



## Office of the Town Manager

Rafael G. Casals  
Town Manager

# MEMORANDUM

To: Honorable Mayor and Town Council

From: Rafael G. Casals, Town Manager

Date: October 18, 2017

Re: Amending the Town's Comprehensive Plan by Clarifying Mixed Use Requirements (***Changes between First and Second Reading Highlighted***)

## REQUEST

**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 TRANSMITTAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

## BACKGROUND AND ANALYSIS

Town staff, as a result of recent court ruling, has reviewed and wishes to amend the Town of Cutler Bay Comprehensive Plan by clarifying the mixed use requirements for developments within certain areas of the Town. Amendments are attached as Exhibit "A" to the Ordinance.

### **Revisions between First and Second Reading**

#### **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.

### **Agency Comments**

On June 23, 2017, the Florida Department of Economic Opportunity (DEO) provided the Town with a letter stating that the agency had completed its review of the proposed amendments (Amendment No. 17-1ESR) pursuant to Section 163.3184(2) and (3) and identified no comments related to the important state resources within the Department's authorized scope of review that will be adversely impacted by the amendments, if adopted.

Other reviewing agencies were provided copies of the proposed amendments and had the opportunity to provide comments. Of the nine reviewing agencies, comments were



received from Miami-Dade County Water and Sewer Department (WASD). The comments were of a technical nature and were all related to the data and analysis regarding water and sewer. To address the WASD comments, the data and analysis for Amendment No. 17-1ESR is further supported with the Town's updated Water Supply Facilities Work Plan 2015 Update.

## **RECOMMENDATION**

Town staff recommends adoption of the proposed Amendment to the Town Comprehensive Plan, on second reading, in order to clarify the Mixed Use requirements.

## **ATTACHMENTS**

- Attachment "A" – Consultant Report & Attachments
- Attachment "B" – Advertisement Miami Herald Local Section (October 5, 2017)

