

**RESOLUTION NO. 18-\_\_**

**A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING A VARIANCE APPLICATION FOR DADE COUNTY FEDERAL CREDIT UNION LOCATED AT 20295 S. DIXIE HIGHWAY, TO PERMIT THREE (3) WALL SIGNS WHERE ONE (1) IS PERMITTED; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Dade County Federal Credit Union (the “Applicant”) has submitted a variance application for property located at 20295 South Dixie Highway (the “Property”) to permit three (3) wall signs where one (1) is allowed per Section 3-114(b)(2) of the Town Code of Ordinances (the “Code”); and

**WHEREAS**, the proposed wall signs will replace the existing wall signs at the Property; and

**WHEREAS**, Section 3-114(b)(2) of the Town Code permits one (1) monument sign per parcel at a maximum of 40 square feet at six (6) feet high; and

**WHEREAS**, as a condition of the approval of this variance, the Applicant has proffered that it will waive its right to have a monument sign at the Property; and

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

**WHEREAS**, after a duly noticed public hearing, the Town Council, based upon competent substantial evidence in the record, finds that the Application meets the requirements of the Town Code and is consistent with the Town’s Comprehensive Plan; and

**WHEREAS**, the Town Council finds that this Resolution is in the best interest and welfare of the residents of the Town.

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

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

**Section 2.**     **Approval.** The Town Council, after review of competent substantial evidence in the record and a duly noticed public hearing, hereby approves the variance application to permit three (3) wall signs at the Property where the Town Code permits one (1).

**Section 3.**     **Conditions.** The approvals granted by this Resolution are subject to the Applicant's compliance with the following conditions, to which the Applicant stipulated to and proffered at the hearing:

- (a)     No monument sign shall be constructed on the Property.

**Section 4.**     **Violation.** Failure to adhere to the terms of this approval shall be considered a violation of the Town Code. Penalties for such violation shall be as prescribed by the Town Code, which include, but are not limited to, the revocation of the approval granted by this Resolution.

**Section 5.**     **Effective Date.** This Resolution shall take effect immediately upon enactment.

PASSED AND ADOPTED this \_\_\_\_ day of June, 2018.

Attest:

\_\_\_\_\_  
PEGGY R. BELL  
Mayor

\_\_\_\_\_  
DEBRA E. EASTMAN, MMC  
Town Clerk

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

\_\_\_\_\_  
WEISS SEROTA HELFMAN  
COLE & BIERMAN, P.L  
Town Attorney

Moved By: \_\_\_\_\_  
Seconded By: \_\_\_\_\_

FINAL VOTE AT ADOPTION:

Mayor Peggy R. Bell	_____
Vice Mayor Sue Ellen Loyzelle	_____
Council Member Mary Ann Mixon	_____
Council Member Michael P. Callahan	_____
Council Member Roger Coriat	_____