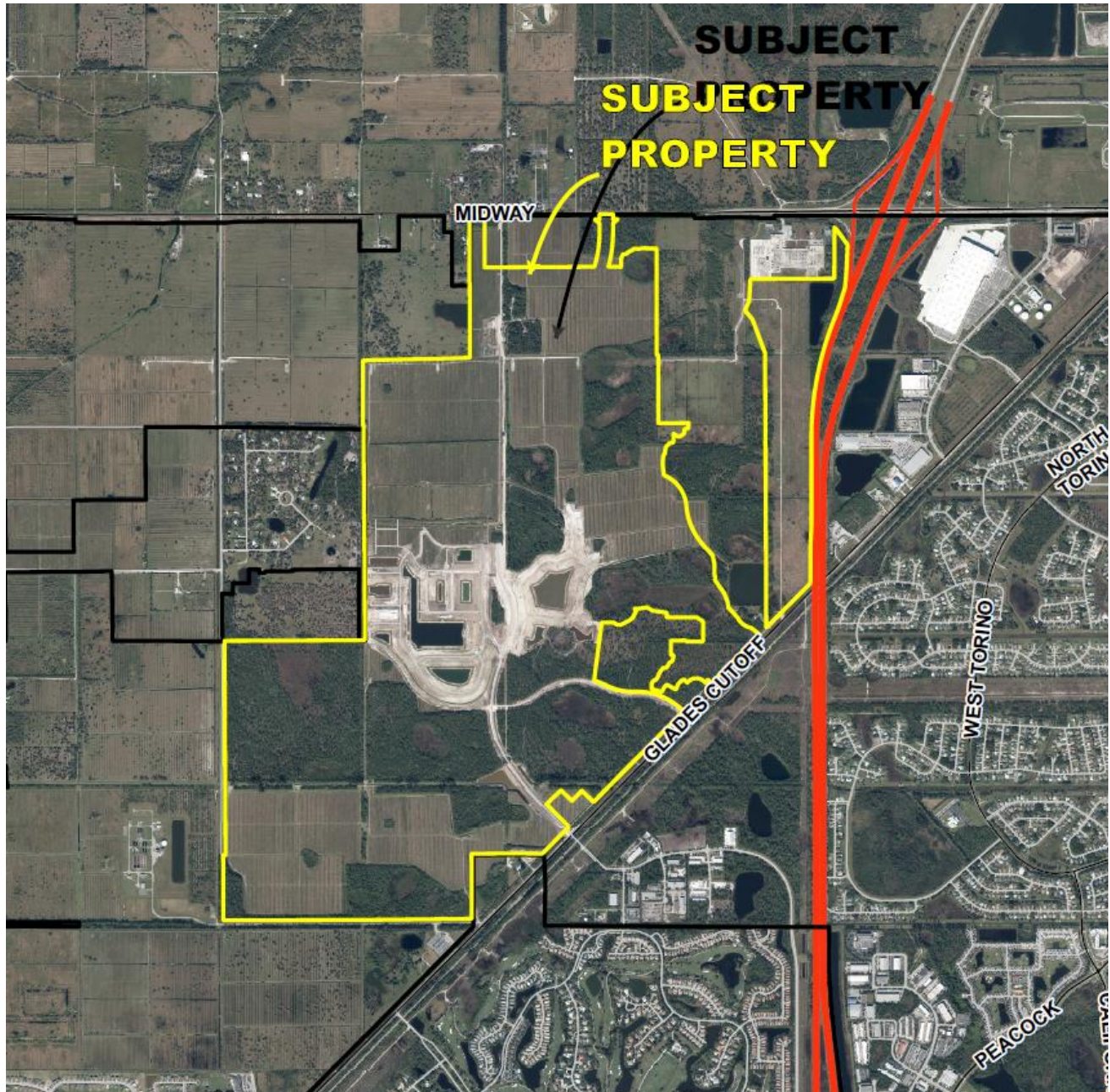




PLANNING AND ZONING STAFF REPORT
March 5, 2024, PLANNING AND ZONING BOARD MEETING

Wylder Master Sign Program
Master Sign Program Application
P23-057



Project Location Map

SUMMARY

Applicant's Request:	This is a request to create a Master Sign Program for the LTC Ranch PUD.
Applicant:	Derrick Philips of Lucido & Associates
Property Owner:	Midway Glades Developers, LLC
Location:	The project is located north of Glades Cut Off Road, south of Midway Road and west of I-95.
Project Planner:	Daniel Robinson, Planner III

Project Description

This is a request to create a Master Sign Program for the LTC Ranch/Wylder Community. This program provides a mechanism for the residential development to have a design specific sign regulation for permanent and temporary signs that would supersede the City's sign regulations.

Location and Site Information

Property Size:	1,804 acres
Legal Description:	All of the residential lots and tracts within said residential area together with Tract "B" of the LTC Ranch Phase 1 plat and Tract "A1" of the LTC Ranch West Phase 2 plat.
Future Land Use:	ROI (Residential, Office, Institutional) and RH (High Density Residential)
Existing Zoning:	PUD (Planned Unit Development)
Existing Use:	Vacant and agricultural

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CG/CH/ROI	SLC Ag-2.5, Utility	FPL Substation & Agricultural
South	CS/LI/ROI & U	PUD	Vacant
East	CG/CS/CH/LI & U	PUD & Industrial	LTC Ranch PUD – FPL easement
West	U, RM & RL	PUD, SLC Ag-2.5, & Utility	Residential, Utility, & vacant land

Project Analysis

LTC Ranch/Wylder PUD consist of 1,804 acres and provides residential and commercial developments located along Glades Cut Off Road and Midway Road. This sign program concentrates on the Community signs that will be along the major roadway systems and the residential signage for the interior aspects of the project. The program proposes two large 200 square feet entry signs at the north and south main entries of the project. The individual subdivisions within the project are proposed to have 150 square foot entry signs and there will be directional signs though out the project that will be consistent in design. These permanent signs are proposed at greater square footage maximums then the City's Sign Code regulations. The program also permits temporary signs for the development's specific desires of advertising. The attached comparison chart provides side by side comparison to the City Code and is attached as Exhibit "B".

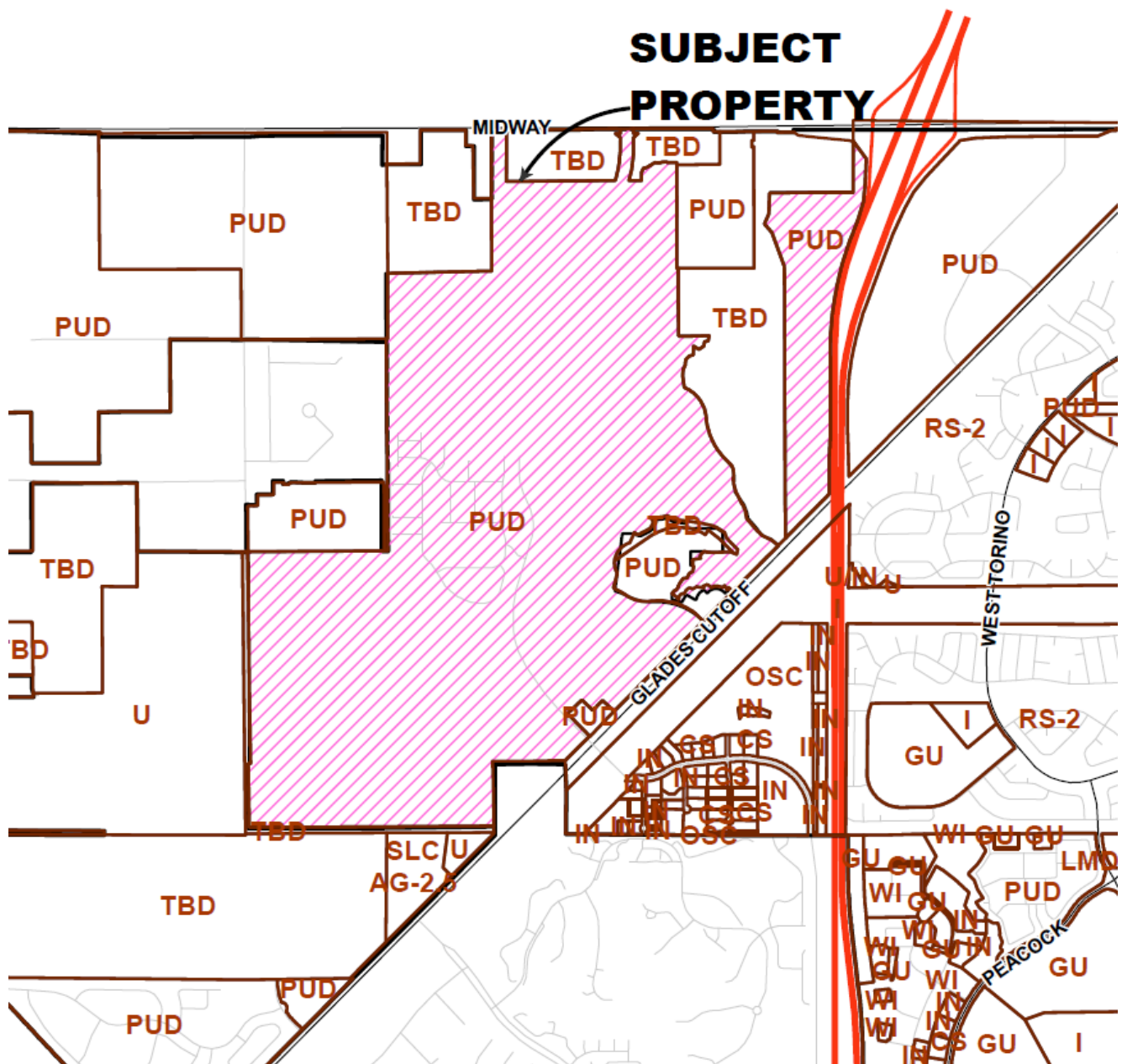
SUBJECT PROPERTY

The map displays a complex network of land use zones, including:

- RL (Residential Light):** Found in the upper left and middle left sections.
- RM (Residential Medium Density):** Located in the middle left section.
- U (Undeveloped):** Found in the lower left and middle right sections.
- CS (Community Service):** Located in the upper right and lower right sections.
- LI (Light Industrial):** Found in the upper right section.
- HI (Heavy Industrial):** Located in the lower right section.
- ROI (Regional Office/Industrial):** The central area, highlighted in pink, is primarily zoned ROI.

Major roads shown include I-95 (running vertically on the right) and I-495 (running diagonally from the bottom left to the middle right). A black arrow points to the 'SUBJECT PROPERTY' in the central ROI area.

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Zoning Map

STAFF RECOMMENDATION

Staff does find the proposed Master Sign Program to be consistent with the City's Land Development Regulations and policies of Section 155.03(H).

PLANNING AND ZONING BOARD ACTION OPTIONS

- o Motion to recommend approval
- o Motion to recommend approval with conditions
- o Motion to recommend denial

Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to table or continue the hearing or review to a future meeting.