



REGULAR MEETING OF THE BOARD OF ADJUSTMENT MINUTES

**Tuesday, February 4, 2020
6:30 PM**

City of Margate
Municipal Building

City Commission

Mayor Tommy Ruzzano
Vice Mayor Arlene R. Schwartz
Anthony N. Caggiano
Antonio V. Arserio
Joanne Simone

City Manager

Cale Curtis

City Attorney

Janette M. Smith, Esq.

City Clerk

Joseph J. Kavanagh

PRESENT:

Chad Dangervil, Chair
Karl Artner, Vice Chair
Julianne Lore, Secretary
Assia Zoubiri
Eddie DeCristofaro

ALSO PRESENT:

Janette M. Smith, Esq., City Attorney
Robert Massarelli, Director of Development Services
Andrew Pinney, Senior Planner
Alexia Howald, Associate Planner

The regular meeting of the Board of Adjustment of the City of Margate, having been properly noticed, was called to order by Chair Chad Dangervil at 6:33 p.m. on Tuesday, February 4, 2020. The Pledge of Allegiance was recited followed by a roll call of the Board members.

1) NEW BUSINESS

ID 2020-019

- 1A) **BA-01-20** SIGN WAIVER REQUEST TO INSTALL A COMPANY LOGO ON THE CANOPY OF A GASOLINE SERVICE STATION.

LOCATION: 6900 WEST ATLANTIC BLVD

ZONING: TRANSIT ORIENTED CORRIDOR- CORRIDOR (TOC-C)

LEGAL DESCRIPTION: A PORTION OF PARCEL "A" OF ORIOLE MARGATE SECTION 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 71, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PETITIONER: MONICA INVESTMENT GROUP INC.

All those speaking on the item were duly sworn.

Ms. Alexia Howald, Associate Planner gave a brief PowerPoint presentation describing the location, existing conditions, and proposed sign. She reviewed Sections 39.8 (C) and 39.19 (B) of the Margate Zoning Code, for the sign waiver

Development Services Department

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request. She explained in detail the criteria for sign waivers, according to Code Section 39.1 (B). Ms. Howald concluded with staff recommendation to deny, giving other alternatives to signage such as an approval with conditions to allow square footage for the oval torch and to eliminate canopy embellishments of the lighting.

Colleen Collins, representing Monica Investments, spoke on behalf of the applicant explaining that by limiting four square feet for "Amoco" allows no signage on the canopy. However, by granting the sign waiver it will allow the "Amoco" channel letters to be displayed for everyone to see or to allow the torch and oval at nine square feet which will effectively display the brand.

Karl Artner asked how big the oval sign is? Ms. Collins replied that the torch and oval would be thirty-six (36) inches tall and forty-six (46) inches wide, which can be condensed to the confinement of the canopy.

Julianne Lore commented that she purchases gasoline there on a weekly basis. She stated that it is not an easy gas station to see unless you know it is there and it needs a great sign in order to sell the gasoline.

Eddie DeCristofaro asked if they would be willing to go with the alternative sign as recommended by staff? Ms. Collins stated that they would not prefer that sign, explaining that when shrinking the sign in height it will be hard to read "Amoco" and therefore be difficult to identify the brand; using clear and concise channel letters will identify the brand properly.

Assia Zoubiri asked about the monument sign at the location. Ms. Collins responded that the monument sign has already been approved.

Chad Dangervil asked how many signs will be on the canopy? Ms. Collins responded that there will be just one on the primary side. She further explained that it has been recommended to eliminate the light bar; however, when the station is closed (at 10pm) the lights turn off. Mr. Dangervil asked if they preferred the letters or the oval sign? Ms. Collins replied that they prefer the letters, explaining that they are backlit with halo illumination.

Mr. Artner asked if the channel letters are taller than canopy or are they within the canopy? Ms. Collins replied that they are nineteen inches tall and the canopy is thirty-six inches.

Public Comment:

Larry Kessler, 534 NW 69th Terrace stated that he lives six houses north of Atlantic Boulevard, and he believes that the sign will be a nuisance to the surrounding property area. He then showed the board a photo of the lights at night. Mr. Pinney requested that those photos be emailed for the record.

Mr. Artner suggested that the sides that are facing residential areas not be lit, in addition he would prefer the lights at the top of the canopy be shielded, as to not direct light shining on neighboring residential properties. Ms. Collins explained the light bar and how it is lit, stating that she is in agreeance to illuminate the front only, as to not effect residential to the right or left of the property.

Mr. DeCristofaro asked what the hours of operation are. Ms. Collins stated that the hours for both the gas pumps and the store are from 6:00 am to 10:00 pm.

Mr. Artner made the following motion, seconded by Mr. DeCristofaro:

MOTION: MOTION TO GRANT THE 9.5 SQUARE FEET OVAL SIGN WITHOUT THE LIGHT BARS; AND THE CANOPY LIGHTS TO BE SKIRTED NOT MORE THAN NINE (9) INCHES

ROLL CALL: Mr. DeCristofaro, Yes; Ms. Zoubiri, Yes; Ms. Lore, Yes; Mr. Artner, Yes; Mr. Dangervil, Yes. The motion passed with a 5-0 vote.

3) **GENERAL DISCUSSION**

Chad Dangervil wished a Happy New Year to all.

Andrew Pinney, mentioned the upcoming elections, asking if there is no item to be heard would they still like to hold elections or would they prefer to wait and schedule (the elections) when there is an item? Consensus from the Board was to hold off and schedule the elections when there is an item to be heard.

Eddie DeCristofaro, thanked staff for an excellent job.

Karl Artner, congratulated Mr. Pinney on being Interim Director.

There being no further business, the meeting was adjourned at 7:08 p.m.

Respectfully submitted,

Prepared by Melissa M. Miller

Chad Dangervil, Chair