



Project: 925 S. Tamiami Trail Monument Sign
Site and Development Plan Amendment Petition No. 17-11SP

Staff Report

Owner: Dunn Haven Holdings, LLC

Agent: Danielle Bobzien, Property Manager

Address: 925 S. Tamiami Trail

Parcel ID #: 0430-08-0004

Project Area: 1.3 acres \pm

Zoning: Commercial, Intensive (CI) district, Residential, Single-Family 3 (RSF-3) and Venetian Urban Design (VUD) overlay district

Future Land Use Designation: Southern Gateway Corridor (Planning Area C)

Summary of Site and Development Plan Amendment:

Replacement of an existing pylon sign structure with a monument sign at a different on-site location. The VUD sign regulations require Planning Commission approval of monument signs in underlying non-residential zoning districts.

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.

Stipulation: *The existing pylon ground sign structure shall be removed prior to the issuance of any permit for the proposed monument sign.*

I. BACKGROUND

The subject 1.3-acre property is comprised of two parcels. The existing improvements are located on a 50-foot wide, 7,500 square foot parcel on the southern portion of the property. The 5,820-square foot building and associated improvements were constructed in 1963 when the city did not have site and development plan requirements. The building is designed with commercial space on the first floor and two residential dwelling units on the second floor.

The larger 1.1-acre parcel is currently vacant, however, pursuant to approval of Site and Development Plan Petition No. 89-14SP, it was developed as an automotive service establishment providing a variety of services including tire and oil changes, car wash, etc. the car wash buildings were demolished in 2005 and the main automotive service building was demolished in 2007. The parcel has remained vacant since that time.

II. PROJECT SUMMARY

The subject property has an existing non-conforming pylon ground sign structure with no sign face. The non-conformities of the existing sign include but are not limited to:

- Sign Design – The sign code requires all ground signs to have a monument design. The pylon ground sign does not comply with this requirement.
- Sign Height – The sign is located on RSF-3 zoned property; the sign code allows monument ground signs to have a maximum height of nine feet. The existing sign structure clearly exceeds this standard.
- Obsolete Signage – The sign code requires that any sign which no longer advertises a bona fide business conducted, or a product sold, shall be taken down and removed, or in the case of cabinet-style signs be concealed with a durable blank white opaque covering. These requirements have not been satisfied.

The sign code allows a sign face change of a non-monument design ground sign only in cases where there is no space on the property to locate a new monument sign and where the placement of a monument sign requires the removal of required improvements such as parking, drainage, landscaping, etc. In this case, there is sufficient area on the subject property to locate a monument sign in compliance with the sign code. As such, the sign code does not allow the installation of a new sign face on the existing non-conforming pylon sign structure.

With the existing non-conforming pylon rendered unusable by the sign code, the owner elected to request the monument sign shown in Figure 1. The site plan drawing showing the location of the proposed monument sign is provided in Figure 2.

Figure 1: Proposed Monument Sign

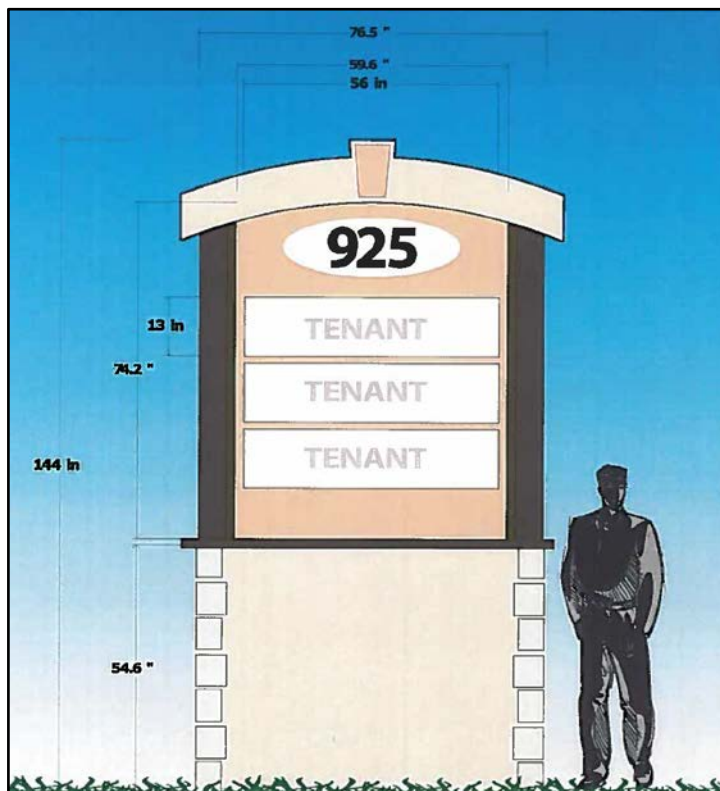
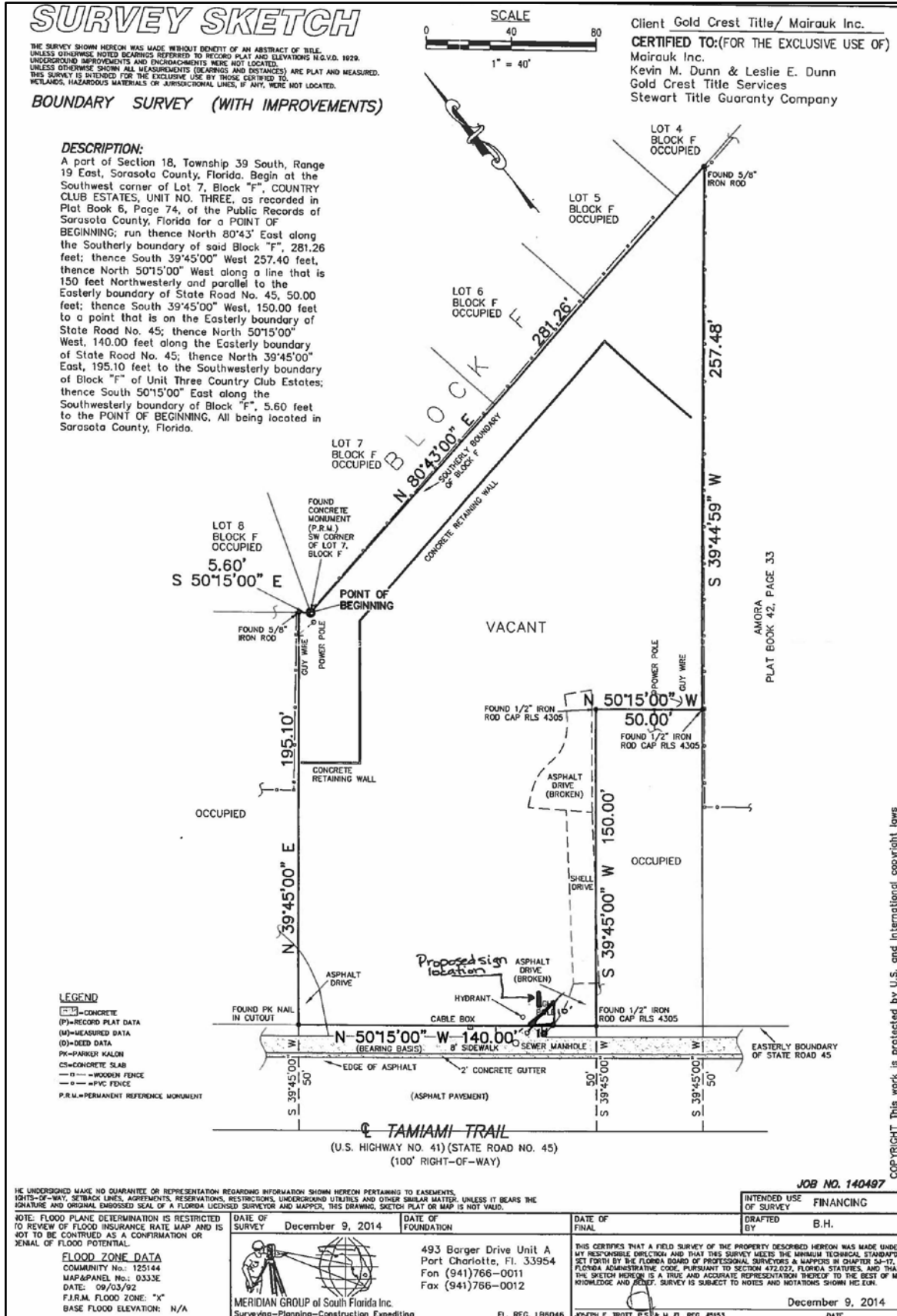


Figure 2: Location of Proposed Sign

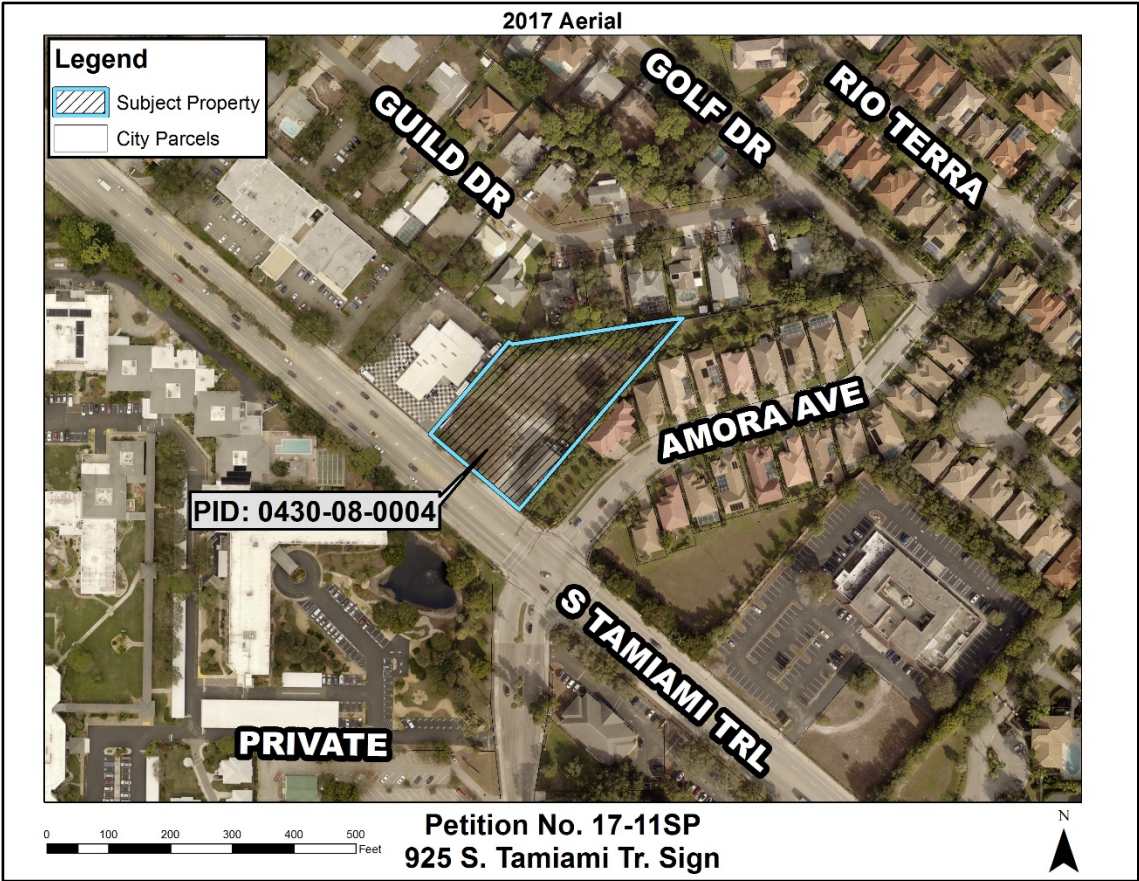


III. SUBJECT PROPERTY / SURROUNDING AREA INFORMATION

Existing Conditions

An aerial photograph of the subject 1.3-acre property is provided on Map 1. The subject property is on the east side of U.S. 41 Business and north of the intersection of U.S. 41 Business and Avenida Del Circo/Amora Avenue.

Map 1: Aerial Photograph



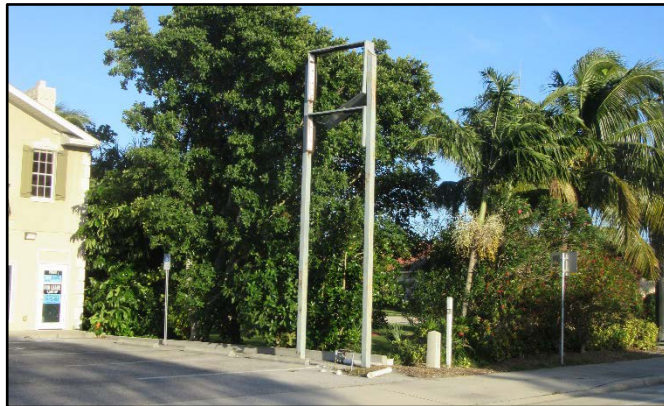
The photographs below show the existing improvements on the subject property and the general location of the proposed monument sign.



Existing mixed-use building on the subject property with commercial space on the ground floor and four residential units on the second floor.



General location of proposed monument sign along U.S. 41 Business.



Existing pylon sign structure that will need to be removed prior to the issuance of a sign permit for the new monument sign.

Surrounding Property Information

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

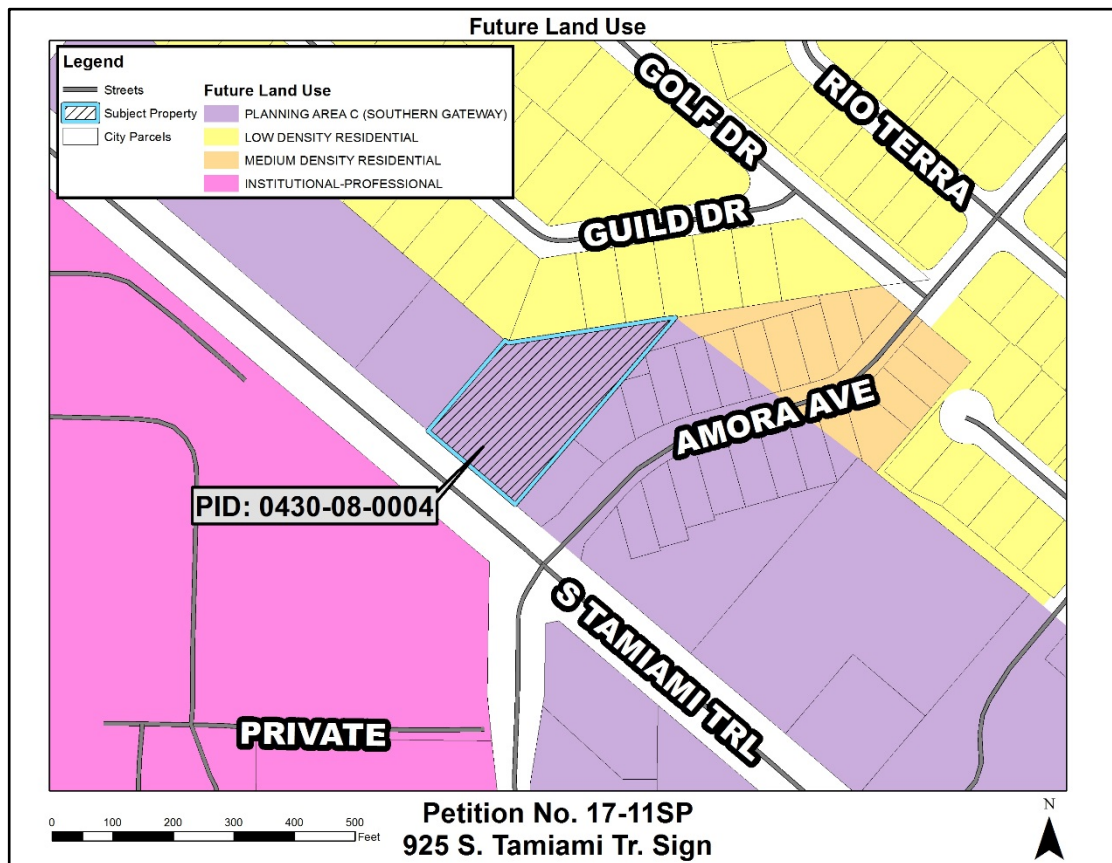
Direction	Existing Use(s)	Current Zoning	Future Land Use Designation
North	Developed commercial properties and single-family detached residences	Commercial Intensive (CI), Residential, Single-Family 3 (RSF-3) & Venetian Urban Design (VUD) overlay district	Southern Gateway Corridor (Planning Area C) and Low Density Residential
West	U.S. 41 Business and retirement community (VOTI)	Office, Professional and Institutional (OPI) and VUD	Southern Gateway Corridor (Planning Area C)
South	U.S. 41 Business, single-family detached residences and retirement community (VOTI)	OPI, RSF-3 and VUD	Southern Gateway Corridor (Planning Area C)
East	Single-family detached residences	RSF-3 and VUD	Southern Gateway Corridor (Planning Area C)

Future Land Use

The subject petition was submitted to the city when the 2010 Comprehensive Plan was in effect. As such, the petition has been reviewed for consistency with the 2010 Comprehensive Plan.

Map 2 shows the subject property having a Future Land Use Map designation of Southern Gateway Corridor (Planning Area C). The planning intent of the corridor is to “develop a mixed use area with medical facilities, professional and medical office space, multi-family residences, mixed-use commercial areas, retail shops, entertainment, marine services, hotels and restaurants”. The development standards for the planning area contained in the Policy 16.6 of the Future Land Use & Design Element of the 2010 Comprehensive Plan do not have policy that addresses signage.

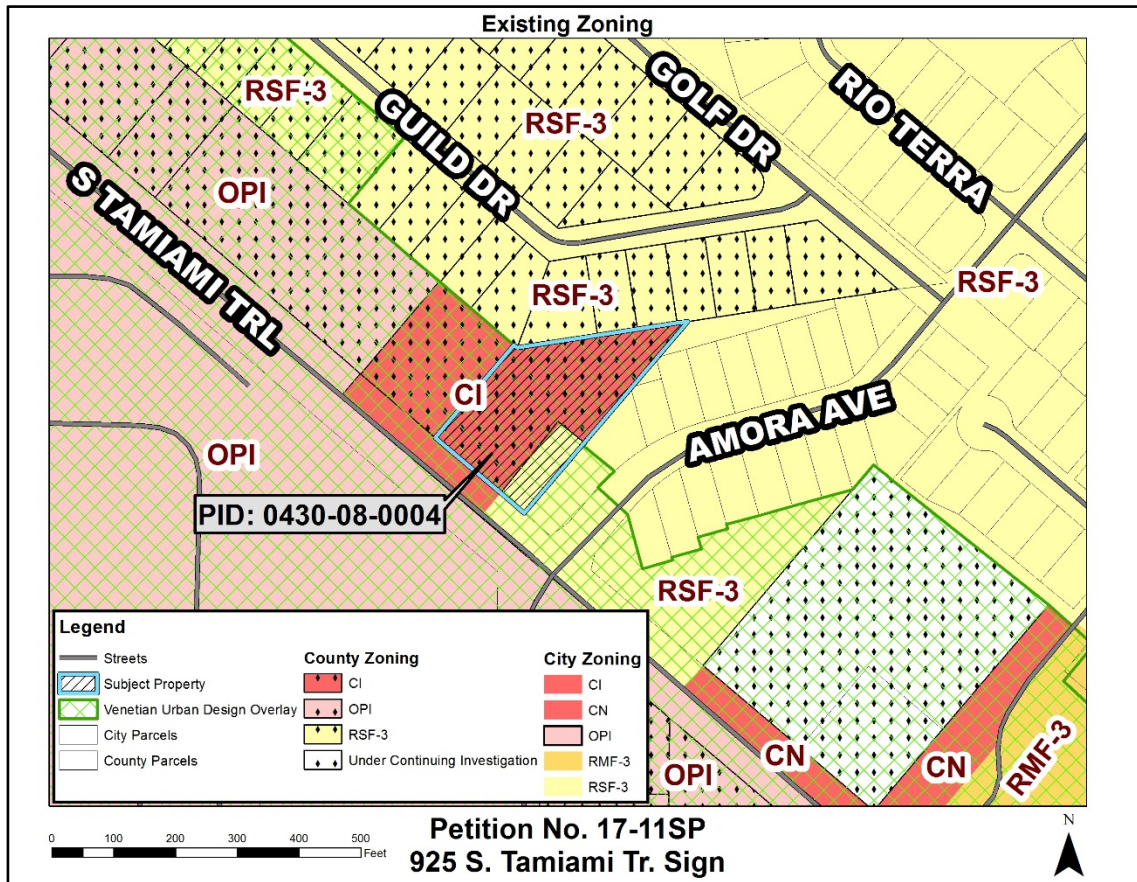
Map 2: Future Land Use Map



Existing Zoning

Map 3 (see following page) shows the existing zoning of the subject and surrounding properties. The subject property is zoned Commercial, Intensive (CI) and Residential, Single-Family 3 (RSF-3) and is in the Venetian Urban Design (VUD) overlay district. The improved portion of the subject property has RSF-3 and VUD zoning; the vacant portion of the subject property where the monument sign is proposed has CI and VUD zoning.

Map 3: Existing Zoning Map



In the sign code, both the underlying OPI district and the VUD overlay district regulate ground signs. The maximum area of a monument sign is established by the sign regulations for the OPI district; the maximum height is established by the sign regulations for the VUD overlay district. Monument signs are also subject to compliance with general sign code standards which address monument design, illumination, and minimum setbacks.

IV. PLANNING ANALYSIS

This section of the report evaluates the site and development plan petition for 1) consistency with the comprehensive plan, 2) compliance with the Land Development Code, and 3) compliance with the city's concurrency management regulations and the project's expected impacts on public facilities.

Consistency with the Comprehensive Plan

The subject petition was submitted to the city when the 2010 Comprehensive Plan was in effect. As such, the petition has been reviewed for consistency with the 2010 Comprehensive Plan. There are no Southern Gateway Corridor standards contained in Policy 16.6 that apply to signage, nor are that other policies in the comprehensive plan that specifically apply to the proposed signage. In addition, the proposed monument sign is not in conflict with any policy contained in the comprehensive plan.

For informational purposes, staff reviewed how the subject petition relates to the existing 2017 Comprehensive Plan. The subject property has a Mixed Use Corridor (MUC) future land use map designation which allows moderate to medium density residential uses and commercial and institutional-professional non-residential uses. There are no strategies contained in the Island Neighborhood or the MUC designation related to the subject of signage. Overall, the subject petition does not conflict with any strategy contained in the 2017 Comprehensive Plan.

Compliance with the Land Development Code

The proposed monument sign is regulated by the sign standards which are in Sections 86-400 through 86-407 of the Land Development Code. The table below summarizes the applicable sign standards as well as the standards for the proposed monument sign.

Summary of Applicable Sign Regulations

Sign Standard	Applicable Sign Code Standard	Proposed Sign Standard
Maximum Height of Sign Structure	15 feet with Planning Commission approval [VUD standard, 86-403(c)(1)b]	12 feet
Maximum Area of Sign Structure	Sign structure – 150 sq. ft. Sign face – 75 sq. ft. [OPI standard, 86-403(a)(1)]	Sign structure – 77 sq. ft. Sign face – 30.7 sq. ft.
Minimum Setbacks	Five feet from front property line, driveway, curb or edge to pavement [Sect. 86-402(b)(1)g and h]	Five-foot setback from front property line and 10-foot setback from edge of driveway

The proposed monument sign complies with each of the above sign standards. The proposed sign complies with the monument design standard which requires a base, cap and column design. In addition, the sign has been designed to incorporate the following design features of the building on the site:

- The cap of the monument sign replicates the design element over the second story windows,
- The sides of the monument sign base replicate the design element of the front corners of the building, and
- The monument sign colors compliment the colors of the building.

Section 86-402(b)(1)f specifies that no more than one ground sign structure may be erected along a street frontage. With the existing pylon ground sign structure on the subject property, the proposed monument sign represents a second ground sign structure along the U.S. 41 Business frontage. If the proposed monument sign is approved the applicant proposes to remove the existing pylon sign structure. To ensure compliance with Section 86-402(b)(1)f , the following stipulation is needed to avoid the establishment of two ground signs along the U.S. 41 Business frontage.

The existing pylon ground sign structure shall be removed prior to the issuance of any permit for the proposed monument sign.

Planning Commission Findings of Fact for the Site and Development Plan

Section 86-23(n) 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 provided commentary on each standard or finding to facilitate the Planning Commission's review and evaluation of the site and development plan application.

- (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: *The applicant has submitted a deed 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 proposed monument sign complies with all applicable sign code standards and is designed to be less than the maximum allowed sign height and area. The maximum sign height is 15 feet and the proposed sign has a height of 12 feet; the proposed 77 square foot sign structure is nearly half the maximum allowed area of 150 square feet. If the subject petition is approved, an obsolete, non-conforming pylon ground sign will be removed from the site.*

- (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: *The proposed monument sign will not impact ingress and egress to the subject property. The sign is outside the required ten-foot visibility triangle at the driveway intersection with U.S. 41 Business and the sign complies with all applicable setback requirements. The Technical Review Committee (TRC) review did not identify concerns regarding automotive and pedestrian safety, servicing of utilities, refuse collection and emergency access to the property.*

- (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: *The proposed monument sign does not impact existing off-street parking and loading facilities. The TRC did not identify concerns regarding automotive and pedestrian safety and emergency access to the property.*

- (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: *Improvement to vehicle use areas is not proposed. As such, the Land Development Code (LDC) landscaping and buffering standards do not apply. The proposed monument sign complies with the city's sign code and is consistent with existing monument signs along U.S. 41 Business.*

- (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: *In its review of the site and development plan amendment, the Engineering Department did not raise any concerns over drainage.*

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

Staff Comment: *Not applicable.*

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

Staff Comment: *Not applicable.*

- (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.*

- (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 proposed sign will be in full compliance with the city's monument sign design standards, including consistency with the architecture of the existing building. As such, the proposed sign will be harmonious to the building to which it relates. Approval of the monument sign will require the removal of the obsolete, non-conforming pylon ground sign.*

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

Staff Comment: *There are no other LDC standards that apply to the proposed sign.*

- (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.*

Concurrency/Adequate Public Facilities

The proposed monument sign will have no measurable 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.

V. SUMMARY FINDINGS

Based on the planning analysis provided in Section IV of this report, sufficient information has been provided to allow the Planning Commission to make the following findings on the subject site and development plan amendment petition.

1. ***Consistency with the Comprehensive Plan:** The proposed site and development plan amendment may be found to be consistent with the comprehensive plan.*
2. ***Compliance with the Land Development Code:** Subject to the following stipulation, the proposed site and development plan amendment may be found in compliance with the Land Development Code.*

The existing pylon ground sign structure shall be removed prior to the issuance of any permit for the proposed monument sign.

3. ***Concurrency:** The city's concurrency management regulations do not apply to this petition.*