



Office of the Town Manager

Rafael G. Casals
Town Manager

MEMORANDUM

To: Honorable Mayor and Town Council

From: Rafael G. Casals, Town Manager

Date: June 21, 2017

Re: Granting Final Plat Approval for a Portion of Block 20 of the Silver Pines Subdivision
(Application No.: FP-2017-008)

REQUEST

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, GRANTING FINAL PLAT APPROVAL FOR SUPERIOR AT OLD CUTLER FOR PROPERTY GENERALLY LOCATED SOUTH OF S.W. 198TH STREET, WEST OF OLD CUTLER ROAD, EAST OF S.W. 85TH AVENUE, AND NORTH OF SW 199TH STREET, AS LEGALLY DESCRIBED IN EXHIBIT "A" ON APPROXIMATELY 1.71 ACRES; AND PROVIDING FOR AN EFFECTIVE DATE.

BACKGROUND AND ANALYSIS

The intent of this application is to seek final plat approval for a portion of block 20 of the "Silver Pines Subdivision" of the Silver Pines Subdivision. The replat approval by the local government is a ministerial process to ensure consistent with the requirements set forth in Article XII, "Subdivisions of Land," Section 28-8 of the County Code, and state law. A copy of the replat application is provided in Attachment A.

Name of Applicant: Superior Developers Corporation.

The proposed plat area is generally located on SW 198th Street to the north, Old Cutler Road to the east, and SW 199th Street to the South. The area is currently zoned SR (Single-Family Residential). This zoning district is consistent with the future use of the property. The SR is coded to permit development of new or the completion of previously approved development of lands within the district and/or annexation of conventional single-family residential subdivision existing or approved prior to the effective date of implementing the Land Development Regulations. The property is designated "Low Density" under the Town's Growth Management Plan (2020 - Future Land Use Map).





The Town surveyor and staff reviewed the final plat for consistency with the requirements of Article XII, “Subdivisions of Land,” of the Town Code, Section 28-8 of the County Code, and state law.

RECOMMENDATION

It is recommended that the Town Council approve the attached Resolution granting Final Plat Approval for a portion of Block 20 of the Silver Pines Subdivision.

ATTACHMENTS

- Attachment “A” - Final Plat Application (FP-2017-008)
- Attachment “B” - Advertisement, Postings, Courtesy Notices

