



# Town of Cutler Bay

Town Hall  
10720 Caribbean Blvd  
Cutler Bay, FL 33189

## Meeting Minutes Town Council Workshop

### *MAYOR AND COUNCIL MEMBERS*

*Mayor Peggy R. Bell*

*Vice Mayor Sue Ellen Loyzelle*

*Council Member Mary Ann L. Mixon*

*Council Member Michael P. Callahan*

*Council Member Roger Coriat*

### *CHARTER OFFICIALS*

*Town Attorney Mitchell Bierman*

*Town Attorney Chad Friedman*

*Town Manager Rafael G. Casals*

*Town Clerk Debra E. Eastman, MMC*

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Thursday, August 10, 2017

6:30 PM

Council Chambers

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## 1. CALL TO ORDER, ROLL CALL, PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

Mayor Bell called the meeting to order at 6:45PM. Mayor Bell explained the format and use of a workshop for discussion purposes. Deputy Town Clerk Mauricio Melinu called the roll. Mayor Bell led the Pledge of Allegiance. Vice Mayor Loyzelle arrived at 7:03PM.

**Present** 5 - Mayor Peggy Bell, Vice Mayor Sue Ellen Loyzelle, Council Member Mary Ann Mixon, Council Member Michael P. Callahan, and Council Member Roger Coriat

### A. Discussion Regarding Possible Acquisition of Vacant Property

Town Manager Rafael Casals provided a brief overview and timeline regarding the research on vacant property, and provided a report on the status of the top four properties chosen by the Council. Mayor Bell provided background information on property number three (3).

Town Attorney Chad Friedman informed the Council that no formal offer was ever made on property number one (1), and that the proposed price was in the 7 million dollar range. There was discussion on the property owner decision not to sell for proposed prices.

Mayor Bell provided information on discussions with the property owners of property number three. There was discussion on the public right of way land located within property for sale, property owner willingness to sell half of the property, potential property appraisal price ranges, and acquiring a formal appraisal on the property.

Council Member Mixon suggested arriving on an acceptable offer prior to go ahead with a formal appraisal, with a formal contract and a formal offer subject to appraisal. Council Member Coriat agreed with Council Member Mixon, and expressed support in exploring the potential to purchase the land.

There was discussion on the Council about ideas for open spaces, inquiry with property owners on potential of acquiring vacant land, and the possibility of partnerships with land owners.

Town Manager Rafael Casals spoke about reaching out to the owners of property number two, and a potential development plan. There was discussion on how

much property the Town would like to acquire, a possible contract offer and appraisal for property number three, and opening up Southwest 200th Street if the County mandates it.

Mayor Bell spoke briefly on property number four. Council Member Coriat spoke on a property east of Lakes by the Bay Park. Town Manager Rafael Casals provided clarification that the land referenced is owned by a holding company and cannot be developed. There was discussion on other parcels of land deemed not buildable by the County.

Mayor Bell requested Council consensus to move forward with a contract offer and appraisal for property number three. At the request of Vice Mayor Loyzelle, Town Manager Rafael Casals will speak with the County in regards to having to open up Southwest 200th Street. There was discussion about the deciding factors to determine whether to move forward with a purchase. Town Attorney Chad Friedman explained the process for acquiring an appraisal and keeping it confidential under Public Record Law. At the request of Council Member Mixon, Town Manager Rafael Casals spoke on the different ways to purchase land through a general obligation bond or a general loan. The Council came to a consensus to have the Town Manager move forward with a formal contract and appraisals for property number three. Town Manager Rafael Casals assured the Council that the Town staff will reach out to other vacant land owners to gauge willingness to sell.

Council Member Coriat spoke about vacant property located on Southwest 216th and Old Cutler Road, the incorporation concept with Lincoln City Park, and about the Old Cutler and 184th nine acre property.

Council Member Mixon spoke about land near Whispering Pines Lake as a possible pocket park, vacant property backing up to Cutler Ridge Park possibly as an addition to Cutler Ridge Park, and a parcel located off Caribbean Boulevard and the Turnpike.

Council Member Callahan spoke on polling the Parks and Recreation Committee on vacant land, properties two and four as a site for an aquatics center, and spoke in agreement with Council Member Mixon's and Council Member Coriat's visions for vacant land.

Mayor Bell suggested a dog park on the 216th and Old Cutler Road property and spoke in agreement with Council Member Mixon's vision for the land on Caribbean Boulevard and the turnpike.

Vice Mayor Loyzelle spoke in agreement with Council Member Callahan's vision for properties two and four, and also spoke on a property on Southwest 211th Street for a possible assisted living facility or nursing home. Town Manager Rafael Casals spoke about development ideas ranging from restaurants to a large assisted living facility at the property on Southwest 211th Street.

Vice Mayor Loyzelle spoke in agreement with Council Member Mixon's vision on the property backing into Cutler Ridge Park.

Town Manager Rafael Casals provided an update on the tenants of Sandbar, formerly known as Cutler Bay Sports Bar.

## **2. Town Council Questions/ Comments/ Discussion**

Mayor Bell expressed gratitude to Police Major Leo Ricelli for his attendance at meetings. Town Manager Rafael Casals spoke on a potential Police Community Forum in September 2017.

There was Council consensus on developing a maintenance plan using volunteers for the Louise Lockwood Memorial Butterfly Garden.

Mayor Bell expressed gratitude to Vice Mayor Loyzelle and Council Member Mixon for accepting a Youth Council Committee grant for a health fair at the Florida League of Cities event in Orlando.

### **3. Adjournment**

**The meeting adjourned at 8:45PM.**

For complete audio recording of this meeting, please visit [www.cutlerbay-fl.gov](http://www.cutlerbay-fl.gov) or contact the Town Clerks Office at (305) 234-4262.