



# Town of Cutler Bay

Town Hall  
10720 Caribbean Blvd  
Cutler Bay, FL 33189

## Memorandum

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**File #:** Item # 2020-08, **Version:** 3

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## MEMORANDUM

**To:** Honorable Mayor and Town Council

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

**Date:** February 19, 2020

**Re:** Cougar Holdings, LLC Small Scale Future Land Use Map (FLUM) Amendment (Application No. FLUMA 2018-004) \* *previously deferred per January 15, 2020 Regular Town Council Meeting to date certain February 19, 2020 Regular Town Council Meeting.*

### 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. (\* previously deferred per January 15, 2020 Regular Town Council Meeting to date certain February 19, 2020 Regular Town Council Meeting.)**

### 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