



**REGULAR MEETING OF
THE BOARD OF ADJUSTMENT
HYBRID VIRTUAL MEETING
<https://us02web.zoom.us/j/82673470574>
MINUTES**

Tuesday, September 13, 2022

6:30 p.m.

City of Margate

City Commission Chambers at City Hall

PRESENT:

Joao D. Brandao, Chair

Erin Enwright, Board Member

Charles Presser, Board Member

ABSENT:

Joey Ruiz Jr., Board Member

ALSO PRESENT:

David Tolces, Weiss, Serota, Helfman, Cole, & Bierman, Interim City Attorney

Elizabeth Taschereau, Director of Development Services

Andrew Pinney, AICP, Senior Planner

Howard Pavillard, Office Manager

Gina Penney, Director of Permitting, Atlas Signs

The regular meeting of the Board of Adjustment (BOA) of the City of Margate, having been properly noticed, was called to order at 6:30 p.m. on Tuesday, September 13, 2022, in the City Commission Chambers at City Hall, 5790 Margate Boulevard, Margate, FL 33063. The Pledge of Allegiance was recited.

1) APPROVAL OF MINUTES

A) *ID2022-392*

APPROVAL OF MINUTES FOR MAY 3, 2022, BOARD OF
ADJUSTMENT (BOA) MEETING

Mr. Presser made the following motion, seconded by Ms. Enright:

MOTION: TO APPROVE THE MINUTES FOR MAY 3, 2022, BOA MEETING

Development Services Department

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City Commission

Mayor Antonio V. Arserio

Vice Mayor Anthony N. Caggiano

Tommy Ruzzano

Arlene R. Schwartz

Joanne Simone

City Manager

Cale Curtis

Interim City Attorney

Weiss Serota Helfman

Cole & Bierman

City Clerk

Jennifer Johnson

ROLL CALL: Mr. Brandao – Yes; Ms. Enwright – Yes; Mr. Presser – Yes. The motion passed with a 3-0 vote.

2) NEW BUSINESS

A) *ID2022-327*

CONSIDERATION OF A SIGN WAIVER FOR NORTHWEST REGIONAL HOSPITAL, INC.

City Attorney David Tolces swore in those giving testimony on the item.

Andrew Pinney, Senior Planner, presented on behalf of staff. He provided a background on the subject property, as follows:

- NW Corner of Colonial Drive and North State Road 7
- 250 bed Medical Center
- Activity Center Land Use
- Community Facility CF-1
- Located within CRA
- Portion of Parcel A Colonial Park Plat (1983)

Mr. Pinney shared photos of the current conditions on the elevations of the hospital. He pointed out the existing signs and reviewed the history of sign approvals for the property, including:

- July 16, 2019 – Board approved campus-wide sign waiver package
 - Due to the size and complexity of use and issues with navigating the complex, BOA found it warranted allowing additional signage on the building
- May 3, 2022 – Board approved 'Maternity Entrance' sign waiver

Mr. Pinney explained the hospital is now undergoing a rebranding initiative from Northwest Medical Center to HCA Florida Northwest Hospital. He stated all signs on the building are considered legally non-conforming, and the Sign Code dictates that when a sign is moved or replaced, it loses its status as legally non-conforming.

Continuing, Mr. Pinney stated the application includes a total of 37 signs, including four (4) monument signs, 15 directional signs, and 18 wall signs. He explained the signs for Board consideration include four (4) signs to be removed, eight (8) existing signs to remain, and 25 signs which require approval of the BOA. He noted a variety of the new signs are directional and showed a map outlining the sign location plan for the campus.

Mr. Pinney reviewed the signs by category and stated there are general Code conflicts with each type. He began with a review of the monument signs:

- Signs 1, 2, 8, and 19

- Do not display address at top of sign
 - Main monument sign at the corner of North State Road 7 was modified to include the address on the third line.
- Letters do not intrude a full 3/8 inch

Mr. Pinney shared images of the monument signs with measurements displayed for review. He noted the letters intrude 1/8 inch. He reviewed the wall signs and the Code conflicts:

- Signs 7, 20, 22, 23, 35, and 37
- Too many signs per frontage

Mr. Pinney reiterated that the number of signs has to do with the size and complexity of use of the building. He stated that under the Code because there is one (1) occupant in the building, they are only allowed one sign per frontage and per entrance. He shared images of example signs with measurements for review.

Continuing, Mr. Pinney reviewed the freestanding directional signs and the Code conflicts:

- Signs 3, 4, 5, 6, 9-18, and 21
- Too tall
- Too large

Mr. Pinney stated the signs range from five (5) square feet to 17 square feet, and the Code limits them to four (4) square feet in area. He shared images of example signs and measurements for review.

Mr. Pinney explained the criteria to be used by the BOA in granting a waiver, as follows:

1. There is something unique about the building or site configuration that would cause the signage permitted by this article to be ineffective in identifying a use or structure that would otherwise be entitled to a sign.
2. The granting of the waiver is not contrary to the intent of the Sign Code, the aesthetics of the area, or does not create a nuisance or adversely affect any neighboring properties.
3. Literal enforcement of this article would result in unreasonable and undue hardship upon the petitioner.

Mr. Pinney stated staff is supportive of the request to help guests navigate the campus and recommends approval of the sign waiver as presented.

Gina Penney, Director of Permitting, Atlas Signs, spoke on behalf of the applicant. She stated HCA is eager to come into the building and for the signs to direct traffic and emergency vehicles. She noted the signs are taller than they are supposed to be and have more information to accommodate those in emergency situations.

Mr. Presser asked whether the signs would be displayed blue at night and white during the day like the maternity sign which was reviewed in May. Ms. Penney stated the signs are white.

Chair Brandao opened the item to public discussion, however there being none to speak, he closed the public hearing.

Chair Brandao passed the gavel and made the following motion, seconded by Mr. Presser:


MOTION: TO RECOMMEND APPROVAL OF THE SIGN WAIVER REQUEST AS PRESENTED, PURSUANT TO STAFF'S RECOMMENDATION.

ROLL CALL: Mr. Brandao – Yes; Ms. Enwright – Yes; Mr. Presser – Yes. The motion passed with a 3-0 vote.

GENERAL DISCUSSION

There being no further business to discuss, the meeting was adjourned at 6:44 p.m.

Respectfully submitted,



Joao D. Brandao, Chair