



Staff Report

File #: LN-348

PLANNING AND ZONING BOARD

Meeting Date: DECEMBER 21, 2022

JOHN KNOX VILLAGE SIGNAGE TEXT AMENDMENT

Request: Text Amendment
P&Z# N/A
Owner: N/A
Project Location: N/A
Folio Number: N/A
Land Use Designation: N/A
Zoning District: N/A
Commission District: N/A
Agent: Andrew Schein (954-779-1119)
Project Planner: Daniel Keester-O'Mills (954-786-5541 / daniel.keester@copbfl.com)

Summary:

On behalf of property owner John Knox Village of Florida, Inc, the applicant Andrew Schein, Attorney is requesting to amend the Local Activity Center Zoning District [section 155.3507] in order to create new regulations related to signage.

CODE AMENDMENT, AS SUBMITTED BY THE APPLICANT

CHAPTER 155: ZONING CODE

...

155.3507. LOCAL ACTIVITY CENTER (LAC)

...

F. Process for Master Plan and Site Plan Approval

1. Approval of Master Plan

An illustrative build out Master Plan for John Knox Village, in accordance with Section 155.3507.A, Purpose, is submitted to and recommended by the Planning and Zoning Board. The Master Plan for John Knox Village is approved by the City Commission via City Resolution No. 2022-113.

...

G. Signage

Signs in the John Knox Village LAC shall comply with the standards in Chapter 156, Signs, except that one (1) animated sign shall be permitted on Cassels Tower (as identified in the approved Master Plan) facing I-95. The animated sign shall be no larger than 225 square feet and the lowermost portion of the bottom of the sign shall be a minimum of 105 feet above grade. In addition to the animated sign, one flat sign that is no larger than 65 square feet shall be permitted on Cassels Tower facing I-95.

The animated sign shall be limited to one (1) animation lasting no more than ten (10) seconds, followed by a static image lasting no less than twenty (20) seconds. . .

STAFF ANALYSIS

The proposed text amendment seeks to allow one animated sign on one of the residential towers in John Knox Village. The code amendment would allow the sign to be animated and limits the sign to 225 square feet. The signage must be located a minimum of 105 feet above grade. The Applicant is requesting that the sign allow for animation.

Animated Signs - The City’s Sign Codes (Chapter 156) prohibit the use of animated signs. Animated signs are defined as: *A sign visible from a public right-of-way with action or motion including, but not limited to, swinging, rotating, revolving, flashing, blinking, twinkling, chasing, or scintillating. Any sign which has alterations or variations in color, motion, copy, characters, illumination, illumination intensity, or any other image change more frequently than once every 12 seconds. The action or motion may be caused by electrical energy, electronic or manufactured sources of supply, or wind actuated elements. The sign may be exterior signs or interior signs.*

Florida Administrative Code for Outdoor Advertising Sign Regulations (14-10.004), provides the following guidelines:

14-10.004 Outdoor Advertising Permit Applications, Criteria, and Permit Issuance.

- . . .
- (10) Changeable messages - Signs may have an automatic changeable facing provided:
 - (a) The static display time for each message is at least six seconds;
 - (b) The time to completely change from one message to the next is a maximum of two seconds or, if messages are displayed digitally, the message must change instantaneously;
 - (c) The change of message occurs simultaneously for the entire sign face; and,
 - (d) All signs with changeable messages shall contain a default design that will ensure no flashing, intermittent message, or any other apparent movement is displayed should a malfunction occur.

Generally speaking, the purpose for prohibiting animated signs is to encourage traffic safety. Restricting the number of messages that can be viewed on digital display every minute and restricting animation allows the drivers to focus on the road. Digital displays may be used in conjunction with a “free standing sign” or installed on a building face as a “flat sign.” Free standing signs may be installed up to 4 feet to an adjacent right-of-way and they are limited to 16 feet in height. The majority of the City is subject to zoning regulations that restrict the maximum height of a building to 105 feet.

CODE AMENDMENT REVIEW STANDARDS

The Planning & Zoning Board must make a recommendation to the City Commission on applications for code amendments based on the competent substantial evidence in the record that the amendment addresses the following standards:

155.2402. TEXT AMENDMENT

...

C. Text Amendment Review Standards

The advisability of amending the text of this Code is a matter committed to the legislative discretion of the City Commission and is not controlled by any one factor. In determining whether to adopt or deny the proposed amendment, the City Commission shall weigh the relevance of and consider whether and the extent to which the proposed amendment:

1. Is consistent with the comprehensive plan;
2. Does not conflict with any provision of this Code or the Code of Ordinances ;
3. Is required by changed conditions;
4. Addresses a demonstrated community need;
5. Is consistent with the purpose and intent of the zoning districts in this Code, or would improve compatibility among uses and would ensure efficient development within the city;
6. Would result in a logical and orderly development pattern; and
7. Would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Staff Conditions:

DEPARTMENT RECOMMENDATION

Given the information provided to the Board, as the finder of fact, the Development Services Department provides the following alternative motion options, which may be revised or modified at the Board's discretion.

Alternative Motion I

Recommend approval of the text amendment to the City Commission for their consideration.

Alternative Motion II

Table this application for additional information as requested by the Board.