



# Town of Cutler Bay

Town Hall  
10720 Caribbean Blvd  
Cutler Bay, FL 33189

## Memorandum

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**File #:** Item # 2017-183, **Version:** 1

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## 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