



Town of Cutler Bay

Town Hall
10720 Caribbean Blvd
Cutler Bay, FL 33189

Memorandum

File #: Item # 2020-144, **Version:** 1

MEMORANDUM

To: Honorable Mayor and Town Council

From: Sue Ellen Loyzelle, Vice Mayor

Date: July 29, 2020

Re: Approving Business Assistance Measures for Eligible Properties within the Town Center (TC) and Transit Corridor (TRC) Districts

REQUEST

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, REDUCING TOWN PERMIT FEES, EXPEDITING BUILDING PERMIT SERVICES, AND PROVIDING TECHNICAL ASSISTANCE FOR PROPERTIES LOCATED IN THE TOWN CENTER (TC) AND TRANSIT CORRIDOR (TRC) DISTRICTS; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

BACKGROUND AND ANALYSIS

The Town of Cutler Bay ("the "Town") has positioned itself to become the center of economic growth in South Dade, as well as a primary business and residential center for the entire County, with an impact similar to the other centers like Downtown, Miami Beach, the Civic Center, Doral, Hialeah, and Coral Gables. The challenge of imparting a unique character on the community, while preparing for the future, has been the constant focus of the Town since incorporation. It is being implemented through past and ongoing initiatives including the Strategic Plan, Comprehensive Plan, Transportation Master Plan, Bicycle and Pedestrian Plan, and recently adopted Age-Friendly Action Plan.

The Town recognizes that economic and business development are essential to our economic viability; fostering a positive sense of identity and community pride among our residents, and attracting excellent companies to do business in our Town. As Cutler Bay rises to regional prominence it is expected that the number of short trips to continue increase, as destinations like work, restaurants, shopping and schools all come closer to people's homes. With the returning popularity of walkable communities comes the recognition of the importance of the small-scale neighborhood commercial district. This movement presents an economic opportunity for the Town.

It is my opinion that creating a vibrant, walkable neighborhood can help attract and retain talented people and the companies that want to hire them. By investing in revitalizing our commercial areas, such as the Town Center (TC) and Transit Corridor (TRC) Districts, we can expand on economic opportunity within our community and create a culture of engagement. Furthermore, revitalizing these commercial areas will instill community pride and further encourage residents to patronize local businesses.

Some advantages for revitalizing these commercial areas are as follows:

- Areas are accessible;
- Areas can be a symbol of neighborhood health and history;
- Areas reduce suburban sprawl by concentrating businesses in developed areas where infrastructure already is in place; and
- Areas are part of a walkable community.

During these trying times, it is evident that financial constraints may deter Town businesses from making physical improvements to their property. Therefore, I recommend that the Town Council approve the following business assistance measures for eligible properties within the Town Center (TC) and Transit Corridor (TRC) Districts:

- A reduction of thirty (30%) of the total cost of Town building permits;
- Expedited permitting services; and
- Landscape architecture technical assistance.

Any fee charges required by an outside agency are still required to be paid.

As Elected Officials, this is our chance to celebrate the Town's diverse history, create new opportunities for long-time neighborhood business owners, and achieve the triple-bottom line of a more equitable community, stronger economy, and protected environment.

RECOMMENDATION

It is recommended that the Town Council adopt the attached Resolution, which will assist businesses within the Town Center (TC) and Transit Corridor (TRC) Districts by reducing Town permit fees, by providing expedited permitting services, and by providing technical assistance for eligible properties. The business assistance measures approved by this Resolution shall expire on July 29, 2022.