



# TOWN OF CUTLER BAY

2020 EVALUATION AND APPRAISAL REPORT

Prepared by:

**THE CORRADINO GROUP**

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## INTRODUCTION

The Corradino Group has been retained to perform the 2021 Evaluation and Appraisal Report for the Town of Cutler Bay. The State of Florida requires each municipality to produce an Evaluation and Appraisal Report (EAR) every seven years. Cutler Bay's is due to the State April 1, 2021. Not doing so by the deadline prevents the Town from amending your Comprehensive Plan (Growth Management Plan) until the EAR is adopted. The Town's last Evaluation and Appraisal Report was performed in 2014, with Comprehensive Plan amendments adopted in 2015.

Generally, this entails a two-step process, the first being an evaluation of each Element of the Growth Management Plan to determine if changes are needed based on legislation passed by the state since the last evaluation of the comprehensive plan, or by local preference in adoption of new policies. If changes are warranted by prior amendments in state statutes, a letter detailing the needs to the Department of Economic Opportunity (DEO) is required. If no changes are needed after review, a notification letter regarding this review is sent to the DEO. If changes are warranted, the Town will have one year from date of notification to complete the necessary amendments. This will be the second cycle of the EAR process for Cutler Bay after State Growth Management Laws had changed, therefore the minimum requirement is the Growth Management Plan needs be brought into compliance with new State laws.

The Town of Cutler Bay Growth Management Plan (Plan) establishes the Town's vision for future development. The Plan's short-term planning horizon is 5 years and long term is a 15-year vision for how the Town will grow and develop. Through the Evaluation and Appraisal process, the Town intends to assess its current 2008 Comprehensive Plan and subsequent updates, to ensure that all current State statutory requirements are met. Beyond this requirement, the EAR also provides an opportunity to ensure that the Plan and its goals, objectives, and policies reflect the Town's vision for its future, and the work accomplished in other planning efforts. In order to be effective, the Plan must a living document, one with the flexibility to adapt to changing conditions and needs. Although there are other opportunities to periodically revise the Plan, these revisions often occur as the result of outside development applications. Periodically, the Town needs to step back and take a holistic look at how well the Plan is working, and how it might be refined to address community-specific issues and challenges. The EAR provides this opportunity.

The Town of Cutler Bay is focusing its 2021 Evaluation and Appraisal Report (EAR) on a identifying any major issues, challenges, and previous planning efforts. These topics include:

- Climate Change and Resiliency
- Sustainability
- Infrastructure
- Transportation

The Evaluation and Appraisal Report builds upon input gathered on major issues including growth management, resiliency, transportation and traffic, environmental conditions, utilities, etc. Other factors include areas where the Growth Management Plan is not in compliance with current State law. The issues identified during Issue Scoping meetings are described, analyzed, and evaluated for potential social, economic, and environmental impacts. In addition, other relevant Town planning efforts are evaluated

and utilized to inform the potential EAR-amendments as appropriate. This EAR Report will also address the following:

- A comprehensive review, on an element-by-element basis, of the adopted Growth Management Plan in order to identify and successes or shortcomings in achieving the Town's goals, objectives and policies.
- The identification and recommendation of Growth Management Plan amendments required to address and comply with changes in State law, regional plans and/or administrative rules;
- A summary of recommended amendments, if any;
- EAR letter to State Department of Economic Opportunity, by April 1, 2021

The evaluation includes a matrix detailing the changes in Growth Management laws found in Florida Statutes, Chapter 163 since the plan was last reviewed in 2008. The matrix is organized by year, listing every change and how the change will or will not affect the Town comprehensive plan.

***Editorial Note: "Revise outdated language" = change encourage to continue to, if the Town has already implemented in LDR's***

## ELEMENTS

### FUTURE LAND USE

#### Statutory Changes

None.

#### Recommendations

The following is a list of outdated Objectives and Policies that should be revised to address current local conditions that are of importance to the Town and the region.

Policy FLU-1A: Revise the long-term planning horizon.

Revise the projected population year.

Policy FLU-1D: Revise the title of Planning Director

Table FLU-1: Revise height to include bonus provided in Land Development Regulations (Institutional)

Revise conflict between Uses column and Density and Intensity Column for (Low Density Residential and Medium Density Residential)

Policy FLU-2B: Revise the following outdated language. "The Town shall implement improved multi-modal transportation access to, from and within the Town Center."

Policy FLU-2E: Revise outdated language. “The Town shall implement unified high-quality urban design in the Town Center in accordance with the adopted regulating plan for the area, as it is periodically amended.”

Policy FLU-2G: Revise the following outdated language. “The Town shall coordinate with Miami-Dade County, as appropriate, to implement strategies to provide multimodal transportation linkages between, to and from the South Dade Government Center, Performing Arts Center, and other uses in the Town Center that might reduce the need for internal vehicular trips.”

Policy FLU-3D: Revise the following outdated language. “The Town, through the Land Development Regulations, shall implement the development of a civic district and public gathering space along the Old Cutler Road corridor.”

Policy FLU-3E: Revise the following outdated language. “The Town shall provide improved multi-modal transportation circulation and streetscapes within the Old Cutler Road corridor and adjacent areas through the implementation of capital projects, intergovernmental coordination, and other mechanisms as appropriate.”

Policy FLU-4A: Revise the following outdated language. “The Town shall implement strategies to provide appropriate transitions between its residential districts and the higher intensity Mixed Use, Town Center, and Institutional districts through its Land Development Regulations and other appropriate mechanisms.”

Policy FLU-4D: Revise the following outdated language and add the following. “The Town shall implement strategies to improve residential neighborhoods, including but not limited to, mitigate flooding, providing resilient neighborhoods, and ensuring the long term protection of neighborhoods located east of Old Cutler Road that are more vulnerable to the ultimate affects of sea levels and storm surges.”

Policy FLU-5E: Revise the following outdated language. “The Town shall require aesthetically pleasing and environmentally sensitive landscaping as an important component of development and redevelopment projects. To the maximum extent feasible, existing on-site native vegetation shall be preserved.”

Policy FLU-5J: Revise the following outdated language. “The Town, through its Land Development Regulations, shall include provisions for Planned Unit Developments as a mechanism for preventing urban sprawl and promoting unified, high quality development.”

Policy FLU-6B: Add the following to address flooding. “The Town, on an ongoing basis, shall investigate the availability of grants and other funding sources to implement redevelopment programs and achieve redevelopment goals with a focus to mitigate the adverse impacts of flooding and other disasters. Priority for funding will go to repetitive loss properties. Mitigation may include purchasing repetitive loss properties.”

Policy FLU-9F: Revise the following outdated language. “The Town shall participate in the National Flood Insurance Program, and shall maintain the development standards required for such participation.”

Policy FLU-9H: Revise the following outdated language. “The Town, through the Land Development Regulations, shall require adequate pervious surface areas by zoning districts.”

Policy FLU-9I: Revise the following outdated language. “The Town shall require that all new development and redevelopment connect to the central potable water and sanitary sewer system, where available. In the event that it is not available, septic tanks and private wells will be permitted after being approved through the proper regulatory channels and where suitable soil and environmental conditions exist.”

Policy FLU-9K: Revise the following outdated language. “The Town shall require on-site stormwater management for development and redevelopment and maintain standards for the design of stormwater management systems.”

Policy FLU-9L: Revise the following outdated language. “The Town shall require no net post-development increase in stormwater runoff from development and redevelopment sites.”

Objective FLU-10: Revise the following outdated language. “The Town shall identify, designate and protect historic, archeological and cultural resources within its boundaries.”

Monitoring Measures FLU-10: Revise the following outdated language.

1. Completion of historic and archeological resource survey.
2. Number of sites identified and designated.
3. Inclusion of protection mechanisms in the Land Development Regulations.
4. Examples of intergovernmental coordination efforts to achieve resource protection goals.”

Policy FLU-10A: Revise the following outdated language. “By 2020, the Town shall conduct a survey to determine the extent of historic and archeological sites within its boundaries, and thereafter shall maintain a database of such sites.”

Objective FLU-12: Revise the following outdated language. “Incentive Programs

The Town shall implement innovative incentive programs through its Land Development Regulations and other appropriate mechanisms.

Monitoring Measures FLU-12:

1. Status of adoption or enactment of incentive programs.
2. Number of development requests for which incentives were provided, and the net result of these incentives, to the extent that the results can be documented.”

Policy FLU-12C: Revise the following outdated language. “The Town, through the Land Development Regulations, may create development bonuses, as appropriate, to further the achievement of adopted urban design, economic development, affordable housing, conservation, public education, and/or recreation and open space goals, objectives, and policies.”

Additional Recommendations:

- Encourage new development in higher elevation, less vulnerable areas like TC District

- Consider resilience design guidelines and/or form-based codes for new development and major renovation in residential areas, and vulnerable areas
- Consider transfer of development rights from coastal properties to less vulnerable locations
- When possible, direct development to transit corridors
- Create design guidelines based on higher base flood elevations that continue to enhance pedestrian level experience
- Identify and implement development standards like shading devices, tree canopy, and cool roofs to counter the impact of higher temperatures
- Identify and implement development standards such as pervious pavers to support addressing extreme rain events and storm water flooding
- Encourage compact multi-modal development
- Responsive, compatible growth in existing neighborhoods
- A built environment that supports healthy living
- Support green design guidelines (i.e. green building practices such as the PACE program, car charging stations, tankless water heaters, rain collection systems, pervious on-street parking, bio-swales, Florida Friendly™ plant materials, solar panels, and green roofs.)
- Encourage density that supports transit and multi-modal transportation
- Study feasibility of establishing an Eco-District program
- Focus development and density in existing transit corridors
- Improve the connectivity of bike lanes, sidewalks, and transit
- Allow accessory dwelling units within residential districts, as appropriate
- Allow live-work units in the appropriate districts
- Responsive, compatible growth in existing residential neighborhoods
- Coordinate with the County on flexibility unit policies in order to provide more authority to the Town
- Promote compact mixed-use development as the Town's preferred development pattern, particularly in Downtown and other Regional Activity Centers, the Uptown Village area, and along major transportation corridors and within the vicinity of premium transit stations and alignments
- Develop land use policy to support Transit Oriented Development, transit and mobility hubs
- Shared parking policies to reduce surface parking
- Regulations requiring pedestrian, bicycle, and transit accommodations for developments, including bicycle parking, showers, shaded sidewalks, pedestrian paths crosswalks, and transit shelters
- Encourage transit use through Transit Oriented Development (TOD) land use policies
- Include area specific policies based on master planning efforts
- Evaluate the locations of the Town's current flexibility units and commercial flexibility acreage to determine whether units and acreage should be reallocated or boundaries modified based on the Town's vision to target future development in appropriate areas
- Adopt Neighborhood Compatibility requirements
- Encourage development forms that attract the creative class such as plazas, sidewalk cafes, and public art opportunities where people can interact and exchange ideas
- Encourage development of flexible commercial and office spaces that mix uses, can be shared, and are of an affordable size
- Encourage new development in higher elevation, less vulnerable areas like Uptown



- Consider resilience design guidelines and/or form based codes for new development and major renovation in residential areas, historic neighborhoods, and vulnerable areas
- Consider transfer of development rights from coastal properties to less vulnerable locations
- When possible, direct development to transit corridors
- Create design guidelines based on higher base flood elevations that continue to enhance pedestrian level experience
- Identify and implement development standards like shading devices, tree canopy, and cool roofs to counter the impact of higher temperatures
- Identify and implement development standards such as pervious pavers to support addressing extreme rain events and storm water flooding
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- Shared parking policies to reduce surface parking
- Regulations requiring pedestrian, bicycle and transit accommodations for developments, including bicycle parking, showers, shaded sidewalks, pedestrian paths crosswalks, and transit shelters
- Adopt Neighborhood Compatibility requirements
- Encourage development forms that attract the creative class such as plazas, sidewalk cafes, and public art opportunities where people can interact and exchange ideas
- Encourage development of flexible commercial and office spaces that mix uses, can be shared, and are of an affordable size
- Add a new policy as follows: The Town shall ensure residential areas east of Old Cutler Road are not negatively impacted by future development by not allowing inconsistent land uses within these areas. In addition, any development located within this area will be reviewed to ensure that there are no adverse impacts to the community. The Town will continue to maintain Conservation FLUM Designations in the wetlands and when feasible, seek to purchase lands designated as Conservation.

## HOUSING

### Statutory Changes

None.

### Recommendations

Objective H1-1: Revise the following outdated language: Housing Sites “The Town shall designate an adequate supply of residential land on its Future Land Use Map to accommodate its current and projected population, up to the projected 2020 population of 60,000.”

Objective H1-2: Revise the following outdated language: Housing Stock “The Town shall seek to eliminate all substandard units by 2025.”

Policy H1-2B: Revise to add the following: “Coordinate with Miami-Dade County and other agencies as appropriate, including non-profit organizations, to ensure the availability of housing assistance to qualified households, homeowners, as well as other individuals that are displaced from their residence by natural disasters and other acts of god.”

Policy H1-2D: Revise to add the following: “The Town shall, at a minimum, annually reach out to community stakeholders and continue to implement strategies that continue to meet the needs of specific residential neighborhoods, and may identify subareas that warrant special studies with a focus on providing a resilient and sustainable future.”

Objective H1-3: Revise the following outdated language: Historically Significant Housing “The Town shall protect officially designated historically significant housing that may be located within its boundaries.

#### Monitoring Measures H1-3:

1. Completion of historic and archeological resource survey
2. Number of sites identified and designated.
3. Adoption of protection mechanisms in the land development regulations.
4. Examples of intergovernmental coordination efforts to achieve resource protection goals.”

Policy H1-3A: Revise the following outdated language: “By 2020, the Town shall coordinate with the appropriate agencies to conduct a survey to determine if historically significant housing structures are within its boundaries, and to maintain a database of such sites.”

Policy H1-3B: Revise the following outdated language: “The Town shall incorporate mechanisms to protect designated historically designated housing, if any, into its Land Development Regulations, and shall review development proposals to ensure that development and redevelopment does not negatively impact these structures.”

Policy H1-3C: Revise the following outdated language: “In the event that historically significant housing structures are identified in the surveying effort, the Town shall consider the establishment of a local register and listing processes and procedures.”

Policy H1-3D: Revise the following outdated language: “The Town shall coordinate, as appropriate, with local, County, State and federal agencies and the private sector to ensure the protection of historically designated housing that may be located within its boundaries.”

Policy H1-3E: Revise the following outdated language: “In the event that historically designated housing is identified in the survey, the Town shall ensure that information and educational materials about these structures are made available through the appropriate mechanisms.”

Policy H2-1E: Revise the following outdated language: “The Town shall investigate strategies to ensure that new housing developments provide a diversity and mix of housing types in order to meet the needs of residents of different income, age and needs groups, in proportions reflective of demand. To the maximum extent feasible, these incentives should be incorporated into the Land Development Regulations.”

Policy H2-1F: Revise the following outdated language: “The Town shall encourage housing, including affordable, workforce, elderly and special needs housing, proximate to transit and employment centers by providing adequate locations for mixed-use development and allowing residential development at appropriate densities along transit corridors.”

Policy H2-2D: Revise the following outdated language: “In consideration of a developer’s provision of affordable, workforce, elderly or special needs housing, the Town, through the Land Development Regulations, shall consider granting up to a 20 percent density increase, to the extent that such an increase is compatible with surrounding development and site characteristics.”

Policy H2-2E: Revise the following outdated language: “When a development bonus is granted that will result in the addition of ten or more new units, approximately 20 percent of the new units shall be affordable to low and moderate income households. When a development bonus will result in less than ten units, the developer shall contribute to a funding set-aside established by the Town for low and moderate income units.”

Policy H2-3B: Revise to add the following: “The Town shall coordinate with the County to ensure the availability of adequate emergency shelters, transitional housing, and relocation assistance for low and moderate income households who might be displaced by natural disasters as part of its emergency response and post- disaster recovery efforts. The Town shall create, maintain, and distribute a list of adequate emergency shelters, transitional housing options, and relocation assistance programs.”

#### Additional Recommendations:

- Equity in housing/Conduct a review of existing policies to identify barriers to the development of housing types that appeal to broader range of residents such as accessory dwelling units.
- Work to ensure that all new housing units are water and energy efficient to reduce monthly costs for the residents

- Call for the development, redevelopment, retention, or replacement of affordable and attainable homeowner, and rental units to reduce the number of cost burdened households
- Address substandard and dilapidated housing conditions through targeted rehabilitation and demolition, code enforcement, grant funds for eligible owners, and other mechanisms
- Provide for the development of new housing units, particularly affordable housing, along current or planned complete streets and/or transit corridors
- Foster programs to assist in “future-proofing” the housing stock with leading practices on resiliency, energy, and water efficiency
- Address homelessness through the provision of temporary, transitional and permanent housing and related support services, and support of programs and initiatives
- Support green design guidelines (i.e. green building practices such as the PACE program, car charging stations, tankless water heaters, rain collection systems, pervious on-street parking, bio-swales, Florida Friendly™ plant materials, solar panels, and green roofs.)
- Foster public/private partnerships for affordable housing development
- Seek additional funding, including grants, for affordable housing
- Utilize Town property as a contribution to affordable housing projects
- Encourage a variety of designs for new housing that avoids large blocky forms
- Provide a wide range a flexible and affordable housing types
- Consider integrating Health and Equity
- Add new policy as follows: “Encourage the redevelopment of underperforming commercial and multifamily residential properties that support and complement the surrounding neighborhood’s use and scale.”
- Add new policy as follows: “Develop mechanisms that allow property owners to recover economic value lost to flooding.”
- Add new policy as follows: The Town shall examine potential tools, such as a temporary relaxation of regulations on accessory uses or short-term rentals, which would allow for a property to be utilized for additional economic purposes, a TDR program, and other mechanisms that allow property owners to recover the lands value as a result of flood damages.

## INFRASTRUCTURE

### Statutory Changes

None.

### Recommendations

Policy I1-3E: Revise to add the following: “The Town will assist South Florida Water Management District in providing educational materials on innovative ways homeowners can landscape and install devices such as rain barrels to collect rainwater for reuse within their own yards. In addition, the Town will examine ways

to provide incentives for homeowners to incorporate such devices, as well as educational materials and demonstration projects at Town sponsored events.”

Policy I2-3B: Revise to replace “fertilizer” with “natural products”. “The Town will investigate the possibility of using fertilizers and other reuse products on public landscape areas within Cutler Bay.”

Policy I3-1B: Revise outdated language, the Stormwater Master Plan is complete. “The Town will seek funding sources to address existing stormwater deficiencies that will be identified in the Stormwater Master Plan when it is complete.”

Policy I3-1D: Revise to include new requirements for one foot of freeboard. “All structures shall be constructed at or above the minimum floor elevations specified in the Federal Insurance Rate Maps for Miami-Dade County and Cutler Bay.”

Policy I4-1C: Revise outdated language, the LDRs are complete. “The Town will review all development proposals to make sure that when the proposed projects are constructed, the Town’s adopted solid waste LOS standard will be maintained. Language and standards will be drafted for inclusion in the Land Development Regulations to require all new non-residential development to have on-site trash facilities (such as a dumpster) that are completely enclosed and screened from public view.”

Policy I4-1F: Revise outdated language. “The Town will develop an ordinance that states that prior to a storm event, construction sites will be required to be clean of excess debris and fully secure all equipment and construction materials.”

Policy I4-3B: Revise outdated language, the LDRs are complete. “The Town will restrict and/or manage the use of hazardous materials through its Land Development Regulations and other appropriate mechanisms.”

Policy I5-2B: Revise outdated language, the LDRs are complete. “The Town will develop language and standards such that all new development and redevelopment projects shall use retention, infiltration and detention systems pursuant to applicable regional and state standards.”

## COASTAL MANAGEMENT

### Statutory Changes

Section 163.3178, **Coastal Management Element** (Chapter 2015-69, section 1, Laws of Florida)

- Adds a requirement that the redevelopment component of the Coastal Management Element must:
  - . Reduce the flood risk in coastal areas that result from high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise.
  - . Encourage removal of coastal real property from FEMA flood zone designations.
  - . Be consistent with or more stringent than the flood resistant construction requirements in the Florida Building Code and federal flood plain management regulations.

- . Require construction seaward of the coastal construction control line to be consistent with chapter 161, Florida Statutes.
- . Encourage local governments to participate in the National Flood Insurance Program Community Rating System to achieve flood insurance premium discounts for their residents.

## Recommendations

Policy CM-1B: Revise the following to include Miami-Dade County DERM as one of the reviewing agencies. “Threatened or endangered species shall be identified on potential development sites by the preparation of an environmental report to record the occurrence of listed plant and animal species. The environmental report will be reviewed during the development review process and when necessary, the development application will describe measures that will be taken to protect species in accordance with state and federal guidelines.”

Policy CM-1C: Revise to clarify that any alterations to mangroves are required to have a permit through Miami-Dade County DERM. “Consistent with the Miami-Dade County Comprehensive Development Master Plan, coastal mangroves and scrub forests within and adjacent to Biscayne National Park shall be designated as “Mangrove Protection Areas”. In these areas, no cutting, trimming, pruning or other alteration of mangrove shall be permitted except for purposes of surveying or for projects that are : 1) necessary to prevent or eliminate a threat to public health, safety or welfare; 2) water dependent; or 3) clearly in the public interest and where no reasonable upland alternative exists. In such cases, the trimming or alteration shall be kept to a minimum, and done in a manner which preserves the functions of the mangrove system, and does not reduce or adversely affect habitat used by endangered or threatened species. 4) required for natural system restoration and enhancement.”

Policy CM-1D: Revise to include Federal agencies, including the US Army Corp of Engineers. “The Town will coordinate with the county and state agencies to implement natural surface water flow regimes into and through coastal wetland systems will be restored and maintained to the maximum extent possible.”

Policy CM-1F: Revise to add “wetlands”. “Where development or redevelopment is to occur, mangrove forest, coastal hammock or other natural vegetative communities shall be maintained, protected, and incorporated into landscape plans. “

Policy CM-1K: Revise outdated language: “The Town will coordinate with Miami-Dade County, SFWMD, the US Environmental Protection Agency (EPA), and the US Army Corp of Engineers to ensure that all regulatory programs administered through each of these agencies is integrated, as applicable, into the Town of Cutler Bay Land Development Regulations.”

Policy CM-2B: Revise outdated language and include code enforcement actions. “The Town shall support the County in their efforts to identify and monitor all businesses in the Coastal Planning Area (east of Old Cutler Road) of the Town that generate more than 55 gallons of hazardous or industrial wastes per year. The Land Development Regulations should include standards to require hazardous waste to be pretreated on-site and a hazardous spill plan to be maintained on-site.”

Policy CM-2C: Revise to state the standards will be utilized when reviewing new development orders and will be regularly re-examined. “The Town will maintain standards for stormwater management techniques that emphasize retention, infiltration, back-slopping and berming in order to hydrate the coastal area.”

Objective CM-3: Revise outdated target date of 2012. “The Town shall increase the amount of shoreline and public access locations in Cutler Bay by the Year 2012.”

Policy CM-5A: Revise to include mapping these areas for more specificity. “Areas that are used for nesting, feeding or congregation by endangered and threatened species shall be protected from alteration and human activities that would further imperil those species.”

Policy CM-5C: Revise to include mapping these areas for more specificity. “Travel corridors used by endangered or threatened species shall be protected to the extent possible from alteration and human activities that would further imperil those species.”

Policy CM-6A: Revise to state that this will be an ongoing action after every updated US Census is completed. “The Town shall provide land use and population data, as appropriate, to the OEM for inclusion in the most current Comprehensive Emergency Management Plan (CEMP).”

Policy CM-6D: Revise to state that the Town will place a priority to educate the Assisted Living Facility residents on a yearly basis, prior to the hurricane season. “The Town shall help disseminate the public education program developed by the OEM prior to the hurricane season to notify households of their need to evacuate and seek safe shelter outside of evacuation areas in the event of a hurricane. The public education program will also be used to convey emergency preparedness information including encouraging residents to be better prepared and more self-reliant.”

Policy CM-6G: Revise to update the outdated language, as needed. “As deemed necessary, the Town will work with County, regional, state and federal agencies to improve evacuation route capacities through improved design and reconstruction of the street network, signage and expansion of public transportation systems and services.”

Policy CM-7F: Revise to strengthen and to add Base Flood Elevation plus one foot freeboard is required. If rebuilt, structures which suffer damage in excess of fifty (50) percent of their appraised value shall be rebuilt to meet all current requirements, including those enacted since construction of the structure.”

Policy CM-8A: Revise outdated language and add a statement that this information will be available on the Town’s website. “The Town shall develop a Town Emergency Response Plan and update it every two years to provide comprehensive pre-disaster planning for pre- and post-disaster activities, development and redevelopment consistent with the County’s Comprehensive Emergency Management Plan.”

Policy CM-9A: Revise to add a statement that this information will be available on the Town’s website. “To facilitate post-disaster recovery and redevelopment following a major hurricane and consistent with available personnel and funding, the Town shall maintain, implement an Emergency Response Plan (ERP).”



Policy CM-8E: Revise to change “below the elevation” to “areas seaward of the elevation”. “The Coastal High Hazard Area (CHHA), as shown on Exhibit FLU-8, is defined as the areas below the elevation of the category 1 storm surge line, as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.”

Policy CM-11B: Revise outdated language to reference the most updated Stormwater Management Master Plan. “The Town shall prioritize areas that require stormwater system upgrades as outlined in the Town’s Stormwater Management Master Plan adopted August 20, 2008, as amended, to ensure that all new development(s) will include and meet the Town’s adopted level of service standard for the drainage.

Policy CM-12B: Revise to add that the Town will seek grants and other potential sources of funding to implement this policy. “The Town shall continue to work with local, state and federal partners to target repetitive loss properties for acquisition or mitigation of flood hazard through hard and soft structural, and non-structural adaptation strategies including elevating existing structures.”

#### Additional Recommendations

- Consider a new policy to set a goal for Class 3 or better rating in the Community Rating System through FEMA
- Create a new grant program for eligible home owners that have experienced repeat flooding to assist in expenses of raising HVAC systems, plumbing and electrical meters. Homeowners experiencing repeated flooding can raise HVAC systems, plumbing, and electric meters currently on ground level to above flood levels. This can prevent future damage to expensive systems and could reduce flood insurance premiums as well. The average cost to raise equipment is \$6,000.
- Add a new Policy: “Through a combination of hard and green infrastructure, the Town shall examine techniques to expand the flood protection system, specifically in the areas east of Old Cutler Road.”

#### CONSERVATION

##### Statutory Changes

None.

##### Recommendations

Policy C-2N: Revise to add “for all development”. “The Town will encourage the use of Florida Friendly Landscape guidelines and principles; gutter downspouts, roof runoff, and rain harvesting through the use of rain barrels and directing runoff to landscaped areas; drip irrigation or micro-sprinklers; and the use of



porous surface materials (brick, gravel, turf block, mulch, pervious concrete, etc) on walkways, driveways and patios.”

Policy C-1B: Revise to state that the Town will “continue to regulate”. “The Town will regulate erosion, the generation of excessive airborne dust from construction sites and cleared areas and nuisance odors from industrial and business uses through the Land Development Regulations and other appropriate mechanisms.”

Policy C-4D: Revise to correct the name of the agency. “The Town will continue to maintain and enforce surface water management and flood damage prevention regulations in order to maintain consistency with program policies of the Federal Insurance Administration.”

Policy C-5C: Revise to add that the Town will seek grants and additional funding sources to implement this policy. “The Town will work with Miami-Dade County to implement the Environmentally Endangered Lands (EEL) program. The Town will work with Miami-Dade County to secure additional land within the Town for conservation land use when feasible.”

Policy C-12E: Revise to change from 18 stories to 6 stores. “The Town will require all buildings taller than 18 stories to be LEED certified or similar.”

## INTERGOVERNMENTAL COORDINATION

### Statutory Changes

None.

### Recommendations

Policy IC-2F: Revise the following outdated language: “The municipalities will seek to coordinate with Miami-Dade County to create an overlay district in order to promote development through the use of air rights over the South Dade Busway.”

Policy IC-3B: Revise the following outdated language: “The Town shall continue to coordinate with the Miami-Dade County Fire Rescue Department for the provision of additional services to the Town and to cooperate with the Department in its efforts to expand Fire Station 34 and create a redesigned facility that will be in keeping with the design guidelines as set forth in the Urban Center District.”

Policy IC-3C: Revise the following outdated language: “The Town shall coordinate the planning of potable water and sanitary sewer facilities and services and level-of-service standards with the Miami-Dade County Water and Sewer Department, Department of Regulatory and Economic Resources, the South Florida Water Management District and the 2013 Lower East Coast Water Supply Plan Update.”

Policy IC-3I: Revise the following outdated language: “The Town shall coordinate with and support the Metropolitan Planning Organization and Miami-Dade Transit in its efforts toward multi-modal transportation planning. The Town shall also seek to improve existing service in order to meet the transportation needs of all of its citizens.”

Policy IC-4G: Revise the following outdated language: “If, in the future, a new high school is warranted for the south Miami-Dade County region, the Town shall encourage Miami-Dade County Public Schools to consider locating the school within the Town.”

Objective IC-5: Revise the following outdated language: “The Town shall continue to improve the coordination of planning activities with the agencies that have regulatory, supply or jurisdictional authority within the Town; such as, the South Florida Regional Planning Council, the South Florida Water Management District, the Florida Department of Transportation – District 6, the Department of Community Affairs, the Department of Environmental Protection, the Department of State, the U.S. Department of Interior – Biscayne National Park, the Bureau of the Census and any other entity where coordination would be beneficial to the Town.”

Policy IC-5B: Revise the following outdated language: “The Town will coordinate with the South Florida Water Management District concerning its jurisdictional authority as necessary and support its efforts concerning the 2013 *Lower East Coast Water Supply Plan Update*, ACCELER8 Everglades and CERP and the Biscayne Bay Coastal Wetlands Project to protect an Outstanding Florida Water – Biscayne Bay. The Town hereby adopts by reference the Miami-Dade County Comprehensive Development Master Plan Amendments adopted February 4, 2015, the Miami-Dade Water and Sewer Department 20-year Water Supply Facilities Work Plan (2014-2033) Support Data (November 2014), the 2013 Lower East Coast Water Supply Plan Update (LEC) approved by the South Florida Water Management District (SFWMD) on October 10, 2013 and additional information found within Water Use Permit 13-00017-W are herein incorporated by reference. The Water Use Permit which was modified and approved by the SFWMD on February 9, 2015, will now expire on February 9, 2035.”

#### Additional Recommendations:

- Enhanced communication about climate change adaptation in intergovernmental coordination efforts, and partnerships with agencies and institutions to increase disaster preparedness.
- Consider integrating Health and Equity
- Add the following new Policy: “The Town shall coordinate with the Village of Palmetto Bay, Miami-Dade County, and the other South Miami-Dade County Region municipalities in order to collaborate to create a long range resiliency plan.”
- Add the following new policy: “The Town shall explore additional funding options, such as the National Disaster Resilience Competition through the Federal Department of Housing and Urban Development, for assistance with disaster recovery and long-term community resilience.”

- Add the following new policy: “The Town shall continue to support Miami-Dade County’s Office of Resilience.”
- Add the following new policy: “The Town shall continue to support Miami Resilient 305 Strategy, addressing resilience challenges prioritized through intergovernmental and community collaboration.”

## CAPITAL IMPROVEMENTS

### Statutory Changes

Delete the reference to Rule 9J-5.0055 FAC. Which has been repealed.

### Recommendations

Policy CI2-1A: Revise the Table to replace the word “Standard” with “Target”, “The Town shall comply with the following minimum levels-of-service:”

Policy CI2-1E: Revise outdated language, the LDRs are completed. “The Town shall include as part of its Concurrency Monitoring System, in the Town’s Land Development Regulations, provisions to annually assess whether the necessary facilities and services are being constructed in accordance with the 5-Year Schedule of Improvements and the levels of service, committed capacity and facility needs to maintain the adopted levels- of-service.”

Table CI-3, Cutler Bay Departments, Capital Improvement Plan (Committed and Planned Sources), FY 2016/17 through 2020/21 (Thousands) Revise and update to current Fiscal Years 20/21 through 25/26.

Table CI-4, Other Agencies, Capital Improvement Plan (Committed and Planned Sources), FY 2016/17 through 2020/21 (Thousands) Revise and update to current Fiscal Years 20/21 through 25/26.

Add the following new policy: “Address social inequalities by ensuring adequate public infrastructure is either budgeted for or is in place throughout the community. This includes, but is not limited to, utilities, sidewalks, and public transit routes.”

## TRANSPORTATION

### Statutory Changes

Delete the reference to Rule 9J-5.0055 FAC. Which has been repealed.

### Recommendations

#### Entire Element Revisions:

1. Revise “Level-of-Service Standards” to “Level-of-Service Targets” throughout the Element, per FDOT Policy 000-525-006-c Level of Service Targets for the State Highway System.
2. Rename “Busway” to “Transitway” throughout the entire element.

Table T-1: Revise footnote (2) to delete reference to Rule 9J-5.0055 F.A.C., this rule has been repealed.

Policy T1-1E: Revise to update the Metropolitan Planning Organization to Transportation Planning Organization. “The Town, in cooperation with the Metropolitan Planning Organization, Miami-Dade County and The Florida Department of Transportation shall study and recommend specific roadway improvements, transit improvements, as well as Transportation System Management (TSM) and Transportation Demand Management (TDM) measures to alleviate congestion on thoroughfares where LOS is, or is projected to be, below the adopted standard.”

Policy T1-1S: Revise to update previous concurrency management system to be consistent with Growth Management statute changes since 2011. The Strategic Intermodal System (SIS) facilities, such as Florida’s Turnpike, should be analyzed under a vehicle-trip methodology rather than a person-trip methodology. “The Town shall maintain a Concurrency Management System to effectively and efficiently track roadway capacities.”

Policy T1-1T: Revise to support Bus Rapid Transit, which is the locally preferred alternative of the TPO’s SMART Plan, along the Busway and promote the use of transit rather than single occupant vehicles along US-1/South Dixie Highway. “The Town shall work with Miami-Dade County Transit to implement transit service improvements where warranted throughout the town and along the US-1 Busway, including but not limited to Signal Prioritization, Minimal Headways, Special Use Lanes, and other Transportation Demand Management, Transportation Systems Management, Tolling and High Occupancy Vehicle approaches that may be practical.”

Policy T1-2A: Revise the outdated language to update County Department names. “The Town shall work with The Florida Department of Transportation, Miami-Dade Transit, Miami-Dade Public Works Department and the Metropolitan Planning Organization to identify strategies in which it can achieve a more balanced modal split.”

Policy T1-2B: Delete, this policy has been achieved. “The Town shall work with The Florida Department of Transportation, Miami-Dade Public Works Department and Miami-Dade Transit to implement parking strategies in the charrette areas and along the Busway to provide incentive for the further development of transit friendly urban design.”

Policy T1-2C: Revise the outdated language to update County Department names and to state that these strategies should continue. “The Town shall use appropriate Transportation Systems Management (TSM) and Transportation Demand Management (TDM) strategies to improve system efficiency and enhance safety. These include, but are not limited to:

- Coordination with South Florida Regional Commuter Services
- Coordination with Miami-Dade Transit
- Coordination with local municipal circulators
- Congestion management;
- Access management;
- Installation of on-road bicycle lanes and bicycle parking and storage facilities;
- Parking policies which discourage driving alone;
- Employer-sponsored programs to encourage carpooling, vanpooling, bicycling, flexible work hours, telecommuting and transit usage;
- Site development;
- Designs which foster transit usage and pedestrian accessibility; and
- Bus pull-in/pull-out areas, where deemed safe and necessary to retain highway Level-of-Service.

Policy T1-2D: Revise the outdated language to update County Department names. “The Town shall, in conjunction with Miami-Dade County, support Miami-Dade Transit in continuing to provide bus service within the Town at defined Levels-of-Service as specified by Miami-Dade Transit in their Transit Development Program (TDP).”

Policy T1-2E: Revise the outdated language to update County Department names. “The Town shall encourage Miami-Dade Transit to evaluate all aspects of the existing transit system, including regular Miami-Dade Transit routes, any existing paratransit, STS, demand response or other transportation demand strategy approaches being used.”

Policy T1-2H: Revise the outdated language to update County Department names. “Encourage Miami-Dade Transit to analyze the existing local Miami-Dade Transit route system for connection to the larger, regional system, like the Busway and Metrorail.”

Policy T1-2J: Revise to add that the Town supports the TPO’s SMART Plan preferred alternative and an eventual extension of the Metrorail System. “The Town supports the implementation of an extension of the Metrorail System between Dadeland and Florida City on the US-1 Busway, and therefore supports a funding shift from primarily roadway projects to a more alternative mode/transit mobility programming.”

Policy T1-2K: Revise the outdated language to update County Department names. “Cutler Bay shall work with Miami-Dade Transit to construct bus shelters and enhanced stops at all transit stops within the Town.”

Policy T1-2L: Revise the outdated language to update County Department names and to reflect current bus headways. “The Town will work with Miami-Dade Transit to decrease bus headways mid-day to 30 minutes or less.”

Policy T1-3A: Revise the outdated language to update County Department names. “The Town shall work with The Florida Department of Transportation and Miami-Dade Transit to provide safe and convenient pedestrian connections to Busway Stations across US-1.”

Policy T1-3B: Revise to include additional pedestrian safety improvements and to include the areas near the Town’s Assisted Living Facilities. “The Town shall continue to identify sidewalk needs in the following areas:

- Existing roadways;
- Hazardous routes;
- Designated school walking routes;
- Connecting existing sidewalks to schools, parks, recreational facilities, and new developments;
- Repairing and replacing existing deteriorated sidewalks; in connection with new road construction; and
- Accessing Miami-Dade Transit bus stops.

Policy T1-3C: Revise the outdated language to state that the Town will continue to seek grant funding for pedestrian and bicycle linkages. “The Town shall promote pedestrian and bicycle linkages between residential and non-residential land uses. The principles of Crime Prevention through Environmental Design shall be a consideration in site plan reviews.”

Policy T1-3F: Revise the outdated language to update County Department names. “The Town shall coordinate with Miami-Dade Transit for improved pedestrian facilities within ¼ mile of all transit stations, and areas of transit oriented densities. The Town strongly supports a pedestrian overpass on US-1 to the busway and will work with the appropriate agencies to implement this project.”

Policy T1-3G: Revise to reference the implementation of projects from the Transportation Master Plan. “The Town shall work to develop on and off-road bike lanes, paths, greenways and trails.”

Policy T1-3H: Revise the outdated language to update County Department names. “The Town shall identify and prioritize enhancement projects for pedestrian and bicycle ways in conjunction with the Metropolitan Planning Organization.”

Policy T1-3I: Revise to add a priority for sidewalks near the existing Assisted Living Facilities in the Town. “The Town shall work to assure that all sidewalks are ADA compliant.”

Policy T1-3J: Delete, the Town has developed safe routes to schools. “The Town shall coordinate with Miami-Dade County Schools, and the Metropolitan Planning Organization to develop safe routes to and from schools.”

Policy T1-3K: Revise to reference projects as identified in the Transportation Master Plan. “The design and construction of thoroughfare roads shall provide for safe on-road bicycle lanes, wherever possible and practical as determined by the Town’s Planning and Public Works departments.”

Policy T1-3O: Revise to include Vision Zero, which is a traffic safety policy that takes an ethical approach toward achieving safety for all road users, setting the goal of zero traffic fatalities or severe injuries. “The Town shall work to reduce conflicts among modes of transportation. This can be done through:

- a. Establishing enhanced intersections with more visible crosswalks and enhanced signage;
- b. Developing bike paths and lanes with bollards and raised islands to increase safety at intersections by preventing vehicles from entering the special lanes;
- c. Bus shelters;
- d. Traffic calming where appropriate; and
- e. Pedestrians islands.

Policy T1-5C: Revise the outdated language to update County Department names. “The Town shall maintain an updated Transportation Master Plan.”

Policy T1-5D: Revise the outdated language to update County Department names. “Town staff shall meet with The Florida Department of Transportation and Miami-Dade Transit, Miami Dade County Public Works Department staff as needed to discuss common issues, including the status of projects in each jurisdiction’s Capital Improvements Programs.”

Policy T1-5E: Revise the outdated language to update County Department names. “The Town shall continuously coordinate transportation improvements, including those in its Capital Improvements Program, with the Metropolitan Planning Organization’s short-term Transportation Improvement Program and Long Range Transportation Plan.”

Policy T1-5F: Revise the outdated language to update County Department names. “The Town shall consult with Miami-Dade Transit to assure its Transit Development Program is responsive to the community in terms of providing safe, accessible and efficient transit area coverage including adequate bus headways.”

Policy T1-6D: Revise to include the encouragement of enhancing the regional network, especially where greater connectivity along Section Line roads will decrease neighborhood traffic. “The Town shall periodically request the Florida Department of Transportation and or Miami-Dade County to partner with it to study access management techniques on the appropriate facilities. These techniques may include but shall not be limited to”

Add new Policy T1-7F: Coordinate with FDOT to establish the appropriate LOS targets for multimodal mobility and system design. These targets will be responsive to all users for context, roadway function, network design and safety for all users.

Policy T1-8A: Revise to add the following: Strategic Intermodal System (SIS) facilities, such as Florida's Turnpike, should be analyzed under a vehicle-trip methodology rather than a person-trip methodology. "Work with Miami-Dade County, adjacent municipalities and the State of Florida to ensure the transportation system is adequately prepared for hurricane evacuation."

Policy T1-8B: Revise outdated language related to the Emergency Response Plan. The plan should be regularly updated and published on the Town's website. "By 2008, the Town shall maintain an updated Emergency Response Plan (ERP) addressing disaster-preparedness, hurricane evacuation and post disaster redevelopment plans, procedures and personnel duties."

Policy T1-8C: Revise to add the policies will be annually evaluated and provide training for Town employees. "Work with Miami-Dade County to ensure that Town employees are adequately trained in the policies and procedures required during and after a disaster emergency and the long-term post disaster."

#### Additional Recommendations:

- Consider resilience design guidelines in all transportation improvement projects, which will include designing roadways at higher base flood elevations.
- Identify and implement development standards like shading devices and street tree canopy to counter the impact of higher temperatures
- Improve the connectivity of bike lanes, sidewalks, and transit
- Add shared parking policies to reduce surface parking
- Incorporate FDOT's Highway Safety Plan to implement projects and programs that will seek to lower the number of fatalities and injuries with the ultimate target of zero fatalities.
- Include the following projects in the FDOT 5-Year Work Program 2021-2025:

##### Intersection Improvements at state roadways

SR 5/US-1/DIXIE HIGHWAY AT SW 112 AVENUE INTERSECTION (FM# 4399131)

SR 989/ALLAPATTAH ROAD AT SW 221 STREET INTERSECTION (FM # 4399161)

SR 994/QUAIL ROOST DRIVE AT HOMESTEAD AVENUE INTERSECTION (FM # 4293414)

##### Bicycle/Pedestrian Improvements

SR 994/QUAIL ROOST DRIVE MIAMI-DADE SOUTH TRANSIT WAY SR 5/US-1/S DIXIE HIGHWAY BIKE PATH/TRAIL, SIDEWALK (FM #4293417)

##### Street Lighting Improvements

SR 989/SW 112 AVENUE S OF US-1 SW 248 STREET LIGHTING (FM #4401761)



- Include a policy to support the Miami-Dade County Bicycle Network Plan projects within the Town.
- Include a new policy to maintain connectivity for all modes of transit between the most resilient areas of the Town to all other areas to ensure a safe, resilient route provides access to services at all times.

## RECREATION AND OPEN SPACE

### Statutory Changes

None.

### Recommendations

Objective ROS-1: Revise the following outdated language: "Maintain a coordinated system of parks, recreational land and open spaces serving the residents of Cutler Bay at a Level-of-Service of 3.0 acres per 1,000 residents through the year 2030."

Policy ROS-1F: Revise the following outdated language: "In coordination with the Future Land Use Element and the Coastal Management Element, public access to Biscayne National Park will be provided where possible. Where shoreline access is to be provided through Mangrove Protection Areas, elevated boardwalks, designed to minimize the impact of wetland vegetation, shall be utilized."

Policy ROS-3B: Revise the following outdated language: "The Park and Recreation Master Plan will include plans for future water related facilities and programs that will be available for use by residents of all ages in Cutler Bay."

Policy ROS-3C: Revise the following outdated language: "In coordination with the Educational Facilities Element, the Park and Recreation Master Plan will provide criteria whereby the Town can focus on seeking sites for future parks which are adjacent to existing or planned public schools, community centers, libraries or other compatible civic uses for the purpose of encouraging joint use facilities or the creation of logical focal points for community activity."

Policy ROS-5B: Revise to add the following: Those portions of park properties containing important natural, historic, or archaeological resources will be developed and managed for long-term viability and integrity of the resource. The Town will assure that land in the vicinity of such park properties is developed for a use that is compatible with the protection of the natural, historic or archaeological resources. The Town shall examine techniques to protect natural, historic and archaeological resources from sea level rise and natural disasters.

Policy ROS-5C: Revise the following outdated language and to add the following: “The Town will use native plant materials for park landscaping and land owned by the Town where appropriate and shall use it especially in developing and maintaining environmentally sensitive parklands.”

Policy ROS-6B: Revise the following outdated language: “The Town shall include public participation in all aspects of site planning for future park and recreation open space.”

#### Additional Recommendations:

- Include policies regarding canoe kayak launch
- Parks and Recreation Master Plan : Status? Language in existing policies may need to be revised based on this Plan.
- The Town should review and modify the LOS standard as necessary to ensure that it accurately reflects the recreational needs of the residents of Cutler Bay.
- Include Florida Friendly Landscape Principles in Policy
- Policy ROS-6A: The Park and Recreation Department shall periodically survey the Town residents to assess participation patterns and identify priorities for the delivery of services. (Is this being done?)
- Utilize Florida-Friendly<sup>TM</sup> and/or native plants and plant communities in landscaping parks
- Provide for active use and exercise
- Promote the development of community gardens within residential neighborhoods and healthy eating habits throughout the community
  
- Work with community leaders to develop comprehensive solutions to food deserts including nutrition education at Parks, encouragement of supermarket development in key areas, and planting of fruit trees
  
- Consider integrating Health and Equity

## EDUCATIONAL FACILITIES

### Statutory Changes

None.

### Recommendations

- Introduce strategies to improve the quality of public education in schools that serve the Town.
- Create policies for the Town’s interlocal agreement with MDCPS regarding high-performing Senior High School -Cutler Bay High School
- Consider creating policies regarding adult educational programs and private educational facilities in the Town. Most policies are regarding public schools.

## CLIMATE CHANGE

### Statutory Changes

None.

### Recommendations

Policy CC-1A: Revise and update target dates “The Town of Cutler Bay shall quantify greenhouse gas emissions resulting from its government operations by 2020, and develop a plan to reduce these emissions by 25 percent by 2030.”

Policy CC-1B: Revise to add “wind, geothermal, and ocean powered” as the types of electricity generation technology. “The Town of Cutler Bay shall develop building standards that promote the increased use of solar electricity in the community, and shall monitor the initiatives of Miami-Dade County and other agencies in the development of additional renewable energy sources.”

Policy CC-1D: Revise outdated language, and add “renewable energy infrastructure, such as solar panels”. “the Town shall continue to expedite permitting”: “The Town of Cutler Bay shall implement expedited permitting for the installation of alternative fuel and electric vehicle charging infrastructure.”

Policy CC-2B: Revise to add “specifically within areas east of Old Cutler Road”. “The Town of Cutler Bay shall evaluate risk from sea level rise or climate change related impacts in the location and design or new infrastructure, as well as the fortification or retrofitting of existing infrastructure.”

Policy CC-6B: Revise to add “specifically within areas east of Old Cutler Road”. “The Town of Cutler Bay shall collaborate with the South Florida Water Management District in order to review, develop and implement strategies to address impacts of rising sea levels on the operation of the flood and salinity control structures.”

Policy CC-6F: Revise to correct the name of the agency to “Southeast Florida Regional Planning Council” in the following policy: “The Town of Cutler Bay shall coordinate with the appropriate local, regional, and State agencies including Miami-Dade County, the South Florida Water Management District and the South Florida Regional Council in the implementation of Adaptation Action Area strategies.”

Add new Policy: “The Town shall coordinate with the Miami-Dade County and monitor the implementation of a development impact tool or criteria to assess how proposed development and redevelopment project features including location, land use types, density and intensity of uses, landscaping, and building design, will help mitigate climate impacts or may exacerbate climate related hazards. The tool would also assess each development’s projected level of risk of exposure to climate change impacts, such as inland flooding.”

Add new Policy: “The Town shall develop a sea level rise checklist for use when analyzing new Town projects.”

Add new Policy: “The Town shall support the implementation of climate change related policies, through education, advocacy and incentive programs. Public outreach, such as workshops or a website with relevant information, shall seek to shift residents’ everyday transportation decisions and housing choices to support transit oriented communities and travel patterns. The Town shall provide opportunities for the public, including students, building industry and environmental groups, to participate in the development of climate change related land development regulations and initiatives.”

Add new Policy: “ The Town shall investigate opportunities to incentivize energy efficiency and, as appropriate, access available incentives and/or information regarding available incentives and make such information or accessed incentives available for developers and building property owners to incorporate energy efficiency and other conservation measures that meet recognized green building standards into the design, construction or rehabilitation of their buildings. “

Add new Policy: “ The Town should implement programs to encourage large-scale facilities to track water and electricity consumption and provide efficiency improvements.”

Add a new Policy: “Create additional building height bonuses for buildings installing roof mounted solar panels and to account for freeboarding.”

Add a new policy: “To set a goal to electrify the Town owned vehicle fleet to 50% of all vehicles by 2025 using the annual vehicle replacement budget in the Capital Budget. In support of the green fleet goal, the Town could set a goal for at least 10 vehicle charging stations within the Town (public and or private) by 2025 and revise the LDRs to include regulations that all new parking areas in the Town include EV charging stations.”

Add a new Policy: “The Town will support and participate in recent planning efforts of the Miami-Dade County which will catalyze the resilience work across Miami-Dade County by providing peer exchange and connecting local government practitioners through the planned Resilient 35 in the 305 Network (Resilience 305). The 305 Network will facilitate intergovernmental collaborative work among practitioners by enhancing and supporting the sharing of communication and resources between cities in Miami-Dade County to advance resilience work. “

Add a new Policy: “The Town will create achieve at least bronze SolSmart status by 2025.”

## Overall additional recommendations:

Consider integrating Health and Equity into Comprehensive Plan. Examples of policies include:

- Ensure fairness and equity in providing housing needs of all residents.

- Ensure public health needs are addressed through physical activity and recreation.
- Ensure planning processes involve all segments of the community.
- Promote environmental justice, provisions for healthy foods, health care, and safe neighborhoods.