



VILLAGE OF ESTERO ZONING STAFF REPORT

CASE TYPE: ADMINISTRATIVE AMENDMENT
CASE NUMBER: ADD2016-E001
CASE NAME: The LASER LOUNGE SPA
PLANNING & ZONING BOARD DATE: February 16, 2016

REQUEST AND STAFF RECOMMENDATION

The applicant is requesting a deviation from Section 33-385 for a monument sign setback reduction located at 20400 Trailside Drive off US 41. For the reasons outlined in this report, staff recommends approval with conditions for a monument sign setback request.

APPLICATION SUMMARY

Applicant: Jonathan Sigg

Request: One deviation is requested for concrete monument sign.

- Deviation for a reduced setback for a monument sign of five feet (5') rather than the required fifteen feet (15') defined by Land Development Code (LDC) Section 33-385 (a) (3).

Location: The property is located at 20400 Trailside Drive. The applicant indicates the STRAP number is 28-46-25-E2-0300B.0190.

PUBLIC INFORMATION MEETING

A Public Information Meeting was held at the Design Review Board on September 23, 2015. There was no public input at the meeting.

PROJECT HISTORY

The property contains .61 acres. It was first re-zoned from Residential Single Family Conservation (RSC-1) to Commercial Planned Development (CPD) on September 19, 2000 (Zoning Resolution Z-00-047). An interior remodel permit was issued for the existing home in order to convert the interior into a spa in December 2000. A Certificate of Occupancy (C.O.) was issued for the site on March 20, 2001. Since the issuance of the C.O., the subject property has been used as a commercial spa. The Village of Estero had issued the Applicant a violation on December 30, 2015 regarding the existing sign located within the R.O.W.

STAFF ANALYSIS

The existing sign will be replaced with a permanent monument sign located 5 feet from the right-of-way. The applicant has indicated that the 15 feet required setback would create a visibility issue due to existing tree foliage and curvature of US 41 along the subject property. A site plan depicting the location of the existing and proposed sign is shown as Attachment A. A detail of the proposed sign is shown as Attachment B. The setback deviation is requested to show better visibility, particularly driving south bound on US 41 towards the curvature of the roadway and property.

Monument Sign Setback Request:

The applicant requested a deviation from LDC Section 33-385 (a) (3). This section requires a monument sign setback of 15 feet whereas the applicant has requested a 5 foot setback.

The Design Review Board reviewed the sign design and noted that there is a visibility issue on the site. US 41 curves southbound along the subject property and makes it difficult to view the sign.

Staff believes the proposed setback of five feet (5') rather than 15 feet required by the LDC will not impact surrounding properties, pedestrian access or vehicular traffic. The monument sign complies with all other aspects for the requirements of LDC sections 30 and 33. Staff does not object to granting of the deviation.

RECOMMENDATION

Staff recommends the approval of the monument sign setback distance of 5 feet rather than 15 feet required by the LDC Section 33-385 (a) (3). If the Planning and Zoning Board wishes to approve the request, staff recommends the conditions in the attached draft Resolution.

ATTACHMENTS

- A. Site Plans
- B. Sign Detail

Laser Lounge

5' SETBACK VIEW



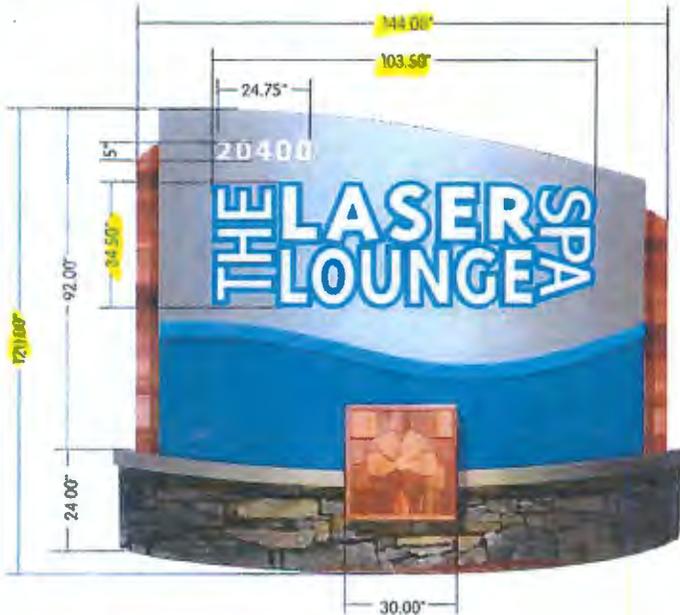
Wed Oct 28 2015 08:32:06 AM.

ATTACHMENT A

RECEIVED
FEB 02 2016
VILLAGE OF ESTERO



★ Sign # 24.79



top view

10"

convex face

Option 2

Revised 09-22-15



2180 Andrea Lane Ste 6
Fort Myers, Florida 33912
239-482-6800

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Translucent white vinyl applied 1st surface on push thru letters
Blue outline pointed or vinyl, on aluminum sign face
Halo illumination will slightly illuminate blue outline
Blue swoop push thru with Intense blue vinyl applied

ATTACHMENT B

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1. The monument sign complies with all aspects for the requirements of LDC Sections 30 and 33 as approved by the Design Review Board; and
2. The proposed deviations comply with the requirements of Section 34-380 (b) of the LDC for amending a previously approved Master Concept Plan, as they do not decrease buffers or open space required by the Land Development Code, do not adversely impact surrounding land uses, do not result in substantial underutilization of public resources and infrastructure committed to the support to the development, and do not decrease preservation areas.
3. The Planning and Zoning Board has taken this action at a duly constituted public hearing after due public notice.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for the deviation is APPROVED, subject to the following conditions:

1. The terms and conditions of the original Zoning Resolution (Z-00-047) remain in full force, except as modified herein.
2. The deviation for the monument sign setback of 5 feet is approved, provided the site layout is in substantial compliance with the attached Site Plan and detail marked as Exhibit A and Exhibit B respectively.
3. If it is determined that inaccurate or misleading information was provided to staff or the Planning and Zoning Board or if this decision does not comply with the LDC when rendered, then, at any time, the Planning and Zoning Board may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

PASSED AND DULY ADOPTED this 16th day of February, 2016.

**VILLAGE OF ESTERO, FLORIDA
PLANNING AND ZONING BOARD**

Roger Strelow, Chairman

Attest:

By: _____
Kathy Hall, MMC, Village Clerk

94 Reviewed for legal sufficiency

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By: _____

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Nancy Stroud, Esq.

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Vote:

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Roger Strelow

Yes ___

No ___

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Ryan Binkowski

Yes ___

No ___

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David Crawford

Yes ___

No ___

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Ned Dewhirst

Yes ___

No ___

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Marlene Naratil

Yes ___

No ___

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Scotty Wood

Yes ___

No ___

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Exhibits

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A. Site Plan

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B. Sign Detail

Resolution No. PZB 2016-02

CASE NO. ADD2016-E001

Laser Lounge

5' SETBACK VIEW

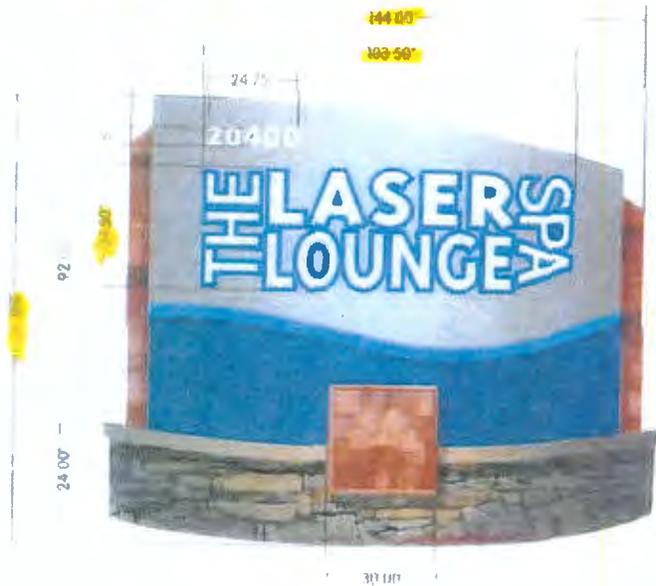


Wed Oct 28 2015 08:32:06 AM

EXHIBIT B



* Sign # 24.77



top view
 ↓
 10"
 convex face

Option 2

Revised 09-22 16

SIGNS BY
Crannie

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