



# City of Eustis

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

TO: EUSTIS CITY COMMISSION  
FROM: TOM CARRINO, CITY MANAGER  
DATE: December 13, 2022  
RE: Resolution Number 22-91: New Ace Hardware Conditional Sign

## **Introduction:**

Resolution Number 22-91 approves a Conditional Sign for Ace Hardware at 1750 N. SR 19 (Alternate Key Number 3812025) to permit a total of 181.3-square foot wall signs in the Suburban Corridor District design district that only allows a total of 100 square feet.

## **Recommended Action:**

If the City Commission finds that the requested conditional sign meets the required findings, they have discretion to approve, or if not, to deny.

## **Background:**

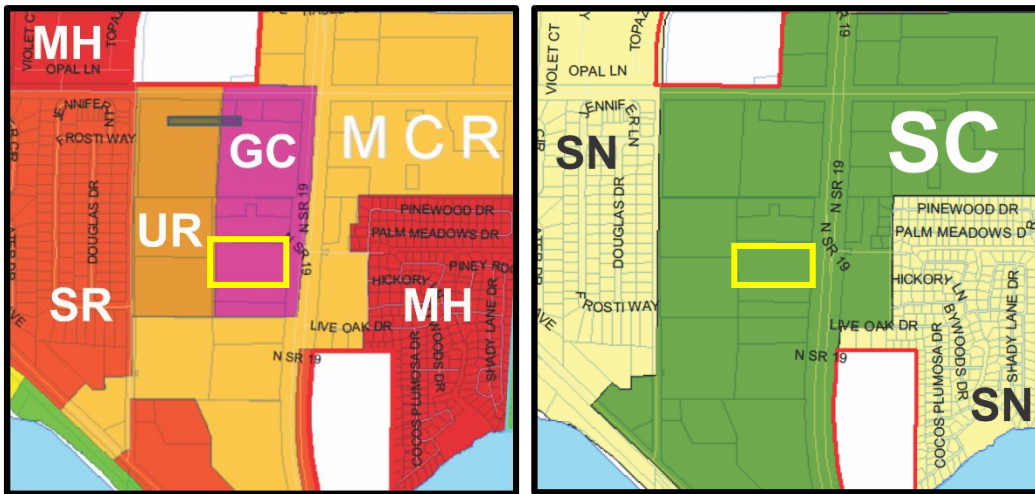
### **1. Pertinent Site Information:**

- a. The site subject to this request is 1750 N. SR 19 and comprises approximately 3.5 acres. The site is located on the west side of N. SR 19, five (5) parcels south of the southwest side of the intersection of SR 19 and CR 44.
- b. The site and surrounding properties' land uses, design district designations, and existing uses are shown below.

|              | <b>Future Land Use</b>          | <b>Existing Use</b> | <b>Design District</b> |
|--------------|---------------------------------|---------------------|------------------------|
| <b>Site</b>  | General Commercial District     | Commercial          | Suburban Corridor      |
| <b>North</b> | General Commercial District     | Commercial          | Urban Center           |
| <b>South</b> | General Commercial District     | Commercial          | Urban Corridor         |
| <b>East</b>  | Mixed<br>Commercial/Residential | Vacant Commercial   | Urban Center           |
| <b>West</b>  | Urban Residential District      | Multi-Family        | Urban Center           |

Future Land Use

Design District



### Applicant's Request:

The applicant is, requesting "permission to install three (3) wall signs which total more than 180 square feet on the front of their building (along N. SR 19). In addition, the Ace logo is also proposed at 96" when the code maximum is 48" for each logo letter. The applicant's justification statement is as follows: "To provide a better sign option for the owners that can be seen from the highway by passerby traffic."

The below images show the proposed signs, which will be erected if approved.

## 4073 Front Lit Channel letters Flush Mounted

Corridor Design Districts  
Limit wall signs to only  
100 s.f. per building frontage.  
Maximum logo size is 48".  
Copy Area per building  
elevation shall not exceed  
100 s.f.

EAST ELEVATION

### Job Specifications

|                          |                           |
|--------------------------|---------------------------|
| QUANTITY:                | ONE (1)                   |
| Linear Frontage:         | 135.84 ft                 |
| Overall Height:          | 96"                       |
| Overall Width:           | 218"                      |
| Total Sqft:              | 145.33 sqft               |
| Returns:                 | 3" 0.040 Aluminum - Black |
| Backs:                   | 3mm ACP                   |
| Trimcap:                 | 1" Black                  |
| Face:                    | 3/16" White Acrylic       |
| First Surface Vinyl:     | See Color Specs           |
| Mounting Method:         | Flush Mounted             |
| Illumination:            | Principal QuikMod 2       |
| Secondary Wire Length:   | 6 FT                      |
| Location of Power Holes: | Middle                    |
| Access Behind the Wall:  | Yes                       |
| Photocell:               | No                        |

**Legend:**

- A Internal LED power supply
- B conduit (1/2" min.)
- C pass through with wiring
- D trim cap
- E aluminum letter
- F acrylic face
- G UL approved equip. box
- H mounting system
- I LED modules
- J disconnect switch

3/16" White Acrylic

Red 1/2" 3/32

0.040" Aluminum Black

### ELECTRICAL NOTES

SignCrafters will make final connection to existing sign circuits when available, within 6 feet of sign which falls within the scope of ES license provided. If circuit is further than 6 feet away, SignCrafters will install a UL Approved remote transformer enclosure in the final connection point and run secondary wire to sign. If no circuit is available, customer is responsible for connecting a remote transformer or transformer for a dedicated 20 amp circuit to connect within 6 ft and have a visible meter and breaker in service panel.

Signs must have:

- A minimum of one (1) dedicated single phase 120V 20A circuit
- A junction box installed within 6 feet of sign
- Three (3) wires: Line, Ground, Neutral

|   |   |
|---|---|
| <p>Client: Cartor's ACE Hardware</p> <p>Address: 1750 N. State Rd. 19, Euclid, FL 32726</p> | <p>Project Manager: Laura P / Danny M</p> <p>Fabrication Advisor: Rob Mix</p> <p>Job Number: 4073</p> |
|---|---|

180-277 Volt Electrical Load up to 5 Amps Total @ Any Circuit

Customer is responsible for providing a dedicated electrical circuit within six feet of each sign location and any desired electrical timing devices.

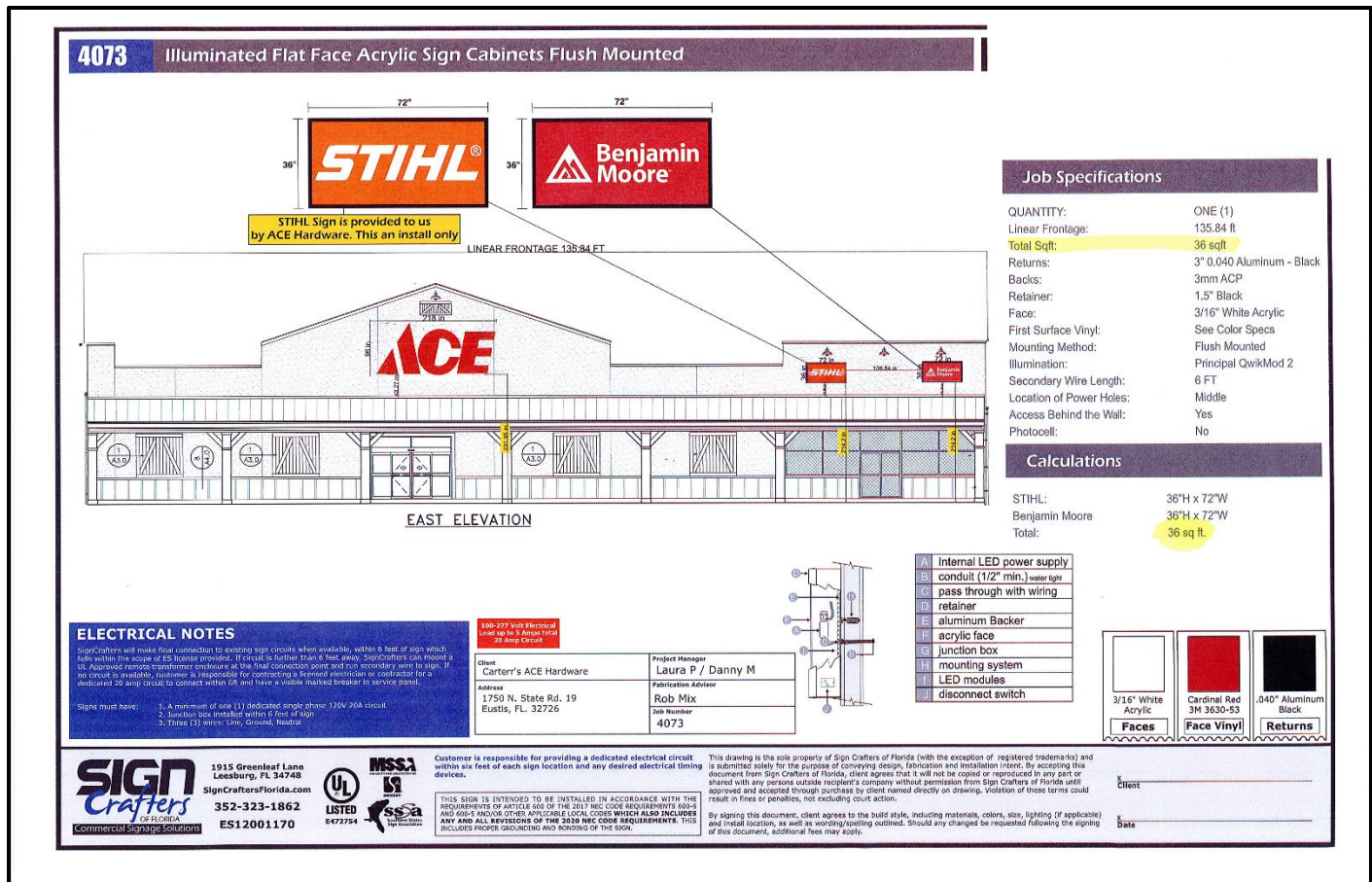
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 605 OF THE 2017 IRC CODE REQUIREMENTS 605-4 AND 605-5 AND/OR OTHER APPLICABLE LOCAL CODES WHICH ALSO INCLUDES ANY AND ALL REVISIONS OF THE 2023 INC CODE REQUIREMENTS. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

This drawing is the sole property of Sign Crafters of Florida (with the exception of registered trademarks) and is submitted solely for the purpose of conveying design, fabrication and installation intent. By accepting this document from Sign Crafters of Florida, client agrees that it will not be copied or reproduced in any part or shared with any persons outside recipient's company without permission from Sign Crafters of Florida until approved and accepted through purchase by client named directly on drawing. Violation of these terms could result in fines or penalties, not excluding court action.

By signing this document, client agrees to the build style, including materials, colors, size, lighting (if applicable) and install location, as well as wiring/speeling outlined. Should any changes be requested following the signing of this document, additional fees may apply.

1915 Greenleaf Lane  
Leesburg, FL 34748  
SignCraftersFlorida.com  
352-323-1862  
ES12001170

Ray C. Cartor, III  
Client  
Date: 11/22



## Applicable Land Development Regulations & Analysis of Request

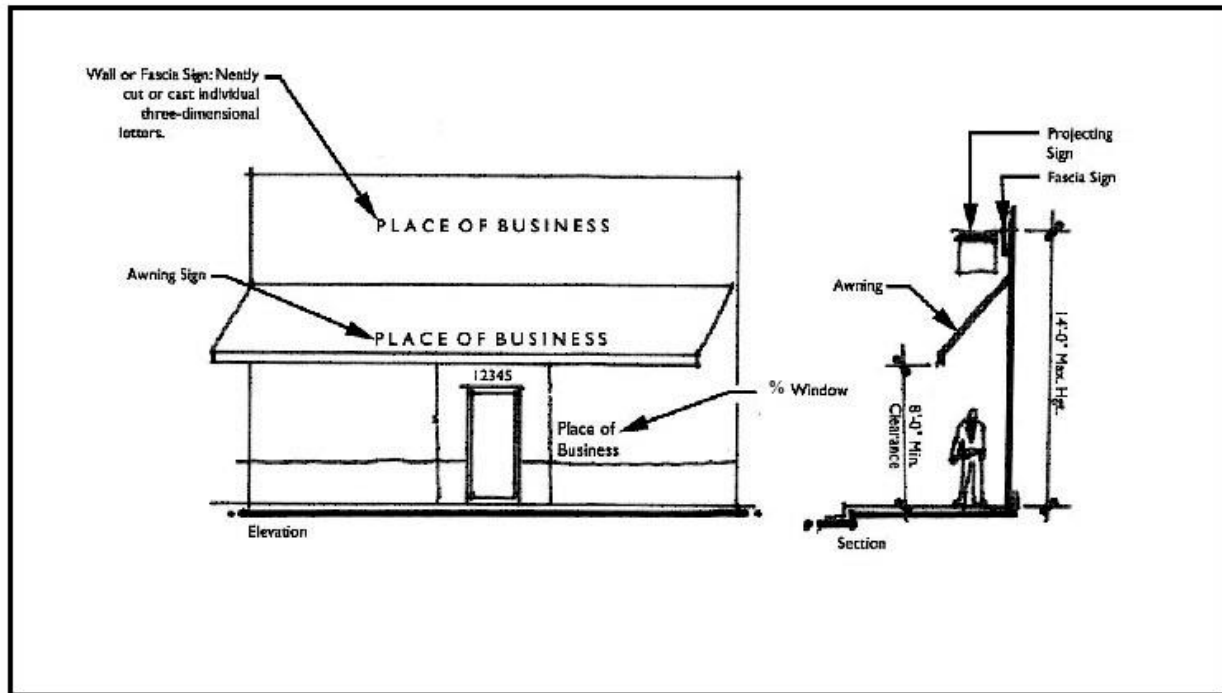
### Sec. 115-11.2(d) - Sign standards.

(d) *Building signs nonresidential uses. Building signs are permitted in commercial, industrial, mixed use, public institutional and agricultural land use districts, or on any property with an approved a conditional use permit for a nonresidential use, or on any property in a Residential land use district where an existing legally conforming or non-conforming nonresidential use exists, with the following provisions:*

- (1) Types of signs. Building signs shall be limited to wall, canopy, awning, marquee, and projecting signs.
- (2) Maximum number of signs. **In corridor districts, up to two building signs are permitted per building elevation.** In all other design districts, up to two building signs are permitted per building frontage.



## Building Signs - Elevation, Plan & Section



(3) Placement . The permitted building signs may be placed on the wall, awnings, or be a projecting sign in compliance with the following standards:

a. Building signs (wall, awning, marquee, canopy) .

1. Wall signs shall display only one surface, shall not be mounted more than 6 inches from any wall, and shall not project more than 12 inches from the building.

2. The maximum combined copy area for building signs, including any sign backgrounds, shall be as follows:

Corridor design districts : **One hundred square feet per building frontage, maximum letter size 36 inches, maximum logo size 48 inches.** Maximum copy area may be distributed per sign and along building elevations as desired by the business consistent with the maximum number of signs permitted above; however, **copy area per building elevation shall not exceed 100 square feet.**

***The property is located in a corridor design district (Suburban Corridor District) so the sign standards for corridor design districts apply. Generally, a maximum copy area of 100-square feet is permitted, but this property desires to have three wall signs which total more than 181 square feet. In addition, the Land Development Regulations regulates the maximum height of a logo letter to 48" when the applicant desires to have a 96" logo.***

### **Section 115-14 (e) Structural requirements and construction standards.**

All construction inspections and determinations shall be in accordance with Chapter 118, Construction Standards, of this Land Development Regulation.

***A separate sign permit has been submitted for the sign. However, until the City Commission makes its determination, the application will remain open.***

**Section 115-11.5 Conditional Signs:**

Permitted. Signs that are not addressed or permitted in this section may be permitted as conditional signs when there are unique situations or circumstances which require individual review of the location, size, and impact in order to determine the appropriateness of the sign on a particular site and its compatibility with adjacent uses.

Public hearing. The City Commission may approve a conditional sign by resolution in a public hearing in accordance with section 102-12.

Conditions. The City Commission may attach conditions and limitations to the approval as necessary to carry out the spirit and purpose of the Land Development Regulations and the Comprehensive Plan and to prevent or minimize adverse impacts. These conditions may include, but are not limited to size, duration, landscaping and lighting.

**In approving conditional signs, the City Commission shall make the following findings:**

**There are special circumstances and conditions peculiar to the site, the business, or the sign that are not applicable to other sites or businesses.**

***The property subject to the request is located along N. SR 19 on the west side of the road. This is a heavily traveled, major roadway in the City. The special circumstances appear to be that the building is of significant size to warrant a larger sign than allowed by the Land Development Regulations.***

**The approval does not grant any special privilege denied to other sites or businesses.**

The purpose and intent of Section 115-11 of the Land Development Regulations is to, “create the legal framework for signage regulation that is intended to facilitate an easy and agreeable communication between people. This Code recognizes the need for adequate business identification and advertising and communication in addition to the need to protect the safety and welfare of the public and provide a well-maintained, attractive appearance in the community.”

***Approval could be perceived as a special privilege denied to other sites and businesses and could set a precedent for other conditional sign approvals in the future.***

**The sign is compatible with its environment and does not create any unsafe conditions or detriments to the public welfare.**

***If this conditional sign request is approved, the applicant's building permit application will be approved. However, it will still require approval of the engineered drawings by the Building Official confirming compliance with the Florida Building Code.***

**Community Input**

The Department has notified adjacent property owners, advertised the resolution, and the applicant posted the site. There has been no community contact regarding the notice as of the writing of this report. The community will have an opportunity for additional input at the meeting.

**Budget / Staff Impact:**

There is no budget or staff impact associated with this resolution, beyond regular review time.

**Alternatives:**

1. Approve Resolution Number 22-91
2. Deny Resolution Number 22-91

**Discussion of Alternatives:**

1. Alternative 1 approves the resolution.

**Advantages:**

- The applicant could move forward with obtaining sign permit approval for the installation of the signs.

**Disadvantages:**

- A precedent could be set for approving other conditional signs in the future.

2. Alternative 2 denies the resolution.

**Advantages:**

- A precedent would not be set for other conditional sign approvals in the future.

**Disadvantages:**

- The applicant would need to redesign the signs to meet the size and height limitations.

**Prepared By:** Mike Lane, Development Services Director

Attachments:

- Resolution No. 22-91 with Exhibit A (Signs)