



# Town of Cutler Bay

Town Hall  
10720 Caribbean Blvd  
Cutler Bay, FL 33189

## Legislation Details (With Text)

<b>File #:</b>	Item # 2017-183	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Resolution	<b>Status:</b>	Passed		
<b>File created:</b>	10/10/2017	<b>In control:</b>	Town Council		
<b>On agenda:</b>	10/18/2017	<b>Final action:</b>	10/18/2017		
<b>Title:</b>	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.				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. Manager Memo-Harley Davidson Sign Area Variance, 2. Manager Memo-Attachment A-Town Consultant Report, 3. Manager Memo-Attachment B-Sign Area Variance Application, 4. Manager Memo-Attachment C-Ad Courtesy Notices Postings, 5. Resolution-Harley Davidson Sign Area Variance				

Date	Ver.	Action By	Action	Result
10/18/2017	1	Town Council	adopted	Pass

## MEMORANDUM

**To:** Honorable Mayor and Town Council

**From:** Rafael G. Casals, 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