



MEMORANDUM

To: Honorable Mayor and Town Council

From: Rafael G. Casals, Town Manager

Date: April 18, 2018

Re: CU-2018-007
Southland Mall Modification of Conditions / 20505 S. Dixie Hwy

REQUEST

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING MODIFICATIONS TO CERTAIN CONDITIONS IN RESOLUTION 14-20 FOR EDUCATIONAL FACILITY USE IN THE SOUTHLAND MALL LOCATED AT 20505 SOUTH DIXIE HIGHWAY, AS LEGALLY DESCRIBED IN EXHIBIT "A", CONSISTING OF APPROXIMATELY 90.35 ACRES; AND PROVIDING FOR AN EFFECTIVE DATE.

APPLICATION SUMMARY

Applicant/Representative: Southland Mall Properties, LLC/Gumberg Asset Management Corp.

Location: 20505 South Dixie Hwy

Total Acreage: 90.35 +/- Acres

Future Land Use Plan
Map Designation: Town Center

Existing Zoning/ Site
Condition: Town Center

Proposed Zoning/Site
Condition: Town Center

Folio Number: 36-60007-020-0020





Legal Description:

LEGAL DESCRIPTION

7 56 40 54 AC M/L CUTLER RIDGE MALL SUB SEC ONE
PB 111-49 TR E LESS BEG 258FTSWLY COR OF TR D TH
N222.06FT NELY310.50FT M/L SW50FT N 80 DEG
W105.37FT S142.01FT W31.50FT S75FT TO NWLY/L OF
SW 211 ST R/W W144FT TO POB & LESS BEG
521.12FTSWLY X OF C/L OF CARIBBEAN BLVD & SELY/L
OF US #1 TH SE127FT SW257.24FT NW127FT TO SELY
R/W/L US #1 NE257.24FT TO POB & PORT OF TR D DESC
BEG MOST NWLY COR OF TR D TH S 48 DEG E 222.20FT
NE60.17FT NW204.70FT N 41 DEG E 229FT SE54FT N 74
DEG E 110.70FT NWLY165.47FT SW282.24FT TO POB &
BEG SE COR OF TR D TH N408.56FT N 41 DEG E 59.29FT
N 48 DEG W 14FT SW330.20FT S199.12FT SW41.31FT M/L
E TO POB & LESS PORT OF TR E BEG X OF NE COR OF
TR E & S R/W/L OF STATE ROAD #5 TH S 48 DEG E
150FT N 41 DEG E 180FT S 48 DEG E 73FT S 41 DEG W
101.83FT S 56 DEG W 286.01FT N 43 DEG W 76.11FT N 48
DEG W 33.33FT N 41 DEG E 20FT N 48 DEG W 40FT N 41
DEG E 170.62FT TO POB & BEG 256FTSELY OF R/W/L OF
SR5 & SWLY R/W/L OF CARIBBEAN BLVD TH S 47 DEG E
399FT S 42 DEG W 400FT N 47 DEG W 399FT N 42 DEG E
400FT TO POB LESS NELY20FT FOR R/W LESS PORT
LYG IN PB 164-090 LESS PORT OF TR E DESC IN OR
27535 - 1671 & LESS PORT OF TR E DESC COMM CTR
OF SE C TH N 88 DEG E 50FT N 01 DEG W 730.93FT N 41
DEG E 845.76FT FOR POB TH CONT N 41 DEG E
296.50FT S 48 DEG E 127FT S 11 DEG W 46FT S 41 DEG
W 240.76FT SWLY – NWLY AD 54.98FT N 48 DEG W
78.20FT N 21 DEG W 41.43FT TO POB

RECOMMENDATION

Staff assigned Town Consultant Keith & Schnars the task of reviewing the proposed modifications to certain conditions which were part of the conditional use approval (Resolution No. 14-20) for Southland Mall. Enclosed please find Town Consultants findings (Attachment “A”) with a recommendation of **Approval with Conditions** for the proposed Modification of Conditional Use for Southland Mall.

ATTACHMENTS

- Attachment “A” – Town Consultant’s Report
- Attachment “B” – Applicant Submittal
- Attachment “C” – Advertisement, Courtesy Notices and Property Posting(s)

