

## **SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT**

**Applicant:** Gator Linton Partners  
Sammy Salem

**Project Name:** Linton Square  
Amendment to the Blanket Sign Program

**Project Location:** 1425 – 1585 S. Congress Avenue

### **ITEM BEFORE THE BOARD**

The item before the Board is a recommendation to the City Commission regarding a waiver request to LDR section 4.6.7(J(3) to allow three above the roof signs on the approved HVAC screening facing I-95 at 1425-1585 S. Congress Avenue.

### **BACKGROUND AND PROJECT DESCRIPTION**

The subject property (Linton Square) is located at the northeast corner of Congress Avenue and Linton Boulevard and contains a 105,775 sq. ft. commercial plaza which consists of various retail, restaurant, office and medical uses. The site was constructed in 1985. On April 13, 2016 SPRAB approved a new outparcel, Dunkin Donuts with a drive-thru.

On July 24, 1985, the SPRAB approved a blanket sign program for Linton Square which included flat wall signs, flush mounted, white faces, bronze trim and returns, 1-line of copy with a 24" maximum, except for large tenants (junior anchors), which can have a 36" maximum. The anchor store, which was a Winn Dixie at the time of conception, and the outparcel building, were allowed to use their corporate colors. In 2012, Dr. G's Urgent Care was approved for the addition of a red cross and an increase in height.

On October 10, 2016 the Site Plan Review and Appearance Board approved an amendment to the Blanket Sign Program and updated it with a Master Sign Program. The current Master Sign Program includes wall signs on the front elevation up to 6'3" height and on the I-95 corridor up to 5'1" height. The Master Sign Program allows for the maximum 160 square foot sign for both Anchor and Junior anchor tenants.

The current request is a waiver request to allow signs above the roofline.

## MASTER SIGN ANALYSIS

Pursuant to **LDR 4.6.7(J)(3) Prohibited Signs; Roof Signs** a sign erected on the roof, or above the roofline or on the parapet.

The signs that are being requested by the applicant are prohibited signs.

Pursuant to LDR Section 2.4.7(B)(5), Waivers: Findings, the granting body shall make findings that,

- (a) Shall not adversely affect the neighboring area;
- (b) Shall not significantly diminish the provision of public facilities;
- (c) Shall not create an unsafe situation; and
- (d) Does not result in the grant of a special privilege that the same waiver would be granted under similar circumstances on other property for another applicant or owner.

The applicant has provided a justification for the waiver in the attached letter.

The granting of this waiver will not adversely affect the neighboring area, diminish the provision of public facilities nor create an unsafe situation. However, the granting of the waiver will result in a special privilege as wall signage is already allowed pursuant to LDR 4.6.7(E)(7) Design Standard Matrix which allows a sign facing I-95, not to exceed 160 square feet, below the roofline. Therefore, there is no hardship for the signage to exist above the roofline or parapet since the signs can be accommodated on the wall and adequately appear symmetrical and proportionate on the elevation below the roofline.

Based on the above, positive findings cannot be made with respect to LDR Section 2.4.7(B)(5).

## ALTERNATIVE ACTIONS

- A. Board Discretion.
- B. Move approval of the recommendation to the City Commission regarding waiver request to LDR Section 4.6.7(J)(3), Prohibited Signs, to allow three above the roof signs on the approved HVAC screening facing I-95 located at 1425 – 1585 S. Congress Avenue, **Linton Square**, based upon positive findings, pursuant LDR Section 2.4.7(B)(5).
- C. Move denial of the recommendation to the City Commission regarding waiver request to LDR Section 4.6.7(J)(3), Prohibited Signs, to allow three above the roof signs on the approved HVAC screening facing I-95 located at 1425 – 1585 S. Congress Avenue, **Linton Square**, based upon a failure to make positive findings, pursuant LDR Section 2.4.7(B)(5).

<b>STAFF RECOMMENDATION</b>
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Move denial of the recommendation to the City Commission regarding waiver request to allow three above the roof signs on the approved HVAC screening facing I-95 LDR Section 4.6.7(J)(3), Prohibited Signs located at 1425 – 1585 S. Congress Avenue, **Linton Square**, based upon a failure to make positive findings, pursuant LDR Section 2.4.7(B)(5).

**Report Prepared by:** Jennifer Buce, Assistant Planner

Attachments:

Justification letter

Photos