



# Town of Cutler Bay

Town Hall  
10720 Caribbean Blvd  
Cutler Bay, FL 33189

## Memorandum

File #: Item # 2020-13, Version: 1

## MEMORANDUM

**To:** Honorable Mayor and Town Council

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

**Date:** February 19, 2020

**Re:** Cougar Holdings, LLC Rezoning from SR (Single-Family Residential District) to NC-1 (Neighborhood Center 1 District) (Application No. ZC-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, APPROVING THE REQUEST OF COUGAR HOLDINGS, LLC TO PERMIT A REZONING FROM SR (SINGLE- FAMILY RESIDENTIAL DISTRICT) TO NC-1 (NEIGHBORHOOD CENTER 1 DISTRICT) ON PROPERTY GENERALLY LOCATED AT 8495 S.W. 200 STREET (FOLIO NO. 36-6003-035-0060 & 36-6003-002-0040) AS LEGALLY DESCRIBED IN EXHIBIT "A", CONSISTING OF APPROXIMATELY +/- .82 NET ACRES; 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

Applicant/Representative: Cougar Holdings, LLC/Jorge Navarro

Location: Old Cutler Road and S.W. 216th Street

Total Acreage/Square Feet: 0.8 +/- Net Acres [1.35 +/- Gross Acres (per application)]

Current Future Land Use

Plan Map Designation: Mixed-Use (*Application is Submitted - Pending Approval*)

Existing Zone: SR, Single-Family Residential

Folio Number(s): 36-6003-035-0060; 36-6003-002-0040

Legal Description:                      Exhibit “A”

### **RECOMMENDATION**

Staff assigned Town Consultant, The Corradino Group (the “Consultant”), with the task of reviewing the application. Their analysis resulted in a recommendation of ***Denial*** of the Rezoning from SF (Single-Family Residential District) to NC-1 (Neighborhood Center 1 District) for Cougar Holdings, LLC.

### **ATTACHMENT(S):**

- Attachment “A” - Town Consultant Report
- Attachment “B” - Application
- Attachment “C” - Courtesy Notices and Posting(s)