



Miguel Diaz de la Portilla  
Phone: 305.428.4543  
md.portilla@saul.com  
www.saul.com

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Via email: [jmunster@cutlerbay-fl.gov](mailto:jmunster@cutlerbay-fl.gov)

Jared E. Munster, Ph.D., AICP, CFM  
Community Development Director  
Cutler Bay Town Hall  
Planning and Zoning Division, Suite 105  
10720 Caribbean Boulevard  
Cutler Bay, FL 33189

**RE: Amended Letter of Intent: Small Scale Amendment for portion of the Property  
identified by Folio number 36-6010-000-0030 / Saga Bay ALF Development**

Dear Mr. Munster:

This is our Amended letter of intent on behalf of Saga South Development Inc., (the "Applicant") in connection with a small-scale amendment to the Future Land Use Plan Map of the Town of Cutler Bay's Growth Management Plan ("Town Growth Plan"). The Applicant is requesting the re-designation of +/- 6.86 acres of the property located at 8165 SW 210 Street in the Town of Cutler Bay (Folio: 36-6010-000-0030) (the "Property") from "Medium Density Residential with a Conservation Overlay" to "Institutional" for the sole purpose of developing a Senior Age Congregate Care Community (ALF) for persons 65 years of age and older on the Property. The Property is a twenty (20) acre parcel that consists of five (5) acres of upland and fifteen (15) acres of wetland. The Applicant intends to use only the five (5) acres of upland for development of the senior age congregate care facility. The Applicant is requesting to re-designate 6.86 acres because the additional 1.86 acres are needed to meet setback requirements (see attached Exhibit "A"). The Applicant will proffer a restrictive covenant wherein it will: (1) commit to preserving the 1.86 acre setback area as wetland in perpetuity; (2) offer to convey the remaining 13.12 acres of the Property to the Town in exchange for credit against impact fees.

The Property is unimproved land with frontages along SW 208 Street to the North, 81st Place to the West, SW 210 Street to the South and vacant land designated and zoned for traditional multi-family use to the east.

The Property's current designation of "Medium Density Residential with a Conservation Overlay" is limited to traditional residential uses ranging from single family dwellings to multi-family/group dwellings. The proposed re-designation would allow for the use of congregate

care/nursing homes and senior age restricted communities. It will revitalize this current vacant, underutilized land with a much-needed, world-class assisted living community perfectly situated near traditional residential uses, that will provide its residents a wide offering of amenities, activities, and services that cater to active and healthful lifestyles. The development will be designed to standards that are at, or superior, to the independent living communities within the market.

In Florida, 20% of the population is over 65 — the highest percentage of any state in the nation. A market study performed by Coldwell Banker Richard Ellis (CBRE) for this site indicates that the independent living, assisted living and memory care properties within a 5 mile radius of the site have an average occupancy of 92% - falling well above the Miami-Dade County Metropolitan Statistical Area (MSA) and national levels. The CBRE report also indicates that there are only a few projects currently planned in the area to meet the growing demands of this demographic. Through meetings with the Town Manager and professional staff, we understand that the waiting list at operating senior age, assisted living facilities in the area is long and growing.

Moreover, pursuant to the Town Growth Plan, institutional uses only comprise 2% of land uses within the Town. A majority of these uses are taken up by churches, schools, medical buildings and government facilities. The Town Growth Plan also acknowledge the challenges that the Town faces in ensuring an adequate supply of housing that is appropriate for households and persons of all stages of life and those with special needs.

Approval of this Application would further implementation of the following goals, objectives and policies in the Town Growth Plan's Housing Element:

**1. Goal 2**

*Ensure the availability of housing that is affordable to current and future residents of all income and special needs groups in the Town of Cutler Bay.*

**2. Objective H2-1: Affordable, Workforce, Elderly and Special Needs Housing**

*The Town shall promote the provision of a full range of housing types to meet the existing and future needs of all income groups and residents at all stages in the life cycle and/or with special housing needs in proportions reflective of demand.*

**3. Policy H2-1C:** *The Town, in its Land Development Regulations, shall support the provision of affordable, workforce, elderly and special needs housing units throughout the Town, while avoiding their concentration in specific areas.*

**4. Policy H2-1E:** *The Town shall investigate strategies to ensure that new housing developments provide a diversity and mix of housing types in order to meet the needs of residents of different income, age and needs groups, in proportions reflective of demand. To the maximum extent feasible, these incentives should be incorporated into the Land Development Regulations.*

**5. Objective H2-2: Public and Private Sector Coordination.** *The Town shall coordinate with the private sector and other agencies to ensure the provision of housing that is affordable to residents of all income, age and needs groups at levels that are reflective of existing and projected demand.*

**6. Policy H2-2H:** *The Town shall continue to ensure that it maintains and/or expands its stock of housing for residents and households at all stages of life and income groups, including apartments and starter homes, inexpensive to expensive single family homes, empty nester housing, adult congregate living facilities, and low income and subsidized senior housing.*

**7. Objective H2-4: Special Needs Housing**  
*The Town shall ensure that the housing needs of special needs groups are addressed through the appropriate mechanisms.*

**8. Monitoring Measures H2-4**

*1. Land Development Regulations that permit group homes, small-scale affordable housing facilities for the elderly, assisted living facilities, adult day-care facilities, and foster care facilities.*

*2. Number of group homes, small-scale affordable housing facilities for the elderly, assisted living facilities, adult day-care facilities, and foster care facilities.*

**9. Policy H2-4A:** *The Town shall permit the location of group homes, small-scale affordable housing facilities for the elderly, assisted living facilities, adult day-care facilities, and foster care facilities in residential neighborhoods, in accordance with State law.*

The Applicant is filing a zoning application to be considered concurrently with this Application to rezone 6.86 acres of the Property from “Neighborhood Residential” (NR) to “Institutional” (INT) for the purpose of developing a Senior Age Congregate Care Community (ALF).

We ask that you enthusiastically recommend approval of this Application. We look forward to presenting our vision to your team and the Town Council, and look forward to working with the Town to make this project a reality. If you have any questions please feel free to contact us.

Very truly yours,



Miguel Diaz de la Portilla  
Partner

MDDLDP/ar  
Enclosure  
cc: Alex David

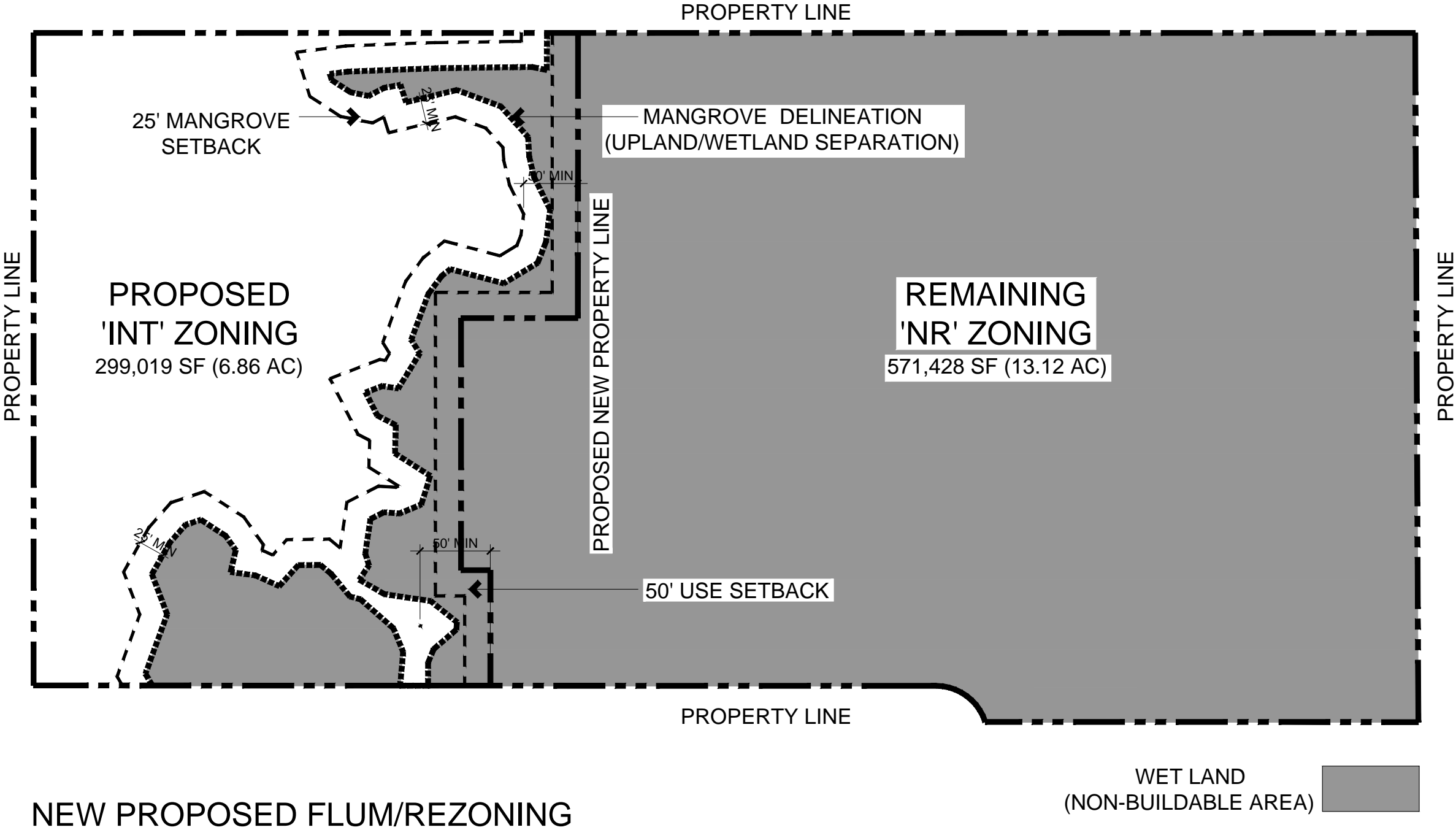


EXHIBIT 'A'