



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: March 20, 2019

Re: Frontier Development Variance Approval V-2018-021

REQUEST

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING A VARIANCE FROM SECTION 3-59(5) OF THE TOWN CODE TO PERMIT 24.89% BUILDING FRONTAGE WHERE 75% IS REQUIRED ALONG A SECONDARY STREET FOR FRONTIER DEVELOPMENT LLC LOCATED AT 19875 SOUTH DIXIE HIGHWAY CONSISTING OF APPROXIMATELY .99 ACRES; AND PROVIDING FOR AN EFFECTIVE DATE.

APPLICATION SUMMARY

Staff Coordinator: Kathryn Lyon, AICP, CFM
Planning and Zoning Director

Applicant/Representative: Frontier Development LLC

Location: 19875 South Dixie Highway

Total Acreage/Square Feet: .99 +/- Acres (per application)

Building Size/Square Feet: 8,370 Total SF

Current Future Land Use
Plan Map Designation: Mixed-Use

Existing Zoning: TRC (Transit Corridor)

Folio Number: 36-6006-024-0010

Legal Description: EXHIBIT "A"





RECOMMENDATION

Staff assigned Town Consultant, KCI Technologies, (the “Consultant”) with the task of reviewing the application on April 12, 2018. Their analysis resulted in a recommendation of **Approval** of the Variance for Frontier Development. The Consultant’s Report is Attachment “A” hereto.

ATTACHMENT(S)

- Attachment “A” – Town Consultant Report
- Attachment “B” – Variance Application
- Attachment “C” – Advertisement, Courtesy Notices, and Posting