



Town of Cutler Bay

Town Hall
10720 Caribbean Blvd
Cutler Bay, FL 33189

Legislation Details (With Text)

File #: Item # 2018-194 **Version:** 1 **Name:**
Type: Resolution **Status:** Passed
File created: 10/10/2018 **In control:** Town Council
On agenda: 10/17/2018 **Final action:** 10/17/2018
Title: A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING A VARIANCE APPLICATION FOR SIGNAGE FOR PLANET FITNESS, LOCATED AT 19151 SOUTH DIXIE HIGHWAY, TO PERMIT A WALL SIGN TO BE 145.83 SQUARE FEET WHERE 60 SQUARE FEET IS ALLOWED; AND PROVIDING FOR AN EFFECTIVE DATE.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Manager Memo- Planet Fitness Sign Variance, 2. Manager Memo- Attachment A- Town Consultant Report, 3. Manager Memo- Attachment B- Variance Application, 4. Manager Memo-Attachment C- Ad Courtesy Notices and Posting, 5. Resolution- Approving Plant Fitness Sign Variance

Date	Ver.	Action By	Action	Result
10/17/2018	1	Town Council	adopted as amended	Pass

MEMORANDUM

To: Honorable Mayor and Town Council

From: Rafael G. Casals, ICMA-CM, CFM, Town Manager

Date: October 17, 2018

Re: Approving Sign Variance for Planet Fitness V-2018-044

REQUEST

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING A VARIANCE APPLICATION FOR SIGNAGE FOR PLANET FITNESS, LOCATED AT 19151 SOUTH DIXIE HIGHWAY, TO PERMIT A WALL SIGN TO BE 145.83 SQUARE FEET WHERE 60 SQUARE FEET IS ALLOWED; AND PROVIDING FOR AN EFFECTIVE DATE.

APPLICATION SUMMARY

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

Applicant/Representative: Planet Fitness

Location: 19151 South Dixie Highway

Total Acreage/Square Feet: 13.12 +/- Gross Acres (per application)

Building Size/Square Feet: 19,543 SF Building

Current Future Land Use
Plan Map Designation: Mixed-Use

Existing Zoning: TRC (Transit Corridor)

Folio Number: 36-6005-019-0010

Legal Description: A portion of Tract "A" of POINT ROYALE Shopping Center Plat (99-64), Section 5 of Township 56 S, Range 40 E, according to the plat thereof, as recorded in Plat Book 99, Page 64, of the public records of Miami-Dade County, Florida.

Site and Surrounding Area Data

<u>Land Use Designation:</u>	Mixed Use
<u>Zoning District:</u>	TRC (Transit Corridor)
<u>Property Boundaries:</u>	North: South Dixie Highway South: Marlin Road East: South Dixie Highway West: Belview Drive
<u>Size of Property:</u>	13.12 +/- Gross Acres (per application)
<u>Property(s) Description/Existing Conditions:</u>	Existing shopping center to remain
<u>Surrounding Growth Management Plan Future Land Use Designation(s):</u>	North: Mixed Use South: Mixed Use and Low Density East: Mixed Use West: Mixed Use
<u>Surrounding Zoning:</u>	North: TRC South: TRC, NR and MR-9 East: TRC West: TRC
<u>Surrounding Existing Land Use(s):</u>	North: Retail South: Retail and Residential East: Institutional West: Commercial/Retail

RECOMMENDATION

Staff assigned Town Consultant, The Corradino Group, (the “Consultant”) with the task of reviewing the application on September 5, 2018. Their analysis resulted in a recommendation of **Approval** of the variance request for “Planet Fitness” located at 19151 South Dixie Highway, the northeast corner of the intersection of South Dixie Highway and Marlin Road. The Consultant’s Report is Attachment A hereto.

ATTACHMENTS

- Attachment “A” - Town Consultant’s Report
- Attachment “B” - Planet Fitness Sign Variance Application
- Attachment “C” - Advertisement, Courtesy Notices, and Posting