



## 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:** October 16, 2019

**Re:** Cedar Holding, LLC Site Plan Approval SP-2018-026  
Traffic and Pedestrian Circulation Assessment \* *previously deferred per September 18, 2019 Regular Town Council Meeting to date certain October 16, 2019 Regular Town Council Meeting*

## 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. (\* *previously deferred per September 18, 2019 Regular Town Council Meeting to date certain October 16, 2019 Regular Town Council Meeting*)**

## BACKGROUND ANALYSIS

At the Town of Cutler Bay's Town Council meeting on September 18, 2019, the Town Council directed KCI Technologies, Inc. (Town's Consultant) to assess the internal traffic and pedestrian circulation within the Point Royale Shopping Center. On October 8, 2019, the Town's Consultant submitted the Point Royale Traffic and Pedestrian Circulation Assessment for the Town Council's review (*Attachment "A"*).

On October 10, 2019, the Town's Consultant issued a revised Memorandum for the Site Plan Review of Point Royale Apartments to include the Covenant Running with the Land In Lieu of Unity of Title and Easement and Operating Agreement (*Attachment "B"*).





## **RECOMMENDATION**

Town staff is recommending that Cedar Holding, LC (the “Applicant”) comply with the Point Royale Traffic and Pedestrian Circulation Assessment, as recommended by the Town’s Consultant (KCI Technologies, Inc.).

The additional internal traffic and pedestrian circulation requirements within the Point Royale Shopping Center shall be added as a new condition.

## **ATTACHMENT(S)**

- Attachment “A”– Point Royale Traffic and Pedestrian Circulation Assessment  
*(dated October 8, 2019)*
- Attachment “B”– Town Consultant’s Report Revised  
*(dated October 10, 2019)*

