



**DEVONWOOD ESTATES
ADMINISTRATIVE VARIANCE
REDUCED SETBACK FOR RESIDENTIAL SIGN**

Request Statement

To variate from LDC Section 30-152(2)d.4. shown below, to allow a minimum setback of 10 feet from the edge of the entranceway pavement for a permanent residential sign on a private street, which will allow the HOA to relocate the community's entry signage from the right-of-way center island to the north and south sides of the community's entrance. The proposed relocation of the community's entry signage will improve visibility, access, and safety for the community, the adjacent commercial projects, and the public.

Sec. 30-152. - Permanent signs in residential areas.

(2) Residential development identification signs.

d. Limitations.

4. *Except when permitted in the entrance median strip, the sign shall be located on private or commonly-owned property and shall be set back a minimum of 15 feet from the edge of the public right-of-way and at least 15 feet from the edge of the entranceway pavement, if a private street.*

The proposed north entry sign would be located a minimum of 15 feet from the U.S. 41 right-of-way and a minimum of 10 feet from Lake Devonwood Drive's edge of pavement, as shown on the attached Site Visibility Exhibit (Exhibit). Per the Exhibit, motorists heading south on US 41 from Devonwood Estates will have a sight distance of 425 feet to the north and south, with no impediment to other traffic movements at the signalized intersection. As such, the proposed 10-foot sign setback along Lake Devonwood Drive, will not obstruct visibility or have a negative impact on the health, safety, and welfare of the public.

The variance is needed to construct entry monument signage on the north and south sides of the Devonwood Community's entryway to improve both visibility and traffic flow. The HOA's proposed signage locations, and removal of the current signage, will improve visibility for motorists by creating an unobstructed view of the intersection. The community's current signage, located in the center island of Lake Devonwood Drive, hinders stacked motorists visibility and restricts turning movements for large trucks. Additionally, the adjacent commercial sites, to the north and south, will utilize Lake Devonwood Drive as a point of access in the future. In preparation for this, the HOA's proposed signage and removal of the existing signage will improve visibility and



turning movements for large trucks accessing the adjacent commercial parcels via Lake Devonwood Drive.

Due to the peculiar shape of the Devonwood Estates entryway parcel, the right-of-way (ROW) takes up the majority of parcel and is located proximate to the site's northern boundary line to accommodate the traffic light at Tamiami Trail. The odd shape and ROW configuration requires the applicant to seek relief from the application of LDC Section 30-152(2)d.4, via an administrative variance, to fit the proposed entry signage on the north side of Lake Devonwood Drive. The proposed variance request is the minimum needed to accommodate the proposed signage and will have a positive impact on the health, safety, and welfare of the community's residents and the public.

Consistent with LDC Section 34-145(b)(3), the site has inherent exceptional conditions that cause the application of the regulation to create a hardship that is not the result of actions of the property owners. The request is for the minimum variance needed to relieve the unreasonable burden caused by the application of the regulation to the property. Furthermore, granting of the requested variance will not be injurious to the neighborhood or detrimental to the public welfare. Lastly, the requested variance will be consistent with the Lee Plan.