RECEIVED
90105
MAR 12 2024
BOONE COUNTY PLANNING COMMISSION

BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION

Five (5) scaled copies and one (1) 11 x 17 reduction of submitted drawings are required

Site Plan Review is not granted by the appropriate Board of Adjustment

An application consists of all fees paid in full, submitted drawings, and a completed application form

SECTION A: (To be completed by applicant)

1. Check One ☐ Boone ☒ Florence ☐ Walton ☐ Union

2. Check One ☐ Conditional Use Permit ☒ Variance ☐ Appeal
☐ Change in Non-Conforming Use

3. Applicant: Atlantic Sign Company
Address: 2328 florence Ave
Cincinnati (City) OH (State) 45206 (Zip Code)
Phone Number: 513 241 4775 Fax Number:
Email: Brooke@AtlanticSignCompany.com

4. Description of Request: Increase the sign area of the Florence square architectural freestanding sign

5. Name of Development: Florence Square

6. Location of Development: ~~7685~~ Mall rd
florence (City) ky (State) 41042 (Zip Code)

7. Acreage Under Review: 71

8. Lot Number and Name of Subdivision (if part of a subdivision:

9. Current Owner: New Plan Property Holding co. c/o New Plan Excel
Address: 5100 E Brainard blvd Ste 1130
Ft Lauderdale (City) FL (State) 33394 (Zip Code)
Phone Number: Fax Number:
Email:

10. Proposed Use(s) on Site: No Change

11. Total Square Footage of Existing and/or Proposed Buildings: _____

12. Current Zoning: C-2/PD/MR (98 1.) C-2/PD/MR/CD (2 1.)

13. [redacted] 871 — Deed Book; [redacted] 412 — Page; [redacted] 2040A — Group Number

14. Is the site subject to a zone change: ☐ Yes ☒ No
If yes, date of approval: _____

15. Have you submitted a Site Plan with this request: ☒ Yes ☐ No

16. Have you submitted a list of adjoining property owners with this request: ☐ Yes ☒ No

17. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

Property Owner's Signature: _____

pplicant's Signature: _____

SECTION B: (To be completed by Planning Commission staff)

1. Date Received: 3/12/24 Fee Received: $966 Receipt #: 90105
2. Is application complete: ✓
3. Staff Reviewer: Todd Morgan
4. Scheduled Board Action Date: 4/10/24
5. Board Action:

   _____ Approved

   ✓ Approved with Conditions (see #6)

   _____ Denial (See #7)

6. Conditions of Approval: SEE STAFF Comment D. and CLUR

7. Reasons for Denial:

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone: 859-334-2196 Fax: 859-334-2264
plancom@boonecountyky.org
www.boonecountyky.org

STAFF REPORT **#1**

APPLICANT: Atlantic Sign Company

LOCATION: 7685 Mall Road, Florence, Kentucky

ZONING: Commercial Two/Planned Development/Mall Road Overlay District (C-2/PD/MR)

DATE: April 10, 2024

PROPOSAL

The applicant has applied for a Variance to increase the sign area of the Florence Square architectural freestanding sign located near the Mall Road right-of-way line. The proposal is to increase the sign area from 396.08 square feet to approximately 1,075 square feet.

The only proposed change to the sign is adding "Florence Square" on one of the pillars (legs) of the sign. The "Florence Square" channel letter sign measures 16" x 378" (42 square feet) and would be constructed with white LED modules and acrylic faces. The sign code requires the sign area to be computed by drawing one rectangle around all advertisement.

PERTINENT HISTORY OF THE SUBJECT SIGN

A. On February 16, 2024, Boone County Planning Commission approved Sign Permit application allowing the non-conforming, subdivision freestanding sign to be modified. The permit shows the existing sign was 40' tall and 516 square feet in area and the proposed sign was 36'-9" tall and 396.08 square feet in area.

APPLICABLE REGULATIONS

A. Section 202.C of the Boone County Zoning Regulations states that one duty of the Board of Adjustment is to hear and decide on applications for variances.

B. Section 4000 of the Boone County Zoning Regulations defines a variance as a departure from dimensional terms of the zoning regulation pertaining to the height, width, or location of structures, and the size of yards and open spaces where such departure meets the requirements of KRS 100.241 to 100.247.

C. The Board should evaluate the request as it relates to Variance criteria found in Section 204.D and 204.E of the Boone County Zoning Regulations.

Findings listed in Section 204.D

Before any variance is granted, the Board must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the board shall consider whether:

(1) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;

(2) The strict application of the provisions of the regulations would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;

(3) The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

Findings in Section 204.E

The Board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.

D. Section 3407.7 of the Boone County Zoning Regulations contains the following standards for architectural freestanding signs located in the Mall Road (MR) Overlay District:

Sign requirements within the MR district is to promote the mixed use district that is visualized by the study with high quality construction materials and to follow the recommendations of the county's comprehensive plan. Signage within the MR district shall comply with the following:

1. All sections of this Article not otherwise replaced below.

2. A density of one (1) architectural freestanding sign which identifies a shopping center, mixed use commercial, commercial subdivision, planned development, or single-use commercial development and its major access point shall be permitted in accordance with the following standards:

   a. The sign shall not exceed twenty (20) feet in height.

   b. The maximum size of the sign shall be no more than one (1) square foot of sign area per lineal foot of road frontage along the street frontage where the sign is to be located. No architectural freestanding sign shall exceed two hundred (200) square feet in area.

   c. The base of the sign shall be constructed of materials, colors, and design details which match or correlate to one of the principal buildings on site. A second option is for the pole structure(s) to have sculptural or artistic characteristics. Lastly, a monument sign may be substituted as the permitted freestanding sign. The base of the monument sign shall be constructed with materials, colors, and design details which match or

correlate to one of the principal buildings on site. The top of the monument sign shall have an architectural feature or finish, such as a gable, arch, or pediment.

d. Up to fifty percent (50%) of the area of any permitted architectural freestanding or monument sign may be used as manually changeable copy display. Proposed manually changeable copy display(s) shall be located beneath all fixed copy signs.

e. One (1) electronic message board or electronic display screen which is used solely to advertise infrequently changing alphanumeric and numeric messages (e.g. - fuel prices, hotel room rates, etc.) shall be permitted on the architectural freestanding or monument sign as a Conditional Use.

E. Article 40 of the Boone County Zoning Regulations defines sign area as "the surface area of a sign shall be computed as including the entire area serving as written or graphic advertisement within a regular, geometric form comprising all of the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not used for advertising matter shall not be included in computation of surface area. Where a sign has two (2) display faces back to back, the area of only one (1) face shall be considered the sign area, provided the two (2) sign faces are not visible from one location therefore constituting two (2) signs.

SURROUNDING LAND USES AND ZONING

North: Multi-Tenant Building with Spectrum and Qdoba (C-2/PD/MR)

South: T-Mobile (C-2/PD/MR)

East: Mall Road and Florence Mall (C-2/PD/MR)

West: Kroger Marketplace (C-2/PD/MR)

STAFF COMMENTS

A. The applicant and property owner met with Boone County Planning Commission and City of Florence Staff in January 2024 to discuss the subject sign. The applicant and property owner were made aware that a Variance would need to be approved to allow the Florence Square channel letters to be constructed on one of the sign pillars (legs).

B. On 2/16/24, Boone County Planning Commission issued a Sign Permit which allowed the existing architectural freestanding sign to be modified. The permit was approved because the height and area of the sign were being decreased.

C. On March 13, 2024, Staff received an email from Joshua Hunt, Administration Director – City Coordinator, indicating that the City of Florence fully supports the request.

D. Staff recommends the following condition if the application is approved:

- The sign shall be constructed as presented. Any proposed modification to the sign which includes adding height, sign cabinets, or additional advertisement shall be reviewed through an appropriate public hearing process.

CONCLUSION

A. KRS 100.241 and Section 220 of the Boone County Zoning Regulations give the Florence Board of Adjustment and Zoning Appeals the authority to act on the request.

B. Sections 204.D and 204.E of the Boone County Zoning Regulations identifies criteria necessary for granting a Variance. The applicant needs to provide information as to how their application meets the criteria.

Respectfully submitted,

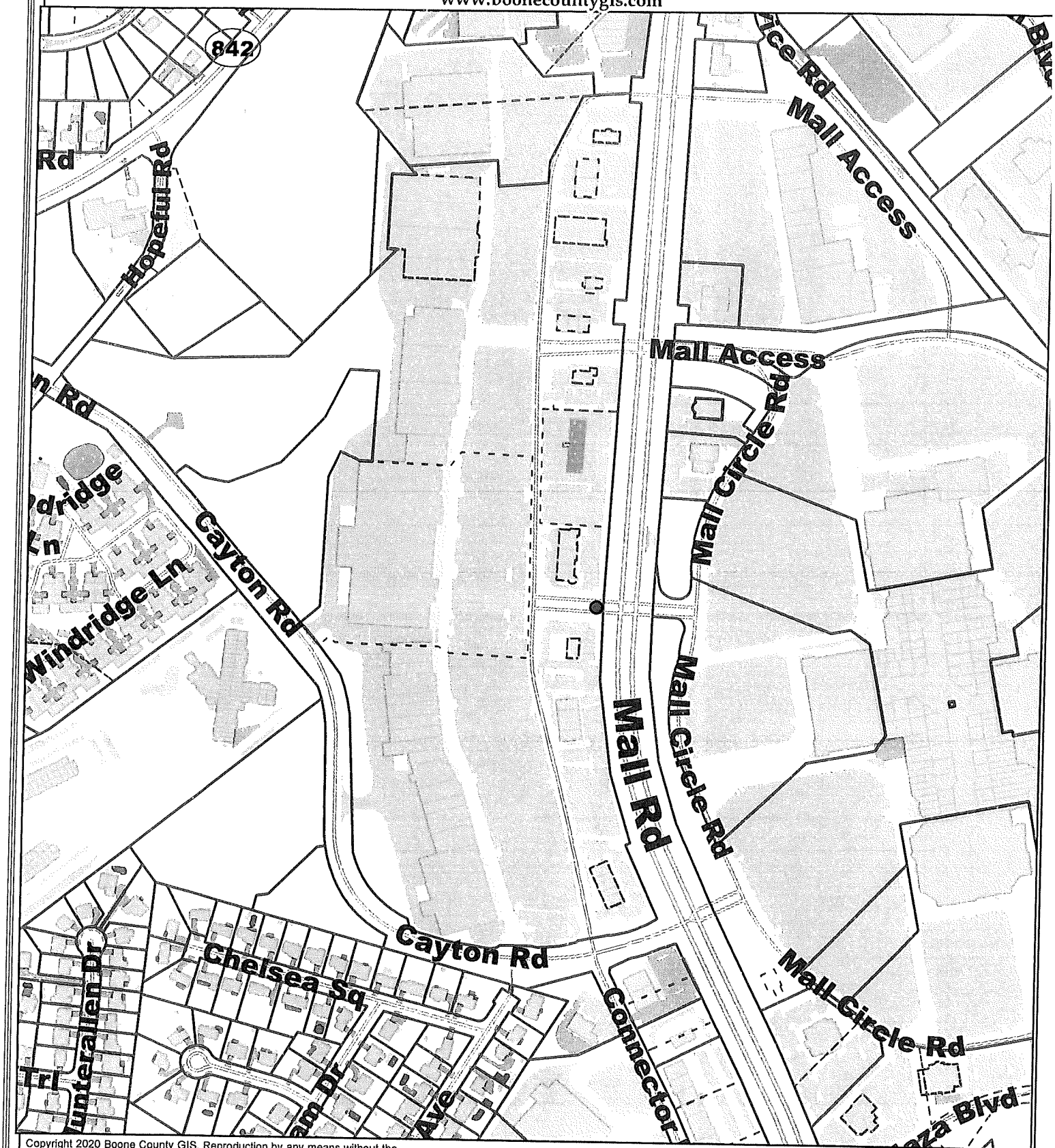
Todd K. Morgan, AICP
Senior Planner, Zoning Services

TKM/ss

Attachments
*Site Vicinity Map
*Picture of Exiting Sign and Rendering of Proposed Sign
*Proposed Channel Letter Specifications
*Zoning Map
*2023 Aerial Map
*2/16/24 Approved Sign Permit
*3/13/24 Email from Joshua Hunt, City of Florence
*Application

SITE VICINITY MAP

www.boonecountygis.com



Copyright 2020 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.

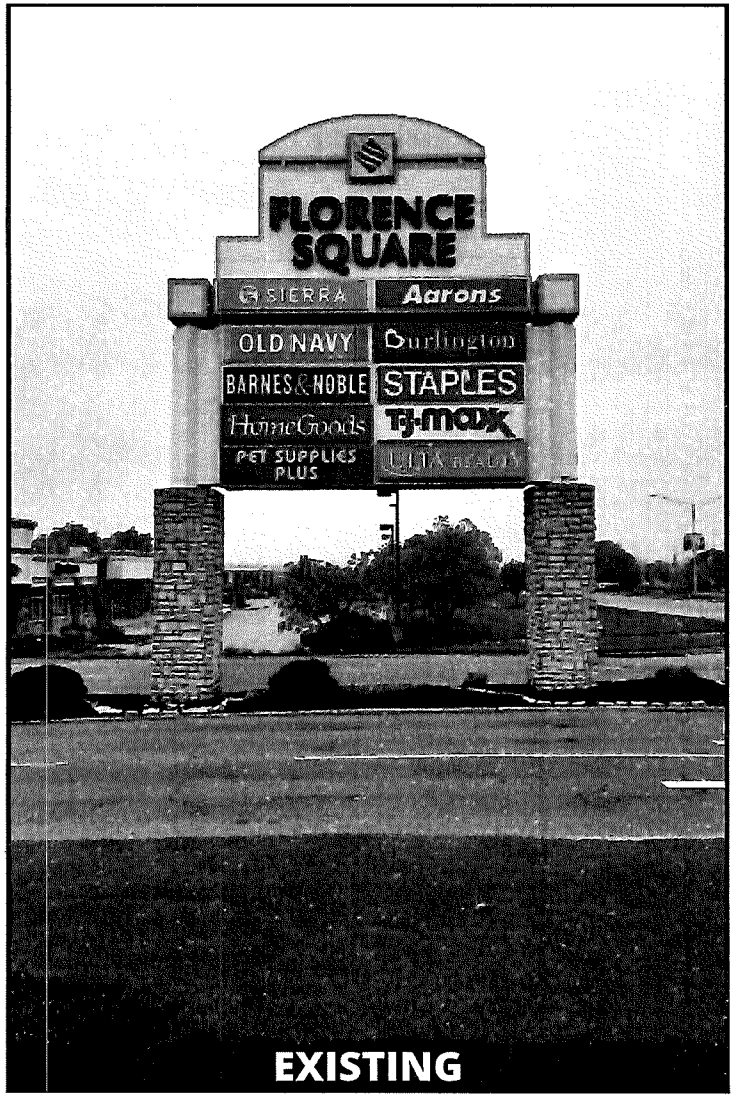
0 205 410 820 1,230 1,640 Feet

1 inch = 400 feet

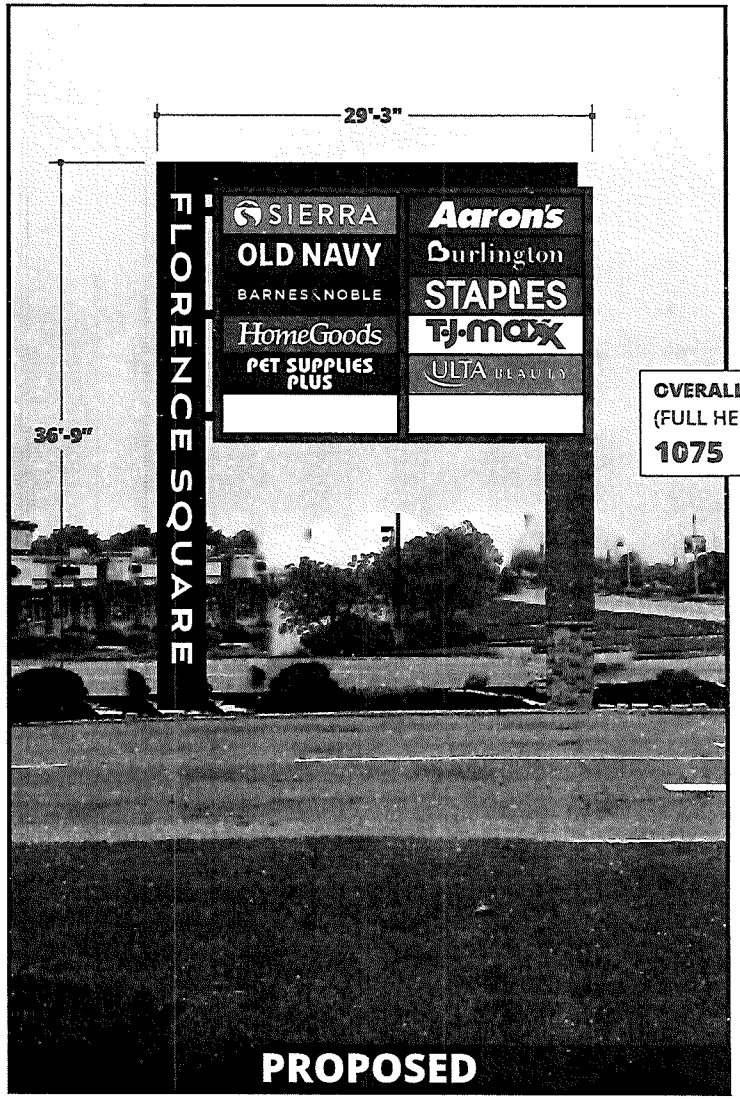
Boone County GIS - Putting Northern Kentucky on the Map

Map Created: xx/xx/2020

ArcMap Document: *.mxd



EXISTING



PROPOSED

OVERALL QUARE FOOTAGE
(FULL HEIGHT AND WIDTH)
1075

Atlantic Sign Company

2328 Florence Avenue
Cincinnati, OH 45206
(513) 241-6775 | FAX (513) 241-5060
atlanticsigncompany.com

This drawing and the designs herein are protected under U.S. Copyright Law and shall remain the property of Atlantic Sign Company and may not be reproduced or used in any manner without the expressed written consent of Atlantic Sign Company

APPROVED

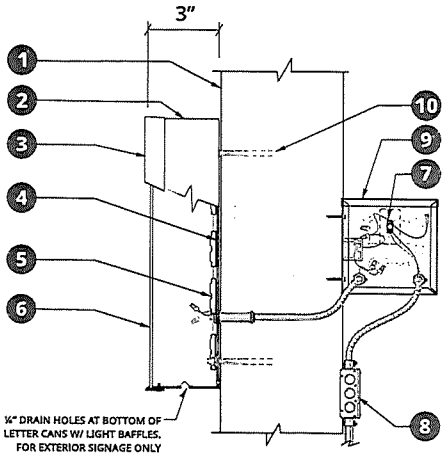
CUSTOMER :	FLORENCE SQ & FLORENCE PLAZA
LOCATION :	7685 MALL RD & 7905 MALL RD, FLORENCE, KY, 41042
SALES REP :	DAVID ESTEP
PROJECT MGR. :	JORDAN WESS
DRAWN BY :	GREG ESSERT
DATE :	1-17-2024
FILE NAME: :	106793_BRIXMOR_FLORENCE PLAZA-FLORENCE SQ_LETTERS_PERMIT

FRONT: QUANTITY 1
1/4" SCALE

SPECIFICATIONS: CHANNEL LETTERS

1. EXISTING SIGN POLE COVER
2. .040" ALUMINUM LETTER RETURNS
3. 1" TRIMCAP BONDED TO FACE, #8 PAN HEAD SCREWS TO RETURNS
   NOTE: 2" TRIMCAPS FOR LETTERS 54" AND LARGER
4. .125" ACM BACKS (PRE-FINISHED WHITE) FASTENED TO RETURNS.
   SEAL W/ VOC COMPLIANT 360 WHITE LATEX CAULK TO PREVENT MOISTURE PENETRATION.
5. WHITE LED MODULES
6. 3/16" ACRYLIC FACES
7. DISCONNECT SWITCH UL OUTDOOR RATED TOGGLE TYPE W/ NEOPRENE BOOT PER NEC 600-6
8. PRIMARY ELECTRICAL FEED IN 1/2" FLEX UL CONDUIT / CUSTOMER SUPPLIED UL JUNCTION BOX
9. POWER SUPPLIES WITHIN UL ENCLOSURE (REMOVABLE LID), 1/4" X 1" MIN SCREWS
10.

	TYPE	DIA.	SHEAR LBS.	EMBED	SPACING	FOR USE WITH
	SELF DRILLING SCREW	1/4"	2600	2"	24" *MINIMUM OF 2 FASTENERS PER UNIT	METAL



SECTION VIEW:
NTS

FACES	TRIM
WHITE	WHITE

RETURNS

WHITE

GENERAL NOTES:

THIS SIGN IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE.

- GROUNDED AND BONDED PER NEC 600.7/NEC 250
- EXISTING BRANCH CIRCUIT IN COMPLIANCE WITH NEC 600.5, NOT TO EXCEED 20 AMPS
- SIGN IS TO BE UL LISTED PER NEC 600.3
- UL DISCONNECT SWITCH PER NEC 600.6- REQUIRED PER SIGN COMPONENT BEFORE LEAVING MANUFACTURER. FOR MULTIPLE SIGNS, A DISCONNECT IS PERMITTED BUT NOT REQUIRED FOR EACH SECTION
- THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6 (A) (1) PER NEC

ELECTRIC SERVICE MUST BE WITHIN 5' OF SIGN

Atlantic Sign Company

2328 Florence Avenue
Cincinnati, OH 45206
(513) 241-6775 | FAX (513) 241-5060
atlanticsigncompany.com

This drawing and the designs herein are protected under U.S. Copyright Law and shall remain the property of Atlantic Sign Company and may not be reproduced or used in any manner without the expressed written consent of Atlantic Sign Company

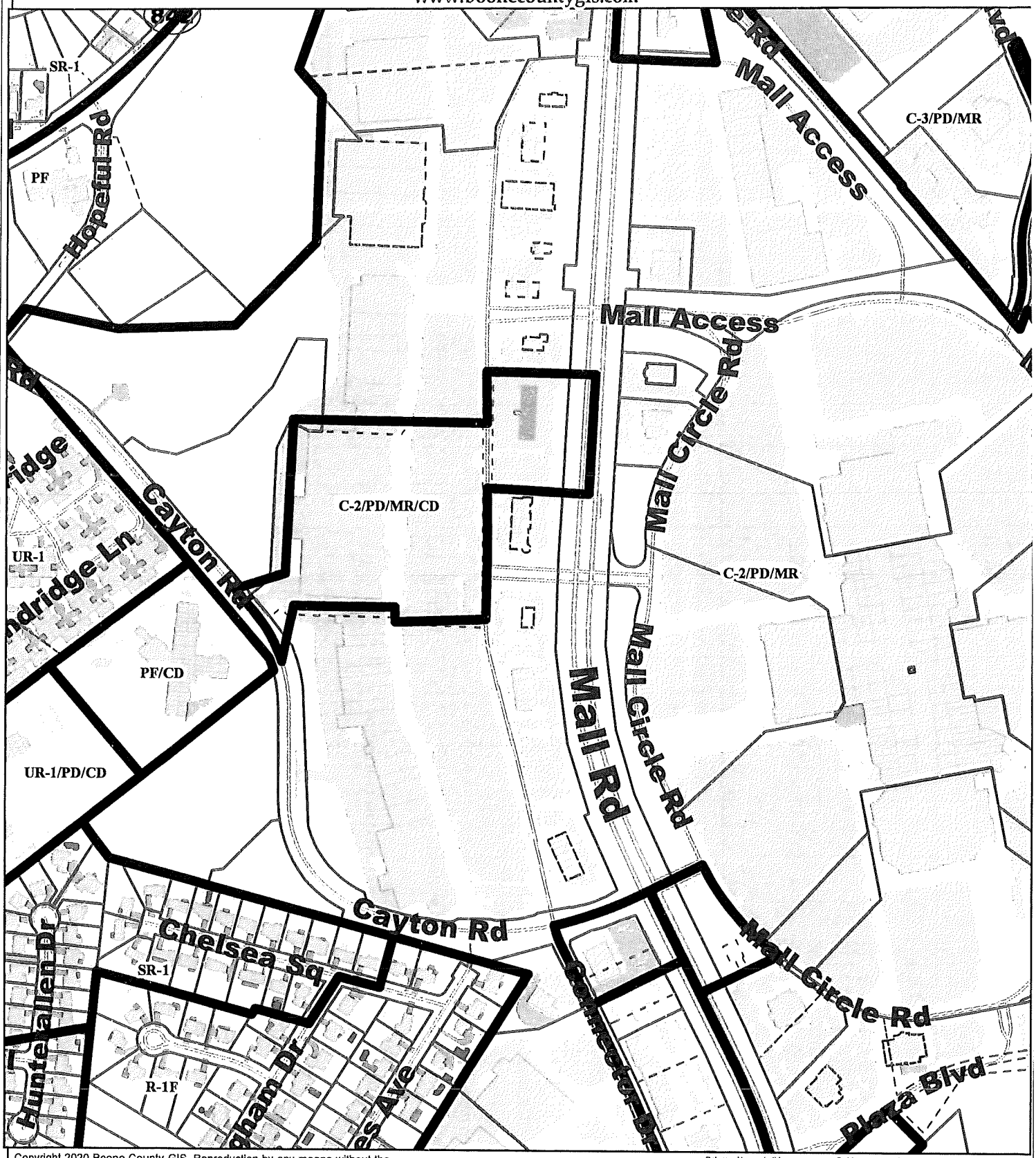
APPROVED

DATE

CUSTOMER	FLORENCE SQ & FLORENCE PLAZA
LOCATION	7685 MALL RD & 7905 MALL RD, FLORENCE, KY, 41042
SALES REP	DAVID ESTEP
PROJECT MGR.	JORDAN WESS
DRAWN BY	GREG ESSERT
DATE	1-17-2024
FILE NAME:	106793_BRIXMOR_FLORENCE PLAZA-FLORENCE SQ_LETTERS_PERMIT

ZONING MAP

www.boonecountygis.com



Copyright 2020 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.

0 205 410 820 1,230 1,640 Feet

1 inch = 400 feet

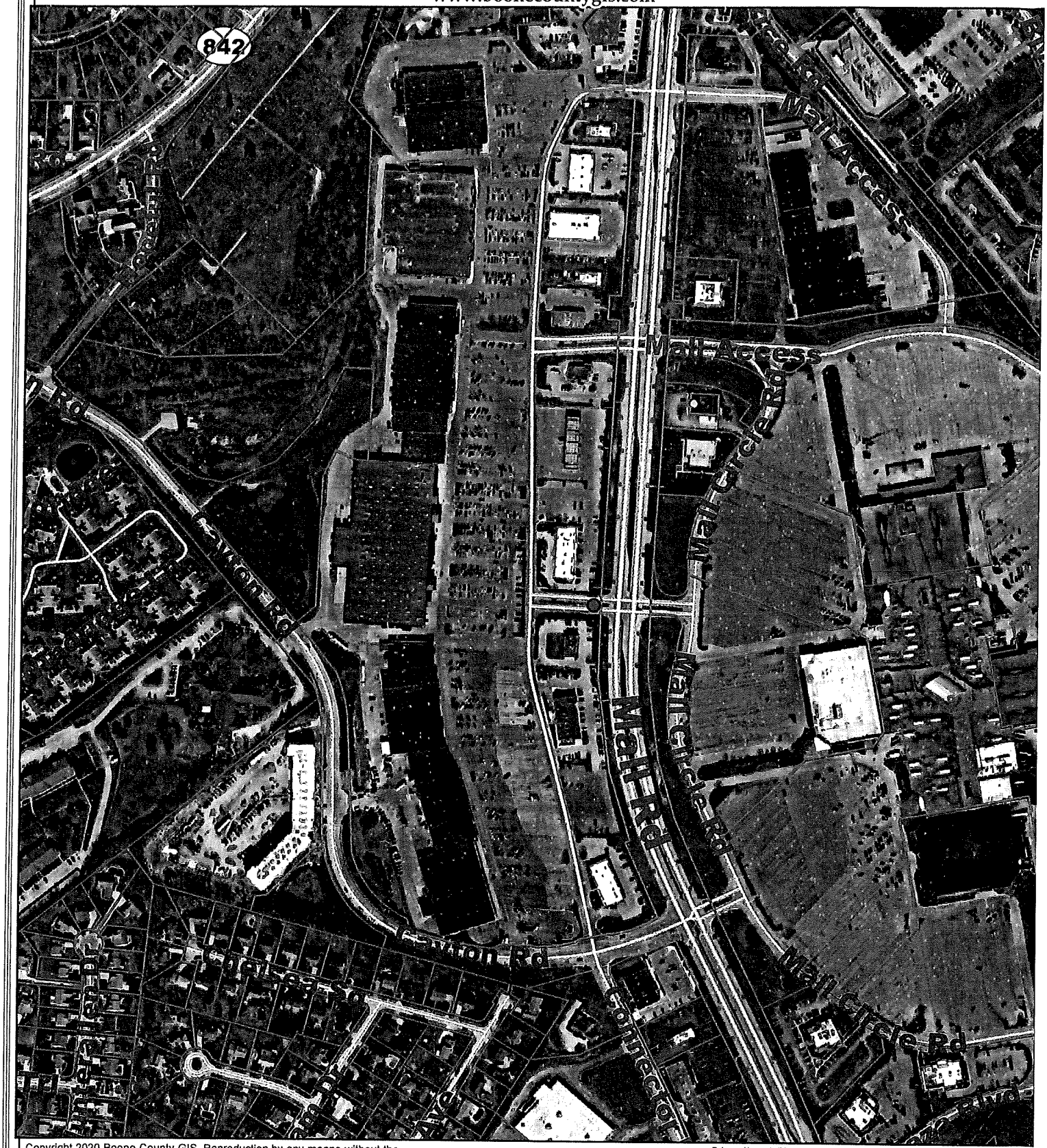
Boone County GIS - Putting Northern Kentucky on the Map

Map Created: xx/xx/2020

ArcMap Document: *.mxd

2023 AERIAL MAP

www.boonecountygis.com



Copyright 2020 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.

0 205 410 820 1,230 1,640 Feet

1 inch = 400 feet

N W E S

Boone County GIS - Putting Northern Kentucky on the Map

Map Created: xx/xx/2020

ArcMap Document: *.mxd

NO. SP-FL-020-2024

BOONE COUNTY PLANNING COMMISSION
SIGN PERMIT

***** NOTE: Prior to the placement of any approved sign, a building permit may be required from the Boone County Building Inspector – contact at 334-2218 for requirements.***

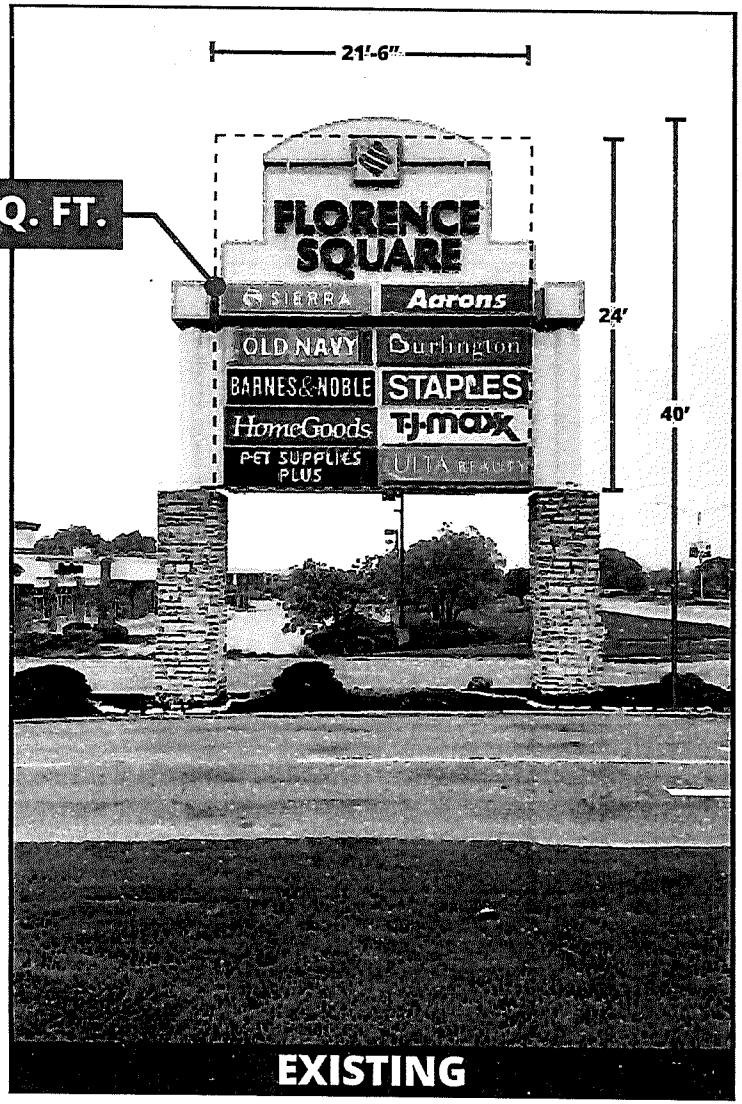
A Sign Permit is hereby granted to Atlantic Sign Company for Florence Square for property located at Mall Road/Shopping Center Entrance, Florence, Kentucky, and zoned C-2/PD/MR for the purpose of erected signage in accordance with Article 34, Section 3407 and 3408 of the Boone County Zoning Order (Ordinance), subject to the following special conditions/descriptions:

- Allow the non-conforming, subdivision freestanding sign to be modified. The existing sign is 40' tall and 516 square feet in area. The modified sign will be 36'-9" tall and 396.08 square feet in area.

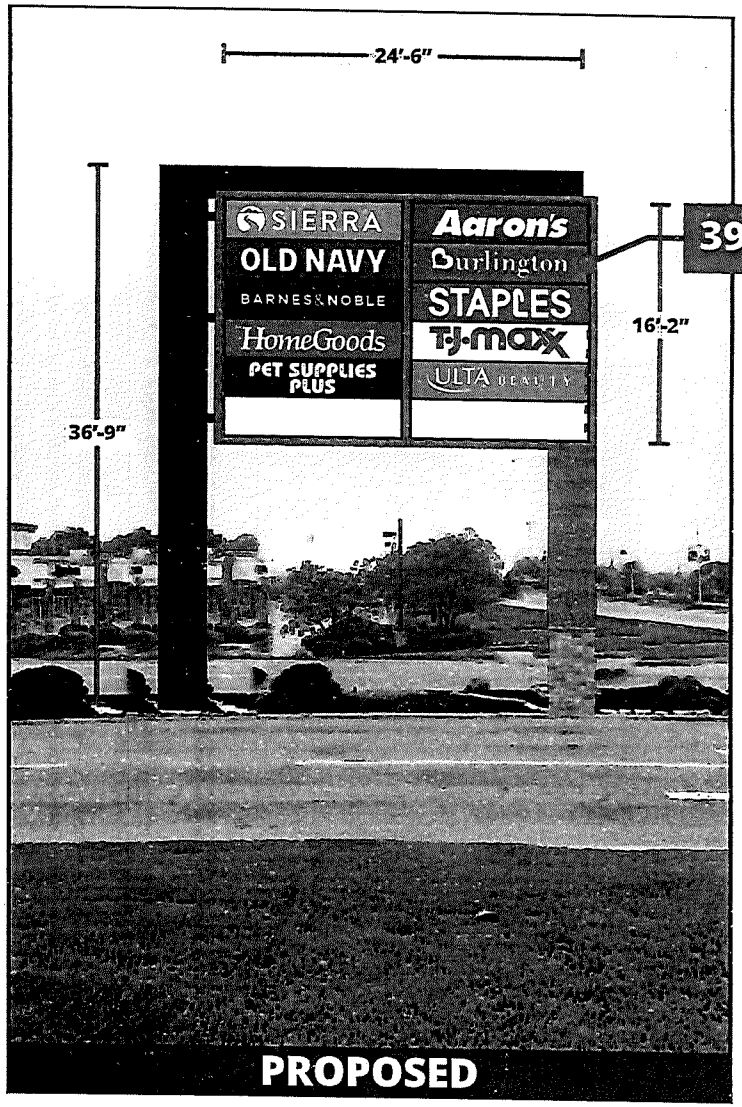
Failure to comply with the above-cited Zoning Regulations and special conditions shall render this permit null and void and to no effect.

2/16/24
DATE

Todd K. Morgan, AICP
Senior Planner



EXISTING



PROPOSED

ASC Atlantic Sign Company

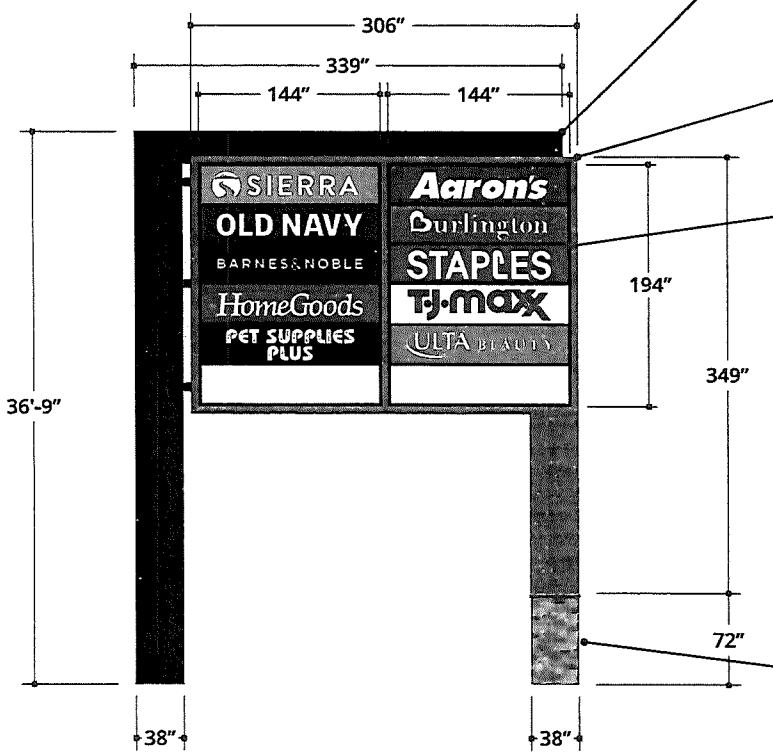
2328 Florence Avenue
Cincinnati, OH 45206
(513) 241-6775 | FAX (513) 241-5060
atlanticsigncompany.com

This drawing and the designs herein are protected under U.S. Copyright Law and shall remain the property of Atlantic Sign Company and may not be reproduced or used in any manner without the expressed written consent of Atlantic Sign Company

APPROVED

SIGNATURE DATE

CUSTOMER	FLORENCE SQUARE
LOCATION	7685 MALL RD , FLORENCE, KY, 41042
SALES REP	DAVID ESTEP
PROJECT MGR.	JORDAN WESS
DRAWN BY	GREG ESSERT
DATE	2-1-2024
FILE NAME:	106793_BRIXMOR_FLORENCE SQUARE_PERMIT

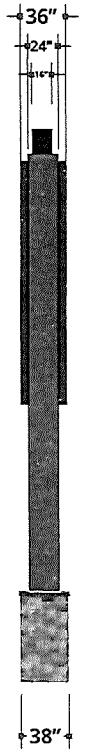


FABRICATED ALUMINUM BACKGROUND / POLECOVER INSTALLED WITH SLEEVE FOR EXISTING 10"X24" I-BEAM PAINTED BLACK

FILLER CABINET WITH NICHIHA PLANKS OR SIMILAR ON SURFACE - ENDS TO BE PAINTED ALUMINUM

ALL TENANT CABINETS TO BE D/F INSTALLED WITH SLEEVE FOR EXISTING STEEL PAINTED BLACK

STONE VENEER WITH CAP (BY OTHERS)



FRONT: QUANTITY 1
1/8" SCALE

SIDE:
1/8" SCALE

Atlantic Sign Company

2328 Florence Avenue
Cincinnati, OH 45206
(513) 241-6775 | FAX (513) 241-5060
atlanticsigncompany.com

This drawing and the designs herein are protected under U.S. Copyright Law and shall remain the property of Atlantic Sign Company and may not be reproduced or used in any manner without the expressed written consent of Atlantic Sign Company

APPROVED

SIGNATURE DATE

CUSTOMER	FLORENCE SQUARE
LOCATION	7685 MALL RD , FLORENCE, KY, 41042
SALES REP	DAVID ESTEP
PROJECT MGR.	JORDAN WESS
DRAWN BY	GREG ESSERT
DATE	2-1-2024
FILE NAME:	106793_BRIXMOR_FLORENCE SQUARE_PERMIT

Todd Morgan

From: Joshua Hunt <Joshua.Hunt@Florence-KY.gov>
Sent: Wednesday, March 13, 2024 9:40 AM
To: Todd Morgan
Subject: RE: Variance Application for Florence Square Architectural Freestanding Sign

EXTERNAL MESSAGE
Todd, thank you for sending this over. The City fully supports this request. The existing signs at Brixmor are outdated, and the proposed new signs stem from a direct request from the City to Brixmor. We are pleased to see the proposed improvements to their signage.

Please pass this email along to the FBOA.

Regards,

JOSHUA J. HUNT
Administration Director – City Administrator

CITY OF FLORENCE, KENTUCKY
8100 Ewing Boulevard | Florence, KY 41042
P: 859.647.8168 | **E:** joshua.hunt@florence-ky.gov
florence-ky.gov

From: Todd Morgan <TMorgan@boonecountyky.org>
Sent: Wednesday, March 13, 2024 9:24 AM
To: Justin Finke <Justin.Finke@Florence-KY.gov>; Joshua Hunt <Joshua.Hunt@Florence-KY.gov>
Subject: Variance Application for Florence Square Architectural Freestanding Sign

Justin and Josh,

I wanted to let you know that a Variance application was submitted to increase the sign area of the Florence Square architectural freestanding sign. The FBOA meeting will probably take place on 4/10/24. We will make a final determination on the meeting date and time shortly after the 3/19/24 application deadline passes.

Todd K. Morgan, AICP
Senior Planner, Zoning Services
Boone County Planning Commission
(859) 334-2196

RECEIVED
90105
MAR 12 2024
BOONE COUNTY
PLANNING COMMISSION

BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION

Five (5) scaled copies and one (1) 11 x 17 reduction of submitted drawings are required

Site Plan Review is not granted by the appropriate Board of Adjustment

An application consists of all fees paid in full, submitted drawings, and a completed application form

SECTION A: (To be completed by applicant)

1. Check One ☐ Boone ☒ Florence ☐ Walton ☐ Union

2. Check One ☐ Conditional Use Permit ☒ Variance ☐ Appeal
☐ Change in Non-Conforming Use

3. Applicant: Atlantic Sign Company
Address: 2328 florence Ave
Cincinnati (City) OH (State) 45206 (Zip Code)
Phone Number: 513 241 4775 Fax Number:
Email: Brooke@AtlanticSignCompany.com

4. Description of Request: Increase the sign area of the Florence square architectural freestanding sign

5. Name of Development: Florence Square

6. Location of Development: 7685 Mall rd
florence (City) ky (State) 41042 (Zip Code)

7. Acreage Under Review: >1

8. Lot Number and Name of Subdivision (if part of a subdivision:

9. Current Owner: New Plan Property Holding Co. c/o New Plan Excel
Address: 5500 E Broward blvd Ste 1130
Ft Lauderdale (City) FL (State) 33394 (Zip Code)
Phone Number: Fax Number:
Email:

Atlantic Sign Company

2328 Florence Avenue
Cincinnati, OH 45206

(513) 241-6775 | FAX (513) 241-5060

atlanticsigncompany.com

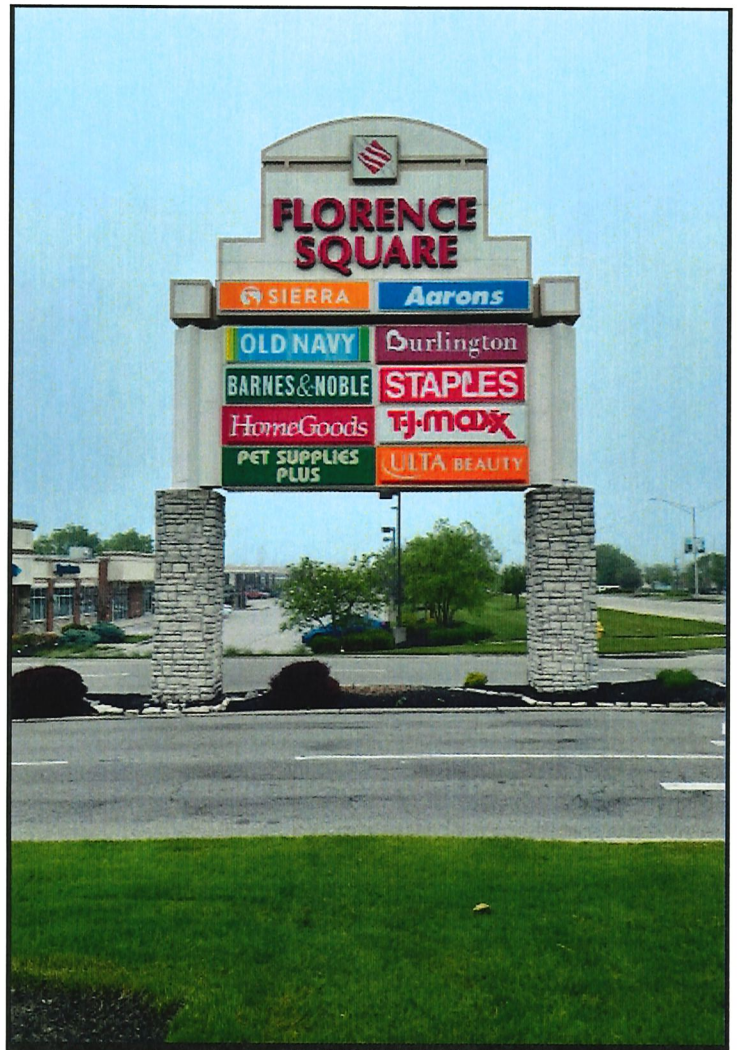
This drawing and the designs herein are protected under U.S. Copyright Law and shall remain the property of Atlantic Sign Company and may not be reproduced or used in any manner without the expressed written consent of Atlantic Sign Company

PAGE 1

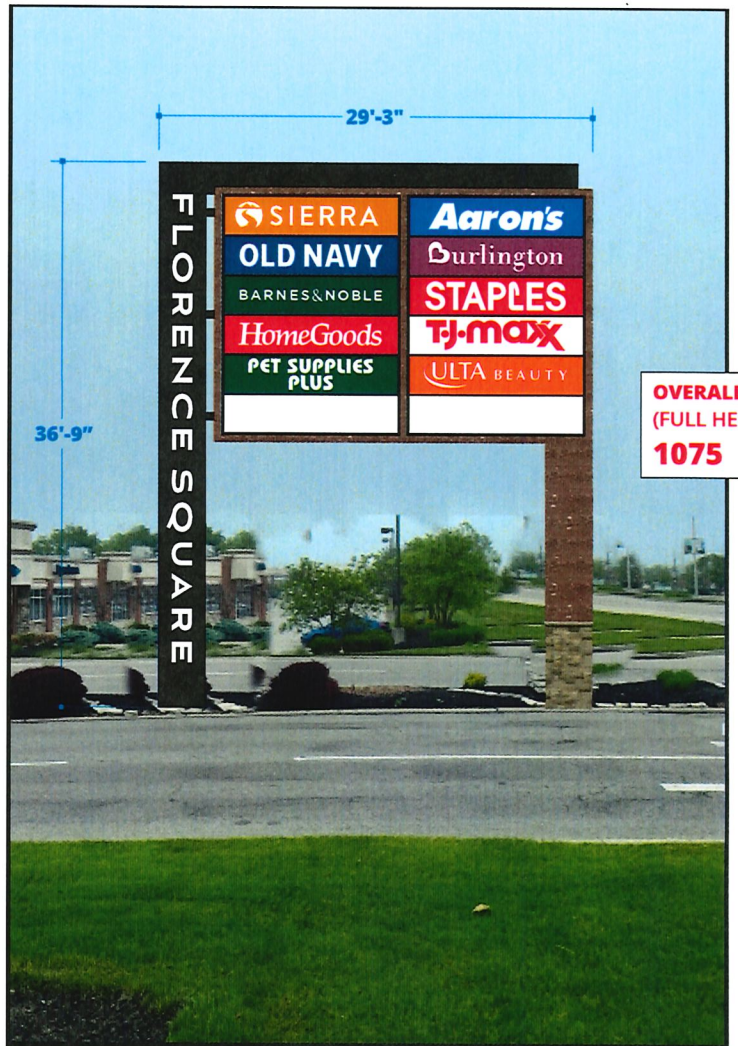
APPROVED

SIGNATURE DATE

CUSTOMER	FLORENCE SQ & FLORENCE PLAZA
LOCATION	7685 MALL RD & 7905 MALL RD, FLORENCE, KY, 41042
SALES REP	DAVID ESTEP
PROJECT MGR.	JORDAN WESS
DRAWN BY	GREG ESSERT
DATE	1-17-2024
FILE NAME:	106793_BRIXMOR_FLORENCE PLAZA-FLORENCE SQ_LETTERS_PERMIT



EXISTING



OVERALL QUARE FOOTAGE
(FULL HEIGHT AND WIDTH)
1075

PROPOSED

Atlantic Sign Company

2328 Florence Avenue
Cincinnati, OH 45206
(513) 241-6775 | FAX (513) 241-5060
atlanticsigncompany.com

This drawing and the designs herein are protected under U.S. Copyright Law and shall remain the property of Atlantic Sign Company and may not be reproduced or used in any manner without the expressed written consent of Atlantic Sign Company

APPROVED

SIGNATURE DATE

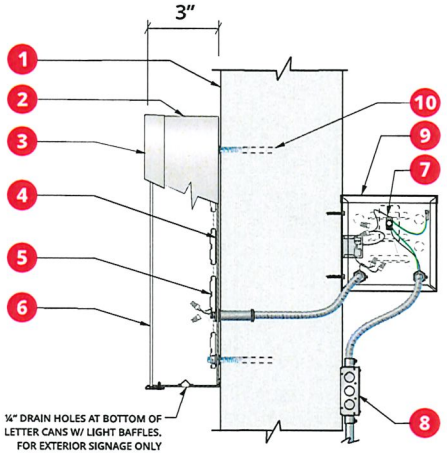
CUSTOMER	FLORENCE SQ & FLORENCE PLAZA
LOCATION	7685 MALL RD & 7905 MALL RD, FLORENCE, KY, 41042
SALES REP	DAVID ESTEP
PROJECT MGR.	JORDAN WESS
DRAWN BY	GREG ESSERT
DATE	1-17-2024
FILE NAME:	106793_BRIXMOR_FLORENCE PLAZA-FLORENCE SQ_LETTERS_PERMIT

A FRONT: QUANTITY 1
1/4" SCALE

SPECIFICATIONS: CHANNEL LETTERS

1. EXISTING SIGN POLE COVER
2. .040" ALUMINUM LETTER RETURNS
3. 1" TRIMCAP BONDED TO FACE, #8 PAN HEAD SCREWS TO RETURNS
   NOTE: 2" TRIMCAPS FOR LETTERS 54" AND LARGER
4. .125" ACM BACKS (PRE-FINISHED WHITE) FASTENED TO RETURNS.
   SEAL W/ VOC COMPLIANT 360 WHITE LATEX CAULK TO PREVENT MOISTURE PENETRATION.
5. WHITE LED MODULES
6. 3/16" ACRYLIC FACES
7. DISCONNECT SWITCH UL OUTDOOR RATED TOGGLE TYPE W/ NEOPRENE BOOT PER NEC 600-6
8. PRIMARY ELECTRICAL FEED IN 1/2" FLEX UL CONDUIT / CUSTOMER SUPPLIED UL JUNCTION BOX
9. POWER SUPPLIES WITHIN UL ENCLOSURE (REMOVABLE LID), 1/4" X 1" MIN SCREWS
10.

	TYPE	DIA.	SHEAR LBS.	EMBED	SPACING	FOR USE WITH
	SELF DRILLING SCREW	1/4"	2600	2"	24" *MINIMUM OF 2 FASTENRS PER UNIT	METAL



SECTION VIEW:
NTS

FACES	TRIM
WHITE	WHITE

RETURNS

WHITE

GENERAL NOTES:

THIS SIGN IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE.

- GROUNDED AND BONDED PER NEC 600.7/NEC 250
- EXISTING BRANCH CIRCUIT IN COMPLIANCE WITH NEC 600.5, NOT TO EXCEED 20 AMPS
- SIGN IS TO BE UL LISTED PER NEC 600.3
- UL DISCONNECT SWITCH PER NEC 600.6- REQUIRED PER SIGN COMPONENT BEFORE LEAVING MANUFACTURER. FOR MULTIPLE SIGNS, A DISCONNECT IS PERMITTED BUT NOT REQUIRED FOR EACH SECTION
- THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6 (A) (1) PER NEC

ELECTRIC SERVICE MUST BE WITHIN 5' OF SIGN

Atlantic Sign Company

2328 Florence Avenue
Cincinnati, OH 45206
(513) 241-6775 | FAX (513) 241-5060
atlanticsigncompany.com

This drawing and the designs herein are protected under U.S. Copyright Law and shall remain the property of Atlantic Sign Company and may not be reproduced or used in any manner without the expressed written consent of Atlantic Sign Company

APPROVED
SIGNATURE DATE

CUSTOMER	FLORENCE SQ & FLORENCE PLAZA
LOCATION	7685 MALL RD & 7905 MALL RD, FLORENCE, KY, 41042
SALES REP	DAVID ESTEP
PROJECT MGR.	JORDAN WESS
DRAWN BY	GREG ESSERT
DATE	1-17-2024
FILE NAME:	106793_BRIXMOR_FLORENCE PLAZA-FLORENCE SQ_LETTERS_PERMIT

CLUR #24-FBOA-001-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
New Plan Property Holdings
500 E Broward Blvd, Suite 1130
Fort Lauderdale, FL 33394

2. ADDRESS OF PROPERTY
Mall Rd
Florence, KY 41042

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Florence Square

4. DEED BOOK 871 PAGE NO. 412 GROUP NO. 2040A

5. TYPE OF RESTRICTION(S) (Check all that apply)

____ Zoning Map Amendment:
From_____To_____

____ Development Plan

____ Subdivision Plat
(Not Recorded)

_X_ Variance

___ Conditional Use Permit

____ Conditional Zoning

____ Other:

6. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT, LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL RECORDS CONTAINING THE RESTRICTION

BOONE COUNTY PLANNING COMMISSION
2950 WASHINGTON STREET, ROOM 317
P.O. BOX 958
BURLINGTON, KENTUCKY 41005

Todd K. Morgan
SIGNATURE OF COMPLETING OFFICIAL

Todd K. Morgan, AICP, Senior Planner
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Todd K. Morgan on behalf of the Boone County Planning Commission this 11th day of March, 2024.

_____
Treva L. Beagle
Notary ID KYNP37603
NOTARY PUBLIC, State at Large

My commission Expires:
November 12, 2025

This instrument was prepared for recording purposes only by:

Nicole Dierna
_____
Nicole Dierna
Boone County Planning Commission
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant.)

CLUR #24-FBOA-001-A

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Variance approved by the Florence Board of Adjustment and in accordance with the current zoning in effect as of April 10, 2024, Certificate of Land Use Restriction (#24-FBOA-001-A), for New Plan Property Holdings, Property Owner(s).

The following condition will apply:

1. The sign shall be constructed as presented. Any proposed modification to the sign, which includes height, sign cabinets, or additional advertising, shall be reviewed through an appropriate public hearing process.

The approved Variance, as well as the preceding conditions, apply to the property described in:

DEED BOOK 871 PAGE NO. 412 GROUP NO. 2040A