



Town of Cutler Bay

Town Hall
10720 Caribbean Blvd
Cutler Bay, FL 33189

Memorandum

File #: Item # 2019-14, **Version:** 1

MEMORANDUM

To: Honorable Mayor and Town Council

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

Date: January 16, 2019

Re: ModRes-2018-043
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, AS MODIFIED BY RESOLUTION 17-36, FOR MATER ACADEMY CUTLER BAY LOCATED AT 22025 SW 87 AVENUE, 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. ¼ 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° 58' 00" East along the West line of said Section 15, a distance of 1255.43 feet to a point; thence North 89° 05' 55" East, a distance of 125 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING, continue North 89° 05' 55" East, a distance of 1380 feet to a point; thence South 00° 58' 00" East a distance of 1415 feet to the South Line of the N.W. ¼ of said Section 15; thence South 89° 05' 55" West, a distance of 1380 feet to a point; thence North 00° 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. ¼ 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° 58' 00" East along the West line of said Section 15, a distance of 1255.43 feet to a point; thence North 89° 05' 55" East, a distance of 125 feet; thence South 00° 58' 00" East, for a distance of 765.49 feet to the POINT OF BEGINNING.

From the POINT of BEGINNING, run thence South 89° 05' 55" West' a distance of 125 feet to the POINT of TERMINATION, containing 0.32 acres, more or less.

Request to modify Resolution 16-37:

FROM:

4. This approval shall only apply to grades Pre-K through 8th.

TO:

4. This approval shall only apply to grades Pre-K through 8th 12th.

Request to modify Resolution 16-37:

FROM:

18. Subject to the receipt of all necessary governmental approvals, the Owner shall design and construct the following off-site improvements:
 - a. An exclusive southbound left turn lane on SW 87th Avenue onto the Property's southern driveway entrance, to be completed upon the earlier of the school exceeding a student enrollment of 748 students, or prior to the start of the 2018-2019 school year;
 - b. the extension of the northbound left turn lane on SW 87th Avenue at SW 216th Street, to be completed prior to the start of the 2017-2018 school year; and
 - c. a pedestrian connection from the school site to the shared path on the west side of SW 87th Avenue, to be completed prior to the start of the 2017-2018 school year. This improvement shall be provided in the traffic operational plan within the traffic impact study.

TO:

18. Subject to the receipt of all necessary governmental approvals, the Owner shall design and construct the following off-site improvements:
 - a. An exclusive southbound left turn lane on SW 87th Avenue onto the Property's southern driveway entrance, to be completed upon the earlier of the school exceeding a student enrollment of 748 students, or prior to the start of the 2018-2019 school year; and
 - b. the extension of the northbound left turn lane on SW 87th Avenue at SW 216th Street, to be completed prior to the start of the 2017-2018 school year; and.
 - ~~c. a pedestrian connection from the school site to the shared path on the west side of SW 87th Avenue, to be completed prior to the start of the 2017-2018 school year. This improvement shall be provided in the traffic operational plan within the traffic impact study.~~

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 for the proposed Modification for Mater Academy Cutler Bay with the addition of a 20th condition that no students of driving age be permitted to drive to and park at the school.

ATTACHMENTS

- Attachment “A” - Town Consultant’s Report
- Attachment “B” - Applicant Submittal
- Attachment “C” - Ads, Courtesy Notices, and Postings
(Miami Herald Advertisement - January 6, 2019)