



## MEMORANDUM

To: Honorable Mayor and Town Council

From: Rafael G. Casals, CFM, Town Manager

Date: December 14, 2016

Re: Harley Davidson – Sign Variance (Sign Area) V-2015-026 *\*previously deferred per September 21, 2016 Regular Town Council Meeting to date certain December 14, 2016 Regular Town Council Meeting*

### REQUEST

**A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING VARIANCE APPLICATIONS FOR SIGNAGE FOR PETERSON’S HARLEY-DAVIDSON SOUTH LOCATED AT 19825 S. DIXIE HIGHWAY, TO PERMIT A MONUMENT SIGN TO BE 137.7 SQUARE FEET WHERE 48 SQUARE FEET IS ALLOWED; AND PROVIDING FOR AN EFFECTIVE DATE. (*\*previously deferred per September 21, 2016 Regular Town Council Meeting to date certain December 14, 2016 Regular Town Council Meeting*)**

### APPLICATION SUMMARY

Applicant/Representative: D & D Realty LLC/ Peterson’s Harley-Davidson South

Location: 19825 South Dixie Highway

Total Acreage/Square Feet: 3.2241 +/- Gross Acres or 140,442 SF (per survey)

Building Size/Square Feet: 39,253 SF Retail Building

Current Future Land Use  
Plan Map Designation: Mixed-Use

Existing Zoning/ Site  
Condition: TRC (Transit Corridor)/Existing Harley-Davidson Store  
Folio Number: 36-6005-068-0010





Legal Description:

Tract "D", POINT ROYALE, Section 10, according to the plat thereof, as recorded in Plat Book 125, Page 91, of the public records of Dade County, Florida, less the Northerly 120.00 feet thereof.

Said lands situate, lying and being in the City of [Sic] Town of Cutler Bay, Dade County, Florida and containing 140,442 square feet or 3.2241 acres, more or less.

## RECOMMENDATION

On December 22, 2015 Staff assigned Town Consultant Corradino Group the task of reviewing the proposed variance.

On June 9, 2016 Town Staff requested a deferral of this item due to ongoing discussions with the Applicant regarding the proposed sign variance application.

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's Report
- Attachment "B" – Variance Application
- Attachment "B1" – Applicant Letter of Intent
- Attachment "C" – Easement and Operating Agreement
- Attachment "D" – Photos of Current Site and Roadway Conditions
- Attachment "E" – Monument Site Diagram Alternative
- Attachment "F" – Advertisement, Courtesy Notices, and Posting

