

PETITIONER: Deena Gray, Esq. Greenspoon Marder, PA, agent for Toscana Park Villas, LLC

HEARING NO.: BA-19-2015

SECTION OF CODE: Section 39.5(B)

ZONING: TOC-G Gateway District

Code limits monument signs for residential developments to one per entrance, and requires the sign to be located near said entrance. Petitioner is requesting permission to install a second monument sign for a development that only has one entrance.

The subject property of this variance request is the 10.39 acre parcel located at the southwest corner of State Road 7 and NW 31st Street that is currently under construction. The property is configured in somewhat of a Z-shape, with the bulk of the property located along NW 31 Street. The applicant is building 240 garden apartments on this property. The site plan for this development offers only a single driveway entrance on NW 31st Street, and is located on the western end of the property. This single driveway connection must serve all of the residents, guests, and staff of this apartment complex, and its location was chosen as in order to limit vehicle and pedestrian conflict with State Road 7. Limiting driveway connections on State Road 7 is consistent with the City's vision of redevelopment; therefore, this design aspect is consistent with the City's vision.


Specific signage challenges presented with this property consist of the odd Z-shape of the property and a platted non-vehicular access line that runs all along the eastern property line and along a portion of the northern property line. The shape and location of the property allow for building placement along State Road 7, but the lack of a driveway connection to State Road 7 limits allowable signage for the development. A driveway connection on State Road 7 is not feasible due to the size and Z-shape of the property as well as the platted non-vehicular access line that is located along the State Road 7 frontage. This is unfortunate, because the majority of adjacent traffic, and therefore visibility, occurs on State Road 7. Without signage, visibility is lost.

Staff finds that the signage opportunities of this property are genuinely limited due to the size and shape of the property, the platted non-vehicular access line, and the general limited driveway availability. Staff finds that the granting of this variance will not create a nuisance to the City, and would otherwise result in a hardship for the applicant if this request was denied. **Staff recommends approval of this variance.**

RECOMMENDATION: APPROVE

APPROVE WITH
CONDITIONS

DENY



Director of Economic Development.

30 NOV 15
Date