



# Town of Cutler Bay

Town Hall  
10720 Caribbean Blvd  
Cutler Bay, FL 33189

## Memorandum

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**File #:** Item # 2020-49, **Version:** 1

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## MEMORANDUM

**To:** Honorable Mayor and Town Council

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

**Date:** March 18, 2020

**Re:** John Brannon - Variance of Fence Regulations  
(*Application No.: V-2019-012*)

### REQUEST

**A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING A VARIANCE APPLICATION FROM THE PROVISIONS OF SEC. 3-168 (1) AND (2) OF THE TOWN CODE OF ORDINANCES RELATING TO FENCES FOR PROPERTY LOCATED AT 9600 DOMINICAN DRIVE; AND PROVIDING FOR AN EFFECTIVE DATE.**

John Brannon is seeking approval of a variance from the provisions of Sec. 3-168 (1) and (2) of the Town Code of Ordinances relating to fences to permit an existing fence 6 feet in height where 4 feet in the front yard area is allowed and to permit the unfinished side outward where the finished side outward is required.

### APPLICATION SUMMARY

Staff Coordinator: Alex A. David, AICP  
Interim Community Development Director

Applicant/Representative: John J. Brannon

Location: 9600 Dominican Drive

Total Acreage/Square Feet: 16,500 sq. ft.

Folio Number: 36-6004-002-0240

Legal Description: Exhibit "A"

## **RECOMMENDATION**

Staff assigned Town Consultant, Calvin Giordano and Associates, (the “Consultant”) with the task of reviewing the proposed variance application on August 13, 2019. Their analysis resulted in a recommendation of **Denial** of the Variance for John J. Brannon. The Consultant’s Report is Attachment “A” hereto.

## **ATTACHMENT(S)**

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