



# Town of Cutler Bay

Town Hall  
10720 Caribbean Blvd  
Cutler Bay, FL 33189

## Memorandum

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**File #:** Item # 2020-09, **Version:** 1

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## MEMORANDUM

**To:** Honorable Mayor and Town Council

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

**Date:** January 15, 2020

**Re:** Cougar Holdings, LLC Small Scale Future Land Use Map (FLUM) Amendment (Application No. FLUMA 2018-004)

### 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 OLD CUTLER ROAD AND SW 200 STREET (FOLIO NO. 36-6003-035-0060) FROM LOW DENSITY RESIDENTIAL TO MIXED USE; 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: Cougar Holdings, LLC/Jorge Navarro

Location: Old Cutler Road and SW 200th Street

Total Acreage/Square Feet: 0.82 +/- Net Acres [1.35 +/- Gross Acres (per application)]

Current Future Land Use  
Plan Map Designation: Low Density

Existing Zone: SR, Single-Family Residential

Folio Number(s): 36-6003-035-0060

Legal Description: Exhibit "A"

### **RECOMMENDATION**

Staff assigned Town Consultant, The Corradino Group, 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 Cougar Holdings, LLC.

### **ATTACHMENT(S)**

- Attachment "A" - Town Consultant's Report (*dated January 2, 2020*)
- Attachment "B" - Letter of Intent and FLUM Application
- Attachment "C" - Courtesy Notices and Posting