



**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.



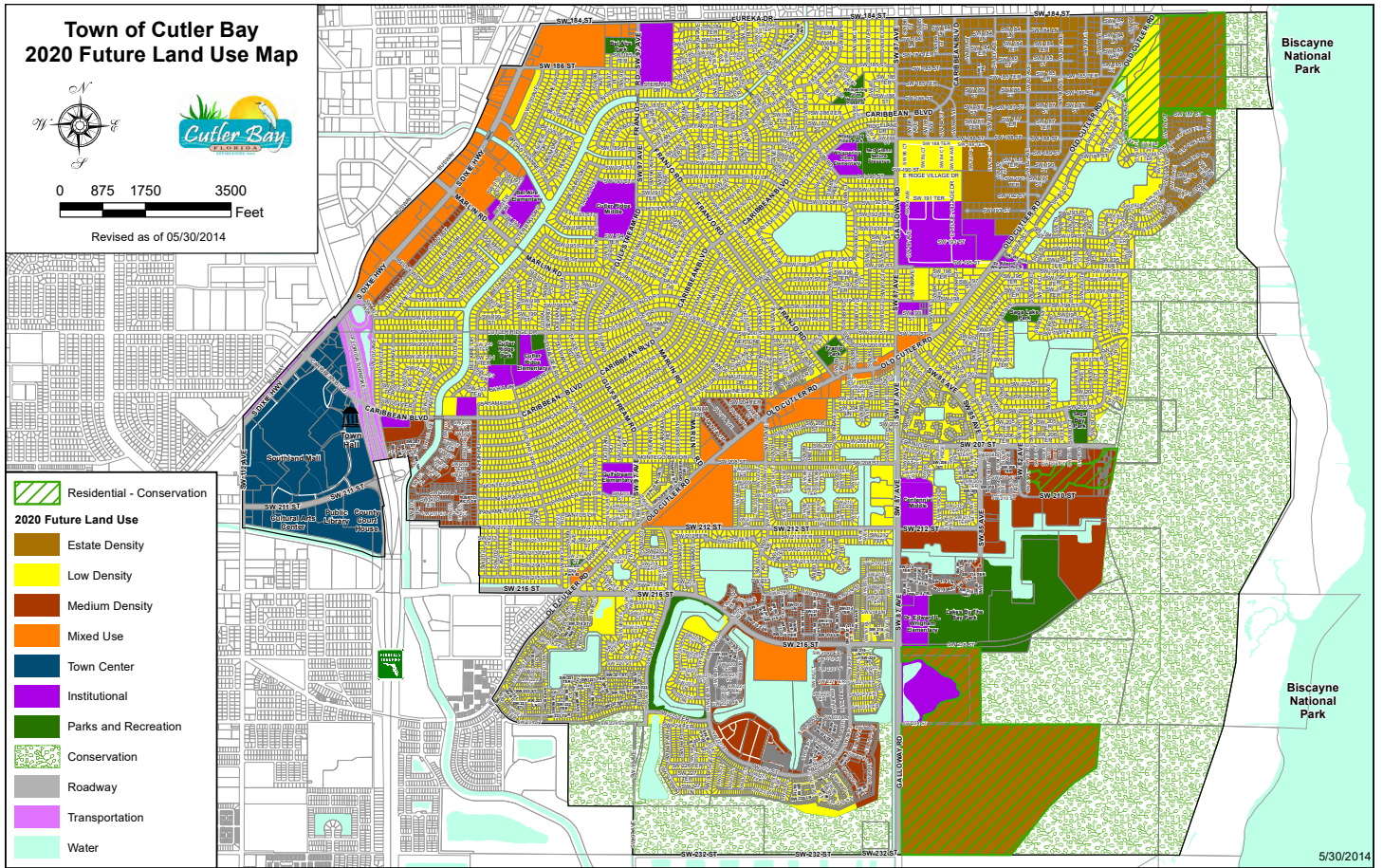
Table FLU-1 (CONTINUED)

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.