



# DRC Staff Report

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TO: Development Review Committee  
FROM: Jonathan Knight, Planner I  
DATE: July 17, 2024  
APPLICATION: SD23-0018, Catalina Pointe (Cottages and Townhomes)  
Multi-Family Rentals and Commercial Outparcel

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## PROJECT SUMMARY:

**APPLICANT:** Catalina Pointe LLC/Nika Zyranova  
2878 NE 191<sup>st</sup> St, STE 305  
Aventura, FL 33180  
(786) 751-7542

**Tax Parcel No.:** 8109-00-00-0064 and 8109-00-00-0070

**Property Location:** 2965 Howland Boulevard

**Current Zoning:** Residential Planned Unit Development (RPUD)/C-1  
Commercial Business District.

## Background:

The Catalina Pointe, (Cottages and Townhomes) Multi-Family Rentals and Commercial Outparcel Final Plat Application, SD23-0018, a proposal to subdivide an ±36.6-acre parcel of land, legally separating the commercial out-parcel from the parent residential parcel of the Catalina Pointe RPUD. The proposed subdivision provides for ±280 multi-family rental units and a commercial development on the periphery. The Final Plat has been deemed to comply with all standards established in the Catalina Pointe RPUD Development Agreement and Chapter 177 of the Florida Statutes.

The application was received by City Staff on December 8, 2023, upon initial staff review, staff issued a Sufficiency Letter on December 14, 2023. After three (3) rounds of review, Staff deemed the Final Plat complete as of July 11, 2024.

All related bonding obligations, as cited under Chapter 96-76 of the Land Development Code, must be satisfied prior to the Final Plat being placed on the City Commission Agenda for Acceptance. The bonded improvements include, but are not limited to, access roads, utilities and stormwater systems.

**CONCLUSION / RECOMMENDATION:**

Staff recommends the Development Review Committee approve and recommend the City Commission accept the Catalina Pointe Final Plat Application number SD23-0017, subject to the following condition:

1. The Final Plat Development Order shall be recorded into the public records concurrently with the Final Plat mylar. This recording shall be executed within 20 working days of the effective date of Resolution No. 2024-37.