



Town of Cutler Bay

Town Hall
10720 Caribbean Blvd
Cutler Bay, FL 33189

Memorandum

File #: Item # 2019-193, **Version:** 1

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 Small Scale Future Land Use Map (FLUM) Amendment (Application No. SP-2018-034)

REQUEST

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, AMENDING THE TOWN'S COMPREHENSIVE PLAN FUTURE LAND USE MAP FOR PROPERTY LOCATED AT 20851 SW 97 AVENUE (FOLIO NO. 36-6009-000-0160) FROM LOW DENSITY RESIDENTIAL TO INSTITUTIONAL; PROVIDING FOR TRANSMITTAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; 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 97th 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 Small-Scale FLUM Amendment for Centro Evangelistico La Roca, LLC.

ATTACHMENT(S):

- Attachment "A" - Town Consultant's Report
- Attachment "B" - Letter of Intent and FLUM Application
- Attachment "C" - Advertisement, Courtesy Notices, and Posting