



# Town of Cutler Bay

Town Hall  
10720 Caribbean Blvd  
Cutler Bay, FL 33189

## Memorandum

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**File #:** Item # 2018-098, **Version:** 1

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## MEMORANDUM

**To:** Honorable Mayor and Town Council

**From:** Rafael G. Casals, Town Manager

**Date:** April 18, 2018

**Re:** Arc/Treo 216, LLC Amending Section 3-58 NC Neighborhood Center District (Application No. ZC 2017-013) **(First Reading)**

### **REQUEST**

**AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, AMENDING SECTION 3-58 OF THE CODE OF ORDINANCES NC, NEIGHBORHOOD CENTER DISTRICT REGARDING RESIDENTIAL USES AND RELATED LAND DEVELOPMENT REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

### **BACKGROUND AND ANALYSIS**

**Applicant/Representative:** Arc/Treo, LLC/Juan Mayol, Jr. and Hugo P. Arza

**Location:** South of SW 216 ST between SW 92 PL and SW 89 CT

**Total Acreage:** 18.57 Acres

**Future Land Use  
Map Designation:** Mixed-Use

**Existing Zoning/ Site  
Condition:** NC-2 (Neighborhood Center) / Vacant

**Proposed Zoning/Site  
Condition:** NC-2 (Neighborhood Center)/ Vacant

**Folio Numbers:** 36-6016-000-0027

**Legal Description:** A portion of the N ½ of Section 16, Township 56 South, Range 40 East, Miami-Dade

County, Florida, being particularly described as follows:

Begin at the Southeast corner of the plat of LAKES BY THE BAY SECTION EIGHT, according to the plat thereof recorded in Plat Book 139, at Page 50, of the Public Records of Miami-Dade County, Florida, said point also being the Southwest corner of the plat of LAKES BY THE BAY SECTION NINE, according to the plat thereof recorded in Plat Book 141, at Page 2, of the Public Records of Miami-Dade County, Florida, said point lying on the South Right-of-Way line of S.W. 216th Street, as said Street was dedicated and shown on the said plats of LAKES BY THE BAY SECTION EIGHT and LAKES BY THE BAY SECTION NINE; thence N 89°09'53" E along the South line of said LAKES BY THE BAY SECTION NINE and along the said South Right-of-Way of S.W. 216th Street, for 195.88 feet; thence S 00°31'55" E for 698.00 feet ; thence S 89°03'14" W for 1090.15 feet; thence N 00°28'59" W for 886.77 feet to a point on a circular curve concave to the Northeast, said point bearing S 27°31'35" W from the center of said curve, said point lying on the Southerly line of the said LAKES BY THE BAY SECTION EIGHT, said point also lying on the Southerly Right-of-Way line of said S.W. 216th Street; thence run the following courses and distances along the said Southerly line of the LAKES BY THE BAY SECTION EIGHT, and along the said Southerly Right-of-Way line of S.W. 216th Street: Southeasterly, Easterly and Northeasterly, along said curve to the left, having for its elements a radius of 1,555.00 feet and a central angle of 28°21'42" for an arc distance of 769.73 feet to the point of tangency; thence N 89°09'53" E for 153.83 feet to the Point of Beginning.

### **RECOMMENDATION**

On October 13, 2015 Staff assigned Town Consultant Calvin Giordano the task of reviewing the proposed amendment. Enclosed please find Town Consultants findings (*Attachment "A"*) with a recommendation of **approval** for the proposed amendment to the Town of Cutler Bay NC Neighborhood Center District.

### **ATTACHMENTS**

- Attachment "A"- Town Consultant's Report
- Attachment "B"- Application
- Attachment "C"- Advertisement Miami-Herald Local Section April 5, 2018