



Office of the Town Manager

Rafael G. Casals, ICMA-CM, CFM
Town Manager

MEMORANDUM

To: Honorable Mayor and Town Council

From: Rafael G. Casals, ICMA-CM, CFM, Town Manager

Date: February 19, 2020

Re: Cougar Holdings, LLC Rezoning from SR (Single-Family Residential District) to NC-1 (Neighborhood Center 1 District) (Application No. ZC-2018-004)
**previously deferred per January 15, 2020 Regular Town Council Meeting to date certain February 19, 2020 Regular Town Council Meeting.*

REQUEST

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING THE REQUEST OF COUGAR HOLDINGS, LLC TO PERMIT A REZONING FROM SR (SINGLE- FAMILY RESIDENTIAL DISTRICT) TO NC-1 (NEIGHBORHOOD CENTER 1 DISTRICT) ON PROPERTY GENERALLY LOCATED AT 8495 S.W. 200 STREET (FOLIO NO. 36-6003-035-0060 & 36-6003-002-0040) AS LEGALLY DESCRIBED IN EXHIBIT "A", CONSISTING OF APPROXIMATELY +/- .82 NET ACRES; AND PROVIDING FOR AN EFFECTIVE DATE. (* previously deferred per January 15, 2020 Regular Town Council Meeting to date certain February 19, 2020 Regular Town Council Meeting.)

APPLICATION SUMMARY

Applicant/Representative: Cougar Holdings, LLC/Jorge Navarro

Location: Old Cutler Road and S.W. 216th Street

Total Acreage/Square Feet: 0.8 +/- Net Acres [1.35 +/- Gross Acres (per application)]

Current Future Land Use

Plan Map Designation: Mixed-Use (*Application is Submitted - Pending Approval*)

Existing Zone: SR, Single-Family Residential



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Folio Number(s): 36-6003-035-0060; 36-6003-002-0040

Legal Description: Exhibit "A"

RECOMMENDATION

Staff assigned Town Consultant, The Corradino Group (the "Consultant"), with the task of reviewing the application. Their analysis resulted in a recommendation of **Denial** of the Rezoning from SF (Single-Family Residential District) to NC-1 (Neighborhood Center 1 District) for Cougar Holdings, LLC.

ATTACHMENT(S):

- Attachment "A" – Town Consultant Report
- Attachment "B" – Application
- Attachment "C" – Courtesy Notices and Posting(s)



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