



Rafael G. Casals  
Town Manager

## MEMORANDUM

To: Honorable Mayor and Town Council

From: Rafael G. Casals, Town Manager

Date: May 17, 2017

Re: Amending Article IV Districts and Development Standards:  
Sec. 3-60 TC, Town Center District

### REQUEST

**AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, AMENDING SECTION 3-60 OF THE CODE OF ORDINANCES RELATING TO MEDICAL OFFICE USES WITHIN TC, TOWN CENTER DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

### BACKGROUND AND ANALYSIS

On June 20, 2012, the Town Council adopted the Town of Cutler Bay Land Development Regulations. The purpose and intent of Article IV Districts and Development Standards is to create districts and standards that allow for classifying and regulating the use and development of the lands and waters of the Town. These districts are established for the purpose of protecting, promoting, and improving the public health, safety, comfort, order, appearance, convenience, morals, and general welfare of the community.

The goal of the proposed ordinance is to amend subsection 3-60 TC Town Center District of Article IV “Districts and Development Standards” to provide clear and balanced regulations that reflect the vision of the Town while meeting the needs of the residents within the Town of Cutler Bay.

The scope of this analysis and recommendation should not be interpreted as a re-write of the existing District and Development Standards Article but rather an evaluation of the existing development requirements

The purpose of the ordinance is to permit Medical Office uses in the Town Center Center Sub District.





Medical Office would be a permitted use only in the Center Sub-District of the Town Center in order to meet the demand for medical office uses in the Town Center District, while preserving the retail component within the Core Sub-District of the Town Center where Southland Mall is located.

### **RECOMMENDATION**

Town Staff is recommending the adoption of the attached Town Ordinance Amending Section 3-60 of the Town Code of Ordinances Relating to the TC Town Center District.

### **ATTACHMENTS**

- Attachment “A” – Advertisement
- Attachment “B” – Town Zoning District Map
- Attachment “C” – Town Land Use Map

