



R. Don O'Donniley, AICP
Planning Director

MEMORANDUM

To: Steven J. Alexander, Town Manager

From: Don O'Donniley, AICP, Planning Director *DOO*

Date: June 15, 2007

Re: Application No. 06-18
Vista del Lago
MPG 216th Street, Ltd.
(Folio No. 36-6016-000-0027)

APPLICANT REQUEST:

The applicant, MPG 216th Street, Limited, is requesting final plat approval for an 18.52 acre property.

LOCATION:

The property is generally located south of SW 216th Street, west of SW 87th Avenue, east of SW 97th Avenue and north of SW 224th Street.

A portion of the NW1/4, and a portion of the NE1/4 of Section 16, Township 56 Range 40, Miami-Dade County, Florida.

BACKGROUND:

This parcel is a part of the Lakes by the Bay development and is zoned BU-2 (Special Business District) The purpose of the BU-2 District, Regional Shopping Center and Office Park District, is to provide for large scale commercial and/or office facilities which service the needs of large urban areas.

Town staff has reviewed this application and met with the applicant on numerous occasions.

The plat submitted consists of two pages entitled "Vista Del Lago, A Subdivision of a Portion of the NW1/4, and a Portion of the NE1/4 if Section 16, Township 56, Range 40, Miami-Dade County, Florida" by Ludovici & Orange Consulting Engineers, Inc.



Planning & Zoning Department

RECOMMENDATION:

Approval with conditions.

CONDITIONS:

1. That recordation of the final plat shall not occur until the Town surveyor has provided written confirmation that the final plat meets the County Code and state law requirements.
2. That any future site plans be submitted to and meet with the approval of the Town of Cutler Bay upon the submittal of an application for a building permit; said plan shall include, but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements; and
3. That the Applicant agreed to provide street lighting as part of the site plan approval process along the south side of S.W. 216th Street abutting the applicant's property.

RESOLUTION NO. 07-

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, GRANTING FINAL PLAT APPROVAL FOR MPG 216TH STREET LIMITED, CONSISTING OF APPROXIMATELY 18.52 ACRES, GENERALLY LOCATED SOUTH S.W. 216TH STREET, WEST S.W. 87TH AVENUE, EAST S.W. 97TH AVENUE, AND NORTH OF S.W. 224TH STREET, AS LEGALLY DESCRIBED IN EXHIBIT "A;" AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, MPG 216th Street Limited (the "Applicant") applied to the Town of Cutler Bay (the "Town") for approval of a final plat attached as Exhibit "B," for property legally described in Exhibit "A;" and

WHEREAS, the provisions of Chapter 28 "Subdivisions" of the County Code of Ordinances regulates the subdivision of land in both the incorporated and unincorporated areas of the County; and

WHEREAS, Town staff has reviewed the final plat, and has recommended approval of the final plat, subject to the conditions set forth in Section 4 of the this Resolution; and

WHEREAS, public notice was provided in accordance with law; and

WHEREAS, the Town Council finds that the proposed final plat is consistent with the Miami-Dade County Comprehensive Development Master Plan, which now functions as the Town's Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, AS FOLLOWS:

Section 1. **Recitals.** The above recitals are true and correct and are incorporated herein by this reference.

Section 2. **Approval of Final Plat.** Pursuant to the requirements set forth in Chapter 28 "Subdivisions," Section 28-8 "Plats and Platting—Final Plat," of the County Code, the requested final plat, attached hereto as Exhibit "B," is hereby approved subject to the conditions set forth in Section 4 below.

Section 3. **Violation.** The Miami-Dade County Code of Ordinances, as applicable to the Town, functions as the Town's Code of Ordinances (the "Town Code"). Failure to adhere to the terms of approval shall be considered a violation of the Town Code. Persons found violating the approval shall be subject to the penalties prescribed by the Town Code including, but not limited to, the revocation of the approvals granted by this Resolution. The Applicant understands and acknowledges that it must comply with all other applicable requirements of the Town before it may

commence construction or operation, and this Resolution may be revoked by the Town Council at any time upon a determination that Applicant is not in compliance with the Town Code.

Section 4. Conditions. The approvals granted by this Resolution are subject to the Applicant's compliance with the following conditions, to which the Applicant stipulated at the public hearing:

1. That recordation of the final plat shall not occur until the Town surveyor has provided written confirmation that the final plat meets the County Code and state law requirements.
2. That any future site plans be submitted to and meet with the approval of the Town of Cutler Bay upon the submittal of an application for a building permit; said plan shall include, but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements; and
3. That the Applicant agreed to provide street lighting as part of the site plan approval process along the south side of S.W. 216th Street abutting the applicant's property.

Section 5. Recording. The Town, or the Applicant if so requested by the Town Clerk, shall record this Resolution at the Applicant's sole expense in the Public Records of Miami-Dade County, Florida.

Section 6. Effective Date. This Resolution shall be effective immediately upon adoption.

PASSED and ADOPTED this ____ day of ____, 2007.

PAUL S. VROOMAN, Mayor

Attest:

ERIKA GONZALEZ-SANTAMARIA, CMC
Town Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY FOR THE
SOLE USE OF THE TOWN OF CUTLER BAY:

WEISS SEROTA HELFMAN PASTORIZA
COLE & BONISKE, P.A.
Town Attorney

Moved By:
Seconded By:

FINAL VOTE AT ADOPTION:

Mayor Paul S. Vrooman _____

Vice Mayor Edward P. MacDougall _____

Councilmember Peggy R. Bell _____

Councilmember Timothy J. Meerbott _____

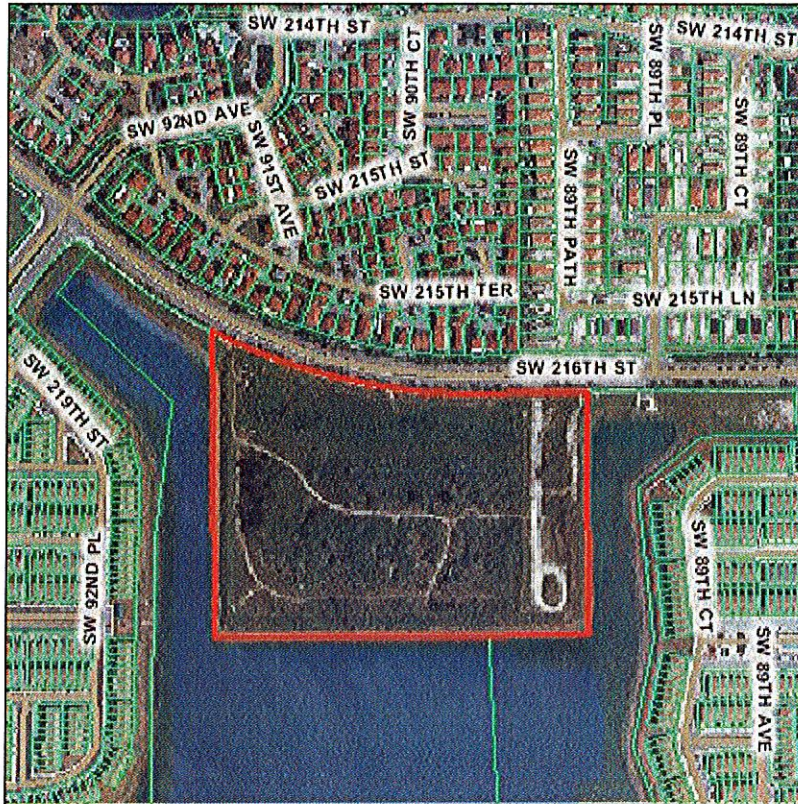
Councilmember Ernest N. Sochin _____

My Home
Miami-Dade County, Florida

miamidade.gov



Property Information Map



Digital Orthophotography - 2006

0 — 231 ft

This map was created on 6/12/2007 10:26:18 AM for reference purposes only.

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Close

Summary Details:

Folio No.:	36-6016-000-0027
Property:	
Mailing Address:	MPG 216TH STREET LTD 1803 BRIAR CREEK BLVD SAFETY HARBOR FL 34695-

Property Information:

Primary Zone:	6400 COMMERCIAL, MEDIUM INTENSITY
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	808,909 SQ FT
Year Built:	0
Legal Description:	16 56 40 18.52 AC M/L PORT OF N1/2 OF SEC DESC BEG 1098.80FTS & 1812.02FTW OF NE COR OF SEC TH S 00 DEG E 698FT S 89 DEG W 1090.15FTN 00 DEG W 886.77FT SELY-ELY NELY AD

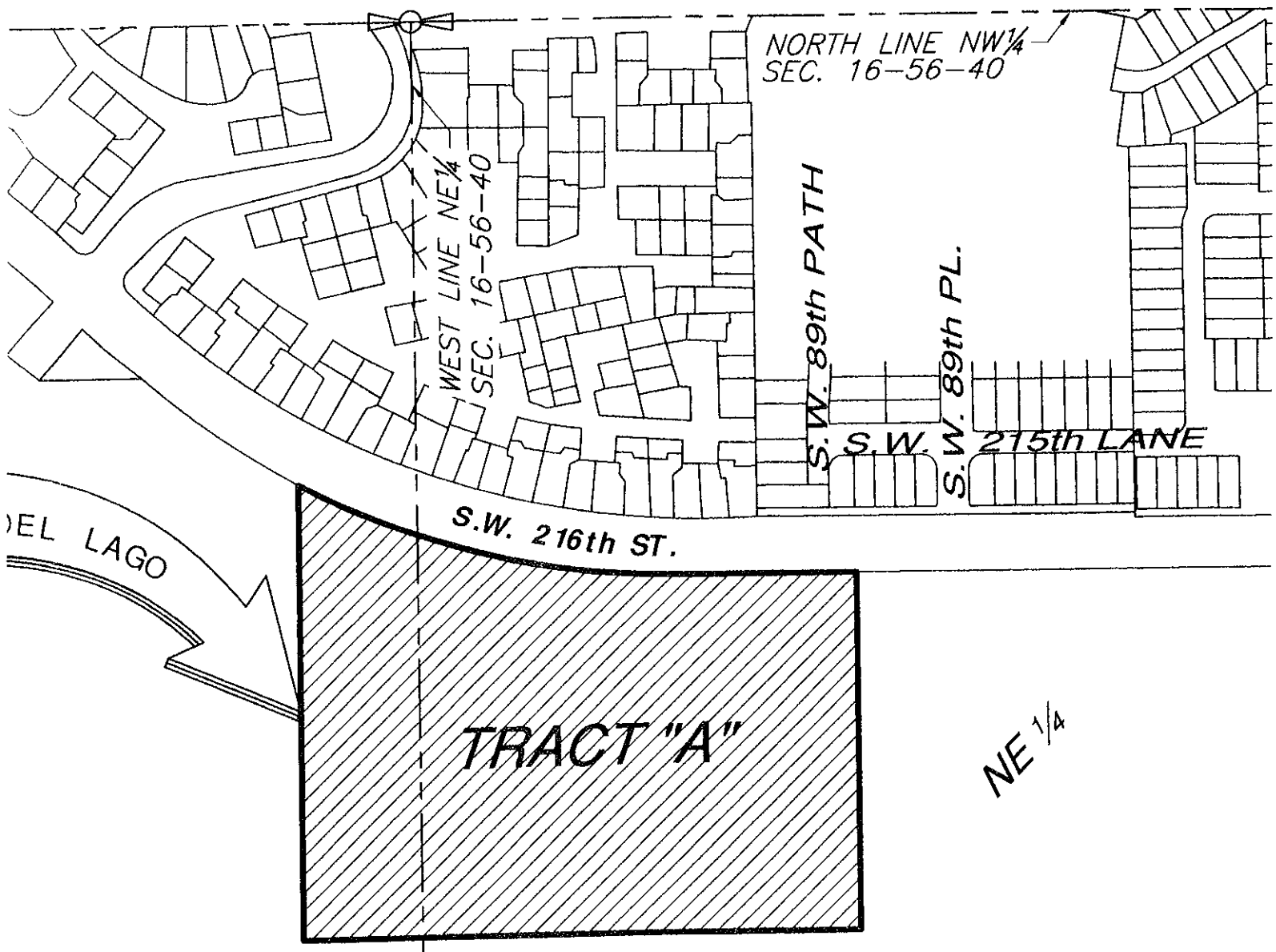
Sale Information:

Sale O/R:	21855-3380
Sale Date:	11/2003
Sale Amount:	\$6,969,600

Assessment Information:

Year:	2006
Land Value:	\$6,471,272
Building Value:	\$0
Market Value:	\$6,471,272
Assessed Value:	\$6,471,272
Total Exemptions:	\$0
Taxable Value:	\$6,471,272
Past Assessment:	30-6016-000-0027

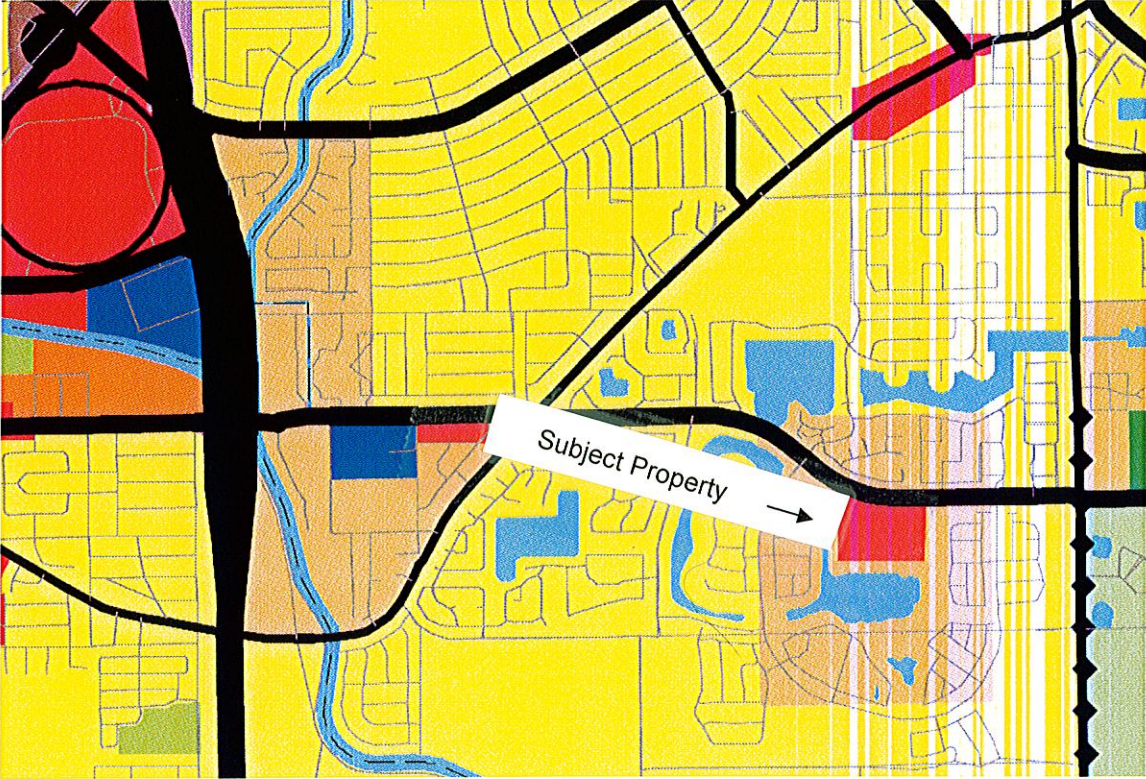
RANGE
RS INC.
LORIDA 33134
05) 446-3876

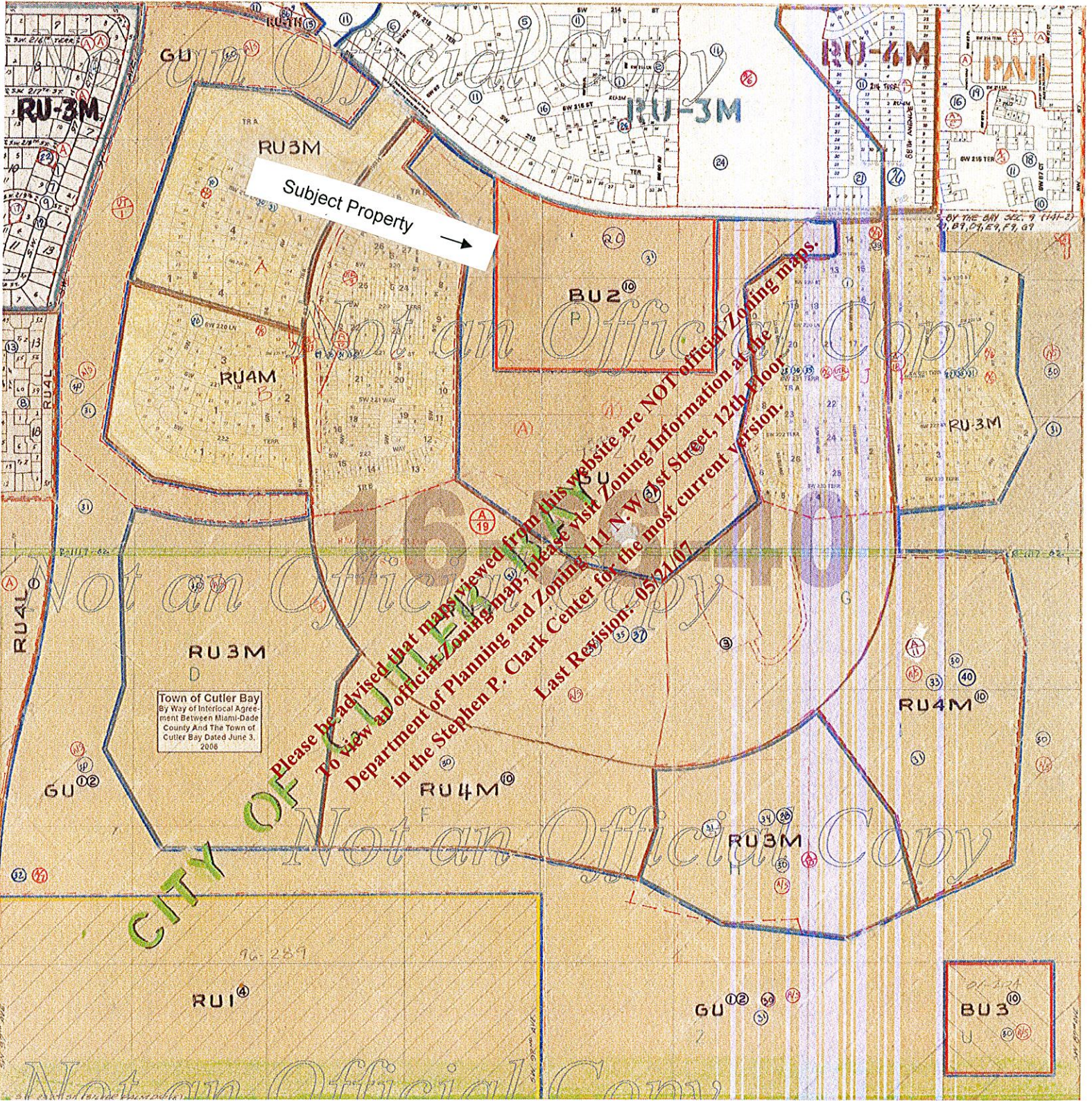


LOCATION SKETCH

NW 1/4, AND A PORTION OF THE
6, TOWNSHIP 56, RANGE 40 EAST,
DE COUNTY, FLORIDA.
SCALE: 1"=300'

Vista Del Lago
Application No. 06-18





Subject Property →

Town of Cutler Bay
By Way of Interlocal Agreement
Between Miami-Dade
County And The Town of
Cutler Bay Dated June 3,
2006

Not an Official Copy
Please be advised that maps viewed from this website are NOT official zoning maps.
To view an official zoning map, please visit Zoning Information at the
Department of Planning and Zoning, 111 N.W. 21st Street, 12th Floor.
Last Revision: 05/21/07

BU-3
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Hearing Number: 06-18

Applicant Name: MPG 216th Street, Ltd.

Location: Generally Located South of SW 216th Street, West of SW 87th Avenue,
East of SW 97th Avenue and North of SW 224th Street
(Folio No. 36-6016-000-0027)

Size of property: 18.52 acres

Request: Final Plat Approval

Hearing Location: South Dade Regional Library, 2nd Floor, 10750 SW 211th Street

Hearing Date: June 20, 2007

Hearing Time: 7:00 p.m.

Plans are on file with the Town and may be examined at Town Hall. These plans may be modified at the public hearing.