

## **STAFF REPORT**

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**HEARINGS:** Planning & Zoning Commission: November 13, 2007  
Board of County Commissioners: December 12, 2007

**APPLICANT:** OPUS South Corporation dba Nature Coast Commons LLC

**FILE NUMBER:** H-07-63

**PURPOSE:** Master Plan revision for the relocation and addition of monument signs

**GENERAL LOCATION:** West side of US 19, 2200' south of Osowaw Boulevard, east of Algood Road

**LEGAL DESCRIPTION:** A portion of Section 29 and 30, Township 23 South, Range 17 East, Hernando County, FL

**FILE STATUS:** All requirements necessary to conduct the public hearing have been satisfied.

**CITIZEN RESPONSE:** Correspondence received as of the date of this report? Yes  No

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### **REQUEST FOR MASTER PLAN REVISION:**

On August 6, 2006, the Board of County Commissioners voted 4-0 approving a request to establish a General Commercial master plan with specific C-2 uses. Condition #12 of the previous approval limited signage to four (4) monument signs not to exceed the maximum size and spacing in the LDRs. A maximum of two (2) signs no more than 15' in height were to be allowed along US Hwy 19 as indicated on the site plan. And a maximum of two (2) signs no more than 10' in height would be allowed along the frontage road.

The petitioner is requesting to modify condition #12 to allow the relocation and addition of signs. The petitioner is requesting the project's signage be modified to permit two (2) 15 foot in height monument signs and seven (7), six (6) foot in height outparcel monument signs along US Hwy 19. The two (2) proposed 15 foot monument signs would have a maximum sign area of 200 square feet per sign face and the proposed outparcel monument signs would have a maximum sign area of 50 square feet per sign face. The petitioner also proposes eliminating the two (2) previously approved signs along the frontage road. The petitioner's request will increase the previously approved sign count by three (3) additional signs. The petitioner seeks no other modifications and all previously approved conditions would be in effect. The request does not exceed the maximum allowable sign area.

**LAND USE REVIEW:**

County LDRs require that any lots with road frontage along US Hwy 19 in excess of 100 linear feet will be allowed one (1) square foot of sign area per linear foot of road frontage with a maximum of 200 square feet total sign area. Sign area is calculated by sign face. The petitioner’s master plan depicts seven (7) outparcels ranging in width from 180 linear feet to 250 linear feet. The petitioner has indicated that one (1), six (6) foot in height, 50 square foot sign per sign face will be placed at the center of each individual outparcel.

Shopping centers, malls, strip plazas and other buildings housing more than one business or activity may display no more than one on-site sign for each 200 feet of frontage, provided they are at least 200 feet apart along public streets and provided each sign does not exceed the maximum allowed according to County LDRs. The petitioner is proposing two (2), 15 in height, 200 square foot per side (400 square feet total sign area) monument signs on Outparcel “G” and one on Outparcel “A” on the master plan. The distance between the two (2) proposed shopping center signs is approximately 1,400 feet. The request meets the County LDR sign standards.

Minimum County Required Sign Setbacks (based on total sign surface area):

Up to 75 square feet in area:	5' from property line
75 square feet and up to 150 square feet in area:	10' from property line
150 square feet or greater:	20' from property line

**NOTICE OF APPLICANT RESPONSIBILITY:**

*The Master Plan process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrence. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.*

*The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowners associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.*

**STAFF RECOMMENDATIONS:**

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt Resolution # \_\_\_\_\_ approving the petitioner’s request for a Master Plan revision for the relocation and addition of monument signs, with the following conditions:

1. The petitioner must obtain all permits from Hernando County and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The signage for the project is approved as follows:
  - a. One (1), six (6) foot in height, 50 square foot sign for each outparcel "A" through "G".
  - b. Two (2) shopping center signs no more than 15 feet in height, a maximum of 200 square feet along US Hwy 19
  - c. All other requirements of the Sign Code shall be met.
3. All previous conditions of approval shall remain in full force and effect.
4. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan within 30 business days from BCC approval will result in the zoning becoming null and void.