



Rafael G. Casals  
Town Manager

## MEMORANDUM

To: Honorable Mayor and Town Council

From: Rafael G. Casals, Town Manager

Date: May 18, 2016

Re: Javier E. Giraud Rezoning from SR (Single-Family Residential) to NR (Neighborhood Residential (Application No. ZC 2016-001) (Second Reading))

### 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.**

### APPLICATION SUMMARY

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

Location: S.W. 200<sup>th</sup> Terrace and S.W. 87<sup>th</sup> 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** 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).

**ATTACHMENTS**

- Attachment "A" - Consultant's Report dated February 5, 2016
- Attachment "B" - Advertisement, Courtesy Notices and Property Posting(s)

