



# Town of Cutler Bay

Town Hall  
10720 Caribbean Blvd  
Cutler Bay, FL 33189

## Memorandum

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**File #:** Item # 2020-39, **Version:** 1

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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:** Granting Final Plat Approval for a Portion of Sec. 5-56-40  
Miami-Dade County Florida | Marlin Estates  
(*Application No.: SP-2019-007*)

### REQUEST

**A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, GRANTING FINAL PLAT APPROVAL FOR MARLIN ESTATES FOR PROPERTY GENERALLY LOCATED WEST OF BELVIEW DRIVE AND SOUTHWEST OF S.W. 191 STREET, AS LEGALLY DESCRIBED IN EXHIBIT "A" ON APPROXIMATELY 1.25 ACRES; AND PROVIDING FOR AN EFFECTIVE DATE.**

### BACKGROUND AND ANALYSIS

The intent of this application is to seek final plat approval for a portion of Sec. 5-56-40 Miami-Dade County, Florida. A final plat approval by the local government is a ministerial process to ensure consistency with the requirements set forth in Article XII, "Subdivisions of Land," Section 28-8 of the County Code, and state law. A copy of the final plat application is provided in *Attachment "A"*.

**Name of Applicant:** Rafael and Mirta Puig (Puig Family Trust)

The proposed plat area is generally located west of Belview Drive and southwest of SW 191<sup>st</sup> Street. The area is currently zoned SR (Single-Family Residential). The proposed final plat will consist of four (4) Residential lot which meet the Town's minimum lot size requirements. This Zoning District is consistent with the future use of the property. The SR is coded to permit development of new or the completion of previously approved development of lands within the district and/or annexation of conventional single-family residential subdivision existing or approved prior to the effective date of implementing the Land Development Regulations. The property is designated "Low Density" under the Town's Growth Management Plan (2020 - Future Land Use Map).

On December 11, 2019, the Miami-Dade County Plat Committee reviewed and approved the Tentative Plat (T-22448) application for Marlin Estates.

The Town surveyor and staff reviewed the final plat for consistency with the requirements of Article XII, “Subdivisions of Land,” of the Town Code, Section 28-8 of the County Code, and State law.

### **RECOMMENDATION**

It is recommended that the Town Council approve the attached Resolution granting Final Plat Approval for a portion of Sec. 5-56-40 Miami-Dade County, Florida as known as Marlin Estates.

### **ATTACHMENTS**

- Attachment “A” – Applicant Submittal
- Attachment “B” – Advertisement, Courtesy Notices, and Posting