



Attachment “A”

Consultant Report

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF
CUTLER BAY, FLORIDA AMENDING THE
TOWN’S COMPREHENSIVE PLAN BY CLARIFYING THE
MIXED USE REQUIREMENTS WITHIN THE MIXED USE
FUTURE LAND USE DISTRICT; PROVIDING FOR
TRANSMITTAL; PROVIDING FOR CONFLICTS; PROVIDING FOR
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

MEMORANDUM

Date: April 14, 2017
To: Honorable Mayor and Town Council
From: Joseph M. Corradino AICP, Planning Consultant
Subject: Amending the Town's Comprehensive Plan
CC: Ralph G. Casals, CFM, Town Manager
Kathryn Lyon, AICP, CFM, Planning and Zoning Director

REQUESTS

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, AMENDING THE TOWN'S COMPREHENSIVE PLAN BY CLARIFYING THE MIXED USE REQUIREMENTS WITHIN THE MIXED USE FUTURE LAND USE DISTRICT; PROVIDING FOR THE TRANSMITTAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

BACKGROUND AND ANALYSIS

Incorporated in 2006, as a new municipality, the Town of Cutler Bay undertook the essential task of preparing for the future through adopting its first Growth Management Plan (GMP) which lays out goals, objectives, policies and community vision, many of which would later be implemented in the specific zoning standards of the Town's Land Development Regulations (LDR's). The Town's Growth Management Plan was envisioned as different than that of Miami- Dade County. For example, one difference was that the Town's Transit Corridor and Mixed Use Districts WOULD allow residential as a use as a matter of right. It was never the Town's intent to require residential as a use, but to permit it as a potential use if desired by the applicants. Therefore, the above referenced mixed use districts in the GMP provided for density and intensity of residential so that in the future, when it was allowed by zoning, the Town would not need to amend the GMP.

To further explain this point, if residential uses were required in the mixed use districts, the population of the Old Cutler Road Mixed Use District would be much higher than projected. The supporting Data and Analysis, Volume II of the GMP (pages FLU 25 – 28), states the future population projections for the Metropolitan Statistical Area 7.1 show a need for additional housing in this area of the County (the "Data and Analysis"). The projections show that between years 2015 – 2020 there will be a more rapid increase of population, as this area becomes a gateway to an increasingly urban South

Miami-Dade. The analysis specifies that “this is a reflection of the development of the Urban Center.” To plan for development maximums, which is a required exercise to ensure adequate infrastructure exists, the land use supply demand analysis shows that the density for the Old Cutler Road mixed use area could have a maximum of 1,080 units. This certainly does not equate to each mixed use building on Old Cutler Road having a residential component. Similarly, the Data and Analysis also shows that it was never intended that each mixed use building on US1 have a residential component.

SUMMARY OF REVISIONS

1. Future Land Use Element (Page FLU-3)

Table FLU-1 is revised to provide clarity that residential uses may be permitted, but are not required.

RECOMMENDATION

Staff recommends **Approval** of the proposed Amendment to the Town Comprehensive Plan, on first reading, in order to clarify the mixed use requirements. Given that the proposed amendments is simply a clarification the Data and Analysis is sufficient to support the amendments.