

An architectural rendering of a modern, multi-story building with a prominent corner tower. The building features large glass windows and balconies. In the foreground, there is a well-maintained green lawn with several palm trees and other tropical plants. A paved walkway runs along the lawn, and a few people are seen walking. To the right, a parking lot with several cars is visible. The background shows a clear blue sky with some light clouds. The overall scene is bright and sunny, suggesting a tropical or coastal location.

THE CONTEMPORARY + MEDSQUARE AT CUTLER BAY

Presentation to the Town of Cutler Bay
Mayor and Council Members



PROPERTY AERIAL

Project Overview

- Maintains Medical + Commercial Uses
- Maintains Elderly Housing
- Maintains Previous Community Benefits (Linear Park, Golf Cart Parking with Charging Stations, Hosting Senior Events, Town Circulator Stop, etc.)

Enhancements:

- Intergenerational focused design community
- Affordable Housing Caps on more than 50% of Units
- Dedicated Essential Worker/ Hero Housing
- Dedicated Military Service Housing



THE 2022 APPROVAL

The 2022 approval featured a mixed-use senior living development integrated within a single, cohesive 2-story building envelope, including:

- 196 Age-restricted (55+) units
- 42,250 sq. ft. of medical office space
- 19,240 sq. ft. of commercial space (restaurants & shops).
- 3.4 Acre Linear Park

Town Council also approved corresponding Declaration of Restrictive Covenants and Modifications:

- Modification to Existing Covenant (1982) to allow senior residential units
- Site Plan Covenant with 55+ age restriction for residential units and community benefits (i.e. Town Circulator stop, open linear park, golf cart charging/parking, clubhouse access, etc.)



THE 2024 LIVE LOCAL SITE PLAN APPROVAL

The 2024 Live Local Approval maintained the same overall layout and community benefits originally proposed in 2022. Some aspects of the 2024 Live Local Approval are listed below:

- Total of 322 units age restricted (55+) units (with 129 units designated affordable – 120% AMI)
- Added an additional 5,000 SF of restaurant space (total of 24,000 sq. ft.)
- Reduced the amount of medical office proposed by approx. 50% to 24,000 sq. ft. (50% reduction)
- Senior Housing within 4-Story Building Envelope
- Reduced height of commercial buildings along SW 216 Street to 1-story in height (50% reduction)
- Retained the entire linear park from the original 2022 plans.



THE 2026 PROPOSAL

Maintains same overall layout and design as the 2024 Live Local Approval.

- Same number of units (322 units) with new unit breakdown:
 - 202 Non-age restricted Units
 - 120 Age restricted (55+) Units
- Same Height (Mixed Use Development with 1 Story Commercial and 4 Story Residential).
- Linear Park preserved as designed in 2022 with new extended park hours and amenities.
- Office, restaurants and retail space maintained
- Recorded development restrictions to provide long-term predictability



Project Comparisons

Category	2022	2024	<u>2026</u>
Density (Total Units)	196	322	322
• 55+	• 196	• 322	• 120
• Non-Age Restricted	• 0	• 0	• 202
• Income Restricted/Workforce Designated	• 0	• 129 WFH Units (120% AMI)	• 129 WFH Units* (120% AMI) <small>* 55+ and Non-Age Restricted</small>
Medical Office Sq. Ft.	42,250	25,000	25,000
Retail/Restaurant Sq. Ft.	19,240	24,000	24,000
Linear Park Acreage	3.4	3.4	3.4
# of Parking Spaces	493	841	854
# of Public Golf Cart Spaces	51	51	51



Intergenerational Designed Community

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INTERGENERATIONAL COMMUNITIES

Healthier Lives Across Generations: A Blueprint for
Intergenerational Living - *Generations United, Harvard JCHS &
LeadingAge LTSS Center @ UMass Boston (2024)*

- **Improved health & well-being** — intergenerational environments boost physical and mental health by increasing daily social interaction across age groups.
- **Reduced social isolation** — intentional design fosters relationships, easing loneliness for seniors and strengthening ties for younger residents.
- **Mutual support systems** — informal networks let seniors, families, and young professionals share caregiving, mentorship, and daily life.
- **Intentional community design** — site planning, shared spaces, and programming encourage interaction, building more cohesive, resilient neighborhoods.

**generations
united**[®]



**JOINT CENTER FOR
HOUSING STUDIES**
OF HARVARD UNIVERSITY



Research bridging policy and practice

INTERGENERATIONAL COMMUNITIES

Age-Diverse Communities & Economic Opportunity - *AARP Public Policy Institute (2025)*

- **Reduced social isolation** — multiage communities are inherently less isolating, offering daily interaction and meaningful relationships across generations.
- **Improved mental & physical health** — regular intergenerational engagement strengthens emotional well-being and overall health for older and younger residents alike.
- **Economic opportunity & resilience** — age-diverse populations support balanced workforce participation, upward mobility, and steady local economic activity.
- **Reduction in ageism** — daily contact between generations breaks down stereotypes and builds mutual respect across age groups.



Real Possibilities

**Public Policy
Institute**

THE CONTEMPORARY AT CUTLER BAY

An Intergenerational Wellness Living Community

An ecosystem that combines housing, healthcare, lifestyle services and social design so that multiple age groups live in one integrated environment – the following elements are integrated into the 2026 Project and include:

- Senior Living - 55+ Age Restriction
- Family Housing - Hero and Military Housing, Young Professionals, Families with Children
- Health & Wellness Programming (Fitness Center, 3.5 Acre Walking Trail, Aquatic, Pickel Ball Courts, Children's Playground)
- Preventive Healthcare – Onsite Medic
- On-site Retail and Restaurant (24K Sq. Ft, Organic Food Hall, Childcare Center, Spa)



8 Pillars of the Age-Friendly Action Plan

Complied

1. Outdoor Spaces & Buildings: Wide Perimeter Park / Walkway / Boardwalk around the Project and the Lake, available to the residents of Cutler Bay, which will include pedestrian friendly facilities, outdoor fitness equipment, and ADA features while enhancing safety and promoting wellness and health lifestyle.



2. Transportation: Project will offer a dedicated local bus circulator stop with-in the neighborhood or along SW 216th, at no cost to the City of Cutler Bay. Additionally, Project will be "golf cart" friendly, and will offer dedicated golf cart parking for its residents.



3. Housing: The Project contains 55+/Age Restricted uses, which shall serve as an affordable housing option for seniors integrated within an intergenerational mixed use development in the City of Cutler Bay and the southern portion of Miami-Dade County.



4. Social Participation: The Project will offer its residents, and the 55+ City of Cutler Bay residents, an array of social daily activities, programming and experiences, including but not limited to health, wellness, fitness, culinary, amongst many others.



5. Respect and Social Inclusion: The Project will deliver a "public space" to hold weekly and monthly "social" gatherings, as well as community meetings, offered free of charge to the community, by appointment. This "public space" can act as a catalyst to link the local senior community to engage with the town and its younger residents.



6. Civic Participation and Employment: The Project's developer is partnering with Florida International University for educational classes at The Contemporary - Miami property, and intends to offer the same educational classes at the Project in order to empower residents to continue learning.



7. Communication and Information: The Project will employ a dedicated Communication and Marketing Director, of which one of this position's responsibilities will be to remain in direct contact with the Town's Active Adults Program Director coordinating joint activities with the Town and the Project.



8. Community and Health Services: The Project will include an on-campus 25,000 Sq. Ft. Medical Office Building called MedSquare, which shall consist of an ecosystem of dedicated medical specialist, which may include Gastro, Primary, Therapeutic, Dermatology, Dental, Urology, OB/GYN, Senior Center, behavioral health, amongst others.



2026 Project Rental & Income Breakdown

147 Hero/Workforce Housing

- 120 Units – Elderly 55+ Age-Restricted
- 27 Units – Non-Age Restricted WFH

20 Units Military Service members

167 Units = 52%

Hero/Workforce Rental & Income Caps

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HERO HOUSING PROGRAM

Incorporating a rental preference program for young professionals and essential workers:

- Law enforcement personnel
- Firefighters
- Healthcare professionals (including physicians, nurses, and other medical support staff),
- Town of Cutler Bay employees, or
- Educational institution personnel (including teachers and other employees)



MILITARY RENTAL PROGRAM

Incorporating a rental preference program for Homestead Air Force Base Reserve (HAFB) Service Members

- **20 units** eligible for HAFB active-duty service members or civilian employees
- **Priority leasing** goes to eligible HAFB households, either through the military program or direct marketing.







An architectural rendering of a modern building complex, likely a university or community center. The scene features a large, multi-story building with a prominent tower section and a covered walkway. Palm trees and other tropical vegetation are scattered throughout the landscape. Several people are depicted walking along the paths, and a car is visible on the right side of the image. The overall atmosphere is bright and open. The text 'Community Benefits Enhanced' is overlaid in a bold, teal font on the right side of the image.

Community Benefits Enhanced

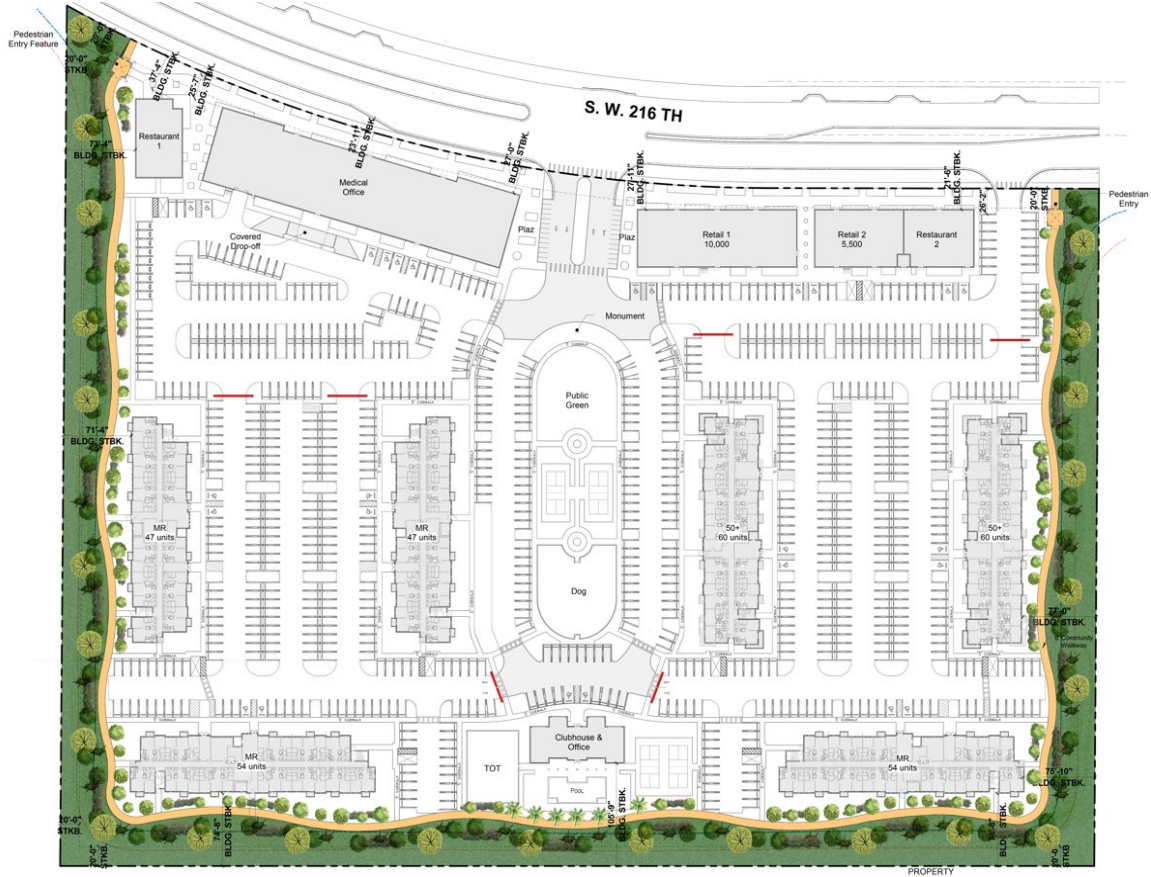
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COMMUNITY BENEFITS

Although not required under the Live Local Act, the 2026 Proposal includes maintains the community benefits from the 2022 Approval:

- 3.4 Acre Linear Park with walking trails, Space for Town Senior Programming
- 51 Golf Cart Parking & Charging Stations
- Neighborhood retail shops, restaurants, and medical uses within close walking distance to community
- Underground Utilities **New**
- Environmental Cleanup via Brownfield Cleanup Program **New**
- Community Central Park with pickle ball courts and children playground that will be open to the public **New**
- Art in Public Places **New**
- Linear Park enhanced with 12 pieces of exercise equipment **New**
- Shared Maintenance costs of future signalization/crosswalk and of \$450k of landscape improvements along SW 216 Street **New**







An architectural rendering of a modern building complex, possibly a residential or commercial development. The scene features a multi-story building with a prominent tower section, surrounded by lush landscaping including palm trees and other tropical plants. A paved road with a white car and a few figures is visible in the foreground. The entire image is overlaid with a semi-transparent teal filter, and a vertical gold bar is positioned on the left side.

Covenant Modification Request

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Request before the Town Council

Previous Approvals

- 1982 – Miami-Dade County Commercial Use & Covenant Approval for Property
- 2022 – Mixed Use Senior Residential (55+) Housing Development

Current Covenant Modification Request

- Intergenerational/Mixed Use focused designed community
- Maximum Unit Restriction of 322
 - 120 Age Restricted 55+ Units
 - 202 Non-Age Restricted Units
- Committed Affordable Rental Caps on 52% of Units
 - 147 Essential Worker/Hero Housing
 - 120 Units – Elderly 55+ Units
 - 27 Units – Non-Age Restricted WFH Units
 - 20 Units – Military Housing
- Committed Leasing Priority Program to Essential Worker/Hero Housing
- Detailed Community Benefit Commitments

MIXED USE COVENANT & DEVELOPMENT COMMITMENTS

These restrictions will run with the land and bind future owners, creating long-term certainty and development protections not currently in place.

- Restricts density to currently proposed (322 Residential Units)
- Ensures that 120 units remain available in perpetuity for senior housing (age-restricted to 55+)
- Provides for commitment of owner to construct the public linear park uses with extended hours
- Prevents future live local development increases beyond that proposed
- Landscaped linear park with lighting and exercise stations




LEGAL AGREEMENT

Recorded covenant runs with the land



LIMITS DEVELOPMENT

Caps units and height below what could otherwise be built



MIXED USE COVENANT UPDATED 6/17 CHANGES

4. **Commercial Uses.** ~~Prior to, or contemporaneously with, the issuance of the first building permit for any residential building within the Project, building permits for the retail and restaurant components of the Project shall be obtained. Prior to the issuance of a certificate of occupancy for the third (3rd) residential building within the Project, the retail and restaurant components of the Project shall be under "Development" as that term is defined in Section 163.3164, Florida Statutes.~~
5. **Linear Park.** The Linear Park shall be constructed by Owner, at its sole cost and expense, as an open space that will be accessible to the general public from sunrise to 9:30 P.M. daily. The Owner shall be responsible for the payment of all costs associated with the installation, operation and maintenance of the Linear Park, including but not limited to landscaping, park furniture, ~~and~~ 12 pieces of outdoor equipment, and security.

An architectural rendering of a modern, multi-story building with a prominent central tower and large windows. The building is surrounded by lush landscaping, including numerous palm trees and other tropical plants. In the foreground, there is a paved street with a few people walking and a car parked. The overall scene is bright and sunny, suggesting a warm climate. The image is partially obscured by a dark teal overlay on the left side.

Community Support

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Community Support

Support from
Old Cutler
Lakes by the
Bay
Community
Association



18951 SW 106 Ave. #201, Cutler Bay, FL 33157 • Tel: (305) 232-0354 Office • lakesbythebay@afl.net

Town Council
Town of Cutler Bay
10720 Caribbean Boulevard
Cutler Bay, Florida 33189

Re: The Contemporary + MedSquare at Cutler Bay Project / Property identified by Miami-Dade County
Folio No. 36-6016-000-0027, in the Town of Cutler Bay, Florida (the "Property")

Dear Town Council Members:

On behalf of the Old Cutler Lakes by the Bay Community Association, Inc., we enthusiastically submit this letter of support for our neighbors' zoning applications (including the Growth Management Plan Text Amendment, Land Development Regulations Text Amendment, and Site Plan) for the mixed use, senior independent living development at the Property.

Very early on, the Developer contacted us to present the proposed development at our community meeting. At that time, the Developer's team shared their design and vision for the new elderly housing development and also sought our feedback about ways to improve the development and surrounding neighborhood. After careful review of the plans and continued discussions with the Developer, we believe the proposed independent living facility will be a positive addition to our neighborhood by providing much needed elderly housing as well as community friendly commercial space. We particularly appreciate that the proposed development is appropriately scaled and provides an active, linear park not only for the future residents but public access for the entire community.

For these reasons and many more, we fully support the proposed mixed use, independent living development and strongly encourage your approval of these zoning applications.

Sincerely,


On behalf of Old Cutler Lakes by the Bay
Community Association, Inc.

Thank You!





THE LIBRARY PUBLIC

THE CONTEMPORARY CUTLER BAY



