



## Legislation Details (With Text)

<b>File #:</b>	ID 14-1542	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Planning Item	<b>Status:</b>		Agenda Ready	
<b>File created:</b>	11/17/2015	<b>In control:</b>		Board of Adjustment	
<b>On agenda:</b>	12/1/2015	<b>Final action:</b>			
<b>Title:</b>	BA-19-15 PERMISSION TO INSTALL A SECOND MONUMENT SIGN LOCATED NEAR THE CORNER OF N.W. 31ST AND STATE ROAD 7 WHERE THERE IS NO ENTRANCE TO THE PROPERTY.				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. BACKGROUND INFORMATION BA-19-15, 2. BACKGROUND - Recommendation, 3. SURVEY-PRE CONSTRUCTION, 4. SURVEY-DURING CONSTRUCTION, 5. SIGN PLAN, 6. SITE PLAN				
Date	Ver.	Action By	Action		Result

**TO:** Board of Adjustment

**FROM:** Benjamin J. Ziskal, AICP, CEcD, Director of Economic Development

**DATE:** December 1, 2015

BA-19-15 PERMISSION TO INSTALL A SECOND MONUMENT SIGN LOCATED NEAR THE CORNER OF N.W. 31<sup>ST</sup> AND STATE ROAD 7 WHERE THERE IS NO ENTRANCE TO THE PROPERTY.

**BACKGROUND:** Toscana Park Villas, LLC has been approved to build a 240 multi-family development at the southwest corner of N.W. 31<sup>st</sup> Street and State Road 7. The main entrance to the development is along N.W. 31<sup>st</sup> Street on the northwestern portion of the property and is hidden from the main traffic intersection at N.W. 31<sup>st</sup> Street and State Road 7. Section 39.5(B)1 of the City Code of Ordinances limits the maximum number of subdivision monument signs to one monument sign per entrance and pursuant to Section 39.5(B)(2), the monument sign must be located on common property near the entrance. Applicant is requesting variances from the Code to allow a second monument sign at the intersection of N.W. 31<sup>st</sup> Street and State Road 7 where there is no entrance to the property.

**RECOMMENDATION:**

**FISCAL IMPACT:**

**CONTACT PERSON:** Benjamin J. Ziskal, AICP, CEcD, Director of Economic Development

