



Legislation Details (With Text)

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Title: BA-14-17 VARIANCE REQUEST FOR PERMISSION TO ALLOW THE ERECTION OF ONE OFF-PREMISE MONUMENT SIGN ON THE EAST PROPERTY LINE OF 3101 NORTH STATE ROAD 7 FOR MARGATE AND PENN DUTCH PLAZAS.

Sponsors:

Indexes:

Code sections:

Attachments: 1. BACKGROUND: APPLICATION # BA-14-17, 2. OTHER: NARRATIVE/HARDSHIP STATEMENT, 3. OTHER: SIGN DETAILS, 4. OTHER: SPECIAL WARRANTY DEED, 5. SURVEY, 6. STAFF RECOMMENDATION

Date	Ver.	Action By	Action	Result
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TO: Board of Adjustment

FROM: Reddy Chitepu, Director of Environmental & Engineering Services

DATE: July 11, 2017

BA-14-17 VARIANCE REQUEST FOR PERMISSION TO ALLOW THE ERECTION OF ONE OFF-PREMISE MONUMENT SIGN ON THE EAST PROPERTY LINE OF 3101 NORTH STATE ROAD 7 FOR MARGATE AND PENN DUTCH PLAZAS.

BACKGROUND: The applicant is proposing to redevelop the existing vacant shopping center, Margate Plaza, located at 3101 North State Road 7 and will include a new Dandee Donut Factory, Blossman Gas, and a drive-through ATM. The applicant was unable to obtain access to the Margate Plaza off of State Road 7 through the Florida Department of Transportation due to standards for drive openings; therefore, access must be through the Penn Dutch Plaza. There is currently an existing monument sign for Penn Dutch Plaza north of Margate Plaza which does not include Margate Plaza tenants. The new proposed monument sign would alert the public traveling south on North State Road 7 of the Margate Plaza and Penn Dutch Plaza as approached the intersection. The proposed sign would provide tenant recognition for tenants of both Margate Plaza and Penn Dutch Plaza and help re-enforce the public’s perception that it was a single, unified plaza complex.

RECOMMENDATION: See attached Staff Recommendation

FISCAL IMPACT: n/a

CONTACT PERSON: Reddy Chitepu, Director of Environmental & Engineering Services