



**BOARD OF ZONING APPEALS MEETING MINUTES  
TOWN OF SURFSIDE BEACH  
TOWN COUNCIL CHAMBERS  
Thursday, February 27, 2020 ♦ 6:30 p.m.**

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**1. CALL TO ORDER.** Chairman Willm called the meeting to order at 6:30 p.m. Members present: Chairman Willm, and Members Belanger, Dougherty, Lauer, and Murdock. Members Absent: Members Lanham and Taylor. A quorum was present. Others present Mitch Combs, Building Official, and Permit Flood Coordinator Mazzo.

**2. PLEDGE OF ALLEGIANCE.** Chairman Willm led the Pledge of Allegiance.

**3. AGENDA APPROVAL.** Mr. Murdock moved to approve the agenda. Mr. Dougherty second. All voted in favor. **MOTION CARRIED.**

**4. MINUTES APPROVAL.** Chairman Willm stated minutes from January 24, 2019, July 18, 2019, & October 15, 2019, will be approved next meeting.

**5. PUBLIC COMMENT ON BUSINESS ITEM.** There were no public comments.

**6. Business.**

**Appeal No. ZA2020-01 by Plantation Resort requesting a variance from section 17-623 Sign Standards/Requirement Chart(s) chart 17-623 (B) of the Zoning Ordinance for directional sign size limit. The property located at 1250 Highway 17 North. TMS# 191-00-01-131**

Joseph Brennand, Seaboard Signs, application of Plantation resort. A new welcome center has been built, and a new directional sign is requested. The new building cannot be seen immediately from the street. This new sign will direct visitors to the resort. The text area of the sign exceeds the 4-foot requirement, so the applicant is requesting a variance for the text size. The size of the text stating "Plantation Resort" will be 9 ½ inches high and 116 ¼ inches long. The text saying "front desk check-in" is 41/4 inches tall and 68 ½ inches long.

The Ordinance allows for four directional signs. The applicant is requesting a sign a little more significant. With all the road construction, this sign will be advantageous for visitors to find the welcome center.

Blaine Liljenquist, Owner of Plantation Resort. Fifteen to twenty years ago, he purchased the lot behind the property. With the closing of the road and adding the stoplight, a nightmare was created. With the combination of the lots, a variance will be needed to add signs. The main entrance is located off Platt Blvd.

Mrs. Lauer stated that businesses do need signs to advertise their business. She said there were things to take into consideration as lighting and size.

Mr. Brennand stated this is a very subtle yet elegant sign.

Mr. Liljenquist stated if the state did not change the traffic pattern, this new building would have never been built. Without this sign, it would be more difficult for visitors to find the welcome center.

Mrs. Lauer questioned the size of the sign. Mr. Moran asked if a more significant sign is granted, the applicant will agree not to have the other four small signs. There is a sign on the building facing the development.

Mr. Brennand stated from the grass to the top of the cabinet is 48 inches tall, the width is under 10 feet, and the depth is 12 inches. The letters are 4 ½ inches.

Mrs. Belanger asked if the height meets the requirement. Mr. Moran stated signs are by square footage. This sign will be approximately 10 ½ feet.

Mr. Murdock made a motion to approve for no more than 10 ½ foot sign as presented with no additional signs, Mr. Dougherty Second.

**Motion passed with a unanimous voice vote.**

Board of Zoning Appeals  
February 27, 2020

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**7. Public Comments – General Comments.**

**Al Lauer, 124 Harbor Lights Drive**, stated he was surprised that photographs were not added to the packet, and that should be a requirement.

**8. Board Comments.**

Chairman Willm stated that there is something in the packet or photos; he was asking for clarification of the sign.

**9. Adjournment.** Mr. Murdock moved to adjourn the meeting at 7:05 p.m. Mr. second. All voted in favor.  
**MOTION CARRIED.**

Prepared and submitted by,

\_\_\_\_\_  
Sheri L Medina, Town Clerk

Approved: \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Darrell Willm, Chairman

Absent 2/25/2020  
\_\_\_\_\_  
Steve Taylor, Vice Chairman

\_\_\_\_\_  
Jon Dougherty, Board Member

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Terri P Belanger Board Member

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Terri Lauer, Board Member

Absent 2/25//2020  
\_\_\_\_\_  
Guy Lanham, Board Member

\_\_\_\_\_  
Phil Murdock, Board Member

Clerk’s Note: Be advised that these minutes represent a summary of items with a verbatim transcript of the hearing section insofar as can be determined by the recording thereof and are not intended to represent a full transcript of the meeting. The audio recording of the meeting is available upon request; please provide a flash drive on which to copy the audio file. In accordance with FOIA §30-4-80 (A) and (E), meeting notice and the agenda packet were distributed to local media and interested parties via the town’s email subscription list. The meeting notice was also posted on the town website at [www.surfsidebeach.org](http://www.surfsidebeach.org) and the marquee.