



MEMORANDUM

To: Honorable Mayor and Town Council

From: Rafael G. Casals, Town Manager

Date: July 20, 2016

Re: Javier E. Giraud Rezoning from SR (Single-Family Residential) to NR (Neighborhood Residential) (Application No. ZC 2016-001) (**Second Reading**)
****previously deferred per May 18, 2016 Regular Town Council Meeting to date certain July 20, 2016 Regular Town Council Meeting***

Note: Changes to the Manager's memo between 1st and 2nd Reading are underlined and highlighted

REQUEST

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING THE REQUEST OF CHANTERELLE PROPERTIES, INC. TO PERMIT A REZONING FROM SR (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO NR (NEIGHBORHOOD RESIDENTIAL DISTRICT) ON PROPERTY GENERALLY LOCATED ON S.W. 200TH TERRACE AND S.W. 87TH AVENUE (FOLIO NUMBER 36-6009-002-1820), AS LEGALLY DESCRIBED IN EXHIBIT "A", CONSISTING OF APPROXIMATELY 1.08 ACRES; AND PROVIDING FOR AN EFFECTIVE DATE. (previously deferred per May 18, 2016 Regular Town Council Meeting to date certain July 20, 2016 Regular Town Council Meeting*)**

APPLICATION SUMMARY

Applicant/Representative: Chanterelle Properties Inc./Javier E. Giraud

Location: S.W. 200th Terrace and S.W. 87th Avenue

Total Acreage: 1.08 +/- Acres

Future Land Use Plan

Map Designation: Low Density

Existing Zoning/ Site

Condition: SR (Single –Family Residential) / Vacant





Proposed Zoning/Site
Condition:

NR (Neighborhood Residential) / Multi-family

Folio Number:

36-6009-002-1820

Legal Description:

A portion of the Northeast ¼, of the Northeast ¼, of the Northeast ¼, of Section 9, Township 56 South, Range 40 East, Miami-Dade County, Florida. Bounded and lying East of Block 4 ½ TENALLA OCEAN FARMS, according to Plat Book 8, at Page 124, bounded and lying South of right-of-way of S.W. 200TH Terrace, and bounded lying West of the right-of-way of S.W. 87TH Avenue, also bounded and lying North of Block 16 of TENELLA OCEAN FARMS ADDITION, according to Plat Book 12, at page 40, all being recorded in the Public Records of Miami-Dade County, Florida. Said lands being more particularly described as follows:

Commence at the Northeast corner of Section 9, Township 56 South, Range 40 East; thence South 00°51'06" East along said Section line, also being the Centerline of S.W. 87TH Avenue for a distance of 275.0 feet; thence South 89°08'08" West along the South right-of-way line S.W. 200TH Terrace for a distance of 25 feet to the Point of Beginning; thence continue South 89°08'08" West along the South right-of-way line of S.W. 200TH Terrace for a distance of 281.70 feet to the Northeast corner of Lot 6 of said block 4 ½ TENELLA OCEAN FARMS; thence South 00°51'06" East along the East boundary line of said block 4 ½ for a distance of 216.68 feet to the Northwest corner of Lot 15 said Block 16 TENELLA OCEAN FARMS ADDITION; thence North 50°07'14" East along the North boundary line of said Block 16 for a distance of 325.37 feet to the West right-of-way line of S.W. 87TH Avenue for a distance of 53.98 feet to the Point of Beginning. Containing more or less 38.113 sq. ft. or 0.87 acres.

RECOMMENDATION

On January 14, 2016 Staff assigned Town Consultant Calvin Giordano the task of reviewing the proposed rezoning application. Enclosed please find Town Consultants findings (Attachment "A") with a recommendation of **Approval, with a condition** for the proposed amendment to the Town Zoning District Map to designate the 1.08 acres from SR (Single-Family Residential) to NR (Neighborhood Residential).





Condition

1. That the applicant proffer a recorded covenant running with the land that no duplexes or apartments will be constructed on the Parcel with Folio No. 36-6009-002-1820.

ATTACHMENTS

- Attachment “A” - Consultant’s Report dated February 5, 2016 / Updated June 27, 2016
- Attachment “B” - Advertisement, Courtesy Notices and Property Posting(s)

