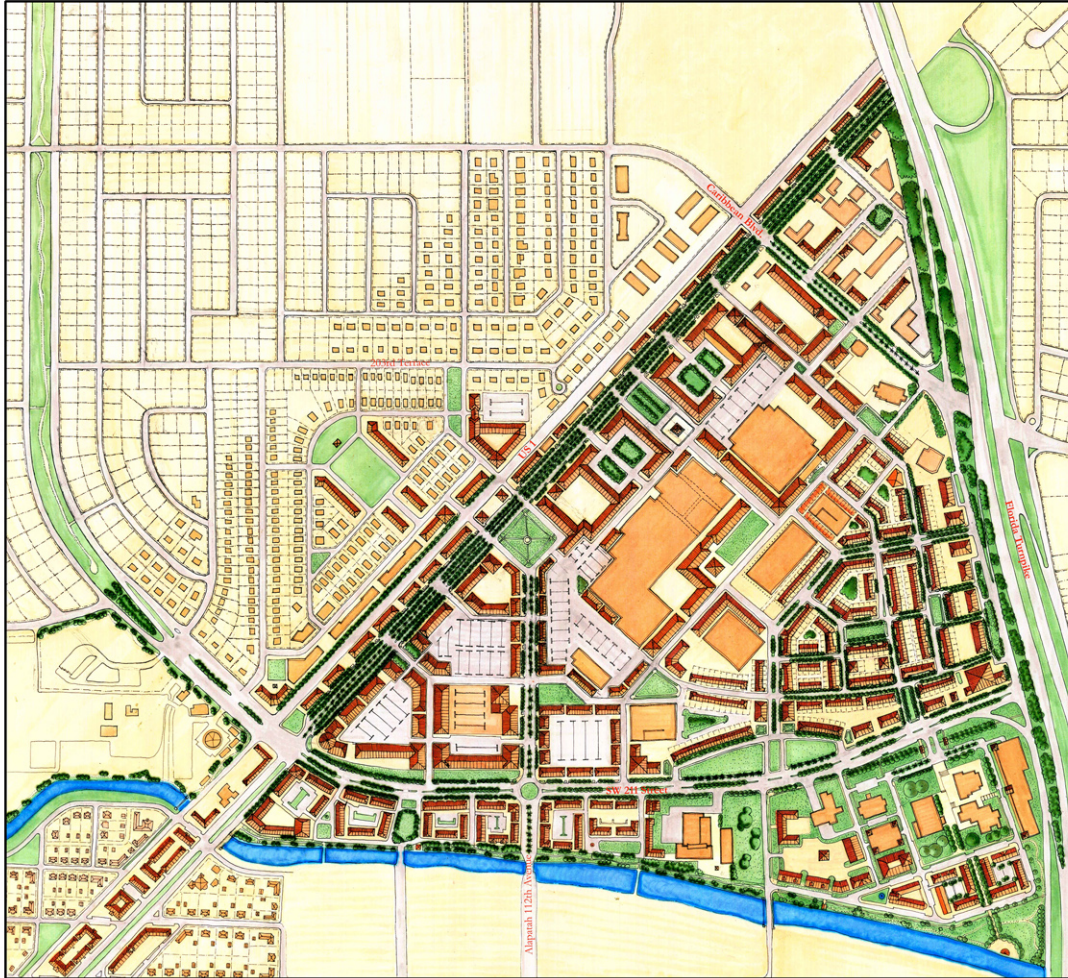


CUTLER RIDGE METROPOLITAN URBAN CENTER DISTRICT






Illustrative Plan (Figure 1)



ILLUSTRATIVE PLAN



KEY

-  MUC Area
-  Proposed Buildings
-  Existing Buildings
-  Miami Dade County
-  Town of Cutler Bay

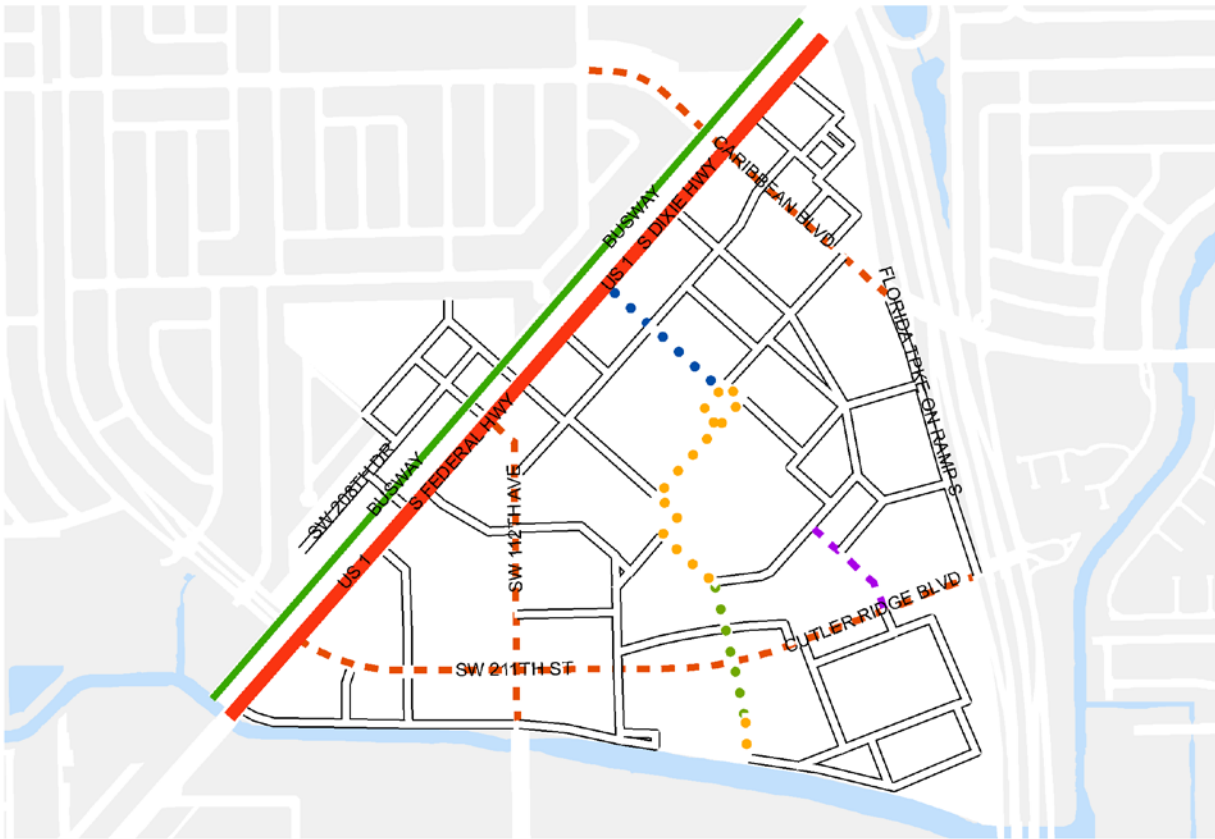
MUC Boundary Plan









Sec. 33-284.99.26. - CRMUCD Regulating Plans.

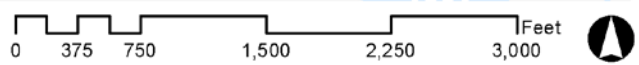
The Regulating Plans consist of the following controlling plans, as defined and graphically depicted in this section.

- A. The Street Types Plan, which establishes a hierarchy of street types in existing and future locations. The five Street Types and the hierarchy of streets (from most important to least important in accommodating all types of activity) are U.S. 1, Main Street, Boulevard, Minor Street, and Service Road.
- B. The Sub-districts Plan, which delineates 3 Sub-districts: Core, Center and Edge. These Sub-districts shall regulate the allowable intensity of development in accordance with the Comprehensive Development Master Plan and this article.
- C. The Land Use Plan, which delineates the areas where specified land uses and development of various types and intensities shall be permitted.
- D. The Density Plan, which delineates areas where specified minimum and maximum residential densities shall be permitted.
- E. The Building Heights Plan, which establishes the minimum and maximum allowable number of stories.
- F. The Designated Open Space Plan, which designates open spaces. The designated open spaces shall be controlled by anchor points.
- G. The New Streets Plan, which shows the location and the number of new streets needed to create the prescribed network of streets within each Urban Center District. All new A streets shall be required in the same general location as shown on the New Streets Plan. All B streets shall be located as provided in Section 33-284.86(F) of this chapter.
- H. The Bike Route Plan, which depicts the designated bike routes, including the bike facility requirements, if any, which shall be shown in all development plans.

A. Street Types Plan



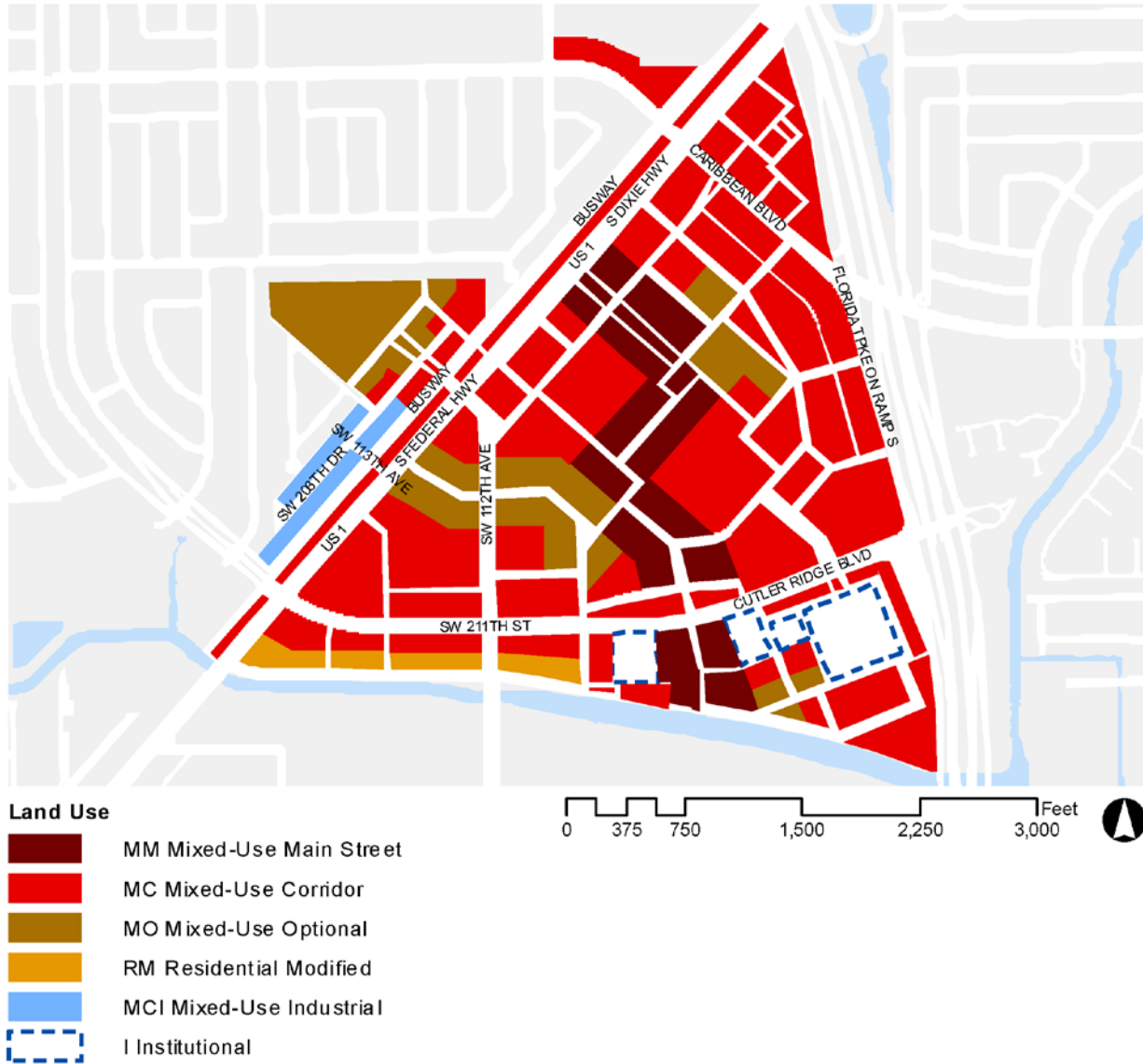
- Street Types**
-  U.S. 1
 -  Busway
 -  Main Street Type A
 -  Main Street Type B
 -  Main Street Type C
 -  Boulevard Type A
 -  Boulevard Type B
 -  Minor



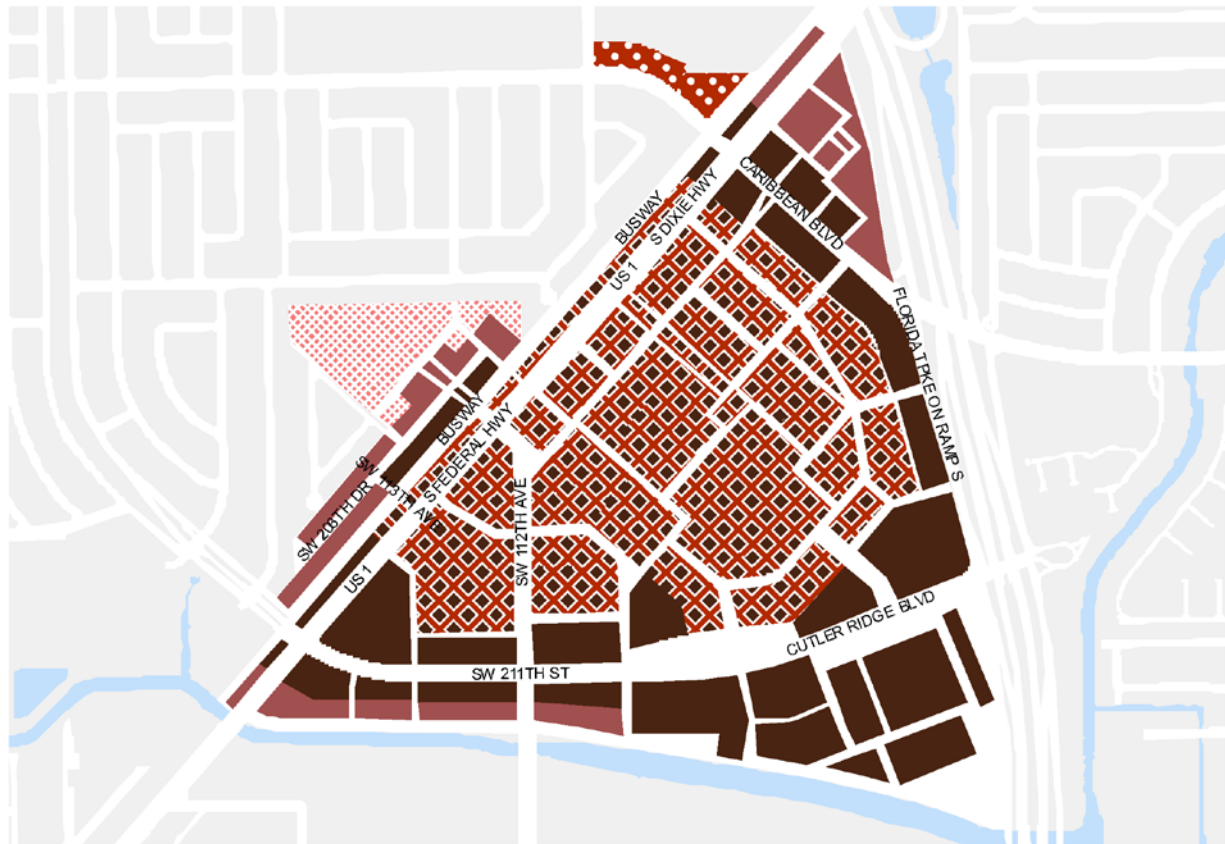
B. Sub-districts Plan



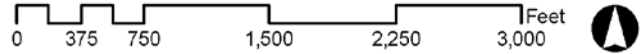
C. Land Use Plan



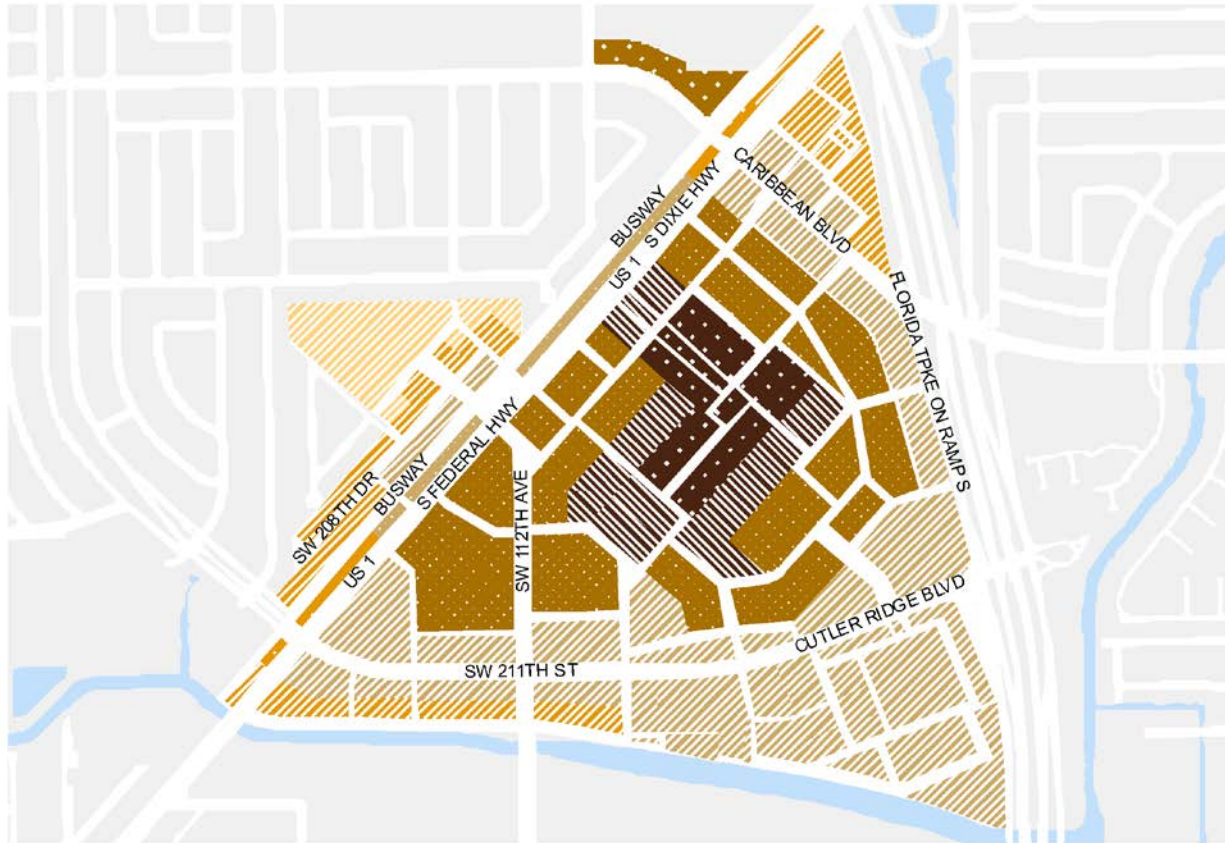
D. Density Plan



| Density | |
|---------|------------------------------|
| | Density Not Limited |
| | Max. 82 Units/acre |
| | Min. 12 - Max. 52 Units/acre |
| | Min. 12 - Max. 36 Units/acre |
| | Min. 8 - Max. 18 Units/acre |

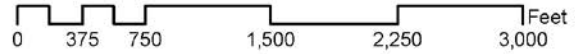


E. Building Heights Plan

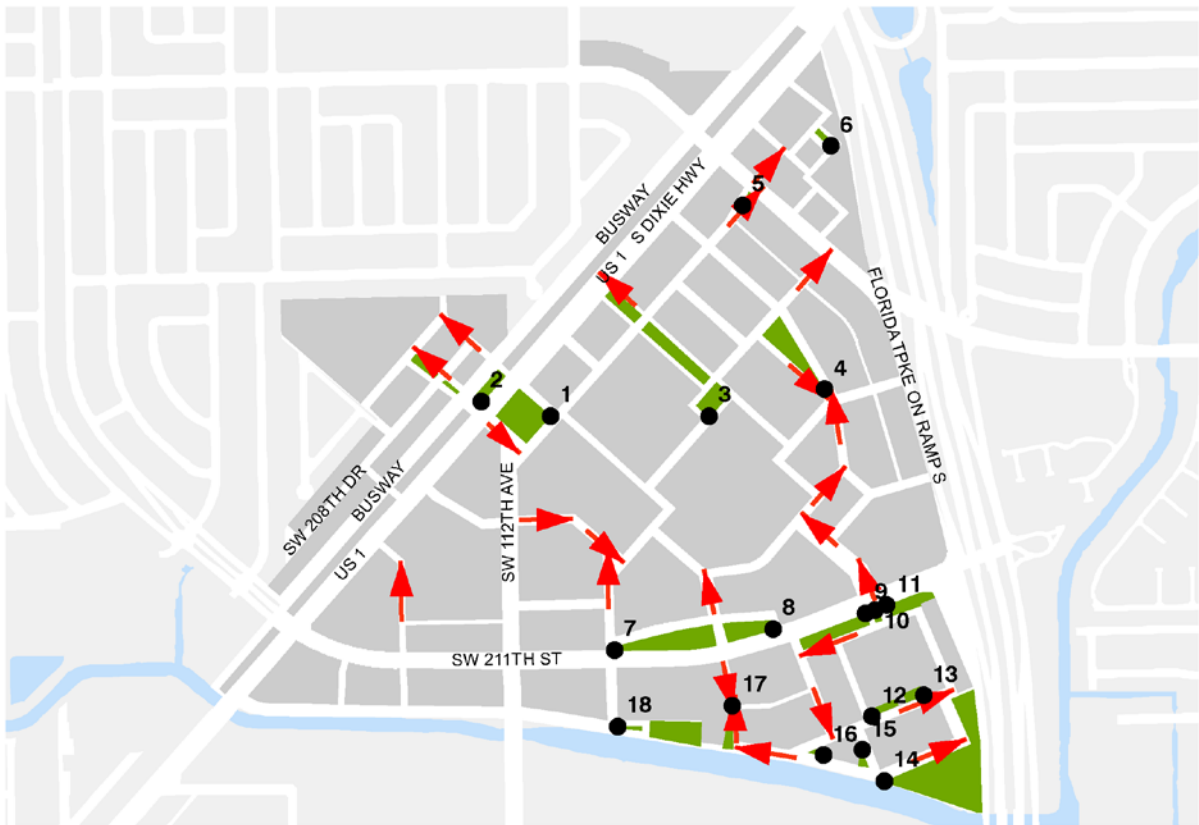


Building Height

-  Min. 6 - Max. 25 Stories
-  Min. 6 - Max. 18 Stories
-  Max. 8 Stories
-  Min. 6 - Max. 8 Stories
-  Min. 2 - Max. 8 Stories
-  Min. 3 - Max. 6 Stories
-  Min. 2 - Max. 6 Stories
-  Min. 2 - Max. 4 Stories
-  2 Stories Max.



F. Designated Open Space Plan

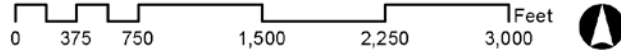


● Open Space Anchor Point

➔ Street Vista

Designated Open Spaces

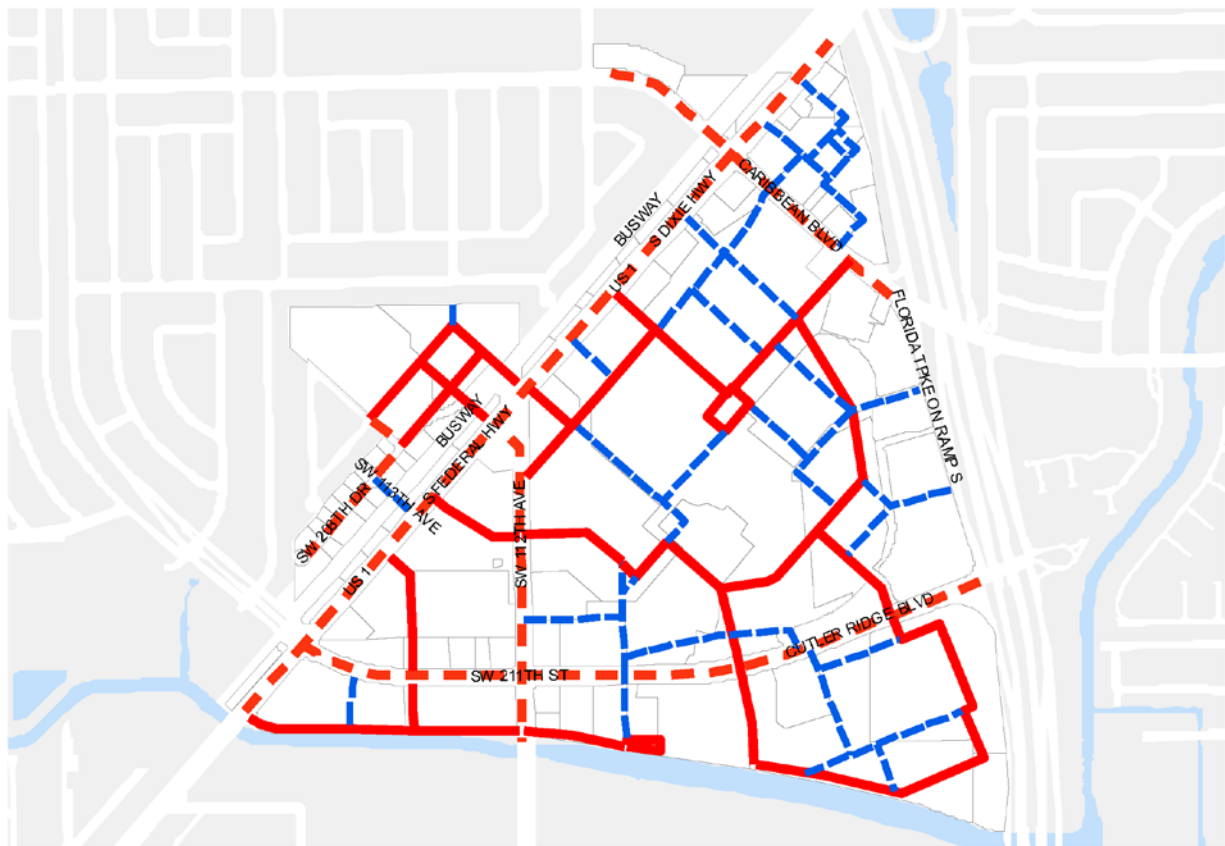
■ Greens, Squares, Plazas







| Number | Type | Area |
|--------|------|-----------------|
| 1 | S | 52,800 sq. ft. |
| 2 | S | 10,836 sq. ft. |
| 3 | P | 21,600 sq. ft. |
| 4 | G | 37,500 sq. ft. |
| 5 | G | 2,000 sq. ft. |
| 6 | G | 5,800 sq. ft. |
| 7 | G | 42,500 sq. ft. |
| 8 | G | 24,400 sq. ft. |
| 9 | G | 31,200 sq. ft. |
| 10 | G | 2,300 sq. ft. |
| 11 | G | 14,100 sq. ft. |
| 12 | P | 6,800 sq. ft. |
| 13 | P | 6,100 sq. ft. |
| 14 | G | 182,300 sq. ft. |
| 15 | S | 5,400 sq. ft. |
| 16 | S | 8,200 sq. ft. |
| 17 | S | 11,000 sq. ft. |
| 18 | G | 2,200 sq. ft. |

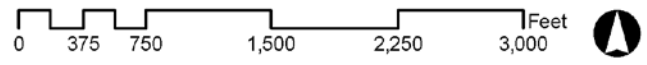
G: Green, S: Square, P: Plaza

G. New Streets Plan

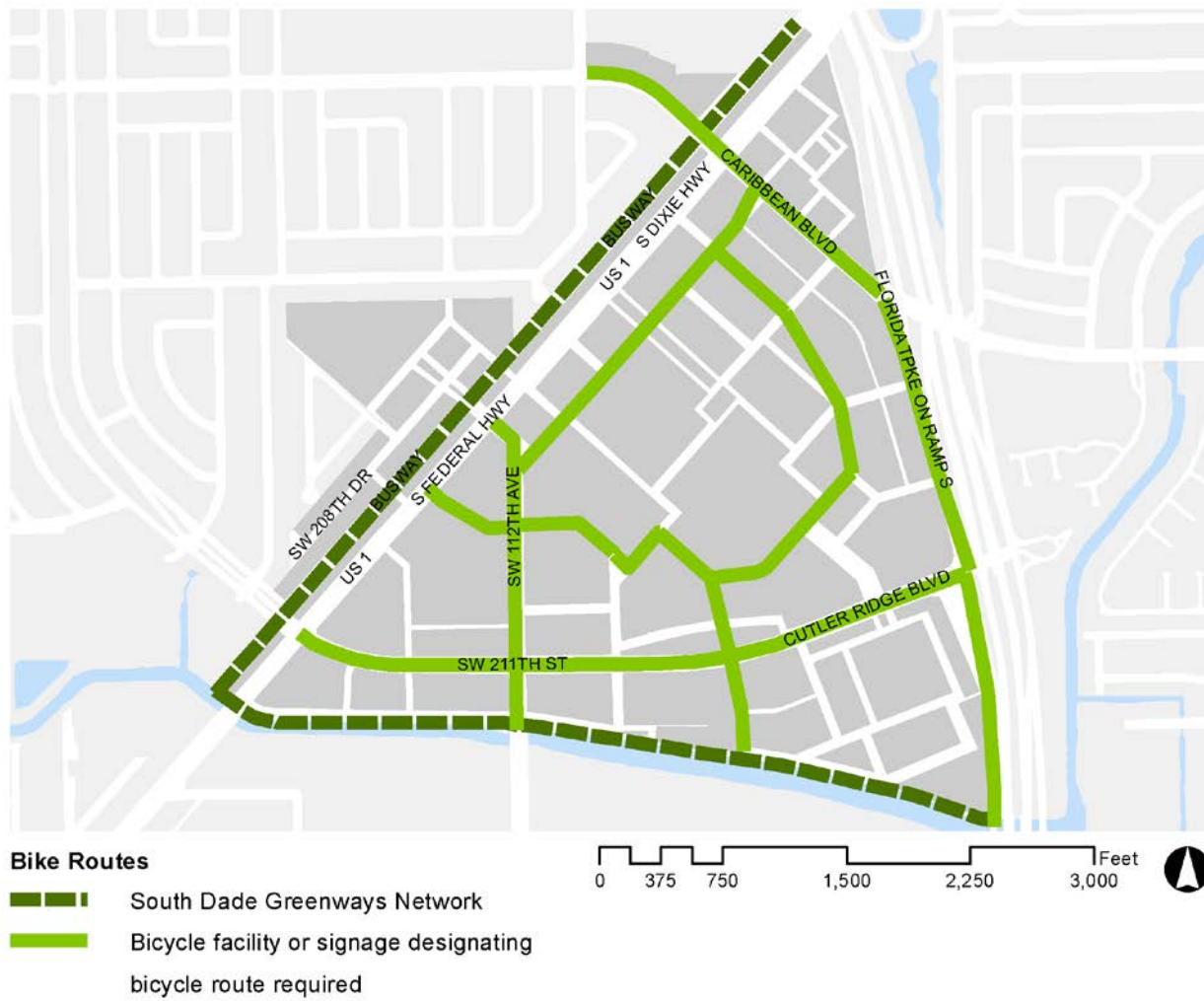


A/B Streets

-  A Existing
-  A New
-  B Existing
-  B New



H. Bike Route Plan



Last Update: March 2016.