



Town of Cutler Bay

Town Hall
10720 Caribbean Blvd
Cutler Bay, FL 33189

Memorandum

File #: Item # 2019-197, **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 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 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 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)