



**REGULAR MEETING OF
THE BOARD OF ADJUSTMENT
MINUTES**

Tuesday, June 3, 2019

6:30 PM

City of Margate
Municipal Building

City Commission

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

City Manager

Samuel A. May

Interim City Attorney

Weiss Serota Helfman Cole &
Bierman, P.L.

City Clerk

Joseph J. Kavanagh

PRESENT:

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

ALSO PRESENT:

Christopher Saunders, law offices of Weiss Serota Helfman Cole & Bierman, P.L.
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 6:32 p.m. on Tuesday, June 3, 2019. The Pledge of Allegiance was recited followed by a roll call of the Board members.

1) NEW BUSINESS

ID 2019-228

2A) **BA-01-2019** SIGN WAIVER REQUEST TO ALLOW TWO ADDITIONAL WALL SIGNS. A MAXIMUM NUMBER OF ONE MAIN IDENTIFICATION WALL SIGN IS ALLOWED PER STORE FRONTAGE LOCATED AT 5401 WEST COPANS ROAD.

All those speaking on the item were duly sworn.

Ms. Alexia Howald, Associate Planner gave a presentation on the sign waiver request. She identified the location of the property, along with the specifics of the proposed signs and compliance with the Zoning Code. She then gave the waiver criteria and the staff recommendation of denial.

Jennifer Ronneburger, Go Permit, representative for AutoNation introduced herself and distributed a handout to the board. She referred to the handout,

Development Services Department

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pointing out the proposed building and the survey with the building measurements. She stated that the showroom portion is 115.4 linear feet, however the parking garage which is utilized as part of the showroom is attached to this building has a total combined frontage of 292.5 linear feet. Ms. Ronneburger stated that this overall total frontage will meet the square footage allotment for the size. She explained that AutoNation Ford is rolling out this branding across the country and it keeps in line with the consistency of the brand.

Mr. Dangervil asked staff if the parking garage is considered part of the actual business in order to make the front of the showroom bigger? Mr. Massarelli responded by defining the building frontage, explaining that it is not entirely clear. He said that part of board's responsibility is to take a look at the code and make determinations with situations like this. He recommends confirming if the showroom is physically connected to the parking garage, so that it can be considered one building. Mr. Dangervil then asked the petitioner if the buildings were connected? Ms. Ronneburger responded "yes". Discussion ensued.

Mr. DeCristofaro asked if the petitioner was willing to make changes as staff recommends? Ms. Ronneburger explained the reasons why the signs cannot be combined. Discussion ensued.

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

MOTION: TO CHANGE THE LENGTH OF THE BUILDING FROM 115.5 SQUARE-FEET TO THE NEW MEASUREMENT OF 292.5 SQUARE- FEET. WHICH WILL ELIMINATE THE PROBLEM OF THE SIZE OF THE SIGNAGE SO THAT IT WILL COMPLY WITH ZONING REGULATIONS.

Public Discussion:

Richard Zucchini, 380 Lakewood Circle, commented that after review of the property, he feels that the proposed signs are in proportion to the building. He discussed what he believes are the failures of the City's sign code and that the Board of Adjustment should accept what the applicant has proposed.

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

Mr. Dangervil explained to the Board that they will now have to discuss the signage, such as how many signs that they will approve or to suggest potential changes to the signs. Mr. Artner asked the applicant if Ford has done any studies to see if the new design complies with the code of other cities? Mr. Ronneburger stated this board-mark is happening everywhere and they are running into this issue in other cities. Ms. Zoubiri agrees that it will not look

good only approving one sign. Ms. Ronneburger stated that they are looking for consistency. Mr. Dangervil clarified that the board is discussing the approval of all three signs. Discussion ensued.

Mr. Artner made the following motion, seconded by Ms. Lore:

MOTION: TO APPROVE ALL THREE (3) SIGNS BASED ON THE BUILDING SIZE OF 292.5 SQUARE FEET.

Public Discussion:

Dave Robinson, 5575 SW 8th Street asked if the code is adjusted on a case by case? Mr. Saunders, City Attorney explained the process of a variance application and the roll of Board of Adjustment.

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**

Public Comment:

Audrey Blackmore, 5540 SW 8th Street, asked about the City's sign codes. Mr. Massarelli responded to her question, stating that the City has established rules and regulations on a variety of things, such as size and locations of signs, colors of buildings, landscaping, etc... He explained that the City of Margate has adopted a code with sign regulations. Mr. Massarelli stated that they are constantly adjusting the sign ordinance to make it fair for all businesses to be seen. Ms. Blackmore gave an example of a business that lacks signage. Mr. Massarelli replied that these are the type of issues that staff will be working on.

There being no further business, the meeting was adjourned at 7:24 p.m.

Respectfully submitted,

Prepared by Melissa M. Miller



Chad Dangervil, Chair

(M) KARL Artner, Vice Chair