



Office of the Town Manager

Rafael G. Casals
Town Manager

MEMORANDUM

To: Honorable Mayor and Town Council

From: Rafael G. Casals, CFM, Town Manager

Date: October 18, 2017

Re: Harley Davidson – Sign Variance (Area) V-2017-006A

REQUEST

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING A VARIANCE APPLICATION FOR SIGNAGE FOR PETERSON'S HARLEY- DAVIDSON SOUTH LOCATED AT 19825 SOUTH DIXIE HIGHWAY, TO PERMIT A MONUMENT SIGN TO BE 75 SQUARE FEET WHERE 40 SQUARE FEET IS ALLOWED; AND PROVIDING FOR AN EFFECTIVE DATE.

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 June 14, 2017 Staff assigned Town Consultant Corradino Group the task of reviewing the proposed variance.

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

Attachments:

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

