



## Office of the Mayor and Town Council

Roger Coriat  
Council Member

# MEMORANDUM

To: Honorable Members of the Town Council

From: Roger Coriat, Council Member Seat 2

Date: November 20, 2019

Re: Proposed Future Land Use Map Amendments

### REQUEST

**AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, AMENDING THE FUTURE LAND USE MAP (FLUM) WITHIN THE TOWN'S GROWTH MANAGEMENT PLAN FROM ESTATE DENSITY-CONSERVATION AND LOW DENSITY-CONSERVATION TO CONSERVATION ON THE PROPERTIES GENERALLY DESCRIBED AS: (1) EAST OF OLD CUTLER ROAD, WEST OF BISCAYNE NATIONAL PARK, NORTH OF S.W. 188 STREET, AND SOUTH OF S.W. 184 STREET; AND (2) EAST OF S.W. 87 AVENUE, WEST OF BISCAYNE NATIONAL PARK, NORTH OF S.W. 232 STREET, AND SOUTH OF S.W. 216 STREET; AND PROVIDING FOR AN EFFECTIVE DATE.**

### BACKGROUND AND ANALYSIS

The Town of Cutler Bay (the "Town") periodically revises its Future Land Use Map (FLUM), reflecting changes in intended and existing land use. Two properties, located on the eastern edges of the Town, are currently zoned for residential or conservation use. As both are currently owned by the South Florida Water Management District (SFWMD), they should be designated for conservation purposes only.

It is the intention of this Ordinance to remove the residential designation for these properties to make the FLUM more accurate, and to reflect the ongoing efforts of the Town to preserve its open spaces. Further, this Ordinance will preclude the need to go through a scheduled FLUM revision in 2020, eliminating that financial expense for the Town.

On October 1, 2019 Staff assigned Town Consultant Calvin Giordano the task of reviewing the proposed amendments. Enclosed please find Town Consultants findings (*Attachment "A"*) with a recommendation of **approval** for the proposed amendments to the Town's FLUM.





The proposed Ordinance is an amendment to the Town's Comprehensive Plan FLUM affecting only those parcels designated Residential-Conservation and owned by the governmental agencies: South Florida Water Management District or U.S. Government (*Attachment "B"*).

### **APPLICATION SUMMARY**

**Applicant:** Town of Cutler Bay

**Locations:** *Area 1:* East of Old Cutler Road, West of Biscayne National Park, North of S.W. 188 Street, and South of S.W. 184 Street

*Area 2:* East of S.W. 87 Avenue, West of Biscayne National Park, North of S.W. 232 Street, and South of S.W. 216 Street

**Total Acreage:** +/- 350.5 Acres

**Future Land Use (From):** Residential - Conservation

**Proposed Land Use (To):** Conservation

### **Folio Numbers and Legal Descriptions:**

#### **Map Area 1**

**Folio No.:** 36-6003-001-0015

**Legal Description:** 3 56 40 24.205 AC M/L  
PERRINE GRANT SUB PB 4-10 TRACTS 1 & 2 & 8 LYG SELY  
OF INGRAHAM HWY DES AS BEG 348.32FT OF NW COR OF  
SEC 2 CONT S 00 DEG E 1447.5FT S 00 DEG E 776.28FT S 89  
DEG W 674.33FT N 00 DEG W 980.05FT N 36 DEG E 225.55FT N  
31 DEG E 95.33FT N 37 DEG W 69.66FT N 07 DEG E 28.73FT N  
48 DEG E 82.65FT N 63 DEG E 85.82FT N 24 DEG E 375.62FT N  
23 DEG E 102.19FT N 28 DEG E 155.31FT N 12 DEG E 86.85FT N  
31 DEG E 91.99FT N 25 DEG E 83.85FT TO POB LOT SIZE  
24.205 AC M/L FAU 36 6003 001 0013

**Folio No.:** 36-6002-000-0120

**Legal Description:** 2 56 40 37.797 AC M/L  
N1/2 OF NW1/4 OF NW1/4 INC EXCESS LESS W75.01FT OF  
N215.03FT & LESS N50FT OF E899.99FT OF W975FT FOR  
R/W OR 22016-4515 102003 2(8)  
F/A/U 30-6002-000-0120





**Folio No.:** 36-6002-000-0050

**Legal Description:** 2 56 40 20 AC  
N1/2 OF S1/2 OF NW1/4 OF NW1/4 INCLUDING EXCESS OR  
22016-4515 102003 2(8)  
F/A/U 30-6002-000-00502

**Folio No.:** 36-6002-000-0020

**Legal Description:** 2 56 40 9.8 AC (3.2 of 9.8 AC)  
N1/2 OF NW1/4 OF NE1/4 OF NW1/4  
LOT SIZE IRREGULAR  
OR 22016-4515 102003 2(8)  
F/A/U 30-6002-000-0020

**Folio No.:** 36-6002-000-0030

**Legal Description:** 2 56 40 7.8 AC (3.2 of 7.8 AC)  
W528FT OF S1/2 OF NW1/4 OF NE1/4 OF NW1/4  
OR 22016-4515 102003 2(8)  
F/A/U 30-6002-000-0030

**Folio No.:** 36-6002-000-0060

**Legal Description:** 2 56 40 13 AC (3.2 of 13 AC)  
N1/2 OF S1/2 OF NE1/4 OF NW1/4  
INCLUDING EXCESS  
OR 22016-4515 102003 2(8)  
F/A/U 30-6002-000-0060

### **Map Area 2**

**Folio No.:** 36-6015-000-0020

**Legal Description:** 15 56 40 313.31 AC M/L (243.7 of 313 AC)  
S1/2 LESS W125FT FOR CANAL R/W  
LOT SIZE IRREGULAR  
COC 23185-3488 02 2005 6(2)  
F/A/U 30-6015-000-0020

**Folio No.:** 36-6015-000-0080

**Legal Description:** 15 56 40 15.23 AC  
BEG 1035.43FTS & E125FTE OF NW  
COR OF SEC TH S220FT E1380FT  
S1415FT E220FT N1635FT W1600FT TO POB  
F/A/U 30-6015-000-0080





## **RECOMMENDATION**

It is recommended that the Town Council adopt the approval of the attached Ordinance, amending the Future Land Use Map (FLUM) within the Town's Growth Management Plan.

## **ATTACHMENT(S)**

- Attachment "A" – Town Consultant's Report (*dated November 20, 2019*)
- Attachment "B" – Property Locations
- Attachment "C" – Advertisement, Notices, and Posting

