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MEMORANDUM

TO: Fort Myers Beach Town Council
FROM: Bill Spikowski
DATE: April 18, 2005
SUBJECT: **LAND DEVELOPMENT CODE AMENDMENTS
PROPOSED ORDINANCES 05-07 AND 05-08**

This memo is the second supplement to the backup material previously provided to you for the April 4 and 18 public hearings on land development code amendments. The first supplement was dated April 11, 2005

SIGN PERMIT APPLICATIONS – Exhibit F (Chapter 30), Page 13 and 14 of 28

The application requirements for sign permits would be clearer if the underlined phrases below were added to the language proposed for § 30-153(d). Also, under the new code, sign permits would be issued at Town Hall rather than by the county's building official, yet two references in this section still mention the building official and should be changed.

Sec. 30-55. Permits; inspections.

(a) *Sign permit required; modifications. [no further changes required]*

(b) *Application for sign permit.* In order to obtain a permit to erect, alter, or relocate any sign under the provisions of this chapter, an applicant therefore shall submit to the town a sign permit application, which shall include:

- (1) A completed application form containing but not limited to: *[no further changes required]*
- (2) *A site location plan* including the following:
 - a. Location by street number and legal description (tract, block, and lot) of the building, structure, or lot to which or upon which the sign is to be installed; ~~or~~
 - b. A fully dimensioned plot plan, to scale, indicating the location of the sign relative to property lines, rights-of-way, streets, easements, sidewalks, and other buildings or structures on the premises, as well as the location, size, and type of any other

- existing signs whose construction requires a sign permit, when such signs are on the same premises.
- c. A sea turtle lighting plan is required for all new lighted signs that are visible from the beach, including signs that are within buildings.
 - d. A landscape plan is required for sign installations that include landscaping.
- (3) *[no further changes required]*
 - (4) *[no further changes required]*
 - (5) Such other information as the town manager building official may require which is necessary to secure full compliance with this chapter, the Florida Building Code and any other applicable ordinance.
 - (6) *[no further changes required]*
 - (7) *[no further changes required]*
 - (8) Where determined to be necessary, a copy of stress sheets and calculations indicating that the sign is properly designed for dead load and wind pressure in any direction, if required by the town manager building official.
 - (9) – (15) *[no further changes required]*

SIGN CONSTRUCTION STANDARDS – Exhibit F (Chapter 30), Page 18 and 19 of 28

This section includes one more reference to the building official which should be changed. Also, the landscaping requirements in subsection (h) are too vague to enforce, except for the dimensional requirement in subsection (h)(2) which seems to discourage modest landscaping by requiring any landscaping that is to be installed to extend across an area as wide as the sign's largest dimension.

Sec. 30-94. Construction standards; landscaping.

- (a) **Generally.** *[no further changes required]*
- (b) **Structural design.**
 - (1) The town manager building official may request wind load calculations for signs prior to issuance of a permit.
 - (2) A wall must be designed for and have sufficient strength to support any sign which is attached thereto.
- (c) **Materials for monument signs.** *[no further changes required]*
- (d) **Electric signs.** *[no further changes required]*
- (e) **Supports and braces.** *[no further changes required]*
- (f) **Anchoring.** *[no further changes required]*
- (g) **Maximum angle for double faced signs.** *[no further changes required]*
- (h) ~~**Landscaping.**~~
 - (1) ~~Approved landscaping, which includes xeriscape, shall be functional and decorative. It should be designed for minimal maintenance and capable of withstanding vandalism. It may be of many materials, including flowers, shrubs, trees, rockwork, brickwork, or other constructional elements in an attractive combination and appropriate to the~~

~~specific location. The support structure of the sign may, if properly designed, be included as part of the landscaping.~~

- ~~(2) The least dimension of the landscaped area shall be the greatest dimension of the sign, and the sign shall not extend beyond the landscaped area. The area enclosed by the sign shall be landscaped with shrubs and ground cover.~~

MONUMENT SIGNS – Exhibit F (Chapter 30), Page 28 of 28

The regulations for monument signs would be clearer if the following changes were made to the wording proposed for § 30-153(d):

Sec. 30-153. Permanent identification signs in commercial areas.

(a) **Generally.** In order to provide fair, equal, and adequate exposure to the public, and to prevent businesses from visually dominating neighboring properties, permanent identification signs for all commercial uses, and for other uses not regulated by § 30-152, must be in accordance with this section and with the remainder of this chapter.

- (1) **Size.** *[no further changes required]*
- (2) **Type of signs.** *[no further changes required]*
- (3) **Lighting.** Preferred methods for lighting identification signs are individual letters and symbols that are internally lit or signs that are lit by a steady external light. External lighting must use fully shielded fixtures and must comply with § 30-94(d). If visible from the beach, external lighting must also comply with § 14-76(5).
 - a. *[no changes required]*
 - b. *[no changes required]*
 - c. *[no changes required]*
 - d. *[no changes required]*
- (4) **Location.** *[no further changes required]*
- (5) **Advertising.** *[no further changes required]*
- (6) **Building numbers.** *[no further changes required]*

(b) **Wall signs.** *[no further changes required]*

(c) **Projecting signs.** *[no further changes required]*

(d) **Monument signs.** Monument signs are free-standing with internal structural supports, where the height from the ground to the highest point on the sign is less than the sign's greatest horizontal dimension.

- (1) ~~Sign supports can be exposed above the ground~~ Monument signs may be elevated provided that the bottom of the sign is no more than 1/3 of the greatest vertical dimension above the ground immediately below of the sign.
- (2) The maximum height of a monument sign is 5 feet above the crown of the adjacent street.
- (3) No part of a monument sign may be closer than 3 feet from any right-of-way.
- (4) Clear visibility must be maintained on corner lots in accordance with § 30-93.
- (5) Buildings that are required to meet the commercial design standards in § 34-991–1010 cannot install monument signs. For all other buildings, Figure 30-6 shows recent local examples of monument signs.

(e) **Sandwich signs.** *[no further changes required]*