Quasi-Judicial Process: The audience should refrain from clapping, booing or shouts of approval or disagreement. To avoid potential legal ramification and possible overturning of a decision by the Courts, a public hearing must be fair in three respects: form, substance and appearance.
Quasi-Judicial Process

Time limits will be observed:

- Staff – 10 minute presentation.
- Applicant – 15 minute presentation (unless time extended by consensus of Board).
- Public Comment – 3 minutes per speaker, 5 minutes if speaking on behalf of a group.
- Applicant Rebuttal and Closing Staff Comments – 10 minutes each.
Agenda Item #4
Application #3138
Variance in the PUD District
Seaside Landings Entrance Sign
QUASI-JUDICIAL
Application #3138
Seaside Landings Sign Variance

Entrance sign approved as part of subdivision improvements.

Building permit issued for entrance sign showing 20-foot minimum setback.

As-built survey shows sign constructed 19.4 feet from property line.

Demo and reconstruction or partial demo to conform to minimum setback not feasible.
Application #3138
Seaside Landings Sign Variance

RECOMMENDATION: The Planning and Development Board finds that all the variance criteria as listed in the guidelines at Land Development Code Section 3.07.03.E – specifically criteria 1 and 2 – have not been met and therefore denies the 8-inch sign setback variance from the minimum 20 foot sign setback (Parcel #38-12-31-5445-00000-00A0).
Application #3138
Seaside Landings Sign Sign Variance

Alternate Approval Language: Following evidence and testimony presented at the Planning and Development Board meeting, and through the Board’s deliberations and consideration of the request, the Planning and Development Board finds that all the variance criteria as listed in the guidelines at Land Development Code Section 3.07.03.E have been met, specifically finding that owing to the location of the sign as constructed that the location does not pose a substantial detriment to the public health, welfare, and safety, and owing to the limited relief sought the Board therefore approves the 8-inch sign setback variance from the minimum 20 foot sign setback (Parcel #38-12-31-5445-00000-00A0).
Agenda Item #5
Application #3140

Special Use for a Telecommunications Tower
Old Dixie Park
QUASI-JUDICIAL
Application #3140
Special Use for a Tower

Proposed emergency public safety telecommunications tower on County Park.

Tower not to exceed 199 feet in overall height above grade.

Proposal allows for colocation of other telecommunication providers.

Tower location is needed to complete network and provide optimal network coverage.
Approximate tower location
Application #3140
Special Use for a Tower

RECOMMENDATION: Request the Planning and Development Board recommend to the Board of County Commissioners that the special siting criteria have been met and recommend approval of a Special Use for a Public Safety Telecommunication Tower at 1250 South Old Dixie Highway subject to the following conditions: 1) tower to accommodate up to six (6) wireless service or communication providers/users; 2) issuance of FAA Determination of No Hazard to air navigation; 3) contractor to attempt to preserve index trees on site throughout site development; 4) elimination of the perimeter landscape buffer surrounding the fenced compound;
Application #3140
Special Use for a Tower

RECOMMENDATION (continued):  5) authorization to paint the lower 50 feet of the tower as either forest green or brown ("Java"), as previously approved by the Board of County Commissioners, with the remaining tower height to be painted with a non-contrasting blue or gray finish or galvanized finish; and 6) a variance will be needed to allow the tower height to exceed 150 feet in the R-1 (Rural residential) zoning district.