



## MEMORANDUM

To: Honorable Mayor and Town Council  
From: Rafael G. Casals, Town Manager  
Date: July 20, 2016  
Re: Mater Academy Conditional Use / 22025 SW 87<sup>th</sup> Avenue

### REQUEST

**A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING A CONDITIONAL USE APPLICATION TO PERMIT A SCHOOL (WITH NO RESIDENTIAL COMPONENT) AT 22025 SW 87 AVENUE, AS LEGALLY DESCRIBED IN EXHIBIT "A", CONSISTING OF APPROXIMATELY 44.03 ACRES; AND PROVIDING FOR AN EFFECTIVE DATE.**

### APPLICATION SUMMARY

Applicant/Representative: Mater Academy Foundation, Inc./Hugo P. Arza, Esq.  
Location: 22025 SW 87<sup>th</sup> Avenue  
Total Acreage: 44.03 +/- Acres  
Future Land Use Plan  
Map Designation: Institutional/Water/Estate-Density Residential-Conservation  
Existing Zoning/ Site  
Condition: INT (Institutional District) & WU (Water Use District)  
Educational Facility/School Buildings/Vacant  
Proposed Zoning/Site  
Condition: INT (Institutional District) & WU (Water Use District)  
Educational Facility/School Buildings  
Folio Number: 36-6015-000-0040





Legal Description:

LEGAL DESCRIPTION of PARCEL HM-12

A Tract or Parcel of Land lying in the N.W.  $\frac{1}{4}$  of Section 15, Township 56 South, Range 40 East, Dade County, Florida, more particularly described as follows:

For a point of reference, COMMENCE at the Northwest Corner of said Section 15; run thence South  $00^{\circ} 58' 00''$  East along the West line of said Section 15, a distance of 1255.43 feet to a point; thence North  $89^{\circ} 05' 55''$  East, a distance of 125 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING, continue North  $89^{\circ} 05' 55''$  East, a distance of 1380 feet to a point; thence South  $00^{\circ} 58' 00''$  East a distance of 1415 feet to the South Line of the N.W.  $\frac{1}{4}$  of said Section 15; thence South  $89^{\circ} 05' 55''$  West, a distance of 1380 feet to a point; thence North  $00^{\circ} 58' 00''$  West, a distance of 1415 feet to the POINT OF BEGINNING, containing 44.83 acres, more or less.

LEGAL DESCRIPTION OF ACCESS EASEMENT

A Tract or Parcel of Land 110 feet by 125 feet, located in the N.W.  $\frac{1}{4}$  of Section 15, township 58 South, Range 40 East, Dade County, Florida, more particularly described as follows:

A Tract of Parcel of Land lying adjacent to and 55 feet on each side of the following described centerline in said Section 15.

For a point of reference, COMMENCE at the Northwest Corner of said Section 15; run thence South  $00^{\circ} 58' 00''$  East along the West line of said Section 15, a distance of 1255.43 feet to a point; thence North  $89^{\circ} 05' 55''$  East, a distance of 125 feet; thence South  $00^{\circ} 58' 00''$  East, for a distance of 765.49 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING, run thence South  $89^{\circ} 05' 55''$  West, a distance of 125 feet to the POINT OF TERMINATION, containing 0.32 acres, more or less.





## **RECOMMENDATION**

Staff assigned Town Consultant Calvin Giordano the task of reviewing the proposed conditional use application. Enclosed please find Town Consultants findings (Attachment "A") with a recommendation of **Approval with Conditions** for the proposed Conditional Use for Mater Academy.

## **ATTACHMENTS**

- Attachment "A" – Town Consultant's Report with Appendices (dated July 20, 2016)
- Attachment "B" – Advertisement, Courtesy Notices and Property Posting(s)
- Attachment "C" – Registered Lobbyist

