

CITY OF ATLANTIS BOARD OF ADJUSTMENT  
CITY COUNCIL CHAMBERS  
260 ORANGE TREE DRIVE  
MARCH 2, 2016  
6:00 p.m.

MINUTES

Chairman Lindsey Walter called the meeting to order at 6:00 p.m.

Present: Chairman Lindsey Walter, William Mitchell, Michael Dahlgren, Robert DeCesare, City Attorney Jack Rice, and City Clerk Kristen Puhalainen.

Mr. Walter asked for ex parte disclosures; there were none. Mr. Rice swore in those who wished to testify.

a. ZV-16-01

Chairman Walter read the application by title, a request by JFK Medical Center Limited Partnership for a variance from Section 15-5(l)(6), of the Atlantis Zoning Ordinance to construct an additional floor and a parking garage addition which will cause the existing structure to exceed the allowed two (2) floors and 20' in building height at 5301 South Congress Avenue in the Hospital (HD) Zoning District. The additional floor is proposed to house a 14-bed medical/surgical unit and to provide for a four story parking garage.

Mike Schwartz of Kimley Horn & Associates explained the application. Mary Rooney of 250 JFK Drive and Ronald Zimmerman of 300 JFK Drive were sworn in and commented on the application. Mr. Schwartz answered questions.

Motion by Michael Dahlgren, second by Craig Mitchell to approve ZV-16-01, a request by JFK Medical Center for a variance from Section 15-5(l)(6) of the Atlantis Zoning Ordinance to construct an addition to the parking garage and two floors at the northwest tower which will cause the existing structures to exceed the allowed two floors and 20' in building height at 5301 S. Congress Avenue in the Hospital Zoning District. The additional floors are proposed to house a 14-bed medical/surgical unit and to allow for a seven-level parking garage. Motion carried 4-0.

b. ZV-16-02

Chairman Walter read the application by title, a request by JFK Medical Center Limited Partnership for a variance from Sections 15-33 and 15-3. Definitions (13.2) of the Atlantis Zoning Ordinance to allow parking spaces at a size of 9'x18' where the Code requires a minimum of 180 sq. ft. for each parking space.

Mr. Schwartz explained the application and answered questions.

Motion by Craig Mitchell, second by Robert DeCesare to approve ZV-16-02, a request by JFK Medical Center Limited Partnership for a variance from Sections 15-33 and 15-3. Definitions (13.2) of the Atlantis Zoning Ordinance to allow parking spaces at a size of 9'x18' where the Code requires a minimum of 180 sq. ft. for each parking space. Motion carried 4-0.

c. SP-16-02

Chairman Walter read the application by title: a request by JFK Medical Center Limited Partnership for the issuance of a permit for the use of one temporary construction trailer in connection with planned construction at 5301 South Congress Avenue. Motion by Michael Dahlgren, second by Craig Mitchell to approve SP-16-02 as read. Motion carried 4-0.

Mr. Schwartz asked to present an item for discussion at the end of the agenda. The Board consented.

d. ZV-16-03

Chairman Walter read the application by title: a request by 7 Eleven, Inc. to allow a total of three (3) signs on the fuel canopy, changeable copy signs at 16 inches in height as opposed to 12 inches and an increase in the maximum allowed wall sign area on the two (2) building wall signs (requesting 85.3 sq. ft. on the southeast side where the Code allows 50 sq. ft.; and 44.5 sq. ft. on the southwest side where the Code allows 34.3 sq. ft.). He stated that the Architectural Review Committee's recommendations were included in the Board Members' meeting packets.

Drew Smith of Equitas explained the application and answered questions.

Motion by Michael Dahlgren, second by Lindsey Walter to approve ZV-16-03 as read. The vote was 2-2 with William Mitchell and Robert DeCesare opposed. There is no action on the item.

Motion by Robert DeCesare, second by Craig Mitchell to approve a total of three signs on the fuel canopy, changeable copy signs at 16 inches in height, and to maintain the current code requirements on the building wall signs. The vote was 3-1 with Michael Dahlgren opposed. There is no action on the item.

e. ZV-16-04

Chairman Walter read the application by title: a request by 7 Eleven, Inc. for a variance from the Atlantis Landscape Code in accordance with Section 8.5-15 to provide landscaping on 24% of the site area where the Code requires 25% (Applicant is proposing 7,981 sq. ft. of landscaping where the Code requires 8,127 sq. ft.).\*Requires a recommendation of Approval from the Architectural Committee.

Mr. Smith explained the application.

Motion by Craig Mitchell, second by Robert DeCesare to approve ZV-16-01 as read. Motion carried 4-0.

f. SP-15-02 EX

Chairman Walter read the application by title: a request by 7 Eleven, Inc. for a six (6) month extension of their Special Exception Request for a Gas Station (without major vehicle repairing or painting) at 5965 South Congress Avenue, which was previously approved July 23, 2015.

Motion by Michael Dahlgren, second by Robert DeCesare to approve SP-15-02 as read. Motion carried 4-0.

Michael Schwartz of Kimley Horn & Associates presented for discussion a future expansion and parking garage plan for JFK Medical Center and answered questions.

Mr. Rice explained that regarding Item 3d, ZV-16-03, there is no action on the item without four votes in support. The vote on the item was three in support and one against. He explained that the options for the item at this time are for the Board to deliberate further and to grant the variance as requested, grant a lesser variance or deny the variance, allowable as the applicant and public are still present; or recall the item to a time certain provided that time is announced at this meeting. The consensus of the Board was to revisit the item at this time.

Motion by Michael Dahlgren, second by Lindsey Walter to allow a total of three (3) signs on the fuel canopy, changeable copy signs at 16 inches in height as opposed to 12 inches, a building sign southeast side of 50 sq. ft. as allowed by Code, and a building sign on the southwest side 34.3 sq. ft. as allowed by Code. Motion carried 4-0.

Meeting adjourned at 7:04 p.m.

Kristen Puhalainen  
City Clerk

Note: A mechanical recording has been made of the foregoing procedures of which these minutes are a part, and is on file in the office of the City Clerk.