



Office of the Town Manager

Rafael G. Casals
Town Manager

MEMORANDUM

To: Honorable Mayor and Town Council

From: Rafael G. Casals, Town Manager

Date: May 17, 2017

Re: ModRes-2017-004
Mater Academy Cutler Bay Modification of Conditions / 22025 SW 87th Avenue

REQUEST

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING MODIFICATIONS TO CERTAIN CONDITIONS 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

Applicant/Representative: Mater Academy Foundation, Inc./Hugo P. Arza, Esq.

Location: 22025 SW 87th 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 modifications to certain conditions which were part of the conditional use approval (Resolution No. 16-37) for Mater Academy Cutler Bay. Enclosed please find Town Consultants findings (Attachment “A”) with a recommendation of **Approval with Conditions** for the proposed Conditional Use for Mater Academy Cutler Bay.

ATTACHMENTS

- Attachment “A” – Town Consultant’s Report
- Attachment “B” – Letter of Intent and Application
- Attachment “C” – Advertisement, Courtesy Notices and Property Posting(s)

