

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** 2101 STATE ROAD 434 - Minor amendment to the Springs PUD (Planned Unit Development District) to allow the encroachment of a ground sign into the required 50 FT buffer along Markham Woods Road.

**DEPARTMENT:** Planning & Development **DIVISION:** Planning

**AUTHORIZED BY:** Donald Fisher **CONTACT:** Earnest McDonald EXT. 7430

Agenda Date 07-22-03 Regular  Consent  Work Session  Briefing   
Public Hearing – 1:30  Public Hearing – 7:00

**MOTION/RECOMMENDATION:**

1. Approve the request to amend the Springs PUD (Planned Unit Development District) to allow the encroachment of a ground sign into the required 50 FT buffer along Markham Woods Road; or
2. Deny the request to amend the Springs PUD (Planned Unit Development District) to allow the encroachment of a ground sign into the required 50 FT buffer along Markham Woods Road; or
3. Continue the request until a time and date certain.

(District 3 – Commissioner Van Der Weide) (Earnest McDonald, Principal Coordinator)

**BACKGROUND:**

The Springs PUD (Planned Unit Development District) was approved with a fifty (50) FT buffer along its entire perimeter. Within this buffer, no structures (including signs) or parking are allowed to encroach. The applicant, Maryse Lobeau, requests a minor amendment to the Springs PUD, which would allow the encroachment of a ground sign into the required 50 FT buffer along Markham Woods Road.

**PLANNING & ZONING COMMISSION RECOMMENDATION:**

At its July 9, 2003 special meeting, the Planning & Zoning Commission recommended approval of the request to amend the Springs PUD to allow the encroachment of a ground sign into the required 50 FT buffer along Markham Woods Road.

Reviewed by: \_\_\_\_\_  
Co Atty: SPV  
DFS: \_\_\_\_\_  
OTHER: MW  
DCM: SS  
CM: \_\_\_\_\_  
File Nos. rpd03

**STAFF RECOMMENDATION:**

Staff recommends approval of the request to amend the Springs PUD (Planned Unit Development District) to allow the encroachment of a ground sign into the required 50 FT buffer along Markham Woods Road, based on the findings stated in this report.

<b>SPRINGS PUD MINOR AMENDMENT</b>			
<b>APPLICANT:</b>	Maryse Lobean (Art Kraft Sign Company, Inc.)		
<b>OWNERS:</b>	James K. Higgins & Tricor Fin. Corporation		
<b>REQUEST:</b>	Amend the Springs PUD to allow the encroachment of a ground sign into the required 50 FT buffer along Markham Woods Road		
<b>MEETING DATES:</b>	<b>P&amp;Z:</b>	July 9, 2003	<b>BCC:</b> July 22, 2003
<b>PARCEL ID NUMBER:</b>	02-21-29-300-0060-0000		
<b>PROJECT LOCATION:</b>	Located at the northwest corner of Markham Woods Road and State Road 434.		
<b>FUTURE LAND USE:</b>	PD (Planned Development)		
<b>ZONING:</b>	PUD (Planned Unit Development)		
<b>FILE NUMBER:</b>	Z2003-025		
<b>COMMISSION DISTRICT:</b>	District 3 – Commissioner Van Der Weide		

**OVERVIEW:**

The applicant, Maryse Lobean of Art-Kraft Sign Company, Inc., proposes to erect a ground sign for Century Bank within a fifty (50) FT buffer of the Springs PUD. The subject property is located at the northwest corner of State Road 434 and Markham Woods Road.

Section V (Landscaping and Buffering) of the Springs PUD Agreement establishes a fifty (50) FT buffer along the entire perimeter of the Springs PUD development, which applies to the subject property. Within this buffer, no structures (including signs) or parking are allowed to encroach. The application of the buffer standard to the subject property has thereby reduced the amount of permitted ground signage and is the reason for this request.

The Land Development Code regulates the number of permitted ground signs based on property frontage. Since the subject property is a dual frontage lot with a total road frontage of 469 linear FT, a total of two (2) ground signs would typically be permitted, one (1) in each front yard, in absence of the 50 FT buffer standard.

There is an existing ground sign on the subject property for which a PUD amendment was approved to allow encroachment into the 50 FT buffer along State Road 434. Based on the amount of building frontage (237 linear FT) and the minimum distance (300 FT) required between ground signs on the same property, the proposed sign would not exceed the maximum allowed (474 SF) by the Land Development Code, including existing signage on the property.

By definition of the Land Development Code, Section 30.448 (Revision of Planned Unit Development Final Master Plan), the request constitutes a minor amendment to the Springs PUD, since the proposed ground sign would not substantially impact intensity, character of the overall development, land use pattern, or the location and dimensions

of major streets. For this reason, no addendums to the Springs PUD Agreement would be required for the approval of this request.

**COMPATIBILITY WITH SURROUNDING DEVELOPMENT:**

Planning staff has reviewed this request for compliance with applicable zoning regulations and compatibility with surrounding development. The Board of County Commissioners (BCC) has historically allowed sign encroachments into the aforementioned Springs PUD buffer area along Markham Woods Road and State Road 434, as evidenced by the following examples of similar minor amendments to the Springs PUD:

**Existing Signs that Encroach into the Springs PUD 50 FT Buffers Along State Road 434 & Markham Woods Road**

<b>Merchant</b>	<b>Sign Location</b>
Springs Realty Sign	State Road 434
Petty's Meats Sign	State Road 434
Springs Executive Park / Wild Jack's Sign	State Road 434
Colonial Bank Sign	State Road 434
Springs Executive Park / Century Bank Sign	State Road 434
Bywater Real Estate Sign	State Road 434
Bywater Real Estate Sign	Markham Woods Road
Wild Jack's Sign	Markham Woods Road
Springs Executive Park Sign	Markham Woods Road

The proposed ground sign would be consistent with the trend of office and commercial signage along State Road 434 and Markham Woods Road and would otherwise be a permitted structure in absence of the 50 FT buffer.

**STAFF RECOMMENDATION:**

Staff recommends approval of the request to amend the Springs PUD (Planned Unit Development District) to allow the encroachment of a ground sign into the required 50 FT buffer along Markham Woods Road, based on the provisions stated in this report and the following findings:

1. The proposed ground sign would be consistent with the purpose of providing reasonable identification of the business for which it is intended.
2. The proposed ground sign would be an allowable use within the PUD (Planned Unit Development District).
3. The proposed ground sign would be compliant with the Seminole County Land Development Code.
4. The proposed ground sign would be consistent with the trend of nearby and adjacent office and commercial signage.

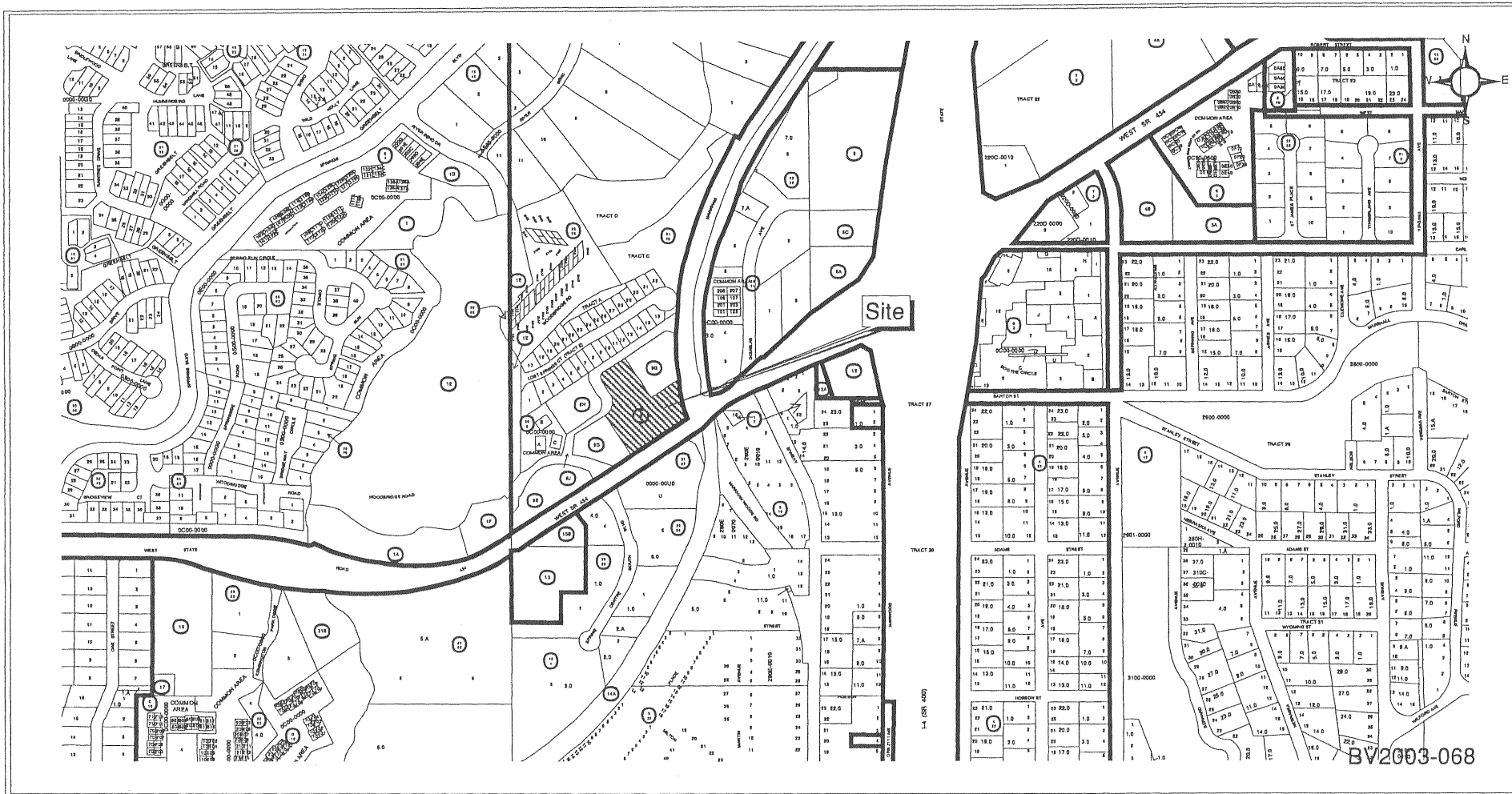
**PLANNING & ZONING COMMISSION RECOMMENDATION:**

At its July 9, 2003 special meeting, the Planning & Zoning Commission recommended approval of the request to amend the Springs PUD to allow the encroachment of a ground sign into the required 50 FT buffer along Markham Woods Road.

**ATTACHMENTS:**

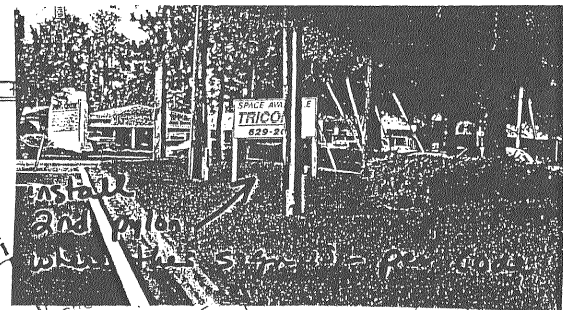
- A. Location Map
- B. Site Plan of Subject Property
- C. Illustration of Proposed Ground Sign
- D. Illustration of Existing Sign Encroachments into the Springs PUD

# Art Kraft Sign Company/ Maryse Loben 2101 State Road 434



AUG  
D

# PROPOSED 3-STORY OFFICE BLDG.



PROPOSED ENTRY SIGN  
~~PROPOSED WALL SIGN  
(REPLACE EXISTING)~~

33 | AF  
PROPOSED GROUND SIGN

52 | JPP

48 | PG

29 | JPP

32 | PG

260'

ST AUG 500

EXISTING SIDEWALK

ST AUG 500

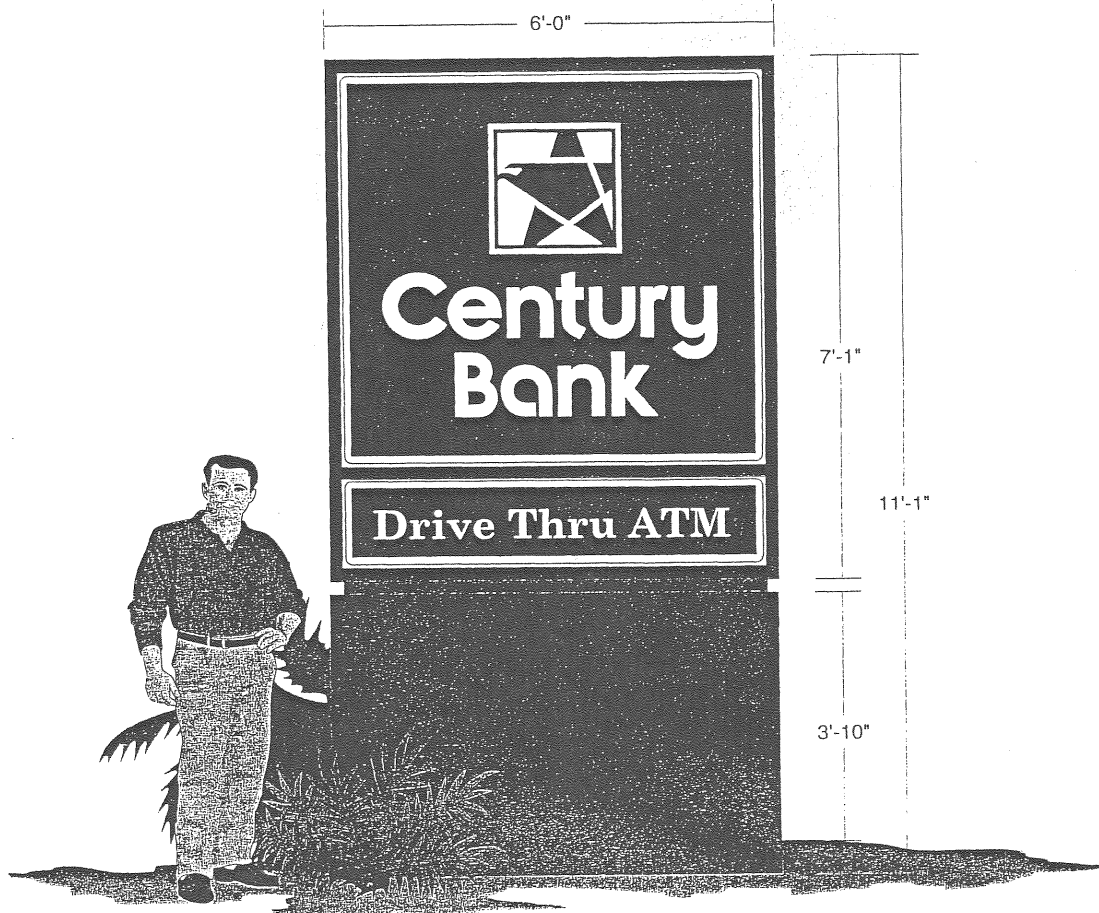
EXISTING GROUND SIGN

308 | AHM  
2 | JI

## STATE ROAD 434

MARKHAM WOODS  
DEBBIE LEE 40' 615-1115

CENTURY NATIONAL BANK  
 2101 S.R. 434  
 LONGWOOD, FL 32779



INTERNALLY ILLUMINATED FREESTANDING DOUBLE SIDED SIGN  
 EXTRUDED ALUMINUM CABINET W/ FABRICATED ALUMINUM POLE COVER & REVEAL  
 EXTERIOR METAL SURFACES TO BE FINISHED IN DK. BRONZE ACRYLIC POLYURETHANE FINISH  
 SIGN FACES TO BE HIGH IMPACT TRANSLUCENT PAN FORMED ACRYLIC W/  
 INSIDE SURFACE DECORATION  
 CENTURY BANK COPY & LOGO TO BE WHITE REVERSED OUT OF 230-157 COBALT BLUE  
 VINYL BACKGROUND, W/ WHITE PAN EDGE  
 INTERNAL 800 M.A. H.O. FLUORESCENT ILLUMINATION  
 SIGN INSTALLED ON SINGLE VERTICAL STEEL SUPPORT POLE  
 DIRECT BURIAL CONCRETE FOUNDATION

5  
 7.08

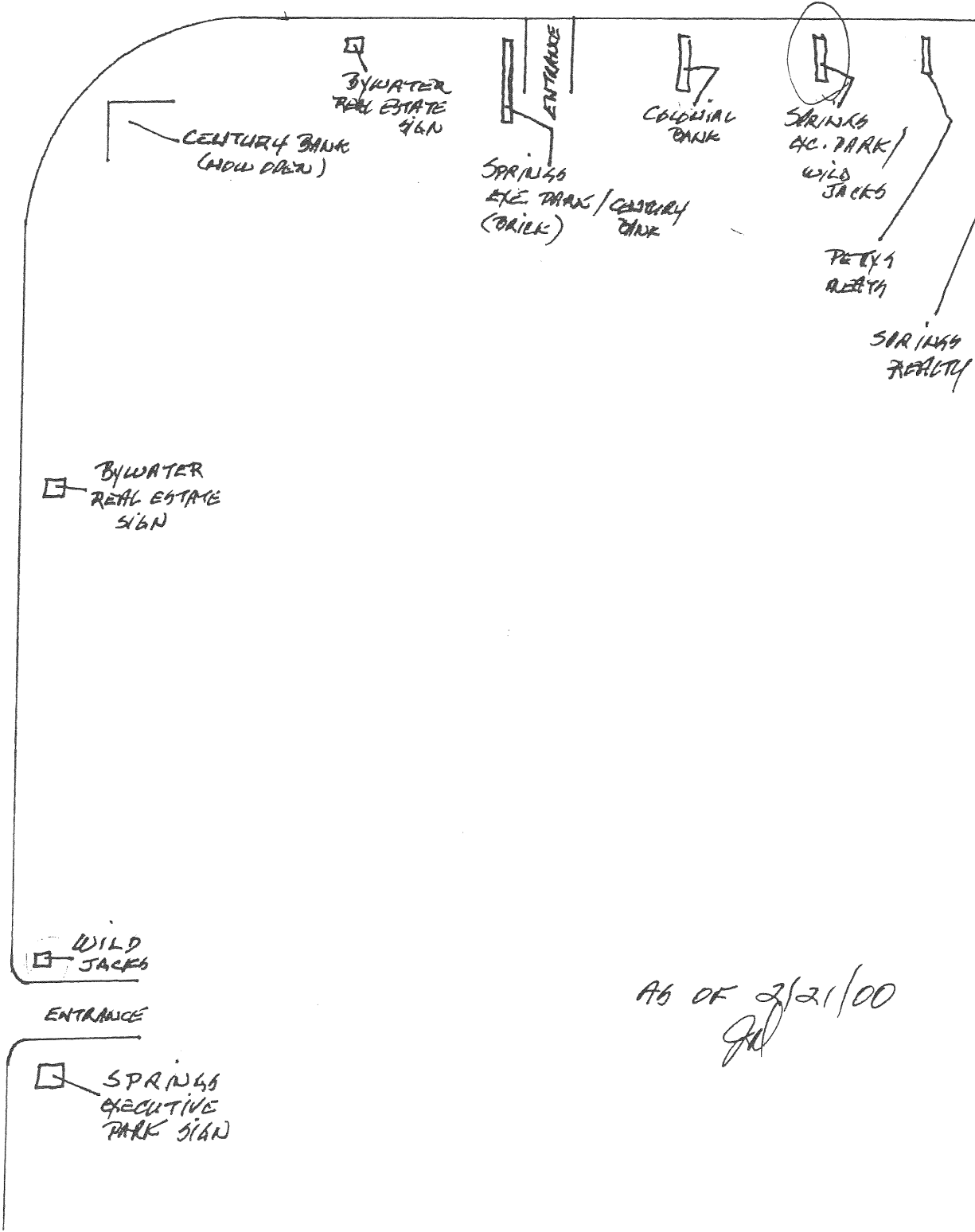
	ART-KRAFT SIGN COMPANY IS NOT RESPONSIBLE FOR PRIMARY ELECTRICAL HOOK-UP		
	DESIGN NO. 8737	REVISION	120 VOLTS
DESIGNER WAYNE	A 7 - 2 - 99	CUSTOMER CENTURY NAT'L BANK	
DATE 7 - 1 - 99	B 12 - 16 - 99	SALES REP JOE	
SCALE 1/2" = 1'	C	CUSTOMER APPROVAL	
	D		
	E		
	F		

6934 Sonny Dale Dr., W. Melbourne, FL 32904 (407) 727-9966 (407) 727-0561 FAX (407) 727-2229  
 VISIT OUR WEB SITE AT <http://www.Art-Kraft.com>  
 This Design, in whole or in part, is the property of Art-Kraft Sign Company and may not be used without the expressed written permission of Art-Kraft Sign Company.



SR 434

MARKHAM WOODS ROAD



AS OF 2/21/00  
JL