



## Office of the Town Manager

Rafael G. Casals, ICMA-CM, CFM  
Town Manager

# MEMORANDUM

**To:** Honorable Mayor and Town Council

**From:** Rafael G. Casals, ICMA-CM, CFM, Town Manager

**Date:** July 15, 2020

**Re:** Mater Academy Cutler Bay Modification of Conditions  
22025 SW 87th Avenue (Application No. ModRes-2020-002)

## REQUEST

**A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING A MODIFICATION TO A CONDITION IN RESOLUTION 16-37 FOR MATER ACADEMY CUTLER BAY, LOCATED 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

Staff Coordinator: Alex A. David, AICP  
Interim Community Development Director

Applicant/Representative: Mater Academy Foundation, Inc./ Hugo Arza, Esq. and  
Alejandro Arias, 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: Exhibit "A"

Request to modify Resolution No. 16-37, as modified under Resolutions No. 17-36 and No. 19-06 as follows:

***FROM:***

5. The proposed charter school total population shall not exceed a maximum of 1,200 students.

***TO:***

5. The proposed charter school total population shall not exceed a maximum of 1,600 students.

[...]

21. The enrollment increase to 1,600 students shall be fully contained within the buildings already approved.

**RECOMMENDATION**

Staff assigned Calvin Giordano and Associates, Inc. (the "Consultant"), with the task of reviewing the proposed modifications to certain conditions which were part of the conditional use approval (Resolution No. 16-37) for Mater Academy Cutler Bay. Their analysis resulted in a recommendation of **Approval** of the proposed Modification for Mater Academy Cutler Bay with the condition that the requested enrollment increase be accommodated within the approved buildings.

**ATTACHMENT(S)**

- Attachment "A" – Town Consultant's Report
- Attachment "B" – Town Consultant's Traffic Report
- Attachment "C" – Application and Letter of Intent
- Attachment "D" – Advertisement, Courtesy Notices and Posting(s)

