

**CITY COMMISSION AGENDA ITEM REPORT**

**DATE:** August 23, 2023

**SUBMITTED BY:** Collette Tibby

**ITEM TYPE:** Board Order

**AGENDA SECTION:** **QUASI-JUDICIAL HEARING(S)**

**TITLE:** TBO75 - Board Order approving/denying variance application for Eden West, from Section 10-4.10(D)(2)(b)(ii), to allow for Entrance Wall signs to be located on the perimeter walls of the site, in lieu of the requirement of Entrance Wall signs to be located at vehicular entrance.

**RECOMMENDATION:** The Director of Community Development recommends that the Mayor and City Commission approve the variance relief request from Section 10-4.10(D)(2)(b)(ii), to allow for Entrance Wall signs to be located on the perimeter walls of the site, in lieu of the requirement of Entrance Wall signs to be located at vehicular entrance at its August 23, 2023 meeting (see attached Final Order Approving Variance – Temp Board Order No. 75).

**BACKGROUND:** The subject property formerly known as the “Colony West Shopping Plaza” was initially developed and constructed in 1979. The plat was divided into Parcel “A” on the western portion and Parcel “B” on the eastern remainder of the plat. At the time of commencement on the site, a three (3) story office building was erected on the western portion and a shopping plaza was constructed on the eastern portion of the plat.

On June 12, 2019, the City Commission approved, on second reading, a Small-Scale Land Use Plan Amendment from “Commercial” to “Medium-High Residential”, a rezoning from MU-N (Mixed-Use Neighborhood) to R-3 (Multi-Family Residential), and the allocation of two hundred twelve (212) flexibility units and 8.74 gross commercial-to-residential flex acres on the subject property for the proposed Eden West Apartments development.

The Eden West multi-family residential apartment complex is currently developed as two (2) four (4) story buildings containing a total of two hundred and twelve (212) dwelling

units. Building #1 will contain one hundred twenty (120) dwelling units and Building #2 will contain ninety-two (92) dwelling units. A number of amenities will be built within the ground level of the two (2) buildings, such as: lobby, gym, conference room, and swimming pool. Additionally, the entire apartment complex development will be surrounded by six (6) foot high decorative aluminum fence including Walls on the northwest and southwest corners.

Section 10-4.10(D)(2)(b)(i), General Sign Requirements, Land Development Code, allows for a maximum of two (2) entrance wall or monument signs permitted per subdivision or multi-family residential development for each vehicular entrance (See Attached Exhibit A: Final Survey).

Section 10-4.10(D)(2)(b)(ii), General Sign Requirements, Land Development Code, permits entrance wall or monument signs to be located on the adjacent sides of the vehicular entrance unless placed in the entrance median.

**ISSUE:**

John D. Voigt, Esquire, designated agent for the property owner, CE Tamarac, LLC, is requesting the approval of a variance to allow for two (2) entrance wall signs on the northwest and southwest corners of the perimeter wall enclosing the subject property in lieu of the requirement of entrance wall signs to be located on the adjacent sides of the vehicular entrance unless placed in the entrance median walls from the requirement of the Tamarac Code of Ordinances (see attached Letter of Justification):

**STRATEGIC GOALS:**

Goal #4: Tamarac is Vibrant

**ATTACHMENTS:**

- 1 - CC Memo - Eden West Variance.docx
- 2 - Order Approving Variance - TBO 75.docx
- 3 - Justification Letter.pdf
- 4 - Site Location Map.pdf
- 5 - Exhibit A Aerial Map.pdf
- 6 - BP23-1153 A-1 Site Plan.pdf
- 7 - BP23-1153 A-2 Sign Plan.pdf
- 8 - BP23-1154 A-1 Site Plan.pdf
- 9 - BP23-1154 A-2 Sign Plan.pdf