



## 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:** September 18, 2019  
**Re:** Cedar Holding, LLC Site Plan Approval SP-2018-026

## REQUEST

**A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING THE SITE PLAN OF CEDAR HOLDING, LLC TO PERMIT A TWO HUNDRED THIRTY-SIX (236) UNIT RESIDENTIAL APARTMENT BUILDING AT THE POINT ROYALE SHOPPING CENTER, WHICH IS ON PROPERTY LOCATED AT 18901 SOUTH DIXIE HIGHWAY (FOLIOS # 36-6005-070-0010 AND 36-6005-014-0010), AS LEGALLY DESCRIBED IN EXHIBIT "A", CONSISTING OF APPROXIMATELY 4.25 ACRES; AND PROVIDING FOR AN EFFECTIVE DATE.**

## APPLICATION SUMMARY

Staff Coordinator: Alex A. David, AICP  
Interim Community Development Director

Applicant/Representative: Cedar Holding, LLC

Location: 18901 South Dixie Highway

Total Acreage/Square Feet: 4.25 Acres (per application)

Building Size/Square Feet: 163,210 Total SF  
(7-Story, 236-Unit Apartment Building)

Current Future Land Use  
Plan Map Designation: Mixed-Use

Existing Zone: TRC, Transit Corridor District and SF, Single Family





Folio Number(s): 36-6005-070-0010 and 36-6005-014-0010

Legal Description: Exhibit "A"

### **RECOMMENDATION**

Staff assigned Town Consultant, KCI Technologies, Inc. (the "Consultant"), with the task of reviewing the application on August 30, 2019. Their analysis resulted in a recommendation of **Approval** of the Site Plan for Cedar Holding, LLC.

### **ATTACHMENT(S):**

- Attachment "A" – Town Consultant's Report
- Attachment "B" – Site Plan Application
- Attachment "C" – Advertisement, Courtesy Notices, and Posting

