



Office of the Town Manager

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

MEMORANDUM

To: Honorable Mayor and Town Council
From: Rafael G. Casals, ICMA-CM, CFM, Town Manager
Date: July 18, 2018
Re: Ross Stores Inc. –Variances V-2018-025(a) thru (f)

REQUESTS

V-2018-025(a)

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING A VARIANCE APPLICATION FOR ROSS STORES INC., LOCATED AT 18437 S. DIXIE HIGHWAY, TO PERMIT FOUR (4) WALL SIGNS WHERE ONE (1) IS PERMITTED; AND PROVIDING FOR AN EFFECTIVE DATE.

V-2018-025(b)

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING A VARIANCE APPLICATION FOR ROSS STORES INC., LOCATED AT 18437 S. DIXIE HIGHWAY, TO PERMIT A WALL SIGN TO BE 511 SQUARE FEET WHERE 60 SQUARE FEET IS PERMITTED; AND PROVIDING FOR AN EFFECTIVE DATE.

V-2018-025(c)

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING A VARIANCE APPLICATION FOR ROSS STORES INC., LOCATED AT 18437 S. DIXIE HIGHWAY, TO PERMIT A WALL SIGN TO BE 144 SQUARE FEET WHERE NO SIGN IS PERMITTED; AND PROVIDING FOR AN EFFECTIVE DATE.

V-2018-025(d)

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING A VARIANCE APPLICATION FOR ROSS STORES INC., LOCATED AT 18437 S. DIXIE HIGHWAY, TO PERMIT SIX (6) BANNER SIGNS PER YEAR WHERE FOUR (4) PER YEAR ARE PERMITTED; AND PROVIDING FOR AN EFFECTIVE DATE.





V-2018-025(e)

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING A VARIANCE APPLICATION FOR ROSS STORES INC., LOCATED AT 18437 S. DIXIE HIGHWAY, TO PERMIT TWO (2) BANNER SIGNS TO BE 144 SQUARE FEET WHERE SIXTEEN (16) SQUARE FEET IS PERMITTED; AND PROVIDING FOR AN EFFECTIVE DATE.

V-2018-025(f)

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING A VARIANCE APPLICATION FOR ROSS STORES INC., LOCATED AT 18437 S. DIXIE HIGHWAY, TO PERMIT FOUR (4) BANNER SIGNS TO BE FORTY EIGHT (48) SQUARE FEET WHERE SIXTEEN (16) SQUARE FEET IS PERMITTED; AND PROVIDING FOR AN EFFECTIVE DATE.

APPLICATION SUMMARY

Applicant/Representative: Ross Stores Inc

Location: 18437 South Dixie Highway

Building Size/Square Feet: 26,100 s.f.

Current Future Land Use
Plan Map Designation: Mixed Use

Existing Zoning/ Site
Condition: Transit Corridor (TRC)

Folio Number: 36-6005-067-0010

Legal Description: This land referred to herein below is situated in the County of Miami-Dade, State of Florida, and is described as follows:





PARCEL 1:

TRACT A, OF SOUTH DADE SHOPPING CENTER ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 123, PAGE 68 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED TRACT, THE FOLLOWING PARCEL:

COMMENCE AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 20 DEGREES 30 MINUTES 15 SECONDS EAST ALONG THE WESTERLY LINE OF SAID TRACT "A", ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5) (DIXIE HIGHWAY) FOR 110.22 FEET; THENCE SOUTH 69 DEGREES 28 MINUTES 53 SECONDS EAST FOR 11.97 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE NORTH 20 DEGREES 30 MINUTES 15 SECONDS EAST ALONG A LINE BEING PARALLEL WITH AND 11.97 FEET EASTERLY OF SAID WESTERLY LINE OF TRACT "A", ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5) (DIXIE HIGHWAY) FOR 234.04 FEET; THENCE SOUTH 69 DEGREES 24 MINUTES 39 SECONDS EAST FOR 174.67 FEET; THENCE SOUTH 20 DEGREES 30 MINUTES 15 SECONDS WEST FOR 233.82 FEET; THENCE NORTH 69 DEGREES 28 MINUTES 53 SECONDS WEST FOR 174.67 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

RIGHTS, PRIVILEGES AND EASEMENTS PURSUANT TO DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS AND GRANT OF EASEMENTS RECORDED IN O.R. BOOK 23150, PAGE 4013, PUBLIC RECORDS OF MIAMI, DADE COUNTY, FLORIDA, AS AMENDED BY AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS AND GRANT OF EASEMENTS RECORDED IN O.R. BOOK 25710, PAGE 4687, PUBLIC RECORDS OF MIAMI, DADE COUNTY, FLORIDA





RECOMMENDATION

On April 30, 2018 Staff assigned Town Consultant Calvin, Giordano and Associates the task of reviewing the proposed variance.

Enclosed please find Town Consultants findings (*Attachment "A"*) with a recommendation of **denial** for the proposed variance to the Town Land Development Regulations.

ATTACHMENTS

- Attachment "A" – Town Consultant Report
- Attachment "B" – Variance Application
- Attachment "C" – Advertisement, Courtesy Notice, and Posting

