



Memorandum

File #: Item # 2019-237, Version: 1

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