

# Future Land Use



## Goal 1

PROTECT AND IMPROVE THE TOWN'S BUILT AND NATURAL ENVIRONMENT THROUGH THE USE OF LAND IN A MANNER THAT ENHANCES EXISTING NEIGHBORHOODS, CONSERVES RESOURCES, ENSURES THE AVAILABILITY OF PUBLIC FACILITIES AND SERVICES, AND REALIZES THE COMMUNITY'S VISION FOR ITS FUTURE.

### Objective FLU-1: Future Land Use Map

The Future Land Use Map (Exhibit FLU-1A) depicts the Town's vision for its current and future development through the provision and location of specific future land use districts. All development and redevelopment in the Town shall be in accordance with the Map, as it may be amended from time to time.

#### Monitoring Measures FLU-1

1. Number of development orders deemed consistent with the Comprehensive Plan.
2. Number of applications to amend the Future Land Use Map.
3. Number, type and acreage of Future Land Use Map amendments.

Policy FLU-1A: The Town's short term planning horizon shall be 5 years and the long term shall be 2020. 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 2020 population of 60,000, 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 2020 population will be adjusted accordingly.

Policy FLU-1B: The Town, through its Future Land Use Map and Land Development Regulations, will ensure that land uses are located in conjunction with appropriate topographic and soil conditions.

Policy FLU-1C: The Town's Land Development Regulations shall conform to, and implement, the use, intensity and density standards prescribed for the land use districts provided on the Future Land Use Map, and detailed in Table FLU-1.

Policy FLU-1D: The Town's Planning Director shall be the principal administrative interpreter of the Growth Management Plan. In the event of a dispute regarding the location of a boundary line on the Future Land Use Map, the Planning Director shall make the final determination regarding the location of said boundary.

Additions to existing code text are shown by underline; deletions from existing code text are shown by ~~strike through~~.

Table FLU-1  
Land Use Districts, Intensity and Density Standards

District	Uses	Density and Intensity
Conservation	Public or private lands protected for conservation or recreational purposes via ownership or regulatory mechanisms	n/a
Parks and Recreation	Public and private parks, open space, and outdoor recreational facilities	Maximum Floor Area Ratio of 1.75
Water	Natural and man-made water bodies for stormwater drainage and retention, recreation, flood control, and natural resource protection and enhancement	n/a
Institutional	Governmental facilities, educational facilities, communications facilities, religious institutions, fraternal organizations, hospitals, and congregate care and nursing homes	Maximum Floor Area Ratio of 1.75. Maximum height of, 38 feet. Architectural features can exceed maximum height limitations.
Transportation and Roadways	Roadways, right-of-ways, and transportation infrastructure	n/a
District	Uses	Density and Intensity
Estate Density Residential	Residential units and public schools	One (1) to 2.5 units per gross acre, maximum Floor Area Ratio of 4.0 for public schools and religious institutions <b>Estate Density-Conservation</b> One (1) to 2.5 units per gross acre, until such time as the land is transferred in ownership for conservation purposes or other public use, or otherwise protected from development via conservation mechanisms. Schools and religious institutions are not allowed.
Low Density Residential	Residential units, public schools and religious institutions	2.5 to 5 units per gross acre, maximum Floor Area Ratio of 4.0 for public schools and religious institutions <b>Low Density-Conservation</b> 2.5 to <u>5</u> units per gross acre, until such time as the land is transferred in ownership for conservation purposes or other public use, or otherwise protected from development via conservation mechanisms. Schools and religious institutions not allowed.
Medium Density Residential	Residential units, public schools and religious institutions	5 to 13 units per gross acre, maximum Floor Area Ratio of 4.0 for public schools and religious institutions. <b>Medium Density-Conservation</b> 5 to 13 units per gross acre, until such time as the land is transferred in ownership for conservation purposes or other public use, or otherwise protected from development via conservation mechanisms. Schools and religious institutions not allowed.



FLU-2



Future Land Use



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FLU-3



District	Uses	Density and Intensity
Mixed Use	<p><u>Uses allowed in this category include sSales and service activities, <del>restaurants,</del> professional and clerical offices, hotels, motels, medical buildings and offices, cultural and entertainment uses, community facilities, institutional, parks and open space, <del>and residential uses</del> , and <del>similar uses</del> in a high quality mixed use environment. <u>Residential uses are encouraged, but are not required.</u> Vertical mixed use buildings are allowed in all underlying zoning districts in the Mixed Use districts, with the sales and service components being located on the ground floors and residential and office uses being located on higher floors. Horizontal mixed use development (different uses in <u>the same or</u> different buildings on the same site or block face) is allowed, with specific <u>mix of uses</u> determined by the underlying zoning district. Vertical mixed use buildings shall be encouraged on sites that can accommodate the mix of uses under the prescribed parameters, while horizontal mixed use development is encouraged on sites that cannot otherwise accommodate vertical mixed use. <u>A parcel of land greater than 25,000 square feet shall have two or more of the above uses.</u></u></p>	<p><b>US-1 Corridor</b>                      Mix of uses; <del>with r</del>Residential uses <u>when provided shall be comprising</u> no less than 20 percent and no greater than 80 percent of the total floor area of a vertical mixed use building, and no less than 20 percent and no more than 80 percent of the buildings on a development site or block face. Floor Area Ratio (FAR) of 2.5 multi-family residential at up to 75 units per gross acre. Maximum building height of 72 feet, with no more than three stories, 35 feet adjacent to residentially zoned areas. Architectural features can exceed maximum height limitations.</p> <p><b>Old Cutler Road Corridor</b>                      Mix of uses; <del>with r</del>Residential uses <u>when provided shall be comprising</u> no less than 20 percent and no greater than 80 percent of the total floor area of a vertical mixed use building, and no less than 20 percent and no more than 80 percent of the buildings on a development site or block face. Floor area ratio of 2.0, multi-family residential density at 30 units per gross acre. Maximum building height of four stories, 45 feet for the frontage and three stories, 35 feet for the remainder. Architectural features can exceed maximum height limitations.</p> <p><b>Lakes-by-the-Bay Mixed-Use Site</b>                      Commercial, office, community facilities, and recreation open space uses that serve the surrounding residential communities. Floor Area Ratio of .5, maximum building height of two stories, 35 feet. Architectural features can exceed maximum height limitations.</p> <p><b>Institutional Uses</b>                      Maximum FAR of .5 for Institutional uses in the US-1 and Old Cutler Road corridors, and .4 in the Lakes- by-the-Bay Mixed-Use sites.</p>
District	Uses	Density and Intensity
Town Center	<p><u>Uses allowed in this category include sSales and service activities, <del>restaurants,</del> professional and clerical offices, hotels, motels, medical buildings and offices, cultural and entertainment uses, community facilities, governmental facilities, institutional uses, parks and open space, <del>and residential uses</del> , and <del>similar uses</del> integrated both horizontally and vertically in a high quality, design-unified, mixed- use environment. <u>Residential uses are encouraged, but are not required.</u> Horizontal and vertical mixed use development is allowed, in accordance with the frontage and use requirements incorporated into the land development regulations. <u>A parcel of land greater than 25,000 square feet shall have two or more of the above uses.</u></u></p>	<p><b>Core</b>                      A maximum building height, of 18 stories, floor area ratio of 3.8 and density of 250 units per gross acre. Architectural features can exceed maximum height limitations.</p> <p><b>Center</b>                      Floor Area Ratio of 2.5, 150 units per gross acre. Maximum building height of 15 stories. Architectural features can exceed maximum height limitations.</p> <p><b>Edge</b>                      Floor Area Ratio of 1.0, 50 units per gross acre. Maximum building height of eight stories. Architectural features can exceed maximum height limitations.</p> <p><b>Institutional Uses</b>                      Maximum Floor Area Ratio of .8 for Institutional uses in the Town Center.</p>

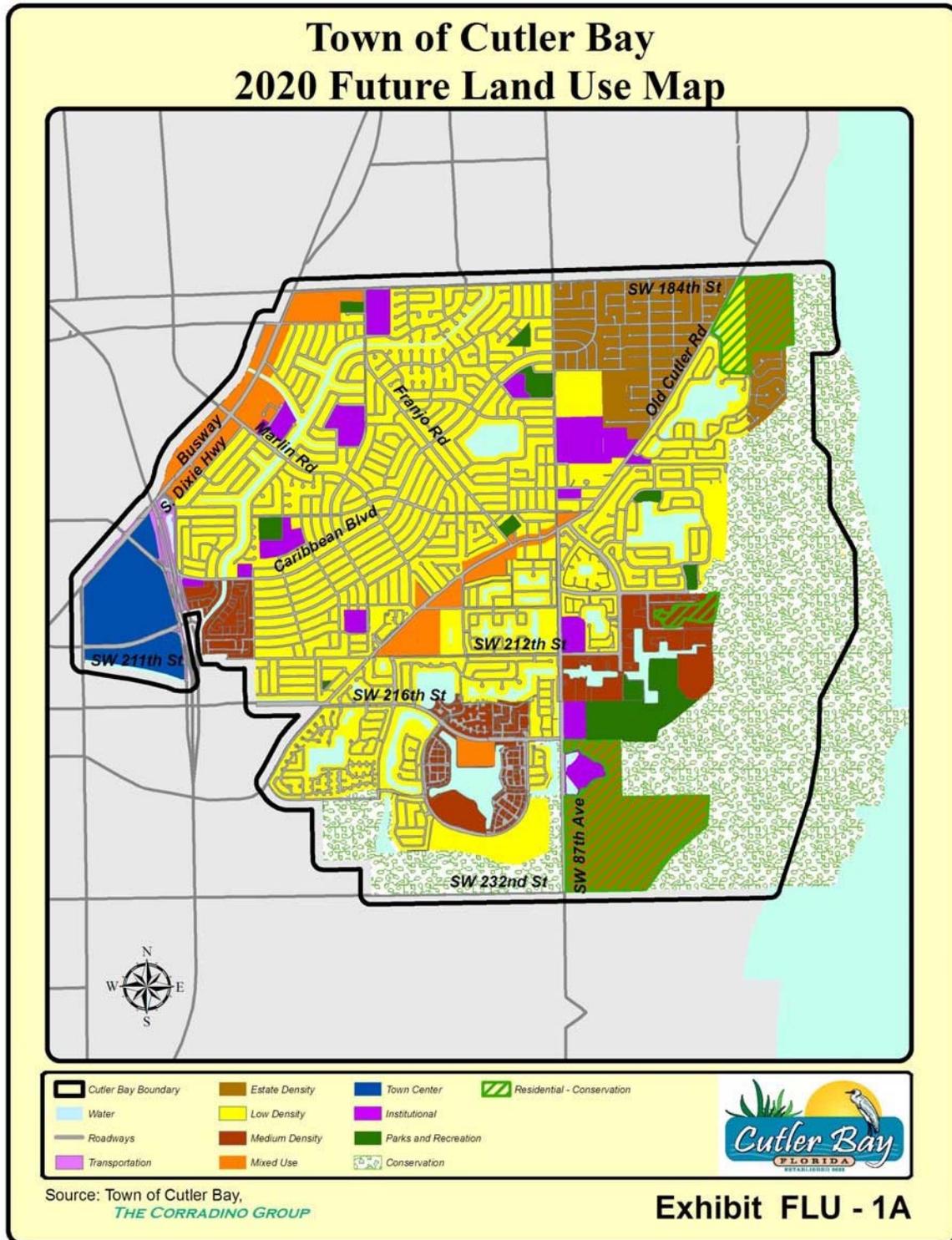


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# Future Land Use



Exhibit FLU-1A  
Future Land Use Map



# Future Land Use



## Objective FLU-2: Town Center

The area designated "Town Center" on the Future Land Use Map shall be redeveloped as a high quality, design-unified, mixed use downtown for Cutler Bay.

### 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 implement the Town Center designation

Policy FLU-2A: Development and redevelopment in the Town Center shall provide for the development of a well-designed and compatible area that provides attractive places to live, work and shop and that is accessible via the full range of transportation options, including transit, automobiles, bicycles, and pedestrians.

Policy FLU-2B: The Town shall implement improved multi-modal transportation access to, from and within the Town Center.

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.

Policy FLU-2D: The mix of uses and street frontages in the Town Center shall be regulated through the Land Development Regulations in order to ensure its redevelopment as a functional mixed-use downtown area for Cutler Bay, and to ensure that a variety of uses and functions are provided within a compact area.

Policy FLU-2E: The Town shall implement unified high quality urban design in the Town Center in accordance with the adopted regulating plan for the area, as it is periodically amended.

Policy FLU-2F: The Town shall ensure the provision of open space, park space, entrance features, and focal points in the Town Center.

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.

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.

# Future Land Use



Policy FLU-2I: The Town shall implement strategies to improve access to Black Creek Canal through pedestrian walkways, open spaces, and other mechanisms.

Policy FLU-2J: The Town shall investigate strategies to promote the development of a hotel complex and meeting facilities in the Town Center Area.

# Future Land Use



## Objective FLU-3: Mixed Use Districts

The areas designated "Mixed Use" on the Future Land Use Map ~~may shall~~ be developed or redeveloped through the Land Development Regulations as design unified horizontal and vertical mixed use areas in accordance with adopted plans and studies that reflect the community's vision.

### 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 implement the Mixed Use designation.

Policy FLU-3A: Areas designated mixed use ~~may shall~~ contain commercial, office, ~~residential~~, community, institutional, ~~and~~ recreation and open space, residential, or similar uses uses integrated vertically or horizontally, in accordance with Policy FLU-1C.

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.

Policy FLU-3C: The area located along the Old Cutler Road corridor and designated "Mixed Use" on the Future Land Use Map ~~shall may~~ be redeveloped as a place where living, working, shopping, and civic activities can take place within a town center type environment.

Policy FLU-3D: New development and redevelopment along Old Cutler Road ~~shall may~~ consist of a variety of buildings and uses that will encourage pedestrian activity with wide sidewalks, balconies, outdoor cafes, squares, and plazas.

Policy FLU-3E: The Town, through the Land Development Regulations, shall implement the development of a civic district and public gathering space along the Old Cutler Road corridor.

Policy FLU-3F: The Town shall provide improved multi-modal transportation circulation and streetscapes within the Old Cutler Road corridor and adjacent areas through the implementation of capital projects, intergovernmental coordination, and other mechanisms as appropriate.

Policy FLU-3G: The Town shall implement unified high quality, well-designed horizontal and vertical mixed use development on the Old Cutler Road corridor.

# Future Land Use



## Objective FLU-4: Residential Districts

The Town shall protect, maintain and improve its residential districts, as designated on the Future Land Use Map.

### Monitoring Measures FLU-4

1. Adoption of Land Development Regulations to protect neighborhoods and provide transitions.
2. Status of neighborhood improvement strategies.

Policy FLU-4A: The Town shall implement strategies to provide appropriate transitions between its residential districts and the higher intensity Mixed Use, Town Center, and Institutional districts through its Land Development Regulations and other appropriate mechanisms.

Policy FLU-4B: The Town shall ensure the provision of multi-modal transportation access between its residential neighborhoods, the Town Center, and mixed-use districts along US-1 and Old Cutler Road.

Policy FLU-4C: Development and redevelopment in the residential districts shall be regulated to ensure compatibility with the existing neighborhood, implement the recommendations of neighborhood improvement plans or initiatives that may be adopted, and prevent the encroachment of incompatible uses. When considering redevelopment proposals, maintaining consistency with existing densities and intensities shall be a major factor. Please see Objective LU-5 and its implementing policies for information regarding development compatibility criteria.

Policy FLU-4D: The Town shall implement strategies to improve residential neighborhoods.

Policy FLU-4E: When a parcel located in the Residential-Conservation Overlay District is in negotiation for purchase for conservation or public use, density may be transferred to areas within the Town Center or Mixed Use districts through the appropriate regulatory mechanisms.

Policy FLU-4F: When a parcel located in the Residential-Conservation Overlay District is purchased for conservation or public use, or is otherwise protected from development via conservation mechanisms that compensate the owner for development rights, its Future Land Use designation shall convert to Conservation.