



Town of Cutler Bay

Town Hall
10720 Caribbean Blvd
Cutler Bay, FL 33189

Meeting Minutes Town Council Workshop

MAYOR AND COUNCIL MEMBERS

Mayor Peggy R. Bell

Vice Mayor Sue Ellen Loyzelle

Council Member Mary Ann L. Mixon

Council Member Michael P. Callahan

Council Member Roger Coriat

CHARTER OFFICIALS

Town Attorney Mitchell Bierman

Town Attorney Chad Friedman

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

Town Clerk Debra E. Eastman, MMC

Wednesday, June 27, 2018

6:00 PM

Council Chambers

Zoning Workshop

1. CALL TO ORDER, ROLL CALL, PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

Mayor Bell called the meeting to order at 6:38 PM. Deputy Town Clerk Mauricio Melinu called the roll. Mayor Bell led the pledge of allegiance.

Mayor Bell spoke on the format of the Zoning Workshop, and also spoke on transportation and in favor of rail.

Present 4 - Mayor Peggy Bell, Vice Mayor Sue Ellen Loyzelle, Council Member Michael P. Callahan, and Council Member Roger Coriat

Absent 1 - Council Member Mary Ann Mixon

A. Applicant: Cedar Holding, LLC.

Application No.: SP-2018-026

Zoning District: 18901 S. Dixie Hwy

FLUM

Designation: Mixed Use

Folio No.: 36-6005-014-0010

Property Size: 3.58 Acres

Request: Development of a seven (7) story residential building with two hundred sixty-six (266) units.

Applicant Attorney Graham Penn with Bercow and Radell provided a presentation and historical background on the project.

Principal Architect Ivo Fernandez with MODIS Architects provided information on the architectural components of the proposed site plan.

Applicant Attorney Graham Penn discussed some of the concerns expressed by the public during the public portion of the meeting, such as traffic concerns, traffic analysis, visual impacts and privacy impacts of the project on the surrounding neighborhood.

2. Town Council Questions/ Comments/ Discussion

There was discussion about traffic studies, the amount of residential units and the impact on traffic, number of parking spaces for the project and parking space requirements, and square footage of apartments.

There was also discussion on possible project variances, increasing density close to the transit corridor, the cost per apartment unit, affordability and size for families, the potential of affordable and senior housing with the project, concerns on the potential traffic created by the project, concerns on an exit located by an elementary school, average rent prices for units of similar size to the project, and further discussion on allowable parking based on the Town Code.

Planning and Zoning Director Kathryn Lyon explained there is a thirty (30) day minimum waiting period before the applicant is allowed to present the project to the Town Council. Town Manager Rafael Casals explained the earliest to present would be September since there is no Town Council Meeting scheduled for August.

3. Adjournment

The meeting adjourned at 8:04 PM.