

The following document is the proposed Goals, Objectives and Policies for the Town of Cutler Bay. All maps in this electronic version are considered unofficial copies. The official copies may be obtained at the Planning Department of the Town Hall.

The Data, Inventory and Analysis that is the supporting information to this document is available for review at the Planning Department of the Town Hall.

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Town of Cutler Bay Growth Management Plan 2007

Prepared for the Town of Cutler Bay by:

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Introduction

History

In November, 2005 the Town of Cutler Bay was incorporated through the tireless efforts of individuals dedicated to the ideal of controlling their own destiny. While the reasons for this shared belief were varied, many agreed that it was important to have local control related to planning and zoning. It was for this reason that the Town of Cutler Bay welcomed the opportunity to prepare a Comprehensive Plan.

The story of Cutler Bay began in the 1870's when Dr. William C. Cutler visited the area and bought 600 acres. Dr. Cutler had dreams of establishing a fruit and vegetable plantation. The Town made an early attempt at incorporation at the turn of the century but was disincorporated during the depression. Not much changed through the years, until the early 1950's when David Blumberg began developing the area that became known as Cutler Ridge. Blumberg and his partner, Joe Segal built the first housing subdivision in 1954. What is today known as the Southland Mall was opened in 1960. From the early days of the first subdivisions, the Town has grown from a community of just over 7,000 residents to one of almost 25,000 as counted by the last US Census.

Currently, the Town is home to over 37,000 residents. Cutler Bay is governed by a five-member Town Council and operates under a Council-Manager form of government.

The area covers approximately 9.7 square miles. The boundaries are approximately as follows: on the North by SW 184 Street (Eureka Drive) from the Homestead Extension of the Florida Turnpike (HEFT) to Biscayne Bay; on the West from SW 184 Street following US-1 to SW 112 Avenue (Allapattah Road) and then along SW 216 Street (Hanlin Mills Drive); on the South by SW 224 Street going east to Biscayne National Park. The Eastern Border follows the coastline of Biscayne Bay from SW 184 Street to SW 224 Street.

Our Mission

To make Cutler Bay a beautiful, safe and friendly town that encourages its residents and business leaders to actively and proudly participate in the ongoing efforts to enhance and sustain the Town's image, sense of identity and quality of life.

Our Principals

Based on the efforts initiated through the Town's Strategic Plan and Charter, and using the involvement provided through the subsequent planning processes, several core principals have been expressed. It is from these that the goals, objectives and policies have been built:

- Responsible
- Accountable
- Respectful
- Trusting
- Encouraging
- Inclusive
- Professional
- Diverse
- Regional
- Innovative
- Honest

Elements

The Town of Cutler Bay's Growth Management Plan will be the Town's blueprint for existing and future development. The goals, objective and policies presented in this Growth Management Plan, were established to reflect the Town's continued vision for the future. The goals, objectives and policies are organized by subject and are governed by the Florida Growth Management Act, Chapter 163 of the Florida Statutes and Chapter 9J-5 of the Florida Administrative Code. The following paragraphs describe the purpose for each of the various Elements that make up this Growth Management Plan.

Future Land Use

The purpose of the Future Land Use Element is to inventory the existing land uses within the Town, designate land use patterns and analyze the anticipated impacts of projected populations on available vacant land and designated land uses.

Housing

The purpose of the Housing Element is to identify those appropriate plans and policies to meet projected deficits in the supply of housing for low to moderate income individuals, group homes, foster care facilities and households with special needs.

Infrastructure

The purpose of the Infrastructure Element is to ensure the availability of the necessary infrastructure and services to address the current and projected population.

Coastal Management

The purpose of the Coastal Management Element is to plan for and protect coastal resources, and address emergency management issues pertaining to hurricanes and other natural disasters.

Conservation

The purpose of the Conservation Element is to provide for the conservation, use and protection of the Town's natural resources and environment.

Intergovernmental Coordination

The Intergovernmental Coordination Element is to ensure proper coordination with other governmental agencies and neighboring jurisdictions that provide services to, or otherwise impact the Town.

Capital Improvements

The Capital Improvements Element evaluates the need and estimates the cost for public facilities and improvements, and sets financial policies to guide the funding of improvements.

Transportation

The Transportation Element inventories the existing roadway conditions and level-of-service as well as projecting the future conditions of the roadway network based on the anticipated future development as designated in the Future Land Use Element.

Recreation and Open Space

The Recreation and Open Space Element is intended to inventory and plan for recreation facilities and parks within the Town.

Educational Facilities

The newly required Educational Facilities Element addresses coordination between the Town and the School Board to ensure that adequate schools are in place to serve existing and future residents.

Organization of this Growth Management Plan

The Town of Cutler Bay's Growth Management Plan is organized into two volumes as described below:

- **Volume 1: Goals, Objectives and Policies**, consists of the components of this plan that will be adopted by the Town and provides specific guidelines that will serve as the blueprint for the future of the Town. Volume 1 includes the Future Land Use Map.
- **Volume 2: Data, Inventory and Analysis**, consists of the back-up documentation, maps, exhibits and research that went into developing the goals, objectives and policies. Volume 2 will not be adopted by the Town, it will serve as a reference document to Volume 1.

Future Land Use



Goal

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 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 2020 population of 60,000, 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 2020 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 as follows:

Future Land Use



District	Uses	Density and Intensity
Conservation	Public or private lands protected for conservation purposes via ownership or regulatory mechanisms	n/a
Parks and Recreation	Public and private parks, open space, and outdoor recreational facilities	n/a
Water	Natural and man-made water bodies for stormwater drainage and retention, recreation, flood control, and natural resource protection and enhancement	n/a
Institutional	Governmental facilities, educational facilities, communications facilities, religious institutions, fraternal organizations, hospitals, and nursing homes.	Maximum Floor Area Ratio of .40. Maximum height of two stories, 24 feet. Architectural features can exceed maximum height limitations.
Transportation and Roadways	Roadways, rights-of-ways, and transportation infrastructure	n/a
Estate Density Residential	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 <u>Estate Density-Conservation</u> One (1) to 2.5 units per gross acre, until such time as the land is purchased for conservation purposes or other public use, or otherwise protected from development via conservation mechanisms. Schools and religious institutions not allowed.
Low Density Residential	Residential units, public schools and religious institutions	2.5 to 6 units per gross acre, maximum Floor Area Ratio of 4.0 for public schools and religious institutions
Medium Density Residential	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

Future Land Use

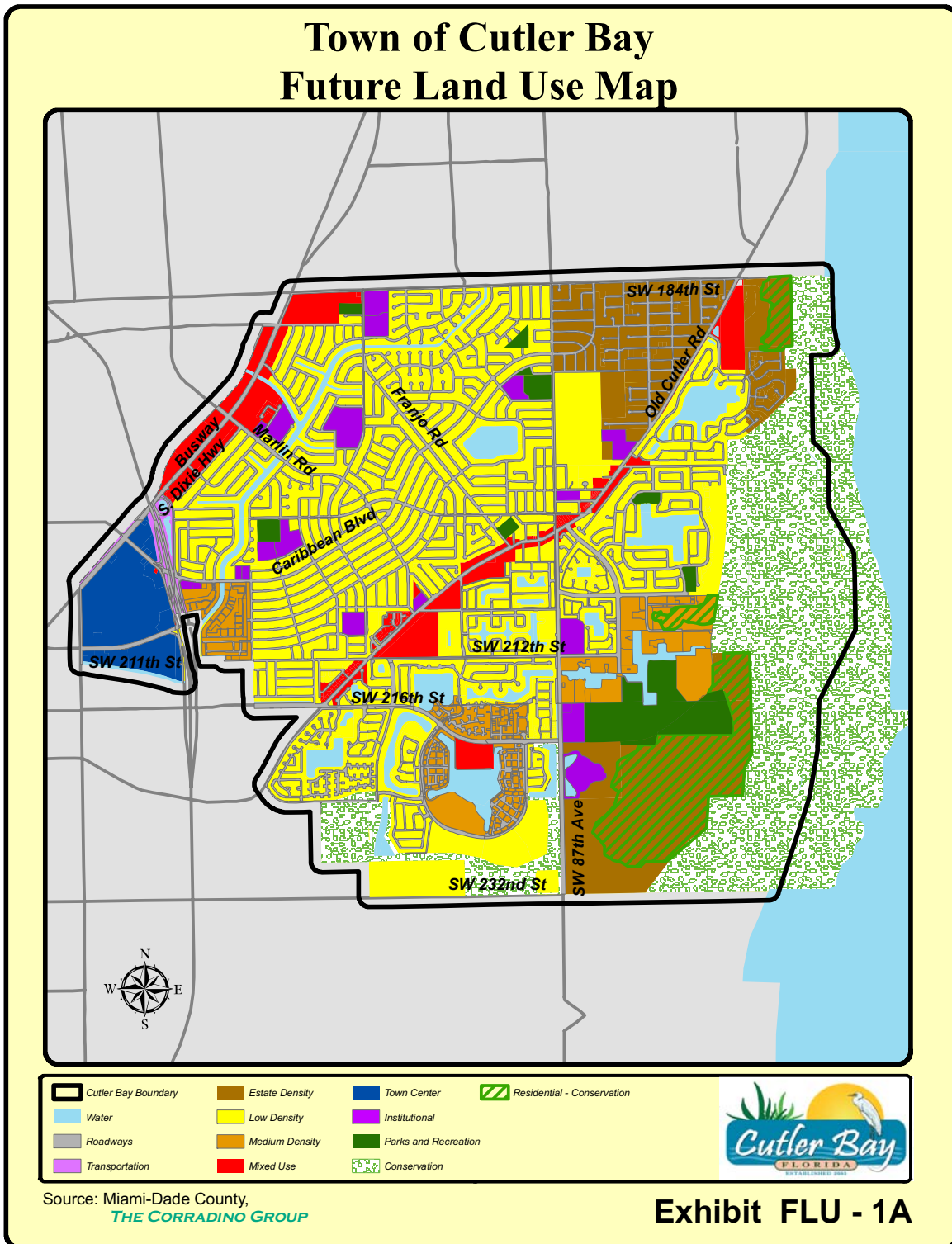


District	Uses	Density and Intensity
<p>Mixed Use</p>	<p>Sales and service activities, professional and clerical offices, hotels, motels, medical buildings and offices, cultural and entertainment uses, community facilities, institutional, parks and open space, and residential uses in a high quality mixed use environment. 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 different buildings on the same site or block face) is allowed, with specific 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.</p>	<p><u>US-1 Corridor</u> Mix of uses, with residential uses comprising 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><u>Old Cutler Road Corridor</u> Mix of uses, with residential uses comprising 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><u>SW 184 Street and Lakes-by-the-Bay Mixed-Use sites</u> 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><u>Institutional Uses</u> Maximum FAR of .5 for Institutional uses in the US-1 and Old Cutler Road corridors, and .4 in the SW 184 Street and Lakes-by-the-Bay Mixed-Use sites.</p>
<p>Town Center</p>	<p>Sales and service activities, professional and clerical offices, hotels, motels, medical buildings and offices, cultural and entertainment uses, community facilities, governmental facilities, institutional uses, parks and open space, and residential uses integrated both horizontally and vertically in a high quality, design-unified, mixed-use environment. Horizontal and vertical mixed use development is allowed, in accordance with the frontage and use requirements incorporated into the land development regulations.</p>	<p><u>Core</u> Floor Area Ratio of 3.0, 200 units per gross acre. Maximum building height of 18 stories, 200 feet. Architectural features can exceed maximum height limitations.</p> <p><u>Center</u> Floor Area Ratio of 2.5, 150 units per gross acre. Maximum building height of 10 stories, 112 feet. Architectural features can exceed maximum height limitations.</p> <p><u>Edge</u> Floor Area Ratio of 1.0, 50 units per gross acre. Maximum building height of eight stories, 100 feet. Architectural features can exceed maximum height limitations.</p> <p><u>Institutional Uses</u> Maximum Floor Area Ratio of .8 for Institutional uses in the Town Center.</p>

Future Land Use



Exhibit FLU-1A
Future Land Use Map



Future Land Use



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. Adoption of Land Development Regulations to 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, new 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, new 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.

Future Land Use



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

Future Land Use



Objective FLU-3: Mixed Use Districts

The areas designated “Mixed Use” on the Future Land Use Map shall be 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. Adoption of Land Development Regulations to implement the Mixed Use designation.

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

Policy FLU-3B: By 2010 the Town shall evaluate the feasibility of developing a focus study and/or charrette plan to address the development and redevelopment of the areas designated “Mixed-Use” along the US-1 corridor north of the Town Center District.

Policy FLU-3B: The area located along the Old Cutler Road corridor and designated “Mixed Use” on the Future Land Use Map shall 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 shall 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 on the Old Cutler Road corridor.

Future Land Use



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. Adoption of Land Development Regulations to protect neighborhoods and provide transitions.
2. Status of neighborhood improvement strategies.

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. When considering redevelopment proposals, maintaining consistency with existing densities and intensities shall be a major factor. Please see Objective LU-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 Estate Density-Conservation 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 Estate Density-Conservation 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.

Future Land Use



Objective FLU-5: Land Development Regulations and Compatibility

The Town shall adopt and implement innovative Land Development Regulations in order to foster compatible and high quality development and redevelopment in the Town, in accordance with the principals and concepts of this Comprehensive Plan.

Monitoring Measures FLU-5

1. Adoption of Land Development Regulations and/or other programs and initiatives that implement policies 5A – 5J.

Policy FLU-5A: Factors that may be considered in establishing zoning districts shall include, but not be limited to: use; density and intensity; height, scale and mass; ingress and egress requirements; noise impacts; sky exposure; setbacks; signage; fencing and other separations, and landscaping.

Policy FLU-5B: 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-5C: The Town shall promote high quality urban design for development and redevelopment by encouraging developers to incorporate the concepts outlined in Miami-Dade County's *Urban Design Manual*, or other design guidelines that may be developed for the Town, into their developments.

Policy FLU-5D: The Land Development Regulations shall promote energy efficient design and water conservation in new development and redevelopment.

Policy FLU-5E: 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-5F: 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-5G: In developing the Land Development Regulations, the site planning process will incorporate mechanisms to ensure the compatibility of development with adjacent and proximate uses.

Policy FLU-5H: 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.

Future Land Use



Policy FLU-5I: 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-5J: 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-5K: 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.

Future Land Use



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 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.

Future Land Use



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. Adoption of 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; open space; 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.

Future Land Use



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.

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.

Future Land Use



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

Future Land Use



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.

Future Land Use



Policy FLU-9K: The Town shall require on-site stormwater management for development and redevelopment, and establish 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.

Future Land Use



Objective FLU-10: Historic, Archeological and Cultural Resource Protection

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

Monitoring Measures FLU-10

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

Policy FLU-10A: By 2010, the Town shall conduct a survey to determine the extent of historic and archeological sites within its boundaries, and thereafter shall maintain a database of such sites.

Policy FLU-10B: The Town shall incorporate, into the Land Development Regulations, mechanisms to protect designated historic, archeological 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, archeological 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, archeological and cultural resources that may be identified within its boundaries.

Policy FLU-10E: In the event that significant historic, archeological 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.

Future Land Use



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.

Policy FLU-11E: The Town, as appropriate and feasible, shall encourage the elimination or reduction of uses that are incompatible with hazard mitigation goals and interagency hazard mitigation report recommendations.

Future Land Use



Objective FLU-12: Incentive Programs

The Town shall implement innovative incentive programs within its Land Development Regulations.

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, through the Land Development Regulations, may create administrative variance criteria for minor deviations to a site plan when the development for which such variance(s) is/are requested is demonstrated 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-12B: By 2010, the Town shall establish and implement a transfer of development rights programs 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-12C: The Town shall 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-12D: The Town shall 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-12E: 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-12F: 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.

Future Land Use



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.

Housing



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 Map
2. Housing inventory
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 H1-1D: 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 H1-1E: Public infrastructure and services shall be provided concurrent or prior to development, or within the timeframes mandated by State statute.

Housing



Objective H1-2: Housing Stock

The Town shall seek to eliminate all substandard units by 2015.

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.

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

Policy H1-3A: By 2010, 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 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.

Housing



Goal 2

ENSURE THE AVAILABILITY OF HOUSING THAT IS AFFORDABLE TO CURRENT AND FUTURE RESIDENTS OF ALL INCOME AND SPECIAL NEEDS 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 and/or with special housing 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
3. Housing costs

Policy H2-1A: The Town shall utilize the most current 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.

Housing



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.

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



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.

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.
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.

Housing



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.
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 rated capacity that is no less than 2% above maximum daily flow for the preceding year.

User LOS. Maintain capacity to produce and deliver 155 gallons per capita per day.

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.

Infrastructure



Objective I1-2

The Town will coordinate with the Miami-Dade 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.

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 within 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.



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 Levels-of-Service (LOS) standard throughout the planning period.

Monitoring Measures I2-1

The Town will obtain annual reports showing the sanitary sewer Level-of-Service from 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.

Infrastructure



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 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.

Infrastructure



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 Level-of-Service (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 Level-of-Service 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 sanitary sewer 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.

Infrastructure



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 the Miami-Dade County Public Works Department.

Infrastructure



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.

Infrastructure



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.

Infrastructure



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: Based on the results of the Town's Stormwater Master Plan, the Town will develop within one to two years of Plan adoption a basin management program 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 Department of Solid Waste Management and licensed private solid waste haulers to help ensure the maintenance of a safe, dependable, and efficient solid waste collection and disposal system for Cutler Bay residents and businesses and in compliance with the adopted Level-of-Service (LOS).

Monitoring Measures I4-1

The Town will obtain annual reports showing the solid waste Level-of-Service 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.

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.

Infrastructure



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 Solid Waste Agency 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 Department of Solid Waste Management 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 the Miami-Dade Department of Solid Waste Management to assure that any hazardous wastes generated within the Town are properly managed to protect the environment.

Policy I4-3B: The Town will develop language and standards in the Land Development Regulations by 2008-2009 that incorporate development restrictions of uses and management of hazardous materials.

Policy I4-3C: The Town will assist Miami-Dade County DERM 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 coordinate with DERM in their monitoring of 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 develop language and standards in the Land Development Regulations to 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 coordinating with SFWMD related to the Comprehensive Everglades Restoration Plan (CERP) Acceler8 plan, groundwater recharge, installing water-saving devices and xeriscape concepts.

Infrastructure



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.

Coastal Management



Introduction

The purpose of the 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.

Coastal Management



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.

Coastal Management



Goal

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, FLORIDA.

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 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.

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.

Coastal Management



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 the Miami-Dade County Department of Environmental Resources Management (DERM) 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 DERM, 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.

Coastal Management



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 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 establish new standards for stormwater management techniques where it will re-hydrate the coastal area which emphasize retention and infiltration techniques, including injection wells; back-sloping and berming as applicable, into the Town of Cutler Bay Land Development Regulations.

Policy CM-2D: The Town will establish new standards for stormwater management techniques for the purpose of regulating point and non-point sources of pollution into the stormwater system.

Coastal Management



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 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 establish development standards in the Land Development Regulations 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, the Miami-Dade County Department of Environmental Resources Management and Biscayne National Park to include environmentally compatible shoreline access facilities such as walkways, piers and elevated viewing areas where appropriate.

Coastal Management



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 CM-4A: Land Development Regulations will be drafted which will implement the national standards related to flood protection measures for development in a floodplain.

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.

Coastal Management



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 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.

Coastal Management



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 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 Rules 9G-6 and 9G-7 of the Florida Administrative Code.

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.

Coastal Management



Policy CM-6I: The Town will update this Coastal Management Element and the Future Land Use Map when the South Florida Regional Planning Council has completed the 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 Coastal High Hazard Area of the Town.

Coastal Management



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 CM-7A: Miami-Dade County shall be notified if inconsistencies are to comply with the policies under this objective, and shall contain step-by-step details for post-disaster recovery operations.

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

Coastal Management



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.

Coastal Management



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 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 Town shall maintain a map depicting the three evacuation zones: Zone A (Coastal High Hazard Area), Zone B (Hurricane Vulnerability Zone) and Zone C (related to the most severe storms) and make it available to the public for information purposes. This map shall be maintained and updated, including incorporating any changes the State may make to the definitions of the evacuation zones. The public shall be informed as appropriate.

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.

Coastal Management



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 CM-9A: To facilitate post-disaster recovery and redevelopment following a major hurricane and consistent with available personnel and funding, the Town shall implement its Emergency Response Plan (ERP). The ERP will be prepared by 2008.

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-9F: 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.

Conservation



Conservation Defining Principle

“Cutler Bay will be viewed as a beautiful Town by its residents and by residents of surrounding communities”

Florida’s Statutory Requirements

This element is also intended to meet the requirements of State of Florida Administrative Code Chapter 9J-5.013, Conservation Element.

Goal

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 develop language and standards in the Land Development Regulations that combat erosion, the generation of excessive airborne dust from construction sites and cleared areas and nuisance odors from industrial and business uses.

Conservation



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 develop language and standards in the Land Development Regulations to 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 xeriscape 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.

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: By 2008, the Town will hand out water conservation booklets and brochures at the Town Hall and on the official Town website as well as other public facilities.

Conservation



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

A Level-of-Service standard will be set through the Town's Land Development Regulation for the quality of water bodies.

Policy C-3A: The Town will cooperate with Miami-Dade County Department of Environmental Resource Management (DERM) and FDEP 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 develop language and standards in the Land Development Regulations by 2008-2009 to ensure that adequate stormwater management standards for pervious areas, retention and detention are included from the SFWMD and Miami-Dade County DERM and that the drainage LOS standard adopted in this Growth Management Plan is met.

Conservation



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 develop language and standards in the Land Development Regulations by 2008-2009 to preserve and enhance the functions of natural groundwater aquifer recharge and natural drainage features and to protect water quality.

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

Policy C-4C: The Town will create its first 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 develop language and standards in the Land Development Regulations by 2008-2009 for surface water management and flood damage prevention regulations by maintaining consistency with program policies of the Federal Insurance Administration.

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.

Conservation



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 set management standards in the Land Development Regulations for environmentally sensitive natural systems. The standards will cover water resources, wetlands, and native habitats of flora and fauna.

Policy C-5B: The Town will continue to coordinate with the South Florida Water Management District (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.

Conservation



Objective C-6

Ensure that identified wetlands under county, regional, state or federal jurisdiction are protected from unlawful, 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 Land Development Regulations shall be adopted to provide these areas with the maximum feasible protection, 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 South Florida Water Management District (SFWMD) regulations. 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;
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.

Conservation



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 plants and wildlife will be incorporated into 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 develop language and standards in the Land Development Regulations to protect wildlife and vegetative habitats that are endangered, threatened or species of special concern. 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.

Conservation



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 develop standards in the Land Development Regulations by 2008-2009 to prohibit mining of minerals except as incidental to the development of land for residential or nonresidential purposes.

Policy C-8B: The Town will develop standards in the Land Development Regulations by 2008-2009 to provide drainage regulations for the purpose of preserving soils.

Conservation



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 the Miami-Dade Department of Solid Waste Management (DSWM) to assure that any hazardous wastes generated within the Town are properly managed to protect the environment.

Policy C-9B: The Town will develop language and standards in the Land Development Regulations by 2008-2009 that incorporate 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.

Conservation



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 develop language and standards in the Land Development Regulations by 2008-2009 that preserve identified historically significant resources to the maximum extent feasible, if any are identified to be located within the Town.

Conservation



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.

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.

Conservation



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.

Intergovernmental Coordination



Introduction

The purpose of the Intergovernmental Coordination Element is to provide for effective and efficient coordination between the Town, its neighbors, Miami-Dade County, regional, state, other governmental entities and service providers whose actions may impact the Town, its citizens and businesses.

This type of assistance and coordination was provided by the Village of Palmetto Bay to the Town immediately after incorporation in order to begin the process of creating the Town government.

These coordination efforts will assist in identifying and resolving incompatible goals, objectives or policies between the various entities.

Intergovernmental Coordination Defining Principle

“Regional approaches to large scale problems, mindful of the well being of our neighbors outside of Cutler Bay”

Town of Cutler Bay 2006-2011 Strategic Plan Core Value, Fall 2006

Florida’s Statutory Requirements

This element is also intended to meet the requirements of State of Florida Administrative Code Chapter 9J-5.015, Intergovernmental Coordination Element.

Intergovernmental Coordination



Goal

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 forward its Growth Management Plan to the Village and Miami-Dade County for review and comment for consistency with its own plan.

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, Village and Miami-Dade County will utilize the South Florida Regional Planning Council's mediation process, or in the alternative the statutory process as outlined in Chapter 164 F.S., Governmental Disputes, for the resolution of conflicts or issues.

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, Village and Miami-Dade County shall identify other areas in which to cooperate.

Intergovernmental Coordination



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 municipalities will utilize the South Florida Regional Planning Council's mediation process, or in the alternative the statutory process as outlined in Chapter 164 F.S., Governmental Disputes, for the resolution of conflicts or issues.

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.

Intergovernmental Coordination



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, DERM and the South Florida Water Management District.

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 DERM.

Policy IC-3E: The Town shall coordinate, as necessary, with the Department of Solid Waste Management 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 the Miami-Dade Department of Planning and Zoning on planning and zoning matters including transmitting the Town's new Growth Management Plan and any future plan amendments to ensure consistency with the Miami-Dade County Comprehensive Development Master Plan, issues relating to Levels-of-Service, concurrency issues, and capital improvements projects. Additionally, the Town shall coordinate population projections with the County through data

Intergovernmental Coordination



sharing and evaluating projections based on County and mid-range projections by the University of Florida's Bureau of Economic and Business Research (BEBR).

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 the Department of Public Works and 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; signal timing; 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.

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 the Miami-Dade Housing Agency to expand affordable housing opportunities for low- and moderate-income residents, with the Housing Finance Authority in its mission to stimulate the construction and rehabilitation of multi-family housing and to assist in the creation of housing ownership opportunities, and with the Office of Community and Economic Development 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.

Intergovernmental Coordination



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.

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 (including Interim LOS 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.

Intergovernmental Coordination



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 *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 *Lower East Coast Water Supply Plan 2005-2006 Update*, ACCELER8 Everglades and CERP and the Biscayne Bay Coastal Wetlands Project to protect an Outstanding Florida Water – Biscayne Bay.

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 Department of Community Affairs 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 De-

Intergovernmental Coordination



partment 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 archeological 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.

Intergovernmental Coordination



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.

Capital Improvements



Introduction

The purpose of the Capital Improvements Element is to evaluate the need for public facilities as identified in other Elements, to estimate the cost of improvements, to analyze the fiscal capability of the local government to finance and construct improvements, to guide the funding of improvements, to schedule the funding and construction of improvements, and to ensure that an adequate concurrency management system will be implemented. In other words, make this Growth Management plan “fiscally feasible”.

Capital Improvements Defining Principle

“The Town of Cutler Bay will provide the infrastructure needed to meet current and emerging needs of the community”

Town of Cutler Bay 2006-2011 Strategic Plan Goal 3.1, Fall 2006

Florida’s Statutory Requirements

This element is also intended to meet the requirements of State of Florida Administrative Code Chapter 9J-5.015, Capital Improvements Element.

Implementation of capital improvements will be through the Adopted Operating Budget of the Town of Cutler Bay and the proposed 5-Year Schedule of Improvements. Since the Town was incorporated in November, 2005 the first full year official budget was for FY2006-07, which began October 1, 2006 and will end September 30, 2007.

As the Town moves forward into the next budget cycle a 5-Year Schedule of Improvements will be completed.

Attached under Appendix A is the “Adopted Operating Budget Fiscal Year 2006-07”.

Capital Improvements



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: Beginning in FY2007-08, adopt and implement a 5-year Schedule of Improvements as shown in Appendix "B" and update annually.

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, the Miami-Dade County Public School System, regional and state agencies, other service providers and private contributors, as necessary, to ensure that capital improvements are implemented 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 improvements. This shall be accomplished through 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.

Capital Improvements



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 levels-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;
8. Promotion of the cost-effective use of time and revenue.

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;
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.

Capital Improvements



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 existing and potential 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 taxes, 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.

Capital Improvements



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 CI1-3

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.

Capital Improvements



Goal 2

DEVELOP AND MAINTAIN A CONCURRENCY MANAGEMENT SYSTEM, INCLUDING THE ADOPTED LEVEL OF SERVICE 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 levels of service and concurrent with the impacts of development.

Monitoring Measures CI2-1

The ability to maintain the Town’s adopted Levels of Service to meet the demand for capital facilities

Policy CI2-1A: The Town shall comply with the following minimum level of service (LOS):

**Table CI-1
LEVEL OF SERVICE (LOS) STANDARDS**

Transportation Facilities transit		Level of Service Standard		
Non-FIHS Roadways within Cutler Bay				
		Transit Availability		
Location	Facility – Town, County and State Roadways	No Transit Service	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 E	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
FIHS Roadways within Cutler Bay				
		Location		
FIHS Facility –State Jurisdiction Type	Inside Cutler Bay	Roadways Parallel to Exclusive Transit Facilities	Inside Transportation Concurrency Management Areas	Constrained or Backlogged Roadways
Limited Access Facilities	LOS D [E]	LOS D [E]	LOS D [E]	Manage
Controlled Access Facilities	LOS D [E]	LOS E	LOS E	Manage

Notes: LOS inside of [brackets] applies to general use lanes only when exclusive through lanes exist.
FIHS = Florida Intrastate Highway System

Capital Improvements



Other Public Facilities	Level of Service Standard																										
Sanitary Sewer	<ul style="list-style-type: none"> ▪ The system shall maintain the capacity to treat 100 gallons/capita/day ▪ Discharges shall meet all federal, State and County standards ▪ Regional treatment plants shall operate with physical capacity no less than the annual average daily sewage flow <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>																										
Solid Waste	<p>The County shall maintain a solid waste disposal capacity sufficient to accommodate waste flows committed to the system through long-term (20 year) Interlocal Agreements or contracts with anticipated non-committed waste flows for a period of 5 years (Miami-Dade County Reso. 96-30)</p>																										
Drainage	<ul style="list-style-type: none"> ▪ The minimum standard for Flood Protection shall be protection from the degree of flooding that would result for the duration of a day from a 10-year storm ▪ All structures shall be constructed at, or above, the minimum floor elevation specified in the federal Flood Insurance Rate Maps for Miami-Dade County ▪ The water quality standard shall be met when the annual average for each of the listed National Pollutant Discharge Elimination System pollutants does not exceed the following target criteria (as may be amended) within a canal basin: <table border="1" data-bbox="841 1335 1318 1839"> <thead> <tr> <th data-bbox="841 1335 1078 1362">Pollutant</th> <th data-bbox="1081 1335 1318 1362">Target Criterion</th> </tr> </thead> <tbody> <tr> <td data-bbox="841 1367 1078 1419">Biological Oxygen Demand</td> <td data-bbox="1081 1367 1318 1419">9 mg/l</td> </tr> <tr> <td data-bbox="841 1423 1078 1476">Chemical Oxygen Demand</td> <td data-bbox="1081 1423 1318 1476">65 mg/l</td> </tr> <tr> <td data-bbox="841 1480 1078 1533">Total Suspended Solids</td> <td data-bbox="1081 1480 1318 1533">40 mg/l</td> </tr> <tr> <td data-bbox="841 1537 1078 1564">Total Dissolved Solids</td> <td data-bbox="1081 1537 1318 1564">1,000 mg/l</td> </tr> <tr> <td data-bbox="841 1568 1078 1642">Total Ammonia-Nitrogen and Organic Ammonia</td> <td data-bbox="1081 1568 1318 1642">1.5 mg/l</td> </tr> <tr> <td data-bbox="841 1646 1078 1673">Total Nitrate</td> <td data-bbox="1081 1646 1318 1673">0.68 mg/l</td> </tr> <tr> <td data-bbox="841 1677 1078 1705">Total Phosphate</td> <td data-bbox="1081 1677 1318 1705">0.33 mg/l</td> </tr> <tr> <td data-bbox="841 1709 1078 1736">Dissolved Phosphate</td> <td data-bbox="1081 1709 1318 1736">Not Available</td> </tr> <tr> <td data-bbox="841 1740 1078 1768">Cadmium</td> <td data-bbox="1081 1740 1318 1768">0.0023 mg/l</td> </tr> <tr> <td data-bbox="841 1772 1078 1799">Copper</td> <td data-bbox="1081 1772 1318 1799">0.0258 mg/l</td> </tr> <tr> <td data-bbox="841 1803 1078 1831">Lead</td> <td data-bbox="1081 1803 1318 1831">0.0102 mg/l</td> </tr> <tr> <td data-bbox="841 1835 1078 1862">Zinc</td> <td data-bbox="1081 1835 1318 1862">0.231 mg/l</td> </tr> </tbody> </table>	Pollutant	Target Criterion	Biological Oxygen Demand	9 mg/l	Chemical Oxygen Demand	65 mg/l	Total Suspended Solids	40 mg/l	Total Dissolved Solids	1,000 mg/l	Total Ammonia-Nitrogen and Organic Ammonia	1.5 mg/l	Total Nitrate	0.68 mg/l	Total Phosphate	0.33 mg/l	Dissolved Phosphate	Not Available	Cadmium	0.0023 mg/l	Copper	0.0258 mg/l	Lead	0.0102 mg/l	Zinc	0.231 mg/l
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Capital Improvements



<p style="text-align: center;">Potable Water</p>	<ul style="list-style-type: none"> Regional treatment system shall operate with a rated capacity which 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 system shall maintain the capacity to serve 155 gallons/capita/day as per the SFWMD Consumptive Use Permit Water shall be delivered at a pressure no less than 20 psi and no greater than 100 psi Minimum fire flow shall be: <table border="1" data-bbox="797 573 1190 831"> <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"> Water quality shall meet all federal, State and county primary standards for potable water Countywide storage capacity for finished water shall equal no less than 15% of the Countywide average daily demand (Miami-Dade County) 	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
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Hospitals and Schools	2,000												
Business and Industrial	3,000												
<p style="text-align: center;">Parks and Recreation</p>	<ul style="list-style-type: none"> 3.0 per 1,000 permanent residents Private facilities shall count as 50% towards acreage County Regional Parks shall count as 30% 												
<p style="text-align: center;">Parks and Recreation</p>	<ul style="list-style-type: none"> 3.0 per 1,000 permanent residents Private facilities shall count as 50% towards acreage County Regional Parks shall count as 30% towards acreage Distance requirement? 												
<p style="text-align: center;">Mass Transit</p>	<ul style="list-style-type: none"> 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 The average route spacing shall be 1 mile 												
<p style="text-align: center;">Public Educational Facilities</p>	<p>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 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.</p> <p>All public school facilities should continue to maintain or decrease their percent utilization of FISH capacity (With Relocatable Classrooms). Public school facilities that achieve 100% utilization of Permanent FISH capacity (No Relocatable Classrooms) should no longer utilize relocatable classrooms except as an operational solution¹.</p>												

¹ 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.

Capital Improvements



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: The Town shall develop a Concurrency Management System in order to monitor the availability of public facility and infrastructure capacity and ensure adherence to the adopted level of service standards:

**Table CI-2
CONCURRENCY MANAGEMENT SYSTEM**

Sanitary Sewer, Solid Waste, Drainage and Potable Water
<p>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:</p> <p style="padding-left: 40px;">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</p> <p style="padding-left: 40px;">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.</p>
Recreation and Open Space
<p>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:</p> <p style="padding-left: 40px;">The necessary facilities and services are in place or under construction; or</p> <p style="padding-left: 40px;">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</p> <p style="padding-left: 40px;">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</p> <p style="padding-left: 40px;">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</p> <p style="padding-left: 40px;">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.</p>

Capital Improvements



Transportation Facilities, including mass transit

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.

Capital Improvements



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.

Town of Cutler Bay 5-Year Schedule of Capital Improvements

Capital Improvements



Table CI-3
Cutler Bay Agencies
2006-2011

Agency	Project No.	Project Name	Description	Funding Source	Activity/Phase	Previous Years Funding	Fiscal Year					Total
							06/07	07/08	08/09	09/10	10/11	
Cutler Bay Parks and Recreation												
		Cutler Ridge Park Canvas Canopy	Shading for playground equipment	SN, QNIP								\$40*
		School Property	New Grass	SN, QNIP								\$75
		School Property	Field Lighting	SN, QNIP								\$150
		School Property	New parking lot	SN, QNIP								\$150
		Cutler Ridge Park Pavilion	New Picnic Pavilion	SN, QNIP								\$30
		Cutler Ridge Park Vita Course	Vita course around perimeter of park and school field	SN, QNIP								\$40
		Cutler Ridge Park landscaping	Planting of trees	SN, QNIP								\$30
		Cutler Ridge Park Swimming Pool	Improvements	SN, QNIP								\$400
		Gateway Park	Property acquisition	Park Impact Fees, SN, grants			\$1,225					
		Saga Bay Park	New tennis courts, restrooms, shading for playground	QNIP and grants			\$180					

SN - Safe Neighborhood Parks Bond Program
 QNIP - Quality Neighborhood Improvements Program
 BBCBP - Building Better Communities Bond Program

* In Thousands

Capital Improvements



Table CI-4
Miami-Dade County Public Works

Project No.	Project Name	Site	Estimated Cost	Paid to Date 4/13/07
20030007	PTP Sidewalk	SW 107 th Avenue and US1	\$1,161.71	\$0.0
20030014	PTP School Flashers	Gulfstream Road between Coral Sea Road and Montego Bay Drive SW 87 th Avenue and SW 212 th Street	\$52,796.50 \$99,038.00	\$42,322.51 \$80,516.52
20030015	PTP Traffic Signals	SW 87 th Avenue and SW 212 th Street	\$87,160.63	\$61,278.37
20030249	Drainage (Countywide)	SW 97 th Avenue and SW 210 th Street	\$42,994.48	\$33,522.88
20040276	Street Pavement Rehabilitation (WASD) Zone 2	SW 92 nd Avenue and SW 212 th Street SW 208 th Street and SW 80 th Court SW 216 th Street and Old Cutler Road 11100 SW 211 th Street 18940 SW 96 th Avenue SW 216 th Street between Old Cutler Road and SW99 th Court 20320 SW 92 nd Avenue 211136 Permit Lane 8773 SW 214 th Lane	\$5,442.61 \$5,518.51 \$4,838.28 \$38,879.00 \$38,879.00 \$2,920.33 \$5,442.61 \$5,442.61 \$5,442.61	\$2,647.63 \$1,467.39 \$3,775.96 \$24,270.52 \$24,270.52 \$2,275.92 \$2,647.63 \$2,647.63 \$2,647.63
20040512	Flashing School Signals	Coral Sea Road between Bahama Drive and SW 200 th Street Belview Drive between Sterling Drive and SW 19400 Block SW 214 th Street between SW 10400 Block and SW 10200 Block	\$111,136.69 \$83,707.36 \$127,883.45	\$73,521.58 \$41,267.95 \$6,116.91
20050310	Traffic Signal Detection Loop Replacement No. 1	Galloway Road (SW 87 th Avenue) and SW 216 th Street	\$27,991.58	\$0.0
20060024	Hurricane Traffic Signal Repair	Quail Roost Drive and South Dixie Highway	\$13,215.97	\$11,346.10
20060147	Sidewalk Improvement Contract	Between SW 200 th Terrace and SW 203 rd Terrace and between SW 106 th Avenue and SW 106 th Court	\$19,150.49	\$18,005.61
20070542	CTI Construction Testing and Inspection, Inc.	SW 216 th Street between Old Cutler Road and SW 99 th Court	\$4,400.00	\$0.00

Capital Improvements



Table CI-5
Other Agencies
2006-2011

Agency	Project No.	Project Name	Description	Funding Source	Activity/ Phase	Previous Years Funding	Fiscal Year					Total
							06/07	07/08	08/09	09/10	10/11	
MDTA												
	4204601	Busway Park & Ride	@ Quail Roost	CM				2,458				2,458*
	0000007	Busway Park & Ride	@ SW 200 th Street 350 spaces	DS LF			335 335					670
PTP												
	20040341	SW 87 th Avenue	SW 216 th to SW 168 th Streets 2 to 4 Lanes	PTPBP	PE CST	12			442	900	1,500	12,604
	N/A	Old Cutler Road Traffic Circles	Traffic Circles @ 87 th and 97 th Avenues	Commission District 8 Discretionary Fund	PE CST				1,000			1,000
FDOT												
	4154881	HEFT	SW 216 th Street to Eureka Drive Widen	PE	PE			2,923				
	4146211	SW 112 th Avenue	SW 224 th Street to US1	DS DIH DS				2,391				
	4147541	US1	SW 17 th to SW 112 th Avenues Surveillance System	DS			140					
MPO												
	4183331	South Dade Greenway Bike Path		SE SE	PE CST	290		510	1,880	1,745		
	2152651	Black Creek & Biscayne Trail Bridges	Pedestrian Underpass	SE				90	90	758		
	4183371	Miami-Dade Greenways Signage/Pavement Markings		SE			40	50				

- CM - Congestion Mitigation
- DS - State Primary Highways
- LF - Local Funds
- PE - Preliminary Engineering
- CST - Construction
- DIH - State In-house Product Support
- SE - Surface Transportation Enhancements
- PTPBP - Peoples Transportation Plan Bond Program

* In Thousands

Capital Improvements



Table CI-6
Other Agencies
2006-2011

Agency	Project No.	Project Name	Description	Funding Source	Activity/Phase	Previous Years Funding	Fiscal Year					Total
							06/07	07/08	08/09	09/10	10/11	
Miami-Dade County Parks and Recreation Department	63	Lakes by the Bay Park	New Regional Park	BBCBP	Planning	0.0	0.0	\$360	\$160	\$730	\$2,250	\$3,500

SN - Safe Neighborhood Parks Bond Program
 QNIP - Quality Neighborhood Improvements Program
 BBCBP - Building Better Communities Bond Program

In Thousands

Transportation



Transportation Defining Principle

“Optimize the smooth flow of traffic through the Town of Cutler Bay by minimizing traffic congestion and maximizing the capacity of our local roadways”

Town of Cutler Bay 2006 – 2011 Strategic Plan Core Value, Fall 2006

Florida’s Statutory Requirements

This element is also intended to meet the requirements of State of Florida Administrative Code Chapter 9J-5.019, Transportation Element.

Introduction

The Town of Cutler Bay is poised to be an economic engine in Miami Dade County. Through good fortune there are well balanced proportions of residential and commercial land, each in the aggregated space from which to gain significant impact from. Through good planning and foresight, the Town has examined itself and delineated areas of mixed-use commercial development in the most appropriate places. Being on the County’s eastern edge, and being serviced by extraordinary transit, provides the opportunity to attract and sustain appropriate development where it is desired. Cutler Bay wishes to provide development that is supportive of high occupancy transit, as is warranted by its location along the transit corridor, while maintaining the character and function of its single-family residential areas. Being cognizant of this, the Town seeks to provide incentives for Transit Oriented Development, while providing the transportation infrastructure to serve it. Goals, Objectives and Policies, herein are structured to strike the balance between the competing interests in the intended spirit of concurrency and to truly manage growth, not merely react to it.

Statutory Requirements

Chapter 9J-5 presents minimum criteria for review of local government Comprehensive Plans. This element uses a planning horizon of the year 2030. The following are specified for inclusion. The element shall contain one or more goal statements. In addition it shall contain one or more specific objectives for each goal statement which address the requirements of subsections and which:

- Provide for a safe, convenient, and energy efficient multimodal transportation system;
- Coordinate the transportation system with the Future Land Use Map and ensure that existing and proposed population densities, housing and employment patterns, and land uses are consistent with the transportation modes and services proposed to serve these areas;
- Coordinate the transportation system with the plans and programs of the Miami-Dade County Metropolitan Planning Organization, Miami-Dade Transit authority, the Florida Transportation Plan and Florida Department of Transportation’s Adopted Work Program;

Transportation



- Address the provision of efficient public transit services based upon existing and proposed major trip generators and attractors, safe and convenient public transit terminals, land uses and accommodation of the special needs of the transportation disadvantaged, including the elderly;
- Provide for the protection of existing and future Rights-of-Way from building encroachment;

The element shall also contain one or more policies for each objective.

Organization of the Transportation Element

The Cutler Bay Transportation Element consists of two Goals followed by Objectives and Policies pursuant to the goals. The Element is organized around objectives addressing the following topics:

- Levels-of-Service for a Safe, Convenient and Efficient Transportation System,
- Alternative Modes of Transportation;
- Safe and Convenient Pedestrian and Bicycle Networks;
- A Transportation System Coordinated with Land Use;
- Transportation Plans Coordinated with other Jurisdictions;
- A Transportation System to Enhance and Preserve Town Neighborhoods;
- Concurrency and Growth Management;
- Transportation that Serves the Regional Needs as well as Local Interests
- Hurricane Preparedness
- Capital Improvement Program
- Financing

The Transportation Element is one of the elements which collectively represent the Town of Cutler Bay Growth Management Plan. This element must be view and interpreted in context with the other elements, and has coordinated as such, most specifically with the Future Land Use Element.

Implementation of the Cutler Bay Growth Management Plan

Implementation of the Cutler Bay Growth Management Plan Transportation Element will require attention from both the public sector and the private sector to be ultimately successful. In this regard many of the plans components discuss or encourage the Town undertake certain actions. These will be the methods by which the Guiding Principles espoused in the introductory section of this Growth Management Plan may be achieved.

Transportation



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.

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
Peak-Period Roadway LOS Standard

NON-FIHS ROADWAYS WITHIN TOWN OF CUTLER BAY				
Location	Facility – Town, County and State Roadways	Transit Availability		
		No Transit Service	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 E	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

FIHS ROADWAYS WITHIN CUTLER BAY			
FIHS Facility –State Jurisdiction Type	Location		
	Inside Cutler Bay	Roadways Parallel to Exclusive Transit Facilities	Constrained or Backlogged Roadways
Limited Access Facilities	LOS D [E]	LOS D [E]	Manage
Controlled Access Facilities	LOS D [E]	LOS E	Manage

Notes: LOS inside of [brackets] applies to general use lanes only when exclusive through lanes exist.

FIHS = Florida Intrastate Highway System

Transportation



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

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 by 2015 be required to provide one or more of the following:

- Conventional mitigation measures, such as physical capacity enhancements; additional transit service providing the roadway can carry additional person trips;
- A Transportation Demand Management (TDM) or Transportation Systems Management (TSM) plan for approval by the Town; or
- Other remedies as provided by State Statutes, such as measurement of concurrency in an area wide manner.

Policy T1-1G: The Town shall not vacate any public Rights-of-Way unless it provides no public benefit, or is not in the best interest of the Town to retain for future 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.

Transportation



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 undertake a Transportation Master Plan to specifically identify areas of need, as well as short and long term multimodal and policy oriented mitigation measures, as well as measures of effectiveness. Each project shall have an opinion of probable cost 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 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 FHHS, 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 develop a Concurrency Management System to effectively and efficiently track roadway capacities as mandated by the State of Florida by 2008-2009.

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.

Transportation



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.

Policy T1-2A: The Town shall work with The Florida Department of Transportation, Miami-Dade Transit 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 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:

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

Policy T1-2D: 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 develop Land Development Regulations that 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.

Transportation



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: In cooperation with the Metropolitan Planning Organization and Miami-Dade Transit, the Town shall request that a survey be taken and analyzed to determine local employer/employee/resident travel characteristics, and to develop issues and needs for Transportation Demand Management techniques, including enhanced mass transit, carpooling, vanpooling, flexible work hours, guaranteed ride home, and employee bonuses to refrain from driving alone.

Policy T1-2L: Cutler Bay shall work with Miami-Dade Transit to construct bus shelters and enhanced stops at all transit stops within the Town.

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

Policy T1-2N: 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.

Policy T1-2O: Cutler Bay will explore implementing unique and innovative transportation options that can provide alternates to traditional modes of travel. One new mode is an aerial cable car system that could provide overhead views of environmentally sensitive areas and could link Cutler Bay to major public attractions such as the Metro Zoo as well as existing public transit systems such as the Metrorail.

Transportation



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.

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:

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

Policy T1-3C: 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. In particular the Town shall seek to be included formally in the funding allocated by the Peoples Transportation Plan.

Policy T1-3E: As part of a Pedestrian Safety Plan, 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.

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.

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.

Transportation



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 cross-walks 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, this task should be coordinated with the Town’s Recreational Master Plan system.

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

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

Transportation



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.

Policy T1-4A: The Town shall develop regulations that promote Transit Oriented Development (TOD) in the charrette areas, 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.

Policy T1-4B: Transportation Demand Management techniques and Transportation System Management measures shall be examined by the Town through its Transportation Master Plan.

Transportation



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

The Town shall coordinate transportation plans and programs with the plans and programs of local, regional and jurisdictions.

Policy T1-5A: The Town shall develop a Transportation Master Plan by 2010.

Policy T1-5B: The Town's Transportation Master Plan shall be used as the initial public input to the Metropolitan Planning Organization's Long Range Transportation Plan.

Policy T1-5C: 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.

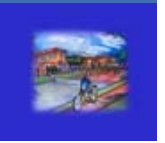
Policy T1-5D: The Town shall develop a Capital Improvement Program in coordination with the plans of the Florida Department of Transportation; the Miami-Dade County Metropolitan Planning Organization; Miami-Dade Transit, Miami Dade County Public Works, and the surrounding communities.

Policy T1-5E: Town staff shall meet with The Florida Department of Transportation and the County Transportation Department staff as needed to discuss common issues, including the status of projects in each jurisdiction's Capital Improvements Programs.

Policy T1-5F: 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 T1-5G: The Town shall consult with Miami-Dade Transit to assure its Transit Development Program is responsive to the community's

Transportation



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.

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.

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:

- Local street access on streets where cut-through traffic is impossible;
- Access on the highest-classified street where The Florida Department of Transportation standards can be met;
- Joint access, cross access, and shared access;
- Raised median diverters;
- Angled entrances and exits and other driveway configurations which channel traffic away from the neighborhood;
- Enforceable signs ("do not enter", "no thru traffic," etc.);
- Building orientation away from the neighborhood, including drive-through windows;
- Internal traffic circulation to discourage use of the side streets;
- Pedestrian access to encourage walking rather than driving short distances;
- Limited curb cuts;
- 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: The Town will work with Miami-Dade Transit, The Florida Department of Transportation and the Department of Community Affairs to develop appropriate methods by which to utilize transit as alternative capacity when existing traditional roadway capacity is expended.

Transportation



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

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

Transportation



Objective T1-7: Concurrency and Growth Management

The Town shall implement Growth Management standards for concurrency.

Policy T1-7A: The Town shall explore the feasibility of utilizing transportation impact fees to fund mobility improvements; including a transit impact fee.

Policy T1-7B: The Town shall develop a formal Concurrency Management System (CMS), which allows for the monitoring of remaining roadway capacities.

Policy T1-7C: The Town shall explore the measurement of Level-of-Service in an area-wide manner, as opposed to the link by link analysis method, as a way to provide incentive for the redevelopment of the Charrette Areas.

Policy T1-7D: The Town shall explore measuring Level-of-Service in terms of person trips, allowing transit to provide trip capacity within the area.

Policy T1-7E: The Town shall develop a formal process for measuring the impact of development. This shall require developers to prepare and submit traffic impact studies and circulation plans including ingress and egress from and to adjacent roadways for automobiles, trucks and delivery vehicles, pedestrian, mass transit, and bicycles. Traffic circulation plans shall be reviewed and approved by the Town. All proposed land developments will be required to work with the Town on the implementation of this policy.

Policy T1-7F: The Town shall work with other jurisdictions abutting US-1 to determine if a corridor-wide capacity and acceptable Level-of-Service is practical to implement as a means by which to manage growth and determine the need for the development of higher levels of transit, such as Metrorail, as currently approved by the Metropolitan Planning Organization.

Policy T1-7G: Advocate for the reprioritization of the South Dade Corridor as a Tier 1 priority in the Metropolitan Planning Organizations funding priorities.

Policy T1-7H: Work to expedite the implementation of the corridor wide improvements as approved by the Metropolitan Planning Organization in the South Dade Corridor Alternatives Analysis.

Policy T1-7I: Development Agreements that commit the developer to make specified transportation improvements may be required as a condition prior to the issuance of a development permit. Development Agreements may also require the developer to participate in TSM and TDM programs.

Policy T1-7J: Developments that are *non-de minimus* shall be required to perform traffic studies to estimate their compliance with the LOS standards. If these studies estimate that a developments traffic impact does not meet the LOS standards, the Town shall require enforceable development agreements that commit the developer to make certain improvements to meet those standards. During this interim period, developments that cannot meet the above standards shall not be approved.

Policy T1-7K: The Town shall develop traffic impact analysis methodologies, which will be used by developers to assess the impacts of their developments.

Transportation



Policy T1-7L: Developments of Regional Impact shall remain subject to the applicable requirements of Chapter 380, Florida Statutes.

Policy T1-7M: The Town shall protect its single-family residential areas from non-residential, high density residential, or other inappropriate intrusion.

Transportation



Objective T1-8: 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.

Policy T1-8A: The Town shall identify within its Land Development Regulations areas of 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 three Charrette areas, the Old Cutler Road, the US-1 Corridor, and Urban Center District Charrettes, as well as planned Busway stations.

Policy T1-8B: The Town shall seek grants or planning assistance that encourages housing within the Metro Center land use category.

Policy T1-8C: 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 T1-8D: 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 T1-8E: 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.

Transportation



Objective T1-9: 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 T1-9A: Work with Miami-Dade County, adjacent municipalities and the State of Florida to ensure the transportation system is adequately prepared for hurricane evacuation.

Policy T1-9B By 2008, the Town shall implement an Emergency Response Plan (ERP) addressing disaster-preparedness, hurricane evacuation and post disaster redevelopment plans, procedures and personnel duties.

Policy T1-9C: 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.

Transportation



Objective T1-10: Elderly and Transit Dependant Transportation Services

The Town shall focus on the provision of transit services to the elderly and transportation disadvantaged population.

Policy T1-10A: The Town shall encourage Miami-Dade Transit to develop an individual route system more tuned to local needs of the elderly, such as the Southland Mall, parks, grocery stores, and the pharmacy, with minimal transfers. Where feasible, changes/adjustments will be made to be more responsive to the users' needs in bus frequency, routing and Level-of-Service.

Policy T1-10B: Explore coordination with other municipal circulators to enhance its ridership and provide the elderly a valuable community service.

Policy T1-10C: Work with Miami-Dade Transit to educate the elderly population on the transit services available to them, including Special Transportation Services.

Policy T1-10D: Work with Miami-Dade Transit to restructure the route system to more adequately connect the elderly population with the destinations they frequent such as the Southland Mall, Town of Cutler Bay Parks and local pharmacies.

Policy T1-10E: Examine the expansion of Saga Bay Max service to include 30 minute headways between 9:00 am and 4:00 pm.

Policy T1-10F: Encourage Miami-Dade Transit to evaluate established transit routes on a semi-annual basis

Policy T1-10G: Explore the feasibility of the development of a local circulator system that is responsive to elderly and transit dependant populations.

Policy T1-10H: Study the implementation of a Municipal Circulator to work in coordination with Miami-Dade Transit service to satisfy the unmet needs of the elderly community. This should examine need, origins, destination, plan routes, headways as well as operational and maintenance costs.

Transportation



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.

Transportation



Objective T-2-2 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 Department of Community Affairs, 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 development shall pay a share of transportation improvement costs through impact fee assessments, construction of pedestrian/bicycle facilities, donations of needed Rights-of-Way or other appropriate means.

Recreation & Open Space



Recreation and Open Space Principle

“The Town of Cutler Bay will develop parks, recreational facilities and recreational programs to meet the current and emerging needs of residents of all ages”

Town of Cutler Bay 2006 – 2011 Strategic Plan Core Value, Fall 2006

Goal

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 2020.

Monitoring Measures ROS-1

The Town adopts a level of service requiring 3.0 acres of parks, recreational land and private and public open space per 1,000 residents, implemented by the concurrency management system.

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, 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;
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.

Recreation & Open Space



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.

Recreation & Open Space



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.

Policy ROS-2B: The Town will develop language and standards to be included in the Land Development Regulations related to the appropriate definitions for open space needs and standards.

Recreation & Open Space



Objective ROS-3

The Town will develop and implement 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 Town of Cutler Bay 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 Park and Recreation Department on the future completion of the County regional park at Lakes by the Bay.

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.

Recreation & 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.

Recreation & Open Space



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 archeological 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.

Recreation & Open Space



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.

Educational Facilities



Introduction

The Growth Management Law of 2005, made significant changes to the Growth Management Act. A key requirement of the Growth Management Law of 2005 is that all local governments adopt a public school facility element in their comprehensive growth management plan and adopt required updates to its public schools interlocal agreement.

This Element contains policies and provisions consistent with the Town's Growth Management Plan, the Miami-Dade County Comprehensive Development Master Plan, Strategic Regional Policy Plan for South Florida and State Comprehensive Plan. The data and analysis necessary to support the proposed level of service standard is attached in a separate volume and labeled Support Data and Analysis.

Educational Facilities



Goal

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. Provide additional solutions to overcrowding so that countywide enrollment in Miami-Dade County's public schools will meet state requirements for class size by September 1, 2010.

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 is 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 public school concurrency.

Educational Facilities



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 using the COHORT Projection Waiver available on the Florida Department of Education website. 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).

Educational Facilities



Objective EDU-2

The Town of Cutler Bay shall coordinate new residential development with the future availability of public school facilities¹ consistent with the adopted level of service standards for public school concurrency.

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 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.

All public school facilities should continue to maintain or decrease their percent utilization of FISH capacity (With Relocatable Classrooms). Public school facilities that achieve 100% utilization of Permanent FISH capacity (No Relocatable Classrooms) should no longer utilize relocatable classrooms except as an operational solution².

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 this end, beginning January 1, 2013 Miami-Dade County Public Schools should not use relocatable classrooms to provide additional FISH capacity at any school except as an operational solution². Additionally, beginning January 1, 2013 Miami-Dade County Public Schools will implement a schedule to eliminate all remaining relocatable classrooms by January 1, 2018.

By December 2010, the Town of Cutler Bay in cooperation with Miami-Dade County Public Schools, Miami-Dade County and the other signatories to the Interlocal Agreement will assess the viability of modifying the adopted LOS standard to 100% utilization of Permanent FISH for all CSAs.

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:

a) 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 Educational Impact Fee Benefit District as the proposed development; or

Educational Facilities



b) 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.

c) 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.

¹ Level of Service standards for public school facilities apply to those traditional educational facilities, owned and operated by Miami-Dade County Public Schools, that are required to serve the residential development within their established Concurrency Service Area. Level of Service standards do not apply to magnet schools, charter schools and other educational facilities that may have districtwide attendance boundaries; however, their capacity is credited against the impact of development. It is provided, however, that no credit against the impact of development shall be given for such districtwide educational facilities if their enrollment is at, or above, 100% FISH capacity (with Relocatable Classrooms).

² 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.

Educational Facilities



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.

Educational Facilities



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.

Educational Facilities



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.

Educational Facilities



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.

Educational Facilities



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.

Educational Facilities



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 and Miami-Dade County Public Schools will annually review the Educational Element and make amendments, if necessary, through the process of updating the Growth Management Plan in accordance with the Interlocal Agreement for Public School Facility Planning.

Educational Facilities



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.

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.