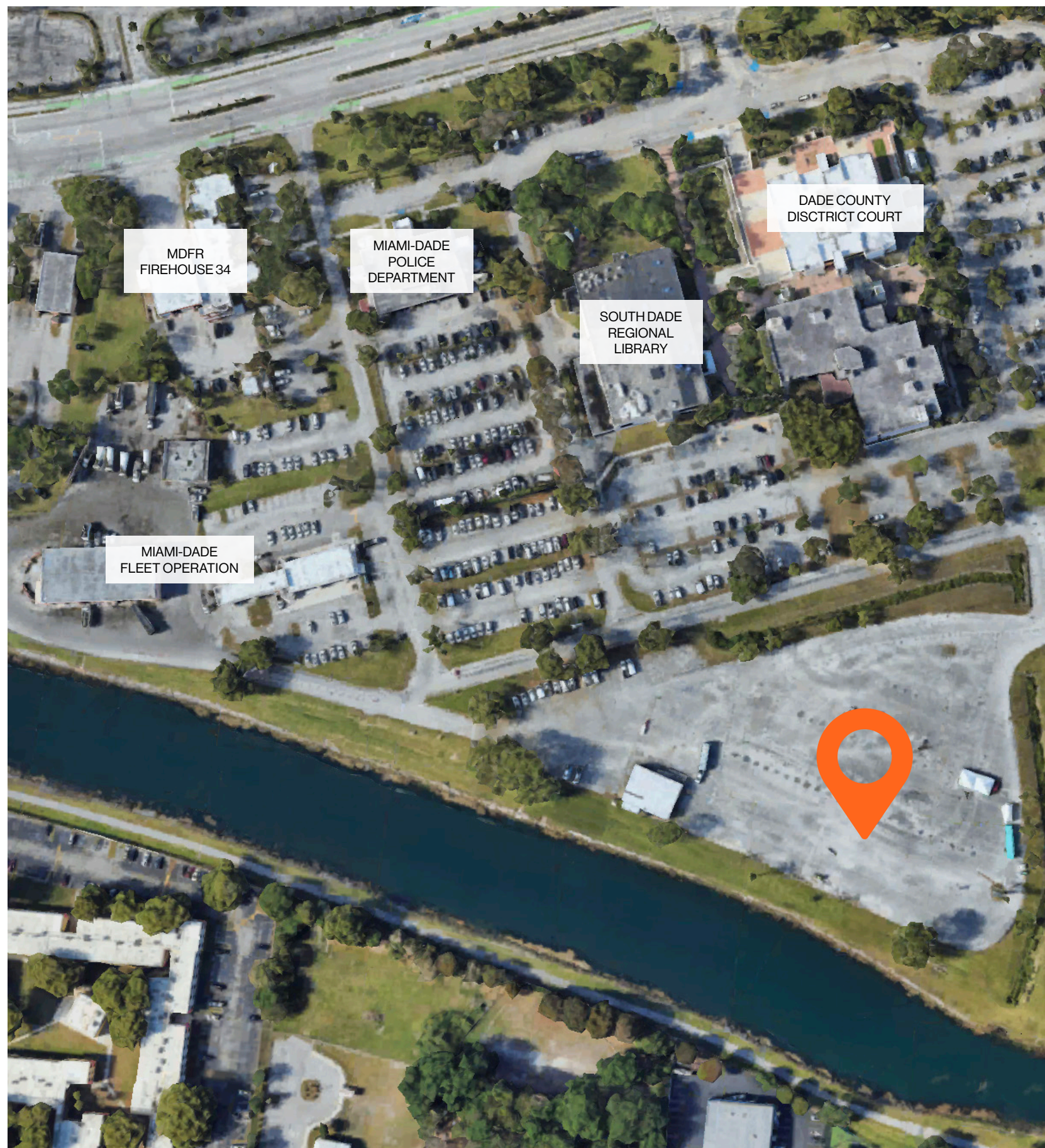


Cutler Bay

Community Outreach Meeting

July 2025





Development Overview

The proposed development consists of two phases aimed at delivering affordable housing to the South Dade area. Phase I will be developed on approximately 7.2 acres of Miami-Dade County-owned land located at 10740 SW 211 Street in the Town of Cutler Bay, with a focus on providing housing for moderate-income families. As part of the Phase I development, we are leading a series of community engagement meetings to inform a concept plan for the 3.2 acres located southeast of the Phase I Development. This plan will focus on potential recreational and other public uses, with the design informed by residents' feedback and community needs.

Phase I: Residential Development

- Approximately 362 units with rents capped at 120% Area Median Income (AMI)

Proposed Community-Oriented Improvements

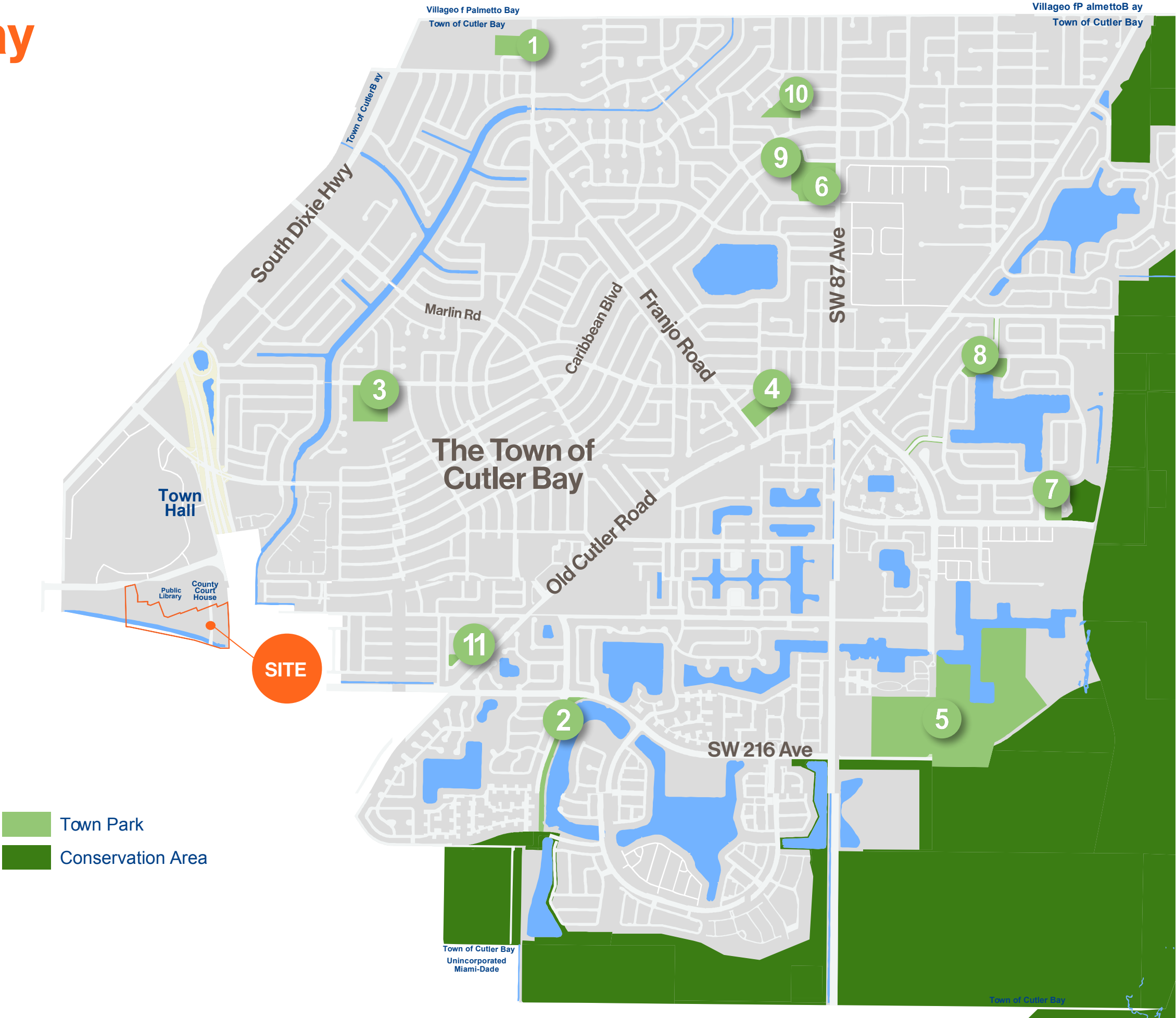
- Approximately 3.9 acres
- 7,000-square-foot Community Center
- Active and passive Children's play areas
- Outdoor fitness stations
- Native gardens and shade trees
- Walkway along Black Creek Canal connecting to the Dennis C. Moss Cultural Arts Center

Phase II:

- Envisions an additional 362 units with rents capped at 120% AMI
- Located on ~ 3.4 acres currently occupied by Fleet Operations at the South Dade Government Center
- Integrated as part of the overall Master Development Plan

Parks of Cutler Bay

- 1 Bel-Aire Park
- 2 Blue Heron Park
- 3 Cutler Ridge Park
- 4 Franjo Park
- 5 Lakes By The Bay Park
- 6 Ned Glenn Nature Preserve
- 7 Saga Bay Park
- 8 Saga Lake Park
- 9 Whispering Pines Park
- 10 Whispering Pines Hammock Preserve
- 11 Lincoln City Park #2



Community Open Space Schematic Design

DELIVERING FOR CUTLER BAY





3D Views



Proposed Public Benefits & Improvements

Proposed Community Benefits Summary

DELIVERING FOR CUTLER BAY



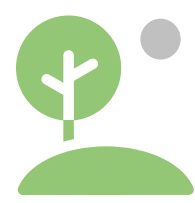
SPLASH PAD

The proposed splash pad will provide a safe, family-friendly water play area that encourages outdoor activity and social interaction for children of all ages. As a low-maintenance and inclusive amenity, it enhances the park’s role as a vibrant community gathering space, especially during the warmer months.



CANAL OVERLOOK

The canal overlook will offer a scenic, shaded area where the community can relax, enjoy views of the water, and connect with nature. This peaceful gathering space provides an opportunity for reflection among native trees and plants.



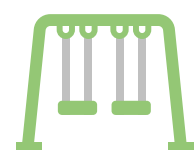
OPEN LAWN

The open lawn will serve as a flexible green space for recreation, community events, and informal gatherings. Its open design invites a variety of uses, from picnics and play to fitness classes and outdoor performances.



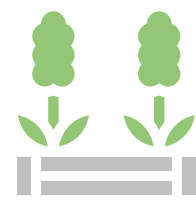
SERPENTINE BERM BUFFERING TURNPIKE

A landscaped serpentine berm will serve as a natural buffer between the park and the Turnpike, helping to reduce noise, improve safety, and minimize visual impact from traffic. Its curved design, combined with native plantings, enhances the park’s aesthetics while creating a more secure and comfortable environment for the community.



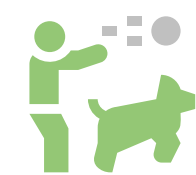
7,000 SF COMMUNITY CENTER

The 7,000-square-foot community center will serve as a vibrant hub for the residents of The Town of Cutler Bay, offering flexible space for events, programs, and gatherings.



COMMUNITY GARDEN

The community garden, located adjacent to the community center, will provide opportunities for hands-on learning about nature, nutrition, and sustainability. It encourages intergenerational interaction and fosters a deeper connection between children, families, and the environment.



DOG PARK

The dog park will provide a safe, enclosed space where dogs can play off-leash and socialize, enhancing the park’s appeal for pet owners. Equipped with seating, shade, and separate areas for large and small dogs, it fosters responsible pet ownership and community interaction.



OUTDOOR FITNESS CIRCUIT

The outdoor fitness circuit will feature a series of exercise stations designed to promote health and wellness for users of all ages and abilities. Adjacent to the walking path, it encourages active lifestyles and provides free access to physical activity in a natural, outdoor setting.



TOT LOT

The tot lot, located next to the community center, will offer a safe and engaging play area designed specifically for young children. With age-appropriate equipment and shaded seating nearby, it supports early childhood development and provides added convenience for families and caregivers.

- | | | | |
|---|------------------------------------|---|---------------------------|
| 1 | Splash Pad & Playground | 6 | Dog Park |
| 2 | Canal Overlook | 7 | Community Garden |
| 3 | Open Lawn | 8 | Tot Lot |
| 4 | Serpentine Berm Buffering Turnpike | 9 | 7,000 SF Community Center |
| 5 | Outdoor Fitness Circuit | | |





Outdoor Fitness Area



15" Wide Paseo Walkway Along Canal



Modern Playground



Splash Pad



Decorative Trees to Match Architecture



Dog Park with Berms and Modern Play Elements



Serpentine Bern with Built-in Terrace Seating



Center Lawn



Park Schematic Design



Park Schematic Design



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