



**506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731**

**PHONE: 352 360-6727
FAX: 352 360-6652**

SPECIAL MASTER: Amanda Boggus, Atty	Others: Sherie Lindh, LPG Anita Geraci-Carver, City Attorney Sharon Williams, Administrative Manager Emily Church, Administrative Assistant
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**AGENDA
Planning & Zoning (P&Z) MEETING – SPECIAL MASTER
October 15, 2026
4:00 PM**

-
- I. INVOCATION AND PLEDGE OF ALLEGIANCE**
 - II. MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from the August 20th meeting included for review/comment/approval.
 - III. RECESS TO THE LOCAL PLANNING AGENCY (LPA) MEETING**
 - IV. NEW BUSINESS**
 - 1. Urick and Wilder – Sign Variance Alternate key 1520690**

The applicant, Creative Sign Designs, submitted an application on behalf of the owner seeking a variance from Chapter 163, Section 163.070(b)(1)(ii) where only one (1) free-standing monument sign - not exceeding thirty-two (32) square feet is allowed. The property will be developed with multiple buildings, to include residential buildings, amenities and a leasing office; 65.78 square feet (vice 32 sf of signage) is being proposed. Please see the enclosed staff report and letter of justification requesting the total square footage to cover a main wall sign (49.85 sf), signage for mail (3.58 sf), a leasing office sign (5.68 sf) and a directional ground sign (6.67 sf).

STAFF COMMENTS:

PUBLIC COMMENTS:

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be heard on propositions before the Planning and Zoning Board. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

ADJOURNMENT:



506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

PHONE: 352 360-6727
FAX: 352 360-6652

SPECIAL MASTER: Amanda Boggus, Atty	Others: Sherie Lindh, LPG Anita Geraci-Carver, City Attorney Sharon Williams, Administrative Manager
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MINUTES
Planning & Zoning (P&Z) MEETING – SPECIAL MASTER
August 20, 2026
6:00 PM

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- I. **INVOCATION AND PLEDGE OF ALLEGIANCE:** Pledge led by Special Magistrate Amanda Boggus & Invocation was led by Sharon Williams.
 - II. **MEETING NOTES FROM PREVIOUS MEETING:** Meeting notes from the May 21st meeting included for review and were approved.
 - III. **RECESS TO THE LOCAL PLANNING AGENCY (LPA) MEETING**
 - IV. **NEW BUSINESS**
 1. **Kensington Gardens – Annexation, Large Scale Comp Plan, and Rezone/MDA - Alternate Keys 1284929, 1284937, 1285186, 1285267, 1285275, 1285305, 3645162 (alternate key 2856351-Fruitland Park parcel is exempt from the annexation)**

a. **Annexation - Ordinance 2026-011**

The applicant is seeking the voluntary annexation of seven (7) parcels consisting of approximately 25.41 +/- acres to receive city services and develop a proposed 308 unit single family subdivision. The development will consist of 131 - 40' x 115' (4,600 sf) lots and 177 - 50' x 115' (5,750 sf) lots. The properties are located east of US Hwy 27/441 and south of S. Grays Airport Rd, a designated urban collector road. The parcels are also contiguous to the city boundaries and would assist in eliminating a portion of an existing enclave.

Sherie Lindh, LPG, introduced the topic. The applicant had nothing further to add. Attorney Boggus opened for public comment and swore in all that intended to make comment. She further stated that only competent and substantial fact-based testimony or evidence will be

considered. Pure speculation or mere opinion not based on competent facts cannot be legally considered by the special master in weighing the appropriateness of the application.

Carl Yauk, 1123 Ritter Road, expressed disagreement with the annexation.

Seeing no further comments, Attorney Boggus closed public comment.

Attorney Boggus stated that the annexation application meets the requirements of Florida Statutes and recommended approval for consideration by the City Council at its anticipated September 10th meeting.

Special Master Boggus then recessed to the Land Planning Agency (LPA) meeting for the quasi-judicial application hearing where only the LSCPA application is legally required. During the LPA meeting, she stated that the additional application items would be heard at the same time to make everything clear for both the LPA and P&Z meeting as they are the same application. She then recessed back over to the P&Z meeting to hear the following two (2) items:

b. Large Scale Comp Plan Amendment (LSCPA) - Ordinance 2026-012

The proposed large scale comp plan consists of eight (8) parcels totaling approximately 71.27 +/- acres. The applicant is proposing Single Family Medium Density (@ 4 units/acre) on 58.16 acres and Multi-Family Low Density (@8 units/acre) on 13.11 acres for a proposed density of 4.32 units/acre. The current/existing land use is Single Family Low Density (@2 units/acre), Regional Commercial (3.0 FAR) and Regional Office (3.0 FAR).

c. Rezoning Ordinance 2026-013

The current zoning for the mentioned 8 properties is Lake County Agriculture, R-1, R-2, C-2 and Residential PUD. It should be noted that the proposed zoning is Residential Planned Unit Development (PUD) with an overall density of 4.32 units/acre and a maximum total number of 308 units. Open space is required to be a minimum of 25% with some suitably improved areas for the recreational needs of the community. Although, based on the acreage, a minimum of 17.81 acres is required, the plan indicates an offering of 18.75 acres or 26.31%.

Sherie Lindh introduced the project and provided an overview from the staff report that was included in the Agenda Packet wherein LPG determined the proposal is consistent with the Comprehensive Plan, provides adequate infrastructure and open space, and would not adversely impact traffic, utilities, solid waste, or schools. Environmental review identified gopher tortoises requiring relocation prior to development. Staff recommended approval of the Comprehensive Plan Amendment and rezoning.

Richard Wohlfarth, the applicant and developer, stated that the proposed development would significantly reduce the intensity of the property's existing land use and provide an appropriate transition between the surrounding residential, commercial, and industrial uses. He noted that the location, near South Grays Airport Road and U.S. 27/441, provides convenient access to restaurants, shopping, and schools and would be well suited for entry-level and first move-up housing.

Mr. Wohlfarth described the proposed mix of larger and smaller residential lots and noted

that the development would incorporate perimeter landscaping and a six-foot precast wall adjacent to the existing industrial property. He also discussed measures intended to address parking concerns, including varied front setbacks to provide additional driveway parking, guest parking throughout the community, and restrictions on overnight, commercial, trailer, and off-street swale parking.

Mr. Wohlfarth stated that the project is expected to represent an approximately \$65 million investment, including infrastructure and home construction, and would generate impact fees, utility connection fees, and additional tax revenue. Construction of infrastructure is anticipated to begin in early 2027, with the first residents expected in approximately mid-2028 and full buildout occurring over several years.

Mr. Wohlfarth further highlighted the proposed amenities, including a pool and cabana, two pickleball courts, two playgrounds, three pocket parks, picnic and barbecue areas, walking paths, and benches. He noted that architectural enhancements, landscaping, and other development standards would be incorporated through the Master Development Agreement. He also clarified that the project plans include a continuous approximately 450-foot eastbound right-turn lane along South Grays Airport Road extending between the two proposed entrances.

Sherie Lindh noted that Lake County's current standard for interior local street access is 150 feet and indicated the City's code may contain a typographical error. Staff further clarified that required accessways and turn lanes are subject to Lake County jurisdiction, with the MDA requiring all on-site and off-site traffic improvements required by Lake County and the City. The applicant confirmed that the required use permit had been submitted to Lake County for review.

Attorney Boggus opened public comment.

Carl Yauk, 1123 Ritter Road, The Villages of Pine Hills, requested clarification regarding the definition of "developable acreage" and whether it includes easements, water frontage, setbacks, drainage, utilities, buffers, and stormwater management areas. He also raised concerns regarding wastewater capacity, noting that the proposal appeared to reference outdated capacity figures for the City of Fruitland Park's agreement with Lady Lake. He questioned whether sufficient wastewater capacity would be available for the proposed development and future growth. Mr. Yauk further questioned the basis and current applicability of the housing analysis indicating a need for 5,460 additional dwelling units through 2035. He requested clarification on how many of those units have already been accommodated and whether the analysis accounts for recent regional growth. He also asked about the development's status relative to the applicable water allocation and whether adequate water and wastewater capacity exist to support additional development. Finally, he expressed concerns regarding potential impacts on local schools, particularly overcrowding, and emphasized the importance of ensuring adequate infrastructure and educational capacity to support community growth.

Mitchell Langley, 101 South Valley Road, echoed concerns regarding wastewater capacity. He noted that Lady Lake recently reduced the City's wastewater capacity to 150,000 gallons per day, while the application continues to reference 500,000 gallons per day. He questioned whether the discrepancy and any missing unity of title documentation should be addressed

before the application proceeds. Mr. Langley further stated that the City currently uses approximately 80,000 gallons per day and has commitments totaling approximately 145,000 gallons per day, leaving limited available capacity. He noted that the proposed development would require approximately 93,000 gallons per day and that the City's planned wastewater treatment expansion is not expected to be operational until 2030. He also cited approximately 1,939 homes currently planned or permitted and expressed concern that existing commitments could substantially reduce the remaining capacity of the current wastewater plant. He requested that staff verify the application's completeness and wastewater capacity before the development proceeds.

Sarah McCallum, 2125 Miller Boulevard, requested that staff formally address the wastewater capacity questions raised during the hearing. She also expressed concerns regarding the requested variances, stating that the proposed 55% lot coverage, compared to the 30% permitted, appeared to contribute to the need for additional variances. Ms. McCallum expressed concern that the variances could establish a precedent for higher-density development inconsistent with the City's existing development standards and community character. She stated that the property did not appear to have unique characteristics warranting the requested deviations and emphasized the importance of adhering to the City's code. She also questioned whether the application was complete, particularly if a unity of title had not been provided, and expressed concern that several project details remained unresolved at the time of the hearing. Finally, she questioned whether the proposed project included any designated garden areas.

Boston Eddie, 36100 Water Oak Drive, stated that he is directly affected by the proposal and, due to hearing difficulties, did not fully understand the discussion. He requested an opportunity to meet individually with the developer to clarify how the proposal would affect him. The applicant agreed to meet with him prior to the matter being presented to the City Council.

Carl Yauk, 1123 Ritter Road, The Villages of Pine Hills, questioned whether the green spaces shown behind and between the proposed homes would be considered open space, drainage areas, swales, or part of the individual lots. He noted that the same area should not be counted as both required open space and private yard area and requested clarification regarding its designation.

Seeing no further comments, Attorney Boggus closed public comment.

Richard Wohlfarth clarified that the 25% open-space requirement is based on the development's gross area of 71 acres. He stated that buffers, common landscaped areas between lots, and the landscaped dry retention area would be maintained by the HOA or CDD and collectively provide approximately 30% open space, exceeding the requirement. He further confirmed that all areas shown in green are included as open space.

Sherie Lindh clarified that a unity of title would be required when the applicant submits a preliminary plat or site plan, contingent upon approval of the annexation, future land use, and rezoning. She also noted that Lake County is working toward interlocal agreements with municipalities regarding annexations.

Attorney Boggus asked whether Fruitland Park currently has an agreement in place. The City

Attorney confirmed that no such agreement exists.

Attorney Boggus asked whether PUD zoning is considered flexible or restrictive in Fruitland Park. The City Attorney explained that PUD zoning is negotiable and may include waivers or variances from the code as part of the approval process.

Attorney Boggus asked about the housing shortage analysis and its current status. Sherie Lindh stated that the analysis was based on the City's existing Comprehensive Plan data and that additional development data was being tracked. She noted that current unit and development figures were not immediately available but could be provided for the City Council meeting, as requested by Attorney Boggus.

Attorney Boggus asked about wastewater capacity and its potential impact on the development. The City Attorney explained that the City's current agreement with Lady Lake provides 500,000 gallons per day but is set to expire in October, with a proposed five-year extension at 150,000 gallons per day pending City Commission consideration. The City Attorney stated that wastewater concurrency would be reevaluated when construction plans are submitted, and the MDA would specify that the developer assumes the risk if sufficient capacity is unavailable. Sherie Lindh added that Comprehensive Plan policies require capacity to be available when development occurs. Attorney Boggus confirmed that the developer would assume the risk of proceeding without a guarantee of future wastewater capacity.

Attorney Boggus stated that the advisory board's role was to determine whether the minimum criteria had been met for City Council consideration. Based on the documentation and competent substantial evidence, she recommended approval of the annexation, future land use amendment contingent upon annexation approval, and rezoning to Planned Unit Development contingent upon approval of both. The matters were scheduled for consideration at the September 10 City Council meeting.

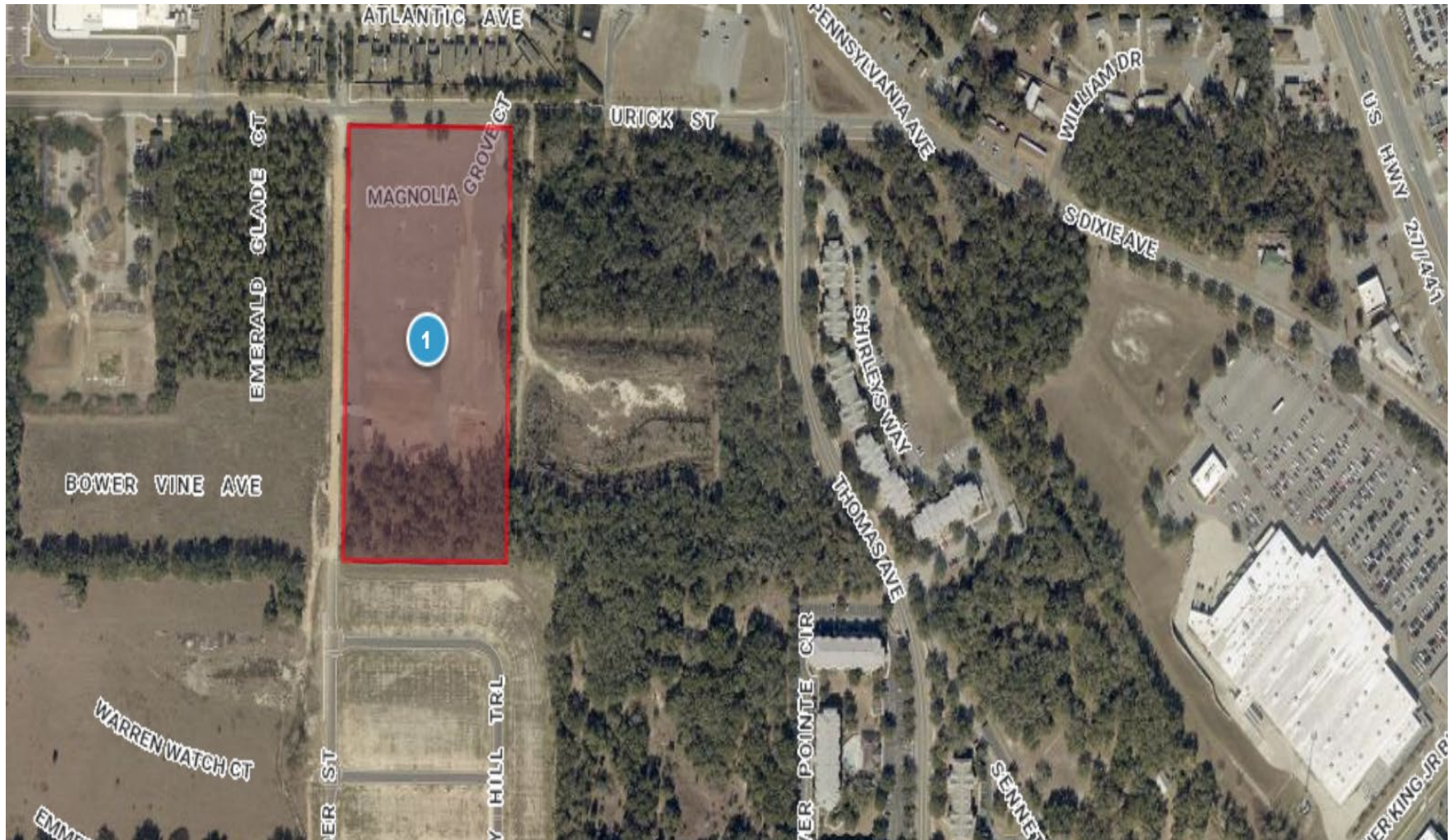
STAFF COMMENTS: None

PUBLIC COMMENTS:

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ADJOURNMENT: 6:59 PM

LOCATION MAP
Alternate Key 1520690 - URICK & WILDER



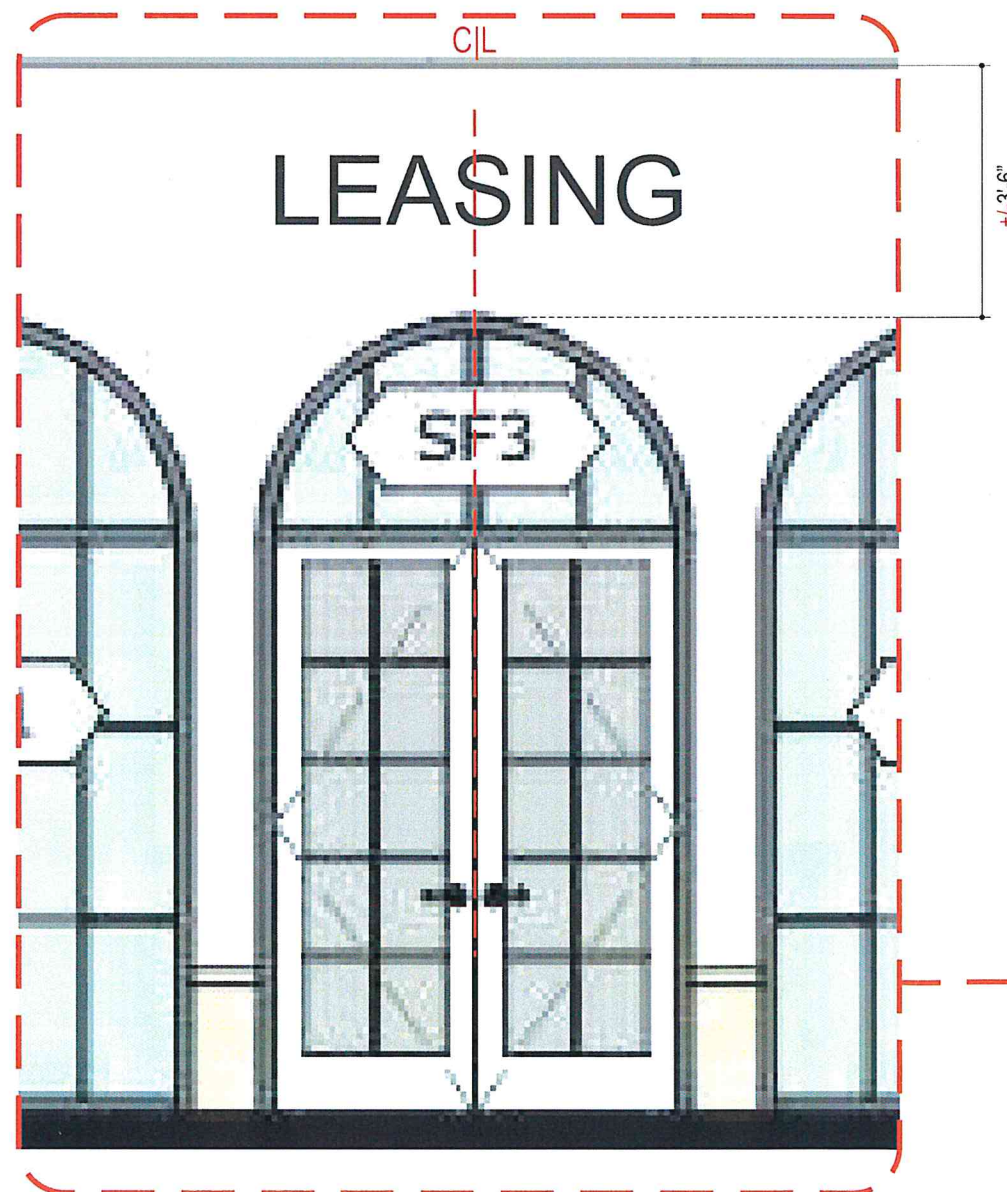
5'-8 1/8"

1'-0"

LEASING

FCO FLUSH MOUNT PAINTED ALUMINUM FCOs - OPT. 1

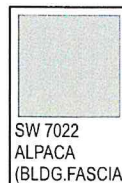
SQ.FT 5.7 SCALE 1 1/2" = 1'-0"



FCO FCOs PLACEMENT ON ELEVATION

SCALE 3/8" = 1'-0"

Color Palette (TO BE CONFIRMED)

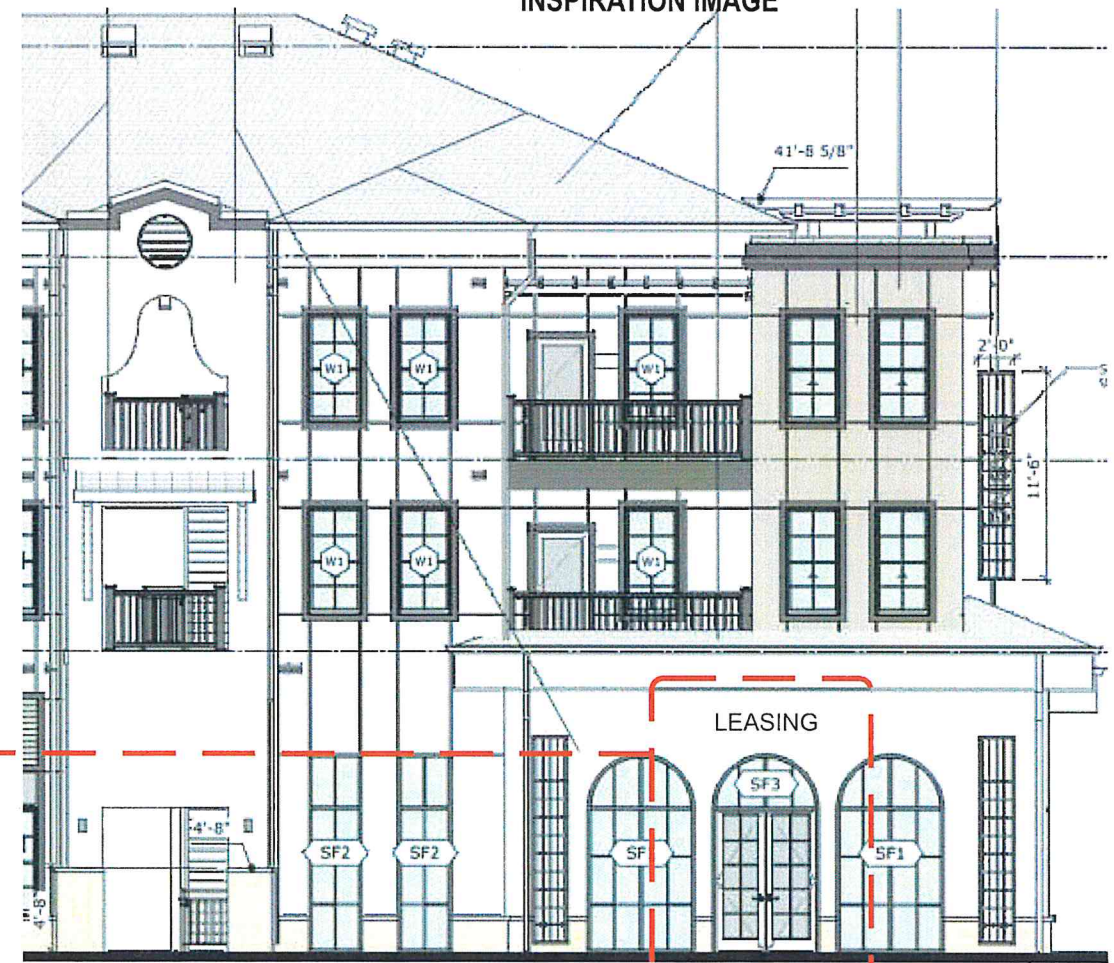


SIDE VIEW

- SCOPE OF WORK NOTES**
- .25" THK. ROUTED AND PAINTED LEASING SIGN FCOs
 - INSTALLED CENTERED ABOVE ENTRANCE DOOR
 - STUD MOUNT FLUSH MOUNT TO SURFACE. ALL WALL PENETRATIONS SEALED WITH CLEAR SILICONE ADHESIVE

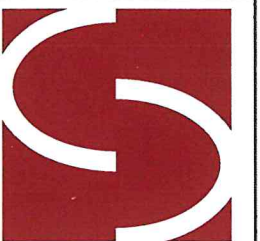


INSPIRATION IMAGE



FCO PROPOSED NEW SIGNAGE ON ELEVATION

SCALE 3/32" = 1'-0"



**CREATIVE
SIGN DESIGNS**

12801 COMMODITY PLACE
TAMPA, FL 33626

PHONE: 813.818.7100

FAX: 813.749.2311

CREATIVESIGNDESIGNS.COM

PROJECT

**Elmington Dev.
Fruitland Park
Exterior Signage**

SITE ADDRESS

1100 Magnolia Grove Ct.
Fruitland, FL 34371

P.M.: E.GIBSON

A.M.: A.BARRY

DESIGNER: R.CABRERA

REVISIONS

#	DATE	DESCRIPTION
1	1.20.26	Revised Signage - Routed and Painted Sign Above Door - Routed and Painted Sign Above Door - Routed and Painted Sign Above Door
2	2.9.26	Revised Signage - Routed and Painted Sign Above Door - Routed and Painted Sign Above Door - Routed and Painted Sign Above Door
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SD DD FAB ENG

CUSTOMER APPROVAL



E212525

ALL ELECTRICAL COMPONENTS WILL BE UL 48 ELEC. SIGNS AND APPROVED AS PER 2020 NEC 600.3 AND MARKED AS PER NEC 600.4. THE INSTALLATION OF THE WIRING WILL BE DONE AS PER NEC 450.4 AND DESIGNATED TO UL 48. ALL SIGNS ARE TO BE GROUNDED AND BONDED PER NEC 600.7 AND 250.122. AN ELECTRICAL DISCONNECT WILL BE PROVIDED PER NEC 600.8. ALL WIRING INSIDE LETTERING WILL BE LOW VOLTAGE UNDER UL SIGN ACCESSORIES MANUAL (SAM) E242084. LISTED AND APPROVED AS PER 2020 NEC 600.3 AND MARKED PER NEC 600.4. PRIMARY ELECTRICAL SOURCE TO BE SUPPLIED BY CUSTOMER WITHIN SIX (6) FEET OF SIGN. ALL PRIMARY WIRING WILL BE #12 THWN. DRAIN HOLES PER NEC 600.8(G) (1) DEDICATED 20 AMP CIRCUIT PER SIGN PER NEC 600.5

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DATE: 1.14.26

SIGN / SHEET TYPE

FCO

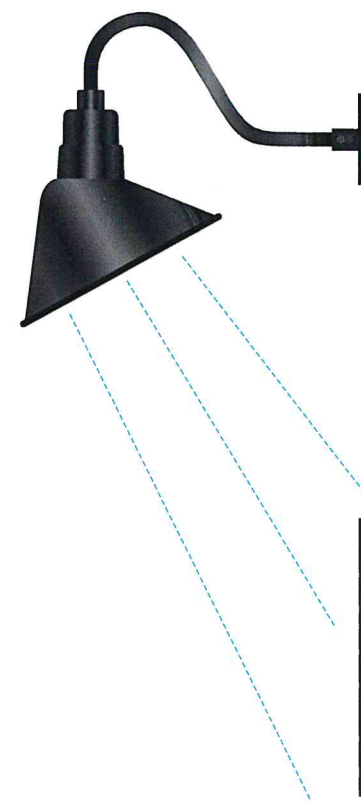
QUOTE #

4887

SHEET #

1

OF 7



SIDE VIEW



INSPIRATION IMAGE

SCOPE OF WORK NOTES

- .25" THK. ROUTED AND PAINTED LEASING SIGN FCOs
- INSTALLED CENTERED ABOVE ENTRANCE DOOR
- STUD MOUNT FLUSH MOUNT TO SURFACE. ALL WALL PENETRATIONS SEALED WITH CLEAR SILICONE ADHESIVE
- DOWN LIGHTING VIA OVERHEAD INSTALLED GOOSENECK EXTERIOR GRADE LIGHT FIXTURES (TYP.)



CREATIVE SIGN DESIGNS

12801 COMMODITY PLACE
TAMPA, FL 33626

PHONE: 813.818.7100

FAX: 813.749.2311

CREATIVESIGNDESIGNS.COM

PROJECT

Elmington Dev.
Fruitland Park
Exterior Signage

SITE ADDRESS

1100 Magnolia Grove Ct.
Fruitland, FL 34371

PM: E.GIBSON

AM: A.BARRY

DESIGNER: R.CABRERA

REVISIONS

#	DATE	DESCRIPTION
1	1.20.26	Revised 10' for lease, removed 1st sign, added 10' for lease, other updates, PG
2	2.9.26	Revised 10' for lease, removed 1st sign, added 10' for lease, other updates, PG
3		
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SD DD FAB ENG

CUSTOMER APPROVAL



ALL ELECTRICAL COMPONENTS WILL BE UL 48 ELEC. SIGNS AND APPROVED AS PER 2020 NEC 600.3 AND MARKED AS PER NEC 600.4. THE INSTALLATION OF THE WIRING WILL BE DONE AS PER FBC 4505.4 AND DESIGNATED TO UL-48. ALL SIGNS ARE TO BE GROUNDED AND BONDED PER NEC 600.7 AND 250.122. AN ELECTRICAL DISCONNECT WILL BE PROVIDED PER NEC 600.5. ALL WIRING INSIDE LETTERING WILL BE LOW VOLTAGE UNDER UL SIGN ACCESSORIES MANUAL (SAM) E242084, LISTED AND APPROVED AS PER 2020 NEC 600.3 AND MARKED PER NEC 600.4. PRIMARY ELECTRICAL SOURCE TO BE SUPPLIED BY CUSTOMER WITHIN SIX (6) FEET OF SIGN. ALL PRIMARY WIRING WILL BE #12 THWN. DRAIN HOLES PER NEC 600.8(1) (1) DEDICATED 20 AMP CIRCUIT PER SIGN PER NEC 600.5

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FCO

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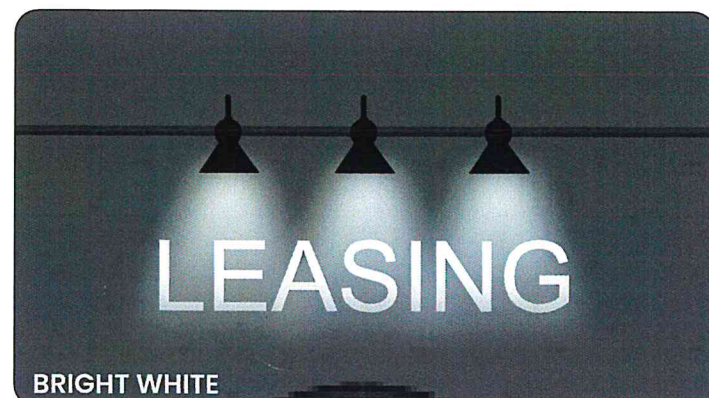
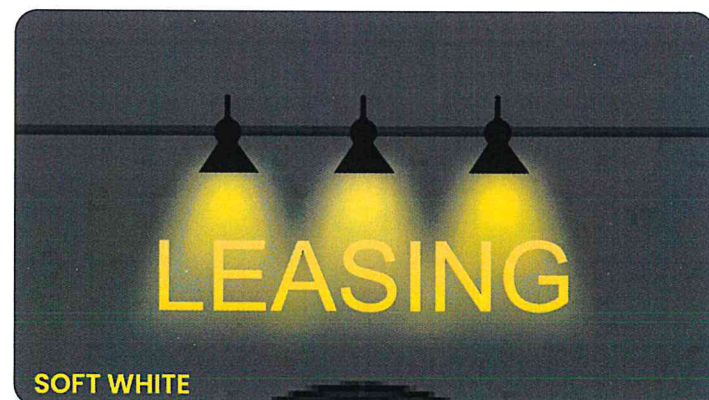
SHEET #

2 OF 7

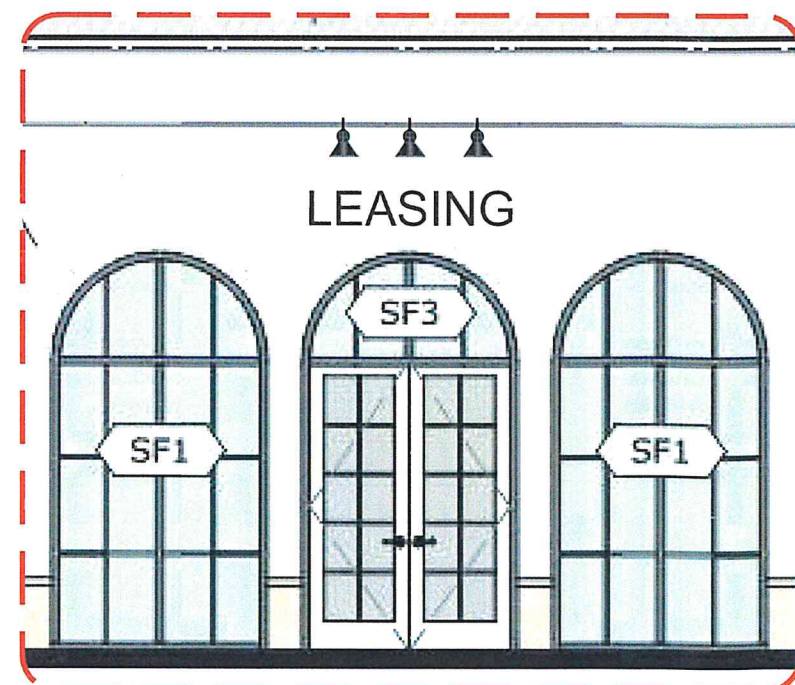
FCO EXTERNALLY ILLUMINATED, FLUSH MOUNT PAINTED ALUMINUM FCOs - OPT. 2

SQ.FT 5.7 SCALE 1 1/2" = 1'-0"

LIGHT FIXTURES FOR ILLUSTRATION PURPOSES BY ARTIST. ACTUAL MAY VARY

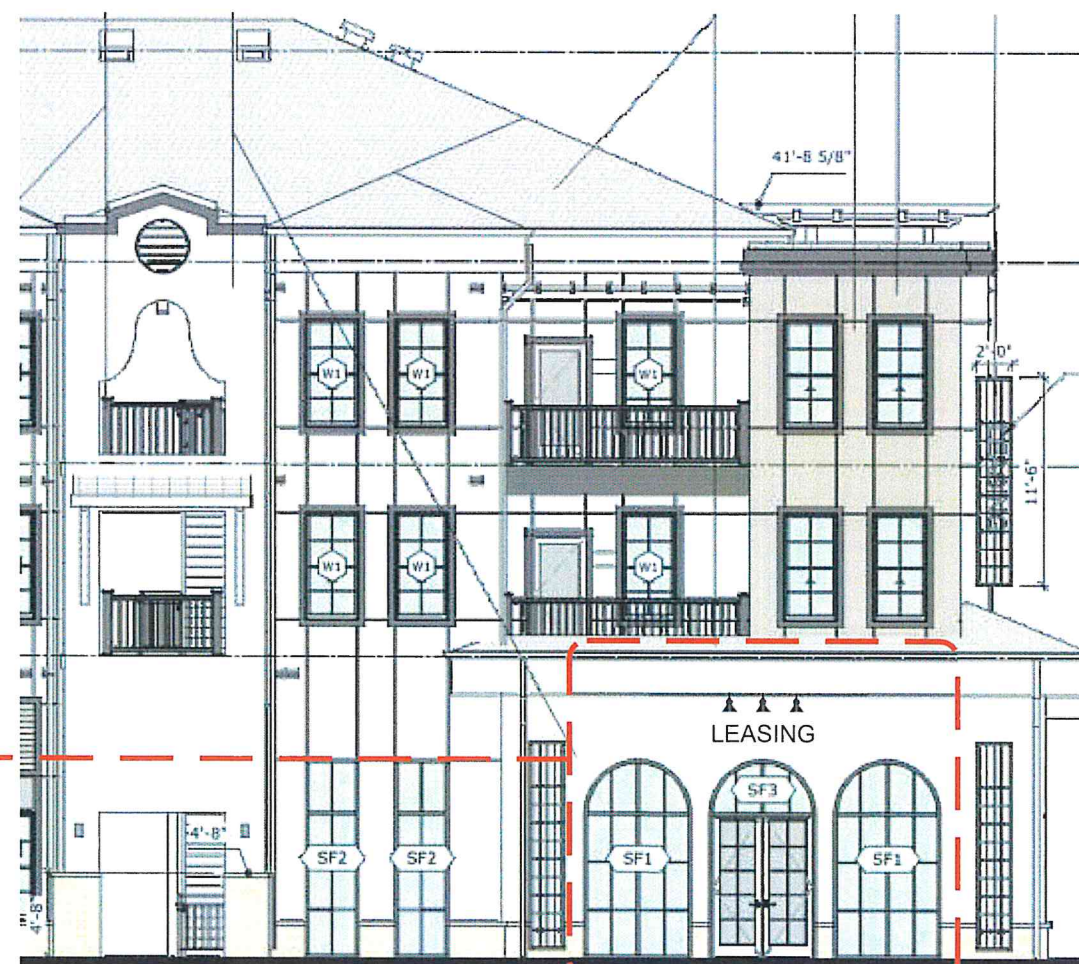


NIGHT VIEW SIMULATION



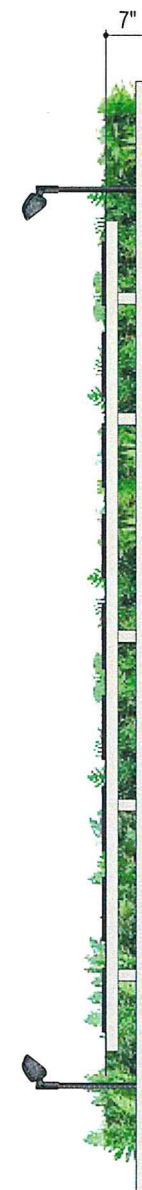
FCO FCOs PLACEMENT ON ELEVATION

SCALE 3/16" = 1'-0"



FCO PROPOSED NEW SIGNAGE ON ELEVATION

SCALE 3/32" = 1'-0"



SIDE VIEW
(LIVE WALL FOLIAGE SHOWN
BEYOND FOR CLARITY)

WS EXTERNALLY ILLUMINATED WALL SIGN w/ PAINTED FCOS
 BOXED SQ. FT. 110.5 SCALE 3/8" = 1'-0"

 Color Palette (TO BE CONFIRMED)



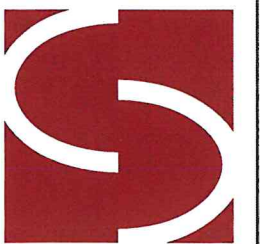
FOCUS INDUSTRIES LFL013LEDM1027MVBLT
LED LIGHT FIXTURE (OR SIMILAR)



INSPIRATION IMAGE

SCOPE OF WORK NOTES

- 2"x2" SQ. TUBE MAIN FRAMING PAINTED IVORY TO MATCH BLDG. FASCIA (ACTUAL COLOR TBD)
- LIVE WALL GREEN FOLIAGE ADHERED TO FRAME VIA MESH | PERF'D ALUMINUM PANELS / COMPONENTS
* GREENERY / FOLIAGE TBD
- 2"x2" SECONDARY ALUMINUM FRAME INSET 4" ON ALUM. FASCIA (TO PROVIDE "FLOATING" EFFECT) STAND-OFF MOUNT 3" WITH WELDED 2" SQ. PAINTED ALUM. TUBE SUPPORTS TO MAIN FRAME
- .125" PAINTED ALUM. FACE WELDED TO 2NDARY, INSET ALUMINUM FRAME
- DOWN & UP LIGHTING VIA LOW VOLTAGE LED FIXTURES MODEL / TYPE (TBD)



**CREATIVE
SIGN DESIGNS**

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TAMPA, FL 33626

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PROJECT

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PM: E.GIBSON

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AM:	A.BARRY

DESIGNER:	R.CABRERA
-----------	-----------

REVISIONS

#	DATE	DESCRIPTION
1	1.20.26	Deleted 121 Participants Removed old copy Admin FIDUCIAL requires other updates-RC
2	2.9.26	New layout design by 121- RC sign option relocated PP on sign plan- RC
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SD DD FAB ENG

CUSTOMER APPROVAL



ET25225
ALL ELECTRICAL COMPONENTS WILL BE UL 48 ELEC. SIGNS
AND APPROVED AS PER 2020 NEC 600.3 AND MARKED
AS PER NEC 600.4. THE INSTALLATION OF THE WIRING WILL
BE DONE AS PER FBC 4505.4 AND DESIGNATED TO
UL 48 ALL SIGNS ARE TO BE GROUNDED AND BONDED
PER NEC 600.7 AND 250.122.
AN ELECTRICAL DISCONNECT WILL BE PROVIDED PER
NEC 600.8
ALL WIRING INSIDE LETTERING WILL BE LOW VOLTAGE
UNDER UL SIGN ACCESSORIES MANUAL (SAC) E204204,
LISTED AND APPROVED AS PER 2020 NEC 600.3
AND MARKED PER NEC 600.4.
PRIMARY ELECTRICAL SIGNAL TO BE SUPPLIED BY
CUSTOMER WITHIN SIX (6) FEET OF SIGN. ALL PRIMARY
WIRING WILL BE #12 THIN. DRAIN HOLES PER NEC 600.5(G)
(1) DEDICATED 20 AMP CIRCUIT PER SIGN PER NEC 600.5

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DATE:	1.14.26
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SIGN / SHEET TYPE

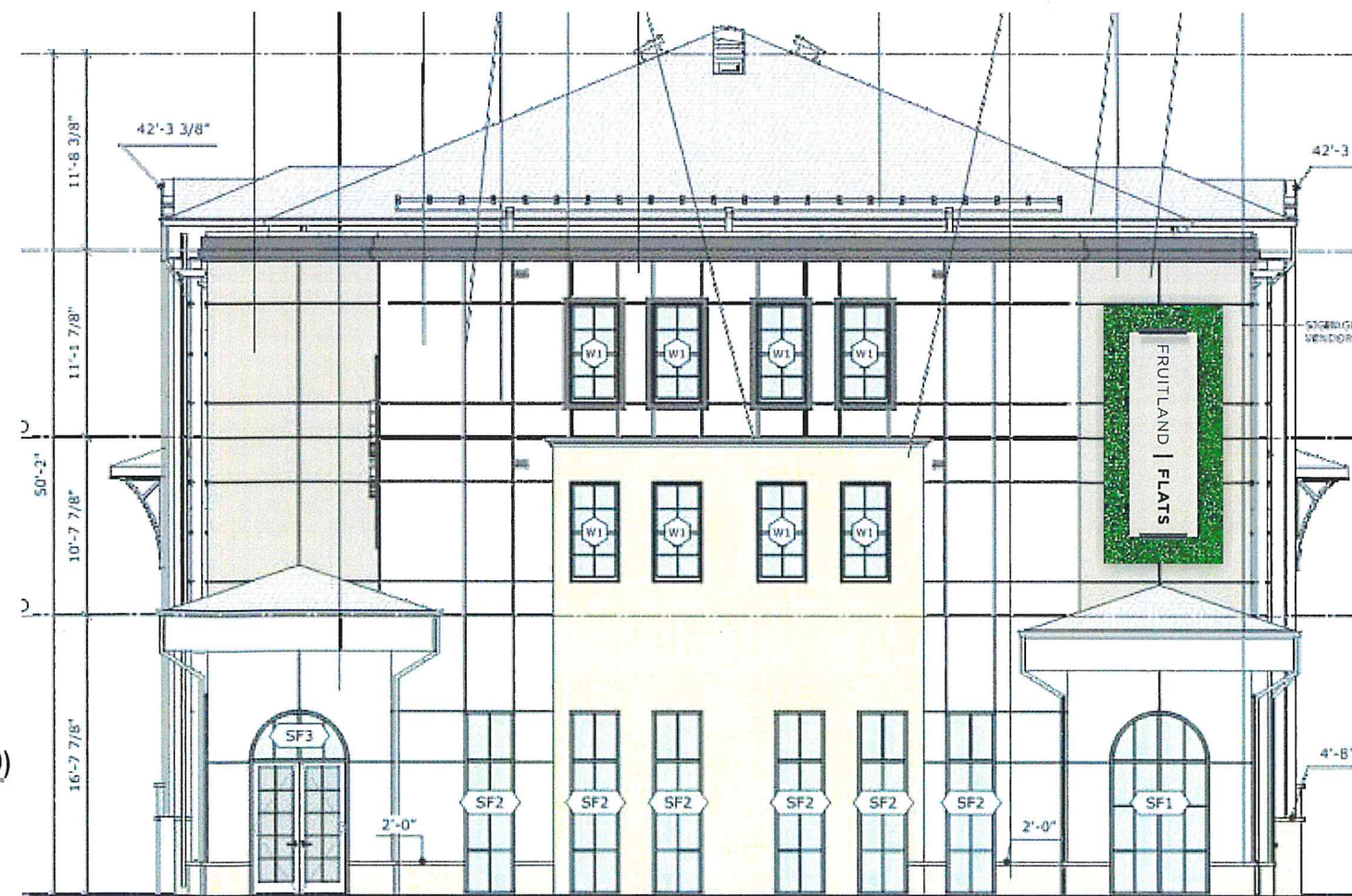
WS

QUOTE #

4887

SHEET #

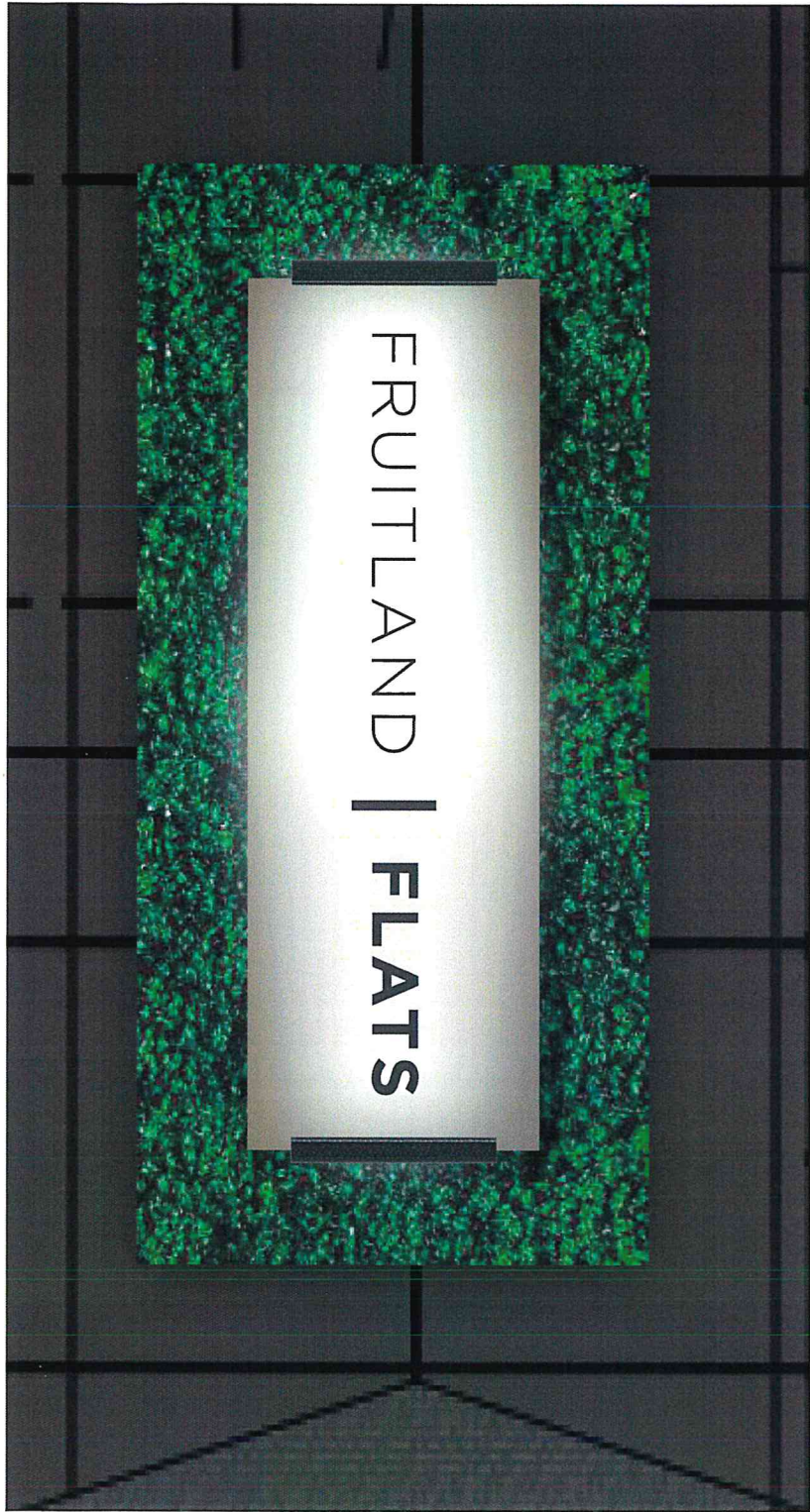
3 OF **7**



WS

PROPOSED NEW SIGNAGE ON ELEVATION

SCALE 3/32" = 1'-0"



NIGHT VIEW SIMULATION

WS EXTERNALLY ILLUMINATED WALL SIGN w/ PAINTED FCOS
SCALE 3/8" = 1'-0"

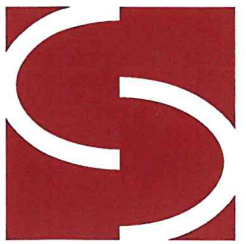


FOCUS INDUSTRIES LFL013LED1027MVBLT
LED LIGHT FIXTURE (OR SIMILAR)

- SCOPE OF WORK NOTES**
- 2"x2"SQ.TUBE MAIN FRAMING PAINTED IVORY TO MATCH BLDG. FASCIA (ACTUAL COLOR TBD)
 - LIVE WALL GREEN FOLIAGE ADHERED TO FRAME VIA MESH | PERF'D ALUMINUM PANELS / COMPONENTS
* GREENERY / FOLIAGE TBD
 - 2"x2" SECONDARY ALUMINUM FRAME INSET 4" ON ALUM. FASCIA (TO PROVIDE "FLOATING" EFFECT) STAND-OFF MOUNT 3" WITH WELDED 2" SQ. PAINTED ALUM. TUBE SUPPORTS TO MAIN FRAME
 - .125" PAINTED ALUM. FACE WELDED TO 2NDARY, INSET ALUMINUM FRAME
 - DOWN & UP LIGHTING VIA LOW VOLTAGE LED FIXTURES MODEL / TYPE (TBD)



WS PROPOSED NEW SIGNAGE ON ELEVATION - NIGHT VIEW SIMULATION
SCALE 3/32" = 1'-0"



**CREATIVE
SIGN DESIGNS**

12801 COMMODITY PLACE
TAMPA, FL 33626

PHONE: 813.818.7100

FAX: 813.749.2311

CREATIVESIGNDESIGNS.COM

PROJECT

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Fruitland Park
Exterior Signage**

SITE ADDRESS

1100 Magnolia Grove Ct.
Fruitland , FL 34371

PM: E.GIBSON

AM: A.BARRY

DESIGNER: R.CABRERA

REVISIONS

#	DATE	DESCRIPTION
1	1.20.26	Revised US listing to match sign address FCOs to match other wall signs - R/C
2	2.9.26	Revised sign to match R/C sign option Revised FCOs to match R/C
3		
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SD DD FAB ENG

CUSTOMER APPROVAL



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AND APPROVED AS PER 2020 NEC 600.3 AND MARKED
AS PER NEC 600.4. THE INSTALLATION OF THE WIRING WILL
BE DONE AS PER FBC 4505.4 AND DESIGNATED TO
UL 48. ALL SIGNS ARE TO BE GROUNDED AND BONDED
PER NEC 600.7 AND 250.122.
AN ELECTRICAL DISCONNECT WILL BE PROVIDED PER
NEC 600.9
ALL WIRING INSIDE LETTERING WILL BE LOW VOLTAGE
UNDER UL SIGN ACCESSORIES MANUAL (SAM) E242084,
LISTED AND APPROVED AS PER 2020 NEC 600.3
AND MARKED PER NEC 600.4.
PRIMARY ELECTRICAL SOURCE TO BE SUPPLIED BY
CUSTOMER WITHIN SIX (6) FEET OF SIGN. ALL PRIMARY
WIRING WILL BE #12 THWN. DRAIN HOLES PER NEC 600.8(G)
(1) DEDICATED 20 AMP CIRCUIT PER SIGN PER NEC 600.5

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without written consent

DATE: 1.14.26

SIGN / SHEET TYPE

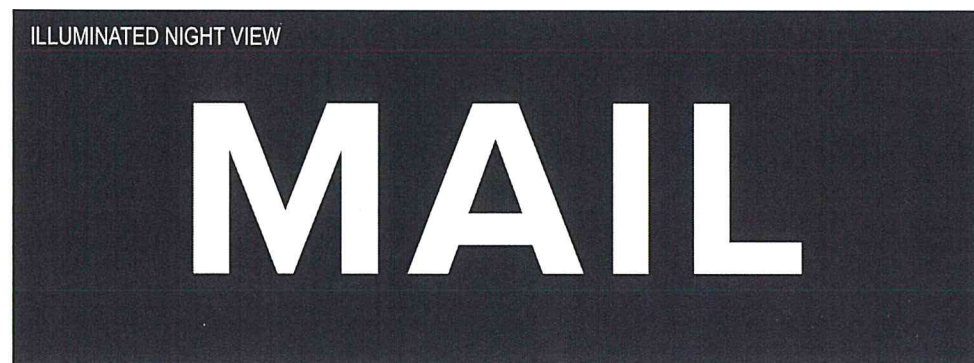
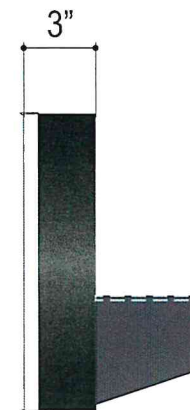
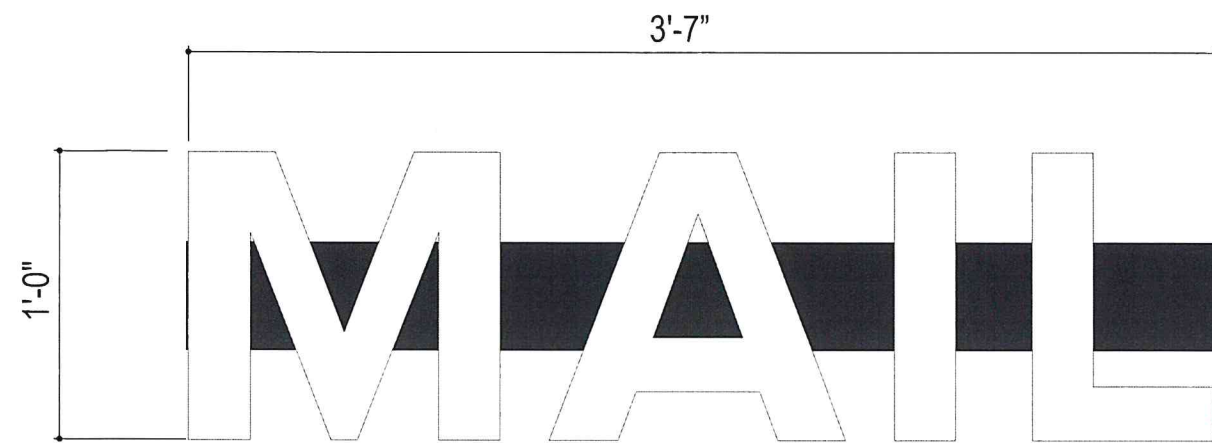
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QUOTE #

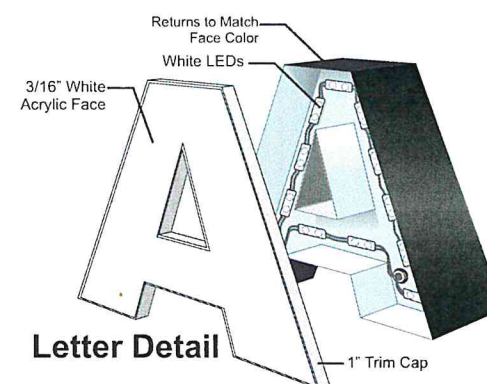
4887

SHEET #

4 OF 7



SCALE: NTS



PRODUCTION NOTES

1. 063" ROUTED ALUM. WHITE/WHITE BACKS
2. .040" X 3" DEEP ALUM. PRE-FINISHED BLACK
3. 1" WHITE JEWELITE TRIM CAP
4. 3/16" THK. #7328 WHITE ACRYLIC FACES

Section Detail Illuminated Channel Letters

CHANNEL LETTER CONSTRUCTION NOTES

- A. Seams in returns to be at top of each letter.
- B. Seal all joints inside with silicone caulking.
- C. Weep holes at bottom of returns. Not required for interior letters.
- D. Manufactures label and U.L. Label to be on top of letters.
- E. All Sealtite (Electrical out) to exit back of letter(s) at uniform distance above bottom of each letter.



MAIL KIOSK ELEVATION SIDE



MAIL KIOSK ELEVATION FRONT

SCALE: 1/4" = 1'-0"

FL CANOPY MOUNT, FACE LIT CHANNEL LETTERS

SQ.FT 3.6 SCALE 1/4" = 1'-0"



**CREATIVE
SIGN DESIGNS**

12801 COMMODITY PLACE
TAMPA, FL 33626

PHONE: 813.818.7100

FAX: 813.749.2311

CREATIVESIGNDESIGNS.COM

PROJECT

**Elmington Dev.
Fruitland Park
Exterior Signage**

SITE ADDRESS

1100 Magnolia Grove Ct.
Fruitland, FL 34371

PM: E.GIBSON

AM: A.BARRY

DESIGNER: R.CABRERA

REVISIONS

#	DATE	DESCRIPTION
1	1.20.26	Revised U.L. label to match sign, signed by Creative Sign Designs, Inc.
2	2.9.26	Revised sign to match U.L. label, signed by Creative Sign Designs, Inc.
3		
4		
5		
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8		
9		
10		

SD DD FAB ENG

CUSTOMER APPROVAL



E212525

ALL ELECTRICAL COMPONENTS WILL BE UL 48 ELEC. SIGNS AND APPROVED AS PER 2020 NEC 600.3 AND MARKED AS PER NEC 600.4. THE INSTALLATION OF THE WIRING WILL BE DONE AS PER FBC 4505.4 AND DESIGNATED TO UL 48. ALL SIGNS ARE TO BE GROUNDED AND BONDED PER NEC 600.7 AND 250.122. AN ELECTRICAL DISCONNECT WILL BE PROVIDED PER NEC 600.6. ALL WIRING INSIDE LETTERING WILL BE LOW VOLTAGE UNDER UL SIGN ACCESSORIES MANUAL (SAM) E242084, LISTED AND APPROVED AS PER 2020 NEC 600.3 AND MARKED PER NEC 600.4. PRIMARY ELECTRICAL SOURCE TO BE SUPPLIED BY CUSTOMER WITHIN SIX (6) FEET OF SIGN. ALL PRIMARY WIRING WILL BE #12 THIN. DRAIN HOLES PER NEC 600-8(G). (1) DEDICATED 20 AMP CIRCUIT PER SIGN PER NEC 600.5

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DATE: 1.14.26

SIGN / SHEET TYPE

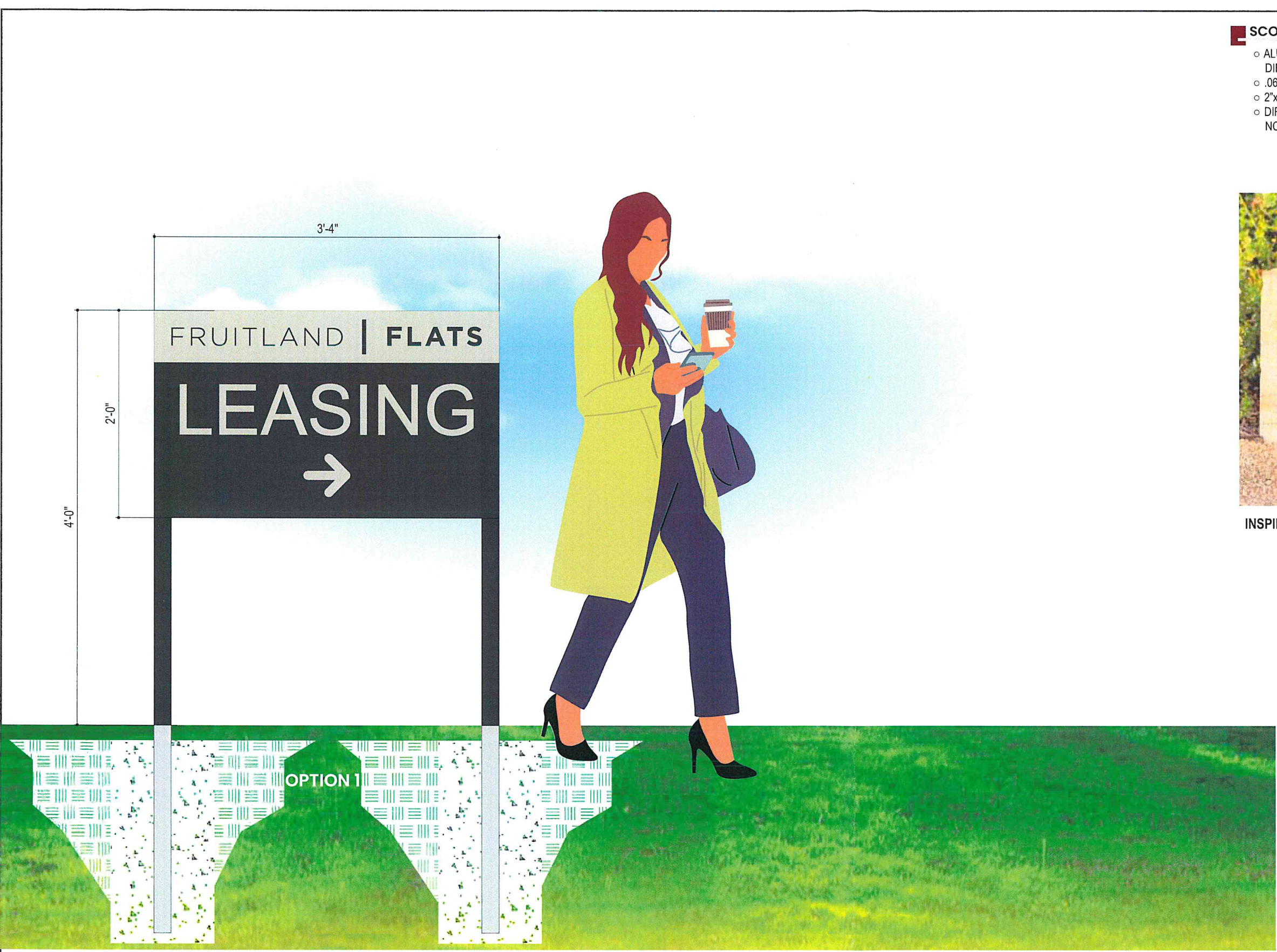
FL

QUOTE #

4887

SHEET #

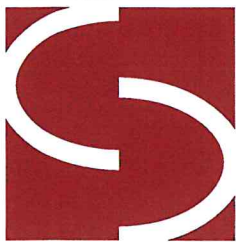
5 OF **7**



- SCOPE OF WORK NOTES**
- ALUMINUM FABRICATED, SINGLE FACE FREE STANDING DIRECTIONAL SIGN
 - .063" ALUMINUM FACE W/ DIRECT PRINT GRAPHICS
 - 2"x2" SQ. PAINTED ALUMINUM TUBE POSTS
 - DIRECT BURIAL INSTALLATION INTO SAKRETE FILLED NOMINAL FOOTER (TYP.)



INSPIRATION IMAGE



**CREATIVE
SIGN DESIGNS**

12801 COMMODITY PLACE
TAMPA, FL 33626

PHONE: 813.818.7100
FAX: 813.749.2311
CREATIVESIGNDESIGNS.COM

PROJECT
**Elmington Dev.
Fruitland Park
Exterior Signage**

SITE ADDRESS
1100 Magnolia Grove Ct.
Fruitland , FL 34371

PM: E.GIBSON
AM: A.BARRY
DESIGNER: R.CABRERA

REVISIONS		
#	DATE	DESCRIPTION
1	1.20.26	Revised UL listing voltage removed for sign. Added 120VAC w/ disconnect after inspection. RC
2	2.9.26	New legend added for Q2. PP sign option. Replaced PP with a 16 plate. RC
3		
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SD **DD** **FAB** **ENG**

CUSTOMER APPROVAL



E212525

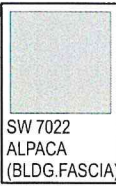
ALL ELECTRICAL COMPONENTS WILL BE UL 48 ELEC. SIGNS AND APPROVED AS PER 2020 NEC 600.3 AND MARKED AS PER NEC 600.4. THE INSTALLATION OF THE WIRING WILL BE DONE AS PER FBC 4505.4 AND DESIGNATED TO UL 48. ALL SIGNS ARE TO BE GROUNDED AND BONDED PER NEC 600.7 AND 250.122.

AN ELECTRICAL DISCONNECT WILL BE PROVIDED PER NEC 600.8.
ALL WIRING INSIDE LETTERING WILL BE LOW VOLTAGE UNDER UL SIGN ACCESSORIES MANUAL (SAM) E242084. LISTED AND APPROVED AS PER 2020 NEC 600.3

AND MARKED PER NEC 600.4.
PRIMARY ELECTRICAL SOURCE TO BE SUPPLIED BY CUSTOMER WITHIN SIX (6) FEET OF SIGN. ALL PRIMARY WIRING WILL BE #12 THWN. DRAIN HOLES PER NEC 600.8(G) (1) DEDICATED 20 AMP CIRCUIT PER SIGN PER NEC 600.5

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Color Palette (TO BE CONFIRMED)



DATE: 1.14.26

SIGN / SHEET TYPE

PP

QUOTE #

4887

SHEET #

6 OF 7

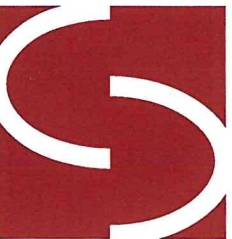
PP S/F POST AND PANEL DIRECTIONAL SIGN

BOXED SQ. FT.

6.7

SCALE

1" = 1'-0"



**CREATIVE
SIGN DESIGNS**

12801 COMMODITY PLACE
TAMPA, FL 33626
PHONE: 813.818.7100
FAX: 813.749.2311
CREATIVESIGNDESIGNS.COM

PROJECT

**Elmington Dev.
Fruitland Park
Exterior Signage**

SITE ADDRESS

1100 Magnolia Grove Ct.
Fruitland, FL 34371

PM: E.GIBSON

AM: A.BARRY

DESIGNER: R.CABRERA

REVISIONS

#	DATE	DESCRIPTION
1	1.20.26	Revised UL 48 ELEC. SIGNS AS PER NEC 600.3 AND MARKED AS PER NEC 600.4. THE INSTALLATION OF THE WIRING WILL BE DONE AS PER FBC 4505.4 AND DESIGNATED TO UL 48. ALL SIGNS ARE TO BE GROUNDED AND BONDED PER NEC 600.7 AND 250.122.
2	2.9.26	AN ELECTRICAL DISCONNECT WILL BE PROVIDED PER NEC 600.5
3		
4		
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SD DD FAB ENG

CUSTOMER APPROVAL



E212525
ALL ELECTRICAL COMPONENTS WILL BE UL 48 ELEC. SIGNS AND APPROVED AS PER 2020 NEC 600.3 AND MARKED AS PER NEC 600.4. THE INSTALLATION OF THE WIRING WILL BE DONE AS PER FBC 4505.4 AND DESIGNATED TO UL 48. ALL SIGNS ARE TO BE GROUNDED AND BONDED PER NEC 600.7 AND 250.122.
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DATE: 1.14.26

SIGN / SHEET TYPE

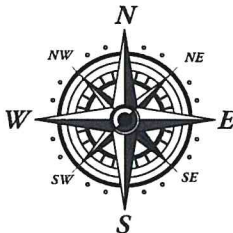
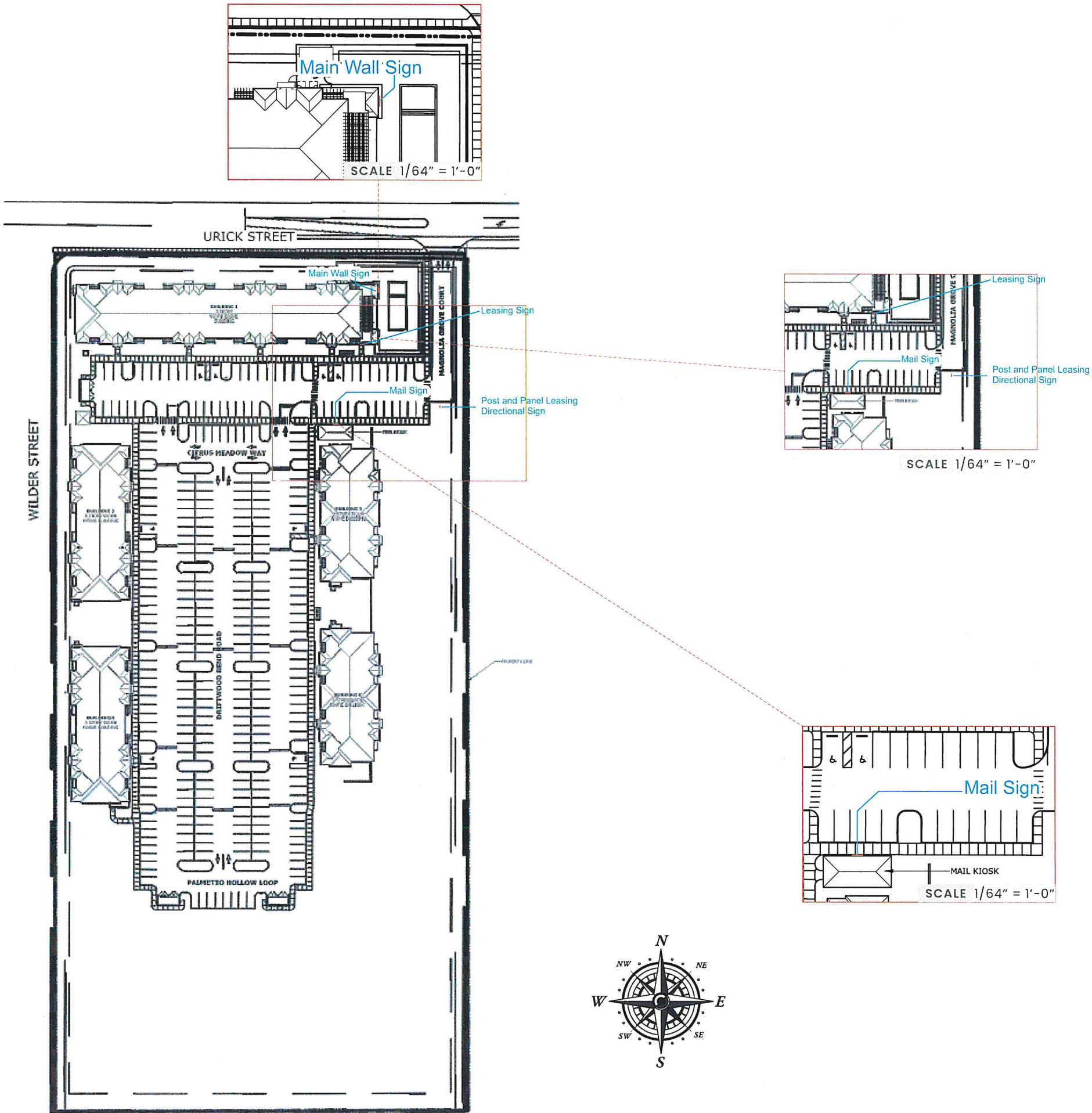
SITE PLAN

QUOTE #

4887

SHEET #

7 OF 7



Project: Fruitland Flats

Parcel ID: 09-19-24-0400-045-00002

Alternate Key: 1520690

Address: Urick St, Fruitland Park, FL 34731 (1100 Magnolia Grove Ct. Fruitland, FL 34371)

Owner: Birch Enterprises LLC

Variance Request Narrative

Project Overview

The proposed project, *Fruitland Flats*, consists of a 150 unit multifamily residential development located on approximately 10.42 acres in the City of Fruitland Park. The development includes multiple residential buildings, a centralized clubhouse, and associated amenities designed to serve a growing workforce population within Lake County. The project is part of a broader effort to address the increasing demand for workforce housing, including residents employed in essential community serving professions such as healthcare and education. The development will provide long-term residential occupancy with consistent tenant turnover, necessitating clear, permanent identification and wayfinding elements.

Request Summary

Pursuant to the City of Fruitland Park Land Development Regulations, the subject parcel is permitted a maximum of 32 square feet of total signage. The Applicant is requesting a variance to allow for a comprehensive, minimal, and functionally necessary signage program totaling approximately 59.11 square feet, consisting of:

- Main Wall Identification Sign (Externally Illuminated): 49.85 SF
- Mail Pavilion Signage (Channel Letters Illuminated): 3.58 SF
- Leasing Office Signage (Non-Illuminated): 5.68 SF
- Directional Ground Sign: 6.67 SF face area (internal wayfinding)

While this exceeds the allowable signage area, the request reflects a modest and purpose-driven signage package relative to the size, scale, and operational needs of the development.

Justification of Variance

1. Unique Conditions and Practical Difficulty

The subject property is a large scale, multi building residential development that includes internal circulation patterns, multiple structures, and a leasing office that is not immediately visible from the public right of way. Due to these conditions, strict adherence to the 32 square foot total signage limitation creates a practical difficulty in providing adequate identification for residents and visitors, ensuring safe and efficient internal navigation, and clearly distinguishing between key components of the development such as the leasing office, mail pavilion, and residential buildings. Unlike smaller or single tenant properties, this development requires a layered and coordinated signage approach in order to function effectively and safely for its intended residential use.

2. Minimum Relief Necessary

The requested signage program has been thoughtfully designed to be minimal, restrained, and proportional to the scale and function of the development. The proposal includes only one primary identification sign, with all additional signage limited to small scale, functional elements necessary for wayfinding and operational clarity. The directional signage is located internally, approximately 50 feet from the right of way, and is not intended to attract attention from off site but rather to guide individuals already on the property. No excessive or unnecessary signage is proposed, and the request represents the minimum deviation from the code required to provide basic identification and wayfinding for a development of this size.

3. Not Self-Imposed

The hardship associated with this request is not self imposed but instead results from the inherent characteristics of the property and its intended use. The size and configuration of the site, combined with the multi-family residential nature of the development, create conditions that differ significantly from typical commercial parcels contemplated by the code. Additionally, the need for permanent signage to serve a continuously rotating resident population further necessitates clear and durable identification. The existing code limitation does not adequately account for multi building residential developments of this scale and intensity, resulting in a practical limitation that is not the result of actions taken by the applicant.

4. Public Safety and Welfare

The proposed signage directly supports public safety and the overall functionality of the site by allowing residents, guests, delivery drivers, and emergency responders to quickly and clearly identify the property and its key access points. Without adequate signage, there is an increased likelihood of confusion that could lead to unsafe vehicular behavior, such as abrupt slowing along Urick Street, missed entrances, or unsafe turning movements. Additionally, the leasing office is not readily visible from the roadway, making internal directional signage critical for proper navigation once on site. The proposed signage mitigates these risks by providing clear, concise, and strategically placed identification and wayfinding elements.

5. Compatibility with Surrounding Area

The proposed signage has been carefully designed to be architecturally integrated with the building and overall development aesthetic, including the incorporation of a faux greenery feature wall that enhances visual appeal. The signage maintains a residential character and avoids the appearance of commercial intensity or visual intrusion. Its scale and placement are appropriate for the surrounding context, which includes nearby residential neighborhoods and an adjacent elementary school. Overall, the signage contributes positively to the visual environment and enhances the quality of the development rather than detracting from it.

6. Consistency with Intent of the Code

The intent of the City's sign regulations is to prevent visual clutter, promote public safety, and ensure orderly and effective communication. The proposed signage program meets all of these objectives while simply requesting flexibility in the total allowable square footage to accommodate the needs of a modern, large scale residential development. Rather than introducing clutter, the request consolidates identification into a cohesive and well designed signage system, avoiding the need for multiple smaller or piecemeal signs that could create visual inconsistency.

7. Substantial Justice

Granting this variance will allow the property owner to utilize the site in a manner that is consistent with other multifamily developments of similar scale, while also providing the necessary infrastructure for residents, visitors, and service providers. The project contributes to the City's broader workforce housing goals, making it an important addition to the community. Denial of the variance would impose an unreasonable limitation on the property by restricting the ability to provide effective identification and wayfinding, ultimately impacting the functionality and safety of the development.

Conclusion

The requested variance is justified based on the unique characteristics of the property, the scale of the development, and the functional necessity of the proposed signage. The request represents the minimum relief necessary, supports public safety, and remains consistent with the intent of the City's regulations. For these reasons, the Applicant respectfully requests approval of the variance.

RESOLUTION 2026-054

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, GRANTING A VARIANCE FROM CHAPTER 163 SIGN REGULATIONS TO ALLOW TOTAL SIGN SQUARE FOOTAGE OF 59.78 ON THE SUBJECT PROPERTY LOCATED SOUTH OF URICK STREET AND EAST OF WILDER STREET OWNED BY BIRCH ENTERPRISES, LLC, PROVIDING FOR AN EXPIRATION DATE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Creative Sign Designs as applicant on behalf of the property owner, Birch Enterprises, LLC, Owner, filed an application for a variance to deviate from the requirements which allows one (1) free standing monument sign not to exceed thirty-two (32) square feet to allow for total signage for wall and directional ground signage not to exceed 59.78 square feet on real property located south on Urick Street and east of Wilder Street, Fruitland Park, Florida (the "Property"); and

WHEREAS, the variance is requested from the following Land Development Regulations:

- Chapter 163, Section 163.070(b)(1)(ii) which allows one free standing monument sign not to exceed thirty-two (32) square feet.

WHEREAS, the following signage is requested:

- One main wall identification sign externally illuminated consisting of 49.85;
- Mail pavilion signage (Channel Letters illuminated) consisting of 3.58 SF;
- Leasing office signage (non-illuminated) 5.68 SF; and
- Directional Ground Signage: 6.67 SF face area (internal wayfinding)

WHEREAS, this request has met the public notice requirements set forth in Chapter 168 of the City of Fruitland Park Land Development Regulations; and

WHEREAS, the City Commission has considered the petition in accordance with standards for granting of variances contained in Chapter 168, Section 168.010(f), City of Fruitland Park Land Development Regulations, which states, "the review criteria shall be used to determine justification for granting of relief from requirements of the Land Development Code".

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA, AS FOLLOWS:

1. The City Commission has determined that the need for the proposed signs is unique to the development being constructed on the Property. With the exception of the one main wall identification sign, the other requested signs are located internal to the development. The Property is being developed as a large scale, multi-building residential

development that includes internal circulation patterns, multiple structures, and a leasing office that is not immediately visible from the public right of way. Strict adherence to the 32 SF total signage limitation creates a practical difficulty in providing adequate identification for residents and visitors, enduring safe and efficient internal navigation.

2. The City Commission has further determined that the conditions and circumstances are not the results of actions of the Owner. The City's sign code does not address wall or wayfinding signs with the R-15 zoning district for an apartment building or complex.

3. The City Commission has further determined that the variance is the minimum variance necessary to make possible the reasonable use of the structures being constructed on the Property and navigating within the Property, which would otherwise work an unnecessary undue hardship on the owner. Approval of the variance will provide clear, legible, and immediate identification of the development, mail pavilion, and leasing office for residents, and visitors thereby advancing the public health, safety, and welfare of the community. The variances are necessary to promote public safety and endure orderly and effective communication and meet the intent of the sign code.

4. The City Commission finds the literal interpretation and enforcement of the regulations will deprive the owner of rights commonly enjoyed by other properties in the same zoning district and work an undue hardship.

5. The variance request will not confer on the owner any special privilege that is denied by the LDC to other lands, buildings, or structures in the same zoning district being developed similarly. Granting the variances will allow the Owner to utilize the site in a manner consistent with other multifamily developments of similar scale, while also providing the necessary infrastructure for residents, visitors, and service providers.

6. The granting of the variance will be in harmony with the general intent and purpose of the LCD and not be injurious to the surrounding properties or detrimental to the public welfare. The sign is professionally designed, internally illuminated for nighttime visibility. It will not adversely affect nearby properties. Approval of the variances will provide clear, legible, and immediate identification for residents and visitors, thereby advancing the public health, safety, and welfare of the community. The intent of the City's sign regulations is to prevent visual clutter, promote public safety, and ensure orderly and effective communication. The proposed signage plan meets the objectives of the regulations while providing flexibility in the total allowable square footage.

7. The petition for variance filed by Creative Sign Designs as applicant on behalf of the owner has petitioned for the variances for property located at south on Urick Street and east of Wilder Street, Fruitland Park, Lake County, Florida, more particularly described as:

LEGAL DESCRIPTION: SEE EXHIBIT “A” attached hereto and incorporated herein.

is **GRANTED** as follows:

1. A variance to Chapter 163, Section 163.070(b)(1)(ii) to allow the following:
 - Main Wall Identification Sign (Externally Illuminated): 49.85 Square Feet (SF)
 - Mail Pavillon Signage (Channel Letters Illuminated): 3.58 SF
 - Leasing Office Signage (Non-Illuminated): 5.68 SF
 - Directional Ground Sign: 6.67 SF
 - **Total Proposed Signage: 59.78 SF**
2. This resolution shall become effective immediately upon its passage.

PASSED and ADOPTED at a regular meeting of the City Commission of the City of Fruitland Park, Lake County, Florida this _____ day of _____, 2026.

CHRIS CHESHIRE, MAYOR
City of Fruitland Park, Florida

ATTEST:

Approved as to Form:

Gwen Johns, City Clerk

Anita Geraci-Carver, City Attorney

Mayor Cheshire	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Vice Mayor DeGrave	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Raysin	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner Williams	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)
Commissioner	_____	(Yes),	_____	(No),	_____	(Abstained),	_____	(Absent)

EXHIBIT A

DESCRIPTION:

THE WEST 466.70 FEET OF BLOCK 45 IN THE TOWN OF FRUITLAND PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 8, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

ALSO BEING DESCRIBED AS:

DESCRIPTION:

THE WEST 466.70 FEET OF BLOCK 45 IN THE TOWN OF FRUITLAND PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 8, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF BLOCK 45 AS PER THE PLAT OF THE TOWN OF FRUITLAND PARK, RECORDED IN PLAT BOOK 3, PAGE 8, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA: THENCE N. 00°27'25" E., ALONG THE WEST BOUNDARY OF SAID BLOCK 45, A DISTANCE OF 974.13 FEET TO THE N.W. CORNER OF SAID BLOCK 45 AND THE SOUTH RIGHT-OF-WAY LINE OF URICK STREET (BEING 50.00 FEET WIDE); THENCE S. 89°28'05" E., A DISTANCE OF 466.70 FEET TO THE EAST LINE OF THE 466.70 FEET OF SAID BLOCK 45; THENCE S. 00°27'25" W., DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF THE WEST 466.70 FEET OF SAID BLOCK 45, A DISTANCE OF 971.87 FEET TO THE SOUTH LINE OF SAID BLOCK 45; THENCE N. 89°44'44" W., ALONG THE SOUTH LINE OF SAID BLOCK 45, A DISTANCE OF 466.70 FEET TO THE POINT OF BEGINNING.
SAID LANDS CONTAIN 10.42 ACRES, MORE OR LESS.

**CITY OF FRUITLAND PARK
STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, LLC**

SIGN VARIANCE

Owner: Birch Enterprises, LLC

Applicant: Creative Sign Designs

General Location: South of Urick Street and east of Wilder Street

Number of Acres: 10.42 ± acres

Existing Zoning: R-15

Existing Land Use: Multi-Family High Density

Date: June 10, 2026

Description of Project

The applicant is requesting a variance from Chapter 163, Section 163.070(b)(1)(ii) which allows one (1) free standing monument sign not to exceed thirty-two (32) square feet. **SIGN, MONUMENT** - Means a freestanding sign in which the enclosed base is a minimum width of one-third the width of the sign and is subject to all other restrictions as applicable elsewhere in this Code.

	Surrounding Zoning	Surrounding Land Use
North	PUD	SF Medium Density
South	PUD	Mixed Community
East	R-15	MF High Density
West	PUD	Mixed Community

Assessment

The sign code does not address wall or wayfinding signs within the R-15 zoning district for an apartment building or complex. The subject property is being developed with multi building residential structures, amenities, and leasing office. In order to provide adequate identification for residents and visitors and ensure safe and efficient internal navigation, the applicant is requesting the following signage:

Main Wall Identification Sign (Externally Illuminated): 49.85 Square Feet (SF)
Mail Pavillon Signage (Channel Letters Illuminated): 3.58 SF
Leasing Office Signage (Non-Illuminated): 5.68 SF
Directional Ground Sign: 6.67 SF
Total Proposed Signage: 59.78 SF

A master sign plan has been submitted identifying the location, size, and type of signs (see attached).

Chapter 168, Section 168.010(f) outlines the Review Criteria for variances. The applicant has submitted Justification of Variance (see attached).

f) Review Criteria

When reviewing an application for a variance, the Planning and Zoning Board and the City Commission shall consider the following requirements and criteria:

- 1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same zoning district;

The applicant indicates that the subject property is being developed as a large scale, multi-building residential development that includes internal circulation patterns, multiple structures, and a leasing office that is not immediately visible from the public right of way. Due to these conditions, strict adherence to the 32 SF total signage limitation creates a practical difficulty in providing adequate identification for residents and visitors, ensuring safe and efficient internal navigation.

- 2) The special conditions and circumstances are not the results of actions of the applicant and/or registered property owner;

The special conditions are circumstances are not the result of the actions of the applicant or property owner. The sign regulations do not address wall or wayfinding signs within the R-15 zoning district for an apartment building or complex.

- 3) Literal interpretation and enforcement of the Land Development Code regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code, and would work unnecessary undue hardship on the applicant;

Literal interpretation and enforcement of the Land Development Code would create an undue hardship on the property owner.

The variance, if granted, is the minimum variance necessary to make possible the reasonable use of the land, building or structure;

The variance if granted is the minimum variance necessary to promote public safety and endure orderly and effective communication and meet the intent of the sign regulations.

- 4) Granting of the variance request will not confer on the applicant any special privilege

that is denied by the Land Development Code to other lands, buildings or structures in the same zoning district; and

Granting the variance will not confer on the applicant any special privilege. Granting the variance will allow the property owner to utilize the site in a manner that consistent with other multifamily developments of similar scale, while also providing the necessary infrastructure for residents, visitors, and service providers.

- 5) The granting of the variance will be in harmony with the general intent and purpose of the Land Development Code, and will not be injurious to the surrounding properties or detrimental to the public welfare.

The intent of the City's sign regulations is to prevent visual clutter, promote public safety, and ensure orderly and effective communication. The proposed signage plan meets the objectives of the regulations while providing flexibility in the total allowable square footage.

The above criteria shall be used to determine the justification for granting of relief from requirements of the Land Development Code. Each applicant for a variance request shall demonstrate how each criteria applies to the specific case.

Conclusions

The sign code does not address wall or wayfinding signs within the R-15 zoning district for an apartment building or complex. The subject property is being developed with multi building residential structures, amenities, and leasing office. The proposed signage plan meets the overall objectives of the land development regulations.