

BOARD OF ADJUSTMENTS
CITY OF WINTER PARK, FLORIDA

Regular Meeting

February 18, 2014

Commission Chambers

5:00 P.M.

PRESENT

Lucy Morse, Chair, Phil Kean, Vice Chair, Robert Trompke, John Simpson, Jeff Jontz, Ann Higbie, and Bruce Becker. George Wiggins, Director of Building. Kimchi Tran, Recording Secretary.

MINUTES

Ann Higbie made a motion, seconded by Jeff Jontz, to approve the minutes with amendments from the December 17, 2013 meeting. The minutes were approved as amended, 7-0.

OPENING STATEMENT AND PUBLIC COMMENTS

Ms. Morse explained the rules of procedure for variance cases and opened the floor for any public comments.

NEW BUSINESS

Request of Karl Lotspeich a variance to allow relocating an existing ground sign next to Interstate Four with an area of 250 square feet and a new height of 59 feet in lieu of the maximum permitted area of 36 square feet and maximum permitted height of 8 feet.

Located at 2709 West Fairbanks Avenue Zoned: O-1

George Wiggins, Director of Building, re-stated and summarized the request as stated above.

Mr. Wiggins presented the following staff report:

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Due to road improvements to Interstate Four, the applicant must move or remove their existing sign, which was originally approved as a sign variance on June 20, 2004 for excessive size and height. At that time the property had just been annexed into the City and the City does not have any special sign rules for signs along the interstate roadway allowing extra area and height, similar to other billboard signs. However, billboards have been approved along Interstate Four under special situations where the City Commission has approved new billboards in exchange for reducing existing billboards located in various areas in the City, under the Sign Ordinance provision below:

Sec. 58-138. Variance and appeals procedures and conditions.

(b)The city commission shall be empowered to grant variances from the terms of this article and to permit signs otherwise prohibited by this article as deemed appropriate via agreements regarding nonconforming or prohibited signs on private properties as deemed necessary to fulfill the goals of the city, in improving the aesthetic appeal of the city, in reducing the number of outdoor advertising signs and in preserving and protecting historic or architecturally significant signs.

These billboards have sign areas of over 600 square feet and in excess of 60 feet in height along the Interstate. The applicant has provided cross section of the roadway layout depicting the road elevations and has sketched the proposed sign on that drawing for comparison. Also, the site plan shows the new location of the sign which will be on the most northerly portion of the property. The office park consists of 9 office buildings with nearly 400 feet of frontage along Fairbanks Avenue and Wymore Road.

Minutes of the 6/20/2004 Board meeting were provided as follows:

Agenda Item #2

Request of Guy Wingo for a variance from Sec 58-124 "Signs permitted in zoning districts" paragraph (b) to allow the construction of a ground mounted sign with an area of 250 square feet per side and a height of 30 feet in lieu of the maximum area of 36 square feet and maximum height of 8 feet.

Located at 2707 W. Fairbanks Ave.

Lee Pecci, Assistant Building Official, stated that the applicants are requesting a variance to allow the construction of a ground mounted sign with an area of 250 square feet per side and a height of 30 feet in

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lieu of the maximum area of 36 square feet and maximum height of 8 feet.

The property was newly annexed into the City with an office zoning designation, which contain the above-stated limitations on the size and heights of signs in these zoning districts which often abut residential area; therefore, the size and height of signs substantially limited. The subject property is also an office development of several buildings and is known as the Lakeside Office Park. Additionally, the property is contiguous with Interstate 4, where the sign is proposed to be placed.

Guy Wingo, applicant, stated that the sign would identify a number of tenants at that location. The size of the sign allows better viewing from I-4, and the signage is for the entire property.

FINDINGS

The Board stated the hardship is the I-4 corridor and the recent annexation from unincorporated Orange County into the City.

ACTION

Based on these findings, Ms. Morse, made a motion, seconded by Mr. Cadle, to approve the request. The request was approved 5-1, with Ms. Shirer voting in opposition.

In this past variance approval the Board made findings related to the recent annexation of this property. The widening and related improvements to Interstate Four have now created potentially new hardship criteria related to moving this sign.

No letters of opposition or non-objection were received regarding this request.

Karl Lotspeich, applicant, stated the size of the sign is the same as the previous sign. The height increases from 8 feet to 58 feet to allow better visibility for the sign, for tenants of the buildings. He explained how extensive roadway changes will take place along Interstate Four which will result in much higher roadway elevations and the sign height is being raised in line with the new road elevations and new wall to be built next to the interstate.

FINDINGS

The Board Members identified the hardship as the need to raise the sign for visibility, in anticipation of a new high wall which will be built as part of the roadway height elevation which is part of the Interstate Four expansion and reconstruction project directly adjacent to the applicant's office condominium development.

ACTION

Based on these findings, Robert Trompke made a motion, second by John Simpson to approve the variance. The motion passed by a vote of 5-2, with Jeff Jontz, Bruce Becker voting in opposition, and the request was approved.

Meeting was adjourned at 5:45p.m.