

## Item Cover Page

### PLANNING COMMISSION AGENDA ITEM REPORT

**DATE:** April 17, 2024

**SUBMITTED BY:** Monica Friedl, Planning & Community Development

**ITEM TYPE:** Resolution

**AGENDA SECTION:** AGENDA ITEMS

**SUBJECT:** **Quasi-Judicial:** Adjustment Application, Resolution 24.0891, Case Number AD.24.0891:

Request granting a Form Based Code adjustment to allow for two projecting signs to exceed the maximum allowable square footage and an adjustment request to allow for a second ground (monument) sign; for property located at 920 Manatee Avenue West (Parcel ID 3293800109) in the T6 (Urban Core) transect zoning district. Application filed by Stacey Friello of Sign Source, agent for owner 920 Manatee Avenue Associates, LLC.

**SUGGESTED ACTION:** Motion to recommend approval of Resolution 24.0891, Case AD.24.0891.

**Is this item Quasijudicial?**

No

**Does this item require a public hearing?**

Yes

**EXPLANATION:**

The applicant is requesting approval to install two projecting signs to exceed the maximum allowable square footage on the exterior of the new Nine20 Apartments located at 920 Manatee Avenue West. Each proposed sign is to be 60 square feet. Form Based Code, Section 4.12.6.a, states that developments in T6 are allowed "projecting signs, not to exceed 6 square ft. for each separate business entrance, [which] may be attached to and should be perpendicular to the Facade, and shall clear 9 feet above the Sidewalk."

The other request is to allow an additional (second) ground (monument) sign on the West side of the property on the lot frontage of 10<sup>th</sup> Street West. The proposed ground (monument) sign will have signage on the north and south elevations in addition to the parallel double faced-sign on the west and east sides of the sign which, by definition of our Land Use regulations, will trigger the need to request allowance of an additional ground sign. The total square footage of the ground sign will not exceed the maximum allowed sign area.

**FINANCIAL IMPACT:**

N/A

**ATTORNEY REVIEW/RECOMMENDATION:**

Reviewed by City Conflict Counsel Augello.

**SUGGESTED MOTION:**

Motion to recommend approval of Resolution 24.0891, Case AD.24.0891 as submitted.

**ATTACHMENTS:**

[Application - Resolution 24.0891, Case AD.24.0891.pdf](#)

[Staff Report - Resolution 24.0891, Case AD.24.0891.pdf](#)

[Resolution \(Denial\) - Resolution 24.0891, Case AD.24.0891.pdf](#)

[Resolution \(Approval\) - Resolution 24.0891, Case AD.24.08911.pdf](#)