



OLD CUTLER ROAD CHARRETTE RECOMMENDATIONS REPORT

I. RIGHT-OF-WAY IMPROVEMENTS (75)

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March 6, 2003

I. RIGHT-OF-WAY IMPROVEMENTS

A. OLD CUTLER ROAD STREET IMPROVEMENTS (49)

- Defined edge created by installing a 1-foot wide concrete band along the edge of the pavement
- Narrow travel and turn lanes (not to exceed 10')
- Reinforced turf shoulders instead of gravel, consistent throughout the corridor
- Defined turn lanes with small planted islands
- Colored and textured left turn lanes, add traffic signal at SW 92 Avenue
- Sentinel roundabouts at the commercial section of the corridor's entry points (SW 87 Avenue and SW 212 Street)
- Narrow (less than 30 feet) driveways
- Reduced curb radii (less than 40 feet) for side streets
- Definition of the driveways by differentiation from the intersecting streets (concrete driveways/asphalt streets)
- Street trees to create canopy and provide visual narrowing of the roadway
- Lateral shifts at each 2 to 3 lane transition provide horizontal deflections
- Large native shade trees should be planted on both sides of the street every 25 to 30 feet.

B. STREET LIGHTING IMPROVEMENTS (31)

- Install streetlights at a pedestrian scale.
- Relocate and bury utilities along the roadway.

C. LANDSCAPING IMPROVEMENTS (16)

- Street trees to create canopy and provide visual narrowing of the roadway
- Defined turn lanes with small planted islands



II. TRANSPORTATION

A. EXISTING STREET NETWORK IMPROVEMENTS (54)

- Preserve and enhance the historical and community character along the roadway.
- Rebalance multimodal synchronized movement along Old Cutler Road.
- Enhance safety and lower travel speeds in the northwest neighborhoods by replacing existing signals with modern roundabouts.
- Increase safety along Old Cutler Road through design modifications that reduce motorist speeds and increase pedestrian and bicycle visibility.
- Provide travel options for residents by connecting discontinuous network.
- Provide better accessibility for the residents of the area to access the goods and services along Old Cutler Road without actually having to travel on the roadway.

B. BICYCLE FACILITIES (30)

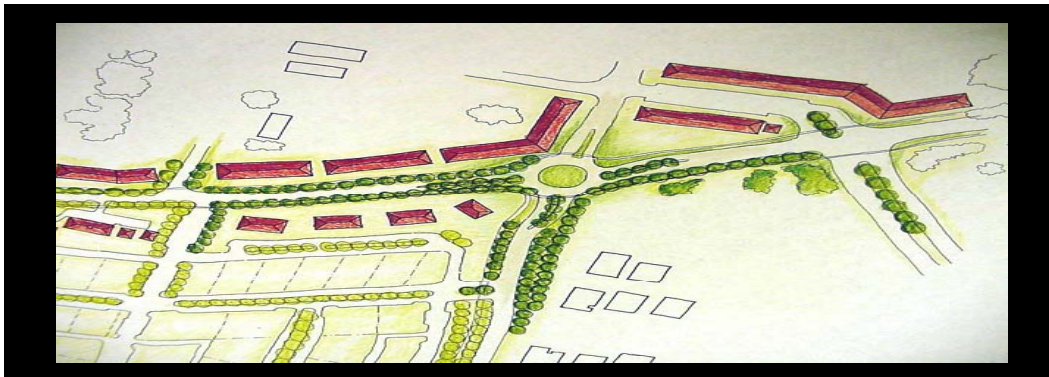
- Build protected and colored bike lanes.
- Position bike lanes between the pedestrian sidewalk and a row of trees through the length of the block, but they are brought out to the side of the travel lanes at the intersections.
- This puts the bicyclists in a protected environment while they are riding along the street, but brings them out to a visible location at the intersections, where they need visibility and to be seen by moving traffic.
- Bike lanes should be different in color, material or surface to sidewalks.

Improving Traffic Flow & Safety



Consolidate Driveways and connect parking lots

- Narrow (< 30') driveways
- Definition of driveways by differentiation from the intersecting streets



III. STREETScape AND AESTHETIC ISSUES

A. SIDEWALKS (40)

- Continue sidewalk material through driveways and intersections.
- Consolidate driveway access points.

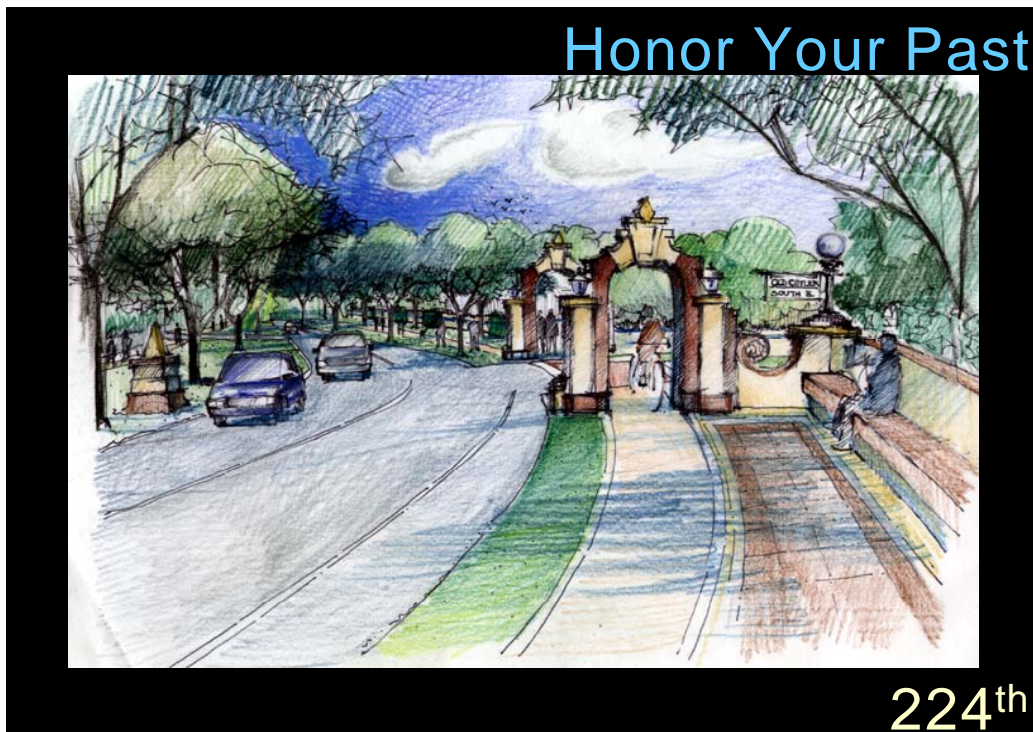
B. CROSSWALKS (34)

- Colored and Textured left turn lanes

C. STREET FURNITURE (30)

- Add decorative elements to the streetscape including fountains, gateways, arches, gazebos, benches, other monuments; inscribe decorative elements with names of streets, and poetic, evocative names.

D. STREETScape CODE ENFORCEMENT (30)



IV. IMPLEMENTATION AND ECONOMIC DEVELOPMENT PARTNERSHIPS

A. HISTORIC & BUSINESS IMPROVEMENT DISTRICTS (62)

- Restore & Preserve the Historic Character of Old Cutler Road.
- Walkable, pedestrian friendly environment
- Design guidelines
- Landscape Old Cutler Road, improve & maintain sidewalks & bike lane
- Calm traffic, slow speeds along Old Cutler and in the neighborhoods.
- Improve intersections.
- Improve traffic congestion, flow and safety (pavers, landscaped islands, street lights, etc)
- Connect existing streets.
- Connect parking lots, consolidate driveways.
- Build new road connections
- Drainage

B. LAND/USE ZONING IMPROVEMENTS (39)

Overall: Changes to the existing zoning should be implemented in order to achieve the community's vision.

Civic District - Old Potato Field Rezoning

- newly configured street network to allow access to public space, as well as to other commercial and residential sites east of Old Cutler Road
- Use small cranks and turns to calm traffic and create vistas and focal points at the end of each street.
- pedestrian-oriented development
- Towards the core, around the public plaza, construct buildings of 2 to 3 stories, possibly with ground-floor retail (cafes and restaurants).
- Place building fronts with main entrances close to the sidewalk.
- Place secondary entrances, backyards, garages, and garbage containers to the rear.

C. PUBLIC/PRIVATE PARTNERSHIP IMPROVEMENTS (1)

OLDE TOWN CENTER

Old Cutler Towne Center

- Retrofit shopping center to front Old Cutler Road, with parking in the rear.
- Allow access to the property from the back to alleviate congestion on Old Cutler Road.

New Town Center to Publix Shopping Center

- Allow access to the southern end of the shopping center with a diagonal roadway off Old Cutler Road.
- Develop outparcels with buildings.

V. INFRASTRUCTURE IMPROVEMENTS

A. NEW ROAD NETWORK IMPROVEMENTS (87)

- Franjo Road Extension
- Create public-private partnership to allow public access.
- Reconnect Franjo Road to Saga Bay.
- SW 87 Avenue and Old Cutler Road (the first impression)
- Build new street network including SW 88 Ct and SW 87 Pl (already platted).
- Allow trucks to park along the new SW 88 Ct.

B. CIVIC DISTRICT IMPLEMENTATION – Old Potato Field Project Pedestrian-Oriented Development (37)

- Towards the core, around the public plaza, construct buildings of 2 to 3 stories, possibly with ground-floor retail (cafes and restaurants).
- A public plaza that becomes a showcase for the community and passers-by.
- Alternative routes to adjacent properties alleviate congestion on Old Cutler Road
- As the church becomes an important civic building, landscape the front to address the importance of the new public space.
- Build townhouses adjacent to mixed-use and fronting Old Cutler Road.
- Set homes that front Old Cutler Road back from the sidewalk, fronted by a heavily landscaped green.
- Rake down density as new construction approaches existing fabric with freestanding, single-family, side-yard, or rear-yard homes.

C. PUBLIC/PRIVATE PARTNERSHIP - Khoury League (8)

- Convert current baseball field into public plaza, surrounded by residential uses.
- Create public-private partnership to facilitate moving the baseball field and parking to SW 212 Street and Old Cutler Road or alternate neighboring park.

