



***Project: 1216 E. Venice Ave. Sign Modification***  
**Site and Development Plan Amendment Petition No. 17-08SP**

**Staff Report**

**Applicant:** Pasqual and Jon Astore, Pasqual T. Astore Trust U/A/D 7/11/2000

**Address:** 1216 East Venice Avenue

**Parcel ID #:** 0410-02-0037

**Parcel Size:** 45,959 square feet (1.05 +/- acres)

**Zoning:** Commercial, General (CG) and Venetian Gateway (VG) overlay district

**Future Land Use Designation:** Eastern Gateway (Planning Area H)

**Technical Review Committee (TRC):** The subject petition has been reviewed by the TRC and has been found in compliance with the regulatory standards of the City Code of Ordinances.

**Summary of Site and Development Plan Amendment:**

- 1) Modification of an existing non-conforming pylon ground sign to a monument sign in compliance with the Sign Code.
- 2) Removal of small section of on-site pavement for the sign to comply with minimum setback requirements.

**I. PROPOSED IMPROVEMENTS**

The owners of the subject commercial property propose to modify the existing non-conforming pylon ground sign to a monument ground sign in compliance with the Sign Code. Much of the above-ground pylon/poles will be removed to reduce the height of the monument in compliance with the Sign Code. The existing sign will be retained to achieve consistency with the architectural design of the existing commercial building. A small section of on-site pavement adjacent to the sign is proposed to be removed to bring the new monument sign into compliance with minimum setback requirements while maintaining the existing drive aisle width. Figure 1 on the following page shows the design of the proposed monument sign.

**II. BACKGROUND**

On October 6, 1998, the Planning Commission approved Site and Development Plan Petition No. 98-13SP to allow the development of the subject commercial property. The site and development plan approved the existing 11,600 square foot commercial building, on-site parking, and access, drainage and landscaping improvements. The approved site and development plan did not include a ground sign.

The second amendment, Site and Development Plan Petition No. 99-32SP, was a request to relocate oak trees and replace oak trees with bald cypress trees. On November 10, 1999, the site and development plan amendment was administratively approved.

The drawing shows a red, ornate sign structure with two yellow faces. The top face is labeled "Upper Sign Face" and the bottom face is labeled "Lower Sign Face". The number "1216" is displayed in the arched top section. Dimensions include a total width of ± 12'-0" and a total height of 12'-0". The upper face is ± 4'-0" high, and the lower face is ± 4'-10" high. The base is 4'-0" high. The sign is mounted on a base with a 3'-0" wide section. A note indicates "EXISTING FOUNDATIONS UNCHANGED". Another note points to the base: "ADDED FILL PANEL, 2" THICK ARCH TO GROUND". A vertical dimension on the right indicates "APPROVED EXISTING SIGN LOWERED".

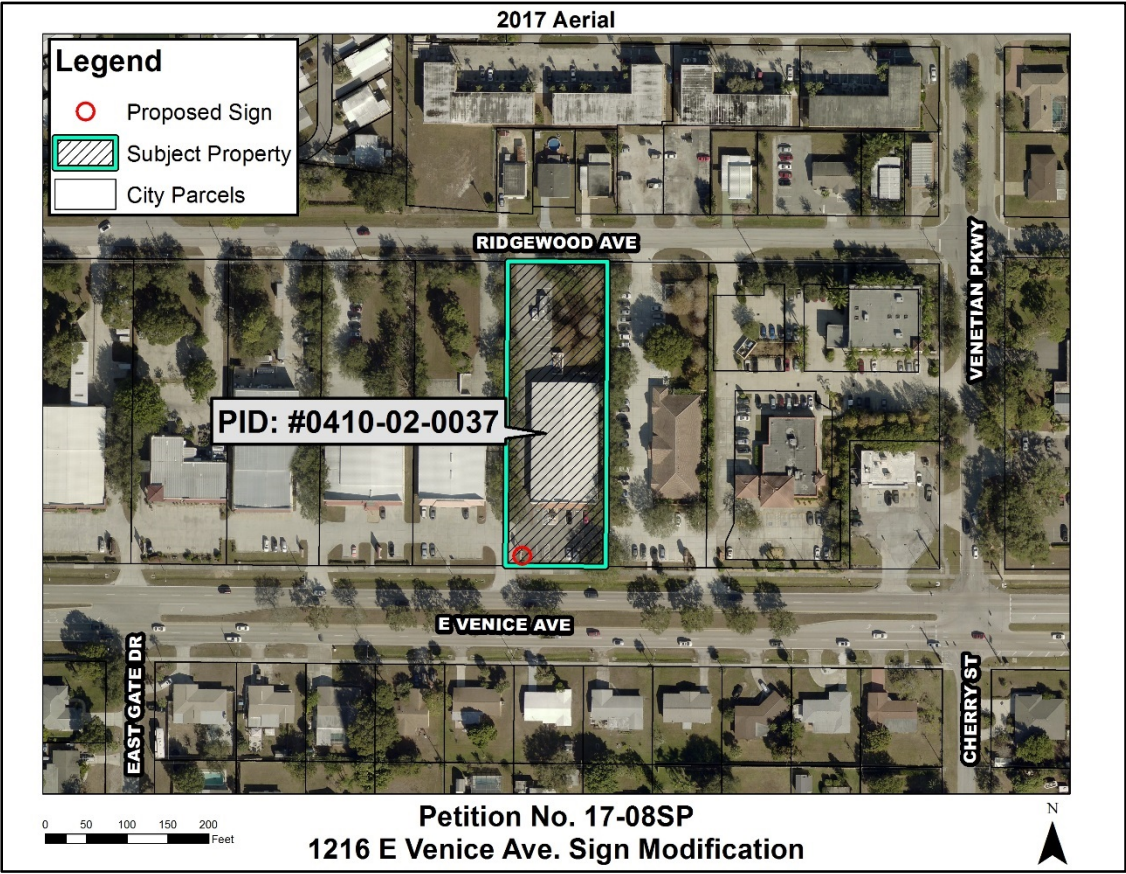
**EXISTING SIGN MODIFICATIONS**  
**1216 E. Venice Ave.**  
**Venice, FL 34285**

Sign Area Calculations, Overall, 124 SF  
 Upper Sign Face 30 SF (10'x3')  
 Lower Sign Face 30 SF (8'x 3.75')

Existing Conditions:

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Map 1: Aerial Photograph



Existing 20-foot tall pylon sign.



The yellow outlined area is where existing pavement is proposed to be removed to comply with the minimum five-foot setback from edge of pavement.

### Surrounding Property Information:

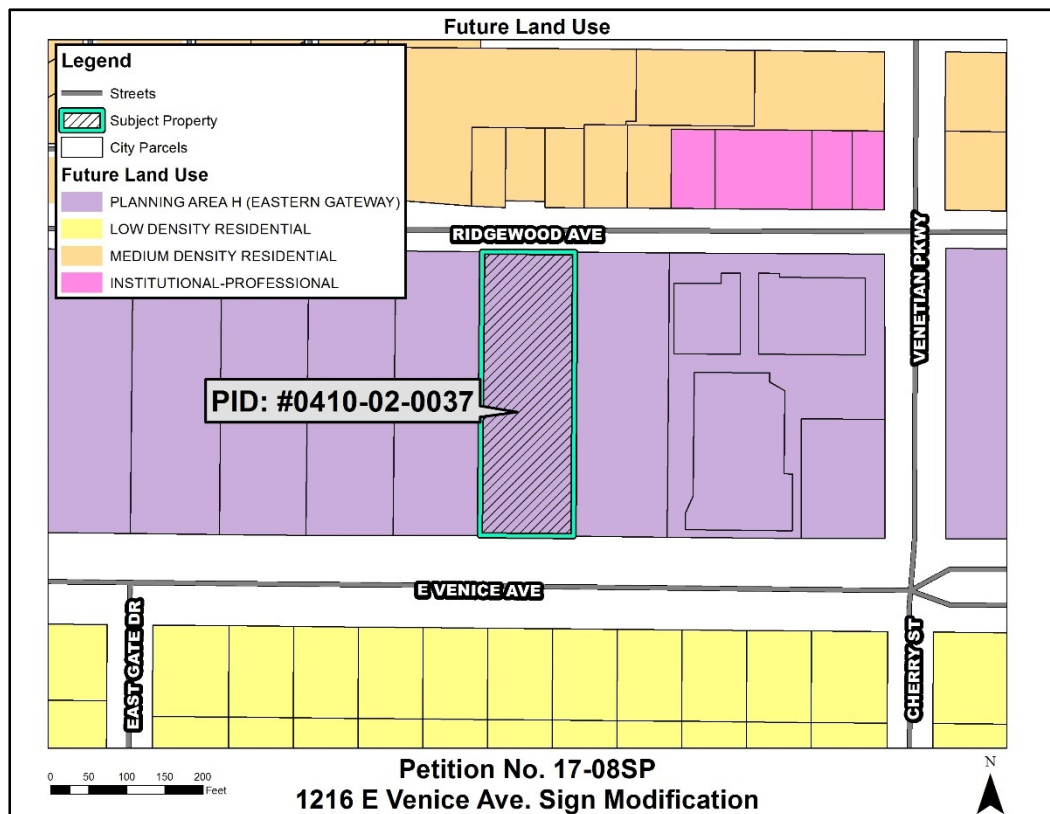
Existing uses, current zoning and the future land use designation of surrounding properties are provided in the following table.

Direction	Existing Use(s)	Current Zoning	Future Land Use Designation
North	Single Family Detached Dwellings	Residential, Single Family 4 (RSF-4)	Medium Density Residential
West	Commercial (Retail and Service) Businesses	Commercial, General (CG) and Venetian Gateway (VG) overlay district	Eastern Gateway Corridor (Planning Area H)
South	East Venice Avenue and Single Family Detached Dwellings	Residential, Single Family 2 (RSF-2)	Low Density Residential
East	Medical Offices	CG/VG	Eastern Gateway Corridor (Planning Area H)

### Future Land Use:

The following future land use map (Map 2) shows the subject property having a Future Land Use designation of Planning Area H, Eastern Gateway Corridor. The planning area development standards do not address signage.

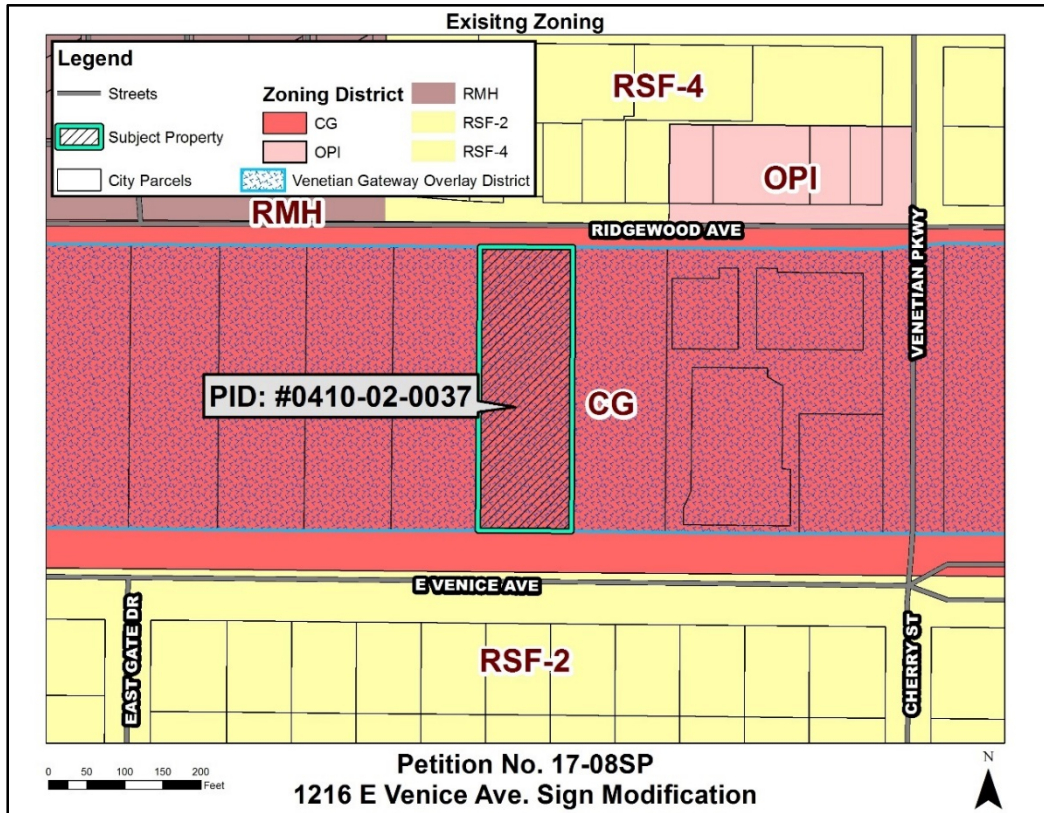
**Map 2: Future Land Use Map**



### Existing Zoning:

The following map (Map 3) shows the existing zoning of the subject and surrounding properties. The subject property is zoned Commercial, General (CG) and located in the Venetian Gateway overlay district.

**Map 3: Existing Zoning Map**



The sign code contains general standards and standards which are based on zoning district. For the subject petition, applicable standards include general ground sign standards, standards for CG-zoned properties and standards for properties located in the VG overlay district. The following table summarizes those standards that apply to the proposed monument sign.

### **Summary of Applicable Sign Standards**

Regulatory Topic	Sign Code Standard
Max. Sign Height	15 feet with Planning Commission approval [VG District standard, Section 86-403(c)(1)b]
Max. Sign Area	Sign structure – 150 sq. ft.; Sign face – 75 sq. ft. [CG District standard, Section 86-403(a)(1)]
Minimum Setbacks	5-foot setback from a front property line and any driveway, curb or edge of pavement [General ground sign standard, Sections 86-402(b)(1)g and h]
Sign Design	Ground signs shall be designed to be architecturally consistent with the building they identify [General ground sign standard, Section 86-402(b)(1)j]

## IV. PLANNING ANALYSIS

This section of the report evaluates the site and development plan amendment petition for 1) consistency with the comprehensive plan, 2) compliance with the city's concurrency management regulations and the project's expected impacts on public facilities, and 3) compliance with the Land Development Code. For each of the three evaluations staff comments are provided for each of the required findings for site and development plan approval contained in Section 86-23(n).

### 1. Consistency with the Comprehensive Plan

The site and development plan amendment application can be found to be consistent with the comprehensive plan, including the Eastern Gateway Corridor Standards contained in Policy 16.16 of the Future Land Use & Design Element. The planning area development standards do not have standards on signage and the comprehensive plan does not have policy that is applicable to the proposed monument sign

***Finding:***      *The proposed site and development plan amendment can be found consistent with the comprehensive plan.*

### 2. Concurrency/Adequate Public Facilities

The proposed signage will have no impact on any of the public facilities that are subject to the city's concurrency management regulations. No certificate of concurrency will be issued in conjunction with the site and development plan amendment.

***Finding:***      *Given the nature of the land development application, the concurrency management regulations do not apply.*

### 3. Compliance with the Land Development Code

The sign code standards that apply to the proposed monument sign are provided in the table at the end of Section III of this report. The proposed monument sign complies with each of those standards as well as all other applicable sign code standards.

Section 86-403(c)(1)b requires Planning Commission approval of ground signs in the VG overlay district and establishes maximum height standards for ground signs based on the width of lot or parcel. The subject property has a lot width of 123 feet; based on this lot width the property is entitled to a maximum ground sign height of 12 feet. The proposed 12-foot high monument sign complies with this maximum height standard.

Section 86-403(a)(1) established the maximum sign area based on the property's underlying CG zoning. Since the subject property fronts on a four-lane roadway with a speed limit greater than 30 m.p.h., a ground sign is allowed a maximum sign structure area of 150 square feet and a maximum sign face area of 75 square feet. The proposed monument ground sign complies with these standards; the proposed sign structure is 124 square feet and the proposed sign face is 60 square feet.

Sections 86-402(b)(1)g and h establish minimum setbacks for ground signs which include a minimum 5-foot setback from a front property line and any driveway, curb or edge of pavement. The site plan drawing included in the applicant's materials show compliance with these minimum setback requirements. The applicant proposes the removal of a small section of driveway pavement to comply with the minimum 5-foot setback. The removed pavement will slightly modify the radius of the edge of pavement; code compliant driveway and drive aisle widths will be maintained.

Section 86-402(b)(1)j of the sign code requires that ground signs shall be designed to be architecturally consistent with the building they identify. The existing pylon sign was designed to incorporate design elements from the commercial building. The proposed monument sign retains those design elements.

#### Planning Commission Findings of Fact for the Site and Development Plan

Section 86-23(m) specifies the Planning Commission's role in taking action on a site and development plan application and reads in part, "... the planning commission shall ...be guided in its decision and exercise of its discretion to approve, approve with conditions, or to deny by the following standards".

Staff has prepared commentary on each of the following standards or findings to assist the Planning Commission in its review of the site and development plan amendment petition.

- (1) Sufficiency of statements on ownership and control of the development and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the city.

***Staff Comment:*** Documents have been provided confirming ownership and control of the subject property.

- (2) Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the planning commission the authority to reduce residential densities below that permitted by the schedule of district regulations set out in article IV, division 2 of this chapter.

***Staff Comment:*** The intensity of the proposed monument sign, expressed in terms of sign height and area, complies with the sign code. Regarding height, the existing non-conforming 20-foot tall sign is proposed to be reduced to 12 feet in height. Adjacent properties along the north side of East Venice Avenue are allowed a comparably sized monument sign.

- (3) Ingress and egress to the development and proposed structures thereon, with particular reference to automotive and pedestrian safety, separation of automotive traffic and pedestrian and other traffic, traffic flow and control, provision of services and servicing utilities and refuse collection, and access in case of fire, catastrophe or emergency.

***Staff Comment:*** Ingress and egress to the site is not be impacted by the proposed signage.

- (4) Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the proposed development, with particular reference to automotive

and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.

**Staff Comment on Parking:** *The proposed monument sign does not alter the on-site parking and loading facilities and internal traffic patterns.*

- (5) Sufficiency of proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development.

**Staff Comment on Landscaping and Buffering:** *The approved landscaping and buffering on the site will not be impacted by the proposed signage.*

- (6) Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall public drainage capacities.

**Staff Comment:** *The Engineering Department has reviewed the subject petition and raised no concern over the proposed sign's impact on drainage.*

- (7) Adequacy of provision for sanitary sewers, with particular relationship to overall city sanitary sewer availability and capacities.

**Staff Comment on Sanitary Sewer:** *Not applicable, no sewer improvements are proposed.*

- (8) Utilities, with reference to hook-in locations and availability and capacity for the uses projected.

**Staff Comment on Potable Water:** *Not applicable, no utility improvements are proposed.*

- (9) Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the proposed development, and relationship to community or citywide open spaces and recreational facilities.

**Staff Comment:** *Not applicable, recreation and open space standards do not apply to the proposed signage.*

- (10) General site arrangement, amenities and convenience, with particular reference to ensuring that appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and will not be so at variance with other development in the area as to cause substantial depreciation of property values.

**Staff Comment:** *The appearance of the proposed monument sign will be compatible and harmonious with other adjacent commercial properties and will not be at variance with what other adjacent commercial properties are allowed regarding monument signs.*

- (11) Such other standards as may be imposed by this chapter on the particular use or activity involved.

**Staff Comment:** *The proposed monument sign complies with all applicable sign code standards.*

- (12) In the event that a site and development plan application is required, no variance to the height, parking, landscape, buffer or other standards as established herein may be considered by the Planning Commission. The Planning Commission may consider modifications to these standards under the provisions and requirements for special exceptions.

*Staff Comment: No code modification or variance from code standards is requested by the applicant.*

Based upon the above analysis, sufficient information has been provided for the Planning Commission to make a finding on each of the above considerations.

## **V. SUMMARY FINDINGS**

Based on the planning analysis provided in Section IV of this report, the Planning Commission can make the following findings regarding the subject site and development plan amendment petition.

1. ***Consistency with the Comprehensive Plan:*** *The proposed site and development plan amendment can be found consistent with the comprehensive plan.*
2. ***Concurrency:*** *The city's concurrency management regulations do not apply to the subject application.*
3. ***Compliance with Land Development Code:*** *The proposed site and development plan amendment complies with the Sign Code regulations contained in the Land Development Code. In addition, sufficient information has been provided for the Planning Commission to make a finding on each of the site and development plan considerations contained in Section 86-23(n).*

## **VI. PLANNING COMMISSION ACTION ON SITE AND DEVELOPMENT PLAN AMENDMENT PETITION NO. 17-08SP**

Pursuant to Section 86-49(h), the Planning Commission shall hold an advertised public hearing on the requested site and development plan amendment. The Planning Commission's action on the subject petition shall be based, in part, on staff's planning analysis contained in this staff report and the considerations contained in Section 86-23(m).

Upon review of the petition and associated documents, comprehensive plan, land development code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to take action on Site and Development Plan Amendment Petition No. 17-08SP.