



# Town of Cutler Bay

Town Hall  
10720 Caribbean Blvd  
Cutler Bay, FL 33189

## Legislation Details (With Text)

**File #:** Item # 2020-14      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Agenda Ready  
**File created:** 1/8/2020      **In control:** Local Planning Agency  
**On agenda:** 1/15/2020      **Final action:** 1/15/2020

**Title:** AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING THE REQUEST OF COUGAR HOLDINGS, LLC TO PERMIT A REZONING FROM SR (SINGLE- FAMILY RESIDENTIAL DISTRICT) TO NC-1 (NEIGHBORHOOD CENTER 1 DISTRICT) ON PROPERTY GENERALLY LOCATED AT 8495 S.W. 200 STREET (FOLIO NO. 36-6003-035-0060 & 36-6003-002-0040) AS LEGALLY DESCRIBED IN EXHIBIT "A", CONSISTING OF APPROXIMATELY +/- .82 NET ACRES; AND PROVIDING FOR AN EFFECTIVE DATE.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Manager Memo-1st Reading- Cougar Holdings Rezoning ZC-2018-004, 2. Manager Memo-1st Reading-Attachment A-Town Consultant Report, 3. Report-Ex A-Aerial Map, 4. Report-Ex B-Existing and Proposed Rezoning Amendment, 5. Report-Ex C1- Applicant Technical Memorandum 06-06-2018, 6. Report-Ex C2-Town Traffic Review Comments 06-04-2018, 7. Report-Ex C3-Applicant Technical Memorandum 03-16-2018, 8. Report-Ex C4-Town Traffic Review Comments 03-09-2018, 9. Report-Ex C5-Applicant Traffic Submittal, 10. Manager Memo-1st Reading-Attachment B-Application, 11. Manager Memo-1st Reading-Attachment C-Courtesy Notices and Posting, 12. Ordinance-1st Reading-Cougar Holdings Rezoning ZC-2018-004, 13. Ordinance-1st Reading-Exhibit A-Legal Description, 14. Ordinance-1st Reading-Exhibit B-Rezoning Amendment

Date	Ver.	Action By	Action	Result
1/15/2020	1	Local Planning Agency	referred	Pass

## MEMORANDUM

**To:** Honorable Mayor and Town Council

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

**Date:** January 15, 2020

**Re:** Cougar Holdings, LLC Rezoning from SR (Single-Family Residential District) to NC-1 (Neighborhood Center 1 District) (Application No. ZC-2018-004)

### REQUEST

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING THE REQUEST OF COUGAR HOLDINGS, LLC TO PERMIT A REZONING FROM SR (SINGLE- FAMILY RESIDENTIAL DISTRICT) TO NC-1

**(NEIGHBORHOOD CENTER 1 DISTRICT) ON PROPERTY GENERALLY LOCATED AT 8495 S.W. 200 STREET (FOLIO NO. 36-6003-035-0060 & 36-6003-002-0040) AS LEGALLY DESCRIBED IN EXHIBIT “A”, CONSISTING OF APPROXIMATELY +/- .82 NET ACRES; AND PROVIDING FOR AN EFFECTIVE DATE.**

### **APPLICATION SUMMARY**

Applicant/Representative: Cougar Holdings, LLC/Jorge Navarro

Location: Old Cutler Road and S.W. 216th Street

Total Acreage/Square Feet: 0.8 +/- Net Acres [1.35 +/- Gross Acres (per application)]

Current Future Land Use  
Plan Map Designation: Mixed-Use (*Application is Submitted - Pending Approval*)

Existing Zone: SR, Single-Family Residential

Folio Number(s): 36-6003-035-0060; 36-6003-002-0040

Legal Description: Exhibit “A”

### **RECOMMENDATION**

Staff assigned Town Consultant, The Corradino Group (the “Consultant”), with the task of reviewing the application. Their analysis resulted in a recommendation of ***Denial*** of the Rezoning from SF (Single-Family Residential District) to NC-1 (Neighborhood Center 1 District) for Cougar Holdings, LLC.

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

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