

16986

Town of Cutler Bay
 Date 7/28/2014 Type Bill Reference Land Use Application

Original Amt.
21,660.00

Balance Due
21,660.00

7/29/2014
 Discount
 Check Amount

Payment
 21,660.00
 21,660.00

Cash - BB&T #0849

21,660.00

Town of Cutler Bay
 www.cutlerbay-fl.gov 305-234-4262

1 Town Hall
 1421101-1 07/30/2014 BR1 T1008
 Wed Jul30,2014 01:46PM Trans#12-12
 12 \$21660.00 zoneplan - Zoning Fees
 Planning
 * Prop Addr: 3660030010013
 1 ITEM(S): TOTAL: \$21660.00
 Check (016986) PAID \$21660.00

Thank you for your payment



DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING AND ZONING

GROWTH MANAGEMENT PLAN
SMALL-SCALE AMENDMENTS APPLICATION

PAID

BY: M.V.
\$21,660.00
CK# 16986

LIST ALL FOLIO NUMBER(s): 36-6003-001-0013

DATE RECEIVED: _____

1. APPLICANT (If not property owner)

Owner is Applicant

2. PROPERTY OWNER(S)

Cutler Properties, LC

1300 Brickell Avenue

Miami, FL 33131

3. APPLICANT'S REPRESENTATIVE

Juan J. Mayol, Jr. and Hugo P. Arza

Holland & Knight, LLP

701 Brickell Avenue, Suite 3300

Miami, FL 33131

4. DESCRIPTION OF PROPOSED CHANGE

A. PROPOSED AMENDMENT

Redesignation of subject property from Low Density to Mixed
Use on the Town of Cutler Bay Future Land Use Map





B. DESCRIPTION OF THE SUBJECT PROPERTY

Approximately 367,447.55 square feet of vacant land (+/-8.43 acres)
located east of Old Cutler Road from just south of SW 184 Street
to approximately SW 185 Terrace

C. GROSS AND NET ACREAGE

Net Acreage: +/-8.43 Acres

Gross Acreage: +/-9.475 acres


5. REASONS FOR AMENDMENT

To allow for rezoning and development of subject property as a
mixed use (commercial/retail and residential) project as further
described in letter of intent attached hereto.

6. ADDITIONAL MATERIAL SUBMITTED

Other materials will be submitted as necessary or requested



By:  _____
(Signature of the Applicant) Date

Small-Scale Amendment Checklist

- ☒ 1. Transmittal letter with a clear and concise description of the application area boundaries and request that it be processed under the expedited procedure for small-scale amendment.
- ☒ 2. Current survey (1 original sealed and signed/ 1 reduced copy 11"X17")
- ☒ 3. Aerial photograph depicting the location and boundaries of the application area.
- ☒ 4. Land use map designation of the subject property, location of abutting properties and surrounding road network.
- ☒ 5. Service availability letter for sanitary sewer, solid waste, drainage, potable water, traffic circulation, mass transit, recreation, schools, and fire and rescue services.
- ☒ 6. Traffic Study or other supportive documents
- ☒ 7. Mailing Labels (3 sets) and map
- ☒ 8. Required fees





7. COMPLETE DISCLOSURE FORMS

APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(We are) the ☐ owner ☐ tenant of the property described and which is the subject matter of the proposed hearing.

Signature

Signature

Sworn to and subscribed to before me
This _____ day of _____, _____

Notary Public: _____
Commission Expires: _____

CORPORATION AFFIDAVIT

I, Eduardo Imery, being first duly sworn, depose and say that I am an authorized representative of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the owner of the property described herein and which is the subject matter of the proposed hearing.



(Corp. Seal)

Authorized Signature

Authorized Representative

Office Held

Sworn to and subscribed to before me
This 28 day of July, 2014

Notary Public: Melissa
Commission Expires: EE 220877
NOV. 23, 2016



PARTNERSHIP AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that
(I am)(We are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the ☐ owner ☐ tenant of the property described herein which is the subject matter of the proposed hearing.

By _____ %
By _____ %

(Name of Partnership)
By _____
By _____

Sworn to and subscribed to before me
This _____ day of _____, _____

Notary Public: _____
Commission Expires: _____

ATTORNEY AFFIDAVIT

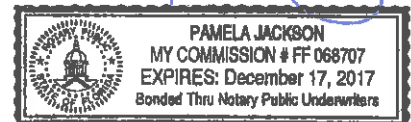
I, Juan J. Mayol, Jr., being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

[Signature]

Signature

Sworn to and subscribed to before me
This 30 day of July, 2014

Notary Public: Pamela Jackson
Commission Expires: _____





DISCLOSURE OF INTEREST

If the property, which is the subject of the Application, is owned or leased by a **CORPORATION**, list the Principal Stockholders and the percentage of stock owned by each. NOTE: Where the Principal Officers or Stockholders consist of another Corporation(s), Trustee(s), Partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

Cutler Properties, LC
Corporation Name

Name, Address and Office

Percentage of stock

Dempsey Florida Properties, LC

99% of Cutler Properties, LC

Edgardo DeFortuna

99% of Dempsey Florida Properties, LC

Ana DeFortuna

1% of Dempsey Florida Properties, LC

Bay Cut Properties, LLC

1% of Cutler Properties, LC

Edgardo DeFortuna

99% of Bay Cut Properties, LLC

Ana DeFortuna

1% of Bay Cut Properties, LLC

Address for all entities and individuals listed above: 1300 Brickell Avenue, Miami, FL 33131

If the property, which is the subject of the Application, is owned or leased by a **TRUSTEE**, list the Principal Stockholders and the percentage of stock owned by each. NOTE: Where the Principal Officers or Stockholders consist of another Corporation(s), Trustee(s), Partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

Trust Name

Name, Address and Office

Percentage of stock

If the property, which is the subject of the Application, is owned or leased by a **PARTNERSHIP or LIMITED PARTNERSHIP**, list the Principal Stockholders and the percentage of stock owned by each. NOTE: Where the Principal Officers or Stockholders consist of another Corporation(s), Trustee(s), Partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

Partnership or Limited Partnership Name

Name, Address and Office

Percentage of stock





COST RECOVERY AFFIDAVIT

I hereby acknowledge and consent to the payment of **all applicable fees** involved as part of my application process. These fees include but are not limited to: application fees, postage, advertising, and attorney fees **regardless of the outcome of the public hearing.**

Please type or print the following:

Date: _____

Public Hearing No. _____

Full Name:

1 Mr. 1 Mrs. 1 Ms. Eduardo Imery, as Authorized Representative of Cutler Properties, LC

Current Address: 1300 Brickell Avenue City: Miami

State: Florida Zip: 33131 Telephone Number (305) 789-7783

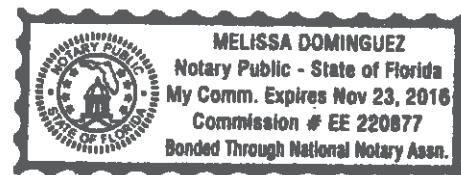
Date of Birth: 10-24-1977

[Signature]
Signature

SWORN AND SUBSCRIBED BEFORE ME THIS 28 DAY OF July 20 14

[Signature]
Notary Public, State of Florida at Large

My Commission expires Nov. 23 20 16



Pursuant to Article III, Sec. 3-30(I) Cost Recovery of the Town of Cutler Bay Land Development Regulations.



**8. NOTIFICATION TO PROPERTY OWNERS OTHER THAN THE APPLICANT,
WHOSE PROPERTIES ARE INCLUDED WITHIN AN APPLICATION AREA
BOUNDARY**

None



Exhibit "A"

LEGAL DESCRIPTION:

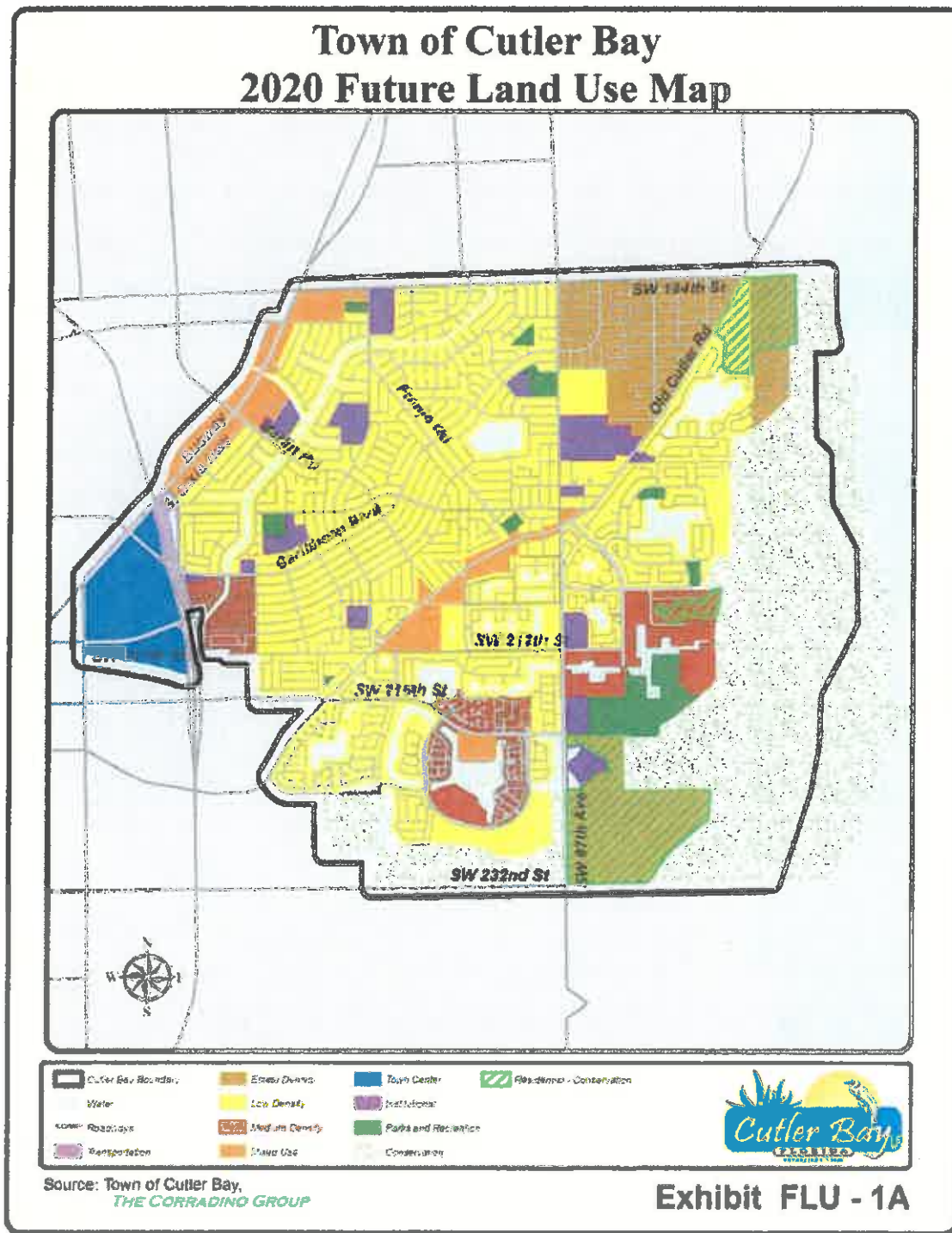
A PORTION OF LAND IN SECTION 3, TOWNSHIP 56 SOUTH, RANGE 40 EAST IN MIAMI-DADE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

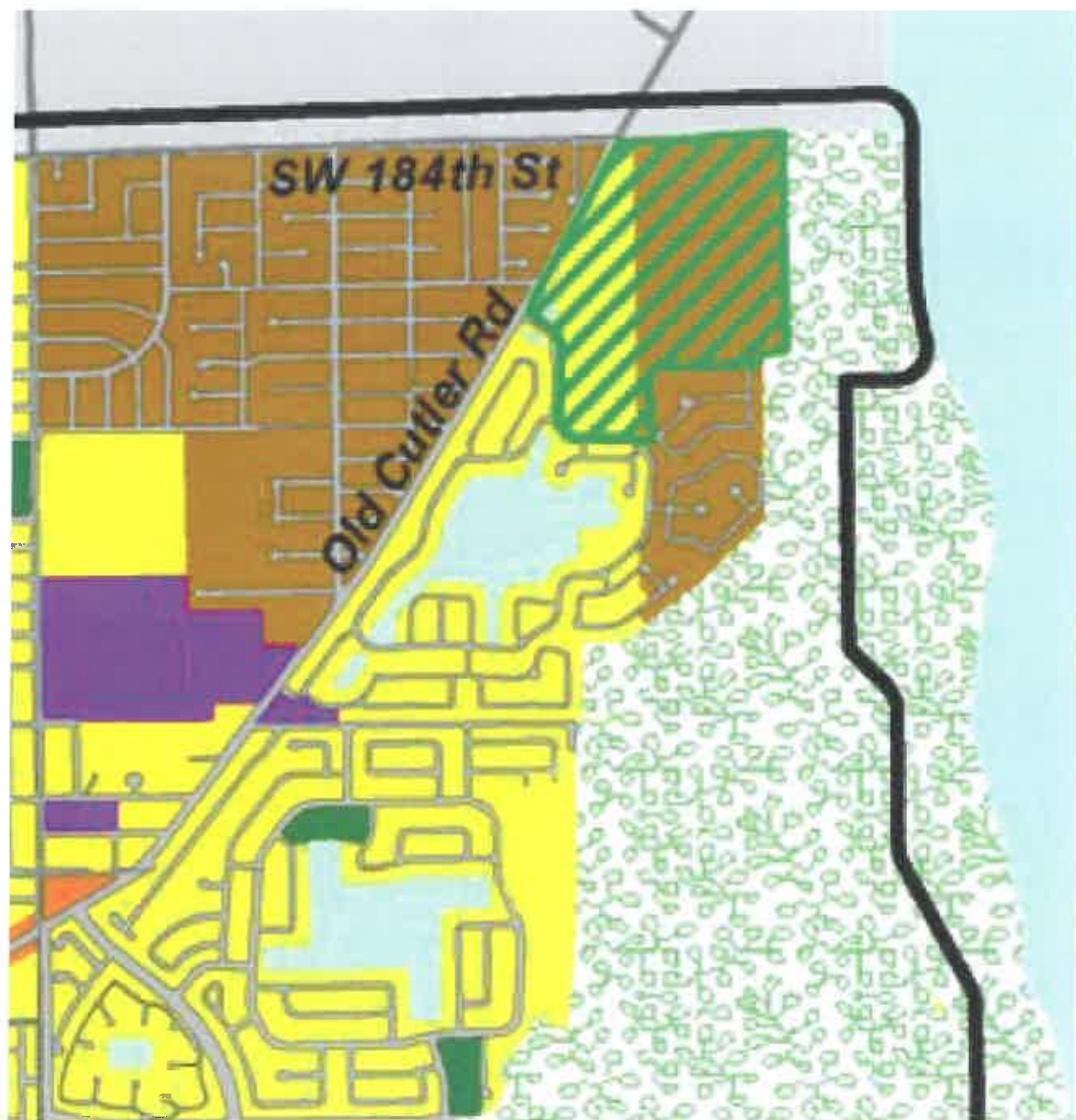
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE S00°52'56"E, AS BASIS OF BEARING ALONG THE EAST LINE OF THE NORTHEAST ¼ OF SAID SECTION 3 FOR A DISTANCE OF 215.05 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE S00°52'56"E ALONG SAID WEST LINE FOR 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, A RADIAL LINE TO SAID POINT BEARS S60°14'28"E; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID RIGHT-OF-WAY LINE 443.07 FEET ALONG THE ARC OF A 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.

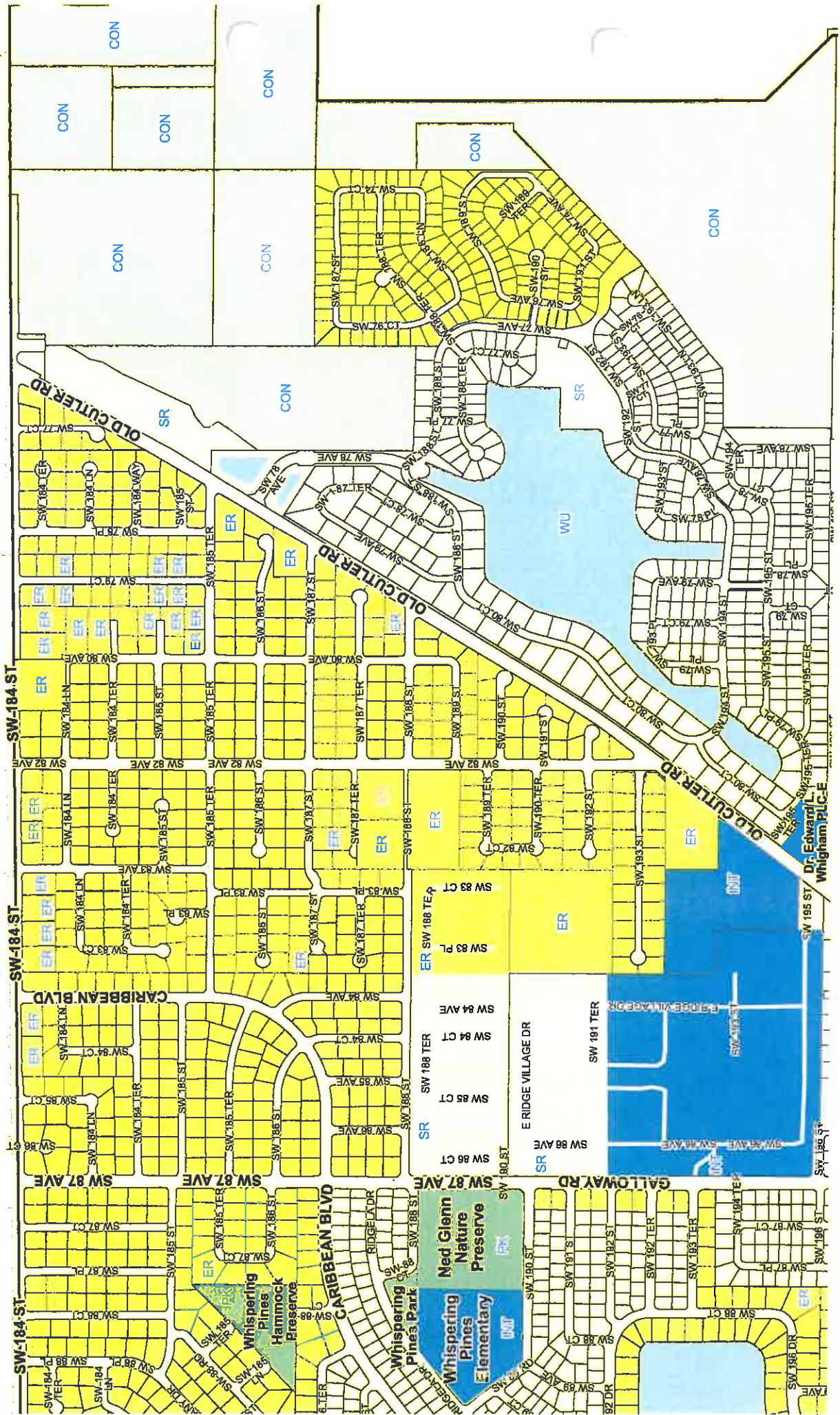
Future Land Use



Exhibit FLU-1A
Future Land Use Map









OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/30/2014

Property Information	
Folio:	36-6003-001-0013
Property Address:	18551 OLD CUTLERRD <
Owner	CUTLER PROPERTIES LC
Mailing Address	1300 BRICKELL AVE MIAMI, FL33131-3308
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	412,731 Sq.Ft
Year Built	0

Assessment Information			
Year	2014	2013	2012
Land Value	\$568,500	\$568,500	\$568,500
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$568,500	\$568,500	\$568,500
Assessed Value	\$568,500	\$568,500	\$568,500

Benefits Information				
Benefit	Type	2014	2013	2012
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
3 56 40 9.475 AC M/L
PERRINE GRANT SUB PB 4-10
TRACTS 1 & 2 & 8 LYG SELY OF
INGRAHAM HWY LESS N215.03FT
THEREOF IN NE1/4



Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$568,500	\$568,500	\$568,500
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$568,500	\$568,500	\$568,500
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$568,500	\$568,500	\$568,500
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$568,500	\$568,500	\$568,500

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/01/2003	\$2,400,000	22016-4515	Qual by verifiable & documented evidence
12/01/1993	\$0	16195-2944	Qual by exam of deed
07/01/1979	\$737,000	10524-1965	Qual by verifiable & documented evidence

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp> (<http://www.miamidade.gov/info/disclaimer.asp>)

Version:

CFN 2004R0073223
 OR Bk 22016 Pgs 4515 - 4517 (3pgs)
 RECORDED 02/02/2004 14:36:07
 DEED DOC TAX 14,400.00
 TAX 10,800.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Parcel Identification Number: 30-6002-000-0040; 30-6002-000-0030; 30-6002-000-0020; 30-6002-000-0120; 30-6002-000-0060; 30-6003-001-0010; 30-6002-000-0010; and 30-6002-000-0050

Warranty Deed

This Indenture, made this 13 day of OCTOBER, 2003 A.D., Between TREBLOC CORPORATION, a British Virgin Islands company whose address is c/o Icaza, Gonzalez-Ruiz & Aleman, Vanterpool Plaza 2nd Floor, P.O. Box 873, Road Town, Tortola, British Virgin Islands, GRANTOR; and CUTLER PROPERTIES, L.C., a Florida Limited Liability Company, whose address is 1300 Brickell Avenue, Miami, Florida 33131, of the County of Miami-Dade, State of Florida, GRANTEE.

Witnesseth that the GRANTOR, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00), and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S successors and assigns forever, the following described land, situated, lying and being in the County of Miami-Dade, State of Florida to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to:

1. Taxes for the year 2003 and all subsequent years.
2. Conditions, restrictions, limitations and easements of record, if any, and zoning ordinances without reimposing same.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the GRANTOR hereby covenants with said GRANTEE that GRANTOR is lawfully seized of said land in fee simple, that GRANTOR has good right and lawful authority to sell and convey said land, and does hereby fully warrants the title to said land, and will defend the same against lawful claims of all persons whomever.

In Witness Whereof, the GRANTOR has hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Rosa Arnold G
 Printed Name:
 Witness
Lilian de Muschett
 Printed Name:
 Witness

TREBLOC CORPORATION,
 a British Virgin Islands company

Lilian de Muschett (Seal)
 By: Lilian de Muschett
 Its: Sole Director

The foregoing instrument was acknowledged before me this 13 day of OCTOBER 2003, by Lilian de Muschett, as Sole Director of Trebloc Corporation, a British Virgin Islands company, on behalf of the company, who [] is personally known to me or who [] has produced _____ as identification.

Dr. RAFAEL FERNANDEZ LARA
 Notary Public
 SEAL



This Document Prepared By:
 Jose A. Rodriguez, P.A.
 Jose A. Rodriguez, Esq.
 150 Alhambra Circle, Suite 1270
 Coral Gables, Florida 33134
 Telephone: (305) 445-6600



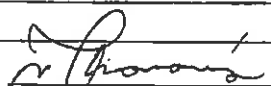
160 REPUBLICA de PANAMA
1804 * TIMBRE NACIONAL *
1172
13 10 03
P.B. 1109
006.00

APOSTILLE

(Convention de La Haye du 5 octobre 1961)

1. En Panamá el presente documento público
2. ha sido firmado por RAFAEL FERNANDEZ LARA
3. quién actúa en calidad de NOTARIO
4. y está revestido del sello / timbre de LA NOTARIA PUBLICA
NOVENA DEL CIRCUITO DE PANAMA

CERTIFICADO

5. En el Ministerio de Relaciones Exteriores 6. el día 13-10-03
7. por EL JEFE DE LEGALIZACIONES Y AUTENTICACIONES
8. bajo el número 106-CG
9. sello / timbre
10. Firma 

123633



Lic. JUAN J. CHAVARRIA G.
Jefe de Autenticación y Legalización A. I.
Ministerio de Relaciones Exteriores

{SEAL}
Republic of Panama
Foreign Relations Ministry
Board of Legalization and Authentications

APOSTILLE

(The Hague Convention of October 5, 1961)

1. In Panama the foregoing public document
2. has been signed by RAFAEL FERNANDEZ LARA
3. who acts in his capacity as Notary Public
4. and is covered by the seal of the Notary Public of the Ninth Circuit of Panama

CERTIFIED

5. At the Foreign Relations Ministry
6. on October-13-2003
7. by the Head of Legalization and Authentications
8. under No. 106-CG
9. Seal 123633
10. Signature of Lic. Juan J. Chavarria G.
Head of Legalization and Authentications
Foreign Relations Ministry

{SEAL}
Republic of Panama
Foreign Relations Ministry
Board of Legalization and Authentications

EXHIBIT "A"

LEGAL DESCRIPTION

Commence at the Northwest corner of Section 2, Township 56 South, Range 40 East, lying and being in Miami-Dade County, Florida; thence North 88 degrees 10 minutes 53 seconds East, along the North line of said Section 2, a distance of 75.01 feet to the Point of Beginning of the parcel of land hereinafter to be described; thence continue North 88 degrees 10 minutes 53 seconds East, along the North line of said Section 2, a distance of 2267.99 feet to a line that is more or less parallel with the Coastal line; thence along said line, South 03 degrees 43 minutes 51 seconds East a distance of 1972.99 feet to the intersection with the South line of the North Half of the South Half of the North Half of the Northwest Quarter of said Section 2; thence along this line South 89 degrees 11 minutes 31 seconds West a distance of 2,440.79 feet to the West line of said Section 2; thence along said West line South 00 degrees 52 minutes 56 seconds East a distance of 642.98 feet to the South line of the Southeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 3, Township 56 South, Range 40 East, Miami-Dade County, Florida; thence along said South line, South 89 degrees 16 minutes 16 seconds West a distance of 674.33 feet to the West line of the Southeast Quarter of the Northeast Quarter of the Northeast Quarter of said Section 3; thence North 00 degrees 52 minutes 24 seconds West, a distance of 1,279.38 feet to the South line of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of said Section 3; thence along this line South 88 degrees 43 minutes 09 seconds West a distance of 145.49 feet to the Intersection with the Easterly Right of Way line of OLD CUTLER ROAD (INGRAM HIGHWAY), said line is 35 feet Southeasterly as measured at right angles with the center line of OLD CUTLER ROAD; thence Northeasterly along a curve concave to the Northwest that bears North 60 degrees 14 minutes 28 seconds West a radius of 11494.20 feet, a central angle of 02 degrees 12 minutes 31 seconds, and an arc distance of 443.06 feet to a point of tangency, thence along said Easterly Right of Way line North 27 degrees 33 minutes 01 seconds East a distance of 782.01 feet to the intersection with a line 215.03 feet South of and parallel to the North line of said Section 2 and its Westerly extension; thence North 88 degrees 10 minutes 53 seconds East a distance of 303.96 feet to a point; thence North 00 degrees 52 minutes 56 seconds West along a line 75.01 feet Easterly of the West line of said Section 2 a distance of 215.05 feet to the Point of Beginning. Less that portion of the North 50 feet of the West 975 feet of the Northwest ¼ of Section 2, Township 56 South, Range 40 East, lying within the property, said 50 foot strip having been conveyed to Miami-Dade County for road right of way (per Right of Way Deed recorded in Official Record Book 12888 at Page 1275 of the Public Records of Miami-Dade County, Florida).

**APPLICATION FOR AN AMENDMENT TO THE
FUTURE LAND USE ELEMENT AND MAP
OF THE TOWN OF CUTLER BAY
GROWTH MANAGEMENT PLAN**

1. APPLICANT

Cutler Properties, LC
1300 Brickell Avenue
Miami, Florida 33131

2. APPLICANT'S REPRESENTATIVES

Juan J. Mayol, Jr.
Hugo P. Arza
Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, Florida 33131
(305) 374-8500
(305) 789-7799 (fax)

By: _____

Juan J. Mayol, Jr.
July 30, 2014

3. DESCRIPTION OF REQUESTED CHANGE

A. The following changes to the Land Use Element Land Use Plan Map and Text are being requested:

1. Re-designation of the subject property from "Low Density" to "Mixed Use" on the Town's Future Land Use Map.

B. Description of the Subject Area.

The subject property, which is legally described in Exhibit A (the "Property") consists of approximately 412,731 square feet (9.475 gross acres) of land located in the Town of Cutler Bay, Florida. More specifically, the subject property is located east of Old Cutler Road just south of SW 184 Street to approximately SW 185 Terrace.

C. Acreage.

Subject Application Area: 9.475± gross acres (8.43± net acres)
Acreage Owned by Applicant: 9.475± gross acres (8.43± net acres)

D. Requested Change.

1. It is requested that the application area be re-designated on the Town's Future Land Use Plan map from Low Density to Mixed Use.
2. It is requested that this application be processed as a Small-Scale amendment under the expedited procedures.

4. REASONS FOR AMENDMENT

The Property is designated for "Low Density" development on the Town's Future Land Use Map of its Growth Management Plan (the "GMP"). While only residential development is permitted in land designated as Low Density, the Property enjoys a privileged location that is ideally suited for a greater density and mix of uses than that which is allowed under the Low Density designation. The location on Old Cutler Road and SW 184 Street puts the Property at the northern terminus of the Town's residential community. Other "Mixed Use" designated properties are located along Old Cutler Road but much further to the south.

The surrounding area in Cutler Bay is designated, and mostly fully developed, as single family (SR and ER) development. The retail components of a development on a Mixed Use parcel will serve those residents with properly scaled neighborhood shops and stores. Additionally, the residential component of any Mixed Use project on the Property will provide for a mix of housing types in the community, and will also serve to create 'captured' demand for the shops and services on the Property.

The Property is also affected by a Residential-Conservation overlay on the Future Land Use Map which promotes protection of lands "for conservation or recreational purposes via ownership or regulatory mechanisms." The Property is the remaining uplands of a larger ±140 acre parcel of land (the "Parent Tract"). In full support of the Town's objectives for preserving environmentally sensitive lands, the Applicant conveyed the environmentally sensitive lands within the Parent Tract to the South Florida Water Management District (the "District") for conservation. The Property, was retained by the Applicant as it was deemed by the District and the County as an upland area that would be appropriate for development. Thus, the proposed mixed use re-designation would not negatively impact environmental habitats or otherwise environmental sensitive areas. On the contrary, the re-designation will promote the Town's desire for eco-friendly, sustainable development.

Background and Current Status

The Property is a vacant parcel of land located on the east side of Old Cutler Road, just south of SW 184 Street to approximately SW 185 Terrace.

Location, Accessibility and Surrounding Area

The Property is on Old Cutler Road, a vital artery that runs through the center of the Town of Cutler Bay. The Property is just south of the intersection of section-line road SW 184 Street, which runs east-west as a divided two lane road east of SW 97 Avenue, and a divided four lane road west of SW 97 Avenue, and provides access to US 1 to the west. The southern boundary of the

Property aligns with SW 185 Terrace, which provides access to the expansive residential development to the west of the Property. All public services and facilities required to serve the Property are available or can be made available to the Property. Connection to water and sewer is available or may be readily available at the owner's expense. A water and sewer availability letter shall be provided under separate cover in support of this application.

Consistency and Compatibility with GMP Goals, Objectives and Policies

Given its location, the re-designation of the Property to Mixed Use would be compatible with existing land uses in the area and would promote smart, efficient development. Such re-designation would be an appropriate amendment in furtherance of the goals and objectives of the GMP.

Accordingly, approval of the requested Amendment would promote implementation of the following GMP policies:

Table FLU-1

District	Uses	Density and Intensity
Conservation	Public or private lands protected for conservation or recreational purposes via ownership or regulatory mechanisms.	<u>n/a</u>
Mixed Use	Sales and service activities, professional and clerical offices, hotels, motels, medical buildings and offices, cultural and entertainment uses, community facilities, institutional, parks and open space, and residential uses in a high quality mixed use environment. Vertical mixed use buildings are allowed in all underlying zoning districts in the Mixed Use districts, with the sales and service components being located on the ground floors and residential and office uses being located on higher floors. Horizontal mixed use development (different uses in different buildings on the same site or block face) is allowed, with specific uses determined by the underlying zoning district. Vertical mixed use buildings	<p><u>US-1 Corridor</u> Mix of uses, with residential uses comprising no less than 20 percent and no greater than 80 percent of the total floor area of a vertical mixed use building, and no less than 20 percent and no more than 80 percent of the buildings on a development site or block face. <u>Floor Area Ratio (FAR) of 2.5 multi-family residential at up to 75 units per gross acre.</u> Maximum building height of 72 feet, with no more than three stories, 35 feet adjacent to residentially zoned areas. Architectural features can exceed maximum height limitations.</p> <p><u>Old Cutler Road Corridor Mix</u> of uses, with residential uses comprising no less than 20 percent and no greater than 80</p>

	<p>shall be encouraged on sites that can accommodate the mix of uses under the prescribed parameters, while horizontal mixed use development is encouraged on sites that cannot otherwise accommodate vertical mixed use.</p>	<p>percent of the total floor area of a vertical mixed use building, and no less than 20 percent and no more than 80 percent of the buildings on a development site or block face. Floor area ratio of 2.0, multi-family residential density at 30 units per gross acre Maximum building height of four stories, 45 feet for the frontage and three stories, 35 feet for the remainder. Architectural features can exceed maximum height limitations, (bold added)</p> <p><u>Lakes-by-the-Bay Mixed-Use Site</u> Commercial, office, community facilities, and recreation open space uses that serve the surrounding residential communities. Floor Area Ratio of 5, maximum building height of two stories, 35 feet. Architectural features can exceed maximum height limitations.</p> <p><u>Institutional Uses</u> Maximum FAR of 5 for Institutional uses in the US-1 and Old Cutler Road corridors, and 4 in the Lakes-by-the-Bay Mixed-Use sites.</p>
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Objective FLU-3: Mixed Use Districts

The areas designated "Mixed Use" on the Future Land Use Map shall be developed or redeveloped through the Land Development Regulations as design unified horizontal and vertical mixed use areas in accordance with adopted plans and studies that reflect the community's vision.

Monitoring Measures FLU-3

1. Number and type of development orders that have been approved in the District that implement the Mixed Use designation.
2. Adoption of Land Development Regulations to implement the Mixed Use designation.

Policy FLU-3 A: Areas designated mixed use shall contain commercial, office, residential, community, institutional and recreation and open space uses integrated vertically or horizontally, in accordance with Policy FLU-1 C.

Policy FLU-3B: By 2010 the Town shall evaluate the feasibility of developing a focus study and/or charrette plan to address the development and redevelopment of the areas designated "Mixed-Use" along the US-1 corridor north of the Town Center District.

Policy FLU-3C: The area located along the Old Cutler Road corridor and designated "Mixed Use" on the Future Land Use Map shall be redeveloped as a place where living, working, shopping, and civic activities can take place within a town center type environment.

Policy FLU-3D: New development and redevelopment along Old Cutler Road shall consist of a variety of buildings and uses that will encourage pedestrian activity with wide sidewalks, balconies, outdoor cafes, squares, and plazas.

Policy FLU-3E: The Town, through the Land Development Regulations, shall implement the development of a civic district and public gathering space along the Old Cutler Road corridor.

Policy FLU-3F: The Town shall provide improved multi-modal transportation circulation and streetscapes within the Old Cutler Road corridor and adjacent areas through the implementation of capital projects, intergovernmental coordination, and other mechanisms as appropriate.

Policy FLU-3G: The Town shall implement unified high quality, well-designed horizontal and vertical mixed use development on the Old Culler Road corridor.

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Policy FLU-4B: The Town shall ensure the provision of multi-modal transportation access between its residential neighborhoods, the Town Center, and mixed-use districts along US-1 and Old Cutler Road.

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Policy FLU-5C: The Town shall promote high quality urban design for development and redevelopment by encouraging developers to incorporate the concepts outlined in Miami-Dade County's Urban Design Manual, or other design guidelines that may be developed for the Town, into their developments.

Policy FLU-5E: The Town shall discourage urban sprawl by directing new development and re-development in accordance with the Future Land Use Map, which provides for mixed-use development in areas currently served by urban infrastructure and services, and by designating environmentally sensitive areas as "Conservation".

Policy FLU-5F: The Town shall require aesthetically pleasing and environmentally sensitive landscaping as an important component of development and redevelopment projects. To the maximum extent feasible, existing on-site native vegetation shall be preserved

Policy FLU-5I: The Town shall ensure that any applications to amend the Growth Management Plan and/or Future Land Use Map are reflective of the community's vision as expressed in this Plan or special neighborhood plans, and will not result in increased sprawl.

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Policy FLU-7C: The Town, through its Land Development Regulations, shall require developers to provide for the necessary on-site infrastructure improvements, including: parking; safe and convenient traffic circulation; sidewalks and multi-modal transportation facilities, as appropriate; open space; water and wastewater connections or facilities, and drainage and stormwater management.

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Policy FLU-9I: The Town shall require that all new development and redevelopment connect to the central potable water and sanitary sewer system, where available. In the event that it is not available, septic tanks and private wells will be permitted after being approved through the proper regulatory channels and where suitable soil and environmental conditions exist.

Policy FLU-9K: The Town shall require on-site stormwater management for development and redevelopment, and establish standards for the design of stormwater management systems.

Policy FLU-9L: The Town shall require no net post-development increase in stormwater runoff from development and redevelopment sites.

Objective FLU-I3: Economic Development

Policy FLU-13C: The Town shall support the location of employment centers, offices, and retail uses proximate to residential areas through the implementation of the Town Center and Mixed Use land use districts, in accordance with this Plan.

Objective H1-1: Housing Sites

Policy H1-1B: In order to discourage sprawl and encourage housing in areas with the necessary infrastructure and services, including proximity to mass transit, retail, community services, and employment centers, the Town shall allow residential development in appropriate locations in the Town Center and Mixed Use Districts.

Policy H1-1C: The Town shall encourage housing proximate to transit and employment centers by allowing residential development at appropriate densities along transit corridors.

Objective I1-2: Infrastructure - Potable Water

Policy I1-2A: The Town will encourage future development into areas that are already served, or programmed to be served by County WASD potable water facilities.

Objective I2-2: Infrastructure - Sanitary Sewer

Policy I2-2A: The Town will encourage future development into areas that are already served, or programmed to be served, by County WASD sanitary sewer facilities.

Based on the foregoing, the Applicant submits that the approval of this requested change would be an appropriate change to the Land Use Element Land Use map that would help to further the GMP goals and policies.

5. ADDITIONAL MATERIAL SUBMITTED

Additional information will be supplied at a later date under separate cover, as requested.

6. COMPLETED DISCLOSURE FORMS

Attachments: Legal Description of Subject Property - Exhibit "A"
Application - Exhibit "B"

Exhibit "A"

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, A RADIAL LINE TO SAID POINT BEARS S60°14'28"E; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID RIGHT-OF-WAY LINE 443.07 FEET ALONG THE ARC OF A 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.

**APPLICATION FOR AN AMENDMENT TO THE
FUTURE LAND USE ELEMENT AND MAP
OF THE TOWN OF CUTLER BAY
GROWTH MANAGEMENT PLAN**

1. APPLICANT

Cutler Properties, LC
1300 Brickell Avenue
Miami, Florida 33131

2. APPLICANT'S REPRESENTATIVES

Juan J. Mayol, Jr.
Hugo P. Arza
Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, Florida 33131
(305) 374-8500
(305) 789-7799 (fax)

By: _____

Juan J. Mayol, Jr.
July 30, 2014

3. DESCRIPTION OF REQUESTED CHANGE

A. The following changes to the Land Use Element Land Use Plan Map and Text are being requested:

1. Re-designation of the subject property from "Low Density" to "Mixed Use" on the Town's Future Land Use Map.

B. Description of the Subject Area.

The subject property, which is legally described in Exhibit A (the "Property") consists of approximately 412,731 square feet (9.475 gross acres) of land located in the Town of Cutler Bay, Florida. More specifically, the subject property is located east of Old Cutler Road just south of SW 184 Street to approximately SW 185 Terrace.

C. Acreage.

Subject Application Area: 9.475± gross acres (8.43± net acres)
Acreage Owned by Applicant: 9.475± gross acres (8.43± net acres)

D. Requested Change.

1. It is requested that the application area be re-designated on the Town's Future Land Use Plan map from Low Density to Mixed Use.
2. It is requested that this application be processed as a Small-Scale amendment under the expedited procedures.

4. REASONS FOR AMENDMENT

The Property is designated for "Low Density" development on the Town's Future Land Use Map of its Growth Management Plan (the "GMP"). While only residential development is permitted in land designated as Low Density, the Property enjoys a privileged location that is ideally suited for a greater density and mix of uses than that which is allowed under the Low Density designation. The location on Old Cutler Road and SW 184 Street puts the Property at the northern terminus of the Town's residential community. Other "Mixed Use" designated properties are located along Old Cutler Road but much further to the south.

The surrounding area in Cutler Bay is designated, and mostly fully developed, as single family (SR and ER) development. The retail components of a development on a Mixed Use parcel will serve those residents with properly scaled neighborhood shops and stores. Additionally, the residential component of any Mixed Use project on the Property will provide for a mix of housing types in the community, and will also serve to create 'captured' demand for the shops and services on the Property.

The Property is also affected by a Residential-Conservation overlay on the Future Land Use Map which promotes protection of lands "for conservation or recreational purposes via ownership or regulatory mechanisms." The Property is the remaining uplands of a larger ±140 acre parcel of land (the "Parent Tract"). In full support of the Town's objectives for preserving environmentally sensitive lands, the Applicant conveyed the environmentally sensitive lands within the Parent Tract to the South Florida Water Management District (the "District") for conservation. The Property, was retained by the Applicant as it was deemed by the District and the County as an upland area that would be appropriate for development. Thus, the proposed mixed use re-designation would not negatively impact environmental habitats or otherwise environmental sensitive areas. On the contrary, the re-designation will promote the Town's desire for eco-friendly, sustainable development.

Background and Current Status

The Property is a vacant parcel of land located on the east side of Old Cutler Road, just south of SW 184 Street to approximately SW 185 Terrace.

Location, Accessibility and Surrounding Area

The Property is on Old Cutler Road, a vital artery that runs through the center of the Town of Cutler Bay. The Property is just south of the intersection of section-line road SW 184 Street, which runs east-west as a divided two lane road east of SW 97 Avenue, and a divided four lane road west of SW 97 Avenue, and provides access to US 1 to the west. The southern boundary of the

Property aligns with SW 185 Terrace, which provides access to the expansive residential development to the west of the Property. All public services and facilities required to serve the Property are available or can be made available to the Property. Connection to water and sewer is available or may be readily available at the owner's expense. A water and sewer availability letter shall be provided under separate cover in support of this application.

Consistency and Compatibility with GMP Goals, Objectives and Policies

Given its location, the re-designation of the Property to Mixed Use would be compatible with existing land uses in the area and would promote smart, efficient development. Such re-designation would be an appropriate amendment in furtherance of the goals and objectives of the GMP.

Accordingly, approval of the requested Amendment would promote implementation of the following GMP policies:

Table FLU-1

District	Uses	Density and Intensity
Conservation	Public or private lands protected for conservation or recreational purposes via ownership or regulatory mechanisms.	<u>n/a</u>
Mixed Use	Sales and service activities, professional and clerical offices, hotels, motels, medical buildings and offices, cultural and entertainment uses, community facilities, institutional, parks and open space, and residential uses in a high quality mixed use environment. Vertical mixed use buildings are allowed in all underlying zoning districts in the Mixed Use districts, with the sales and service components being located on the ground floors and residential and office uses being located on higher floors. Horizontal mixed use development (different uses in different buildings on the same site or block face) is allowed, with specific uses determined by the underlying zoning district. Vertical mixed use buildings	<p><u>US-1 Corridor</u> Mix of uses, with residential uses comprising no less than 20 percent and no greater than 80 percent of the total floor area of a vertical mixed use building, and no less than 20 percent and no more than 80 percent of the buildings on a development site or block face. <u>Floor Area Ratio (FAR) of 2.5 multi-family residential at up to 75 units per gross acre.</u> Maximum building height of 72 feet, with no more than three stories, 35 feet adjacent to residentially zoned areas. Architectural features can exceed maximum height limitations.</p> <p><u>Old Cutler Road Corridor Mix of uses, with residential uses comprising no less than 20 percent and no greater than 80</u></p>

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**The Zoning
Specialists Group, Inc.**

July 25, 2014

ORDER NO.: 140710

**Town of Cutler Bay
Community Development Department
10720 Caribbean Boulevard, Suite 115
Cutler Bay, FL 33189**

RE: Property Owners List within 1,000 feet of:

LEGAL DESCRIPTION:

Portion of Tracts 1, 2, and 8 lying Southeasterly of Ingraham Highway, less the North 215.03 feet thereof, lying in the NE $\frac{1}{4}$ of Section 3 Township 56 South, Range 40 East, of PERRINE GRANT SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 4, at Page 10 of the Public Records of Miami Dade County, Florida.

LOCATION: East of Old Cutler Road from just south of SW 184 Street to approximately SW 185 Terrace

FOLIO NO. 36-6003-001-0013

FOR: HOLLAND & KNIGHT LLP

TOTAL NO. OF LABELS WITHOUT REPETITION: 155

This is to certify that the attached ownership list, map and mailing matrix is a complete and accurate representation of the real estate property and property owners within 1,000 feet of the subject property listed above. This reflects the most current records on the file in Miami-Dade County Tax Assessor's Office.

Sincerely,
THE ZONING SPECIALISTS GROUP, INC.

Jose F. Lopez, P.S.M. #3086

7900 NW 155th Street • Suite 104 • Miami Lakes, FL 33016

Phone: 305-828-1210

<http://www.thezoningspecialistsgroup.com>

PROPERTY OWNERS LIST

THE FOLLOWING ARE PROPERTY OWNERS WITHIN A 1,000-FOOT RADIUS FROM THE FOLLOWING LEGALLY DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

Portion of Tracts 1, 2, and 8 lying Southeasterly of Ingraham Highway, less the North 215.03 feet thereof, lying in the NE ¼ of Section 3 Township 56 South, Range 40 East, of PERRINE GRANT SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 4, at Page 10 of the Public Records of Miami Dade County, Florida.

LOCATION: East of Old Cutler Road from just south of SW 184 Street to approximately
SW 185 Terrace

FOLIO NO. 36-6003-001-0013

LEGAL DESCRIPTION, PROPERTY ADDRESS * TAX FOLIO NUMBER	OWNERS & MAILING ADDRESS
Cape Cutler Ests PB 102-26 Lot 1 Blk 1 Property Address: 7880 183 Ter SW Folio No. 3350340230010	Jean Bl Charlot & W Rita 7880 SW 183rd Ter Miami, FL 33157-6231
Cape Cutler Ests PB 102-26 Lot 2 Blk 1 Property Address: 7860 183 Ter SW Folio No. 3350340230020	Donald Spivey & W Diane 7860 SW 183rd Ter Miami, FL 33157-6231
Cape Cutler Ests PB 102-26 Lot 3 Blk 1 Property Address: 7840 183 Ter SW Folio No. 3350340230030	Benjamin T Barlow & W Kelley E 7840 SW 183rd Ter Miami, FL 33157-6231
Cape Cutler Ests PB 102-26 Lot 1 Blk 2 Property Address: Folio No. 3350340230040	Cape Cutler Homeowners Assoc Inc 7865 SW 183rd Ter Miami, FL 33157-6230
Cape Cutler Ests PB 102-26 Lot 2 Blk 2 Property Address: 7740 183 Ter SW Folio No. 3350340230050	Alberto Muxo & W Lourdes 7740 SW 183rd Ter Miami, FL 33157-6233
Cape Cutler Ests PB 102-26 Lot 5 Blk 2 Property Address: 7720 182 Ter SW Folio No. 3350340230080	William A Sheremata & W Leah 7720 SW 182nd Ter Miami, FL 33157-6203
Cape Cutler Ests PB 102-26 Lot 6 Blk 2 Property Address: 7740 182 Ter SW Folio No. 3350340230090	Mahmood R Rezaie & W Mandana Rezaie 7740 SW 182nd Ter Miami, FL 33157-6203
Cape Cutler Ests PB 102-26 Lot 7 Blk 2 Property Address: 7760 182 Ter SW Folio No. 3350340230100	Gary Thomas 7760 SW 182nd Ter Miami, FL 33157-6203

Cape Cutler Ests PB 102-26 Lot 8 Blk 2
Property Address: 7800 182 Ter SW
Folio No. 3350340230110

Cape Cutler Ests PB 102-26 Lot 9 Blk 2
Property Address: 7820 182 Ter SW
Folio No. 3350340230120

Cape Cutler Ests PB 102-26 Lot 10 Blk 2

Property Address: 7840 182 Ter SW
Folio No. 3350340230130

Cape Cutler Ests PB 102-26 Lot 11 Blk 2
Property Address: 7860 182 Ter SW
Folio No. 3350340230140

Cape Cutler Ests PB 102-26 Lot 13 Blk 2
Property Address: 18245 78 Pl SW
Folio No. 3350340230160

Cape Cutler Ests PB 102-26 Lot 14 Blk 2
Property Address: 7865 183 Ter SW
Folio No. 3350340230170

Cape Cutler Ests PB 102-26 Lot 15 Blk 2
Property Address: 7841 183 Ter SW
Folio No. 3350340230180

Cape Cutler Ests PB 102-26 Lot 16 Blk 2
Property Address: 7821 183 Ter SW
Folio No. 3350340230190

Cape Cutler Ests PB 102-26 Lot 17 Blk 2
Property Address: 7805 183 Ter SW
Folio No. 3350340230200

Cape Cutler Ests PB 102-26 Lot 18 Blk 2
Property Address: 7761 183 Ter SW
Folio No. 3350340230210

Cape Cutler Ests PB 102-26 Lot 19 Blk 2
Property Address: 7745 183 Ter SW
Folio No. 3350340230220

Cape Cutler Ests PB 102-26 Lot 20 Blk 2

Property Address: 7725 183 Ter SW
Folio No. 3350340230230

Deborah D Johnson & W Carol R
7800 SW 182nd Ter
Miami, FL 33157-6239

Rick Schweitzer & W Maritza
39400 SW 215th Ave
Homestead, FL 33034-6827

Diane E & Allan L Miller Trs Allan
& Diane Miller (Bene)
7840 SW 182nd Ter
Miami, FL 33157-6239

Micheal Lucas & W Deborah
7860 SW 182nd Ter
Miami, FL 33157-6239

Anthony M Mackle Erin J Mackle
18245 SW 78th Pl
Miami, FL 33157-6226

Benjamin F Gay & W Daneri
7865 SW 183rd Ter
Miami, FL 33157-6230

George Tzelepis & W Mary E
7841 SW 183rd Ter
Miami, FL 33157-6230

Jacob Benchetrit & W Lucia
7821 SW 183rd Ter
Miami, FL 33157-6230

Karl Bonhomme
7805 SW 183rd Ter
Miami, FL 33157-6230

Ryan H Shay Michelle C Shay
7761 SW 183rd Ter
Miami, FL 33157-6232

Raimondo Astorini & W Gina
7745 SW 183rd Ter
Miami, FL 33157-6232

Richard Worthmann Trs
Margaret Worthmann Trs
7725 SW 183rd Ter
Miami, FL 33157-6232

Cape Cutler Ests PB 102-26 Lot 5 Blk 4
Property Address: 7800 181 Ter SW
Folio No. 3350340230370

Cape Cutler Ests PB 102-26 Lot 6 Blk 4

Property Address: 7760 181 Ter SW
Folio No. 3350340230380

Cape Cutler Ests PB 102-26 Lot 7 Blk 4
Property Address: 7740 181 Ter SW
Folio No. 3350340230390

Cape Cutler Ests PB 102-26 Lot 8 Blk 4
Property Address: 7720 181 Ter SW
Folio No. 3350340230400

Cape Cutler Ests PB 102-26 Lot 9 Blk 4
Property Address: 7700 181 Ter SW
Folio No. 3350340230410

Cape Cutler Ests PB 102-26 Lot 10 Blk 4
Property Address: 7701 182 Ter SW
Folio No. 3350340230420

Cape Cutler Ests PB 102-26 Lot 11 Blk 4
Property Address: 7721 182 Ter SW
Folio No. 3350340230430

Cape Cutler Ests PB 102-26 Lot 12 Blk 4
Property Address: 7741 182 Ter SW
Folio No. 3350340230440

Cape Cutler Ests PB 102-26 Lot 13 Blk 4
Property Address: 7761 182 Ter SW
Folio No. 3350340230450

Cape Cutler Ests PB 102-26 Lot 14 Blk 4
Property Address: 7801 182 Ter SW
Folio No. 3350340230460

Cape Cutler Ests PB 102-26 Lot 15 Blk 4
Property Address: 7821 182 Ter SW
Folio No. 3350340230470

Cape Cutler Ests PB 102-26 Lot 16 Blk 4
Property Address: 7841 182 Ter SW
Folio No. 3350340230480

Arturo R Santiago & W Dianne K
7800 SW 181st Ter
Miami, FL 33157-6225

Antonio G Pargas & W Mercedes J
& Mercedes Pargas Jtrs
7760 SW 181st Ter
Miami, FL 33157-6223

Thomas French & W Lynn
7740 SW 181st Ter
Miami, FL 33157-6223

Webby G Samuels & W Juliet J
7720 SW 181st Ter
Miami, FL 33157-6223

Louis R Kolb & W Janet S
7700 SW 181st Ter
Miami, FL 33157-6223

Jorge Molina Jessica Molina
7701 SW 182nd Ter
Miami, FL 33157-6240

Gustavo A Tijerino & W Silvia
7721 SW 182nd Ter
Miami, FL 33157-6240

Jorge M Mundulas Vivian Bentley
7741 SW 182nd Ter
Miami, FL 33157-6240

Michael A Cohen & W Iris I
7761 SW 182nd Ter
Miami, FL 33157-6240

Alan L Flinn & W Lourdes M
7801 SW 182nd Ter
Miami, FL 33157-6238

Virginia Moreno & Maria A Moreno
7821 SW 182nd Ter
Miami, FL 33157-6238

Lloyd F Hough & W Nikki P
7841 SW 182nd Ter
Miami, FL 33157-6238

Cape Cutler Ests PB 102-26 Lot 1 Blk 5
Property Address: 18198 Old Cutler Rd
Folio No. 3350340230510

Jef. B Kaye & Martin A
18198 Old Cutler Rd
Miami, FL 33157-6421

Replat Port Of Cape Cutler Ests PB 120-47 Lot 21 Blk 2

Property Address: 7702 182 Ter SW
Folio No. 3350340300010

Ronald Hamilton Blackburn Jr
& W Katherine Slaughter Blackburn
7702 SW 182nd Ter
Miami, FL 33157-6203

Replat Port Of Cape Cutler Ests PB 120-47 Lot 22 Blk 2

Property Address: 7705 183 Ter SW
Folio No. 3350340300020

Christian Tapia & Luz Maria Tapia
Jorge A Uribe Jtrs
7705 SW 183rd Ter
Miami, FL 33157-6232

Replat Port Of Cape Cutler Ests PB 120-47 Lot 23 Blk 2

Property Address: 7720 183 Ter SW
Folio No. 3350340300030

Paul T Ryder Jr & W Michele
7720 SW 183rd Ter
Miami, FL 33157-6233

Cutler South PB 80-80 Lot 2 Blk 2

Property Address: 18190 77 Ave SW
Folio No. 3350350050140

Andres A De Cardenas & W Yolma C
18190 SW 77th Ave
Miami, FL 33157-6409

Burger King World Headquarters PB 127-86 Tr A Tr A Sub To Rest Cov As Pe

Property Address: 17901 Old Cutler Rd
Folio No. 3350350130010

17777 Old Cutler Rd LLC
18001 Old Cutler Rd Ste 600
Miami, FL 33157-6444

2 56 40 20 Ac N1/2 Of S1/2 Of Nw1/4 Of Nw1/4 Including Excess

Property Address:
Folio No. 3660020000050

South Fla Water Mgmt Dist
PO Box 24680
West Palm Beach, FL 33416-4680

2 56 40 37.797 Ac M/L N1/2 Of Nw1/4 Of Nw1/4 Inc Excess Less W75.01Ft

Property Address:
Folio No. 3660020000120

South Fla Water Mgmt Dist
PO Box 24680
West Palm Beach, FL 33416-4680

2 56 40 .37 Ac M/L W75.01Ft Of N215.03Ft Of Nw1/4 Less W & N 40 Ft & Ext..

Property Address:
Folio No. 3660020000121

Miami Dade County Water And Sewer
3071 SW 38th Ave
Miami, FL 33146-1520

3 56 40 .84 Ac M/L N215.03Ft Of Ne1/4 Lyg Ely Of E/L Of Ingraham Hwy Or

Property Address: 18445 Old Cutler Rd
Folio No. 3660030000011

Miami Dade County Water And Sewer
3071 SW 38th Ave
Miami, FL 33146-1520

3 56 40 1.305 Ac M/L Perrine Grant Sub PB 4-10 Port Of Tr 6 & 7 In Ne1/4

Property Address: 18690 Old Cutler Rd
Folio No. 3660030010010

Gabriel Herrero Roxana Herrero
7995 SW 187th Ter
Miami, FL 33157-7474

3 56 40 9.475 Ac M/L Perrine Grant Sub PB 4-10 Tracts 1 & 2 & 8 Lyg SEly

Property Address: 18551 Old Cutler Rd
Folio No. 3660030010013

Cutler Properties Lc
1300 Brickell Ave
Miami, FL 33131-3308

3 56 40 24.205 Ac M/L Perrine Grant Sub PB 4-10 Tracts 1 & 2 & 8 Lyg Sel
Property Address:
Folio No. 3660030010015

South Grove PB 115-75 Lot 4 Blk 1 19 Sq Ft Or 15048-1265 059
Property Address: 18440 79 Ct SW
Folio No. 3660030180040

South Grove PB 115-75 Lot 5 Blk 1 19 Sq Ft Or 21987-2471 012
Property Address: 18450 79 Ct SW
Folio No. 3660030180050

South Grove PB 115-75 Lot 6 Blk 1 19 Sq Ft Or 18174-0875 069
Property Address: 18502 79 Ct SW
Folio No. 3660030180060

South Grove PB 115-75 Lot 7 Blk 1 19 Sq Ft Or 14142-2808 068
Property Address: 18508 79 Ct SW
Folio No. 3660030180070

South Grove PB 115-75 Lot 8 Blk 1 19 Sq Ft Or 16585-1621 119
Property Address: 18520 79 Ct SW
Folio No. 3660030180080

South Grove PB 115-75 Lot 9 Blk 1
Property Address: 18536 79 Ct SW
Folio No. 3660030180090

South Grove PB 115-75 S110.00Ft Of Lot 1 Blk 2
Property Address: 18419 79 Ct SW
Folio No. 3660030180101

South Grove PB 115-75 Lot 2 Blk 2
Property Address: 18425 79 Ct SW
Folio No. 3660030180110

South Grove PB 115-75 Lot 3 Blk 2
Property Address: 18435 79 Ct SW
Folio No. 3660030180120

South Grove PB 115-75 Lot 4 Blk 2
Property Address: 18475 79 Ct SW
Folio No. 3660030180130

South Grove PB 115-75 Lot 5 Blk 2
Property Address: 18485 79 Ct SW
Folio No. 3660030180140

South Grove PB 115-75 Lot 6 Blk 2
Property Address: 18499 79 Ct SW
Folio No. 3660030180150

South Palm Management District
3301 Gun Club Rd
West Palm Beach, FL 33406-3007

John E Engel & W Celeste M
18440 SW 79th Ct
Miami, FL 33157-7446

Jaime M Raventos & W Lisett Raventos
18450 SW 79th Ct
Miami, FL 33157-7446

Mark Klingbeil & W Amy
18502 SW 79th Ct
Miami, FL 33157-7461

Mark C Clark & W Susan V
18508 SW 79th Ct
Miami, FL 33157-7461

John Bell & W Gwyneth
18520 SW 79th Ct
Miami, FL 33157-7461

Serafin Gonzalez Mercedes Gonzalez
18536 SW 79th Ct
Miami, FL 33157-7461

Danielle Rodriguez
18419 SW 79th Ct
Miami, FL 33157-7447

Octavio M Casado
18425 SW 79th Ct
Miami, FL 33157-7447

Stefan Zankow & W Carmen Rosa
18435 SW 79th Ct
Miami, FL 33157-7447

Gregory J Hawkins
18475 SW 79th Ct
Miami, FL 33157-7447

Federal National Mortgage Assn
14221 Dallas Pkwy Ste 1000
Dallas, TX 75254-2946

Henry O Rojas
18499 SW 79th Ct
Miami, FL 33157-7447

South Grove PB 115-75 Lot 7 Blk 2
Property Address: 18501 79 Ct SW
Folio No. 3660030180160

Wilson Smith
18501 SW 79th Ct
Miami, FL 33157-7462

South Grove PB 115-75 Lot 8 Blk 2
Property Address: 18515 79 Ct SW
Folio No. 3660030180170

Margarita & Susana Brito Jtrs
18515 SW 79th Ct
Miami, FL 33157-7462

South Grove PB 115-75 Lot 9 Blk 2

Property Address: 18537 79 Ct SW
Folio No. 3660030180180

Hector De Los Reyes Ana De Los Reyes
Adrian De Los Reyes
18537 SW 79th Ct
Miami, FL 33157-7462

Old Cutler Forest PB 127-50 Lot 1 Blk 1
Property Address: 18400 77 Ct SW
Folio No. 3660030210010

Moshe Weitz Lc
244 Poinciana Dr Apt 502
North Miami Beach, FL 33160-4517

Old Cutler Forest PB 127-50 Lot 2 Blk 1
Property Address: 18420 77 Ct SW
Folio No. 3660030210020

Moshe Weitz L C
244 Poinciana Dr Apt 502
North Miami Beach, FL 33160-4517

Old Cutler Forest PB 127-50 Lot 3 Blk 1
Property Address: 18440 77 Ct SW
Folio No. 3660030210030

Ricardo Arlain Trs Ricardo Arlain
18440 SW 77th Ct
Miami, FL 33157-7463

Old Cutler Forest PB 127-50 Lot 4 Blk 1

Property Address:
Folio No. 3660030210040

Chandralakha Bisnauth
& Jagjit S Sidhu & W Barbara S
18550 SW 87th Ave
Miami, FL 33157-7223

Old Cutler Forest PB 127-50 Lot 5 Blk 1
Property Address: 18480 77 Ct SW
Folio No. 3660030210050

Marsha G Jackman
18480 SW 77th Ct
Miami, FL 33157-7463

Old Cutler Forest PB 127-50 Lot 6 Blk 1
Property Address: 18465 77 Ct SW
Folio No. 3660030210060

Sheraz Ali Khan & W Rubina Khan
18465 SW 77th Ct
Miami, FL 33157-7463

Old Cutler Forest PB 127-50 Lot 7 Blk 1
Property Address: 18435 77 Ct SW
Folio No. 3660030210070

Shauheen Rae
18435 SW 77th Ct
Miami, FL 33157-7463

Old Cutler Forest PB 127-50 Lot 8 Blk 1
Property Address: 18405 77 Ct SW
Folio No. 3660030210080

Mario H Hernandez & W Yanet Miranda
18405 SW 77th Ct
Miami, FL 33157-7463

Old Cutler Forest PB 127-50 Lot 9 Blk 1
Property Address: 18415 77 Ct SW
Folio No. 3660030210090

Lylith Wadsworth
18415 SW 77th Ct
Miami, FL 33157-7463

Cutler Country Groves Plat PB 136-30 Lot 1 Blk 1
Property Address: 7771 184 Ter SW
Folio No. 3660030240010

Cutler Country Groves Plat PB 136-30 Lot 2 Blk 1
Property Address: 7761 184 Ter SW
Folio No. 3660030240020

Cutler Country Groves Plat PB 136-30 Lot 3 Blk 1
Property Address: 7751 184 Ter SW
Folio No. 3660030240030

Cutler Country Groves Plat PB 136-30 Lot 4 Blk 1
Property Address: 7741 184 Ter SW
Folio No. 3660030240040

Cutler Country Groves Plat PB 136-30 Lot 5 Blk 1
Property Address: 7740 184 Ter SW
Folio No. 3660030240050

Cutler Country Groves Plat PB 136-30 Lot 6 Blk 1
Property Address: 7750 184 Ter SW
Folio No. 3660030240060

Cutler Country Groves Plat PB 136-30 Lot 7 Blk 1
Property Address: 7760 184 Ter SW
Folio No. 3660030240070

Cutler Country Groves Plat PB 136-30 Lot 8 Blk 1
Property Address: 7770 184 Ter SW
Folio No. 3660030240080

Cutler Country Groves Plat PB 136-30 Lot 9 Blk 1
Property Address: 7773 184 Ln SW
Folio No. 3660030240090

Cutler Country Groves Plat PB 136-30 Lot 10 Blk 1
Property Address: Confidential, #***
Folio No. 3660030240100

Cutler Country Groves Plat PB 136-30 Lot 11 Blk 1
Property Address: 7753 184 Ln SW
Folio No. 3660030240110

Cutler Country Groves Plat PB 136-30 Lot 12 Blk 1
Property Address: 7743 184 Ln SW
Folio No. 3660030240120

Alfonso Johnson & W Denise E
7771 SW 184th Ter
Miami, FL 33157-7464

Anthony P Sanson & W Fabiola M
7761 SW 184th Ter
Miami, FL 33157-7464

Paola Orso Moseley & H Gary
7751 SW 184th Ter
Miami, FL 33157-7464

Everett P Watson & W Julie B
7741 SW 184th Ter
Miami, FL 33157-7464

Fernando Alvarez & W Rosa
7740 SW 184th Ter
Miami, FL 33157-7464

Jeffrey P Naicken & Vishnu
& Moonsammy Naicken
7750 SW 184th Ter
Miami, FL 33157-7464

Robert Goodin
7760 SW 184th Ter
Miami, FL 33157-7464

Helen M Stone Trs
Helen M Stone 2012 Rev Trust
7770 SW 184th Ter
Miami, FL 33157-7464

Carlos Rodriguez Jr & W Josephine
7773 SW 184th Ln
Miami, FL 33157-7465

Confidential

Melvin Ovet Perez
Brenda E Molina Perez
7753 South West 184 Ln
Cutler Bay, FL 33157

Kay Madry Sullivan
7743 SW 184th Ln
Miami, FL 33157-7465

Cutler Country Groves Plat PB 136-30 Lot 13 Blk 1
Property Address: 7742 184 Ln SW
Folio No. 3660030240130

Gloria A Kelly
7742 SW 184th Ln
Miami, FL 33157-7465

Cutler Country Groves Plat PB 136-30 Lot 14 Blk 1
Property Address: 7752 184 Ln SW
Folio No. 3660030240140

Thomas G Sander
7752 SW 184th Ln
Miami, FL 33157-7465

Cutler Country Groves Plat PB 136-30 Lot 15 Blk 1
Property Address: 7762 184 Ln SW
Folio No. 3660030240150

Ernesto Martinez Jr & W Teresa S
7762 SW 184th Ln
Miami, FL 33157-7465

Cutler Country Groves Plat PB 136-30 Lot 16 Blk 1
Property Address: 7772 184 Ln SW
Folio No. 3660030240160

Owen L Henriques & W Genevive
7772 SW 184th Ln
Miami, FL 33157-7465

Cutler Country Groves Plat PB 136-30 Lot 17 Blk 1

Property Address: 7769 184 Way SW
Folio No. 3660030240170

James Jr & Hilda A Shaleesh Trs
Shaleesh Family Rev Trust
7769 SW 184th Way
Miami, FL 33157-7486

Cutler Country Groves Plat PB 136-30 Lot 18 Blk 1
Property Address: 7759 184 Way SW
Folio No. 3660030240180

Clinton Gulley & W Margaret T
7759 SW 184th Way
Miami, FL 33157-7486

Cutler Country Groves Plat PB 136-30 Lot 19 Blk 1
Property Address: 7749 184 Way SW
Folio No. 3660030240190

Johnny Brown & W Ella R
7749 SW 184th Way
Miami, FL 33157-7486

Cutler Country Groves Plat PB 136-30 Lot 20 Blk 1
Property Address: 7739 184 Way SW
Folio No. 3660030240200

Clarence A Nesbitt & W Patricia
7739 SW 184th Way
Miami, FL 33157-7486

Cutler Country Groves Plat PB 136-30 Lot 21 Blk 1
Property Address: 7738 184 Way SW
Folio No. 3660030240210

Ronny Sirvas & W Isabel C
7738 SW 184th Way
Miami, FL 33157-7486

Cutler Country Groves Plat PB 136-30 Lot 22 Blk 1
Property Address: 7748 184 Way SW
Folio No. 3660030240220

Osiris Villacampa Jr & Wmaria C
7748 SW 184th Way
Miami, FL 33157-7486

Cutler Country Groves Plat PB 136-30 Lot 23 Blk 1
Property Address: 7758 184 Way SW
Folio No. 3660030240230

Gerald J Arthur & W Sandra N
7758 SW 184th Way
Miami, FL 33157-7486

Cutler Country Groves Plat PB 136-30 Lot 24 Blk 1
Property Address: 7768 184 Way SW
Folio No. 3660030240240

Sean Hynds Amanda Hynds
7768 SW 184th Way
Miami, FL 33157-7486

Cutler Country Groves Plat PB 136-30 Lot 25 Blk 1
Property Address: 7771 185 St SW
Folio No. 3660030240250

Jorge Navarro & W Maria C
7771 SW 185th St
Miami, FL 33157-7485

Cutler Country Groves Plat PB 136-30 Lot 26 Blk 1
Property Address: 7761 185 St SW
Folio No. 3660030240260

Roberto Robledo & W Iraida Castillo
7761 SW 185th St
Miami, FL 33157-7485

Cutler Country Groves Plat PB 136-30 Lot 27 Blk 1
Property Address: 7751 185 St SW
Folio No. 3660030240270

Marshall D Steingold & W Yvonne
7751 SW 185th St
Miami, FL 33157-7485

Cutler Country Groves Plat PB 136-30 Lot 28 Blk 1
Property Address: 7750 185 St SW
Folio No. 3660030240280

Moises Levy
6619 S Dixie Hwy # 385
Miami, FL 33143-7919

Cutler Country Groves Plat PB 136-30 Lot 29 Blk 1
Property Address: 7760 185 St SW
Folio No. 3660030240290

Paul L Rodgers Suzanne M Rodgers
7760 SW 185th St
Miami, FL 33157-7485

Cutler Country Groves Plat PB 136-30 Lot 30 Blk 1 02 Sq Ft F
Property Address: 7770 185 St SW
Folio No. 3660030240300

Carol A Lindo Leslie M Lindo
7770 SW 185th St
Miami, FL 33157-7485

Cutler Country Groves Plat PB 136-30 Lot 1 Blk 2
Property Address: 18400 78 Pl SW
Folio No. 3660030240310

Gerardo Hevia
18400 SW 78th Pl
Miami, FL 33157-7459

Cutler Country Groves Plat PB 136-30 Lot 2 Blk 2
Property Address: 18410 78 Pl SW
Folio No. 3660030240320

Marshall S Mcallister
18410 SW 78th Pl
Miami, FL 33157-7459

Cutler Country Groves Plat PB 136-30 Lot 3 Blk 2
Property Address: 18420 78 Pl SW
Folio No. 3660030240330

Joanne M Yoham
18420 SW 78th Pl
Miami, FL 33157-7459

Cutler Country Groves Plat PB 136-30 Lot 4 Blk 2
Property Address: 18430 78 Pl SW
Folio No. 3660030240340

Marilyn M Marden
18430 SW 78th Pl
Miami, FL 33157-7459

Cutler Country Groves Plat PB 136-30 Lot 5 Blk 2
Property Address: 18440 78 Pl SW
Folio No. 3660030240350

Willie Watson & W Eoline
18440 SW 78th Pl
Miami, FL 33157-7459

Cutler Country Groves Plat PB 136-30 Lot 6 Blk 2

Property Address: 18450 78 Pl SW
Folio No. 3660030240360

Frederic Larson Angela Larson
Eva Larson
18450 SW 78th Pl
Miami, FL 33157-7459

Cutler Country Groves Plat PB 136-30 Lot 7 Blk 2
Property Address: 18460 78 Pl SW
Folio No. 3660030240370

Cutler Country Groves Plat PB 136-30 Lot 8 Blk 2
Property Address: 18470 78 Pl SW
Folio No. 3660030240380

Cutler Country Groves Plat PB 136-30 Lot 9 Blk 2
Property Address: 18500 78 Pl SW
Folio No. 3660030240390

Cutler Country Groves Plat PB 136-30 Lot 10 Blk 2
Property Address: 18510 78 Pl SW
Folio No. 3660030240400

Allom Estates PB 139-99 Lot 1 Blk 1
Property Address: 7900 185 Ter SW
Folio No. 3660030290010

Allom Estates PB 139-99 Lots 2 & 3 Blk 1
Property Address: 18550 Old Cutler Rd
Folio No. 3660030290030

Cutler Country Groves 1St Addn PB 144-7 T-17065 Lot 1 Blk 1
Property Address: 7973 185 Ter SW
Folio No. 3660030300010

Cutler Country Groves 1St Addn PB 144-7 T-17065 Lot 4 Blk 1
Property Address: 7962 185 St SW
Folio No. 3660030300040

Cutler Country Groves 1St Addn PB 144-7 T-17065 Lot 5 Blk 1
Property Address: 7971 185 St SW
Folio No. 3660030300050

Cutler Country Groves 1St Addn PB 144-7 T-17065 Lot 8 Blk 1
Property Address: 7960 184 Ter SW
Folio No. 3660030300080

Cutler Country Groves 1St Addn PB 144-7 T-17065 Lot 1 Blk 2
Property Address: 7904 185 Ter SW
Folio No. 3660030300090

Cutler Country Groves 1St Addn PB 144-7 T-17065 Lot 2 Blk 2
Property Address: 7924 185 Ter SW
Folio No. 3660030300100

Cutler Country Groves 1St Addn PB 144-7 T-17065 Lot 3 Blk 2
Property Address: 7944 185 Ter SW
Folio No. 3660030300110

Harold Stewart & W Luvoia G
18460 SW 78th Pl
Miami, FL 33157-7459

John Leung & W Toywen
18470 SW 78th Pl
Miami, FL 33157-7459

Paul M Scibelli Linette A Scibelli
18500 SW 87 Pl
Miami, FL 33157

Clyde E Hines Jr & Clarice V Hines
18510 SW 78th Pl
Miami, FL 33157-7489

Lane Mark Bonwit & W Lois J
7900 SW 185th Ter
Miami, FL 33157-7434

Yvette Laroche
18550 Old Cutler Rd
Miami, FL 33157-7428

Monica Meza
7973 SW 185th Ter
Miami, FL 33157-7433

Carol Raymond & Ricardo Salisbury
7962 SW 185th St
Miami, FL 33157-7487

Joaquin Sueiro & W Agnes Sylvana
7971 SW 185th St
Miami, FL 33157-7490

James W Thompson & W Penny
7960 SW 184th Ter
Miami, FL 33157-7488

Lloyd Kossally Paulette Kossally
16541 SW 84th Ct
Miami, FL 33157-0412

Herman A Skeete & W Jocelyn I
7924 SW 185th Ter
Miami, FL 33157-7434

Jude Wein Julie Wein
7944 SW 185th Ter
Miami, FL 33157-7434

Cutler Country Groves 1St Addn PB 144-7 T-17065 Lot 4 Blk 2

Property Address: 7964 185 Ter SW
Folio No. 3660030300120

Cutler Country Groves 1St Addn PB 144-7 T-17065 Lot 7 Blk 2

Property Address: 7971 186 St SW
Folio No. 3660030300150

Cutler Country Groves 1St Addn PB 144-7 T-17065 Lot 8 Blk 2

Property Address: 7951 186 St SW
Folio No. 3660030300160

Cutler Country Groves 1St Addn PB 144-7 T-17065 Lot 9 Blk 2

Property Address: 7931 186 St SW
Folio No. 3660030300170

Cutler Country Groves 1St Addn PB 144-7 T-17065 Lot 10 Blk 2

Property Address: 7911 186 St SW
Folio No. 3660030300180

Cutler Country Groves 1St Addn PB 144-7 T-17065 Lot 11 Blk 2

Property Address: 7881 186 St SW
Folio No. 3660030300190

Cutler Country Groves 1St Addn PB 144-7 T-17065 Lot 12 Blk 2

Property Address: 7841 186 St SW
Folio No. 3660030300200

Cutler Country Groves 1St Addn PB 144-7 T-17065 Lot 2 Blk 3

Property Address: 7962 186 St SW
Folio No. 3660030300220

Cutler Country Groves 1St Addn PB 144-7 T-17065 Lot 3 Blk 3

Property Address: 7942 186 St SW
Folio No. 3660030300230

Cutler Country Groves 1St Addn PB 144-7 T-17065 Lot 4 Blk 3

Property Address: 7922 186 St SW
Folio No. 3660030300240

Cutler Country Groves 1St Addn PB 144-7 T-17065 Lot 5 Blk 3

Property Address: 7933 187 St SW
Folio No. 3660030300250

Cutler Country Groves 1St Addn PB 144-7 T-17065 Lot 6 Blk 3

Property Address: 7953 187 St SW
Folio No. 3660030300260

Manuel I Periu & W Olga P Manuel
Periu & W Frances Ginsberg
7964 SW 185th Ter
Miami, FL 33157-7434

Alejandro V Borbolla & W Ana M
7971 SW 186th St
Miami, FL 33157-7472

Mohamed Niser & W Magdalena
7951 SW 186th St
Miami, FL 33157-7472

Timothy J Daniels & W Kathleen
7931 SW 186th St
Miami, FL 33157-7472

James Brown & W Deloise
7911 SW 186th St
Miami, FL 33157-7472

James M Goodrich & W Theresa L
7881 SW 186th St
Miami, FL 33157-7481

Manuel R Mayor & W Celia R
7841 SW 186th St
Miami, FL 33157-7481

Anthony C Kontos & W Cristina Kontos
7962 SW 186th St
Miami, FL 33157-7482

Lydia R Avick
7942 SW 186th St
Miami, FL 33157-7482

Michael Kohl
7922 SW 186th St
Miami, FL 33157-7482

Yaelyn Orozco Jtrs
Gabriel R Rzcunce Jtrs
7933 SW 187th St
Miami, FL 33157-7476

Stephen G Bodner Jr
7953 SW 187th St
Miami, FL 33157-7476

Cutler Country Groves 1St Addn PB 144-7 T-17065 Lot 1 Blk 4 Property Address: 7904 187 St SW Folio No. 3660030300290	Ryan J Davis & W Melinda 7904 SW 187th St Miami, FL 33157-7475
Cutler Country Groves 1St Addn PB 144-7 T-17065 Lot 2 Blk 4 Property Address: 7924 187 St SW Folio No. 3660030300300	Gualde Usa LLC 4350 S Douglas Rd Miami, FL 33133-6806
Cutler Country Groves 1St Addn PB 144-7 T-17065 Lot 9 Blk 4 Property Address: 7935 187 Ter SW Folio No. 3660030300370	Enrique Herrero 7575 NW 82nd St Miami, FL 33166-7412
Cutler Cay PB 162-23 T-21739 Lot 3 Blk 1 Property Address: 18765 78 Ct SW Folio No. 3660030340030	Richard M Flores & W Christine 18765 SW 78th Ct Miami, FL 33157-7404
Cutler Cay PB 162-23 T-21739 Lot 4 Blk 1 Property Address: 18755 78 Ct SW Folio No. 3660030340040	Mark P Lowe 18755 SW 78th Ct Miami, FL 33157-7404
Cutler Cay PB 162-23 T-21739 Lot 5 Blk 1 Property Address: 18745 78 Ct SW Folio No. 3660030340050	Adrian Del Boca & W Silvia 18745 SW 78th Ct Miami, FL 33157-7404
Cutler Cay PB 162-23 T-21739 Lot 6 Blk 1 Property Address: 18735 78 Ct SW Folio No. 3660030340060	Carlos Perez & W Diana 18735 SW 78th Ct Miami, FL 33157-7404
Cutler Cay PB 162-23 T-21739 Lot 7 Blk 1 Property Address: 7837 187 Ter SW Folio No. 3660030340070	Armando Alberto Viana Canizalez Walberto A Molina 7837 SW 187th Ter Miami, FL 33157-6508
Cutler Cay PB 162-23 T-21739 Lot 8 Blk 1 Property Address: 7857 187 Ter SW Folio No. 3660030340080	U S Bank National Assn Trs Wamu Mtg Pass T Cert 2005Ar17 Tr 3815 S West Temple Salt Lake City, UT 84115-4412
Cutler Cay PB 162-23 T-21739 Lot 9 Blk 1 Property Address: 7877 187 Ter SW Folio No. 3660030340090	Janine Pallais 7877 SW 187th Ter Miami, FL 33157-6508
Cutler Cay PB 162-23 T-21739 Lot 10 Blk 1 Property Address: 18758 79 Ave SW Folio No. 3660030340100	Est Of Carmen F Cabrera 18758 SW 79th Ave Miami, FL 33157-7408
Cutler Cay PB 162-23 T-21739 Lot 11 Blk 1 Property Address: 18768 79 Ave SW Folio No. 3660030340110	Ana Maria Ward 7425 Ledgewood Way Suwanee, GA 30024-6631

Cutler Cay PB 162-23 T-21739 Lot 12 Blk 1
Property Address: 18778 79 Ave SW
Folio No. 3660030340120

Jose L Collado
18778 SW 79th Ave
Miami, FL 33157-7408

Cutler Cay PB 162-23 T-21739 Lot 4 Blk 2
Property Address: 18766 78 Ct SW
Folio No. 3660030340340

Liliam Martinez
7367 SW 168 St
Miami, FL 33157

Cutler Cay PB 162-23 T-21739 Lot 5 Blk 2
Property Address: 18756 78 Ct SW
Folio No. 3660030340350

Pedro L Figueroa Jeanny Figueroa
18756 SW 78th Ct
Miami, FL 33157-7405

Cutler Cay PB 162-23 T-21739 Lot 6 Blk 2
Property Address: 7858 187 Ter SW
Folio No. 3660030340360

Rosa M D Braz Martins
2125 The Oaks Blvd
Kissimmee, FL 34746-3890

Cutler Cay PB 162-23 T-21739 Lot 7 Blk 2
Property Address: 18757 79 Ave SW
Folio No. 3660030340370

David Walsh Marion Walsh
18757 SW 79th Ave
Miami, FL 33157-7409

Cutler Cay PB 162-23 T-21739 Lot 8 Blk 2
Property Address: 18767 79 Ave SW
Folio No. 3660030340380

Donald M Jones & W Terri M Anderson
18767 SW 79th Ave
Miami, FL 33157-7409

Cutler Cay PB 162-23 T-21739 Lot 9 Blk 2
Property Address: 18777 79 Ave SW
Folio No. 3660030340390

Ahmet Alpay Nuh Liliana Lais
18777 SW 79th Ave
Miami, FL 33157-7409

Cutler Cay PB 162-23 T-21739 Lot 5 Blk 17
Property Address: 18703 76 Ct SW
Folio No. 3660030344020

Pedro E Iriarte
18703 SW 76th Ct
Miami, FL 33157-8073

Cutler Cay PB 162-23 T-21739 Lot 12 Blk 18

Property Address: 18734 76 Ct SW
Folio No. 3660030344360

Oscar F Rodriguez Barreneche Trs
The Family Spirit Trust
18734 SW 76th Ct
Miami, FL 33157-8072

Cutler Cay PB 162-23 T-21739 Lot 13 Blk 18
Property Address: 18724 76 Ct SW
Folio No. 3660030344370

18724 Sw 76 Court LLC
19529 SW 80th Ct
Miami, FL 33157-8007

Cutler Cay PB 162-23 T-21739 Lot 14 Blk 18

Property Address: 18714 76 Ct SW
Folio No. 3660030344380

Victor G Gallegos
Yedel Fernandez Gallegos
18714 SW 76th Ct
Miami, FL 33157-8072

Cutler Cay PB 162-23 T-21739 Lot 15 Blk 18
Property Address: 18704 76 Ct SW
Folio No. 3660030344390

Andrew J Benjamin
18704 SW 76th Ct
Miami, FL 33157-8072

Cutler Cay PB 162-23 T-21739 Lot 16 Blk 18
Property Address: 7621 187 St SW
Folio No. 3660030344400

Cutler Cay PB 162-23 T-21739 Lot 17 Blk 18
Property Address: 7611 187 St SW
Folio No. 3660030344410

Cutler Cay PB 162-23 T-21739 Lot 18 Blk 18
Property Address: 7601 187 St SW
Folio No. 3660030344420

Cutler Cay PB 162-23 T-21739 Trs A & G Thru K & N Thru X & Aa Thru Cc (C

Property Address:
Folio No. 3660030345060

Jorge L Hoyo
7621 SW 187th St
Miami, FL 33157-7316

Freddy Mannella
7611 SW 187th St
Miami, FL 33157-7316

John G Hall & W Berit M
7601 SW 187th St
Miami, FL 33157-7316

Cutler Cay Community Dev District
C/O Sds
2501 Burns Rd Ste A
Palm Beach Gardens, FL 33410-5207