



TOWN OF CUTLER BAY

# GROWTH MANAGEMENT PLAN

2007

THE  
CORRADINO  
GROUP

Amended through 2020

# TOWN OF CUTLER BAY GROWTH MANAGEMENT PLAN 2007

Prepared for the Town of Cutler Bay By:

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# INTRODUCTION

The Community Planning Act (formerly know as the Growth Management Act), was enacted by Florida Legislature with the purpose to utilize and strengthen the existing role, processes, and powers of local governments in the establishment and implementation of comprehensive planning programs to guide and manage future development consistent with the proper role of local government.

In part, the act states that local governments shall adopt a comprehensive plan so that they can preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources consistent with the public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within their jurisdictions.

Through this planning process, the intent is that local governments can protect, promote, preserve, and improve the public safety, health, good order, comfort, convenience appearance, fire prevention, law enforcement and overall welfare; facilitate the adequate and efficient provision of water, sewerage, transportation, parks, schools, housing, recreational facilities, and other services and requirements; prevent overcrowding of land; and conserve, utilize, develop, and protect natural resources within their boundaries.

The intent of this Growth Management Plan is to help guide the Town to make decisions regarding the distribution, extent, and timing of future growth.





**GOAL 1:** Protect and improve the Town's built and natural environment through the use of land in a manner that enhances existing neighborhoods, conserves resources, ensures the availability of public facilities and services, and realizes the community's vision for its future.

## Objective FLU-1: Future Land Use Map

The Future Land Use Map (Exhibit FLU-1A) depicts the Town's vision for its current and future development through the provision and location of specific future land use districts. All development and redevelopment in the Town shall be in accordance with the Map, as it may be amended from time to time.

## Monitoring Measures FLU-1

1. Number of development orders deemed consistent with the Comprehensive Plan.
2. Number of applications to amend the Future Land Use Map.
3. Number, type and acreage of Future Land Use Map amendments.

**Policy FLU-1A:** The Town's short term planning horizon shall be 5 years and the long term shall be 2030. The Future Land Use Map shall contain an adequate supply of land in each district to meet the demands of the existing and future population up to the projected 2030 population of 50,000, and the Town shall ensure that infrastructure and services are or will be made available to meet the needs of this projected population. In the event that the Town's land area increases or decreases, the projected 2030 population will be adjusted accordingly.

**Policy FLU-1B:** The Town, through its Future Land Use Map and Land Development Regulations, will ensure that land uses are located in conjunction with appropriate topographic and soil conditions.

**Policy FLU-1C:** The Town's Land Development Regulations shall conform to, and implement, the use, intensity and density standards prescribed for the land use districts provided on the Future Land Use Map, and detailed in Table FLU-1.

**Policy FLU-1D:** The Town's Planning Director shall be the principal administrative interpreter of the Growth Management Plan. In the event of a dispute regarding the location of a boundary line on the Future Land Use Map, the Planning Director shall make the final determination regarding the location of said boundary.



# FUTURE LAND USE ELEMENT

Table FLU-1

DISTRICT	USES	DENSITY AND INTENSITY
<b>Conservation</b>	Public or private lands protected for conservation or recreational purposes via ownership or regulatory mechanisms	n/a
<b>Parks and Recreation</b>	Public and private parks, open space, and outdoor recreational facilities	Maximum Floor Area Ratio of 1.75
<b>Water</b>	Natural and man-made water bodies for stormwater drainage and retention, recreation, flood control, and natural resource protection and enhancement	n/a
<b>Institutional</b>	Governmental facilities, educational facilities, communications facilities, religious institutions, fraternal organizations, hospitals, congregate care and nursing homes	Maximum Floor Area Ratio of 1.75. Maximum height of 38 feet. Architectural features can exceed maximum height limitations
<b>Transportation and Roadways</b>	Roadways, right-of-ways and transportation infrastructure	n/a
<b>Estate Density Residential</b>	Residential units and public schools	One (1) to 2.5 units per gross acre, maximum Floor Area Ratio of 4.0 for public schools and religious institutions  <b>Estate Density-Conservation:</b> One (1) to 2.5 units per gross acre, until such time as the land is transferred in ownership for conservation purposes or other public use, or otherwise protected from development via conservation mechanisms. Schools and religious institutions not allowed.
<b>Low Density Residential</b>	Residential units, public schools and religious institutions	2.5 to 5 units per gross acre, maximum Floor Area Ratio of 4.0 for public schools and religious institutions  <b>Low Density-Conservation:</b> 2.5 to 5 units per gross acre, until such time as the land is transferred in ownership for conservation purposes or other public use, or otherwise protected from development via conservation mechanisms. Schools and religious institutions not allowed.
<b>Medium Density Residential</b>	Residential units, public schools and religious institutions	5 to 13 units per gross acre, maximum Floor Area Ratio of 4.0 for public schools and religious institutions  <b>Medium Density-Conservation:</b> 5 to 13 units per gross acre, until such time as the land is transferred in ownership for conservation purposes or other public use, or otherwise protected from development via conservation mechanisms. Schools and religious institutions not allowed.



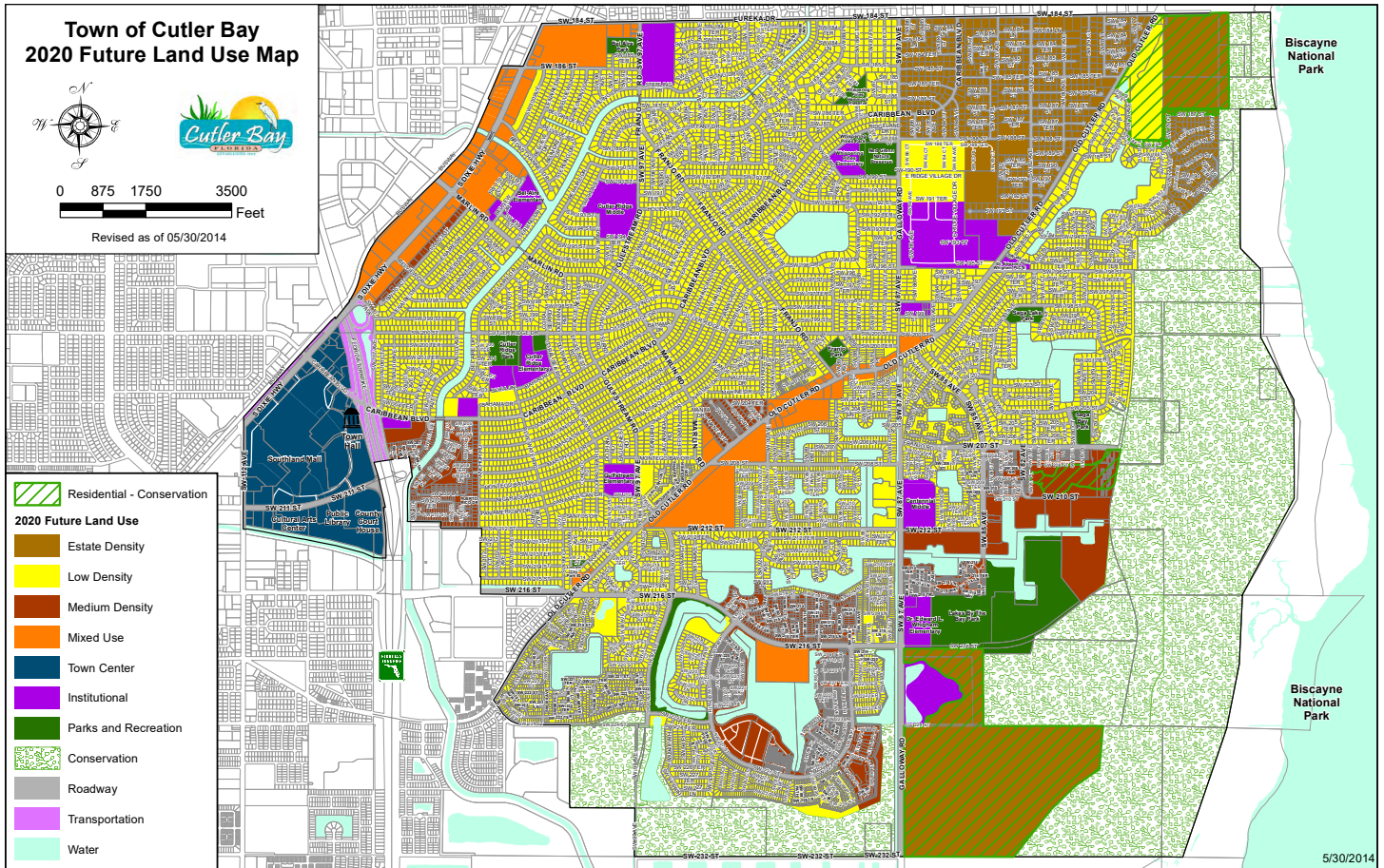
Table FLU-1 (CONTINUED)

DISTRICT	USES	DENSITY AND INTENSITY
<p><b>Mixed Use</b></p>	<p>Uses allowed in this category include sales and service activities, restaurant, professional and clerical offices, hotels, motels, medical buildings and offices, cultural and entertainment uses, community facilities, institutional, parks and open space, residential and similar uses in a high quality mixed use environment. Residential uses are encouraged, but are not required. Vertical mixed use buildings are allowed in all underlying zoning districts in the Mixed Use districts, with the sales and service components being located on the ground floors and residential and office uses being located on higher floors. Horizontal mixed use development (different uses in the same or different buildings on the same site or block face) is allowed, with specific mix of uses determined by the underlying zoning district. Vertical mixed use buildings shall be encouraged on sites that can accommodate the mix of uses under the prescribed parameters, while horizontal mixed use development is encouraged on sites that cannot otherwise accommodate vertical mixed use. A parcel of land greater than 25,000 square feet shall have two or more of the above uses.</p>	<p><b>US-1 Corridor:</b> Mix of uses; Residential uses when provided shall be no less than 20 percent and no greater than 80 percent of the total floor area of a vertical mixed use building, and no less than 20 percent and no more than 80 percent of the buildings on a development site or block face. Floor Area Ratio (FAR) of 2.5, multi-family residential at up to 75 units per gross acre. Maximum building height of 72 feet, with no more than three stories, 35 feet adjacent to residentially zoned areas. Architectural features can exceed maximum height limitations.</p> <p><b>Old Cutler Road Corridor:</b> Mix of uses; Residential uses when provided shall be no less than 20 percent and no greater than 80 percent of the total floor area of a vertical mixed use building, and no less than 20 percent and no more than 80 percent of the buildings on a development site or block face. Floor Area Ratio of 2.0, multi-family residential at 30 units per gross acre. Maximum building height of four stories, 45 feet for the frontage and three stories, 35 feet for the remainder. Architectural features can exceed maximum height limitations.</p> <p><b>Lakes by the Bay Mixed-Use site:</b> Commercial, office, community facilities, and recreation open space uses that serve the surrounding residential communities. Floor Area Ratio of .5, maximum building height of two stories, 35 feet. Architectural features can exceed maximum height limitations.</p> <p><b>Institutional Uses:</b> Maximum FAR of .5 for Institutional uses in the US-1 and Old Cutler Road corridors, and .4 in the Lakes-by-Bay Mixed-Use sites.</p>
<p><b>Town Center</b></p>	<p>Uses allowed in this category include sales and service activities, restaurants, professional and clerical offices, hotels, motels, medical buildings and offices, cultural and entertainment uses, community facilities, governmental facilities, institutional uses, parks and open space, residential and similar uses integrated both horizontally and vertically in a high quality, design-unified, mixed-use environment. Residential uses are encouraged, but are not required. Horizontal and vertical mixed use development is allowed, in accordance with the frontage and use requirements incorporated into the land development regulations. A parcel of land greater than 25,000 square feet shall have two or more of the above uses.</p>	<p><b>Core:</b> A maximum building height of 18 stories, Floor Area Ratio of 3.8 and density of 250 units per gross acre. Architectural features can exceed maximum height limitations.</p> <p><b>Center:</b> Floor Area Ratio of 2.5, 150 units per gross acre. Maximum building height of 15 stories. Architectural features can exceed maximum height limitations.</p> <p><b>Edge:</b> Floor Area Ratio of 1.0, 50 units per gross acre. Maximum building height of eight stories. Architectural features can exceed maximum height limitations.</p> <p><b>Institutional Uses:</b> Maximum FAR of .8 for Institutional uses in the Metro Center.</p>



# FUTURE LAND USE ELEMENT

## Exhibit FLU-1A: FUTURE LAND USE MAP







## Objective FLU-2: Town Center

The area designated “Town Center” on the Future Land Use Map shall be redeveloped as a high quality, design-unified, mixed use downtown for Cutler Bay.

### Monitoring Measures FLU-2

1. Number and type of development orders that have been approved in the District that implement the Town Center designation.
2. Land Development Regulations that implement the Town Center designation.

**Policy FLU-2A:** Development and redevelopment in the Town Center shall provide for the development of a well-designed and compatible area that provides attractive places to live, work and shop and that is accessible via the full range of transportation options, including transit, automobiles, bicycles, and pedestrians.

**Policy FLU-2B:** The Town shall implement improved multi-modal transportation access to, from and within the Town Center.

**Policy FLU-2C:** Building heights in the Town Center shall be regulated through the Land Development Regulations in order to implement a unified design, and provide appropriate densities and intensities.

**Policy FLU-2D:** The mix of uses and street frontages in the Town Center shall be regulated through the Land Development Regulations in order to ensure its redevelopment as a functional mixed-use downtown area for Cutler Bay, and to ensure that a variety of uses and functions are provided within a compact area.

**Policy FLU-2E:** 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-2F:** The Town shall ensure the provision of open space, park space, entrance features, and focal points in the Town Center.

**Policy FLU-2G:** 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-2H:** The Town shall coordinate with Miami-Dade County, as appropriate, to implement strategies to better incorporate the South Dade Government Center, Performing Arts Center, and other County facilities into the Town Center Area.

**Policy FLU-2I:** The Town shall implement strategies to improve access to Black Creek Canal through pedestrian walkways, open spaces, and other mechanisms.

**Policy FLU-2J:** The Town shall investigate strategies to promote the development of a hotel complex and meeting facilities in the Town Center Area.



### Objective FLU-3: Mixed Use Districts

The areas designated “Mixed Use” on the Future Land Use Map may be developed or redeveloped through the Land Development Regulations as design unified horizontal and vertical mixed use areas in accordance with adopted plans and studies that reflect the community’s vision.

#### Monitoring Measures FLU-3

1. Number and type of development orders that have been approved in the District that implement the Mixed Use designation.
2. Land Development Regulations that implement the Mixed Use designation.

**Policy FLU-3A:** Areas designated mixed use may contain commercial, office, community, institutional, recreation and open space, residential, or similar uses integrated vertically or horizontally, in accordance with Policy FLU-1C.

**Policy FLU-3B:** The area located along the Old Cutler Road corridor and designated “Mixed Use” on the Future Land Use Map may be redeveloped as a place where living, working, shopping, and civic activities can take place within a town center type environment.

**Policy FLU-3C:** New development and redevelopment along Old Cutler Road may consist of a variety of buildings and uses that will encourage pedestrian activity with wide sidewalks, balconies, outdoor cafes, squares, and plazas.

**Policy FLU-3D:** 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:** 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-3F:** The Town shall implement unified high quality, well-designed horizontal and vertical mixed use development in the Old Cutler Road corridor.

### Objective FLU-4: Residential Districts

The Town shall protect, maintain and improve its residential districts, as designated on the Future Land Use Map.

#### Monitoring Measures FLU-4

1. Implementation status of policies FLU-4A - FLU-4G.

**Policy FLU-4A:** 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-4B:** The Town shall ensure the provision of multi-modal transportation access between its residential neighborhoods, the Town Center, and mixed-use districts along US-1 and Old Cutler Road.



**Policy FLU-4C:** Development and redevelopment in the residential districts shall be regulated to ensure compatibility with the existing neighborhood, implement the recommendations of neighborhood improvement plans or initiatives that may be adopted, and prevent the encroachment of incompatible uses. Please see Objective FLU-5 and its implementing policies for information regarding development compatibility criteria.

**Policy FLU-4D:** The Town shall implement strategies to improve residential neighborhoods.

**Policy FLU-4E:** When a parcel located in the Residential-Conservation Overlay District is in negotiation for purchase for conservation or public use, density may be transferred to areas within the Town Center or Mixed Use districts through the appropriate regulatory mechanisms.

**Policy FLU-4F:** When a parcel located in the Residential-Conservation Overlay District is purchased for conservation or public use, or is otherwise protected from development via conservation mechanisms that compensate the owner for development rights, its Future Land Use designation shall convert to Conservation.

**Policy FLU-4G:** The Town shall protect its single-family residential areas from non-residential, high density residential, or other inappropriate intrusion.

## Objective FLU-5: Land Development Regulations and Compatibility

**The Town shall foster compatible and high quality development and redevelopment in accordance with the principals and concepts of this Comprehensive Plan and the Land Development Regulations.**

### Monitoring Measures FLU-5

1. Implement status of Policies FLU-5A - FLU-5P.

**Policy FLU-5A:** Development and redevelopment in the Town shall provide for pedestrian friendly street design, an interconnected street network and hierarchy to reduce congestion and improve traffic flow, design that promotes the use of non-motorized transportation modes, connectivity to transit, and a range of uses in a compact area to reduce the need for external trips.

**Policy FLU-5B:** The Town shall promote high quality urban design for development and redevelopment in accordance with the design standards contained in the Land Development Regulations.

**Policy FLU-5C:** The Town shall promote energy efficient design and water conservation in new development and redevelopment.

**Policy FLU-5D:** The Town shall discourage urban sprawl by directing new development and redevelopment in accordance with the Future Land Use Map, which provides for mixed-use development in areas currently served by urban infrastructure and services, and by designating environmentally sensitive areas as "Conservation".

**Policy FLU-5E:** 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-5F:** The Town, through the site planning process will ensure the compatibility of development with adjacent and proximate uses.



## FUTURE LAND USE ELEMENT

**Policy FLU-5G:** The Town, through its Land Development Regulations, shall seek to reduce the number of uses that are inconsistent with the Comprehensive Plan and Future Land Use Map, and/or that are incompatible with the character of the surrounding neighborhood.

**Policy FLU-5H:** The Town shall ensure that any applications to amend the Growth Management Plan and/or Future Land Use Map are reflective of the community's vision as expressed in this Plan or special neighborhood plans, and will not result in increased sprawl.

**Policy FLU-5I:** Although there are currently no military installations within or proximate to Cutler Bay, the Town shall adhere to State statutory requirements to ensure compatibility of new development and redevelopment with military operations if a military installation is located within the Town or within one-half mile of its boundaries in the future.

**Policy FLU-5J:** 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-5K:** Where a parcel is under a single ownership and has two land use designations the land use permitted by the two categories may be rearranged within the parcel so long as the aggregate development permission does not exceed the land use designations and bonuses associated with this Plan.

**Policy FLU-5L:** The Town through the green standards incorporated into the Land Development Regulations and other innovative programs and mechanisms, shall continue to require and/or promote sustainable and environmental friendly design, development, building and management practices.

**Policy FLU-5M:** The Town will manage the waste stream to promote the reduction, recycling and reuse of waste materials.

**Policy FLU-5N:** The Town will advocate the use of building materials proposed for use that are more environmentally appropriate through the site review process.

**Policy FLU-5O:** The Town will utilize the subdivision review process and site plan review process to improve site orientation for reduction in solar gain and to take advantage of prevailing winds to the maximum extent possible.

**Policy FLU-5P:** The Town in accordance with the Land Development Regulations will utilize LEED Neighborhood "green standards" or similar criteria when reviewing subdivision and site plans.





## Objective FLU-6: Development and Redevelopment

The Town shall maintain and improve the quality of existing neighborhoods and development, and provide for redevelopment in appropriate locations, as needed.

### Monitoring Measures FLU-6

1. Adoption and enforcement of code enforcement and building standards.
2. Number of code enforcement violations corrected.

**Policy FLU-6A:** The Town shall utilize building and code enforcement standards and redevelopment programs to eliminate blighted conditions and dilapidated structures, rehabilitate of substandard buildings and developments, and proactively prevent slum and blighted conditions from occurring.

**Policy FLU-6B:** The Town, on an ongoing basis, shall investigate the availability of grants and other funding sources to implement redevelopment programs and achieve redevelopment goals.

**Policy FLU-6C:** The Town shall implement, to the extent financially feasible, capital improvements to address the needs of residential neighborhoods.

## Objective FLU-7: Availability of Services and Infrastructure

Development and redevelopment, in accordance with the Future Land Use Map, shall be coordinated with the availability of public facilities and services.

### Monitoring Measures FLU-7

1. Achievement of Level-of-Service Standards.
2. Impact fees enacted/collected.
3. Land Development Regulations requiring infrastructure improvements.

**Policy FLU-7A:** All development orders shall be contingent upon the provision of services at or above the Level of Service standards specified in the Capital Improvements Element.

**Policy FLU-7B:** The Town, through its Land Development Regulations, shall require developers to provide for their proportionate fair share of the cost for the infrastructure and services required to serve their development through impact fees or other appropriate mechanisms.

**Policy FLU-7C:** The Town, through its Land Development Regulations, shall require developers to provide for the necessary on-site infrastructure improvements, including: parking; safe and convenient traffic circulation; sidewalks and multi-modal transportation facilities, as appropriate; water and wastewater connections or facilities, and drainage and stormwater management.

**Policy FLU-7D:** The Town shall coordinate with the County on the subdivision of properties through the platting process to ensure the availability of land for adequate public infrastructure.

**Policy FLU-7E:** The Town, through the Land Development Regulations will coordinate the land uses and future land use changes with the availability of water supplies and water supply facilities in accordance with Section 163.3177(6)(a).



### Objective FLU-8: Public Schools

**The Town shall coordinate with the appropriate entities on an ongoing basis to ensure the provision and availability of adequate school sites to serve the existing and future population.**

#### Monitoring Measures FLU-8

1. Status of coordination that has occurred between the Town and Miami-Dade County Public Schools.
2. Number of new student stations that have been constructed or approved in the Town, and an evaluation of whether these schools were approved in accordance with policies 8A – 8G.
3. Number of schools that have been collocated with other public facilities in the Town.
4. Number of new schools designated or existing schools retrofitted as emergency shelters to serve Town residents.

**Policy FLU-8A:** Public schools shall be allowed by right in all residential land use districts and the Institutional Land Use District, and as a special exception in all other districts, except Conservation, and all Residential-Conservation Overlay Districts.

**Policy FLU-8B:** New schools shall not be located adjacent to existing uses that will have negative impacts on the health, safety and welfare of students, teachers, employees, and visitors. Conversely, new uses that will negatively impact the health, safety and welfare of students, teachers, employees and visitors shall not be located adjacent or proximate to public schools.

**Policy FLU-8C:** New schools will minimize negative impacts on surrounding areas through site location, configuration, access and development. Conversely, new development and redevelopment shall minimize and/or mitigate negative impacts on existing school facilities.

**Policy FLU-8D:** The location of new schools should occur where capacity of other public facilities and services is available to accommodate the infrastructure needs of the educational facility.

**Policy FLU-8E:** New schools shall not have negative impacts on historic or archeological resources, and should be located away from floodplains and environmentally sensitive lands.

**Policy FLU-8F:** To the maximum extent feasible, the Town shall coordinate with the appropriate entities to collocate public schools with other public facilities, including the provision of joint park-school sites.

**Policy FLU-8G:** To the maximum extent feasible new schools should be designed to serve as emergency shelters in the event of an emergency.

**Policy FLU-8H:** To the maximum extent feasible the design of additions to existing schools should further the facility's ability to serve as a shelter in the event of an emergency.

**Policy FLU-8I:** The Town shall encourage public schools to replace portable student stations with permanent student stations.

**Policy FLU-8J:** New public schools, and additions to existing schools, shall be built to State Requirements for Educational Facilities (SREF) standards.



## Objective FLU-9: Natural Resource Protection

The Town shall ensure the preservation and conservation of natural resources within its boundaries and in adjacent areas.

### Monitoring Measures FLU-9

1. Acres of natural areas preserved in Town.
2. Adoption of ordinances to achieve natural resource protection.
3. Examples of intergovernmental coordination efforts to achieve natural resource protection goals.

**Policy FLU-9A:** The Town shall coordinate the protection of natural resources with the appropriate local, County, State and federal agencies.

**Policy FLU-9B:** The Town, through its Conservation Element, shall ensure that development and redevelopment does not negatively impact natural resources.

**Policy FLU-9C:** The Town shall coordinate with the appropriate local, County, State and federal agencies to protect surface waters within and proximate to its boundaries.

**Policy FLU-9D:** The Town shall coordinate with the appropriate local, County, State and federal agencies to protect the quality and quantity of ground water within and proximate to its boundaries.

**Policy FLU-9E:** The Town shall coordinate with the appropriate local, County, State and federal to protect air quality.

**Policy FLU-9F:** The Town shall participate in the National Flood Insurance Program, and shall maintain the development standards required for such participation.

**Policy FLU-9G:** The Town shall ensure that adequate pervious surface areas are maintained and protected at prime aquifer recharge areas.

**Policy FLU-9H:** The Town, through the Land Development Regulations, shall require adequate pervious surface areas by zoning districts.

**Policy FLU-9I:** 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-9J:** Land uses that produce hazardous wastes or that are otherwise detrimental to potable water wells shall be separated from wellfields through distance criteria.

**Policy FLU-9K:** 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:** The Town shall require no net post-development increase in stormwater runoff from development and redevelopment sites.

**Policy FLU-9M:** The Town shall require developers to identify and mitigate constraints based on soils, topography, and floodplains.



**Policy FLU-9n:** The Town shall use conservation easements, transfer of development rights, purchase of development rights, fee simple purchase, and other strategies to facilitate the protection of environmentally sensitive areas and natural resources within its boundaries. The transfer of development rights may be approved only when owners are not compensated for development rights at the time of property acquisition.

### Objective FLU-10: Historic, Archaeological and Cultural Resource Protection

**The Town shall identify, designate and protect historic, archaeological and cultural resources within its boundaries.**

#### Monitoring Measures FLU-10

1. Completion of historic and archaeological 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:** By 2020, the Town shall conduct a survey to determine the extent of historic and archaeological sites within its boundaries, and thereafter shall maintain a database of such sites.

**Policy FLU-10B:** The Town shall implement mechanisms to protect designated historic, archaeological and cultural resources, if any, and shall review development proposals to ensure that development and redevelopment does not negatively impact these resources.

**Policy FLU-10C:** In the event that significant historic, archaeological or cultural resources are identified in the surveying effort, the Town shall consider the establishment of local register and listing processes and procedures.

**Policy FLU-10D:** The Town shall coordinate, as appropriate, with local, County, State and federal agencies and the private sector to ensure the protection of historic, archaeological and cultural resources that may be identified within its boundaries.

**Policy FLU-10E:** In the event that significant historic, archaeological and/or cultural resources are identified in the survey and so designated, the Town shall ensure that information and educational materials about these resources are made available through the appropriate mechanisms.

### Objective FLU-11: Emergency Management and Response

**The Town shall coordinate with the appropriate agencies in the development and implementation of emergency management and response plans to ensure its ability to protect residents and property from hurricane events and other natural and man-made disasters, and in the development and implementation of post-disaster recovery plans.**

#### Monitoring Measures FLU-11

1. Status of Emergency Management Plans
2. Description and evaluation of emergency management and post-disaster recovery efforts, if any.
3. Regulations to prevent residential density increases in the coastal high hazard area.

**Policy FLU-11A:** The Town shall not permit increased residential densities within the portions of the Town that are in the Coastal High Hazard Area.





**Policy FLU-11B:** The Town shall coordinate with the Miami-Dade County, the South Florida Regional Planning Council, and other agencies as appropriate in the development of a Town Emergency Response Plan. The Plan shall address factors such as the incident command system structure, delegation of responsibilities and duties, community outreach, and post-disaster mitigation and recovery.

**Policy FLU-11C:** The Town shall evaluate the impact of proposed Growth Management Plan amendments on evacuation routes and times utilizing the best available information from the South Florida Regional Planning Council.

**Policy FLU-11D:** The Town shall coordinate with Miami-Dade County Public Schools, Miami-Dade County, and other agencies as appropriate to ensure the availability of adequate shelter for its residents.

## Objective FLU-12: 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-12A:** The Town may utilize density increases, transfer of development rights, and other appropriate strategies to encourage transit oriented development along transit corridors within its boundaries, and in the Town Center.

**Policy FLU-12B:** The Town may allow the transfer of development rights from areas identified as appropriate for recreation and open space, conservation, government facilities, or other public uses to areas within transit corridors or the Town Center, as appropriate.

**Policy FLU-12C:** 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.

**Policy FLU-12D:** The Town, on an on-going basis, shall seek to reduce regulatory barriers to the achievement of adopted urban design, economic development, affordable housing, conservation, public education, and/or recreation and open space goals, objectives, and policies.



### Objective FLU-13: Economic Development

The Town shall seek to maintain and increase its role as an employment and commercial center for south Miami-Dade County.

#### Monitoring Measures FLU-13

1. Status of economic development and coordination efforts.
2. Number of licenses issues for new business start-ups or relocations.
3. Employment and retail sales statistics.

**Policy FLU-13A:** The Town shall coordinate with the private sector, chambers of commerce, and economic development organizations to support existing businesses, new business start-ups, and attract existing businesses seeking new locations.

**Policy FLU-13B:** The Town shall coordinate with the private sector, chambers of commerce, and economic development organizations to develop and implement strategies to improve the business mix, improve commercial uses, and increased job opportunities for existing and future residents.

**Policy FLU-13C:** The Town shall support the location of employment centers, offices, and retail uses proximate to residential areas through the implementation of the Town Center and Mixed Use land use districts, in accordance with this Plan.

**Policy FLU-13D:** The Town shall promote its Town Center and Mixed Use districts as excellent locations for business by providing for their development and redevelopment in accordance with charrettes and/or other special plans.

**Policy FLU-13E:** The Town shall study and implement marketing strategies to attract quality restaurants and other underrepresented retail and commercial uses.

**Policy FLU-13F:** The Town shall establish and facilitate a Business Alliance Committee in order to maintain and improve relationships with local business leadership.



**GOAL 1:** Ensure the availability of a decent, safe and sanitary housing stock to accommodate current and future residents.

## Objective H1-1: 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.

### Monitoring Measures H1-1

1. Acreage of residentially designated lands on Future Land Use Plan Map;
2. Housing inventory; and
3. Land development regulations supportive of a variety of housing types.

**Policy H1-1A:** The Town shall maintain the residential Future Land Use designation of its existing and developing residential neighborhoods.

**Policy H1-1B:** In order to discourage sprawl and encourage housing in areas with the necessary infrastructure and services, including proximity to mass transit, retail, community services, and employment centers, the Town shall allow residential development in appropriate locations in the Town Center and Mixed Use Districts.

**Policy H1-1C:** The Town shall encourage housing proximate to transit and employment centers by allowing residential development at appropriate densities along transit corridors.

**Policy H1-1C:** The Town's residential zoning districts shall allow a variety of housing types in residential districts in order to meet the housing needs of current and projected residents.

**Policy H1-1D:** Public infrastructure and services shall be provided concurrent or prior to development, or within the timeframes mandated by State statute.

## Objective H1-2: Housing Stock

The Town shall seek to eliminate all substandard units by 2025.

### Monitoring Measures H1-2

1. Number of substandard units in the Town that have been corrected as a result of code enforcement action or rehabilitation assistance.

**Policy H1-2A:** Enforce the Town codes to achieve correction of housing that does not meet property maintenance standards, as defined in Florida Statutes.

**Policy H1-2B:** Coordinate with Miami-Dade County and other agencies as appropriate, including non-profit organizations, to ensure the availability of housing rehabilitation assistance to qualified households.

**Policy H1-2C:** The Town, through its Land Development Regulations, shall prohibit out-of-scale development, redevelopment, additions, and/or improvements in residential neighborhoods.



**Policy H1-2D:** The Town shall implement strategies to meet the needs of specific residential neighborhoods, and may identify subareas that warrant special studies.

**Policy H1-2E:** When reviewing a conversion of residential rental units to condominium units for compliance with applicable zoning requirements, the Town shall enforce any restrictions placed upon the property relating to density bonuses which were granted to further the achievement of affordable, workforce or elderly housing.

### Objective H1-3: 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 archaeological resource survey;
2. Number of sites identified and designated;
3. Adoption of protection mechanisms in the land development regulations; and
4. Examples of intergovernmental coordination efforts to achieve resource protection goals.

**Policy H1-3A:** 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:** 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:** 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:** 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:** 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.





**GOAL 2:** Ensure the availability of housing that is affordable to current and future residents of all income groups in the Town of Cutler Bay.

## Objective H2-1: Affordable, Workforce, Elderly and Special Needs Housing

The Town shall promote the provision of a full range of housing types to meet the existing and future needs of all income groups and residents at all stages in the life cycle/or with special needs in proportions reflective of demand.

### Monitoring Measures H2-1

1. Land development regulations that mitigate regulatory barriers or provide incentives for the provision of a variety of housing types;
2. Number of cost burdened households by income, age, and special needs group and tenure; and
3. Housing costs.

**Policy H2-1A:** The Town shall utilize the most recent U.S. Department of Housing and Urban Development standards to define affordable housing.

**Policy H2-1B:** The Town shall coordinate with the private sector in order to identify regulatory barriers to the provision of affordable, workforce, elderly and special needs housing, and ensure that these barriers are revised or removed in the Land Development Regulations.

**Policy H2-1C:** The Town, in its Land Development Regulations, shall support the provision of affordable, workforce, elderly and special needs housing units throughout the Town, while avoiding their concentration in specific areas.

**Policy H2-1D:** Within residential districts, density or intensity bonuses or administrative variances may be allowed through the Land Development Regulations when such bonuses or variances are demonstrated to further the achievement of affordable, workforce, elderly and/or special needs housing goals, and will not result in incompatible development.

**Policy H2-1E:** 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:** 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 H2-1G:** When development incentives are offered to provide affordable, workforce, elderly or special needs housing, a special use approval process shall be utilized to ensure that units resulting from the incentives remain affordable upon future transfer of ownership.

**Policy H2-1H:** When reviewing a conversion of residential rental units to condominium units for compliance with applicable zoning requirements, the Town shall enforce any restrictions placed upon the property relating to density bonuses which were granted to further the achievement of affordable, workforce, elderly or special needs housing.



### Objective H2-2: Public and Private Sector Coordination

The Town shall coordinate with the private sector and other agencies to ensure the provision of housing that is affordable to residents of all income, age and needs groups at levels that are reflective of existing and projected demand.

#### Monitoring Measures H2-2

1. Number of affordable, workforce, elderly and special needs housing units provided as a result of programs, incentives and requirements.

**Policy H2-2A:** The Town shall coordinate with Miami-Dade County and other agencies as appropriate to ensure that public funds earmarked for affordable, workforce, elderly or special needs housing are made available to residents who would qualify for assistance.

**Policy H2-2B:** The Town shall coordinate with non-profit affordable housing providers as appropriate to address the affordable, workforce, elderly or special housing needs of current and future residents.

**Policy H2-2C:** The Town, on an ongoing basis, shall investigate the availability of grants and other funding sources to implement affordable, workforce, elderly or special needs housing programs.

**Policy H2-2D:** 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:** 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 H2-2F:** The Town shall support the establishment of area wide affordable, workforce, elderly and special needs housing goals, and participate as appropriate in the development and implementation of the South Florida Regional Planning Council's Regional Affordable Housing Strategy.

**Policy H2-2G:** Utilize existing private, County, State and federal programs which assist individuals with home ownership through such means as subsidies, loans, loan guarantees, counseling or through other similar means, including such programs as the County Surtax Mortgage Program.

**Policy H2-2H:** The Town shall continue to ensure that it maintains and/or expands its stock of housing for residents and households at all stages of life and income groups, including apartments and starter homes, inexpensive to expensive single family homes, empty nester housing, adult congregate living facilities, and low income and subsidized senior housing.



## Objective H2-3: Relocation Assistance

The Town shall ensure that public sector relocation assistance is provided to households who are displaced by public projects, in accordance with State statutes.

### Monitoring Measures H2-3

1. Number of households who required relocation assistance; and
2. Number of households provided with relocation assistance.

**Policy H2-3A:** The Town shall ensure the availability of decent, safe, sanitary, affordable, and accessible housing units that will be available to households who will be displaced by public projects prior to authorizing such projects.

**Policy H2-3B:** 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.

## Objective H2-4: Special Needs Housing

The Town shall ensure that the housing needs of special needs groups are addressed through the appropriate mechanisms.

### Monitoring Measures H2-4

1. Land Development Regulations that permit group homes, small-scale affordable housing facilities for the elderly, assisted living facilities, adult day-care facilities, and foster care facilities; and
2. Number of group homes, small-scale affordable housing facilities for the elderly, assisted living facilities, adult day-care facilities, and foster care facilities.

**Policy H2-4A:** The Town shall permit the location of group homes, small-scale affordable housing facilities for the elderly, assisted living facilities, adult day-care facilities, and foster care facilities in residential neighborhoods, in accordance with State law.

**Policy H2-4B:** The Town shall enforce compliance with the Americans with Disabilities Act (ADA) in order to ensure that persons with disabilities have equal access to housing, employment and services.

**Policy H2-4C:** The Town shall consider allowing an increase in the size of existing group homes to the extent that there is no impact on adjacent neighborhoods.

**Policy H2-4D:** The Town will comply with State regulations related to group homes while examining their impacts on single family neighborhoods.



**GOAL 1 - POTABLE WATER:** work with the Town-wide service provider, Miami-Dade County Water and Sewer Department (WASD), to assure a sufficient, dependable, and high quality potable water supply to meet the needs of Cutler Bay residents and businesses on a timely basis, at a reasonable cost and in compliance with all state and federal requirements to protect the health and safety of the public.

## Objective I1-1

The Town will meet or exceed the adopted Levels-of-Service (LOS) standard throughout the planning period.

### Monitoring Measures I1-1

The Town's required reports showing the potable water Level-of-Service from County WASD.

**Policy I1-1A:** The adopted Cutler Bay LOS standard for potable water is:

- *Regional treatment* - System shall operate with a maximum daily rated capacity that is no less than 2% above maximum daily flow for the preceding year, and an average daily capacity 2% above the average daily system demand for the preceding 5 years. The maximum daily flow shall be determined by calculating the average of the highest five single day flows for the previous 12 months.
- *User LOS* - Maintain capacity to produce and deliver 74 gallons per capita per day systemwide.
- *Water Quality* - Shall meet all county, state and federal primary potable water standards.
- *Countywide Storage* - Storage capacity for finished water shall equal no less than 15% of countywide average daily demand (County).

**Policy I1-1B:** The Town will monitor the planning, capital programming and construction programs of the Miami-Dade County WASD to help ensure that Cutler Bay residents, businesses and other Town users are provided with potable water services in compliance with the adopted LOS standard throughout the planning period.

**Policy I1-1C:** The Town will review all development proposals to make sure that if the proposed projects are constructed, the Town's adopted potable water LOS standard will be maintained.

**Policy I1-1D:** The Town will work closely with Miami-Dade County WASD to ensure treatment capacity of potable water for all existing and future development in the Town to maintain the adopted LOS standard.

**Policy I1-1E:** The Town will urge Miami-Dade County WASD to provide looped water lines and water lines of an adequate size for fire suppression purposes.

## Objective I1-2

The Town will coordinate with the Miami-Dade County WASD to help ensure the cost-efficient use of existing facilities and coordinate prudent future expansion plans consistent with projected needs to accommodate development at the densities and intensities proscribed in the Future Land Use Element.

### Monitoring Measures I1-2

The Town requests development reviews from Miami-Dade County WASD.



## INFRASTRUCTURE ELEMENT

**Policy I1-2A:** The Town will encourage future development into areas that are already served, or programmed to be served by County WASD potable water facilities.

**Policy I1-2B:** The Town will coordinate future public and private land use plans of the Town with the Miami-Dade County WASD to assist that agency in effectively planning for Cutler Bays' future growth.

**Policy I1-2C:** The Town will include the review and comment of Miami-Dade County's WASD in the development review process for Comprehensive Plan amendments, rezonings, site plan and plat approvals to help ensure the cost-efficient use of existing County water facilities and extension of new water service.

### Objective I1-3

**The Town will actively encourage all residents and businesses in Cutler Bay to conserve potable and non-potable water to the maximum extent possible.**

### Monitoring Measures I1-3

The promotion of water conservation by the Town through distributed brochures, pamphlets, and other media when appropriate.

**Policy I1-3A:** Town Hall shall serve as a central distribution point for South Florida Water Management District, Florida ERP and Miami-Dade County WASD news releases, brochures and public presentations on ways for homeowners, businesses and industry to conserve all forms of water resources.

**Policy I1-3B:** The Town's Land Development Regulations shall contain standards requiring the use of all feasible water-saving devices in new and renovation building construction.

**Policy I1-3C:** The Town's Land Development Regulations will contain the minimum standards for the use of water-saving "xeriscape" plants, watering techniques and landscape designs in existing and future developed areas of the Town.

**Policy I1-3D:** The Town will encourage homeowners and businesses in Cutler Bay to use non-potable water for landscaping and lawn care and maintenance.

**Policy I1-3E:** The Town will assist South Florida Water Management District in providing educational materials on innovative ways homeowners can landscape and install devices such as rainbarrels to collect rainwater for reuse within their own yards.

**Policy I1-3F:** Where feasible, the Town will assist Miami-Dade County WASD in the installation of treated re-used (grey) water lines in Cutler Bay for use in parks, on road Rights-of-Way and other appropriate landscaped areas with the Town limits.

**Policy I1-3G:** The Town will cooperate fully with emergency water conservation measures mandated by the South Florida Water Management District; including enforcement.





## Objective I1-4

Town of Cutler Bay must adopt by reference its 2015 20-year Water Supply Facilities Work Plan Update, as required by section 163.3177(6)(c), F.S. within 18 months after the governing board of the South Florida Water Management District approves its 2013 Lower East Coast Water Supply Plan Update. The Work Plan will be updated, at a minimum, every 5 years. The Town of Cutler Bay 2015 20-year Water Supply Facilities Work Plan Update is designed to: assess current and projected potable water demands; evaluate the sources and capacities of available water supplies; and, identify those water supply projects, using all available technologies, necessary to meet the Town's water demands for a 20-year period.

## Monitoring Measures I1-4

The Work Plan Update shall remain consistent with the County's 20-Year Supply Facilities Work Plan Update, which is compatible with the Miami-Dade County Water Use Permit renewals and with projects as listed in the South Florida Water Management District's 2013 Lower East Coast Regional Water Supply Plan Update. The Work Plan will be updated, at a minimum, every 5 years and within 18 months after the South Florida Water Management District's approval of an updated Lower East Coast Regional Water Supply Plan.

**Policy I1-4A:** Comply with the 2015 20-year Water Supply Facilities Work Plan Update adopted on May 28, 2015 and incorporate such work plan update into the Town of Cutler Bay Growth Management Plan.

**Policy I1-4B:** Coordinate appropriate aspects of its comprehensive plan (GmP) with the appropriate water management district's regional water supply plan.

**GOAL 2 - SANITARY SEWER:** The town will protect the health and safety of the public by ensuring wastewater treatment facilities and services are environmentally sound, cost effective, and meet the community's present and future needs.

## Objective I2-1

Sanitary sewer services to the Town will meet or exceed the adopted LOS standard throughout the planning period.

## Monitoring Measures I2-1

The Town will obtain annual reports showing the sanitary sewer LOS from Miami-Dade County WASD as available.

**Policy I2-1A:** The adopted Cutler Bay LOS standard for sanitary sewer service is 100 gallons per capita per day.

**Policy I2-1B:** The Town will monitor the planning, capital programming and construction programs of the Miami-Dade County WASD to help ensure that Cutler Bay residents, businesses and other town users are provided with sanitary sewer services in compliance with the adopted LOS standard throughout the planning period.

**Policy I2-1C:** The Town will review all development proposals through the concurrency process to make sure that if the proposed projects are constructed, the Town's adopted sanitary sewer LOS standards will be maintained.



### Objective I2-2

The Town will coordinate with the Miami-Dade WASD to help ensure the cost-efficient use of existing sanitary sewer facilities and coordinate prudent future expansion plans consistent with projected needs to accommodate development at the densities and intensities proscribed in the Future Land Use Element.

### Monitoring Measures I2-2

The Town requests development reviews to assess sanitary sewer impacts from Miami-Dade County WASD.

**Policy I2-2A:** The Town will encourage future development into areas that are already served, or programmed to be served, by Miami-Dade County WASD sanitary sewer facilities.

**Policy I2-2B:** The Town will coordinate future land use plan amendments of the Town with the Miami-Dade County WASD to assist that agency in effectively planning for Cutler Bays' future infrastructure growth.

**Policy I2-2C:** The Town will include the review and comment of Miami-Dade County WASD in the development review process for Comprehensive Plan amendments, rezonings, site plan and plat approvals to help ensure the cost-efficient use of existing County sanitary sewer facilities and extension of new central sewer service.

### Objective I2-3

The Town will coordinate with Miami-Dade County WASD to promote the reuse of treated wastewater for aquifer recharge and development of viable products and services.

### Monitoring Measures I2-3

The annual measurement of grey water lines in linear feet installed in Cutler Bay.

**Policy I2-3A:** The Town will assist Miami-Dade County WASD any way possible to install treated re-used (grey) water lines in Cutler Bay for use in parks, on road Rights-of-Way and other appropriate landscaped areas within the Town limits.

**Policy I2-3B:** The Town will investigate the possibility of using fertilizers and other reuse products on public landscape areas within Cutler Bay.

**Policy I2-3C:** The Town will request Miami-Dade County WASD look at a creating a program to identify and replace undersized sanitary sewer lines within the Town of Cutler Bay.



**GOAL 3 - STORMWATER MANAGEMENT (DRAINAGE):** To protect the health and safety of the public by ensuring stormwater management facilities and services are properly maintained, environmentally sound, cost effective, and meet the community's present and future demands.

## Objective I3-1

The Town will correct stormwater deficiencies and maintain adopted LOS standards. The Town will coordinate with South Florida Water Management District and Miami-Dade County to ensure that the Town's stormwater management system meets or exceeds adopted LOS design standards over the planning period.

## Monitoring Measures I3-1

The correction of storm water management deficiencies by the allocation of sufficient funds. The annual number of development review applications where compliance with stormwater LOS standards is required.

**Policy I3-1A:** The Town of Cutler Bay shall maintain a LOS Standard for new and existing development, based on the following stormwater quantity and quality criteria:

- *Stormwater Quality Standard* - Stormwater facilities shall be designed to meet the design and performance standards established in Chapter 62-25, 25.025, F.A.C. as amended with treatment of the first 1 inch of rainfall runoff to meet water quality standards required by Chapter 62-302, 62-302.500, F.A.C., as amended.
- *Stormwater Quantity Standard* - Where two or more standards impact a specific development, the most restrictive standards shall apply:

Post-development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration. Treatment of the runoff from the first 1 inch of rainfall onsite or the first 0.5 inch of runoff, whichever is greater.

**Policy I3-1B:** 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 I3-1C:** The Town will review development proposals to make sure that when the proposed projects are constructed, the Town's adopted stormwater management LOS standard will be maintained.

**Policy I3-1D:** 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 I3-1E:** The Town will inspect and approve, if acceptable, the stormwater management facilities installed by developers, contractors and public agencies in Cutler Bay.



### Objective I3-2

**The Town will accommodate future growth needs through proper planning and effective coordination with the appropriate water management agencies.**

#### Monitoring Measures I3-2

The programmed storm water projects in the Stormwater Master Plan approved by the Town Council in a timely manner.

**Policy I3-2A:** The Town will encourage future development into areas that are already served, or programmed to be served, by under-capacity stormwater management facilities.

**Policy I3-2B:** The Town will incorporate projects as they are identified and defined in the Stormwater Master Plan into the Five-Year Schedule of Capital Improvements contained in the Capital Improvements Element of this Growth Management Plan.

**Policy I3-2C:** The Town will update the Stormwater Master Plan every 7 years in order to ensure that future growth needs of the Town are prudently accommodated and planned for.

**Policy I3-2D:** The Town will actively coordinate the Town's stormwater planning, programming and construction with the South Florida Water Management District and Miami-Dade County.

### Objective I3-3

**The Town will use the Stormwater Master Plan process to ensure that private development and public infrastructure projects maintain required surface water quality standards and serve to recharge the groundwater aquifer.**

#### Monitoring Measures I3-3

Projects reviewed in which there is an enhanced groundwater recharge and reduced run-off through stormwater management.

**Policy I3-3A:** A primary objective of the Stormwater Master Plan will be to protect the surface water quality through the Land Development Regulation requirements that will mandate acceptable paving and drainage plans, adequate open (pervious) space areas, and stormwater detention and retention in private development projects.

### Objective I3-4

**The Town will use the Land Development Regulations to ensure that private development and public infrastructure projects maintain required surface water quality standards and serve to recharge the groundwater aquifer.**

#### Monitoring Measures I3-4

Projects reviewed in which there is an enhanced groundwater recharge and reduced run-off through stormwater management.

**Policy I3-4A:** The Town will review the Land Development Regulations on a regular basis to ensure that all feasible options are being utilized to protect water quality and enhance groundwater recharge.



## Objective I3-5

The Town will implement a proactive maintenance program to ensure that all current and future stormwater management facilities operate at designed capacity.

### Monitoring Measures I3-5

On an annual basis, a certain amount of stormwater systems will be inspected.

**Policy I3-5A:** The Town will continue to ensure timely maintenance of existing and future stormwater facilities.

**Policy I3-5B:** The Town will conduct annual inspections of stormwater facilities and coordinate with Miami-Dade County and the South Florida Water Management District in reporting annual findings.

**GOAL 4 - SOLID WASTE:** The Town will promote efficient and economical balance of public and private solid waste collection and disposal services for the Town of Cutler Bay that will meet established requirements in a manner that will protect the public health, safety and environmental resources of the community.

## Objective I4-1

The Town will coordinate with Miami-Dade County and licensed private solid waste haulers to help ensure the maintenance of a safe and dependable system in compliance with the adopted LOS.

### Monitoring Measures I4-1

The Town will obtain annual reports showing the solid waste LOS from Miami-Dade County as available.

**Policy I4-1A:** The adopted Cutler Bay LOS standard for solid waste is 9.9 pounds per capita, per day and maintain solid waste disposal capacity sufficient to accommodate waste flows committed to the system through long-term interlocal agreements or contracts along with anticipated non-committed solid waste flows for a period of 5 years.

**Policy I4-1B:** The Town will monitor the solid waste planning, capital programming and construction programs of Miami-Dade County to help ensure that Cutler Bay residents, businesses and other town users are provided with solid waste services in compliance with the adopted LOS standard throughout the planning period.

**Policy I4-1C:** 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 I4-1D:** The Town will coordinate land use amendments and rezonings with Miami-Dade County solid waste agency to assist them in effectively planning for Cutler Bays' future solid waste collection and disposal.





## INFRASTRUCTURE ELEMENT

**Policy I4-1E:** The Town will ensure diligent monitoring of construction sites and vacant lots by Town personnel to prevent or abate illegal dumping activities.

**Policy I4-1F:** 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.

### Objective I4-2

**The Town will assist the County's Solid Waste Agency in promoting good recycling habits among the Town's residents and businesses**

#### Monitoring Measures I4-2

The Town will promote solid waste recycling through distribution of brochures, pamphlets, and other media.

**Policy I4-2A:** The Town will promote the County's efforts to achieve its goals for countywide recycling in compliance with State mandated waste stream reduction objectives.

**Policy I4-2B:** The Town will encourage residents and businesses to recycle solid waste to the maximum extent possible.

### Objective I4-3

**The Town will assist Miami-Dade County in ensuring that hazardous materials are properly disposed of.**

#### Monitoring Measures I4-3

The Town will promote proper handling and disposal of hazardous and toxic materials through annual distribution of brochures, pamphlets, and other media.

**Policy I4-3A:** The Town will cooperate with Miami-Dade County to assure that any hazardous wastes generated within the Town are properly managed to protect the environment.

**Policy I4-3B:** The Town will restrict and/or manage the use of hazardous materials through its Land Development Regulations and other appropriate mechanisms.

**Policy I4-3C:** The Town will assist Miami-Dade County in the preparation and maintenance of an up-to-date list of all businesses in the Town that store, use and/or dispose of hazardous and toxic materials and/or waste, and assist in their monitoring these establishments to ensure they have a current waste management and spill clean-up plan.

**Policy I4-3D:** The Town will coordinate with the Miami-Dade County Fire-Rescue Department to ensure they have a viable, rapid-response plan and the proper equipment for responding effectively to hazardous and toxic waste spills in the Town.

**Policy I4-3E:** The Town will use the Florida Building Code, occupational licensing and code enforcement procedures to monitor the management of hazardous materials within the Town.



**GOAL 5 - NATURAL GROUNDWATER RESOURCES:** The Town will continue to support and monitor county, South Florida Water Management District, state and federal efforts to protect, conserve and manage the quality and quantity of natural groundwater resources.

## Objective I5-1

The Town will coordinate with Miami-Dade County, regional, state and federal water management agencies, to correct any documented recharge deficiencies and by supporting the projects identified in the South Florida Water Management District Acceler8 plan.

### Monitoring Measures I5-1

The Town will update the Stormwater Master Plan, including groundwater recharge deficiencies, if needed.

**Policy I5-1A:** The Town will maintain and enhance, where appropriate, the capacity and periodicity of natural surface water drainage and recharge.

**Policy I5-1B:** The Town will comply with the water conservation policies of the South Florida Water Management District to conserve the potable water supply and protect the Town from saltwater intrusion, and protect groundwater recharge in accordance with Miami-Dade County standards, including the established salt barrier line.

## Objective I5-2

The Town will assist Miami-Dade County, regional and state efforts, where appropriate, in the protection of the functions of natural groundwater recharge areas and natural drainage features in Cutler Bay.

### Monitoring Measures I5-2

The Town will work in coordination with County and state agencies to serve new growth with adequate aquifer capacity, keeping in mind the protection of environmental resources.

**Policy I5-2A:** The Town will continue to enforce the on-site water retention standards for new development and redevelopment projects.

**Policy I5-2B:** 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.



## INTRODUCTION

The Town of Cutler Bay Coastal Management Element is to protect natural coastal resources, to protect lives and property from natural disasters, to improve public access to Biscayne Bay, and to preserve any historical sites that may be in the coastal area.

The goals, objectives and policies that are contained in this Element build upon past planning, evaluation and monitoring efforts through Miami-Dade County. Completed and ongoing studies were reviewed to update the County's Coastal Management Element as recent as the 2006 Evaluation and Appraisal Report based amendments, the Governor's Commission on a Sustainable South Florida, Post Hurricane Wilma assessments, and the 2006 South Florida Regional Hurricane Evacuation Traffic Study.

The Coastal Management Element has also been written to comply with the directives of Chapter 163, Florida Statutes (F.S.), and Administrative Rule 9J-5.012 and to be consistent with the Miami-Dade Comprehensive Development Master Plan, the State Comprehensive Plan and the Strategic Regional Policy Plan for South Florida. It has most importantly been written to reflect the uniqueness of the coast along the Eastern border of the Town of Cutler Bay.

House Bill 1359, which was passed in 2006, changed the definition of the Coastal High Hazard Area (CHHA) from a Category 1 Hurricane Evacuation Zone to a Category 1 Storm Surge Zone. Local governments have until July 1, 2008 to adopt these new changes into the Coastal Element and Future Land Use Map of their Comprehensive Plans.

At the writing of this Growth Management Plan, the South Florida Regional Planning Council staff is working on an all-hazards regional evacuation study. This study is part of the Statewide Regional Evacuation Study Program that includes updated storm surge mapping, which will provide the data and analysis necessary to redefine the CHHA for South Florida. This study will also provide local governments with the data and analysis they need to amend their comprehensive plans. This study's expected completion date is summer 2008. Due to the fact that this data will not be available until after the Cutler Bay Growth Management Plan is anticipated to be adopted, a policy is included to amend this Coastal Management Element utilizing the updated evacuation model when it is completed.

Exhibit T-11 in the Transportation Element identifies the current hurricane evacuation zones in Miami-Dade County. Zones A, B and C. The Town of Cutler Bay jurisdictional boundaries fall within all Zones. Zone A, the Coastal High Hazard Area, encompasses the County's Atlantic beaches and barrier islands, including the cities of Miami Beach, Surfside, Sunny Isles Beach and Golden Beach. In Cutler Bay this consists of a small uninhabited area in the north east corner of the Town.

Basically, the portion of the Town of Cutler Bay east of Old Cutler Road is located within Zone B, requiring residents to evacuate in the event of a category 3 or stronger storm. The rest of the Town being under Zone C would be required to evacuate in the event of a category 4 or 5 storm. However, evacuation is encouraged during any major storm event. The ability of the Town's roadway system to allow evacuation in a safe and timely manner is integral to the function of the emergency management system, and the health and safety of the Town's residents. As the Town and its neighboring communities and municipalities continue to develop and redevelop, increased permanent, seasonal and temporary populations must be evacuated.

Storm risk data and these evacuation boundaries are continually reevaluated by OEM and may be changed whenever deemed appropriate for emergency management purposes. For the most part, these existing objectives and policies were retained from the County's Coastal Management Element and have been adapted for the purposes of relating to the Town of Cutler Bay.



**GOAL 1:** Provide for the conservation, environmentally sound use and protection of all natural and historic resources; limit public expenditures in areas subject to destruction by natural disasters; and protect human life and property in the coastal area of the Town of Cutler Bay.

### Objective CM-1

**Protect, conserve and enhance coastal wetlands and living marine resources within the coastal area of the Town of Cutler Bay.**

### Monitoring Measures CM-1

Policy implementation status.

**Policy CM-1A:** The Town of Cutler Bay will limit the impacts of development and redevelopment upon wetlands, water quality, water quantity, wildlife habitat and living marine resources through the development review process.

**Policy CM-1B:** 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:** 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:** 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-1E:** 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 CM-1F:** 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-1G:** Wherever low grade wetlands are degraded or destroyed, a wetland within the Town with an equal or greater amount of habitat value shall be created or restored, maintained and monitored for three years or until such time as a viable self-perpetuating wetland habitat is established. Created habitats shall be perpetually maintained free of invasive exotic vegetation. Habitats of endangered or threatened species shall not be degraded or destroyed.



**Policy CM-1H:** Replanting of mangroves and marsh grasses shall be used, as appropriate, to enhance parks and other public or semi-public areas along the coastline.

**Policy CM-1I:** The Town will assist county and state agencies in enforcement and monitoring of compliance with the Florida Department of Environmental Protection (FDEP) Coastal Construction Control Line (CCCL) regulations established in August 1997.

**Policy CM-1J:** The Town will take into consideration the results from long-term monitoring of water quality, benthic habitats, and living resources performed by Miami-Dade County and the South Florida Water Management District (SFWMD) to be consistent with Florida Water Policy (Chapter 62-40.430, F.A.C.) and State water quality regulations (Chapter 62-43.430, F.A.C.) to improve future coastal restoration and enhancement activities coordinated by the Town.

**Policy CM-1K:** 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.

## Objective CM-2

**The Town will support Miami-Dade County to reduce the number of instances water quality standards are exceeded for coastal and estuarine waters.**

### Monitoring Measures CM-2

Policy implementation status.

**Policy CM-2A:** The Town shall work with Miami-Dade County, Florida Department of Environmental Protection and South Florida Water Management District in consultation with the National Park Service to pinpoint sources of environmental degradation, refine existing water quality standards, and develop new standards for sediments and their toxic components.

**Policy CM-2B:** 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:** The Town will maintain standards for stormwater management techniques that emphasize retention, infiltration, back-sloping and berming in order to hydrate the coastal area.

**Policy CM-2D:** The Town will regulate point and non-point sources of pollution into the stormwater system through the appropriate management techniques.





### Objective CM-3

The Town shall increase the amount of shoreline and public access locations in Cutler Bay by the Year 2012.

#### Monitoring Measures CM-3

Policy implementation status.

**Policy CM-3A:** The Town shall seek to provide for limited passive access to the shoreline while assuring that activities associated with the land use minimize impact to the natural areas.

**Policy CM-3B:** The Town will place a high priority on the acquisition of unprotected coastal lands for use as passive parks and preserves.

**Policy CM-3C:** The Town will maintain standards for siting future water-related uses that address land use compatibility, availability of upland support services, existing protective status of ownership, hurricane contingency planning, protection of water quality, water depth, environmental disruptions, mitigation actions, availability for public use, economic need, and feasibility.

**Policy CM-3D:** Where new developments along the coastal fringes occur, the Town will work with developers, Miami-Dade County and Biscayne National Park to include environmentally compatible shoreline access facilities such as walkways, piers and elevated viewing areas where appropriate.

### Objective CM-4

Through compliance with Federal Emergency Management Agency (FEMA) regulations and by targeting repetitive flood loss and vulnerable properties for mitigation, the Town will reduce natural hazard impacts.

#### Monitoring Measures CM-4

Policy implementation status.

**Policy CM-4A:** The Town will regulate floodplain development to ensure that the national standards are met.

**Policy CM-4B:** The Town will continue to participate in the Federal Emergency Management Agency's National Flood Insurance Program.

**Policy CM-4C:** The Town will continue to maintain records consistent with the Federal Insurance Administration's listing of community selection factors for assistance in purchasing properties under Section 1362 of the National Flood Insurance Act.

**Policy CM-4D:** The Town shall minimize the disturbance of natural shorelines that provide stabilization and protect landward areas from storm impacts.



## Objective CM-5

**The Town will support the protection of endangered and threatened animal species and the restoration and management of coastal habitats to improve wildlife values.**

### Monitoring Measures CM-5

Policy implementation status.

**Policy CM-5A:** 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-5B:** The Town will support Miami-Dade County in their efforts to establish, or reestablish wildlife corridors in appropriate coastal locations within Cutler Bay, if any are identified.

**Policy CM-5C:** 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.

## Objective CM-6

**The Town will continue to cooperate with Miami-Dade Office of Emergency Management (OEM) related to maintaining or lowering the existing time period required to complete the evacuation of people from flood vulnerable Coastal Areas prior to the arrival of sustained tropical storm force winds.**

### Monitoring Measures CM-6

Policy implementation status.

**Policy CM-6A:** 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-6B:** The Town shall participate in regular coordination meetings of local and regional evacuation planning professionals and maintain a liaison with Miami-Dade County OEM during a state of emergency to participate in the County's administration through the State of Florida emergency warning system.

**Policy CM-6C:** The Town shall coordinate with officials from the OEM to identify "Persons with Special Needs" and inform these individuals of evacuation transportation and shelter services that may be available to them.

**Policy CM-6D:** 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-6E:** The Town shall coordinate with OEM to maintain an efficient and timely evacuation process in the case of a hurricane or tropical storm in accordance with Florida Administrative Code 27P-6.



## COASTAL MANAGEMENT ELEMENT

**Policy CM-6F:** The Town shall examine the feasibility of requiring, or adding as an option for new residential construction, a structurally reinforced “safe room” for use as a private storm shelter. For existing residences, the Town shall encourage retrofitting a safe room on a voluntary basis. The Town shall also explore incentives and other measures to encourage the wind and/or floor hardening of structures.

**Policy CM-6G:** 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-6H:** The Town will cooperate with OEM to coordinate damage assessments with assistance from other local, regional, state and federal governmental agencies.

### Objective CM-7

The Town will coordinate with the Miami-Dade County Office of Emergency Management (OEM) to develop and implement post-disaster redevelopment and hazard mitigation plans that reduce or eliminate exposure of life and property to natural hazards towards the protection of health, safety, and welfare.

### Monitoring Measures CM-7

Policy implementation status.

**Policy CM-7A:** If inconsistencies are found with the policies under this objective and the post disaster redevelopment and hazard mitigation plans of the Miami-Dade County Office of Emergency Management (OEM), the Town will notify and coordinate with OEM.

**Policy CM-7B:** After a hurricane but prior to re-entry of the population into evacuated areas, the Town Council shall meet to hear preliminary damage assessments, appoint a Recovery Task Force and consider a temporary moratorium or an expedited permitting process of building activities not necessary for the public health, safety and welfare.

**Policy CM-7C:** The Recovery Task Force shall include the Town Manager, Planning Director, Building Official and other members as directed by the Town Council. Staff shall be provided by the department whose directors are Task Force members.

**Policy CM-7D:** The Recovery Task Force shall review and decide upon emergency building permits; coordinate with Miami-Dade County, state and federal officials to prepare disaster assistance applications; analyze and recommend to the Town Council hazard mitigation options including reconstruction or relocation of damaged public facilities; develop a redevelopment plan; and recommend amendments to the Growth Management Plan and other appropriate policies and procedures.

**Policy CM-7E:** Immediate repair and clean-up actions needed to protect the public health and safety include repairs to potable water, wastewater and power facilities; removal of building and/or vegetative debris; stabilization or removal of structures about to collapse; and minimal repairs to make dwellings habitable such as minor roof repairs and other weatherproofing/security measures. These actions shall receive first priority in permitting decisions. Long term redevelopment activities shall be postponed until the Recovery Task Force has completed its tasks.



**Policy CM-7F:** 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-7G:** Following a natural disaster and prior to the implementation of long-term development, the Town shall do the following: Based upon the damage assessment report prepared by the Town of Cutler Bay Public Works Department, the Town shall consult with the Town Manager, Planning Director and Building Official to evaluate options for damaged public facilities including abandonment, repair in place, relocation, and repair with structural modification, to determine the most strategic approach to long-term development. The evaluation shall include but not be limited to issues pertaining to damage caused by natural disaster, cost to construct repairs, cost to relocate, cost to structurally modify, limitations of right-of-way, and maintenance costs.

**Policy CM-7H:** The Town shall comply with the requirements of Section 163.3178, F.S. in pre-disaster planning and post-disaster redevelopment activities in order to:

1. Reduce the flood risk in coastal areas resulting from high tide events, storm surge, flash floods, stormwater runoff, and related impacts of sea level rise;
2. Remove coastal real property from FEMA flood zone designations;
3. Be consistent with the flood resistant construction requirements of the Florida Building Code and federal flood plain management regulations;
4. Require construction seaward of the coastal construction line to be consistent with Chapter 161, F.S.;
5. Achieve flood insurance premium discounts for residents through participation in the National Flood Insurance Program Community Rating System Program.

## Objective CM-8

**The Town will reduce the exposure of life and property to hurricanes through the planning and implementation of pre-disaster hazard mitigation measures. Pre-disaster planning for post-disaster redevelopment shall direct population concentrations away from the undeveloped identified high-risk areas during post-disaster redevelopment.**

## Monitoring Measures CM-8

Policy implementation status.

**Policy CM-8A:** 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-8B:** The Town shall provide input into the County's Comprehensive Emergency Management Plan as appropriate.

**Policy CM-8C:** During pre-disaster planning, hazard mitigation proposals shall be developed by the Town in conjunction with other agencies and, where appropriate, included in the Town's Emergency Response Plan or the Growth Management Plan.



**Policy CM-8D:** As the Town locates facilities, the Town shall determine the feasibility and necessity of relocating public buildings away from high-risk areas. The Town shall develop a formal process and guidelines for evaluation alternative to the replacement or repair of public facilities damaged by hurricanes such as abandonment, relocation, or repair and reconstruction with structural modifications. The costs; environmental impacts; mitigative effects; community impacts; economic development issues; employment effects; legal issues; consistency with local, regional and state plans; time period for implementation; and availability of funds should be evaluated for each alternative.

**Policy CM-8E:** 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-8F:** In advance of a storm, the Town shall identify areas suitable and unsuitable for post-disaster relief staging areas, debris storage, disposal or burning. Debris shall not be located in wetlands, parklands with adjacent natural areas or other areas identified as unsuitable for such activities. Debris shall not be burned in the airsheds of Biscayne National Park and Everglades National Park.

### Objective CM-9

**During post-disaster recovery and redevelopment, the Town shall implement its Emergency Response Plan (ERP) and applicable Growth Management Plan policies and assist hurricane damaged areas with recovery and hazard mitigation measures that reduce the potential for future loss of life and property.**

### Monitoring Measures CM-9

Policy implementation status.

**Policy CM-9A:** To facilitate post-disaster recovery and redevelopment following a major hurricane and consistent with available personnel and funding, the Town shall maintain and implement an Emergency Response Plan (ERP).

**Policy CM-9B:** If an area in need of major post-disaster redevelopment is determined to be a high-risk area for development, permitted post-disaster densities and intensities shall not exceed the permitted pre-storm densities and intensities.

**Policy CM-9C:** The Town will coordinate with existing resource protection plans through appropriate regulatory procedures.

**Policy CM-9D:** The Town will enforce applicable recommendations of post-disaster hazard mitigation plans required under Section 406 of the Disaster Relief Act of 1974.

**Policy CM-9E:** Long-term redevelopment following a major hurricane event shall be conducted in accordance with standards maintained by the Florida Department of Natural Resources.

**Policy CM-9D:** All post-disaster reconstruction of structures with damage shall be reconstructed to insure compliance with the most current version of the Florida Building Code.

**Policy CM-9G:** During post-disaster redevelopment, structures that suffer repeated damage to pilings, foundations, or load bearing walls shall be required to rebuild landward of their present location and/or be structurally modified to meet current building codes.





**Policy CM-9H:** The Town will coordinate with Miami-Dade County and the State of Florida to ensure that damaged infrastructure is replaced and/or improved concurrent with redevelopment.

## Objective CM-10

**Eliminate unsafe and inappropriate development, and mitigate the flood risk to existing and planned development, in coastal areas that are of high risk of flooding due to storm surge, high tide events, flash flood, stormwater runoff, and sea level rise.**

### Monitoring Measures CM-10

Implementation status of policies CM-10A – CM-10DE.

**Policy CM-10A:** The Town of Cutler Bay shall require that new development and redevelopment in areas that are of high risk of flooding due to storm surge, high tide events, flash flood, stormwater runoff, and sea level rise incorporate building design specifications, engineering solutions, site development techniques, and management practices that reduce risk and losses due to flooding.

**Policy CM-10B:** The Town of Cutler Bay shall require that new development and redevelopment in areas with a high risk of flooding due to storm surge, high tide events, flash flood, stormwater runoff, and sea level rise meets or exceed the flood-resistant construction requirements of the Florida Building Code.

**Policy CM-10C:** The Town of Cutler Bay shall require that construction activities seaward of the Coastal Construction Control Line established pursuant to S, 161.053, F.S., be consistent with Chapter 161, F.S.

**Policy CM-10D:** The Town of Cutler Bay shall continue to participate in the National Flood Insurance Program Community Rating System in order to achieve premium discounts for Town residents.

**Policy CM-10E:** The Town shall continue to participate in and comply with National Flood Insurance Program (NFIP) regulations.

**Policy CM-10F:** The Town shall continue to participate in the Community Rating System (CRS) program, which involves managing and documenting activities that the Town performs to gain points under FEMA's CRS Program. This voluntary program rewards communities that improve their flood protection activities with flood insurance discounts for its residents.

## Objective CM-11

**The Town shall continue to reduce flood risks.**

### Monitoring Measures CM-11

Implementation status of policies CM-11A – CM-11G.

**Policy CM-11A:** The Town shall continue to prohibit development within floodplains, specifically 100-year flood V and VE zones.

**Policy CM-11B:** 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.



## COASTAL MANAGEMENT ELEMENT

**Policy CM-11C:** The Town shall provide adequate funding to continue to implement Town projects and programs funded by Stormwater Utility Fees to reduce hazards associated with flooding.

**Policy CM-11D:** The Town shall continue the Town's Drainage System Maintenance Program which involves storm drain cleaning, mowing of Town rights-of-way, swale areas, street sweeping services, and jet vacuuming clogged drainage systems.

**Policy CM-11E:** The Town shall continue flood inspections which are used to prioritize various drainage projects being designed for construction improvements.

**Policy CM-11F:** The Town shall encourage the design and construction of Capital Improvement Projects that require Town engineers use proven methods to design drainage systems that will provide flood protection, and add water quality improvements to the system, and to reduce pollution found in stormwater runoff. As part of development application review, engineers in this program shall review the designs of private developers, and also create their own designs for the Town's drainage systems being constructed.

**Policy CM-11G:** The Town will continue to participate in the Local Mitigation Strategy (LMS) program, which aids in disaster recovery. The LMS is a community-wide group that assesses a community's potential vulnerabilities in the event of a disaster, and develops activities or projects that would reduce those vulnerabilities. If a disaster does occur, the LMS has ready lists of related projects a community can implement to prevent or reduce damages from a similar disaster. The Town shall strive to complete or participate in activities or projects that proactively reduce vulnerabilities.

### Objective CM-12

**The Town shall continue to Promote Flood Awareness and analyze areas that are vulnerable to flooding.**

### Monitoring Measures CM-12

Implementation status of policies CM-12A – CM-12C.

**Policy CM-12A:** The Town shall continue to comply with the Town of Cutler Bay's floodplain management ordinances 10-04, 09-06, 06-10 and 16-02 which include the 44% rule. This rule requires compliance with current elevation requirements, and other floodplain requirements if any structure is damaged or improved to an amount greater than 44% of the structure's market value. In addition, the ordinances require that all new construction and substantially improved buildings be built to a finished floor elevation of 1 foot above the base flood elevation established by FEMA (BFE + 1).

**Policy CM-12B:** 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.

**Policy CM-12C:** The Town shall continue to prohibit development within floodplains in recognition of the important following functions they perform: allowing rainfall to drain, filtering stormwater runoff, reducing flooding, and recharging the regions drinking water supply.



**GOAL 1:** Protect and enhance the long term environmental resources of the Town of Cutler Bay to ensure continued resource availability and environmental quality through prudent management, public education, appropriate regulations and enforcement, and active partnership with governmental and environmental entities.

## Objective C-1

**Sustain the Town of Cutler Bay's high ambient air quality and protect it from potential degradation to the maximum extent feasible.**

### Monitoring Measures C-1

The town will analyze the results from regional, state, and federal agency air quality impact assessments.

**Policy C-1A:** The Town will coordinate with Miami-Dade County and State agencies to ensure Federal air quality standards are not exceeded in order to maintain and improve the existing air quality.

**Policy C-1B:** 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.

## Objective C-2

**Increase potable water conservation in order to better meet present and projected needs of all consumers and reduce demands on water service.**

### Monitoring Measures C-2

The successful implementation of the following policies will be analyzed to determine if water resources were conserved.

**Policy C-2A:** The Town will comply with the water conservation policies of the South Florida Water Management District (SFWMD) to conserve the potable water supply and protect the Town from saltwater intrusion, including groundwater recharge, water-saving devices and Florida Friendly Landscape concepts.

**Policy C-2B:** The Town will coordinate with Miami-Dade County Water and Sewer Department (WASD) to encourage the creation and expansion of storage and distribution facilities for reclaimed water to institutional, commercial and residential properties in an effort to reduce the use of potable water for irrigation purposes.

**Policy C-2C:** The Town will cooperate with local, regional, state and federal agencies concerning the proper management of fresh water resources in order to conserve and maintain sufficient fresh water supplies, especially during dry periods, including cooperation with the Miami-Dade County WASD and SFWMD for implementation of water demand management policies and programs.

**Policy C-2D:** The Town will cooperate with emergency water conservation measures mandated by the Miami-Dade County WASD and SFWMD.



## CONSERVATION ELEMENT

**Policy C-2E:** The Town will communicate the projected water demands for potable water, agriculture use, and industrial use to the Miami-Dade County WASD to ensure for a ten year period demand is reflected in WASD's water supply reports and licenses with SFWMD and other State and Federal agencies.

**Policy C-2F:** All county, regional, state and federal water quality standards shall continue to be enforced in the Town of Cutler Bay.

**Policy C-2G:** The Town will continue to make water conservation information available on the official Town website and at Town facilities.

**Policy C-2H:** Implementation of the 10-year water supply facilities work plan will ensure the adequate water supplies and public facilities are available to serve the water supply demands of the Town's growing population.

**Policy C-2I:** Since the potable water network is an interconnected, Countywide System, the Town's Planning Department will cooperate with Miami-Dade County Water and Sewer Department to jointly develop methodologies and procedures for biannually updating estimates of system demand and capacity, and ensure that sufficient capacity to serve development exists.

**Policy C-2J:** If in the future there are issues associated with water supply, conservation or reuse the Town will immediately contact WASD to address the corresponding issues(s). In addition, the Town will follow adopted communication protocols with WASD to communicate and/or prepare an appropriate action plan to address any relevant issue associated with water supply, conservation or reuse.

**Policy C-2K:** The Town will enforce Miami-Dade County's Water Use Efficiency Standards Ordinance adopted on February 5, 2008.

**Policy C-2L:** The Town will require the use of High Efficiency Toilets; High Efficiency Showerheads; High Efficiency Faucets; High Efficiency Clothes Washers; and Dishwashers that are Energy Star rated and WaterSense certified in all new and redevelopment residential projects.

**Policy C-2M:** The Town will encourage the use of sub-metering for all multi-use residential development which will include: separate meter and monthly records kept of all major water-using functions such as cooling towers and individual buildings in all new and redeveloped multi-family residential projects.

**Policy C-2N:** 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.



## Objective C-3

**Maintain and improve the water quality of the community's water bodies based on current Florida Department of Environmental Protection (FDEP), South Florida Water Management District (SFWMD) and Miami-Dade County rules and regulations.**

### Monitoring Measures C-3

The number of exceedances of applicable federal, State, and/or County water quality Level of Service standards for Biscayne Bay and other surface waters.

**Policy C-3A:** The Town will cooperate with Miami-Dade County and the appropriate State agencies to conduct routine water quality tests in and adjacent to waterways for bacteriological contamination.

**Policy C-3B:** The Town will coordinate with SFWMD programs to monitor water quality parameters and coordinate improvements where necessary to maintain acceptable water quality within the Town.

**Policy C-3C:** The Town will coordinate with regional and state environmental agencies to provide educational outreach materials to enhance public awareness of surface water quality issues and best management practices to protect water quality.

**Policy C-3D:** The Town will maintain and regulate stormwater retention, detention and management standards for new developments and improvements to existing facilities.

## Objective C-4

**Protect the 100-year floodplain, groundwater aquifer recharge, and the natural drainage features within the Town of Cutler Bay.**

### Monitoring Measures C-4

The development review process will be used to ensure the Town is in compliance with the Land Development Regulations.

**Policy C-4A:** The Town will protect water quality by preserving and enhancing the function of natural groundwater aquifer recharge areas and natural drainage features.

**Policy C-4B:** The Town will work with Miami-Dade County to encourage aquifer recharge and storage capacity for the Biscayne Aquifer through stormwater management permitting.

**Policy C-4C:** The Town will maintain, update and implement Stormwater Master Plan to identify areas within the Town that are experiencing drainage problems and to set priorities for stormwater system improvement projects. The Stormwater Master Plan will include a cost estimate of each project which will be included in the Capital Improvements Element as appropriate during the yearly updates.

**Policy C-4D:** 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.



## CONSERVATION ELEMENT

**Policy C-4E:** The Town will monitor new, cost-effective programs for minimizing flood damage, including modification to construction setback requirements or other site design techniques, as well as upgraded building and construction techniques.

**Policy C-4F:** The Town will continue to regulate development within identified flood plains by enforcing its flood plain ordinance and continue to comply with the standards and requirements of the National Flood Insurance Program.

**Policy C-4G:** The Town will continue to require that all applications for excavation are carefully reviewed to minimize excavation into the salt-intruded area of the aquifer.

**Policy C-4H:** The Town will encourage appropriate aquifer recharge projects that would assist with either stabilizing the salt-intrusion line or moving it coastward.

### Objective C-5

**The Town will conserve and protect the remaining natural systems of Cutler Bay in recognition of the inherent values of these areas left in their natural state.**

### Monitoring Measures C-5

The development review process will be used to ensure the Town is in compliance with the Land Development Regulations.

**Policy C-5A:** The Town will implement management standards for environmentally sensitive natural systems, including water resources, wetlands, and native habitats of flora and fauna.

**Policy C-5B:** The Town will continue to coordinate with the SFWMD, the South Florida Regional Planning Council, Miami-Dade County, state agencies and Biscayne National Park with managing natural resources to protect the values and functions of these sensitive natural systems that are located within Cutler Bay.

**Policy C-5C:** 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-5D:** The Town will recommend to Miami-Dade County and SFWMD to purchase land that is designated Conservation on the Future Land Use Map. The Town further recognizes that property owners retain development rights until the Conservation land is transferred to the County or SFWMD.

**Policy C-5E:** The Town will work to increase public awareness of critical wildlife areas and natural preserves. The Town will allow appropriate access to wildlife areas and will report violations of the rules and regulations to the appropriate agencies.

**Policy C-5F:** Any new development project is to demonstrate that it does not create a substantial adverse impact to the environment.

**Policy C-5G:** The Town will prohibit the development or subdivision of a Natural Forest Community (NF), including the removal of any trees, unless the project has been authorized by Miami-Dade County pursuant to Section 24-49 of the Miami-Dade Code.





**Policy C-5H:** The Town will enforce site-design guidelines such as the location of roads, lakes, or green common areas near the property line of Environmentally Endangered Lands (EEL) sites.

**Policy C-5I:** The Town supports the use of prescribed fire for maintenance of natural areas that require the management tool, including restricting development in the smoke corridors of these sites to uses that are compatible with occasional smoke and embers from prescribed fires and restricting nearby development to uses that would be compatible with wildfires that may occur if prescribed fires unnecessarily restricted.

## Objective C-6

**Ensure that identified wetlands under county, regional, state or federal jurisdiction are protected from intrusive actions that could result in environmental damage or degradation.**

### Monitoring Measures C-6

The development review process will be used to ensure the Town is in compliance with the Land Development Regulations.

**Policy C-6A:** Wetlands that are to be protected will be identified based on the type of wetland, function, size, conditions, location, and overall resource value. The wetlands shall be used for purpose that are compatible with their natural values and functions, and shall be protected by using such tools as compensatory wetland mitigation and dedication of conservation easements for preserving open space. All development with the potential to impact wetland areas shall be consistent with SFWMD regulations, and the minimum standards afforded by Chapter 24 of the Miami-Dade County Code. Activities in wetland areas may be permitted provided all applicable local, regional, state and federal external environmental agency permits have been obtained and one of the following standards is satisfied:

1. Such an activity is necessary to prevent or eliminate a public hazard;
2. Such an activity would provide direct public benefit, which would exceed those lost as a result of the modification;
3. Such an activity is proposed for habitats in which the functions and values currently provided are significantly less than those typically associated with such habitats and cannot be reasonably restored; and
4. Because of the unique geometry of the site, it is the unavoidable consequence of development for uses that are appropriate given site characteristics.

**Policy C-6B:** The Town will support the acquisition of identified wetlands by South Florida Water Management District.

**Policy C-6C:** The Town will protect and conserve remaining coastal wetlands, living marine resources and wildlife habitats as evident within the coastal areas of Cutler Bay through policies outlined in this element and in the Coastal Management Element.



### Objective C-7

**The Town will ensure that wildlife and plant species listed as endangered, threatened, or of special concern that inhabit the environments in Cutler Bay are protected and enhanced where possible.**

#### Monitoring Measures C-7

Development standards that support the protection of plant and wildlife are being enforced in accordance with the Town's Land Development Regulations.

**Policy C-7A:** The Town will cooperate with local, regional, state and federal agencies in protecting wildlife and plant species listed as endangered, threatened, rare or of special concern, and support their efforts to protect and conserve the habitats in which they reside.

**Policy C-7B:** The Town will protect wildlife and vegetative habitats that are endangered, threatened or species of special concern through the Land Development Regulations and other appropriate mechanisms. The Town shall further protect these habitats by promoting public acquisition and the dedication of conservation easements or reservations where appropriate.

**Policy C-7C:** The Town will place conditions on all development plans to require that all necessary local, state and federal permits pertaining to listed flora and fauna species be obtained and remain on file with the Town prior to clearing and/or grading the site.

**Policy C-7D:** The Town will make every effort to increase public appreciation and awareness of native wildlife and plant habitats in and around the community through various means which may include the official Town website.

**Policy C-7E:** The Town will require the preservation of native trees during development or redevelopment wherever possible and if any native trees must be removed, the same type of native trees shall be planted to replace the removed tree. More than one replacement tree shall be planted for every single tree that is removed.

### Objective C-8

**Conserve and protect minerals and soils in the Town of Cutler Bay.**

#### Monitoring Measures C-8

The development review process will be used to ensure the Town is in compliance with the Land Development Regulations.

**Policy C-8A:** The Town will prohibit mining of minerals except as incidental to the development of land for residential or nonresidential purposes.

**Policy C-8B:** The Town will maintain and enforce drainage regulations for the purpose of preserving soils.



## Objective C-9

**Help ensure that hazardous materials are properly disposed of and recycling is encouraged.**

### Monitoring Measures C-9

Through the development review process, the Town is under compliance of development regulations.

**Policy C-9A:** The Town will cooperate with Miami-Dade County to assure that any hazardous wastes generated within the Town are properly managed to protect the environment.

**Policy C-9B:** The Town will maintain and enforce development restrictions of uses and management of hazardous materials.

**Policy C-9C:** The Town will encourage residents and businesses to recycle solid waste to the maximum extent possible.

## Objective C-10

**The Town will ensure future land development activities incorporate appropriate measures to prevent damage to archaeologically and historically significant resources in the Town of Cutler Bay to the maximum extent feasible.**

### Monitoring Measures C-10

The development review process will be used to ensure the Town is in compliance with the Land Development Regulations.

**Policy C-10A:** The Town will coordinate with Miami-Dade County, the state and federal government in developing programs for identifying, preserving, and enhancing sites of historical and archaeological significance, if any are located within the Town.

**Policy C-10B:** Development activities shall include precautions necessary to prevent adverse impacts to historic or archaeological sites of significance, if any are located within the Town.

**Policy C-10C:** The Town will work with all appropriate agencies to preserve any archaeological and historically significant sites identified within the Town of Cutler Bay.

**Policy C-10D:** The Town will utilize the appropriate mechanisms to preserve identified historically significant resources to the maximum extent feasible, if any are identified to be located within the Town.

## Objective C-11

**The Town will continually seek opportunities for public acquisition of additional areas for nature preserves and passive open spaces to expand the opportunities for conservation and increase public appreciation of natural habitats within the community.**

### Monitoring Measures C-11

The development review process will be used to ensure the Town is in compliance with the Land Development Regulations.



## CONSERVATION ELEMENT

**Policy C-11A:** The Town will pursue available grant opportunities for preservation of natural areas.

**Policy C-11B:** The Town will participate in activities with other entities involved in the improvement and preservation of the Town's ecosystems.

### Objective C-12

**The Town will take measurable steps towards becoming a “sustainable” community by providing a healthy setting for residents, workers, and visitors and increase public and private awareness of green building practices.**

### Monitoring Measures C-12

The number of new green development projects that are built within the Town.

**Policy C-12A:** The Town will aspire to be recognized by the Florida Green Development Standard.

**Policy C-12B:** The Town will encourage participation in green building practices for public and private buildings, such as choosing local, energy efficient and recycled materials.

**Policy C-12C:** The Town will pursue all available local, state and federal incentives to achieve environmental goals.

**Policy C-12D:** The Town encourages mixed-use development and infill development.

**Policy C-12E:** The Town will require all buildings taller than 18 stories to be LEED certified or similar.

**Policy C-12F:** All buildings and developments constructed by the Town will be LEED certified or meet similar standards.

**Policy C-12G:** The Town will urge Miami-Dade County to build all new buildings, remodel/retrofit buildings and developments to be LEED certified or meet similar standards.

**Policy C-12H:** The Town shall implement site plan review criteria that will require the developer to submit statements and all necessary information to describe the green development standards they are utilizing within their developments.

**Policy C-12I:** The Town will implement standards to require that all stormwater collected on rooftops will be directed to drain into landscape planter beds or otherwise be utilized on-site before running into a storm drain catch-basin.

**Policy C-12J:** The Town will require new development to mitigate reductions to the tree canopy and encourage new development to contribute to significantly increasing the tree canopy.

**Policy C-12K:** All new buildings open to the public that are taller than three stories must include awning, canopies or similar methods to increase the amount of outdoor shaded areas that are open to the public.

**Policy C-12L:** The Town will utilize the site development review process to reduce heat island effects through the provision of green space with development and other appropriate mechanisms.



**GOAL 1:** Continue to strengthen relationships through intergovernmental coordination with adjacent municipalities, the Miami-Dade County planners technical committee, Miami-Dade County, Miami-Dade County public school system, regional, state and other governmental entities and service providers that have regulatory, supply and/or jurisdictional authority to identify methods for information sharing and funding, assistance and support in order to protect the health, safety and welfare of the community and to ensure consistency between the local, county, regional and state policies and plans when implementing the Town's growth management plan. The Town will offer to provide guidance and assistance to future municipalities in Miami-Dade County.

## Objective IC-1

The Town shall continue to coordinate with the Village of Palmetto Bay (Village) and Miami-Dade County (Unincorporated Municipal Service Area) in the area of planning or other activities in order to achieve mutual goals. The Town Manager or his designee shall act as the Town's liaison.

## Monitoring Measures IC-1

Establish a formal monitoring function within the Town government for intergovernmental coordination with the Village and Miami-Dade County (UMSA).

**Policy IC-1A:** The Town shall continue to coordinate its Growth Management Plan with the comprehensive plans of the Village of Palmetto Bay and Miami-Dade County.

**Policy IC-1B:** The Town shall formally notify the Village and Miami-Dade County of Growth Management Plan Amendments or Zoning District Boundary changes which may impact the Village and strive to avoid conflicts.

**Policy IC-1C:** The Town shall utilize the South Florida Regional Planning Council's dispute resolution process when necessary to mediate the resolution of conflicts with the Village of Palmetto Bay and/or Miami-Dade County. The Town may use alternative procedures whenever appropriate for the matter of imminent dispute, including agreements authorized by section 163.3171(4), F.S., or other non-judicial approaches.

**Policy IC-1D:** The Town, Village and Miami-Dade County shall enter into and maintain mutual aid agreements, as necessary.

**Policy IC-1E:** The Town, the Village and Miami-Dade County shall identify other areas in which to cooperate.



### Objective IC-2

The municipalities of Cutler Bay, Palmetto Bay, Pinecrest, South Miami, Homestead and Florida City, (and any areas which may incorporate in the future) which make up the South Miami-Dade County Region municipalities and have inherently the same issues, shall coordinate on mutual issues such as: planning, residential density increases in unincorporated South Miami-Dade County; population projections; annexations; public facility planning; level-of-service standards; siting of facilities of countywide significance; and/or, the reuse of the Busway for heavy rail.

The Town Manager or his designee shall act as the Town's liaison.

### Monitoring Measures IC-2

Maintain regular communication channels by meeting at least quarterly with coordinating governmental agencies and communities and maintain a high level of participation in reviewing land use plans and the development processes of adjacent jurisdictions.

**Policy IC-2A:** The Town and the other South Miami-Dade County Region municipalities shall identify other areas in which to cooperate and strive to be unified on issues.

**Policy IC-2B:** The Town shall utilize the South Florida Regional Planning Council's dispute resolution process when necessary to mediate the resolution of conflicts with the Village of Palmetto Bay and/or Miami-Dade County. The Town may use alternative procedures whenever appropriate for the matter of imminent dispute, including agreements authorized by section 163.3171(4), F.S., or other non-judicial approaches.

**Policy IC-2C:** The municipalities shall meet at least semi-annually to discuss issues and find solutions to these issues that impact the South Miami-Dade Region.

**Policy IC-2D:** The municipalities shall share information which is deemed mutually beneficial.

**Policy IC-2E:** The municipalities shall enter into and maintain mutual aid agreements as necessary.

**Policy IC-2F:** 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.

### Objective IC-3

The Town will coordinate with Miami-Dade County wholly, and the following agencies individually, in order to ensure the adequate provision of services: Police, Fire, Water and Sewer, DERM, Solid Waste, Planning and Zoning, Emergency Management, Public Works, MPO and Transit, Housing, Parks or any other agency which is determined to be necessary for the provision of services.

The Town Manager or his designee shall act as the Town's liaison.

### Monitoring Measures IC-3

Maintain regular communication channels and a high level of participation with Miami-Dade County when mutual cooperation and coordination is necessary.





**Policy IC-3A:** The Town shall coordinate with Miami-Dade County for the provision of local and specialized police services pursuant to Town Master Interlocal Agreement and the subsequent Agreements for Local and Specialized Police Services. In addition, the Town may expand the relationship with the Miami-Dade County Police Department to increase the levels of assigned officers within budget constraints.

**Policy IC-3B:** 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:** 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-3D:** The Town shall coordinate the planning of water and environmental resources, maintenance of the County's Secondary Canal System, enforcement of Chapter 24 of the Code of Miami-Dade County and programs delegated to Miami-Dade County by the State of Florida, Stormwater Management Permit Administration, National Flood Insurance Program and any other issues as necessary with Miami-Dade County.

**Policy IC-3E:** The Town shall coordinate, as necessary, with Miami-Dade County for the continued provision of solid waste collection services to existing and future customers and for the review of level-of-service standards as maintained by the Department.

**Policy IC-3F:** The Town shall coordinate with Miami-Dade County on planning and zoning matters including Growth Management Plan amendments, issues relating to Levels-of-Service standards, concurrency issues, and capital improvements projects. Additionally, the Town shall coordinate population projections with the County through data sharing and evaluating projections based on County and mid-range projections by the State.

**Policy IC-3G:** The Town shall coordinate with the Office of Emergency Management and Homeland Security concerning current or future land use or zoning matters or population changes that would impact hurricane shelters or emergency evacuation routes, hurricanes or other emergencies, hazard mitigation planning, or on other issues, as necessary.

**Policy IC-3H:** The Town shall coordinate with Miami-Dade County and the Florida Department of Transportation on the maintenance of Rights-of-Way; the analysis, design, installation, maintenance and replacement of traffic signs, pavement markings, and traffic signals; and, Level-of-Service standards and monitoring.

**Policy IC-3I:** 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-3J:** The Town shall encourage Miami-Dade Transit to evaluate established transit routes on an annual basis.

**Policy IC-3K:** The Town shall support the implementation of a countywide transit impact fee.



## INTERGOVERNMENTAL COORDINATION ELEMENT

**Policy IC-3L:** The Town shall request to be consulted by all agencies planning, designing, or constructing transportation facilities within the Town boundaries, so as to have local input in the decision making process.

**Policy IC-3M:** The Town shall coordinate with and support the efforts of Miami-County to expand affordable housing opportunities for low- and moderate-income residents, stimulate the construction and rehabilitation of multi-family housing and assist in the creation of housing ownership opportunities. The Town will further work with the County to administer the state and federal funding that supports the development of viable urban neighborhoods.

**Policy IC-3N:** The Town and the Miami-Dade County Park and Recreation Department shall coordinate for the provision of parks (including regional facilities) and support the County in its mission to create outstanding recreational, natural and cultural experiences.

**Policy IC-3O:** The Town and County shall continue working together to ensure adequate delivery of services to the Town and to implement any state policies that impact the Town and County.

### Objective IC-4

**The Town shall continue to coordinate with and support Miami-Dade County Public Schools in the joint effort to implement the “Interlocal Agreement for Public School Facilities Planning” in Miami-Dade County and for public schools facilities planning. As further enumerated in the Educational Facilities Element of this Plan, the Town and Miami-Dade County Public Schools will remain consistent and compliant with Sections 1013.33 and 163.31777, F.S., as amended.**

**Furthermore, the Town, other nonexempt cities, Miami-Dade County and Miami-Dade County Public Schools shall execute and follow the procedures established in the adopted “Amended and Restated Interlocal Agreement for Public School Facilities Planning in Miami-Dade County” for coordination and collaborative planning and decision making of land uses, public school facilities, siting, decision making on population projections, location and extension of public facilities subject to concurrency, and siting of facilities with a countywide significance. The Town shall abide by all of its obligations as set forth in the adopted agreement, Florida Statutes, and the Growth Management Plan’s Educational Element, Intergovernmental Coordination Element, and Capital Improvement Element. Coordination of the Interlocal Agreement, and the Town’s obligations therein, shall be achieved via participation.**

**The Town Manager or his designee shall act as the Town’s liaison.**

### Monitoring Measures IC-4

Maintain a high level of participation in school system planning and open regular communication channels for information sharing as required by the Interlocal Agreement.

**Policy IC-4A:** The Town, Miami-Dade County Public Schools and other signatories of the Interlocal Agreement shall continue to hold joint meetings to formulate and recommend policies regarding educational facilities planning.

**Policy IC-4B:** The Town shall grant Miami-Dade County Public Schools the opportunity to review and comment on proposed Growth Management Plan amendments, land use or zoning decisions which would, if approved, increase residential densities.

**Policy IC-4C:** Miami-Dade County Public Schools shall coordinate with Miami-Dade County and other signatories to the adopted Interlocal Agreement establish Level-of-Service Standards for public school facilities and any amendments affecting public school concurrency.



**Policy IC-4D:** The Town, Miami-Dade County Public Schools and other signatories of the Interlocal Agreement shall assure the timely provision of new student stations by sharing information on student enrollment and projections and by the tracking of development for the collection of impact fees in order to ensure funding availability.

**Policy IC-4E:** The Town, Miami-Dade County Public Schools and other signatories of the Interlocal Agreement shall strive to maintain and/or improve the Level-of -Service for school concurrency.

**Policy IC-4F:** The Town and Miami-Dade County Public Schools shall also collaborate on traffic impacts of new schools and developments, to identify potential joint use facilities, and on any other issues that would be beneficial or required.

**Policy IC-4G:** 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

**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.**

**The Town Manager or his designee shall act as the Town's liaison.**

## Monitoring Measures IC-5

Maintain regular communication channels with coordinating governmental agencies, communities and the public in general. Update contact lists and other information to remain current.

**Policy IC-5A:** The Town shall coordinate planning activities, as needed, with the South Florida Regional Planning Council and utilize the professional resources and services it offers. To further this Objective, the Town Growth Management Plan shall maintain consistency with the goals and policies of the 2004 Strategic Regional Policy Plan for South Florida and, more specifically Goal 21. Coordinated Planning & Regional Cooperation, in developing a regional approach to planning, regional transportation, inter-regional cooperation and affordable housing and promoting awareness of the impacts of decision-making.

**Policy IC-5B:** 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.



## INTERGOVERNMENTAL COORDINATION ELEMENT

**Policy IC-5C:** The Town will coordinate planning activities with the Florida Department of Transportation when Department (HEFT, US 1 and SW 112 Avenue) facilities are impacted and for sharing information relating to roadway Level-of-Service.

**Policy IC-5D:** The Town shall request to be consulted by FDOT when planning, designing, or constructing transportation facilities within the Town boundaries, so as to have local input in the decision making process.

**Policy IC-5E:** The Town shall coordinate planning activities, as needed, with the State planning agency and utilize the professional resources and services it offers. The Town Growth Management Plan shall maintain consistency with the goals and policies of the State Comprehensive Plan and more specifically with the goals pertaining to coastal, marine and natural resources, land use, urban revitalization, public facilities, transportation and plan implementation.

**Policy IC-5F:** The Town shall coordinate planning and permitting activities, as needed, with the Department of Environmental Protection which has jurisdictional authority over environmental issues and natural resource protection.

**Policy IC-5G:** The Town shall coordinate with the Florida Department of State, as needed. The Department's Division of Historical Resources will address planning issues surrounding historic and archaeological sites of significance.

**Policy IC-5H:** The Town shall coordinate with, provide support and assist the U.S. Department of Interior – Biscayne National Park in its mission to protect this important national resource.

**Policy IC-5I:** The Town shall coordinate with the Bureau of the Census and Miami-Dade County to ensure, if possible, that all Census Tract and Traffic Analysis Zone boundaries correlate with the Town boundaries.

**Policy IC-5J:** The Town will improve coordination with other utility or service providers or with any special independent district staff that have no regulatory authority over land use.

**Policy IC-5K:** The Town shall utilize South Florida Regional Planning Council's dispute resolution process when necessary to mediate the resolution of conflicts with other local governments and regional regulatory agencies. The Town may use alternative procedures whenever appropriate for the matter of imminent dispute, including agreements authorized by section 163.3171(4), F.S., or other non-judicial approaches.



## Objective IC-6

**The Town will commit to work with and participate in the Miami-Dade County Planners Technical Committee.**

**The Town Manager or his designee shall act as the Town's liaison.**

## Monitoring Measure IC-6

The number of monthly meetings that are attended either in person or electronically by Town staff is to be reviewed on an annual basis.

**Policy IC-6A:** The Town shall continue to actively participate as a member of the Miami-Dade County Planners Technical Committee to share information and to communicate with other Miami-Dade County municipal and county planners, as appropriate.

## Objective IC-7

**Support climate change and sea level rise initiatives.**

## Monitoring Measure IC-7

The Town shall enact legislation supporting the efforts of the MDWASD and SFWMD to evaluate climate change and its impacts.

**Policy IC-7A:** Support the M-D Water and Sewer Department and South Florida Water Management District in any efforts to evaluate the consequences of sea level rise, changing rainfall and storm patterns, temperature effects, and cumulative impacts to existing structures and existing legal uses.

**Policy IC-7B:** Participate in the Southeast Florida Regional Climate Change Compact to support regional planning efforts and initiatives to adapt to rising sea level in the LEC Planning Area.

**Policy IC-7C:** Work collaboratively with the M-D Water and Sewer Department, other utilities and South Florida Water Management District to identify the utility wellfields and other users at potential risk of saltwater intrusion within the LEC Planning Area.



**GOAL 1:** Identify the public facilities and infrastructure capacity needed, as outlined in this growth management plan, to accommodate existing and future residents and businesses in the Town of Cutler Bay, to provide such facilities and infrastructure in a timely and efficient manner and adopt financial policies in order to guide the funding, scheduling and construction of improvements

## Objective CI1-1

The Town shall identify the public and infrastructure capacities needed to address any deficiencies, accommodate new growth and/or replace obsolete or worn-out facilities, so as to be consistent with the adopted level-of-service standards and the Growth Management Plan, and plan for that growth through the Town's annual Adopted Operating Budget (Appendix "A") and a Town 5-year Schedule of Capital Improvements and the capital improvements plans of other agencies which provide public facilities and infrastructure.

## Monitoring Measures CI1-1

1. The number of capital improvements completed in order to maintain the adopted levels-of service.
2. Update and implement the Town's 5-Year Capital Improvements Schedule on an annual basis in coordination with the Town's Adopted Operating Budget.

**Policy CI1-1A:** Continue to annually update the 5-year Schedule of Capital Improvements as shown in Appendix B.

**Policy CI1-1B:** Identify large-scale projects or plans (\$10,000 or greater) in the Growth Management Plan elements as capital improvements for inclusion in the Schedule of Capital Improvements.

**Policy CI1-1C:** Coordinate planning for any Town improvements with the Village of Palmetto Bay, Miami-Dade County, Miami-Dade County Public School System, regional and state agencies, other service providers and private contributors, as necessary, to ensure that capital improvements are available to support development.

**Policy CI1-1D:** Manage the Town's land development process so that public facility needs do not exceed the Town's ability to provide and fund, or require the provision of, the necessary capital improvements. This shall be accomplished by the enforcement of the Land Development Regulations and the collection of impact fees.

**Policy CI1-1E:** Ensure that all development orders are contingent upon the provision of services at or above the level-of-service standards specified in the Capital Improvements Element.

**Policy CI1-1F:** Evaluate the proposed capital improvement projects for consistency with the Comprehensive Plan and prioritize them according to the following guidelines:

1. Protection of public health, safety and welfare;
2. Fulfillment of any legal commitments of the Town to provide facilities and services;
3. Correction of existing deficiencies;
4. Maintenance of adopted level-of-service standards;
5. Provision for the most efficient and effective use of existing and/or future facilities;
6. Provision of new capacity to accommodate future growth consistent with this Plan;
7. Prevention or reduction of future improvements costs; and
8. Promotion of the cost-effective use of time and revenue.





## CAPITAL IMPROVEMENTS ELEMENT

**Policy CI1-1G:** Provide for the amendment of the Schedule of Capital Improvements if the funding is not available by allowing:

1. Adjustment of the schedule by removing the lowest priority projects;
2. Delay of the projects until funding is secured;
3. No issuance of development orders which would continue to cause a deficiency;
4. The pursuit of alternate funding sources.

**Policy CI1-1H:** Repair, rehabilitate and replace Town capital facilities according to generally accepted engineering principles and Florida building code guidelines.

**Policy CI1-1I:** Assess new development a pro rata share of the public facility costs necessary to accommodate the impacts of new development at the adopted levels-of-service through the enforcement of existing public facility funding mechanisms and impact fees. Public facilities include:

1. Transportation Facilities including mass transit;
2. Sanitary Sewer;
3. Solid Waste;
4. Drainage;
5. Potable Water;
6. Parks and Recreation; and
7. Public Educational Facilities.

**Policy CI1-1J:** The Town, through its Land Development Regulations, shall require developers to provide for the necessary on-site infrastructure improvements, including: parking; safe and convenient traffic circulation; sidewalks and multi-modal transportation facilities, as appropriate; water and wastewater connections or facilities, and; drainage and stormwater management.

**Policy CI1-1K:** The Town shall coordinate with Miami-Dade County on the subdivision of properties to ensure the availability of land for adequate public infrastructure.

**Policy CI1-1L:** It shall be the intent of the Town to limit public expenditures that subsidize development in coastal high hazard areas.

**Policy CI1-1M:** Appropriate mechanisms will be developed and adopted consistent with Miami-Dade County in order to assure that adequate water supplies are available to all water users. Furthermore, Miami-Dade County Water and Sewer Department will be responsible for monitoring the availability of water supplies for all water users of the Miami-Dade County Water and Sewer Department, which includes the Town of Cutler Bay, and for implementing a system that links water supplies to the permitting of new development.



## Objective CI1-2

Identify, manage and enhance, if possible, revenues to ensure the availability of the public facility improvements required for redevelopment, previously approved development orders and planned future growth.

### Monitoring Measures CI1-2

1. Continue to ensure the availability of funding sources and grants for the Town's capital improvements.

**Policy CI1-2A:** Prior to the issuance of new development orders, the Town shall ensure that the capital revenues and/or developer commitments/contributions are in place to provide all public facilities at the adopted levels-of-service.

**Policy CI1-2B:** As part of the annual preparation of the Annual Operating Budget and the 5-Year Schedule of Improvements the Town shall detail committed and planned revenue sources and funding mechanisms in order to implement capital improvements. Funding sources may include: ad valorem taxes, utility taxes, local government half-cent sales tax, communications service taxes, state revenue sharing, franchise fees, license and permit fees and fines, impact fees, bonds, grants, special purpose authorities, developer proportionate fair share, other private funds, grants and interest earnings.

## Objective CI1-3

Manage expenditures and debt so as to provide the necessary funds for the public facility improvements required for redevelopment, previously approved development orders and planned future growth.

### Monitoring Measures CI1-2

1. Maintain a record of current generally accepted standards concerning debt management practices.

**Policy CI1-3A:** When incurring debt for public facilities, the Town shall adhere to the generally accepted municipal finance principles and guidelines.

**Policy CI1-3B:** The Town shall evaluate future operating costs and maintenance when evaluating whether to incur debt for a new public facility or to accept a facility by others.

**Policy CI1-3C:** The Town's total debt service expenditures shall be no more than 10% of total revenue.

**Policy CI1-3D:** The Town's outstanding capital indebtedness shall be no more than 5% of its property tax base.



**GOAL 2:** Develop and maintain a concurrency management system, including the adopted Level-of-Service (LOS) standards, to track and issue development orders in order to ensure the availability of public facilities and infrastructure needed to support development are available concurrent with the impacts of such development.

**Objective CI2-1**

Decisions regarding the issuance of development orders and permits shall be based on the availability of the necessary public facilities, consistent with the Town’s adopted LOS and concurrent with the impacts of development.

**Monitoring Measures CI2-1**

1. The ability to maintain the Town's adopted LOS to meet the demand for capital facilities.

**Policy CI2-1A:** The Town shall comply with the following minimum LOS:

NON-FIHS, SIS NOR TRIP-FUNDED FACILITIES MINIMUM LEVELS-OF-SERVICE WITHIN THE TOWN OF CUTLER BAY				
Location	Facility - Town, County and State Roadways	Transit Availability		
		No Transit Availability	20 Min. Headway Transit Service Within 1/2 Mile	Extraordinary Transit (Commuter Rail or Express Bus)
Outside Miami-Dade Urban Infill Area	Principal Arterials	LOS D	LOS E (100% of Capacity)	120% of Capacity
	Minor Arterials	LOS D	LOS E (100% of Capacity)	120% of Capacity
	Collectors	LOS D	LOS E (100% of Capacity)	120% of Capacity
	Local Roads	LOS D	LOS E (100% of Capacity)	120% of Capacity

STATEWIDE MINIMUM LOS STANDARDS FOR THE STATE HIGHWAY SYSTEM, ROADWAYS ON THE STRATEGIC INTERMODAL SYSTEM (SIS), ROADWAYS ON THE FLORIDA INTRASTATE HIGHWAY SYSTEM (FIHS) AND ROADWAY FACILITIES FUNDED IN ACCORDANCE WITH SECTION 339.2819, FLORIDA STATUTES, THE TRANSPORTATION REGIONAL INCENTIVE PROGRAM (TRIP) WITHIN CUTLER BAY <sup>1</sup>			
SIS and FIHS facilities	Location		
	Inside Cutler Bay	Roadways Parallel to Exclusive Transit Facilities	Constrained or Backlogged Roadways
Limited Access Facilities	LOS D [E]	LOS E	Manage
Controlled Access Facilities	LOS D	LOS E	Manage
TRIP-funded Facilities and other State Roads (2)	Location		
Other Multilane	LOS D	LOS E	Manage
Two-Lane (3)	LOS D	LOS E	Manage

- (1) Source: Statewide Minimum Level-of-Service Standards, Rule 14-94.003
- (2) Means the level-of-service standards for non TRIP facilities may be set by local governments in accordance with Rule 9J-5.0055 F.A.C.
- (3) It is recognized that certain roadways (i.e. constrained roadways) will not be expanded by the addition of through lanes for physical, environmental, or policy reasons. In such instances, a variance to the level-of-service may be sought to Section 120.542, Florida Statutes.



NOTES: Level-of-Service designations are defined in the department's 2002 Quality/Level-of-Service Handbook.

FIHS = Florida Intrastate Highway System

Other Public Facilities	LOS Standard												
<p><b>Sanitary Sewer</b></p>	<ul style="list-style-type: none"> <li>The system shall maintain the capacity to collect and dispose of 102 percent of average daily sewage demand for the preceding 5 years.</li> <li>Effluent discharged from wastewater treatment plants shall meet all federal, State and County standards.</li> <li>Regional wastewater treatment plants shall operate with physical capacity no less than the annual average daily sewage flow.</li> </ul> <p>The Countywide system shall maintain the capacity to collect and dispose of 102% of the average daily sewage system demand for the preceding 5 years (Miami-Dade County).</p>												
<p><b>Solid Waste</b></p>	<p>A collection capacity of 9.9 lbs. per capita per day, and disposal capacity sufficient to accommodate waste flows committed to the system through long-term interlocal agreements and contracts and non-committed solid waste flows for a period of five years.</p>												
<p><b>Drainage</b></p>	<p><b>Quality:</b> The drainage and performance standards established in Chapter 62-25, 25.015, F.A.C., as amended with treatment of the first inch of rainfall to meet water quality standards required by Chapter 62-302, 862-302.500, F.A.C., as amended.</p> <p><b>Quantity:</b> Post-development runoff should not exceed the pre-development runoff for a 25-year storm event, up to and including an event with 24-hour duration. In addition, the Standard requires onsite treatment of the first inch of rainfall or the first half-inch of runoff, whichever is greater.</p>												
<p><b>Potable Water</b></p>	<ul style="list-style-type: none"> <li>Regional treatment system shall operate with a maximum daily rated capacity that is no less than 2% above maximum daily flow for the preceding year, and an average daily capacity 2% above the average daily system demand for the preceding 5 years. The maximum daily flow shall be determined by calculating the average of the highest five single flows for the previous 12 months.</li> <li>User LOS - Maintain capacity to produce and deliver 74 gallons per capita per day systemwide.</li> <li>Water shall be delivered at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi.</li> <li>Unless otherwise approved by the Miami-Dade Fire Department, minimum fire flows, based on the land use served, shall be maintained as follows:</li> </ul> <table border="1" data-bbox="347 1398 1310 1661"> <thead> <tr> <th>Land Use</th> <th>Gallons/Minute</th> </tr> </thead> <tbody> <tr> <td>Single Family Estate Density</td> <td>500</td> </tr> <tr> <td>Single Family and Duplex (min. 7,500 sq. ft. lots)</td> <td>750</td> </tr> <tr> <td>Multi Family, Semiprofessional Offices</td> <td>1,500</td> </tr> <tr> <td>Hospitals and Schools</td> <td>2,000</td> </tr> <tr> <td>Business and Industrial</td> <td>3,000</td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>Water quality shall meet all federal, State and county primary standards for potable water</li> <li>Countywide storage capacity for finished water shall equal no less than 15% of the Countywide average daily demand(Miami-Dade County)</li> </ul>	Land Use	Gallons/Minute	Single Family Estate Density	500	Single Family and Duplex (min. 7,500 sq. ft. lots)	750	Multi Family, Semiprofessional Offices	1,500	Hospitals and Schools	2,000	Business and Industrial	3,000
Land Use	Gallons/Minute												
Single Family Estate Density	500												
Single Family and Duplex (min. 7,500 sq. ft. lots)	750												
Multi Family, Semiprofessional Offices	1,500												
Hospitals and Schools	2,000												
Business and Industrial	3,000												



# CAPITAL IMPROVEMENTS ELEMENT

Other Public Facilities	LOS Standard
<b>Parks and Recreation</b>	<ul style="list-style-type: none"> <li>• 3.0 acres per 1,000 permanent residents.</li> <li>• Private facilities shall count as 50% towards acreage.</li> <li>• County Regional Parks shall count as 30% towards acreage.</li> </ul>
<b>Mass Transit</b>	<ul style="list-style-type: none"> <li>• In areas with a combined resident and workforce population of 10,000 persons per square mile the minimum peak-hour headways shall be 30 minutes.</li> </ul> <p>The average route spacing shall be 1 mile</p>
<b>Public Educational Facilities</b>	<p>Beginning January 1, 2008, 100% utilization of Florida Inventory of School Houses (FISH) capacity with relocatable classrooms. Public schools that achieve 100% of FISH capacity without relocatable classrooms should no longer utilize relocatable classrooms except as an operational solution.</p> <p>The adopted LOS standard for Magnet Schools is 100% of FISH (with relocatable classrooms) which shall be calculated on a district-wide basis.</p>

<sup>1</sup> Relocatable classrooms may be used by the Miami-Dade County Public Schools as an operational solution to achieve the level-of-service standard during replacement, remodeling, renovation or expansion of a public school facility.

**Policy CI2-1B:** Any proposed development that is deemed to generate a de minimus impact (as defined in subsection 163.3180(6), F.S) shall not be required to establish transportation concurrency.

**Policy CI2-1C:** A growth management plan amendment shall be required to eliminate, defer, or delay construction of any road or mass transit facility or service that is needed to maintain the adopted level-of-service standard.

**Policy CI2-1D:** Concurrency for a development may be met if the transportation facilities needed to serve new development are scheduled to be in place or under actual construction not more than 3 years after issuance of a building permit.



Concurrency Management System

**Sanitary Sewer, Solid Waste, Drainage and Potable Water**

Prior to the issuance of any development order for new development or redevelopment, sanitary sewer, solid waste, drainage and potable water facilities needed to support the development at adopted LOS standards must meet one of the following timing requirements:

- The development order includes the conditions that the necessary facilities and services needed to serve the new development shall be in place upon site plan approval or plat approval or its functional equivalent; or
- The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place and available to serve new development at the time of the issuance of a site plan approval or plat approval.

**Recreation and Open Space**

Prior to the issuance of any development order for new development or redevelopment impacting recreational and open space facilities, recreation and open space public facilities needed to support the development at adopted level-of-service standards must meet one of the following timing requirements:

- The necessary facilities and services are in place or under construction; or
- The development order includes the condition that at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by the local government, or funds in the amount of the developer's fair share are committed; and
- The development order includes the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the adopted 5-Year Schedule of Capital Improvements; or
- The necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or
- The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than one year after the issuance of a certificate of occupancy or its functional equivalent.





### Transportation

Prior to the issuance of any development order for new development or redevelopment, public transportation facilities needed to support the development at adopted LOS standards must meet one of the following timing requirements:

- The necessary facilities and services are in place or under construction; or
- A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent as provided in the Town's adopted 5-Year Schedule of Capital Improvements or transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation Five Year Work Program and Miami Dade County's 5-Year Transportation Improvement Program.

The following must also be included:

- The estimated date of commencement of actual construction and the estimated date of project completion.
- The necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction within three years after the Town approves a building permit or its functional equivalent that results in traffic generation; or
- The necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3180 (1)(c) F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction within three years after the Town approves a building permit or its functional equivalent that results in traffic generation.

### Educational Facilities

Prior to the issuance of any development order for new development or redevelopment impacting educational facilities, public educational facilities needed to support the development at adopted LOS standards must meet one of the following timing requirements:

- The necessary facilities and services are in place or under actual construction within three years after issuance of final subdivision or site plan approval; or
- The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan.

The Town in coordination with the Miami-Dade County Public Schools shall by ordinance, include proportionate share mitigation methodologies and options for public school facilities in its concurrency management program and Interlocal Local Agreement for Public Facility Planning between the Town, Miami-Dade County Public Schools, Miami-Dade County and the other signatories, consistent with the requirements of Chapter 163, Florida Statutes. The intent of these options is to provide for the mitigation of residential development impacts on public school facilities through mechanisms that might include, but are not limited to, one or more of the following: contribution of land; the construction, expansion, or payment for land acquisition or construction of a permanent public school facility; or, the creation of a mitigation bank based on the construction of a permanent public school facility in exchange for the right to sell capacity credits.

*The application of the above requirements must ensure the availability of public facilities and services needed to support development concurrent with the impacts of such development.*



**Policy CI2-1E:** 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.

**Policy CI2-1F:** Public facilities and services must meet or exceed the levels of service standards established in this Element of the Growth Management Plan. Public facilities must be available at the adopted levels of service standards when needed for development. If facilities are not available at the time of site plan approval or plat approval, development orders or building permits are to be conditioned upon the availability of public facilities and services, or the necessary facilities must be guaranteed either in an enforceable development agreement adopted pursuant to Chapter 163, F.S. or in a development order issued pursuant to Chapter 380, F.S. Regardless of agreements, permits, development orders or similar documents, the necessary sanitary sewer, solid waste, drainage, adequate water supplies and potable water facilities shall be in place and available to serve new development no later than the issuance of a certificate of occupancy or its functional equivalent by the Town.

**Policy CI2-1G:** Evaluate proposed plan amendments and requests for new development or redevelopment according to the following guidelines:

- Is the action consistent with the goals, objectives and policies of the Future Land Use Element, including the Future Land Use Map?
- Will the action generate public facility demands that may be accommodated by capacity increases, which will maintain adopted level-of-service standards either planned in the 5-Year Schedule of Capital Improvements or by developer commitment?
- Will the action exacerbate any existing public facility capacity deficiency, as described in the Transportation, Infrastructure, Education Facilities or Recreation and Open Space Elements?
- If the Town provides public facilities, in part or whole, is the action financially feasible pursuant to this Element?
- Will the action contribute to a condition of public hazard and safety?

Ensuring the availability of services and infrastructure to serve the existing and future population and land uses is an important function of the Comprehensive Plan. The Comprehensive Plan establishes levels of service for key facilities and infrastructure, including roadways, mass transit, potable water, sanitary sewer, drainage, and parks and recreation. The Capital Improvements Schedule identifies planned and programmed capital improvements that will be implemented by the Town and other agencies in order to meet or exceed the level-of-service standards or otherwise implement the Comprehensive Plan. In order to be financially feasible, revenues adequate to fund the projects identified as funded on the Capital Improvements Schedule must be demonstrated. Unfunded or under-funded projects should be identified.

**Policy CI2-1H:** The Town shall allow transportation concurrency requirements to be satisfied in accordance with the provisions contained in F.S. 163.3180(5)(h).



# CAPITAL IMPROVEMENTS ELEMENT

## Capital Improvement Schedules

### Table CI-3 - Cutler Bay Departments

Capital Improvement Plan (Committed and Planned Sources) • FY 2016/17 through 2020/21 • (Thousands)									
Dept.	Project Name	Description	Funding Source	Fiscal Years					
				2016/17	2017/18	2018/19	2019/20	2020/21	Total
Parks	Park Upgrades	Various Park Upgrades	General Fund	\$136,000	\$0	\$0	\$0	\$0	\$136,000
	Parks Capacity Improvements		Park Impact Fees	\$300,000	\$250,000	\$0	\$0	\$0	\$436,000
Public Works	Caribbean Boulevard Roadway Improvement Project (JPA) C100 Canal to Homestead Extension of Florida's Turnpike (1T)	Drainage improvements, bike lanes, lighting installation, landscaping, sidewalk installation, bus shelters, and roadway reconstruction	Miami-Dade County PTP funds, JPA	\$1,102,200	\$0	\$0	\$0	\$0	\$1,102,200
	Caribbean Boulevard Roadway Improvement Project (JPA) Coral Sea to SW 87 Avenue (1T)	Drainage improvements, bike lanes, lighting installation, landscaping, sidewalk installation, bus shelters, and roadway reconstruction	Miami-Dade County PTP funds, JPA	\$3,400,000	\$679,000	\$0	\$0	\$0	\$4,079,000
	Caribbean Boulevard Roadway Improvement Project Bridge over Canal C1-N	Dredging of Canal and new bridge over canal	Miami-Dade County PTP funds	\$1,456,806	\$0	\$0	\$0	\$0	\$1,456,806
	Manta Drive Marlin Road to Old Cutler Road	New sidewalks, gutters, drainage, and tree plantings	TAP Grant and Local Allocated Funds	\$0	\$488,600	\$0	\$0	\$0	\$488,600
	Town-wide Sidewalk Improvements (2)	Sidewalk Replacement and Install ADA Ramps	Second local option gas tax	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,500,000
	TMDL Water Quality Restoration (1D)	SW 100 Avenue Stormwater Retrofit	TMDL Grants and Town Matching Funds	\$325,000	\$314,000	\$0	\$0	\$0	\$639,000
	Saga Bay	Drainage improvements including catch basins and French drains	State appropriations and Stormwater Utility Fund	\$0	\$165,000	\$165,000	\$0	\$0	\$330,000

- 1(T): Project will contribute to achieving the LOS standard for Transportation
- 1(R): Project will contribute to achieving the LOS standard for Recreation and Open Space
- 1(W): Project will contribute to achieving the LOS standard for Potable Water
- 1(D): Project will contribute to achieving the LOS standard for Stormwater Drainage
- 1(SW): Project will contribute to achieving the LOS standard for Solid Waste Management
- 1(SS): Project will contribute to achieving the LOS standard for Sanitary Sewer
- 2: Project will otherwise further the achievement of the Growth Management Plan and its goals, objectives and policies



### Table CI-4 - Other Agencies

Capital Improvement Plan (Committed and Planned Sources) • FY 2016/17 through 2020/21 • (Thousands)										
Agency Source	Project No.	Project Name	Description	Funding	Fiscal Years					
					2016/17	2017/18	2018/19	2019/20	2020/21	Total
Miami-Dade County Public Schools	N/A	Bel-Aire Elementary School	Renovations	Debt Financing	\$3,662,563	\$0	\$0	\$0	\$0	\$3,662,563
Miami-Dade County Public Schools	01339200	Cutler Bay Middle School	New 412 student station classroom building, other interior and exterior renovations	Debt Financing	\$0	\$5,076,400	\$5,076,400	\$0	\$0	\$10,152,800
Miami-Dade County Public Schools	N/A	Cutler Ridge Elementary School	Renovations	Debt Financing	\$2,308,145	\$0	\$0	\$0	\$0	\$2,308,145
FDOT	4378731	US-1 at SW 200 Street (2)	Pedestrian Safety Improvement	DIH, DS, HSP	\$0	\$508,000	\$0	\$0	\$0	\$508,000
Miami-Dade County	4369391	SRTS Cutler Bay Academy of Advanced Studies (2)	Sidewalk improvement	SA, TALU	\$358,000	\$0	\$0	\$0	\$0	\$358,000
Miami-Dade County	PW000804	Traffic Signal	Traffic Signal at SW 216 Street and SW 92 Avenue	Road Impact Fees	\$100,000	\$0	\$0	\$0	\$0	\$100,000
MD County WASD	9650031	Alexander Orr Water Treatment Plant (1W)	Capacity Expansion		\$25,612,000	\$24,515,000	\$0	\$0	\$0	\$50,127,000
MD County WASD	9652821	South Miami Heights WTP and Wellfield (1W)	Capacity Expansion	Fees and Bonds	\$28,035,000	\$3,719	\$0	\$0	\$0	\$28,038,719
MD County WASD	9655481	South District W.W. Treatment Mains and Pump Station Improvements (1SS)	South Districts Improvements	Bonds	\$13,543,000	\$62,359,000	\$0	\$0	\$0	\$75,902,000
MD County WASD	9653401	South District W.W. Treatment Plant (1SS)	South Districts Improvements	Bonds	\$0	\$11,250,000	\$0	\$0	\$0	\$11,250,000
MD County Waste Mgmt.	504370	South Dade Landfill (1SW)	Cell 4 Closure	GOB	\$1,250,000	\$8,600,000	\$0	\$0	\$0	\$9,850,000
MD County Waste Mgmt.	5051580	South Dade Landfill (1SW)	Ground Water Remediation	\$20,000	\$20,000	\$0	\$0	\$0		\$40,000

- 1(T): Project will contribute to achieving the LOS standard for Transportation
- 1(R): Project will contribute to achieving the LOS standard for Recreation and Open Space
- 1(W): Project will contribute to achieving the LOS standard for Potable Water
- 1(D): Project will contribute to achieving the LOS standard for Stormwater Drainage
- 1(SW): Project will contribute to achieving the LOS standard for Solid Waste Management
- 1(SS): Project will contribute to achieving the LOS standard for Sanitary Sewer
- 2: Project will otherwise further the achievement of the Growth Management Plan and its goals, objectives and policies



**GOAL 1:** Provide for the citizens of Cutler Bay, a safe, convenient, accessible and efficient transportation system.

**Objective T1-1: Level-of-Service Standards**

To provide a safe, convenient, accessible and efficient transportation system with a Level-of-Service that sustains the Town’s social, aesthetic, economic, and natural resources.

**Monitoring Measures T1-1**

Achievement of adopted Level-of-Service standards.

**Policy T1-1A:** Adopted roadway LOS standards shall vary depending on the classification of the roadway, roadway location, and availability of transit. Table T-1 below summarizes the adopted peak-period LOS standards for all local, County and roads in Cutler Bay.

**Table T-1: Adopted Peak Hour Level-of-Service Standards**

NON-FIHS, SIS NOR TRIP-FUNDED FACILITIES MINIMUM LEVELS-OF-SERVICE WITHIN THE TOWN OF CUTLER BAY				
Location	Facility - Town, County and State Roadways	Transit Availability		
		No Transit Availability	20 Min. Headway Transit Service Within 1/2 Mile	Extraordinary Transit (Commuter Rail or Express Bus)
Outside Miami-Dade Urban Infill Area	Principal Arterials	LOS D	LOS E (100% of Capacity)	120% of Capacity
	Minor Arterials	LOS D	LOS E (100% of Capacity)	120% of Capacity
	Collectors	LOS D	LOS E (100% of Capacity)	120% of Capacity
	Local Roads	LOS D	LOS E (100% of Capacity)	120% of Capacity

**STATEWIDE MINIMUM LEVEL-OF-SERVICE STANDARDS FOR THE STATE HIGHWAY SYSTEM, ROADWAYS ON THE STRATEGIC INTERMODAL SYSTEM (SIS), ROADWAYS ON THE FLORIDA INTRASTATE HIGHWAY SYSTEM (FIHS) AND ROADWAY FACILITIES FUNDED IN ACCORDANCE WITH SECTION 339.2819, FLORIDA STATUTES, THE TRANSPORTATION REGIONAL INCENTIVE PROGRAM (TRIP) WITHIN CUTLER BAY1**

SIS and FIHS facilities	Location		
	Inside Cutler Bay	Roadways Parallel to Exclusive Transit Facilities	Constrained or Backlogged Roadways
Limited Access Facilities	LOS D [E]	LOS E	Manage
Controlled Access Facilities	LOS D	LOS E	Manage
TRIP-funded Facilities and other State Roads (2)	Location		
Other Multilane	LOS D	LOS E	Manage
Two-Lane (3)	LOS D	LOS E	Manage

- (1) Source: Statewide Minimum Level-of-Service Standards, Rule 14-94.003
- (2) Means the level-of-service standards for non TRIP facilities may be set by local governments in accordance with Rule 9J-5.0055 F.A.C.
- (3) It is recognized that certain roadways (i.e. constrained roadways) will not be expanded by the addition of through lanes for physical, environmental, or policy reasons. In such instances, a variance to the level-of-service may be sought to Section 120.542, Florida Statutes.



NOTES: Level-of-Service designations are defined in the department's 2002 Quality/Level-of-Service Handbook.

FIHS = Florida Intrastate Highway System

**Policy T1-1B:** For backlogged and constrained facilities, the maximum cumulative impact of land developments shall not exceed ten percent (10%) of the Annual Average Daily Traffic (AADT) at the time of development review, without mitigation which maintains the predevelopment Level-of-Service condition. The Town shall ensure that roads operating below the adopted LOS standards shall be maintained at or better than the Level-of-Service condition at the time of development review.

**Policy T1-1C:** The Town shall ensure that no development approvals are issued that would degrade the Level-of-Service conditions beyond the acceptable Level-of-Service standards as stated in the Comprehensive Plan.

**Policy T1-1D:** The Town shall ensure that no development approvals are issued that would degrade the Level-of-Service conditions on roads operating below adopted standards.

**Policy T1-1E:** 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 T1-1F:** The Town shall ensure that development which increases traffic on roads which are backlogged, constrained or projected to be at deficient Levels-of-Service be required to provide one or more of the following:

1. Conventional mitigation measures, such as physical capacity enhancements; additional transit service providing the roadway can carry additional person trips;
2. A Transportation Demand Management (TDM) or Transportation Systems Management (TSM) plan for approval by the Town; or
3. Other remedies as provided by State Statutes.

**Policy T1-1G:** The Town shall not vacate any public Rights-of-Way unless it determines that the Right-of-Way provides no public benefit, or is not required for present or future public use.

**Policy T1-1H:** The Town shall control vehicular access onto Town and County streets through its Land Development Regulations and site plan review process in order to reduce existing or potential congestion and safety problems. Access Management studies shall be undertaken by the Town and financed by the developers on facilities when appropriate. Access to state highways is controlled by The Florida Department of Transportation.

**Policy T1-1I:** To provide an incentive for development in designated charrette areas, where higher, Transit Oriented Densities are encouraged, the Town shall work with the County and the State to seek alternative means of capacity; including advocacy of a transit impact fee.

**Policy T1-1J:** In lower density areas, outside of designated charrette areas the Town shall work with the County and the State to maximize, where appropriate, through traffic management and planned improvements, particularly on section line and half section line roads, which form the basic surface mobility network.





**Policy T1-1K:** In low density residential neighborhoods, the Town will work to minimize traffic intrusion, and thereby focusing non-local and cut through traffic onto the thoroughfares formed by the section line and half-section line roads, which serve to connect with significant traffic generators or thoroughfares.

**Policy T1-1L:** The Town shall connect the transportation grid where thoroughfares are disconnected from providing service by canals, railways, etc. where the Town has jurisdiction. The Town will measure the negative impacts where it might not be possible.

**Policy T1-1M:** The Town shall maintain and periodically update a Transportation Master Plan to specifically identify areas of need, as well as short and long term multimodal and policy oriented mitigation measures, and measures of effectiveness. Each recommended project shall have a cost estimate associated with it, to assist in determining a cost feasible Capital Improvement Element.

**Policy T1-1N:** The projects identified on the approved Transportation Master Plan shall be implemented as needed to achieve and maintain the adopted Levels-of-Service standards. These projects will be the basis of the Capital Improvements Element relative to transportation.

**Policy T1-1O:** To the extent applicable by State law, the Town shall regulate encroachments in the public Rights-of-Way. No encroachment shall be allowed unless it is permitted by the Florida Building Code or is permitted by a written agreement between the Town and the owner of the encroachment. The agreement will identify terms and conditions upon which the encroachment is allowed within the public Right-of-Way. The Town will not support encroachments on county and state Roads. The Charrette areas and US-1 are an exception due to the fact that it is the intent of design standards in these areas to have new development constructed up to the "build to" line, which is the Right-of-Way. Minor encroachments such as awnings and balconies will be permitted, provided they do not interfere with travel.

**Policy T1-1P:** In an effort to minimize the contribution of trips on the FIHS, the Town shall pursue TSM and TDM measures, in coordination with South Florida Commuter Services, as appropriate, to remedy existing and projected Level-of-Service (LOS) deficiencies.

**Policy T1-1Q:** Emergency vehicle access shall be considered during any modification of the transportation system, including access to parcels, and the design and construction of roads and traffic mitigation devices.

**Policy T1-1R:** The Town shall assess the condition of and repave, where necessary, the streets of Cutler Bay as funds are available.

**Policy T1-1S:** The Town shall maintain a Concurrency Management System to effectively and efficiently track roadway capacities.

**Policy T1-1T:** 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.



### Objective T1-2: Alternative Modes of Transportation

The Town shall work to provide for alternative modes of transportation, in coordination with other units of Local, County and State government and the private sector.

#### Monitoring Measure T1-2

Increase in transit service levels.

**Policy T1-2A:** 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:** 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:** 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:

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

**Policy T1-2D:** 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:** 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 T1-2F:** In the Old Cutler Road Charrette and UCD Charrette Areas, the Town shall promote Transit Oriented Development and mixed-use development.

**Policy T1-2G:** In the Charrette Areas, the Town shall work with the development community to specify other commitments that serve to reduce single-occupant motor vehicle trips.

**Policy T1-2H:** 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 T1-2I:** As envisioned in the Future Land Use Element, the Town will work to develop land use strategies and densities along US-1 which will facilitate the justification and implementation of high capacity transit, such as Metrorail.

**Policy T1-2J:** 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:** 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:** The Town will work with Miami-Dade Transit to decrease bus headways mid-day to 30 minutes or less.

**Policy T1-2M:** Cutler Bay shall support County plans for the higher level of transit service along on the Busway, including the examination of High Occupancy Toll lanes, or development of the Metrorail. The Town will advocate for a transit impact fee.

### **Objective T1-3: Safe and Convenient Pedestrian and Bicycle Network**

**The Town shall provide a safe and convenient pedestrian and bicycle network including links to schools, recreational facilities, bus stops, and major trip generators.**

#### **Monitoring Measure T1-3**

Documented expansion to the bicycle and pedestrian network.

**Policy T1-3A:** 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:** The Town shall continue to identify sidewalk needs in the following areas:

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

**Policy T1-3C:** 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 T1-3D:** The Town shall continue to seek supplemental funding for local sidewalk construction programs.

**Policy T1-3E:** The Town shall continue to identify and install pedestrian safety improvements in conformance with the Manual of Uniform Traffic Control Devices. Streets through residential neighborhoods should be maintained and identified in a manner that promotes and protects the residential environment and enhances pedestrian safety.



## TRANSPORTATION ELEMENT

**Policy T1-3F:** 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:** The Town shall work to develop on and off-road bike lanes, paths, greenways and trails.

**Policy T1-3H:** The Town shall identify and prioritize enhancement projects for pedestrian and bicycle ways in conjunction with the Metropolitan Planning Organization.

**Policy T1-3I:** The Town shall work to assure that all sidewalks are ADA compliant.

**Policy T1-3J:** 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:** 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 T1-3L:** All requests for development shall be required to install safe and convenient pedestrian and bicycle access, as provided for in the Land Development Regulations.

**Policy T1-3M:** The Town shall implement a design strategy known as an "intersection sleeve" at certain intersections on high capacity thoroughfares particularly along US-1. These will make high-volume traffic roadways safe for pedestrians to cross. These locations shall be determined from a comprehensive pedestrian amenity study. The "sleeve" strategy involves clearly striping crosswalks and using different paving materials, crossing signage and lighting, and reducing the distance between curb corners where possible to reduce pedestrian crossing distance.

**Policy T1-3N:** The Town shall examine the connection of major traffic generators, transit stops and areas of density, with an interconnected system of sidewalks and or bicycle paths.

**Policy T1-3O:** The Town shall work to reduce conflicts among modes of transportation. This can be done through:

1. Establishing enhanced intersections with more visible crosswalks and enhanced signage;
2. Developing bike paths and lanes with bollards and raised islands to increase safety at intersections by preventing vehicles from entering the special lanes;
3. Bus shelters;
4. Traffic calming where appropriate; and
5. Pedestrians islands.

### Objective T1-4: A Transportation System Coordinated with Land Use

**The Town shall continue to evaluate the mutual interaction between the transportation system and land use in order to sustain the Town's natural, aesthetic, social and economic resources.**

#### Monitoring Measure T1-4

Number of Transit Oriented Development Projects completed.



**Policy T1-4A:** The Town shall promote Transit Oriented Development (TOD) in the Town Center and Mixed Use districts, and around existing and future transit and express bus stations, where appropriate. The regulations shall promote infill development with the appropriate transit sufficient densities around Busway transit stations.

## **Objective T1-5: Coordination of Transportation Plans with Other Jurisdictions**

**The Town shall coordinate transportation plans and programs with the plans and programs of State, Regional, County and other local jurisdictions.**

### **Monitoring Measure T1-5**

Policy implementation status.

**Policy T1-5A:** The Town shall maintain an updated Transportation Master Plan.

**Policy T1-5B:** Cutler Bay shall request to be involved with all planning, designing, or constructing transportation facilities within the Town boundaries by other agencies, so as to have local input on the decision making process.

**Policy T1-5C:** The Town shall coordinate its Capital Improvement Program with the plans of the Florida Department of Transportation; the Miami-Dade County Metropolitan Planning Organization; Miami-Dade Transit, Miami Dade County Public Works and Waste Management Department and the surrounding communities.

**Policy T1-5D:** 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:** 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:** 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.

## **Objective T1-6: A Transportation System to Enhance and Preserve Neighborhoods**

**The Town shall develop a transportation system that helps preserve and enhance the Town's neighborhoods.**

### **Monitoring Measure T1-6**

Policy implementation status.

**Policy T1-6A:** The Town shall develop standards and a palate of acceptable improvements for protecting neighborhoods to minimize impacts from traffic intrusion.

**Policy T1-6B:** The Town shall assess traffic intrusion through residential neighborhoods, and work in coordination with Miami Dade County and its traffic flow modification process to mitigate such negative situations with the appropriate traffic calming measures.



## TRANSPORTATION ELEMENT

**Policy T1-6C:** Safe, convenient, on-site traffic flow with adequate parking will be established for all redeveloping non-residential and multi-family residential facilities.

**Policy T1-6D:** 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:

1. Local street access on streets where cut-through traffic is impossible;
2. Access on the highest-classified street where The Florida Department of Transportation standards can be met;
3. Joint access, cross access, and shared access;
4. Raised median diverters;
5. Angled entrances and exits and other driveway configurations which channel traffic away from the neighborhood;
6. Enforceable signs ("do not enter", "no thru traffic," etc.);
7. Building orientation away from the neighborhood, including drive-through windows;
8. Internal traffic circulation to discourage use of the side streets;
9. Pedestrian access to encourage walking rather than driving short distances;
10. Limited curb cuts; and
11. Transit orientation, including safe and convenient pedestrian routes to the nearest bus stop.

**Policy T1-6E:** The Town shall work to provide a connected grid network based on County section line and half-section line roads. Capacities of these facilities and their intersections shall be maximized within existing Right-of-Way limits, when needed.

**Policy T1-6F:** The Town shall implement the aesthetics of road corridors during the design process. Where adequate Right-of-Way exists or can be reasonably acquired, landscaped medians shall be the preferred center component of road cross-sections. When major new public facilities are planned, their design should be aesthetically compatible with the surrounding area, whenever practical.

**Policy T1-6G:** Public involvement shall be ensured by staff presentations to neighborhood associations and/or groups during the preliminary design stage for road projects involving changes in the road configuration, including alignment, number of lanes, and calming devices.

**Policy T1-6H:** Any missing links in the sidewalk system shall be eliminated, provided that financial resources are available

**Policy T1-6I:** The Town shall improve its ROW's in order to encourage pedestrian activity. Where pedestrian activity would be encouraged without significant adverse effect on public safety, such improvements may include, but would not necessarily be limited to, development of "sleeves", straightening of medians, realignment of streets, realignment of street curbs at intersections, establishing parallel or angled parking, extending sidewalks to accommodate trees or tree planters, improving crosswalks, reducing the number or width of automobile travel lanes, or improving pedestrian ramps.

**Policy T1-6J:** Strategies shall be identified to assist in the preservation of the regional function of the Florida Intrastate Highway System facilities (FIHS).





## Objective T1-7: Transportation that Serves Regional and Local Interests

**The Town shall work with other Local, County and State bodies to assure that the transportation system is regionally connected and context sensitive as it traverses Cutler Bay.**

### Monitoring Measure T1-7

Policy implementation status.

**Policy T1-7A:** The Town shall allow the appropriate intensity and land use mix to provide incentive to the use of transit, pedestrian facilities and discourage the use of the automobile. These incentives should concentrate on the Town Center and Mixed Use districts.

**Policy T1-7B:** The Town shall seek grants or planning assistance that encourages housing within the Town Center land use category.

**Policy T1-7C:** The Town shall actively participate in the Metropolitan Planning Organization's planning processes to assure it has a voice in the development of local and regional transportation facilities.

**Policy T1-7D:** Retrofitted or reconstructed streets, wherever practical as determined by the Town, shall include amenities such as shade trees and benches, curb, gutter and adequate drainage infrastructure, as well as pedestrian safe designs; such as, refuge medians where more than two-lane roadways exist, raised pavements to alert motorists to pedestrian crossings, and sidewalk bulb-outs where there is on-street parking.

**Policy T1-7E:** The Town shall review requests for development approval for transportation circulation, including, but not limited to, ingress and egress from and to adjacent roadways for automobiles, trucks and delivery vehicles, pedestrians, mass transit, and bicycles.

## Objective T1-8: Hurricane Evacuation & Disaster Preparedness

**The Town shall coordinate with Miami-Dade County, adjacent municipalities and the State of Florida in addressing the evacuation, structural integrity, and disaster-preparedness needs of Cutler Bay.**

**Policy T1-8A:** 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:** 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:** 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.



**GOAL 2:** The town shall develop a financially feasible transportation system that meets the needs of the town residents.

### Objective T2-1: Capital Improvement Program

**The Town shall implement a Capital Improvement Plan, including methods of funding, and fiscal controls for all major traffic and roadway projects.**

**Policy T2-1A:** The Town shall compile and prioritize a project list of major repair and maintenance for existing roadways under its jurisdiction and include the project list in Capital Improvement Plan.

**Policy T2-1B:** On an annual basis, the Town shall program needed capital transportation projects and improvements in the Town's Capital Improvement Plan.

### Objective T2-2: Financing Mechanisms

**The Town shall investigate new financing alternatives to overcome shortfalls of transportation funding.**

**Policy T2-2A:** The Town shall continue to aggressively seek funds from the Florida Department of Transportation, the Florida Department of Economic Opportunity, U.S. Department of Transportation, the Federal Transit Administration, and other appropriate state and regional agencies to meet the necessary funding for needed transportation improvements.

**Policy T2-2B:** New or re-development shall pay their proportionate fair share for their transportation impacts through impact fee assessments, construction of pedestrian/bicycle facilities, donations of needed Rights-of-Way or other appropriate means.



**GOAL 1:** To provide and ensure a comprehensive system of public parks, open spaces and recreational programs, that are well planned, convenient and customized to the recreational needs of the residents of Cutler Bay while preserving and protecting valuable natural resources for future generations.

## Objective ROS-1

**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.**

## Monitoring Measures ROS-1

Achievement of the Recreation and Open Space Level of Service Standard.

**Policy ROS-1A:** The Town will provide local recreation open spaces to serve the close to home recreation and open space needs of the residents of Cutler Bay. Active open spaces shall be provided at a Level-of-Service Standard of 1.2 acres per 1,000 residents and consist of the following:

1. Local parks consisting of mini-parks, neighborhood parks, community parks, and single-purpose parks and a relative percentage of regional parks used as local recreation open space and designated in the inventory of parks maintained by the Town of Cutler Bay and the County; and
2. Public school playfields that are used as local recreation open space through written agreement.

**Policy ROS-1B:** The Town shall add additional active park land to the Town's inventory to meet and maintain the established Active Open Space Level-of-Service Standard of 1.2 acres per 1,000 residents.

**Policy ROS-1C:** The Town will ensure private open space is provided to serve the recreational and open space needs of the residents of Cutler Bay. Private open space shall be provided at a Level-of-Service Standard of 0.9 acres per 1,000 residents.

**Policy ROS-1D:** The Town will ensure conservation open space is provided to serve the environmental and health needs of the residents of Cutler Bay. Conservation open space shall be provided at a Level-of-Service Standard of 0.9 acres per 1,000 residents.

**Policy ROS-1E:** The Town will periodically review and modify the LOS standard as necessary to ensure that it accurately reflects the recreational needs of the residents of Cutler Bay.

**Policy ROS-1F:** 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.



### Objective ROS-2

**The Town will require the creation of adequate local recreation open space as a condition for the approval of residential development projects and maintain an adequate inventory of recreational areas and facilities through the standards of the Land Development Regulations, private donations and the collection of concurrency fees.**

**Policy ROS-2A:** The Town shall maintain an updated inventory of recreation open spaces. The Park and Recreation Director shall maintain information on designated public parks and open space and associated facilities for accurate and regular measurement of levels of service and administration of the concurrency management system.

### Objective ROS-3

**The Town will maintain and update a Park and Recreation Master Plan that reflects the current and emerging needs of the community of Cutler Bay.**

**Policy ROS-3A:** The Park and Recreation Master Plan will provide guidance for the acquisition, operation and maintenance of the existing Miami-Dade County controlled open space parks and recreation facilities.

**Policy ROS-3B:** 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:** 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-3D:** The Town will seek private and public funding sources as may be available through various sources to fund the acquisition and development of land for future parks, recreational facilities and programs.

**Policy ROS-3E:** The Town will cooperate with the Miami-Dade County Parks, Recreation and Open Spaces Department on the provision of County park facilities within or serving the residents of the Town,

**Policy ROS-3F:** In certain special situation, coordination between the Town and Federal agencies shall play a key role in the management of natural areas and recreational open space.

### Objective ROS-4

**The Town will provide improved access to parks and recreational facilities within Cutler Bay.**

**Policy ROS-4A:** The Town will continue to improve motorized access to parks and recreation open spaces on roads and transit routes through the coordination with the Transportation Element and the Future Land Use Element.

**Policy ROS-4B:** The Town will provide adequate parking at all existing and future active recreational parks and facilities within Cutler Bay.



**Policy ROS-4C:** The Town will promote non-motorized access to all existing and future parks and recreation open spaces within Cutler Bay by creating and improving greenways, trails, bike lanes, sidewalks and improved connectivity between parks and residences, schools, community centers, activity centers and transportation hubs.

**Policy ROS-4D:** The Town of Cutler Bay's Park and Recreation Department shall seek to increase public awareness of available recreation opportunities through information programs, including making handouts available at Town Hall, posting information on the official Town Website, placing signage on roadways and at parks.

**Policy ROS-4E:** The Town shall continue to provide improved access for persons with disabilities by removing architectural, communication and program barriers to participation in compliance with the Americans with Disabilities Act.

## Objective ROS-5

**In coordination with the Coastal Management Element, the Town shall place a high priority in the acquisition of unprotected coastal lands for use as parks and preservation that provide public access for residents and visitors to the shoreline.**

**Policy ROS-5A:** The Town shall maintain information on environmentally sensitive land, coastal areas, historic places and archaeological sites under public and private ownership that provide public interpretive and recreational opportunities.

**Policy ROS-5B:** 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.

**Policy ROS-5C:** The Town will use native plant materials for park landscaping where appropriate and shall use it especially in developing and maintaining environmentally sensitive parklands.

**Policy ROS-5D:** When the Town acquires land it shall restore damaged or degraded natural areas including removing invasive plants and replacing them with native plants. The Town will rehabilitate mosquito control ditches as appropriate.

## Objective ROS-6

**The Town will maintain and improve communications between the Park and Recreation Department and visitors to ensure that the population's expressed needs and desires are considered in the further development and operation of the parks system.**

**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.

**Policy ROS-6B:** The Town shall include public participation in all aspects of site planning for future park and recreation open space.



**GOAL 1:** Develop, operate, and maintain a system of public education by Miami-Dade County Public Schools, in cooperation with the County and other appropriate governmental agencies, which will strive to improve the quality and quantity of public educational facilities available to the citizenry of Miami-Dade County, Florida.

## Objective EDU-1

Work with Miami-Dade County Public Schools towards the reduction of the overcrowding which currently exists in Miami-Dade County Public Schools, while striving to attain an optimum level of service pursuant to Objective EDU-2.

## Monitoring Measure EDU-1

Policies relating to the maintenance and improvement of specific level of service for public educational facilities, as specified in the Educational Facilities Impact Fee Ordinance, shall be reviewed annually. Each year, Miami-Dade County Public Schools will compare the official enrollment of the school system with the number of student stations available to determine the current operating LOS.

**Policy EDU-1A:** Cooperate with Miami-Dade County Public Schools in their efforts to continue to provide new student stations through the Capital Outlay program, in so far as funding is available.

**Policy EDU-1B:** Miami-Dade County shall collect impact fees from new development, with proof given to the Town prior to issuance of building permits, for transfer to Miami-Dade County Public Schools to offset the impacts of these additional students on the capital facilities of the school system.

**Policy EDU-1C:** Cooperate with Miami-Dade County Public Schools in their efforts to develop and implement alternative educational facilities, such as primary learning centers, which can be constructed on small parcels of land and relieve overcrowding at elementary schools, in so far as funding and rules permit.

**Policy EDU-1D:** Cooperate with Miami-Dade County Public Schools in their efforts to provide public school facilities to the students of Cutler Bay, which operate at optimum capacity, in so far as funding available and while taking into account transportation, as well as, other costs and factors. Operational alternatives may be developed and implemented, where appropriate, which mitigate the impacts of overcrowding while maintaining the instructional integrity of the educational program.

**Policy EDU-1E:** Cooperate with Miami-Dade County Public Schools in their efforts to maintain and/or improve the established level of service (LOS), for Public Educational Facilities, as established for the purposes of school concurrency.

**Policy EDU-1F:** Miami-Dade County Public Schools comments shall be sought and considered on comprehensive growth management plan amendments and other land use and zoning decisions, or Development of Regional Impact which could impact the school district, in order to be consistent with the terms of the state mandated Interlocal Agreement pursuant to Sections 1013.33 and 163.31777, Florida Statutes.

**Policy EDU-1G:** In accordance with Section 163.3174(1), Florida Statutes, the School Board of Miami-Dade County shall be invited to appoint a non-voting member to the Town's Local Planning Agency in order to receive comment on applications which could impact the school district.





**Policy EDU-1H:** Capital improvement programming by Miami-Dade Public Schools should be based on future enrollment projections and demographic shifts and targeted to enhance the effectiveness of the learning environment. The future enrollment projections should utilize student population projections based on information produced by the demographic, revenue, and education estimating conferences pursuant to Section 216.136, Florida Statutes, where available, as modified by the School Board based on development data and agreement with the local governments, the State Office of Educational Facilities and the State SMART Schools Clearinghouse. The School Board may request adjustment to the estimating conferences' projections to reflect actual enrollment and development trends. In formulating such a request, the School Board will coordinate with the Cities and County regarding development trends and future population projections.

**Policy EDU-1I:** It is the policy of Cutler Bay that Miami-Dade Public Schools should give priority to the Urban Infill Area (UIA) identified in the Growth Management Plan when allocating resources toward the attainment of the level of service objective for public educational facilities (Objective EDU-1), followed by more recently developed and newly developing areas outside the UIA and within the Urban Development Boundary (UDB).

### Objective EDU-2

**The Town of Cutler Bay shall coordinate new residential development with the future availability of public school facilities consistent with the adopted level of service standards for public school concurrency, to ensure the inclusion of those projects necessary to address existing deficiencies in the 5-year schedule of capital improvements, and meet future needs based upon achieving and maintaining the adopted level of service standards throughout the planning period.**

### Monitoring Measures EDU-2

An annual review of the latest adopted Miami-Dade County Public Schools Facility Work Program will be conducted pursuant to the Interlocal Agreement in order to determine if the adopted concurrency level of service standard (including the Interim LOS standards) is being achieved. The number of development orders approved, those disapproved and those that have achieved LOS standards through mitigation options will also be reviewed. The Town may also request the Work Program in order to monitor progress.

**Policy EDU-2A:** Upon public school concurrency becoming effective, the adopted level of service (LOS) standard for all Miami-Dade County public school facilities is 100% utilization of Florida Inventory of School Houses (FISH) Capacity (With Relocatable Classrooms). This LOS standard, except for Magnet Schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by the Miami-Dade County Public Schools.

The adopted LOS standard for Magnet Schools is 100% of FISH (with relocatable classrooms), which shall be calculated on a districtwide basis.

**Policy EDU-2B:** It is the goal of the Town of Cutler Bay, Miami-Dade County Public Schools, Miami-Dade County and the other signatories to the Interlocal Agreement for all public school facilities to achieve 100% utilization of Permanent FISH (No Relocatable Classrooms) capacity by January 1, 2018. To help achieve the desired 100% utilization of Permanent FISH by 2018, Miami-Dade County Public Schools should continue to decrease the number of relocatable classrooms over time. Public school facilities that achieve 100% utilization of Permanent FISH capacity should, to the extent possible, no longer utilize relocatable classrooms, except as an operational solution<sup>2</sup>. Beginning January 1, 2013 Miami-Dade County Public Schools will implement a schedule to eliminate all remaining relocatable classrooms by January 1, 2018.



**Policy EDU-2C:** In the event the adopted LOS standard of a CSA cannot be met as a result of a proposed development's impact, the development may proceed provided at least one of the following conditions is met:

1. The development's impact can be shifted to one or more contiguous CSAs that have available capacity and is located, either in whole or in part, within the same Geographic Areas (Northwest, Northeast, Southeast, or Southwest (See Figure 1 and Figures 1A through 1D) as the proposed development; or
2. The development's impact is mitigated, proportionate to the demand for public schools it created, through a combination of one or more appropriate proportionate share mitigation options, as defined in Section 163.3180 (13)(e)1, Florida Statutes. The intent of these options is to provide for the mitigation of residential development impacts on public school facilities, guaranteed by a legal binding agreement, through mechanisms that include, one or more of the following: contribution of land; the construction, expansion, or payment for land acquisition or construction of a permanent public school facility in exchange for the right to sell capacity credits. The proportionate share mitigation agreement, is subject to approval by Miami-Dade County School Board and Miami-Dade County Board of County Commissioners and must be identified in the Miami-Dade County Public Schools Facilities Work Program; or
3. The development's impacts are phased to occur when sufficient capacity will be available.

If none of the above conditions is met, the development shall not be approved.

**Policy EDU-2D:** Concurrency Service Areas (CSA) shall be delineated to: 1) maximize capacity utilization of the facility; 2) limit maximum travel times and reduce transportation costs, 3) acknowledge the effect of court-approved desegregation plans; 4) achieve socio-economic, racial, cultural and diversity objectives, and 5) achieve other relevant objectives as determined by the School Board's policy on maximization of capacity. Periodic adjustments to the boundary or area of a CSA may be made by the School Board to achieve the above stated factors. Other potential amendments or updates to the CSAs shall be considered annually at the Staff Working Group meeting to take place each year no later than April 30 or October 31, consistent with Section 9 of the Interlocal Agreement for Public School Facility Planning.

**Policy EDU-2E:** The County through the implementation of the concurrency management system and Miami-Dade County Public School Facilities Work Program for educational facilities, shall ensure that existing deficiencies are addressed and the capacity of schools is sufficient to support residential development at the adopted level of service (LOS) standards throughout the planning period in the 5-year schedule of capital improvements.

**Policy EDU-2F:** The Miami-Dade County Public Schools Facilities Work Program as it is periodically updated, will be evaluated on an annual basis to ensure that the level of service standards will continue to be achieved and maintained throughout the planning period.

**Policy EDU-2G:** At a minimum, the Town in conjunction with Miami-Dade County Public Schools shall adopt the annual updates, adding a fifth year, to the Miami-Dade County Public Schools Facilities Work Plan, update the financially feasible schools capital facilities work program, and coordinate capital facilities with the Work Program. Additionally, the Town shall coordinate its Growth Management Plan with the Plans of other local governments.

**Policy EDU-2H:** The Town shall adopt as an annual update to the Growth Management Plan updates to the Miami-Dade County Public Schools Facilities Work Program.



### Objective EDU-3

**Obtain suitable sites for the development and expansion of public education facilities.**

### Monitoring Measures EDU-3

Objective EDU-3 will be monitored through the annual inventory and assessment by Miami-Dade County Public Schools of School Board owned property. The number of new sites shall be reported annually and in the full review period reported in the EAR.

**Policy EDU-3A:** It is the policy of Cutler Bay that Miami-Dade County Public Schools shall not purchase sites for schools nor build new schools outside of the Urban Development Boundary (UDB), and that new elementary schools constructed should be located at least 1/4 mile inside the UDB; new middle schools should be located at least 1/2 mile inside the UDB, and; new senior high schools should be located at least one mile inside the UDB. In substantially developed areas of the County where suitable sites in full conformance with the foregoing are not available and a site or portion of a site for a new school must encroach closer to the UDB, the majority of the site should conform with the foregoing location criteria and the principal school buildings and entrances should be placed as far as functionally practical from the UDB. The same criteria of this paragraph that apply to public schools also pertain to private schools.

**Policy EDU-3B:** In the selection of sites for future educational facility development, the Town of Cutler Bay encourages Miami-Dade County Public Schools to consider whether a school is in close proximity to residential areas and is in a location that would provide a logical focal point for community activities.

**Policy EDU-3C:** Where possible, Miami-Dade County Public Schools should seek sites which are adjacent to existing or planned public recreation areas, 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 EDU-3D:** The Town of Cutler Bay acknowledges and concurs that, when selecting a site, Miami-Dade County Public Schools will consider if the site meets the minimum size criteria as recommended by the State Department of Education or as determined to be necessary for an effective educational environment.

**Policy EDU-3E:** When considering a site for possible use as an educational facility, Miami-Dade County Public Schools should review the adequacy and proximity of other public facilities and services necessary to the site such as roadway access, transportation, fire flow and portable water, sanitary sewers, drainage, solid waste, police and fire services, and means by which to assure safe access to schools, including sidewalks, bicycle paths, turn lanes, and signalization.

**Policy EDU-3F:** When considering a site for possible use as an educational facility Miami-Dade County Public Schools should consider whether the present and projected surrounding land uses are compatible with the operation of an educational facility.

**Policy EDU-3G:** The Town of Cutler Bay shall encourage and cooperate with Miami-Dade County Public Schools in their effort for public school siting reviews to help accomplish the objectives and policies of this element and other elements of the Growth Management Plan. The Town shall cooperate with Miami-Dade County Public Schools to establish provisions for a scoping or pre-application meeting as part of the educational facilities review process, if determined to be warranted.



**Policy EDU-3H:** Permitting of school facilities for Miami-Dade County Public Schools requires that a building permit application be made to the Miami-Dade County Public School Building Official prior to commencing any work, regardless of cost.

**Policy EDU-3I:** The Town will continue to cooperate with Miami-Dade County Public Schools in utilizing Miami-Dade County Public Schools as emergency shelters during county emergencies.

## Objective EDU-4

**Miami-Dade County Public Schools, in conjunction with the Town, Miami-Dade County and other appropriate agencies, will strive to improve security and safety for students and staff.**

## Monitoring Measures EDU-4

Objective EDU-4 will be monitored through the review and analysis of the statistics relating to school safety, as compiled annually, by the MDCPS Division of Police. A review and analysis of new and existing reactive and proactive safety and crime prevention programs will also be conducted on an annual basis.

**Policy EDU-4A:** Continue to cooperate with Miami-Dade County Public Schools to develop and/or implement programs and policies designed to reduce the incidence of violence, weapons and vandalism on school campuses. Encourage the design of facilities, which do not encourage criminal behavior and provide clear sight lines from the street.

**Policy EDU-4B:** Continue to cooperate with Miami-Dade County Public Schools to develop and/or implement programs and policies designed to reduce the number of incidents related to hazardous conditions as reported by the Environmental Protection Agency (EPA), the fire marshal, the State Department of Education (DOE), and other appropriate sources.

**Policy EDU-4C:** Continue to cooperate with Miami-Dade County Public Schools to provide for the availability of alternative programs for at-risk students at appropriate public educational facilities.

**Policy EDU-4D:** Coordinate with Miami-Dade County Public Schools, Miami-Dade County and municipalities to provide for pedestrian and traffic safety in the area of schools, and signalization for educational facilities.

**Policy EDU-4E:** Coordinate with Miami-Dade County Public Schools Division of School Police and other law enforcement agencies, where appropriate, to improve and provide for a secure learning environment in the public schools and their vicinity.

**Policy EDU-4F:** Cooperate with Miami-Dade County Schools Division of School Police and other law enforcement agencies to provide additional support or security, when appropriate.



### Objective EDU-5

Continue to develop programs and opportunities to bring the schools and community closer together.

#### Monitoring Measures EDU-5

Objective EDU-5 shall be monitored by Miami-Dade County Public Schools by reporting and reviewing the progress and number of new and existing community oriented programs, including an enrollment analysis, by age and ethnicity, of adult, community and vocational programs.

**Policy EDU-5A:** Cooperate with Miami-Dade County Public Schools in their efforts to provide “full service” schools, parent resource centers, adult and community schools and programs as appropriate.

**Policy EDU-5B:** Cooperate with Miami-Dade County Public Schools in their efforts to continue to provide opportunities for community and business leaders to serve on committees and task forces, which relate to the development of improved provision of public educational facilities.

**Policy EDU-5C:** Cooperate with Miami-Dade County Public Schools to continue to work with the development industry to encourage partnerships in the provision of sites and educational facilities including early childhood centers.

**Policy EDU-5D:** Cooperate with Miami-Dade County Public Schools through agreement with appropriate agencies to increase medical, psychological, and social services for children and their families as appropriate.

### Objective EDU-6

Miami-Dade County Public Schools will continue to enhance effectiveness of the learning environment.

#### Monitoring Measures EDU-6

Objective EDU-6 shall be monitored by Miami-Dade County Public Schools by reporting the number of educational facility enhancements such as media centers, art/music suite, and science laboratories.

**Policy EDU-6A:** Miami-Dade County Public Schools is encouraged to continue the design and construction of educational facilities which create the perception of feeling welcome, secure and positive about the students' school environment and experiences.

**Policy EDU-6B:** Miami-Dade County Public Schools is encouraged to continue to design and construct facilities which better provide student access to technology designed to improve learning, such as updated media centers and science laboratories.

**Policy EDU-6C:** Miami-Dade County Public Schools is encouraged to continue to improve existing educational facilities, in so far as funding is available, through renovation and expansion to better accommodate increasing enrollment, new educational programs and other activities, both curricular and extra-curricular.





## Objective EDU-7

**The Town of Cutler Bay, Miami-Dade County Public Schools, Miami-Dade County and the other signatories to the Interlocal Agreement shall establish and implement mechanisms for on-going coordination and communication, to ensure the adequate provision of public educational facilities.**

### Monitoring Measures EDU-7

Objective EDU-7 will be addressed by implementing and tracking the development of appropriate mechanisms, including interlocal agreements and coordination efforts, which serve to expedite the provision or enhancement of public educational facilities.

**Policy EDU-7A:** The Town shall coordinate and cooperate with Miami-Dade County Public Schools, the State of Florida, Miami-Dade County and other municipalities and other appropriate agencies to develop or modify rules and regulations in order to simplify and expedite proposed new educational facility developments and renovations.

**Policy EDU-7B:** The location of future educational facilities should occur where capacity of other public facilities and services is available to accommodate the infrastructure needs of the educational facility.

**Policy EDU-7C:** Miami-Dade County Public Schools should coordinate school capital improvement plans with the planned capital improvement projects of the Town and other County and municipal agencies.

**Policy EDU-7D:** The Town shall cooperate with Miami-Dade County Public Schools in their efforts to ensure that they are not obligated to pay for off-site infrastructure in excess of their fair share of the costs.

**Policy EDU-7E:** The Town, the County, other municipalities and Miami-Dade Public Schools shall periodically review the Educational Facilities Impact Fee Ordinance to strive to ensure that the full eligible capital costs associated with the development of public school capacity (new schools and expansion of existing ones) are identified when updating the impact fee structure. Pursuant to the terms of the state mandated Interlocal Agreement, the Town, other municipalities, the County and School Board shall annually review the Ordinance, its formula, the Educational Facilities Impact Fee methodology and technical report, in order to make recommendations for revisions to the Board of County Commissioners and the Miami-Dade County School Board.

**Policy EDU-7F:** The Town, Miami-Dade County Public Schools, Miami-Dade County and other municipalities will annually review the Educational Element and make amendments, if necessary, through the process of updating the Growth Management Plan and will coordinate the annual review of enrollment projections and follow procedures for the annual update process in accordance with the Interlocal Agreement for Public School Facility Planning.

**Policy EDU-7G:** The Town shall seek to coordinate with Miami-Dade County Public Schools in formalizing criteria for appropriate sharing of responsibility for required off-site facility improvements attributable to construction of new public schools or expansion of existing ones. The criteria should be prepared prior to the next full review of the School Impact Fee Ordinance.

**Policy EDU-7H:** The Town shall coordinate with Miami-Dade County Public Schools, the County and other local governments to eliminate infrastructure deficiencies surrounding existing school sites.





## EDUCATIONAL FACILITIES ELEMENT

**Policy EDU-7I:** The Town and Miami-Dade County Public Schools shall coordinate efforts to ensure the availability of adequate sites for the required educational facilities.

**Policy EDU-7J:** The Town and Miami-Dade County Public Schools shall coordinate the appropriate roles and responsibilities of affected governmental jurisdictions in ensuring the timely, orderly and efficient provision of adequate educational facilities.

**Policy EDU-7K:** The Town, where appropriate, will account for the infrastructure needs of new, planned or expanded educational facilities when formulating and implementing its own capital improvement plans.



**GOAL 1:** Achieve a sustainable, climate resilient community by: promoting energy efficiency and greenhouse gas reduction strategies; protecting and adapting public infrastructure, services, natural systems and resources from climate change impacts, and; continuing to coordinate with other agencies to address climate change at the local, County, regional, State, federal, and global levels.

## Objective CC-1

Mitigate the causes of climate change while providing for cleaner energy solutions and a more energy efficient way of life for residents, visitors and businesses.

## Monitoring Measures CC-1

1. Percent reduction in greenhouse gas emissions from government operations from baseline year 2017 and date of inventory, and/or since the date of the last inventory. (Target: at least 25% by 2030)
2. Percent reduction in overall greenhouse gas emissions, regionally and at the local level, between 2010 and date of inventory, and/or since date of the last inventory. (Target: at least 25% by 2030)

**Policy CC-1A:** 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. The Town will continue to regularly monitor and track the progress of programs and initiatives that contribute to the ultimate reaching of this goal.

**Policy CC-1B:** 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 renewable energy sources, including wind, geothermal and ocean energy technologies.

**Policy CC-1C:** The Town of Cutler Bay shall coordinate with legislative representatives to reduce regulatory barriers and develop incentives for renewable and alternative energy installations.

**Policy CC-1D:** The Town of Cutler Bay shall implement expedited permitting for the installation of alternative fuel and electric vehicle charging infrastructure.

**Policy CC-1E:** The Town of Cutler Bay shall coordinate with Miami-Dade County and the private sector to reduce greenhouse gas emissions and create "green" jobs by: promoting green economic growth and green-collar work training programs; expanding the market for energy efficient products and services; supporting renewable and alternative energy production, and; promoting and incentivizing energy conservation retrofits.



### Objective CC-2

Improve the climate resiliency and energy-efficiency of new and existing buildings and public infrastructure.

### Monitoring Measures CC-2

1. Percent of new development or redevelopment in the Town between 2016 and 2030, or date of evaluation, that is LEED-certified, or awarded a comparable green certification. (Target: at least 50% by 2030)
2. Number of capital projects that increased infrastructure resiliency to climate change between 2016 and 2030, or date of evaluation.

**Policy CC-2A:** The Town of Cutler Bay shall encourage greener, more energy-efficient and climate resilient construction practices by:

1. Requiring that the construction or renovation of Town-owned facilities meets Florida Green Building Coalition, US Green Building Council Leadership in Energy and Environmental Design (LEED), or other acceptable commercial building standards;
2. Encouraging commercial builders to require that the construction or renovation of commercial facilities meets Florida Green Building Coalition, US Green Building Council Leadership in Energy and Environmental Design (LEED), or other acceptable commercial building standards;
3. Encouraging licensed Town personnel to maintain LEED Green Associate certification;
4. Re-evaluating finish floor elevation standards with respect to projected sea level rise scenarios and flooding potential, and;
5. Incorporating building design specifications that increase resistance to more frequent and/or intense storm events.

**Policy CC-2B:** The Town of Cutler Bay shall evaluate risk from sea level rise or climate change related impacts in the location and design of new infrastructure, as well as the fortification or retrofitting of existing infrastructure.

**Policy CC-2C:** The Town of Cutler Bay shall make the practice of adapting the built environment to the impacts of climate change an integral part of its planning processes, including comprehensive planning, building codes, land development regulations, resource management, flood control and stormwater management, coastal management, community development and capital planning.

**Policy CC-2D:** The Town of Cutler Bay shall promote shoreline protection and erosion control by maintaining the buffer area between developed areas and the shoreline, and considering hard structures such as seawalls only when alternative options are unavailable.

**Policy CC-2E:** The Town of Cutler Bay shall implement strategies and practices to improve resilience to coastal and inland flooding, salt water intrusion, and other climate change impacts.



## Objective CC-3

**The Town of Cutler Bay shall advance transportation and land use alternatives that: reduce fossil fuel use; improve the mobility of people, goods and services; provide a diverse, efficient, and equitable range of transportation options, and; increase the Town's resiliency to the impacts of climate change.**

### Monitoring Measures CC-3

1. Percent reduction in vehicle miles traveled between 2016 and 2030, or date of evaluation. (Target: at least 50% by 2030)

**Policy CC-3A:** New roadways in the Town of Cutler Bay shall be designed to: prevent and control soil erosion; minimize clearing and grubbing operations; minimize storm runoff; minimize exposure to and risk of climate change impacts such as increased flooding, and; avoid unnecessary changes in drainage patterns.

**Policy CC-3B:** The Town of Cutler Bay shall require new construction, redevelopment, additions, retrofits or modifications of property to: incorporate permeable driveways consisting of porous concrete, open cell unit pavers (turf block), flagstone, or brick pavers; reduce total impervious area, and; employ other techniques to reduce run-off, capture and reuse rain water, allow the infiltration of water into the underlying soil, and recharge the Biscayne Aquifer.

**Policy CC-3C:** The Town of Cutler Bay shall continue to support initiatives which seek to diversify fuel options for fleet vehicles, and expand infrastructure for charging electric and hybrid electric vehicles.

**Policy CC-3D:** The Town of Cutler Bay and its transportation partners shall continue to implement strategies to improve bicycle and pedestrian ways which safely and conveniently connect residential areas to recreational areas and major activity centers, and which safely connect bicycle and pedestrian ways along major thoroughfares throughout the Town.

**Policy CC-3E:** Development and redevelopment in the Town of Cutler Bay shall provide for pedestrian friendly street design, an interconnected street network and hierarchy to reduce congestion and improve traffic flow, design that promotes the use of non-motorized transportation modes, connectivity to transit, and a range of uses in a compact area to reduce the need for external trips.

## Objective CC-4

**Coordinate with Miami-Dade County in improving the resiliency of existing water resources and water and wastewater infrastructure to climate change impacts, while improving energy efficiency and reducing greenhouse gas emissions.**

### Monitoring Measures CC-4

1. Implementation status of policies CC-4A – CC-4E.

**Policy CC-4A:** The Town of Cutler Bay shall coordinate with the Miami-Dade County to identify any existing septic tanks that may be currently at risk of malfunctioning due to high groundwater levels or flooding, and develop programs to abandon these systems and/or connect users to the public sewer system.

**Policy CC-4B:** The Town of Cutler Bay shall continue to participate in regional water conservation initiatives in coordination with the South Florida Water Management District, Miami-Dade County and other agencies.



## CLIMATE CHANGE ELEMENT

**Policy CC-4C:** The Town of Cutler Bay shall coordinate with the appropriate agencies in the implementation of adaptive management strategies to improve the climate change resiliency of water and wastewater infrastructure and resources.

**Policy CC-4D:** The Town of Cutler Bay shall continue to develop regulations that require new construction, and redevelopment to: manage stormwater runoff; incorporate porous materials; reduce total impervious area, and; employ other techniques to reduce runoff, capture and reuse rainwater, and recharge the Biscayne Aquifer.

**Policy CC-4E:** The Town of Cutler Bay shall coordinate with the appropriate agencies to mitigate water supply losses resulting from saltwater intrusion, and to address climate change impacts on the coastal aquifer.

### Objective CC-5

**Protect, enhance and improve the climate change resiliency of the Town's natural environment and ecosystems.**

### Monitoring Measures CC-5

1. Number of new street trees planted, and the resulting increase in tree canopy. (Target: at least 20% increase between 2016 and 2030)
2. Implementation status of policies CC-5A – CC-5G.

**Policy CC-5A:** The Town of Cutler Bay shall continue to support local, County, regional, State and national environmental restoration, mitigation and adaptive management efforts to improve the resiliency of natural lands and systems to climate change.

**Policy CC-5B:** The Town of Cutler Bay shall consider the climate adaptation needs of native plants and animal species, and strategies to assist in their natural migration.

**Policy CC-5C:** The Town of Cutler Bay shall promote species diversity, the planting of native landscapes, and sustainable landscaping practices in order to protect and enhance the resiliency of natural resources to climate change.

**Policy CC-5D:** The Town of Cutler Bay shall encourage the planting of native trees that sequester and store high levels of carbon on public and private lands, including vacant and/or underutilized properties.

**Policy CC-5E:** The Town of Cutler Bay shall continue to maintain and enhance its tree canopy through such efforts as implementation and periodic update of its Street Tree Master Plan, urban forestry grants, and other actions.

**Policy CC-5F:** The Town of Cutler Bay shall evaluate stormwater management operations in the context of sea level rise in order to: lessen negative impacts to open spaces, wetlands, and other natural systems; improve the ability of these systems to adapt to climate changes, and; optimize the ability of these systems to create additional benefits to Town residents, businesses and visitors.

**Policy CC-5G:** The Town of Cutler Bay shall coordinate with the County and other agencies to protect ecosystems from contamination that might result from inundation, structural failure or abandonment resulting from sea level rise, storm events, and/or other climate change impacts.



## Objective CC-6

Develop and implement adaptation strategies to address impacts associated with coastal flooding, tidal events, storm surge, flash floods, stormwater runoff, salt water intrusion and other impacts related to climate change, with the intent of increasing the Town's comprehensive adaptability and resiliency capacities. Adaptation strategy options may include but are not limited to: protection; accommodation; managed retreat; avoidance, and/or; other options.

## Monitoring Measures CC-6

1. Implementation status of policies CC-6B – CC-6G.

**Policy CC-6A:** The Town of Cutler Bay shall identify and designate Adaptation Action Areas as provided by Section 163.3164(1), Florida Statutes, and develop policies for adaptation as required for the protection of areas and facilities in the Town that are vulnerable to the impacts of rising sea levels and climate change. Areas that might be designated as Adaptation Action Areas in the Town may include but are not be limited to:

1. The Coastal High Hazard Area;
2. Areas subject to inundation due to sea level rise, and;
3. Areas expected to experience the greatest extent of flooding in a 100-year flood event.

Those areas identified in Exhibit CC-1 are hereby adopted and designated as Adaptation Action Areas. The highest priority for action shall be in the high emphasis areas most vulnerable to impacts and/or which are likely to be impacted first. Longer term action steps shall also be taken to address projected future sea level rise and climate change impacts in the moderate emphasis areas.

**Policy CC-6B:** 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-6C:** The Town of Cutler Bay shall consider the installation of backflow preventers on drainage systems that discharge to Biscayne Bay or drainage canals in coordination with the appropriate agencies.

**Policy CC-6D:** The Town of Cutler Bay shall increase the minimum required base flood finished floor elevation of all new structures within designated Adaptation Action Areas by one additional foot.

**Policy CC-6E:** The Town of Cutler Bay shall construct the additional stormwater drainage infrastructure necessary to accommodate projected increases in stormwater, including drainage wells, injection wells, swales, bioswales, French drains, and other related structures.

**Policy CC-6F:** 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.

**Policy CC-6G:** The Town of Cutler Bay shall coordinate with Miami-Dade County in the review of the Salt Barrier Line in an effort to determine whether the legislation needs to be amended due to increases in sea level and to help identify measures and improvements necessary to protect against salt water intrusion in the area of the established line.





### Objective CC-7

Coordinate with local, County, regional, State and federal agencies and other non-governmental entities and academic institutions in the ongoing assessment of climate change and sea level rise, and continue to collaborate in the identification and implementation of appropriate mitigation, protection, accommodation and adaptation strategies.

### Monitoring Measures CC-7

1. Implementation status of policies CC-7A – CC-7C.

**Policy CC-7A:** The Town of Cutler Bay shall coordinate with Miami-Dade County and other participating counties in the Southeast Florida Regional Climate Change Compact in the identification of modeling resources and development of initiatives and goals to address climate change.

**Policy CC-7B:** The Town of Cutler Bay shall continue to coordinate regionally with southeast Florida counties and municipalities, academia, and local, regional, State and federal agencies in the analysis of sea level rise, drainage, storm surge and hurricane impacts and the planning of mitigation and adaptation measures.

**Policy CC-7C:** The Town of Cutler Bay shall continue to actively monitor the Southeast Florida Regional Climate Change Compact, and shall coordinate with neighboring municipalities to make our community more climate change resilient by sharing technical expertise, assessing regional vulnerabilities, advancing agreed upon mitigation and adaptation strategies and developing policies and programs.

### Objective CC-8

Increase opportunities for the community to learn about and participate in decision-making processes regarding climate change.

### Monitoring Measures CC-8

1. Implementation status of policies CC-8A – CC-8C.

**Policy CC-8A:** The Town of Cutler Bay shall support community engagement in climate change adaptation and response planning.

**Policy CC-8B:** The Town of Cutler Bay shall provide information to the public and community stakeholders about the current and potential impacts of climate change and sea level rise, as well as mitigation, protection, accommodation and adaptation strategies.

**Policy CC-8C:** The Town of Cutler Bay shall continue to support public education and outreach programs addressing issues including but not limited to: energy efficiency; water conservation; solid waste reduction and recycling; urban forests; native landscaping; air quality, and; greenhouse gas reduction.



Exhibit CC-1. Adaptation Action Areas

