



## Legislation Details (With Text)

**File #:** Item # 2019-181      **Version:** 1      **Name:**

**Type:** Resolution      **Status:** Failed

**File created:** 9/11/2019      **In control:** Town Council

**On agenda:** 11/20/2019      **Final action:** 11/20/2019

**Title:** 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 ONE HUNDRED NINETY-NINE (199) 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), AS LEGALLY DESCRIBED IN EXHIBIT "A", CONSISTING OF APPROXIMATELY 3.58 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; previously deferred per October 16, 2019 Regular Town Council Meeting to date certain November 20, 2019 Regular Town Council Meeting)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Manager Memo-Cedar Holding LLC Site Plan, 2. Manager Memo-Attachment A-Town Consultant Report, 3. Report-Ex A-NGBS Certification Plan and Scoring Summary, 4. Report-Ex B-Covenant in Lieu and Easement Operating Agreement, 5. Report-Ex C-Economic Impact Study Point Royale, 6. Report-Ex D-Methodology and Applicant Traffic Study Dec 15 2018, 7. Report-Ex E-Applicants Revised Traffic Study May 13 2019, 8. Report-EX F-Applicants Revised Trip Generation Study Nov 5 2019, 9. Report-Ex G-Consultant Point Royale Circulation Assessment Review Oct 8 2019, 10. Manager Memo-Attachment B-Site Plan Application, 11. Manager Memo-Attachment C-Repoting of Property, 12. Applicant Deferral Letter Request for 10-16-2019 Town Council Meeting, 13. Resolution-Approving Cedar Holding LLC Site Plan, 14. Resolution-Exhibit A-Legal Description, 15. Manager Memo-Traffic and Ped Assessment Point Royale Site Plan, 16. Manager Memo-Attachment A-Point Royale Circulation Assessment, 17. Manager Memo-Attachment B-Town Consultant Report Revised, 18. Manager Memo-Cedar Holding LLC Site Plan, 19. Manager Memo-Attachment A-Town Consultant Report, 20. Manager Memo-Attachment B-Site Plan Application, 21. Manager Memo-Attachment C-Advertisement Notices and Posting, 22. Resolution-Approving Cedar Holding LLC Site Plan, 23. Resolution-Exhibit A-Legal Description

Date	Ver.	Action By	Action	Result
11/20/2019	1	Town Council	denied	Pass
10/16/2019	1	Town Council	deferred	Pass
9/18/2019	1	Town Council	deferred	Pass

## MEMORANDUM

**To:** Honorable Mayor and Town Council

**From:** Rafael G. Casals, ICMA-CM, CFM, Town Manager

**Date:** November 20, 2019

**Re:** Deferral of Cedar Holding, LLC Site Plan Approval SP-2018-026

*\* previously deferred per September 18, 2019 Regular Town Council Meeting to date certain October 16, 2019 Regular Town Council Meeting; previously deferred per October 16, 2019 Regular Town Council Meeting to date certain November 20, 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 ONE HUNDRED NINETY-NINE (199) 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), AS LEGALLY DESCRIBED IN EXHIBIT “A”, CONSISTING OF APPROXIMATELY 3.58 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; previously deferred per October 16, 2019 Regular Town Council Meeting to date certain November 20, 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. The additional internal traffic and pedestrian circulation requirements within the Point Royale Shopping Center was added as a new condition.

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.

On October 16, 2019 at the Regular Town Council meeting the application was again deferred in order that the applicant may substantially revise the plans.

### **RECOMMENDATION**

Staff assigned Town Consultant, KCI Technologies, Inc. (the “Consultant”), with the task of reviewing the revised application on October 16, 2019. Their analysis resulted in a recommendation of **Approval** of the revised Site Plan for Cedar Holding, LLC.

### **ATTACHMENT(S)**

- Attachment “A” – Town Consultant Report (*revised November 13, 2019*)
- Attachment “B” – Site Plan Application

- Attachment “C”– Reposting of Property (Deferral)