



# Town of Cutler Bay

Town Hall  
10720 Caribbean Blvd  
Cutler Bay, FL 33189

## Memorandum

**File #:** Item # 2019-194, **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 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 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