



Board of Adjustment

MINUTES

September 26, 2019

7:00 P.M.

City Council Chambers

1. CALL TO ORDER

Board Member Bob Willmarth called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

2. ROLL CALL

Present were, Board Members, Hugh Nicolay, Mary Renfro, Bob Willmarth, and Claudia Sprague.

Absent was, Chair Rob Beckner, Vice Chair Rachel McCreary and Board Member, William Johnson

Moved by Board Member Sprague, seconded by Board Member Renfro to excuse the absences. Motion passed 4-0.

City Attorney Richardson advised since the Chairman and the Vice Chair were not present the board needed to appoint a Chair for the meeting and it could either be done by consensus or nomination.

Moved by Board Member Renfro, seconded by Board Member Sprague to nominate Board Member Bob Willmarth to Chair the meeting. Motion passed 4-0.

Also present was City Attorney Morris Richardson, Planning Director Christy Fischer and Planner Denise Curry.

3. MINUTES

Board of Adjustment Meeting Minutes of July 25, 2019

Moved by Board Member Nicolay, seconded by Board Member Sprague to approve the minutes. Motion passed, 4-0.

4. PUBLIC HEARING(S) –

a. Audi Vehicle Display Tower at Coastal Commerce Center – Conditional Use Permit and Site Plan Approval Request (CUP-2019-02)

A request for conditional use and site plan approval for a proposed Vehicle Display Tower at the Audi Dealership located at 2260 Coastal Lane.

Applicant: Construction Engineering Group, Jake Wise, PE
Location: 2260 Coastal Lane

Planning Director Fischer presented the staff report. She gave the background and proposed location of the vehicle display tower. She explained the general criteria for conditional use and presented analysis to show the criteria had been met. She explained the purpose of the Interchange Commercial Overlay (ICO). She talked about the architectural elevations and the how the aesthetic conditions are met by the building having windows as a prominent feature. She talked about the proposed landscaping, and the fact there is no new parking needed for the tower. She talked about the need for amenities such as benches, artwork, fountain, or other site features in the ICO. She recommended an ornate upright decorative feature be installed at the base of the tower within a 20' radius to meet this requirement and recommended the following motion:

Approve the initial site plan and the conditional use based on the analysis in the staff report with the following conditions:

1. The final site plan must still be submitted and must be consistent with the initial site plan
2. Searchlight illumination of the new tower is prohibited. If decorative seasonal illumination of the building is desired, such lighting shall be approved and shall not exceed the City's lighting codes for illumination levels.
3. Install an ornate upright decorative feature at the base of the facility such as a fountain, statue, decorative art (cannot be the Audi logos or any other type of signage). This upright decoration does not have to be placed against the tower structure but should be in a twenty (20') foot radius to be associated with the new structure.

Chair Willmarth opened the public hearing.

Jake Wise, PE Construction Engineering Group spoke on behalf of the applicant. He stated the Audi Dealership was previously approved as a conditional use and now they would like to add the vehicle display tower much like the ones that are seen on the side of I-4 and the one on the side of I-95 at Mike Erdman near 524. He stated this is an accessory structure and not incompatible and it's small as it only takes up on 1/10th of the site. He stated his client felt the existing site was already adequately address the amenities requirement for the ICO with the meandering walkway off of Coastal Lane and the beauty of the building with all the glass and architectural features. He encouraged the board to come inside the dealership to see the building. He stated they feel they have met all the criteria and would like the board to recommend approval.

Discussion Included:

- What would happen if the glass were to break – The glass is much like what is used in a car windshield. When it breaks it stays together and it meets hurricane wind standards. The glass would not fall out of the structure.
- Clarification on the height of the proposed tower.
- FDOT restrictions on the towers next to the interstate as being a distraction to drivers. Staff explained FDOT weighed in on the digital billboard placement, height, lighting

and blinking. The applicant stated the tower would be setback farther away from the Interstate and would not be a distraction to drivers

Chair Willmarth asked for any other comments from the audience. Seeing none, he closed the public hearing.

Moved by Board Member Nicolay, seconded by Board Member Renfro to approve the initial site plan and the conditional use based on the analysis in the staff report with the following conditions:

1. The final site plan must still be submitted and must be consistent with the initial site plan
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Motion passed, 4-0.

5. REPORTS

- a. Planning Director Fischer reported on the following:
 - October 24th Board of Adjustment meeting
 - Tentative meeting schedule through December
 - Apartment complexes under construction
 - Hollywood Blvd/Imagine Way traffic signal
 - Census work being done by Planning
- b. Board Members

No Reports.

6. PUBLIC COMMENTS

No Comments

7. ADJOURN

There being no further business, the meeting was adjourned at 7:34 p.m.