



MEMORANDUM

AGENDA ITEM #7b

DATE: JUNE 2, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: TOWN OF CUTLER BAY ADOPTED COMPREHENSIVE PLAN

Introduction

On May 21, 2008, Council staff received the adopted Town of Cutler Bay Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. The proposed plan was reviewed at the February 4, 2008 Council meeting and found to be generally consistent with the *Strategic Regional Policy Plan for South Florida*, with the exception of the Infrastructure, Conservation, Intergovernmental Coordination, and Capital Improvements Elements, particularly with Goal 7 and Policy 7.2, related to water supply planning. Staff review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (F.S.), and Rules 9J-5 and 9J-11, Florida Administrative Code (F.A.C.).

Community Profile

The Town of Cutler Bay, Miami-Dade County's 35th and newest municipality, was created November 8, 2005 and is located in southeastern Miami-Dade County. The population in 2007 was estimated to be 40,468 and is projected to grow to 50,000 by 2015. 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 Florida Turnpike to Biscayne Bay; on the West from SW 184 Street following U.S. 1 to SW 112 (Allapattah Road) and then along SW 126 (Hanlin Mills Drive); on the South by SW 216 Avenue and along historic Old Cutler Road, taking a right on SW 224 Street going east to Biscayne Bay. The Eastern Border follows the coastline of Biscayne Bay from SW 184 Street to SW 224 Street. The Town is comprised of approximately 6,523 acres of land, with the acreage consisting of approximately 39% residential; 30% parks, conservation, and water bodies, 16% vacant protected lands; 6% vacant land; 5% commercial; 6% Industrial; 2% Institutional; 16% Transportation/Roadways; and less than 1% other uses. Notable landmarks in the Town include the Southland Mall (formally the Cutler Ridge Mall), the South Dade Government Center and the South Dade Regional Library.

For more information about the Town of Cutler Bay and other government agencies in the region, visit our website at www.sfrpc.com.

Summary of Staff Analysis

In accordance with Chapter 163, F.S., the newly incorporated Town of Cutler Bay has adopted its comprehensive Growth Management Plan. The adopted comprehensive plan includes all required elements in accordance with Chapter 163, F.S. The general location of the Town is shown in Attachment 1 and the adopted Future Land Use Map is shown in Attachment 2.

In its review of the proposed amendment, the Council raised one objection and made several comments, recommending specific revisions to the Plan prior to adoption. The Town has responded to these issues as follows:

Water Supply Planning Objection

The Council recommended that prior to adoption, the Town revise the policies in the Infrastructure, Conservation, Intergovernmental Coordination, and Capital Improvements Elements to provide for the development of a 10 Year Water Supply Facilities Work Plan. The Town has made the requested change in the Infrastructure, Conservation and Intergovernmental Coordination Elements of the adopted Plan.

Housing Element Comment

The Council recommended that Plan include a policy in the Housing Element that commits the Town to begin the process of updating the Housing Element of the Comprehensive Plan within six months of the Affordable Housing Needs Assessment being completed by the Shimberg Center for Affordable Housing at the University of Florida. The Town has made this requested change in the adopted Plan.

Infrastructure Element Comment

The Council recommended that the Town included a policy that once the Stormwater Master Plan is completed, the Comprehensive Plan will be updated to incorporate the plan. The Town has not made this requested change in the adopted Plan. However, projects identified in the Stormwater Master Plan will be included in the annual update to the Capital Improvements Element, which will address the Council's previous comment.

Educational Facilities Element Comment

The Council recommended that prior to adoption, the Town should coordinate with Miami-Dade County Public Schools, Miami-Dade County, its municipalities and Council staff to ensure that the amendment is consistent with the proposed *Interlocal Agreement (ILA)*. The Town has executed the ILA and coordinated with other agencies as requested.

Capital Improvements Element Comment

The Council recommended that prior to adoption, the Town should revise the Capital Improvement Element to identify capital improvement projects that are necessary to maintain the adopted level-of-service standards for public services in the next five years. The Town has made this requested change in the adopted Plan.

Staff analysis confirms that with the exception of the changes listed above and additional changes responding to the Department of Community Affairs (DCA) Objection, Recommendations and Comments (ORC) Report, the plan has been adopted without significant change from the proposed plan.

The Town Council voted unanimously 5-0 to approve the adopted Comprehensive Plan at its April 28, 2008 meeting.

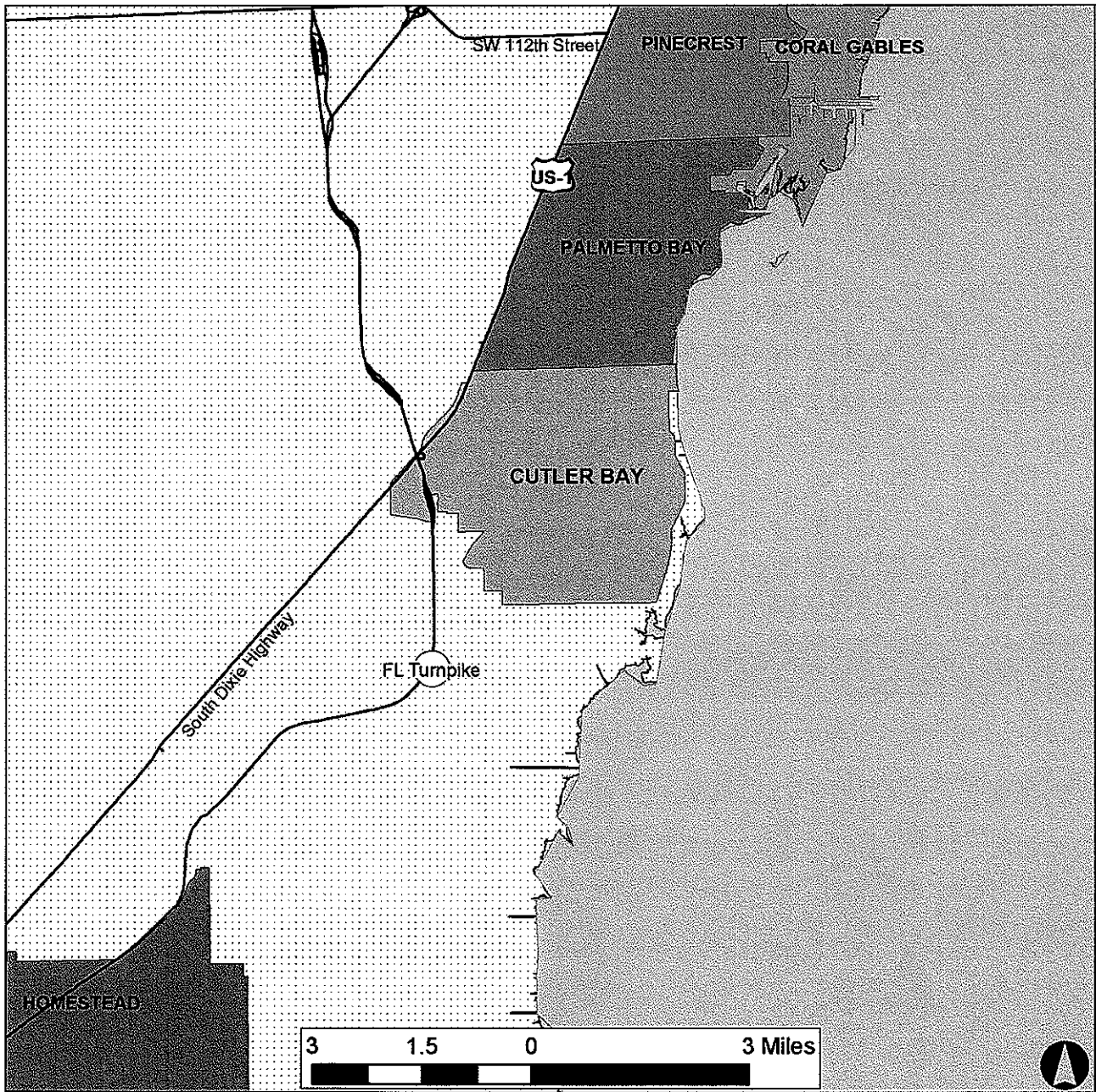
Conclusion

Staff analysis indicates that, the adopted Town of Cutler Bay Growth Management Plan is compatible with the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendations

Find the adopted Town of Cutler Bay Growth Management Plan generally consistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN

Location Map

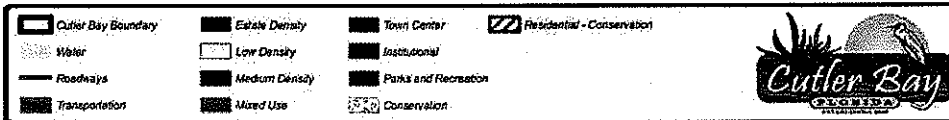
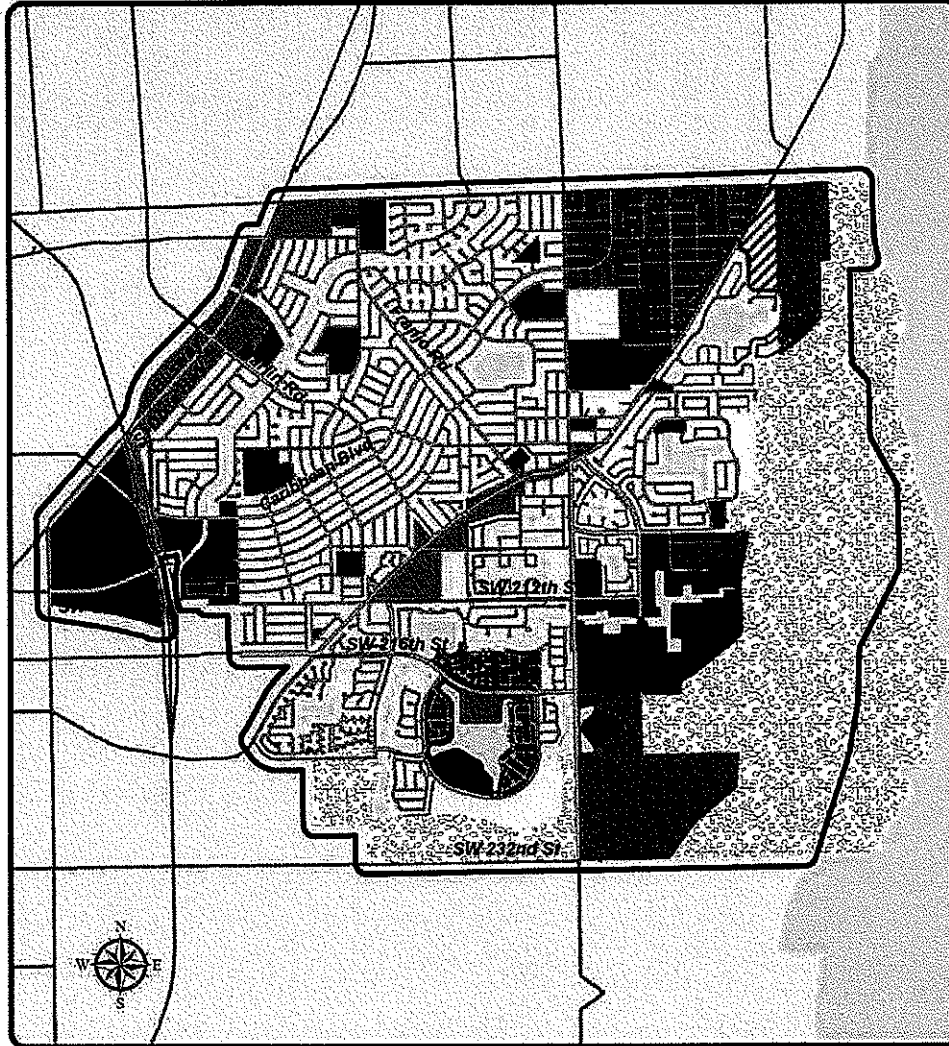
Town of Cutler Bay Adopted Comprehensive Plan

Sources: FDEP, SFWMD, Miami-Dade County, SFRPC.

Note: For planning purposes only. All distances are approximate.

Attachment 2

Town of Cutler Bay 2020 Future Land Use Map



Source: Town of Cutler Bay,
THE CORRADINO GROUP

Exhibit FLU - 1A

COMPREHENSIVE PLAN

Future Land Use Map

Town of Cutler Bay
Adopted Comprehensive Plan

Sources: Town of Cutler Bay

Note: For planning purposes only. All distances are approximate.