MINUTES – DECEMBER 19, 2017

IMPORTANT NOTE

- Part 1 of 2 of the December 19, 2017 minutes will be presented to City Council on January 8, 2018 (only containing Item #6 – Maudlin Roof Sign).
- Part 2 of 2 of the December 19, 2017 minutes will be presented to City Council on January 22, 2018 (containing the remainder of the items).

OPENING SESSION

- Chairperson Wilson called the meeting to order at 2:00 pm, after determination of a Quorum.
- The meeting was opened with the Pledge of Allegiance.
- Board member Pieters arrived at 2:03 pm.
- Consideration of Minutes for Meeting of November 28, 2017.
  - Board member Sanchez MOVED approval of the Board of Zoning Adjustment Meeting Minutes of November 28, 2017, as written. Vice Chairperson Fennessy SECONDED the motion, which was VOTED upon and PASSED by unanimous voice vote (6-0).
- Board member Lloyd arrived at 2:05 pm. Board member Carmody arrived at 2:06 pm.

CONFLICT DECLARATIONS

- No Board members declared any conflicts.

AGENDA REVIEW

- Mark Cechman, Executive Secretary, reviewed the Consent Agenda.

CONSENT AGENDA (Item #6 only)

6. VAR2017-10031 MAUDLIN ROOF SIGN

Applicant: Theresa Northup, Mid Florida Signs, 3602 Parkway Blvd., Leesburg, FL 34748
Owner: Tide Real Estate Holdings 1 LLC, 2300 S. Division Ave., Orlando, FL 32805

Location: 2200 S. Division Ave. (± 8.8 acres)

District: 4

Project Planner: Jim Burnett (407.246.3609, james.burnett@cityoforlando.net)

Requested variance:

- Variance to allow a 54 ft. tall, 2-sided sign above the adjacent roof parapet, where such signs are prohibited.

Recommended action: Approval of the requested variance, subject to the conditions in the staff report.

1. Development shall be in strict conformance with all conditions and the site plan and photographs found in this report, subject to any modification by the Board of Zoning Adjustment (BZA) and/or City Council. Minor modifications to the approved variance may be approved by the Zoning Official. Major modifications, as determined by the Zoning Official, shall require additional review by the BZA.

2. All applicable City, county, state or federal permits must be obtained before commencing development.

3. As provided by subsection 166.033(5), Florida Statutes, issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. In accordance with subsection 166.033(5), Florida Statutes, it is hereby made a condition of this permit that all other applicable state or federal permits be obtained before commencement of the development.

4. Expiration of the Zoning Variance. A building permit for the work requiring the zoning variance must be received within one year of the zoning variance approval. If the building permit is not received within the year, then the zoning variance is no longer valid and a new variance must be requested.

5. Administrative Extension of the Zoning Variance. The zoning official may extend a zoning variance by up to six months. The holder of the zoning variance must request such an extension by application for a zoning official determination at least 30 days, but not more than 90 days, before the expiration of the zoning variance.

6. Appearance Review must be secured during permitting to ensure compliance with the variance conditions.

7. Total sign area for the property cannot exceed 1,098 sq. ft., unless determined otherwise at time of permitting (based on building frontage facing S. Division Ave.).

8. All wall signs on the proposed building cannot extend higher than the building parapet or be taller than 30 ft. on the building façade (lest they be considered high-rise signs, which would effectively reduce the total overall sign area by half).

9. The ground/monument sign must not exceed 18 ft. in height, per LDC Section 64.228.

10. Signage for the corner outparcel (@ W. Kaley St. and S. Division Ave.) will be determined at time of Administrative Master Plan or Final Site Plan determination for that parcel.

11. The “International” portion of roof sign (against colored logo) must glow white at night.

12. The tower signs are limited to the “International” logo.

13. No displays may be placed within the open cubes. No moving or animated parts are permitted.

14. Plastic panel box (or “cabinet”) signs are prohibited. Internally lit signs must have metal panels on all sides. Acceptable sign designs include metal front-lit channel letters (which may have polycarbonate letter faces); halo-lit channel letters (also known as reverse-lit channel letters), and must have metal faces; front and back-lit channel letters (which have polycarbonate faces and open backs); open lit channel letters; metal panel faces with push-through acrylic letters; raised metal or acrylic letters; inmounted metal letters; neon tubes; or sign options of similar quality, considered with an appearance review. Externally lit signs are allowed. Light-emitting diode (LED) lamps are preferred.

Board member Sanchez moved APPROVAL of the CONSENT AGENDA, subject to the conditions in the staff reports. Board member Pieters SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (8-0).
OTHER BUSINESS

- Recording Secretary Petersen reminded the Board that this would be the last meeting in Council Chambers until about halfway through 2018, due to scheduled renovations on the second floor of City Hall.
- Board member Sanchez announced that he would be resigning from the Board due to his upcoming move out of the City of Orlando city limits.

ADJOURNMENT

- Having no other matters to bring before the Board, Chairperson Wilson adjourned the meeting at 2:36 pm.

STAFF PRESENT

Mark Cechman, City Planning
Karl Wielecki, City Planning
Jim Burnett, City Planning
Paul Lewis, City Planning
TeNeika Neasman, City Planning
Michaëlle Petion, City Planning
Jacques Coulon, City Planning

Katy Magruder, City Planning
Jason Burton, City Planning
Ken Pelham, City Planning
Terrence Miller, City Planning
Keith Grayson, Permitting Services
John Groenendaal, Permitting Services
Sarah Taitt, City Attorney's Office

Mark Cechman, Executive Secretary
Ed Petersen, Recording Secretary