



## Office of the Town Manager

Rafael G. Casals  
Town Manager

# MEMORANDUM

To: Honorable Mayor and Town Council

From: Rafael G. Casals, CFM, Town Manager

Date: February 21, 2018

Re: Cutler Properties– Site Plan Application  
(Application No.: SP-2015-022)

## REQUEST

**A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING THE SITE PLAN OF VILLAGE OF CUTLER PROPERTIES LC TO PERMIT 30 SINGLE FAMILY HOMES ON PROPERTY LOCATED AT 18551 OLD CUTLER ROAD (FOLIO # 36-6003-001-0013, AS LEGALLY DESCRIBED IN EXHIBIT “A”, CONSISTING OF APPROXIMATELY 8.43 +/- ACRES; AND PROVIDING FOR AN EFFECTIVE DATE.**

Cutler Properties, LC is seeking approval of a site plan to permit a 30 single family homes on a  $\pm 8.43$  gross acre site. A copy of the proposed site plan application is provided in Attachment “B”.

## APPLICANT

Cutler Properties, LC

Applicant/Representative: Juan J. Mayol, Jr.  
Holland & Knight  
701 Brickell Avenue, Suite 3300  
Miami, FL 33131  
305-789-7787  
[Juan.mayol@hklaw.com](mailto:Juan.mayol@hklaw.com)

## PROPERTY INFORMATION

10720 Caribbean Boulevard, Suite 105 • Cutler Bay, FL 33189 • 305-234-4262 • [www.cutlerbay-fl.gov](http://www.cutlerbay-fl.gov)





Location: Southeasterly of the intersection of SW 184<sup>th</sup> Street and Old Cutler Road

Folio Number: 36-6003-001-0013

Legal Description: A portion of land in Section 3, Township 56 South, Range 40 East in Miami-Dade County, being more particularly described as follows:

Commence at the Northeast corner of said Section 3; thence S00°52'56"E, as basis of bearing along the East line of the Northeast ¼ of said Section 3 for a distance of 215.05 feet to the point of beginning of the following described parcel of land; thence continue S00°52'56"E along said West line for a distance of 133.28 feet; thence S25°26'43"W for a distance of 83.85 feet; thence S31°25'21"W for a distance of 91.99 feet; thence S12°05'47"W for a distance of 86.85 feet; thence S28°56'34"W for a distance of 155.31 feet; thence S23°43'49"W for a distance of 102.19 feet; thence S24°08'59"W for a distance of 375.62 feet; thence S63°27'40"W for a distance of 85.82 feet; thence S48°01'12"W for a distance of 82.65 feet; thence S07°00'01"W for a distance of 28.73 feet; thence S37°11'21"E for a distance of 69.66 feet; thence S31°54'24"W for a distance of 95.33 feet; thence S36°05'51"W for a distance of 225.55 feet; thence N00°52'54"W for a distance of 299.32 feet; thence S88°43'09"W for a distance of 145.49 feet to a point of intersection with the easterly right-of-way line of Old Cutler Road (Ingram Highway) and also a point of intersection with a non-tangent curve to the left, said curve having a radius of 11494.20 feet and a central angle of 2°12'31" to a point of tangency; thence N27°33'01"E for a distance of 782.01 feet; thence N88°10'53"E along a line 215.03 feet South of and parallel to the North line of the Northeast ¼ of said Section 3 for a distance of 229.19 feet to the point of beginning, containing 367,447.55 square feet, 8.43 acres, more or less.

### **RECOMMENDATION**

On July 30, 2014 Staff assigned Town Consultant Calvin Giordano and Associates the task of reviewing the proposed site plan.

Enclosed please find Town Consultants findings (ATTACHMENT A) with a recommendation of **approval** for the proposed site plan.

### **Attachments:**





- Attachment “A” – Consultants Report
- Attachment “B” – Application
- Attachment “C” – Advertisement, Courtesy Notices, and Posting

