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RESOLUTION NO. Z05-13

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**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
DORAL, FLORIDA APPROVING AND AUTHORIZING A
SIGN VARIANCE TO PERMIT A THIRD DETACHED SIGN
ON THE PROPERTY LOCATED AT 8651 NW 13 TERRACE,
DORAL, FLORIDA; PROVIDING FOR AN EFFECTIVE
DATE**

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WHEREAS, the applicant, Wal-Mart Stores, Inc., ("Applicant") has requested approval of a sign variance to permit a third detached sign on the property located at 8651 NW 13 Terrace in the City of Doral, Florida; and

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WHEREAS, on March 23, 2005, the City Council held a quasi-judicial hearing and received testimony and evidence related to the application from the Applicant and other persons and found as follows:

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Findings of Facts:

1. The Wal-Mart/Sam's Club shopping center currently has two 200 square foot common tenant signs on the premises;
 2. A rezoning of the site was approved for Wal-Mart and Sam's Club, which share the shopping center and are both anchors existing in one shopping center;
 3. The Code provides that shopping centers which front on two streets at a corner and which size exceeds 500 feet in lineal frontage are allowed two signs and one monument sign;
 4. Staff has analyzed this location and has found that, although the two streets which it fronts are not perpendicular, this site functions in the same manner as sites which are located on two street fronts;
 5. The property has an 832.25 foot frontage on NW 87 Avenue and contains one sign within that distance and a frontage of 1040 feet on NW 84 Avenue and also contains one sign;
 6. A monument sign at this location would serve to highlight tenants on an interior out parcel which are not already being promoted on the main pylon signs;
 7. The applicant requested approval of a sign of 57.47 square feet;
 8. The failure to grant this sign variance would result in a hardship on the Applicant;
- and

1 WHEREAS, based on the above, the City Council of the City of Doral finds it to be in the
2 best interests of the City and its citizens to approve and authorize a sign variance to permit a third
3 detached sign on the subject property; now, therefore

4 BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA:

5 **Section 1.** Wal-Mart Stores, Inc. is hereby granted a sign variance to permit a third
6 detached sign on the property located at 8651 NW 13 Terrace, Doral, Florida, subject to the
7 following conditions:

8 1. The plan shall be generally consistent with Exhibit "A," attached hereto and made a
9 part of this Resolution. The space currently showing a directional arrow may have the copy
10 substituted with another tenant at permitting.

11 2. The sign shall be placed in a location as to meet all sight triangle criteria and to
12 maintain safety.

13 3. The sign shall be properly landscaped with at least 4 feet radius of low shrubbery
14 around the sign and maintained in a professional manner.

15 4. The sign shall be created in a manner to prevent pedestrians from accessing electrical
16 components and in a design to prevent vandalism.

17 5. The sign shall be maintained in a good working order. Failure to do so may result in
18 Code violations subject to Code Enforcement action.

19 **Section 2.** This Resolution shall be recorded in the Public Records of Miami-Dade
20 County, Florida and the Applicant shall pay the costs of recording said document.

21 **Section 3.** This Resolution shall become effective upon adoption.

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23 WHEREAS, a motion to approve the Resolution was offered by Vice Mayor Cabrera
24 who moved its adoption. The motion was seconded by Councilman DiPietro and upon being put
25 to a vote, the vote was as follows:
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27	Mayor Juan Carlos Bermudez	<u>yes</u>
28	Vice Mayor Peter Cabrera	<u>yes</u>
29	Councilmember Michael DiPietro	<u>yes</u>
30	Councilwoman Sandra Ruiz	<u>yes</u>
31	Councilmember Robert Van Name	<u>yes</u>

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33 PASSED AND ADOPTED this 23 day of March, 2005.

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3 Juan Carlos Bermudez
JUAN CARLOS BERMUDEZ, MAYOR

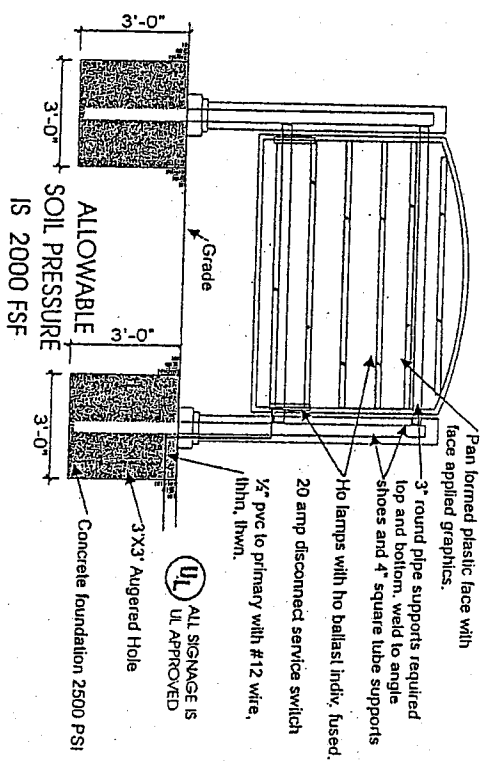
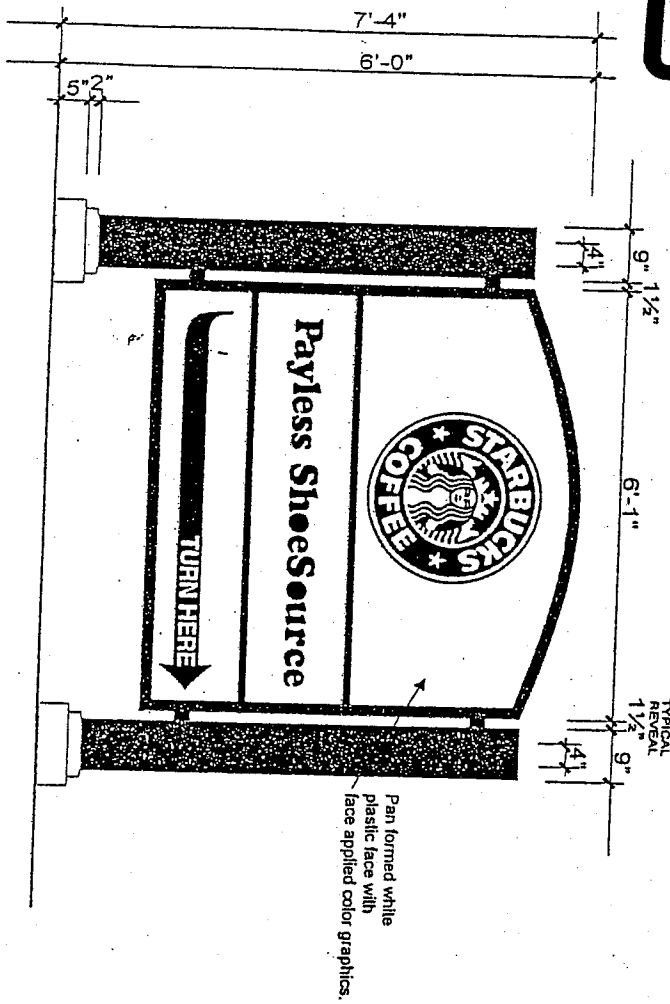
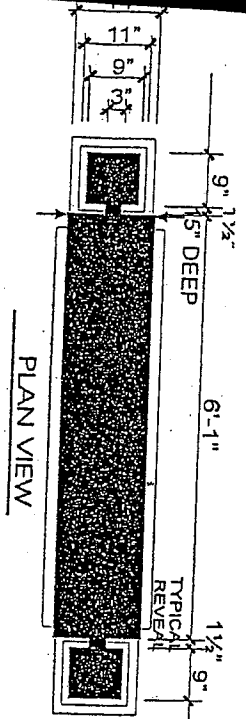
4 ATTEST:

5 Mercy Acevedo for Sheila Paul
6 SHEILA PAUL, CITY CLERK
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9 APPROVED AS TO FORM AND
10 LEGAL SUFFICIENCY FOR THE
11 SOLE USE OF THE CITY OF DORAL:

12 J. J. Hearn
13 JOHN J. HEARN, CITY ATTORNEY
14

EXHIBIT
B



Panel	Quantity	Size	Notes
1	1	6' x 5'	Front Panel
2	1	6' x 5'	Back Panel
3	1	6' x 5'	Top Panel
4	1	6' x 5'	Bottom Panel
5	1	6' x 5'	Left Panel
6	1	6' x 5'	Right Panel
7	1	6' x 5'	Signage
8	1	6' x 5'	Supports
9	1	6' x 5'	Foundation
10	1	6' x 5'	Wiring
11	1	6' x 5'	Lighting
12	1	6' x 5'	Signage
13	1	6' x 5'	Supports
14	1	6' x 5'	Foundation
15	1	6' x 5'	Wiring
16	1	6' x 5'	Lighting
17	1	6' x 5'	Signage
18	1	6' x 5'	Supports
19	1	6' x 5'	Foundation
20	1	6' x 5'	Wiring
21	1	6' x 5'	Lighting
22	1	6' x 5'	Signage
23	1	6' x 5'	Supports
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25	1	6' x 5'	Wiring
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27	1	6' x 5'	Signage
28	1	6' x 5'	Supports
29	1	6' x 5'	Foundation
30	1	6' x 5'	Wiring
31	1	6' x 5'	Lighting
32	1	6' x 5'	Signage
33	1	6' x 5'	Supports
34	1	6' x 5'	Foundation
35	1	6' x 5'	Wiring
36	1	6' x 5'	Lighting
37	1	6' x 5'	Signage
38	1	6' x 5'	Supports
39	1	6' x 5'	Foundation
40	1	6' x 5'	Wiring
41	1	6' x 5'	Lighting
42	1	6' x 5'	Signage
43	1	6' x 5'	Supports
44	1	6' x 5'	Foundation
45	1	6' x 5'	Wiring
46	1	6' x 5'	Lighting
47	1	6' x 5'	Signage
48	1	6' x 5'	Supports
49	1	6' x 5'	Foundation
50	1	6' x 5'	Wiring

TOTAL AMPS _____ 1 - 20 AMP CIRCUIT REQ
TIME CLOCK REQUIRED FOR EACH CIRCUIT PER SFBC

DOUBLE-FACED MONUMENT SIGN ELEVATION
SCALE 1/2"=1'-0"

Date: 10-29-03
Dwg: #03-378
Sheet: 1 of 1
Sales: Robin
Drawn by: RL

GADINSKY REALTY
87TH Avenue, Miami, FL

REVISIONS

CUSTOMER APPROVAL
DATE

ACQUITE
STATE CERT. #RESA000099