



**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:** January 15, 2020  
**Re:** Cougar Holdings, LLC Rezoning from SR (Single-Family Residential District) to NC-1 (Neighborhood Center 1 District) (Application No. ZC-2018-004)

**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.**

**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  
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)

