



# Town of Cutler Bay

Town Hall  
10720 Caribbean Blvd  
Cutler Bay, FL 33189

## Legislation Details (With Text)

**File #:** Item # 2019-195      **Version:** 1      **Name:**

**Type:** Ordinance      **Status:** Agenda Ready

**File created:** 9/12/2019      **In control:** Town Council

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

**Title:** AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING THE REQUEST OF CENTRO EVANGELISTICO LA ROCA, INC. TO PERMIT A REZONING FROM SR (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO INT (INSTITUTIONAL DISTRICT) ON PROPERTY LOCATED AT 20851 SW 97 AVENUE (FOLIO NO. 36-6009-000-0160), AS LEGALLY DESCRIBED IN EXHIBIT "A", CONSISTING OF APPROXIMATELY 4.2 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-1st Reading-Centro Evangelistico Rezoning ZC-2018-033, 2. Manager Memo-1st Reading-Attachment A-Town Consultant Report, 3. Manager Memo-1st Reading-Attachment B-Application, 4. Manager Memo-1st Reading-Attachment C-Courtesy Notices and Posting, 5. Ordinance-1st Reading-Centro Evangelistico Rezoning ZC-2018-033, 6. Ordinance-1st Reading-Exhibit A-Legal Description, 7. Ordinance-1st Reading-Exhibit B-Rezoning Request Map

Date	Ver.	Action By	Action	Result
11/20/2019	1	Town Council	no action taken	
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:** September 18, 2019

**Re:** Centro Evangelistico La Roca Rezoning from SR (Single-Family Residential District) to INT (Institutional District) (Application No. ZC-2018-033)

### REQUEST

**AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY,**

**FLORIDA, APPROVING THE REQUEST OF CENTRO EVANGELISTICO LA ROCA, INC. TO PERMIT A REZONING FROM SR (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO INT (INSTITUTIONAL DISTRICT) ON PROPERTY LOCATED AT 20851 SW 97 AVENUE (FOLIO NO. 36-6009-000-0160), AS LEGALLY DESCRIBED IN EXHIBIT “A”, CONSISTING OF APPROXIMATELY 4.2 ACRES; AND PROVIDING FOR AN EFFECTIVE DATE.**

**APPLICATION SUMMARY**

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

Applicant/Representative: Alejandro J. Arias, Esq.  
Holland & Knight, LLP  
701 Brickell Avenue, Suite 3300  
Miami, FL 33131

Location: 20851 SW 97<sup>th</sup> Avenue

Total Acreage/Square Feet: 4.2 Acres (per application)

Building Size/Square Feet: 54,000 square foot 800 student PK-8 Charter School  
6,200 square foot religious institution

Current Future Land Use  
Plan Map Designation: Low Density

Existing Zone: SF, Single Family

Folio Number(s): 36-6009-000-0160

Legal Description: Exhibit “A”

**RECOMMENDATION**

Staff assigned Town Consultant, Calvin, Giordano & Associates, Inc. (the “Consultant”), with the task of reviewing the application on June 1, 2018. Their analysis resulted in a recommendation of **Denial** of the Rezoning from SF (Single-Family Residential District) to INT (Institutional District) for Centro Evangelistico La Roca, LLC.

**ATTACHMENT(S):**

- Attachment “A” - Town Consultant Report
- Attachment “B” - Application
- Attachment “C” - Courtesy Notices and Posting(s)