

**PLANNING BOARD AGENDA ITEM REPORT**

**DATE:** September 6, 2023

**SUBMITTED BY:** Collette Tibby

**ITEM TYPE:** Board Order

**AGENDA SECTION:** **Quasi-Judicial Hearing**

**TITLE:** TBO 80 - Board Order approving/denying a Variance application requesting relief from the requirements of Section 10-4.10(E)(1)(a), Table 10-4.11: Monument and Entrance Sign Standards, of the City's Code of Ordinances for Legacy at Tamarac located at 6170-6190 Rock Island Road, Tamarac, Florida 33319.

**RECOMMENDATION:** The Director of Community Development recommends that the Planning Board forward a favorable recommendation for the proposed variance request from the requirements of Section 10-4.10(E)(1)(a), Table 10-4.11: Monument and Entrance Sign Standards, Land Development Code of the City's Code of Ordinances to the City Commission at its September 13, 2023 meeting (see attached Final Order for Development Permit - Temp Board Order No. 80).

**BACKGROUND:** Legacy at Tamarac Apartments, originally known as Bailey Square, received New Development Site Plan approval from the Planning Board on June 5, 2019, to allow for the construction of one (1) three (3) story multi-family apartment building containing a total of one hundred and twenty (120) residential dwelling units in three (3) wings. Also, on June 5, 2019, the Planning Board approved the following variances to allow for the Bailey Square apartment development:

1. A variance from Section 10-2.2(C), Table 10-2.2, Code of Ordinances, to allow for a maximum building length in a R-3 (Multi-Family Residential) zoning district of four hundred and ninety-two (492) feet and eleven (11) inches in a straight line in lieu of three hundred and fifty (350) feet in a straight line, and a maximum building length in a R-3 (Multi-Family Residential) zoning district of seven hundred and ninety-two (792) feet and six (6) inches in three (3) wings in lieu of six hundred (600) feet in three (3) wings.

2. A variance from Section 10-4.4(D)(5)(a)(ii), Code of Ordinances, to allow a minimum width of 10.53 feet of landscaping, measured from the property line to the closest parking stall, in lieu of fifteen (15) feet of landscaping, measured from the property line to the closest parking stall, and a minimum width of 10.91 feet of landscaping, measured from the property line to the parallel interior drive aisle, in lieu of twenty-five (25) feet of landscaping, measured from the property line to the parallel interior drive aisle.
3. A variance from Section 10-4.6(D)(1), Code of Ordinances, to allow for a maximum of two (2) single-loaded rows of parking and one (1) double-loaded row of parking located between any building on the site and an adjacent public street in lieu of a maximum of one (1) double-loaded or two (2) single-loaded rows of parking located between any building on the site and an adjacent public street.

The subject property was then purchased by the current property owner, Tamarac Apartment Investors, LLC, on July 11, 2019, who submitted an application for Minor Site Plan Development Approval to revise the Site Plan approved by the Planning Board on June 5, 2019. The single large apartment building with three (3) wings was separated into two (2) three (3) story buildings containing sixty (60) residential dwelling units in each building and a clubhouse building with slight façade and detention pond changes.

On January 25, 2021, the proposed development modification received an Administrative Reduction of Landscape Pedestrian Zone Width Approval of a minimum landscape pedestrian zone width of 12.84' on the south side of the south building, 5.92' on the southeast side of the south building, 9.12' on the east side of the south building, and 14.91' on the west side of the south building, and 12.65' on the north side of the north building, 6.67' on the northeast side of the north building, 9.12' on the east side of the north building, and 14.91' on the west side of the north building. On February 19, 2021, Minor Site Plan Development Approval was received from Director of Community Development for the proposed development modification, and finally, on July 13, 2023, a Unity of Title was recorded to combine the north 19.86 feet of Parcel "B", Parcel "C" and Parcel "D" of The Lakes of Carriage Hills II plat (PB 123, PG 7) of the subject property into one (1) parcel.

The purpose of the variance is to allow the proposed monument sign to exceed the maximum letter and graphic height permitted by four (4) inches, the maximum sign

height permitted by one (1) foot, and the maximum sign area permitted by one hundred ten (110) square feet (see attached Monument Sign Elevation). Section 10-4.10(E)(1)(a), Table 10-4.11, Monument and Entrance Sign Standards, Land Development Code allows for a maximum sign height of six (6) feet, a maximum letter and graphic height of eighteen (18) inches, and a maximum sign area of forty-two (42) square feet for monument signs in residential properties in lieu of the requested maximum letter and graphic height of twenty-two (22) inches, maximum sign height of seven (7) feet, and maximum sign area of one hundred fifty-two (152) square feet, respectively.

**ISSUE:**

Erick Valderrama, designated agent for the property owner, Tamarac Apartment Investors, LLC, is requesting approval a variance requesting relief from Section 10-4.10(E)(1)(a), Table 10-4.11: Monument and Entrance Sign Standards, Land Development Code, for a monument sign in a residential zoning district to allow for a maximum letter and graphic height of twenty-two (22) inches, a maximum sign height of seven (7) feet, and a maximum sign area of one hundred fifty-two (152) square feet in lieu of a maximum letter and graphic height of eighteen (18) inches, a maximum sign height of six (6) feet, and a maximum sign area of forty-two (42) square feet, respectively (see attached Variance Request Justification for Monument Sign).

**STRATEGIC GOALS:**

Goal #1: Tamarac is Home

**ATTACHMENTS:**

- 1 - Memo - Legacy at Tamarac Sign Variance.docx
- 2 - Final Order for Development Permit - Temp Board Order No 80.docx
- 3 - Variance Request Justification for Monument Sign.pdf
- 4 - Location Map.pdf
- 5 - Monument Sign Elevation.pdf
- 6 - Approved Site Plan.pdf