatible with their natural values and functions, ~~and Land Development Regulations shall be adopted to provide these areas with the maximum feasible protection, and shall be protected~~ by using such tools as compensatory wetland mitigation and dedication of conservation easements for preserving open space. All development with the potential to impact wetland areas shall be consistent with South Florida Water Management District (SFWMD) regulations, ~~and the minimum standards afforded by Chapter 24 of the Miami-Dade County Code.~~ Activities in wetland areas may be permitted provided all applicable local, regional, state and federal external environmental agency permits have been obtained and one of the following standards is satisfied:

1. Such an activity is necessary to prevent or eliminate a public hazard;
2. Such an activity would provide direct public benefit, which would exceed those lost as a result of the modification;
3. Such an activity is proposed for habitats in which the functions and values currently provided are significantly less than those typically associated with such habitats and cannot be reasonably restored;
4. Because of the unique geometry of the site, it is the unavoidable consequence of development for uses that are appropriate given site characteristics.

*Revised to address Miami-Dade County comment, May 5, 2015 Memorandum.*

16. Amendment C-16. Amend Monitoring Measure C-7 as follows:

Monitoring Measure C-7

Development standards that support the protection of plants and wildlife ~~will be incorporated into~~ are being enforced in accordance with the Town's Land Development Regulations.

17. Amendment C-17. Amend Policy C-7B as follows:

Policy C-7B: The Town will ~~develop language and standards in the Land Development Regulations to~~ protect wildlife and vegetative habitats that are endangered, threatened or species of special concern through the Land Development Regulations and other appropriate mechanisms. The Town shall further protect these habitats by promoting public acquisition and the dedication of conservation easements or reservations where appropriate.

18. Amendment C-18. Amend Policy C-8A as follows:

Policy C-8A: The Town will ~~develop standards in the Land Development Regulations by 2008-2009 to~~ prohibit mining of minerals except as incidental to the development of land for residential or nonresidential purposes.

19. Amendment C-19. Amend Policy C-8B as follows:

Policy C-8B: The Town will ~~develop standards in the Land Development Regulations by 2008-2009 to~~ provide maintain and enforce drainage regulations for the purpose of preserving soils.

20. Amendment C-20. Amend Policy C-9A as follows:

Policy C-9A: The Town will cooperate with ~~the Miami-Dade Department of Solid Waste Management (DSWM) County~~ to assure that any hazardous wastes generated within the Town are properly managed to protect the environment.

21. Amendment C-21. Amend Policy C-9B as follows:

Policy C-9B: The Town will ~~develop language and standards in the Land Development Regulations by 2008-2009 that incorporate~~ maintain and enforce development restrictions of uses and management of hazardous materials.

22. Amendment C-22. Amend Policy C-10D as follows:

Policy C-10D: The Town will ~~develop language and standards in the Land Development Regulations by 2008-2009 that utilize the~~ appropriate mechanisms to preserve identified historically significant resources to the maximum extent feasible, if any are identified to be located within the Town.

23. Amendment C-23. Amend Policy C-12E as follows:

Policy C-12E: The Town will ~~include requirements in the Land Development Regulations that will require all buildings taller than 18 stories must~~ to be LEED certified or similar.

24. Amendment C-24. Amend Policy C-12H as follows:

Policy C-12H: The ~~Land Development Regulations will include~~ Town shall implement site plan review criteria that will require the developer to submit statements and all necessary information to describe the green developments standards they are utilizing within their developments.

25. Amendment C-25. Amend Policy C-12I as follows:

Policy C-12I: The ~~Land Development Regulations will include site plan review~~ Town will implement standards to require that all stormwater collected on rooftops will be directed to drain into landscape planter beds or otherwise be utilized on-site before running into a storm drain catch-basin.

26. Amendment C-26. Amend Policy C-12J as follows:

Policy C-12J: The Town will include requirements in Land Development Regulations to have new development to mitigate reductions to contribute to significantly increasing the tree canopy, and encourage new development to contribute to significantly increasing the tree canopy of the town.

Revised to address DEO Comment 3, June 3, 2015 ORC Report.

27. Amendment C-27. Amend Policy C-12L as follows:

Policy C-12L: The Town will utilize the site development review process to reduce heat island effects ~~thru provisions in the Land Development Regulations that provide~~ through the provision of green space with development and other appropriate mechanisms.

APPLICATION No. 6  
TOWN OF CUTLER BAY GROWTH MANAGEMENT PLAN  
INTERGOVERNMENTAL COORDINATION ELEMENT AMENDMENTS

1. Amendment IC-1. Amend Policy IC-1A as follows:

Policy IC-1A: The Town shall ~~continue to coordinate~~ its Growth Management Plan ~~to the Village and Miami-Dade County for review and comment for consistency with its own plan~~ with the comprehensive plans of the Village of Palmetto Bay and Miami-Dade County.

2. Amendment IC-2. Amend Policy IC-1C as follows:

Policy IC-1C: The Town, ~~Village and Miami-Dade County will~~ shall utilize the South Florida Regional Planning Council's ~~mediation dispute resolution process, or in the alternative the statutory process as outlined in Chapter 164 F.S., Governmental Disputes, for the resolution of conflicts or issues when necessary to mediate the resolution of conflicts with the Village of Palmetto Bay and/or Miami-Dade County.~~ The Town may use alternative procedures whenever appropriate for the matter of imminent dispute, including agreements authorized by section 163.3171(4), F.S., or other non-judicial approaches.

3. Amendment IC-3. Amend Policy IC-2B as follows:

Policy IC-2B: The ~~municipalities will~~ Town shall utilize the South Florida Regional Planning Council's ~~mediation dispute resolution process, or in the alternative the statutory process as outlined in Chapter 164 F.S., Governmental Disputes, for the resolution of conflicts or issues.~~ when necessary to mediate the resolution of conflicts with the municipalities. The Town may use alternative procedures whenever appropriate for the matter of imminent dispute, including agreements authorized by section 163.3171(4), F.S., or other non-judicial approaches.

4. Amendment IC-4. Amend Policy IC-3D as follows:

Policy IC-3D: The Town shall coordinate the planning of water and environmental resources, maintenance of the County's Secondary Canal System, enforcement of Chapter 24 of the Code of Miami-Dade County and programs delegated to Miami-Dade County by the State of Florida, Stormwater Management Permit Administration, National Flood Insurance Program and any other issues as necessary with ~~DERM~~ Miami-Dade County.

5. Amendment IC-5. Amend Policy IC-3E as follows:

Policy IC-3E: The Town shall coordinate, as necessary, with ~~the Department of Solid Waste Management~~ Miami-Dade County for the continued provision of solid waste collection services to existing and future customers and for the review of level-of-service standards ~~as maintained by the Department.~~

6. Amendment IC-6. Amend Policy IC-3F as follows:

Policy IC-3F: The Town shall coordinate with ~~the Miami-Dade Department of Planning and Zoning~~ County on planning and zoning matters including ~~transmitting the Town's new Growth Management Plan and any future plan amendments to ensure consistency with the Miami-Dade~~

County Comprehensive Development Master Plan, issues relating to Levels-of-Service standards, concurrency issues, and capital improvements projects. Additionally, the Town shall coordinate population projections with the County through data sharing and evaluating projections based on County and mid-range projections by the University of Florida's Bureau of Economic and Business Research State.

*Revised to address Miami-Dade County comment, May 5, 2015 Memorandum.*

7. Amendment IC-7. Amend Policy IC-3H as follows:

Policy IC-3H: The Town shall coordinate with ~~the Department of Public Works~~ Miami-Dade County and the Florida Department of Transportation on the maintenance of Rights-of-Way; the analysis, design, installation, maintenance and replacement of traffic signs, pavement markings, and traffic signals; signal timing; and, Level-of-Service standards and monitoring.

8. Amendment IC-8. Amend Policy IC-3M as follows:

Policy IC-3M: The Town shall coordinate with and support the efforts of ~~the Miami-Dade Housing Agency~~ County to expand affordable housing opportunities for low- and moderate-income residents, ~~with the Housing Finance Authority in its mission to stimulate the construction and rehabilitation of multi-family housing,~~ and to assist in the creation of housing ownership opportunities. The Town will further work, and with the Office of Community and Economic Development County to administer the state and federal funding that supports the development of viable urban neighborhoods.

9. Amendment IC-9. Amend Policy IC-4C as follows:

Policy IC-4C: Miami-Dade County Public Schools shall coordinate with Miami-Dade County and other signatories to the adopted Interlocal Agreement establish Level-of-Service Standards ~~(including Interim LOS standards)~~ for public school facilities and any amendments affecting public school concurrency.

10. Amendment IC-12. Amend Policy IC-5E as follows:

Policy IC-5E: The Town shall coordinate planning activities, as needed, with the ~~Department of Community Affairs~~ State planning agency and utilize the professional resources and services it offers. The Town Growth Management Plan shall maintain consistency with the goals and policies of the State Comprehensive Plan and more specifically with the goals pertaining to coastal, marine and natural resources, land use, urban revitalization, public facilities, transportation and plan implementation.

11. Amendment IC-13, Add a new Policy IC-5K as follows:

Policy IC-5K. The Town shall utilize South Florida Regional Planning Council's dispute resolution process when necessary to mediate the resolution of conflicts with other local governments and regional and regulatory agencies. The Town may use alternative procedures whenever appropriate for the matter of imminent dispute, including agreements authorized by section 163.3171(4), F.S., or other non-judicial approaches.

APPLICATION No. 7  
TOWN OF CUTLER BAY GROWTH MANAGEMENT PLAN  
CAPITAL IMPROVEMENTS ELEMENT AMENDMENTS

1. Amendment CI-1. Amend Policy CI1-1A as follows:

Policy CI1-1A: ~~Beginning in FY 2007-08, adopt and implement a~~ Continue to annually update the 5-year Schedule of Improvements as shown in Appendix "B" and update annually.

2. Amendment CI-2. Amend Policy CI2-1D as follows:

Concurrency for a development may be met if the transportation facilities needed to serve new development are scheduled to be in place or under actual construction not more than 3 years after issuance of a building permit ~~pursuant to F.S. 163.3180(2)(c).~~

3. Amendment CI-3. Add a new Policy CI2-1H as follows:

Policy CI2-1H: The Town shall allow transportation concurrency requirements to be satisfied in accordance with the provisions contained in F.S. 163.3180(5)(h).

4. Amendment CI-4. Delete Objective CI2-2 as follows:

~~The Town shall ensure the availability of adequate administrative facilities in order to meet the needs of the community and provide municipal functions in a manner that achieves the goals, objectives and policies of this Plan.~~

5. Amendment CI-5. Delete Policy CI2-2A as follows:

~~Policy CI2-2A: By 2010, the Town will identify a Level of Service Standard for administrative facilities in order to meet the needs of the community and provide municipal functions in a manner that achieves the goals, objectives and policies of this Plan.~~

6. Amendment CI-6. Delete Policy CI2-2B as follows:

~~Policy CI2-2B: By 2010, the Town will adopt an impact fee ordinance to provide for the acquisition of land and/or facilities and capital building projects and improvements in order to achieve the adopted Level of Service Standard for administrative facilities.~~

APPLICATION No. 8  
TOWN OF CUTLER BAY GROWTH MANAGEMENT PLAN  
TRANSPORTATION ELEMENT AMENDMENTS

1. Amendment T-1. Add a new Objective T1-1 Monitoring Measure as follows:

Monitoring Measures T1-1

Achievement of adopted Level of Service standards.

2. Amendment T-2. Amend Policy T1-1F as follows:

Policy T1-1F: The Town shall ensure that development which increases traffic on roads which are backlogged, constrained or projected to be at deficient Levels-of-Service by 2015 be required to provide one or more of the following:

- Conventional mitigation measures, such as physical capacity enhancements;
- Additional transit service providing the roadway can carry additional person trips;
- A Transportation Demand Management (TDM) or Transportation Systems Management (TSM) plan for approval by the Town; or
- Other remedies as provided by State Statutes, ~~to correct existing deficiencies in transportation facilities, such as long term concurrency management systems, the measurement of concurrency in an area wide manner and, the promotion of public transportation, including options such as a Long Term Transportation Concurrency Management Systems (per Florida Statutes 163.3180(9)), Transportation Concurrency Management Area (TCMAs per Florida Statutes 163.3180(7)), Transportation Concurrency Exception Areas (TCEAs per Florida Statutes 163.3180(5)(a) and 163.3180(5)(b)1 through 5), Concurrency Exceptions for Projects that Promote Public Transportation (as defined in Florida Statutes Section 163.3164(28).~~

3. Amendment T-3. Amend Policy T1-1M as follows:

Policy T1-1M: The Town shall ~~undertake~~ maintain and periodically update a Transportation Master Plan to specifically identify areas of need, as well as short and long term multimodal and policy oriented mitigation measures, ~~as well as~~ and measures of effectiveness. Each recommended project shall have an opinion of probable cost estimate associated with it, to assist in determining a cost feasible Capital Improvement Element.

*Revised to address Miami-Dade County comment, May 5, 2015 Memorandum.*

4. Amendment T-4. Amend Policy T1-1S as follows:

Policy T1-1S: The Town shall ~~develop~~ maintain a Concurrency Management System to effectively and efficiently track roadway capacities ~~as mandated by the State of Florida by 2008-2009.~~

5. Amendment T-5. Add a new Objective T1-2 Monitoring Measure as follows:

Monitoring Measures T1-2

Increase in transit service levels.

6. Amendment T-6. Amend Policy T1-2F as follows:

Policy T1-2F: In the Old Cutler Road Charrette and UCD Charrette Areas, the Town shall ~~develop Land Development Regulations that~~ promote Transit Oriented Development and mixed-use development.

7. Amendment T-7. Delete Policy T1-2K as follows:

~~Policy T1-2K: In cooperation with the Metropolitan Planning Organization and Miami Dade Transit, the Town shall request that a survey be taken and analyzed to determine local employer/employee/resident travel characteristics, and to develop issues and needs for Transportation Demand Management techniques, including enhanced mass transit, carpooling, vanpooling, flexible work hours, guaranteed ride home, and employee bonuses to refrain from driving alone.~~

8. Amendment T-8. Delete Policy T1-2O as follows:

~~Policy T1-2O: Cutler Bay will explore implementing unique and innovative transportation options that can provide alternates to traditional modes of travel. One new mode is an aerial cable car system that could provide overhead views of environmentally sensitive areas and could link Cutler Bay to major public attractions such as the Metro Zoo as well as existing public transit systems such as the Metrorail.~~

9. Amendment T-9. Add a new Objective T1-3 Monitoring Measure as follows:

Monitoring Measures T1-3  
Documented expansion to the bicycle and pedestrian network.

10. Amendment T-10. Amend Policy T1-3D as follows:

Policy T1-3D: The Town shall continue to seek supplemental funding for local sidewalk construction programs. ~~In particular the Town shall seek to be included formally in the funding allocated by the Peoples Transportation Plan.~~

11. Amendment T-11. Amend Policy T1-3E as follows:

~~Policy T1-3E: As part of a Pedestrian Safety Plan, t~~The Town shall continue to identify and install pedestrian safety improvements in conformance with the Manual of Uniform Traffic Control Devices. Streets through residential neighborhoods should be maintained and identified in a manner that promotes and protects the residential environment and enhances pedestrian safety.

12. Amendment T-12. Amend Policy T1-3N as follows:

Policy T1-3N: The Town shall examine the connection of major traffic generators, transit stops and areas of density, with an interconnected system of sidewalks and or bicycle paths, ~~this task should be coordinated with the Town's Recreational Master Plan system.~~

13. Amendment T-13. Add a new Objective T1-4 Monitoring Measure as follows:

Monitoring Measures T1-4  
Number of Transit Oriented Development Projects completed.

14. Amendment T-14. Amend Policy T1-4A as follows:

Policy T1-4A: The Town shall ~~develop regulations that~~ promote Transit Oriented Development (TOD) in the ~~charrette areas~~ Town Center and Mixed Use districts, and around existing and future transit and express bus stations, where appropriate. The regulations shall promote infill development with the appropriate transit sufficient densities around Busway transit stations.

15. Amendment T-15. Delete Policy T1-4B as follows:

~~Policy T1-4B: Transportation Demand Management techniques and Transportation System Management measures shall be examined by the Town through its Transportation Master Plan. Transportation Demand Management (TDM) is defined as the use of incentives, disincentives, and market management to affect travel behavior to shift to non-motorized and/or higher-occupancy modes, reduce or eliminate the need to travel, and/or shift travel onto less congested routes. TDM is also used to mean the provision or expansion of alternatives to Single Occupancy Vehicle (SOV) travel, such as transit, bicycling, and walking. In recent years TDM has been targeted in federal legislation as potentially important pieces of the overall strategy to address congestion and air quality issues. Transportation System Management (TSM) shall mean a program to reduce demand on, and increase capacity of the existing transportation system through better and more efficient use and applications. This may be achieved through traffic signal progression along major roadways, expanded intersections, providing peak-hour reversible lane operations, etc.~~

16. Amendment T-16. Add a new Objective T1-5 Monitoring Measure, as follows:

Monitoring Measures T1-5  
Policy Implementation Status.

17. Amendment T-17. Amend Policy T1-5A as follows:

Policy T1-5A: The Town shall ~~develop a~~ maintain an updated Transportation Master Plan ~~by 2010~~.

18. Amendment T-18. Delete Policy T1-5B as follows, and renumber the subsequent policies accordingly:

~~Policy T1-5B: The Town's Transportation Master Plan shall be used as the initial public input to the Metropolitan Planning Organization's Long Range Transportation Plan.~~

19. Amendment T-19. Amend Policy T1-5D as follows:

Policy T1-5D: The Town shall ~~develop a~~ coordinate its Capital Improvement Program ~~in coordination~~ with the plans of the Florida Department of Transportation; the Miami-Dade County Metropolitan Planning Organization; Miami-Dade Transit, Miami Dade County Public Works and Waste Management Department, and the surrounding communities.  
Revised to address Miami-Dade County comment, May 5, 2015 Memorandum.

20. Amendment T-20. Add a new Objective T1-6 Monitoring Measure, as follows:

Monitoring Measures T1-6  
Policy Implementation Status.

21. Amendment T-21. Delete Policy T1-6G as follows, and renumber subsequent policies accordingly:

~~Policy T1-6G: The Town will work with Miami-Dade Transit, Miami-Dade Public Works Department, The Florida Department of Transportation and the Department of Community Affairs to develop appropriate methods by which to utilize transit as alternative capacity when existing traditional roadway capacity is expended.~~

22. Amendment T-22. Delete Objective T1-7 and the policies thereunder as follows, and renumber subsequent objectives and policies accordingly:

~~Objective T1-7: Concurrency and Growth Management  
The Town shall implement Growth Management standards for concurrency.~~

~~Policy T1-7A: The Town shall explore the feasibility of utilizing transportation impact fees to fund mobility improvements; including a transit impact fee.~~

~~Policy T1-7B: The Town shall develop a formal Concurrency Management System (CMS), which allows for the monitoring of roadway capacities.~~

~~Policy T1-7C: The Town shall explore the measurement of Level of Service in an area-wide manner, as opposed to the link by link analysis method, as a way to provide incentive for the redevelopment of the Charrette Areas.~~

~~Policy T1-7D: The Town shall explore measuring Level of Service in terms of person trips, allowing transit to provide trip capacity within the area.~~

~~Policy T1-7E: The Town shall develop a formal process for measuring the impact of development. This shall require developers to prepare and submit traffic impact studies and circulation plans including ingress and egress from and to adjacent roadways for automobiles, trucks and delivery vehicles, pedestrian, mass transit, and bicycles. Traffic circulation plans shall be reviewed and approved by the Town. All proposed land developments will be required to work with the Town on the implementation of this policy.~~

~~Policy T1-7F: The Town shall work with other jurisdictions abutting US-1 to determine if a corridor wide capacity and acceptable Level of Service is practical to implement as a means by which to manage growth and determine the need for the development of higher levels of transit, such as Metrorail, as currently approved by the Metropolitan Planning Organization.~~

~~Policy T1-7G: Advocate for the reprioritization of the South Dade Corridor as a Tier 1 priority in the Metropolitan Planning Organizations funding priorities.~~

~~Policy T1-7H: Work to expedite the implementation of the corridor wide improvements as approved by the Metropolitan Planning Organization in the South Dade Corridor Alternatives Analysis.~~

~~Policy T1-7I: Development Agreements that commit the developer to make specified transportation improvements may be required as a condition prior to the issuance of a development permit. Development Agreements may also require the developer to participate in TSM and TDM programs.~~

~~Policy T1-7J: Developments that are *non-de minimus* shall be required to perform traffic studies to estimate their compliance with the LOS standards. If these studies estimate that a developments traffic impact does not meet the LOS standards, the Town shall require enforceable development agreements that commit the developer to make certain improvements to meet those standards. During this interim period, developments that cannot meet the above standards shall not be approved.~~

~~Policy T1-7K: The Town shall develop traffic impact analysis methodologies, which will be used by developers to assess the impacts of their developments.~~

~~Policy T1-7L: Developments of Regional Impact shall remain subject to the applicable requirements of Chapter 380, Florida Statutes.~~

~~Policy T1-7M: The Town shall protect its single family residential areas from non-residential, high density residential, or other inappropriate intrusion.~~

23. Amendment T-23. Add a new Objective T1-7 Monitoring Measure, as follows:

Monitoring Measures T1-7  
Policy Implementation Status.

24. Amendment T-24. Amend Policy T1-8A as follows:

~~Policy T1-87A: The Town shall identify within its Land Development Regulations areas of allow the appropriate intensity and land use mix to provide incentive to the use of transit, pedestrian facilities and discourage the use of the automobile. These incentives should concentrate on the three Charrette areas, the Old Cutler Road, the US-1 Corridor, and Urban Center District Charrettes, as well as planned Busway stations Town Center and Mixed Use districts.~~

25. Amendment T-25. Amend Policy T1-8B as follows:

~~Policy T1-87B: The Town shall seek grants or planning assistance that encourages housing within the Metro Town Center land use category.~~

26. Amendment T-26. Amend Policy T1-9B as follows:

~~Policy T1-98B: By 2008, ~~t~~The Town shall ~~implement~~ maintain an updated Emergency Response Plan (ERP) addressing disaster preparedness, hurricane evacuation and post disaster redevelopment plans, procedures and personnel duties.~~

27. Amendment T-27. Delete Objective T1-10 and the policies thereunder as follows:

~~Objective T1-10: Elderly and Transit Dependant Transportation Services~~

~~The Town shall focus on the provision of transit services to the elderly and transportation disadvantaged population.~~

~~Policy T1-10A: The Town shall encourage Miami Dade Transit to develop an individual route system more tuned to local needs of the elderly, such as the Southland Mall, parks, grocery stores, and the pharmacy, with minimal transfers. Where feasible, changes/adjustments will be made to be more responsive to the users' needs in bus frequency, routing and Level-of-Service.~~

~~Policy T1-10B: Explore coordination with other municipal circulators to enhance its ridership and provide the elderly a valuable community service.~~

~~Policy T1-10C: Work with Miami Dade Transit to educate the elderly population on the transit services available to them, including Special Transportation Services.~~

~~Policy T1-10D: Work with Miami Dade Transit to restructure the route system to more adequately connect the elderly population with the destinations they frequent such as the Southland Mall, Town of Cutler Bay Parks and local pharmacies.~~

~~Policy T1-10E: Examine the expansion of Saga Bay Max service to include 30-minute headways between 9:00 am and 4:00 pm.~~

~~Policy T1-10F: Encourage Miami Dade Transit to evaluate established transit routes on a semi-annual basis.~~

~~Policy T1-10G: Explore the feasibility of the development of a local circulator system that is responsive to elderly and transit-dependent populations.~~

~~Policy T1-10H: Study the implementation of a Municipal Circulator to work in coordination with Miami Dade Transit service to satisfy the unmet needs of the elderly community. This should examine need, origins, destination, plan routes, headways as well as operational and maintenance costs.~~

28. Amendment T-28. Amend Policy T2-2A as follows:

Policy T2-2A: The Town shall continue to aggressively seek funds from the Florida Department of Transportation, the Florida Department of Community Affairs Economic Opportunity, U.S. Department of Transportation, the Federal Transit Administration, and other appropriate state and regional agencies to meet the necessary funding for needed transportation improvements.

*Revised to address Miami-Dade County comment, May 5, 2015 Memorandum.*

28. Amendment T-28. Update the Transportation Map Series to 2030.

APPLICATION No. 9  
TOWN OF CUTLER BAY GROWTH MANAGEMENT PLAN  
RECREATION AND OPEN SPACE ELEMENT AMENDMENTS

1. Amendment ROS-1. Amend Objective ROS-1 as follows:

Objective ROS-1

Maintain a coordinated system of parks, recreational land and open spaces serving the residents of Cutler Bay a Level-of-Service of 3.0 acres per 1,000 residents through the year 20230.

2. Amendment ROS-2. Amend the Objective ROS-1 Monitoring Measure as follows:

Objective ROS-1 Monitoring Measure

~~The Town adopts a Level-of-Service requiring 3.0 acres of parks, recreational land and private and public open space per 1,000 residents, implemented by the concurrency management system~~ Achievement of the Recreation and Open Space Level of Service Standard.

3. Amendment ROS-3. Delete Policy ROS-2B as follows:

~~Policy ROS-2B: The Town will develop language and standards to be included in the Land Development Regulations related to the appropriate definitions for open space needs and standards.~~

4. Amendment ROS-4. Amend Objective ROS-3 as follows:

Objective ROS-3

The Town will ~~develop and implement a~~ maintain an updated Park and Recreation Master Plan that reflects the current and emerging needs of the community of Cutler Bay.

5. Amendment ROS-5. Amend Policy ROS-3E as follows:

Policy ROS-3E: The Town will cooperate with the Miami-Dade County Parks, and Recreation and Open Spaces Department on the future completion of the County regional park at Lakes by the Bay on the provision of County park facilities within or serving the residents of the Town.

Revised to address Miami-Dade County comment, May 5, 2015 Memorandum.

APPLICATION No. 10  
TOWN OF CUTLER BAY GROWTH MANAGEMENT PLAN  
EDUCATIONAL FACILITIES ELEMENT AMENDMENTS

1. Amendment EDU-1. Amend Objective EDU-1 as follows:

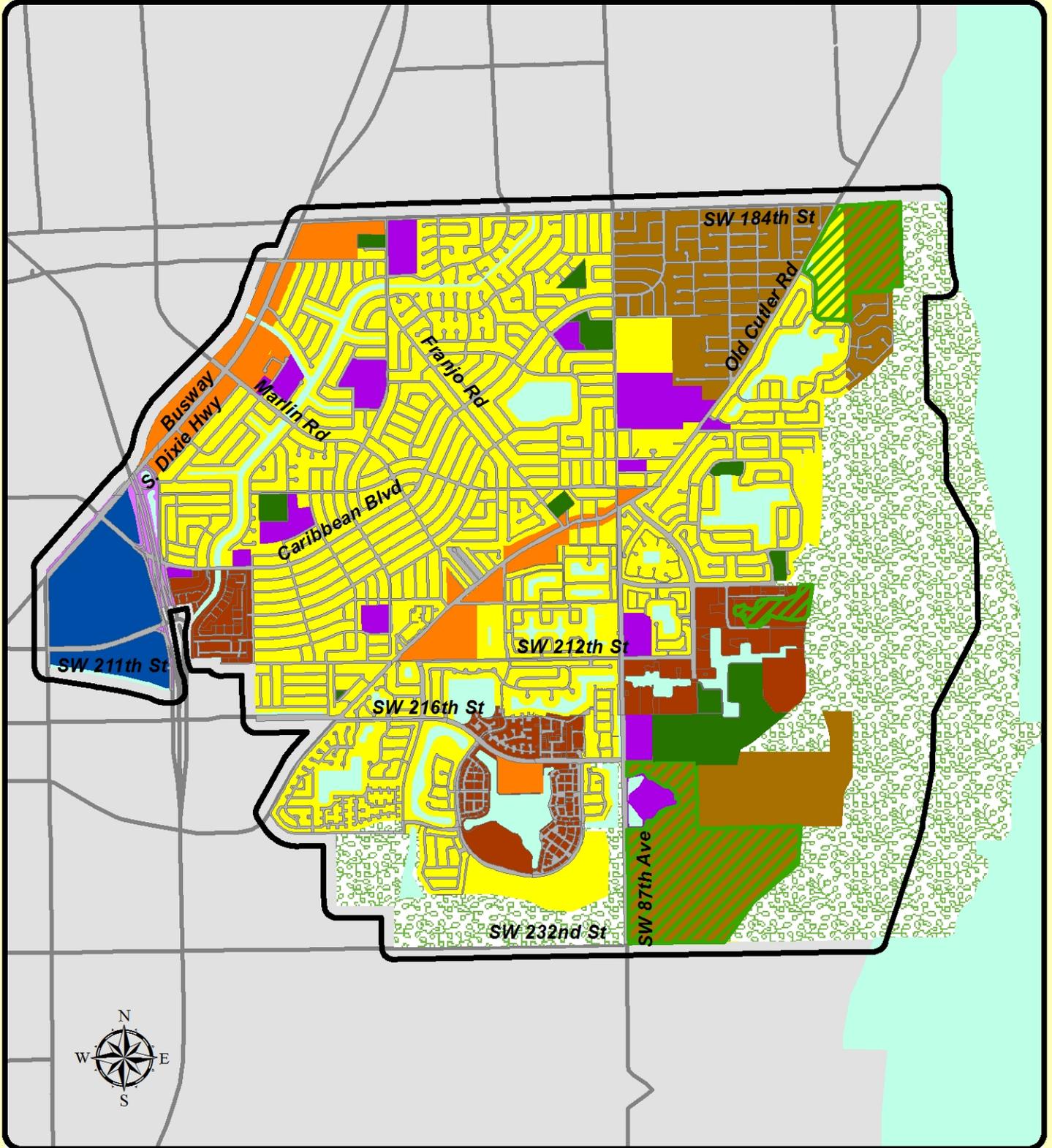
Objective EDU-1

Work with Miami-Dade County Public Schools towards the reduction of the overcrowding which currently exists in Miami-Dade County Public Schools, while striving to attain an optimum level of service pursuant to Objective EDU-2. ~~Provide additional solutions to overcrowding so that countywide enrollment in Miami-Dade County's public schools will meet state requirements for class size by September 1, 2010.~~

2. Amendment EDU-2. Amend Policy EDU-2F as follows:

EDU-2F: The Miami-Dade County Public Schools Facilities Work Program ~~dated September 2007, as it is periodically updated,~~ will be evaluated on an annual basis to ensure that the level of service standards will continue to be achieved and maintained throughout the planning period.

# Town of Cutler Bay 2030 Future Land Use Map



Cutler Bay Boundary	Estate Density	Town Center	Residential - Conservation
Water	Low Density	Institutional	
Roadways	Medium Density	Parks and Recreation	
Transportation	Mixed Use	Conservation	

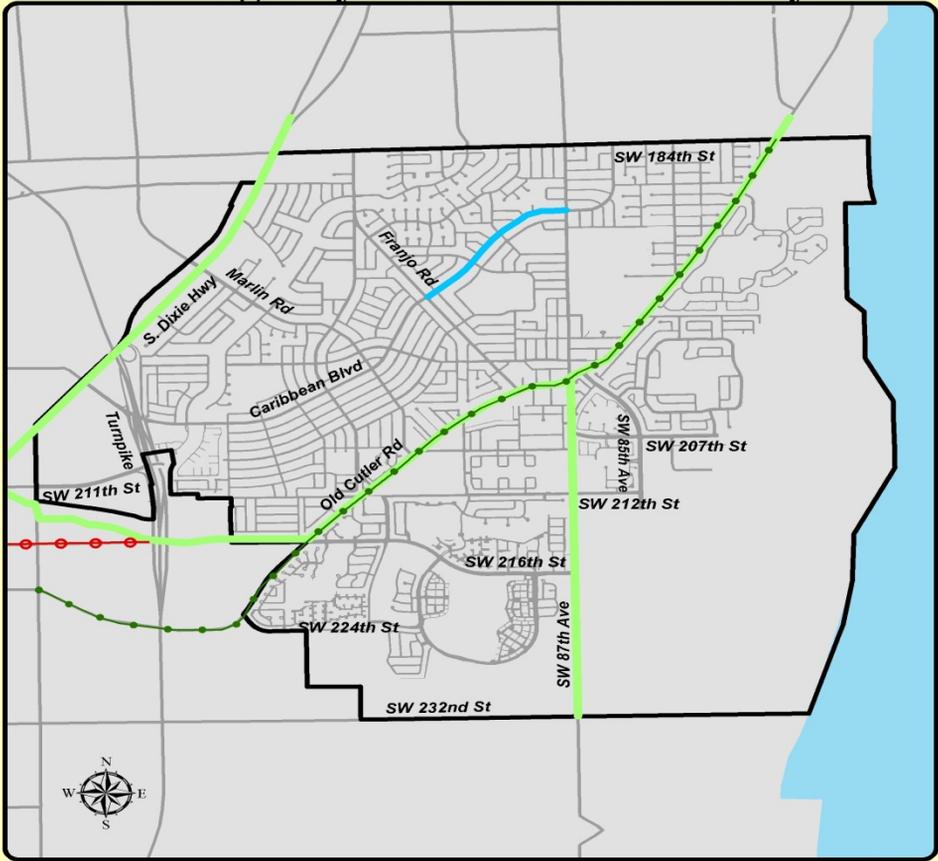


Source: Town of Cutler Bay,  
*THE CORRADINO GROUP*

**Exhibit FLU - 1A**

# Town of Cutler Bay

## Existing Bicycle and Pedestrian Ways



**Legend**

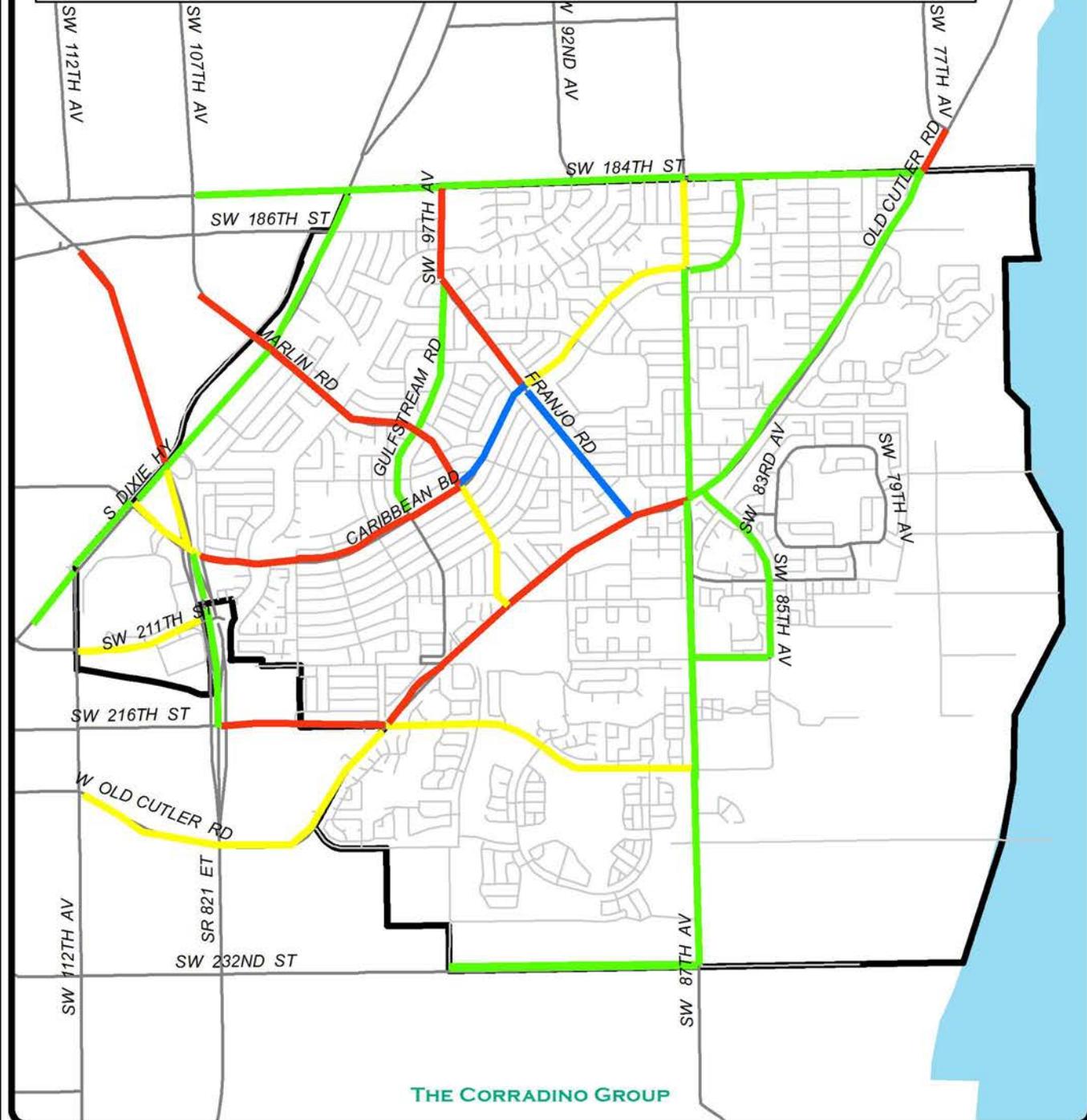
- CUTLER BAY BOUNDARY
- STREETS AND ROADS
- Existing Major Multi-use Paths
- Existing Wide Lanes / Paved Shoulders
- Funded Multi-use Paths
- Funded Bike Lanes



Source: Miami-Dade County,  
**THE CORRADINO GROUP**

# Level of Service YR 2014 Peak Hour Peak Direction

## Town of Cutler Bay Transportation Master Plan

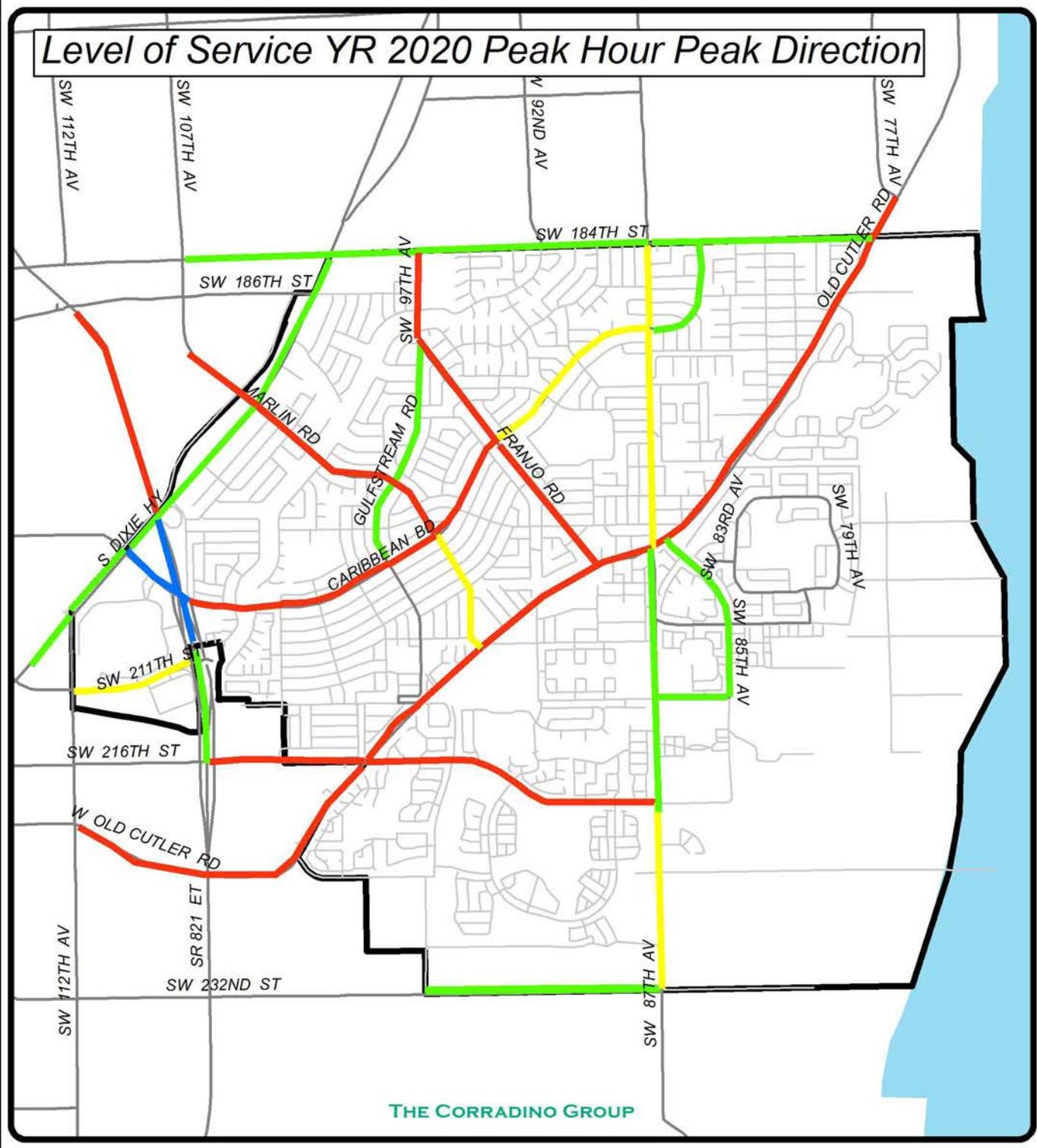


**Level of Service (LOS)  
2014**

- C
- D
- E
- F
- Cutler Bay Streets
- Cutler Bay Boundary

# Level of Service YR 2020 Peak Hour Peak Direction

## Town of Cutler Bay Transportation Master Plan



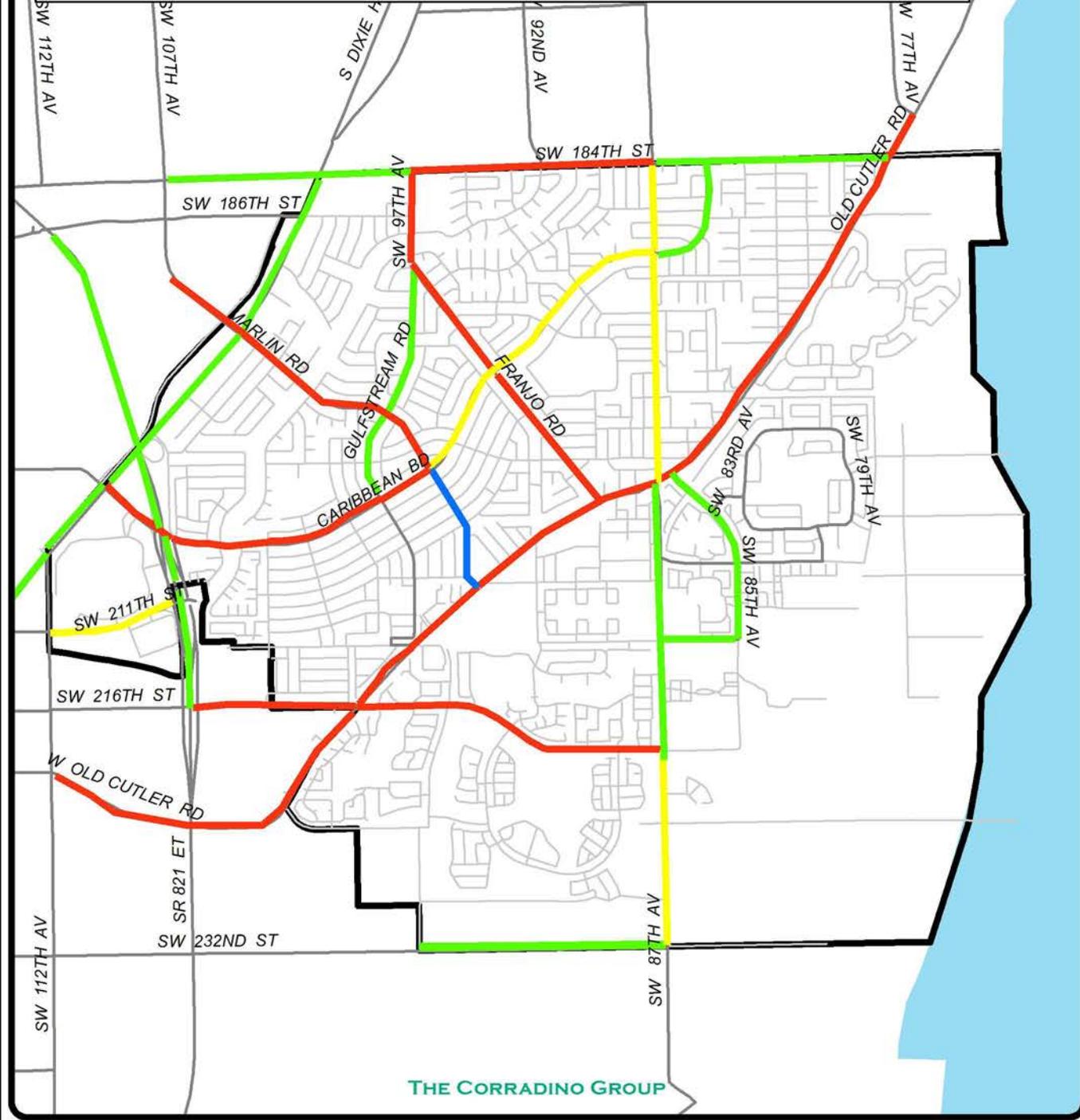
**LOS  
2020**

- C
- D
- E
- F

~ Cutler Bay Streets  
□ Cutler Bay Boundary

# Level of Service YR 2035 Peak Hour Peak Direction

## Town of Cutler Bay Transportation Master Plan



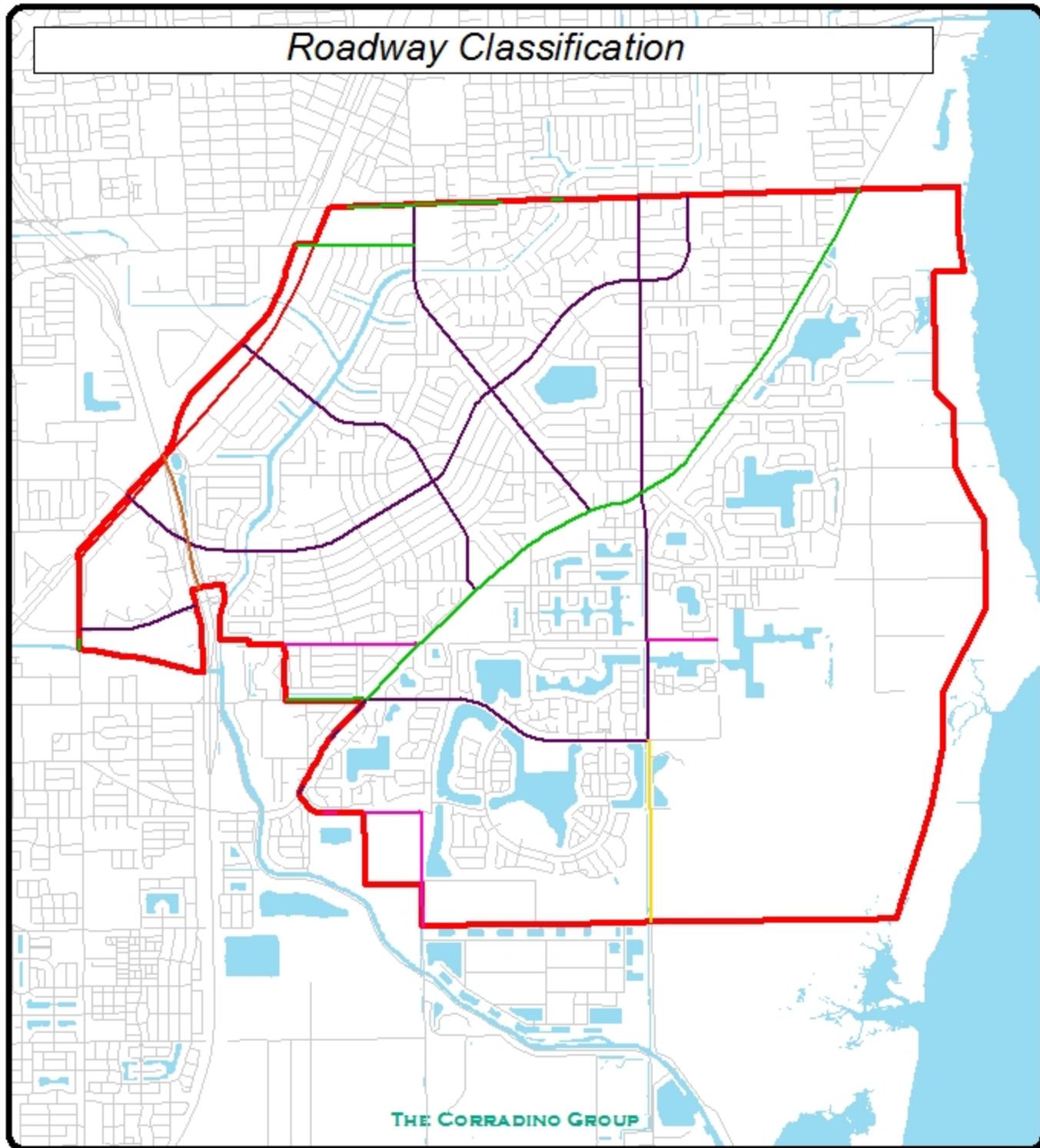
**Level of Service  
2035**

- C
- D
- E
- F
- Cutler Bay Streets
- Cutler Bay Boundary

# Roadway Classification

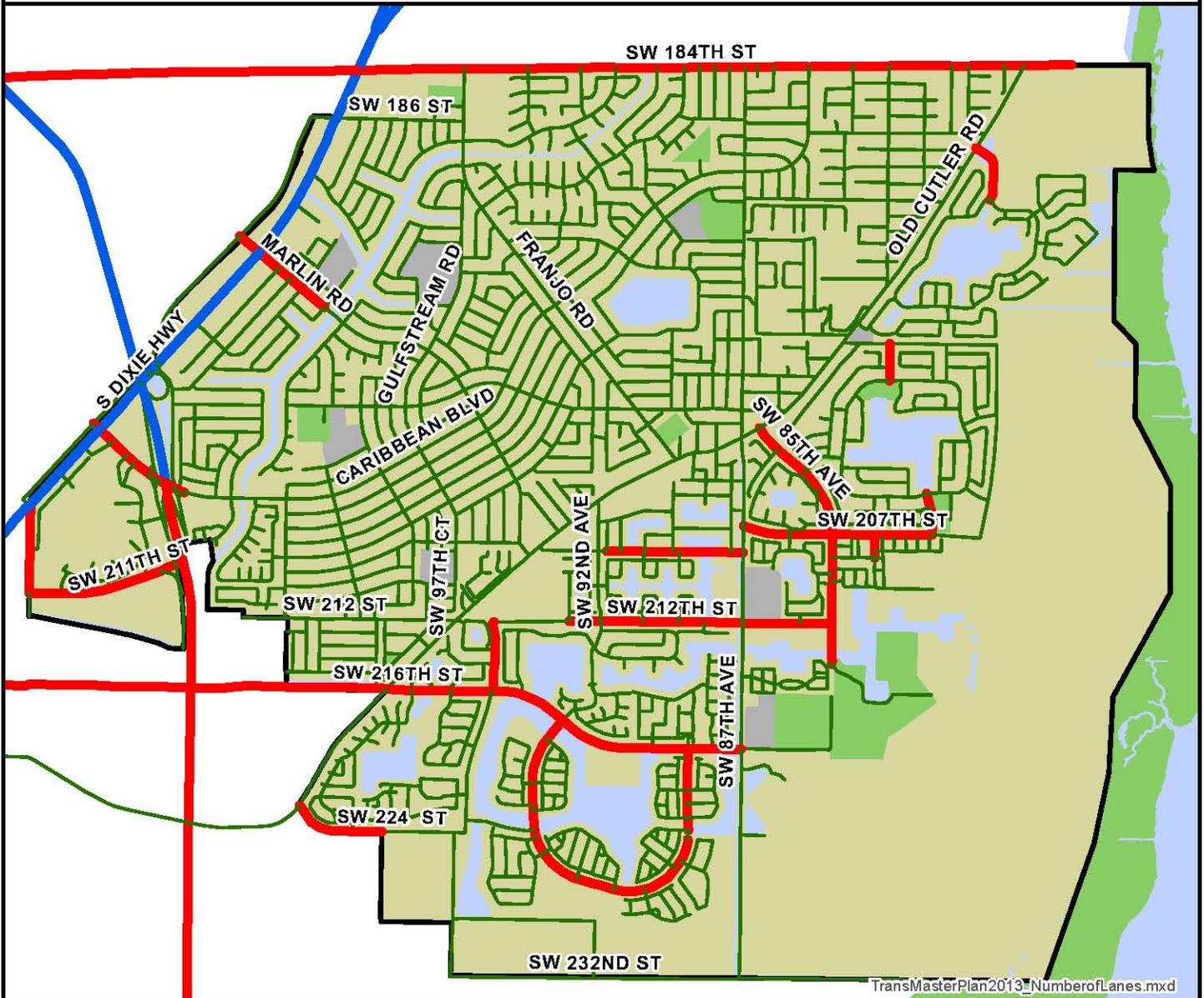
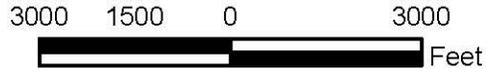
# Town of Cutler Bay Transportation Element

- Principal Arterial-Freeway and Expressway URBAN
- Principal Arterial-Other URBAN
- Minor Arterial URBAN
- Major Collector URBAN
- Minor Collector (Fed Aid) URBAN
- Local URBAN
- Cutler Bay Boundary
- Cutler Bay Streets



0 0.2250.45 0.9 1.35 1.8 Miles

# Town of Cutler Bay Existing Number of Through Lanes

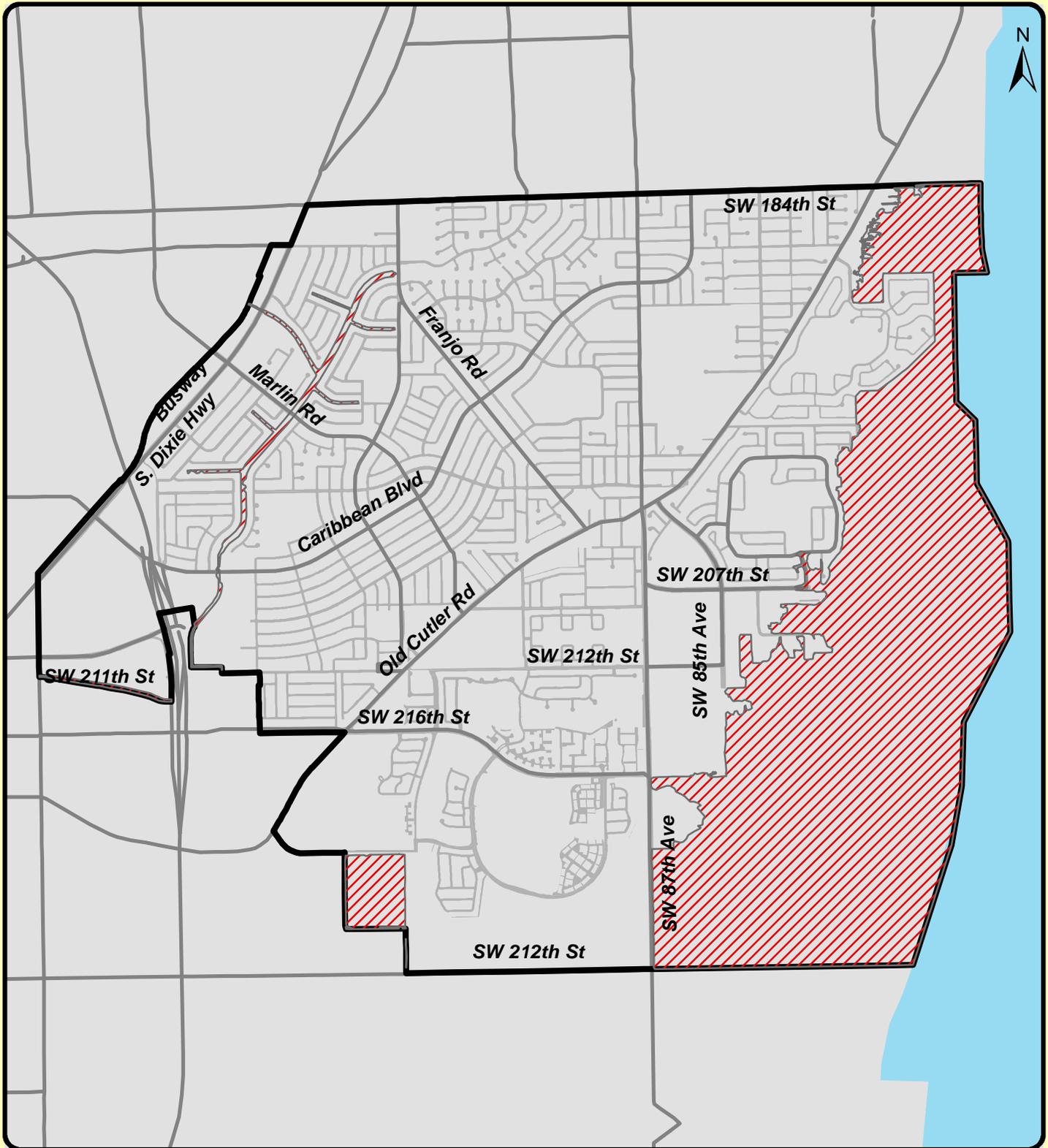


TransMasterPlan2013-NumberofLanes.mxd

- 2 Lanes
- 4 Lanes Divided
- 6 lanes Divided
- Town of Cutler Bay Boundary
- Public Schools
- Town Park/Preserve

# Town of Cutler Bay

## Miami-Dade County Coastal High Hazard Areas



### Legend

-  Cutler Bay Boundary
-  Coastal High Hazard Area



Source: Miami-Dade County, South Florida Regional Planning Council

