



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.