



PLANNING BOARD MEETING CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, January 23, 2023
4:00 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda -

Action Request: Motion to approve the January 23, 2023 agenda.

2. Audience Comments -

Public participation is encouraged. If you wish to address the Planning Board, please fill out a speaker's card and provide it to the City Clerk. Once you are called, please come to the podium and state your name and address for the record. Comments shall be limited to 3 minutes and shall be limited to non-public hearing items on the agenda. Public comment on agenda items will be allowed when that item is called. If you plan to make a presentation as part of your public comment, the presentation must be provided to the City Clerk 24- hours in advance of the meeting.

3. Approval of Minutes

a. Meeting Minutes October 17, 2022

b. Accept/Approve 2023 Planning Board Meeting Dates

4. Action Items -

a. Ordinance 2023-xx: Creating Land Development Code Section 39.19 - Exempt development and redevelopment. (Sitting as Local Planning Agency)

Creating a new section of LDC Division 39 - COMMUNITY REDEVELOPMENT DISTRICT GENERAL STANDARDS to provide clarity on the triggers for implementation of additional development standards in minor projects, specifying qualifications for an exempt project, and providing an option to credit transportation impact fees when pedestrian improvements are required in a specified instance.

5. Presentations

a. Sign ordinance update

Providing a basic overview of Kimley-Horn's scope for the sign ordinance update, to include public outreach effort, peer city evaluation, and next steps.

6. Adjournment - Next meeting February 27, 2023 -

APPEAL: In accordance with 286.0105, Florida Statute (Notices of meetings and hearings must advise that a record is required to appeal), if a person decides to appeal any decision made by this committee, board, agency, or commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT (ADA): In accordance with the Americans with Disabilities Act and Florida Statutes, if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact City Hall at (727) 367-2735.

The public is cordially invited to attend this meeting.

All agenda material is available for review at City Hall or www.stpetebeach.org.

DRAFT PLANNING BOARD MEETING MINUTES

October 17, 2022 4:00 PM

PRESENT: Tiffany Secka, Chair
Tom DeYampert, Member
Greg Premier, Member

EXCUSED: 7ev Jackson, Vice Chair
Rachel Ciliberti, Member

STAFF PRESENT: Jennifer McMahon, Chief Operating Officer
Matthew McConnell, Assistant City Attorney
Ginny Bodkin, Deputy City Clerk
Brandon Berry, Planner II

Chair Secka called the meeting to order at 4:00 PM, followed by the Pledge of Allegiance.

1. Approval of the Agenda –

Motion: Member DeYampert moved, and Member Premier seconded the approval of the agenda as presented; the motion carried unanimously.

2. Audience Comments - There were no audience comments.

3. Approval of Minutes a. 9/19/2022

Motion: Member DeYampert moved, and Member Premier seconded the approval of the minutes from the September 19, 2022 meeting as presented; the motion carried unanimously.

At 4:03 PM Chair Secka adjourned the meeting as Planning Board and reopened with the Board sitting as the Local Planning Agency (LPA).

4. Action Items –

a. Ord. 2022-xx: Private property and right-of-way landscaping standards (Sitting as Local Planning Agency)

Planner II Brandon Berry reviewed a presentation which summarized the proposed amendments to the Land Development Code (LDC) regarding landscaping and tree requirements, which were discussed last month. His presentation is part of the meeting record, and the proposed ordinance was included in the meeting packet.

Board questions, answers and discussion followed the presentation, including the landscaping fund. Ms. McMahon will get specifics on what the fund is earmarked for and report back to the Board.

Chair Secka brought photos which were displayed and are part of the meeting record. The photos included canopy trees that spread into neighboring properties, rights of way, and powerlines, which are not being monitored. She is not in favor of adding more canopy/shade trees. Homes with deeper rights of way and smaller lots were discussed.

Mr. Berry stated that power line setback standards could be considered for new plantings if the Board desired and he explained that the LDC does address the placement of under-story canopy trees to

avoid conflict with power lines and requires compliance with Florida Power and Light's 'Right Tree Right Place' manual.

Ms. McMahon addressed the Chair's concerns; it is Duke Energy's responsibility to trim the trees affecting power lines. Code Enforcement addresses issues with overgrowth to other yards or rights of way. The City will not be removing palms to replace them.

Mr. McConnell asked if all trees being palms would be supported. Member Premier was not in favor. Benefits of various kinds of trees were discussed, as well as how tree requirements would affect residents with smaller yards.

Motion: Member Premier moved that the Planning Board, sitting as the Local Planning Agency, finds Ordinance 2022-xx consistent with the St. Pete Beach Comprehensive Plan and recommends the ordinance to the City Commission. Member DeYampert seconded the motion with the caveat that trees that are in areas that may be offensive to neighbors or utilities are under-story trees and comply with the LDC's 'Right Tree Right Place'. Member Premier was amenable to the caveat. The motion carried 2-1 with Chair Secka voting No.

Chair Secka adjourned the LPA meeting and reconvened as the Planning Board at 4:37.

5. Discussion Items

a. Concurrency

Ms. McMahon explained that due to resident concerns regarding infrastructure in light of new development, staff created a presentation to explain the City's requirements for projects which increase density or intensity (excluding single family homes). All proposed build projects must complete a concurrency plan; each subsequent plan must take into consideration those prior.

Mr. Berry reviewed a presentation explaining the Concurrency Management (LDC Div. 29) process, requirements and expectations for project concurrency with potable water, sanitary sewer, stormwater, transportation, solid waste, parks and recreation (residential only) and schools (residential only). His presentation is part of the meeting record.

Board question, answers and discussion followed the presentation, including off-site parking. Ms. McMahon explained that developers pay into park and transportation funds and spoke about shared parking agreements, which is addressed in the City's Strategic Plan. Member DeYampert expressed concerns with future parking needs and suggested that the City begin to consider vertical parking structures.

6. Adjournment – Next meeting 11/14/2022. There being no further business, Chair Secka adjourned the meeting at 4:50 PM.

These minutes will be presented for approval at the November 14, 2022 Planning Board meeting.

Notice of Meetings
Planning Board
2023

The Planning Board meets on the third Monday of the month in the Commission Chambers of City Hall, 155 Corey Avenue, St. Pete Beach, Florida.

<u>Meeting Date</u>	<u>Time</u>	
January 23, 2023*	4:00 pm	*(MLK Day)
February 27, 2023*	4:00 pm	*(President's Day)
March 20, 2023	4:00 pm	
April 17, 2023	4:00 pm	
May 15, 2023	4:00 pm	
June 26, 2023*	4:00 pm	*(Juneteenth)
July 17, 2023	4:00 pm	
August 21, 2023	4:00 pm	
September 18, 2023	4:00 pm	
October 16, 2023	4:00 pm	
November 20, 2023	4:00 pm	
December 11, 2023*	4:00 pm	*(Chanukah)

Meeting to elect the Chair and Vice Chair will be on April 17, 2023, or the soonest meeting thereafter.

*Rescheduled due to holidays

The Code of Ordinances pertaining to this board can be found at:

https://www.municode.com/library/fl/st._pete_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH22BOCOCO_ARTVIIIPLBO

PLANNING BOARD MEETING CITY OF ST. PETE BEACH

Agenda Report

Issue Considered: Ordinance 2023-xx: Creating Land Development Code Section 39.19 - Exempt development and redevelopment. (Sitting as Local Planning Agency)

Date: January 23, 2023

Prepared By: Brandon Berry, Planner II

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Creating a new section of LDC Division 39 - COMMUNITY REDEVELOPMENT DISTRICT GENERAL STANDARDS to provide clarity on the triggers for implementation of additional development standards in minor projects, specifying qualifications for an exempt project, and providing an option to credit transportation impact fees when pedestrian improvements are required in a specified instance.

Funding: N/A

Requested Motion: Staff recommends the Planning Board, sitting as the LPA, recommend approval of Ordinance No. 2023-xx to the City Commission and find it consistent with the city's Comprehensive Plan as stated in the staff report.

Attachments:

1. Staff Report - Exempt Development & Redevelopment
2. Ord 2023-xx - Exempt Development & Redevelopment

CITY OF ST. PETE BEACH PLANNING BOARD STAFF REPORT

TO: Planning Board

FROM: Brandon Berry, Planner

THROUGH: Jennifer McMahon, Chief Operating Officer

DATE: January 23, 2023

SUBJECT: Ordinance 2023-xx, creating Land Development Code Division 39 – COMMUNITY REDEVELOPMENT DISTRICT GENERAL STANDARDS, Section 39.19 – Exempt development and redevelopment, to provide clarity on the triggers for implementation of additional development standards in minor projects, specifying qualifications for an exempt project, and providing an option to credit transportation impact fees in a specified instance.

BACKGROUND:

The City of St. Pete Beach's Land Development Code has expansive definitions of development and redevelopment, encompassing multi-acre construction projects on vacant land to changes of use of existing buildings with no expansion of the building footprint. Recognizing the constraints of existing developed property, especially in cases where development does not significantly increase the building area or square footage of an allowed use on a property, Staff propose a one-time exemption of defined development or redevelopment projects from the heightened development standards of the Community Redevelopment District only. The qualification of an "exempt" project borrows from and expands upon existing definitions for non-major remodel and alteration found elsewhere in the city codes.

Standards that apply to all development projects throughout the City include an assessment and possible improvement of parking layout, conditions, and number of spaces, provision of additional landscaping that is typically either based on a percentage of development cost for minor projects or complete site landscaping for major projects, and payment of impact fees. Currently, it can be read that all qualifying development projects in the Community Redevelopment District are required to comply with green building construction standards, the provision of a six to ten foot sidewalk, installation of a five to eight foot frontage landscaping buffer, and installation of pedestrian-scale features in the frontage buffer. For some small, previously-developed sites, existing site conditions substantially constrain the ability to provide these development features.

The exemption from the Community Redevelopment District development standards proposed in this ordinance would apply only once every five years to any qualifying

property, to keep the exemption in line with the city's five-year rolling substantial improvement calculation. While no property that qualifies as development would be exempt from providing an expanded sidewalk, exempt development projects may receive a credit toward required transportation impact fees for the contributions made toward the sidewalk.

The primary purpose of this ordinance is to provide greater consistency and proportionality in the application of heightened development standards throughout the Community Redevelopment District, while still requiring remedial standards to be adhered to whenever viable.

PLANNING BOARD:

The Planning Board, sitting as the LPA, will review the proposed addition to Land Development Code Division 39 through Ordinance 2023-xx on December 19, 2023 for consistency with St. Pete Beach's Comprehensive Plan.

CONSISTENCY WITH THE COMPREHENSIVE PLAN – STAFF REVIEW

Staff has reviewed the proposed Ordinance and finds it to be consistent with the City of St. Pete Beach's Comprehensive Plan specifically as follows:

FUTURE LAND USE PLAN ELEMENT, SPECIAL DESIGNATION – COMMUNITY REDEVELOPMENT DISTRICT (CRD), B. COMMUNITY REDEVELOPMENT DISTRICT, GOALS, OBJECTIVES AND POLICIES FOR THE COMMUNITY REDEVELOPMENT DISTRICT.

Policy 1.1.2

The City shall establish an incentive program for the implementation of Green standards, practices and technologies for new construction, major renovation and redevelopment within the Community Redevelopment District that exceed minimum requirements.

Policy 1.1.4

Encourage site design that promotes safe, comfortable pedestrian pathways internally within the site and provides externally pedestrian pathway linkages to activity centers, shopping, dining and entertainment.

GOAL 3:

To rebuild the core commercial and resort areas of the City utilizing Green practices, strategies and technologies.

Objective 3.1

Implement building and site design construction and operation practices that support long-term environmental sustainability by: protecting and conserving water resources; constructing energy efficient buildings; using Florida waterwise and native landscape plant materials and design; recycling construction materials and debris; reducing urban heat through innovative building and site design; reducing pollutant run-off; protecting further degradation of the beach dune system and coastal wildlife species habitat and restoring or enhancing existing conditions through dune restoration measures, lighting and refuse controls and other measures.

FUTURE LAND USE PLAN ELEMENT, SPECIAL DESIGNATION – COMMUNITY REDEVELOPMENT DISTRICT (CRD), C. GULF BOULEVARD REDEVELOPMENT DISTRICT, GOALS, OBJECTIVES AND POLICIES FOR THE GULF BOULEVARD REDEVELOPMENT DISTRICT

Policy 5:

Utility and sidewalk easements along Gulf Boulevard may be required as part of all development projects if the existing site conditions and redevelopment plans permit the location of such easements that can be integrated into the redevelopment site plan without undue hardship to the property owner. The City may also require the construction of a sidewalk along Gulf Boulevard in a location that can be coordinated with existing off-site sidewalks and integrated with the proposed site plan to provide a continuous safe pedestrian pathways.

FUTURE LAND USE PLAN ELEMENT, SPECIAL DESIGNATION – COMMUNITY REDEVELOPMENT DISTRICT (CRD), C. GULF BOULEVARD REDEVELOPMENT DISTRICT, LARGE RESORT DISTRICT (LR)

Policy 6:

Professional landscaping and design standards consistent with the standards contained in the LDC shall be required on the entire building site where any large-scale development or development of an entire site occurs, with particular emphasis on the Gulf Boulevard frontage.

Policy 7:

Professional landscaping and design standards consistent with the standards contained in the LDC shall be the minimum required for all redevelopment projects that are not redeveloping the entire buildable site for those areas of the development site being

redeveloped only; and may be required where practical and feasible on the remainder of the development site if new construction exceeds 50% of the total buildable site area; all with particular emphasis on the Gulf Boulevard frontage. All landscape design including the type and quantity of plant material as well as hardscape design, shall be of exceptional quality and consistent with the character and vision of a high quality tropical resort destination.

STAFF RECOMMENDATION:

Staff recommends the Planning Board, sitting as the LPA, recommend approval of Ordinance No. 2023-xx to the City Commission and find it consistent with the city's Comprehensive Plan as stated in the staff report.

Ordinance 2023-XX

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA PROVIDING FOR THE CREATION OF LAND DEVELOPMENT CODE SECTION 39.19 – EXEMPT DEVELOPMENT AND REDEVELOPMENT.; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER’S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Pete Beach desires consistency and evenhandedness in the application of development and redevelopment standards throughout the City.

WHEREAS, the Community Redevelopment District regulations, as applied to development and redevelopment projects, promote a healthier, greener, and safer City.

WHEREAS, development regulations as applied should provide a proportionality with their impact and promote the land use desires of the City.

WHEREAS, the Planning Board, sitting as the Local Planning Agency, will review this item on January 23, 2023 for consistency with the Comprehensive Plan and make a recommendation to the City Commission.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH FLORIDA, HEREBY ORDAINS:

SECTION 1. Recitals. The above recitals (“Whereas” clauses) are hereby adopted as legislative findings, purpose and intent of the City Commission.

SECTION 2. The Land Development Code is amended as follows:

Sec. 39.19 – Exempt development and redevelopment

- (a) Development and/or redevelopment requirements identified in this Division shall apply to properties included in projects that meet or exceed one or more of the following thresholds and qualify as development or redevelopment pursuant to the definitions in Division 2 of this Code, except as provided in item (b)(1) below.
 - (1) An improvement that increases the building volume by 10,000 cubic feet or more, the building footprint by 1,000 square feet or more, or increases building square footage by 20% of its existing gross square footage or more;
 - (2) An addition of a building of 1,000 gross square feet or more to a site;

- (3) A renovation that alters more than 50 percent of the existing gross square footage of a structure, but no less than 2,500 square feet, and is associated with a project that qualifies as development or redevelopment under this Code.
- (b) Projects that do not exceed one or more thresholds in item (a) above shall be considered exempt from the requirements to provide improvements specified for development or redevelopment projects in this Division, subject to the standards and except as specified below:
- (1) All development and redevelopment projects shall be required to comply with the provisions of section 39.10(a). However, projects that do not exceed one or more of the thresholds set above may be eligible for impact fee credits for construction costs associated with the public sidewalk at the discretion of the city manager;
- (2) Each property, or unit occupied by an individual business thereof in cases of multi-tenant structures or development sites, shall only be eligible for this exemption once within a five-year period as measured from the date of first improvement.
- (c) This provision for minor development or redevelopment does not exempt development or redevelopment projects within the Community Redevelopment District of any size from any other requirement within this code as may apply to the project.

SECTION 3. Codification. This Ordinance shall be codified in the Code of Ordinance of the City of St. Pete Beach.

SECTION 4. Conflicts. All ordinances or parts of ordinances, in conflict herewith are hereby repealed to the extent of any conflict with the Ordinance.

SECTION 5. Severability. The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance as they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 6. Scrivener's Error. The City Attorney may correct scrivener's errors found in this Ordinance by filing a corrected copy of this Ordinance with the City Clerk.

SECTION 7. Construction. This Ordinance is to be liberally construed to accomplish its objectives.

SECTION 8. Publication. This Ordinance shall be published in accordance with the requirements of law.

SECTION 9. Effective Date. This ordinance shall take effect immediately upon adoption.

FIRST READING: _____
PUBLISHED: _____
SECOND READING: _____
PUBLIC HEARING: _____

CITY COMMISSION, CITY OF ST. PETE
BEACH, FLORIDA.

Alan Johnson, Mayor

I, Amber LaRowe, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this _____ day of _____, 2023.

Amber LaRowe, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Andrew Dickman, City Attorney

PLANNING BOARD MEETING CITY OF ST. PETE BEACH

Agenda Report

Issue Considered: Sign ordinance update

Date: January 23, 2023

Prepared By:

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Providing a basic overview of Kimley-Horn's scope for the sign ordinance update, to include public outreach effort, peer city evaluation, and next steps.

Funding: N/A

Requested Motion: For discussion only.

Attachments:

1. SPB Sign Ordinance Update_City Commission 10.25.22



Sign Ordinance Update

October 25, 2022

Kimley»Horn

Outline

- Summary of Scope for Sign Ordinance (Division 26) update
- Public Outreach Effort
- Peer City Sign Ordinance Evaluation
- Next Steps

**Sign Ordinance Update:
Text Amendment to Division 26 of St. Pete
Beach's Land Development Code (LDC)**

Scope of Project

- 1) Coordination meetings with City Staff
- 2) Public Outreach
- 3) Evaluation of St. Pete Beach's current sign ordinance and peer cities evaluation
- 4) Draft text changes to the Sign Ordinance
 - i. Provide procedures for compliance and enforcement, as well as administrative flexibility
 - ii. Reorganize how the Sign Ordinance is presented to make it more user-friendly
 - iii. Promote high-quality signage through revisions to quantity, size, and design regulations
 - iv. Ensure Division 26 is compliant with federal case ***Reed v. Town of Gilbert***
- 5) Presentation of proposed Sign Ordinance amendments to the Planning Board at a publicly-noticed hearing
- 6) Revisions to the Sign Ordinance amendment based on Planning Board hearing
- 7) Presentation of the final draft of proposed Sign Ordinance amendments to the City Commission for adoption

Public Outreach Efforts

Public Outreach

■ Visual preference survey

- Purpose: Understand the public's and business owner's preferences for the materials, design, and size of signage
- Survey may be available online

■ Stakeholder Meetings

- Purpose: Meet with the Chamber of Commerce and present at City Commission meetings to maintain communication with business owners and the public regarding proposed changes to the Sign Ordinance



Sign Ordinance Visual Preference Survey

October 2022

Directions: The City of St. Pete Beach is in the process of updating its sign ordinance and wants your feedback regarding the design, materials, and size of signage you prefer. The following groups of images come from five different cities across the State of Florida and show a mixture of commercial and residential signage. Please rank the following groups of signage in order from most preferred to least.

City A



City B



City C



City D



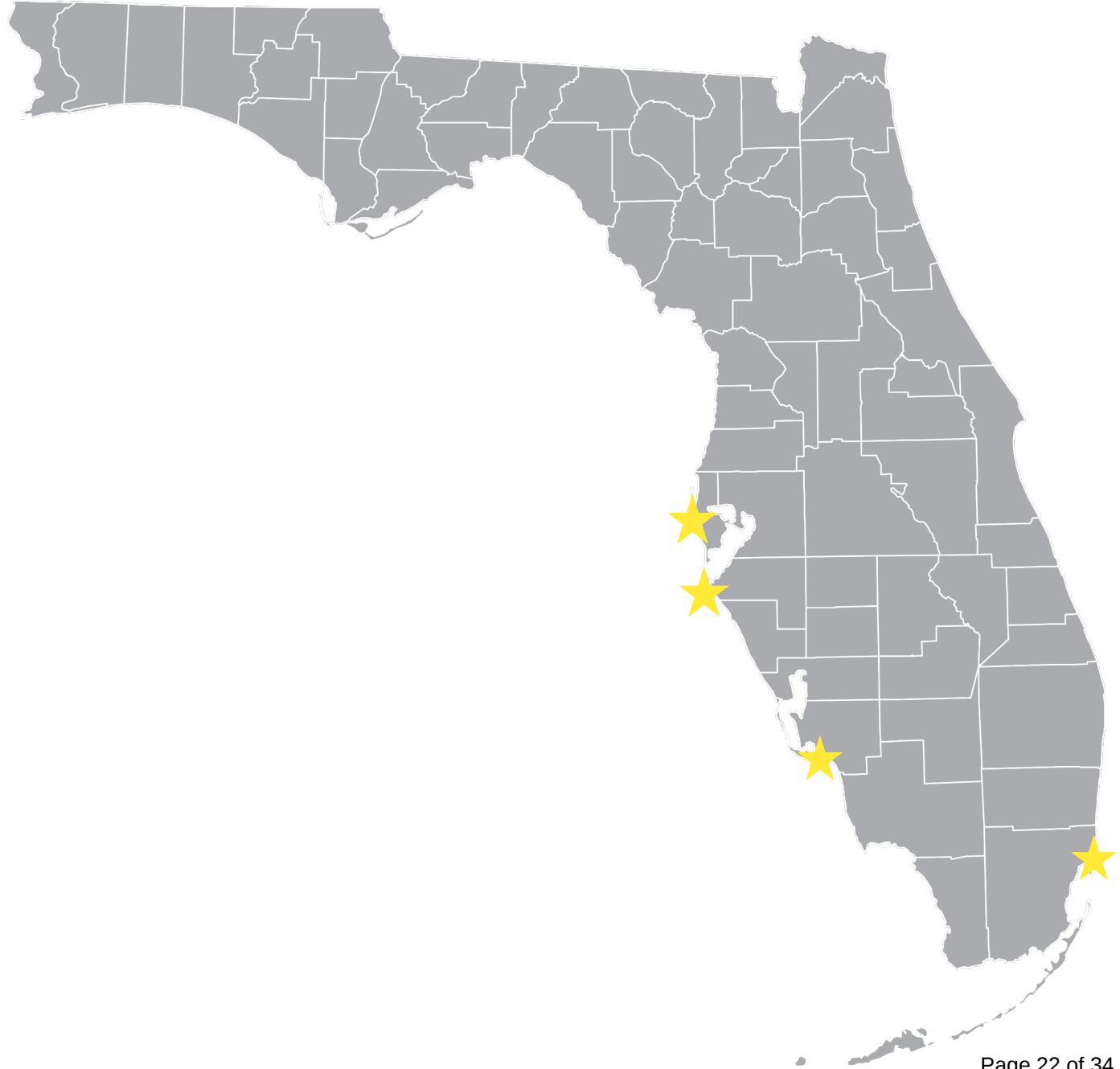
City E



Peer Cities Code Evaluation

Sign Ordinance Peer Review

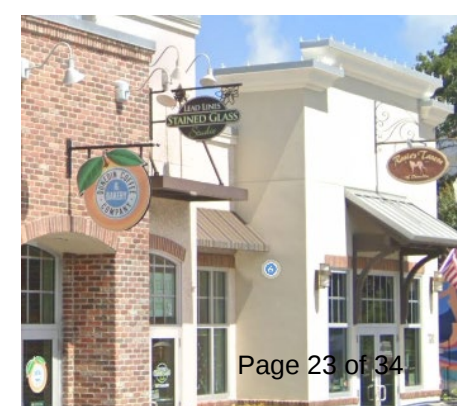
- Dunedin
- Longboat Key
- Fort Myers Beach
- Miami Beach



Dunedin, FL

Sign Ordinance Highlights:

- Enacted in 2018
- Primary Sign Types:
 - Ground-mounted sign
 - Wall-mounted sign
 - Projecting sign
 - Canopy or awning sign
- Requires that signs are compatible with building
- Requires ground-mounted signs to have landscaping around the base
- Tenant panels in freestanding signs must be made of the same materials
- Requires sandwich board signs to be composed of chalkboard material



Longboat Key, FL

Sign Ordinance Highlights:

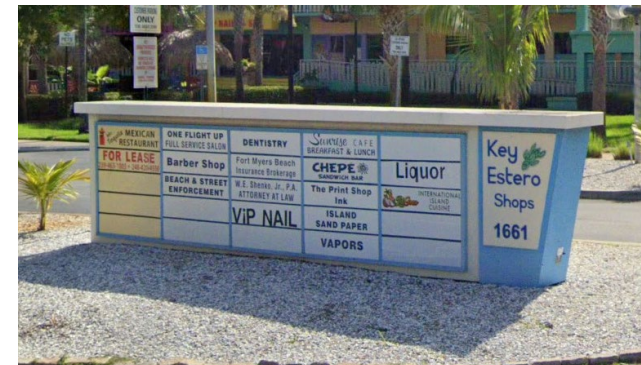
- Enacted in 2018
- Primary Sign Types:
 - Ground-mounted sign
 - Wall-mounted sign
 - Projecting sign
 - Canopy or awning sign
- Requires that signs are constructed of the same materials, colors, and style as buildings on site
- Requires ground-mounted signs are constructed of high-quality materials (e.g. wood, masonry, metal, stone, etc.)
- Limits amount of signage based on linear feet of street frontage



Fort Myers Beach, FL

Sign Ordinance Highlights:

- Enacted in 2011
- Primary Sign Types:
 - Development identification sign
 - Monument sign
 - Wall-mounted sign
 - Projecting sign
- Requires that signs are compatible with building
- Significantly limits height of signs (5 feet maximum)
- Limits amount of signage by providing a total maximum area
 - E.g., Parcels with >3 businesses: max. area = 16 sf per business plus additional 32 sf to identify the commercial center



Miami Beach, FL

Sign Ordinance Highlights:

- Enacted in 2016
- Primary Sign Types:
 - Detached sign
 - Wall-mounted sign
 - Projecting sign
- Requires that signs consist of aluminum or alloy material
- Requires wall signs to consist of individual letters
- Provides flexibility for design through design review and variance process
- Amount of signage determined through design review process



Before (2015)



After (2018)



St. Pete Beach, FL

Areas for Improvement:

- Sign type
 - Consider disallowing pole signs
 - Is allowing sandwich board signs, require higher-quality materials
- Amount
 - Allow less signs, especially in PAG district (2 signs max)
- Design
 - Could require that wall/projecting signs consist of individual letters
 - Shopping/Strip Center signs must match architectural design to building and be ground-mounted monument signs
 - More aggressive approach – only allow “high-quality” materials (stone, metal, masonry, etc.)



Next Steps

Next Steps

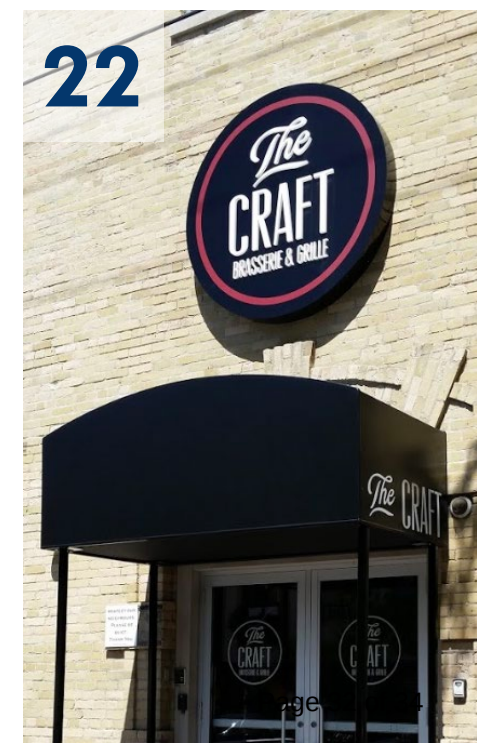
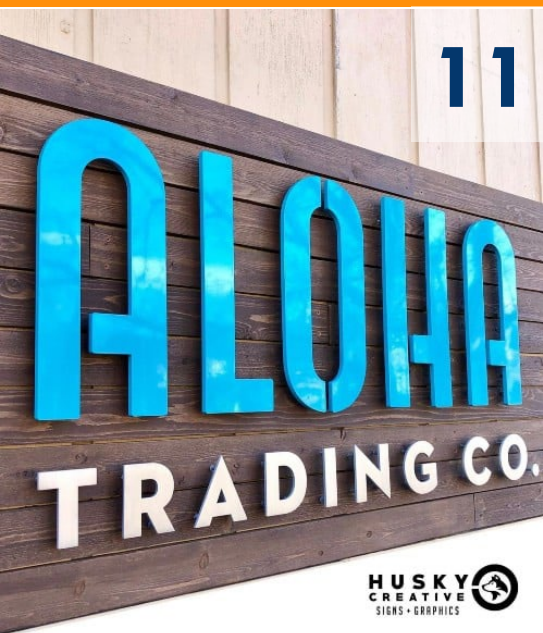
- Continue to collect responses on Visual Preference Survey
- Outreach to St. Pete Beach business owners
 - St. Pete Beach Business Meeting, tentatively on **November 1, 2022**
- First draft of proposed text amendments by **Winter 2022/2023**
- Presentation of proposed Sign Ordinance amendments to the Planning Board in **early 2023**

Signage Examples

Monument Signs



Wall and Projecting Signs





Sources – Monument Signs

- 1) <https://bentuk.com/project/hotel-indigo-bali-seminyak-beach-2/>
- 2) https://www.tripadvisor.com/Attraction_Review-g60647-d10053296-Reviews-Haleiwa_Town_Center-Haleiwa_Oahu_Hawaii.html
- 3) <https://rsmdesign.com/work/residences-at-pacific-city-huntington-beach-ca>
- 4) <https://michaelsigns.com/photos-for/monuments-pylons>
- 5) <https://www.signsusainc.com/multifamily-signage>
- 6) <https://www.davessigns.com/tag/custom-sign-design/>
- 7) Google Street View
- 8) <https://www.pinnaclecustomsigns.com/>
- 9) <https://monarchdirect.com/commercial-signs/monument-signs/>



Sources – Wall/Projecting Signs

- 11) <https://huskysigns.com/>
- 12) <https://whatnowlosangeles.com/boa-steakhouse-sushi-roku-announce-manhattan-village-plans/>
- 13) <https://www.ocregister.com/2012/06/15/review-south-tinged-hangout-raises-the-beach-bar/>
- 14) <https://www.thesignchef.com/metal/outdoor-metal-signs>
- 15) <https://www.thesignchef.com/custom-outdoor-hanging-signs>
- 16) <https://pin.it/2p0wOZh>
- 17) Kimley-Horn
- 18) Kimley-Horn
- 19) <https://www.lettersandsigns.com/metal/>
- 20) <https://cleversigns.co.uk/office-branding/>
- 21) https://www.tripadvisor.com/LocationPhotoDirectLink-g58362-d8768250-i225851484-Social_Grounds_Coffee_Tea_Company-Bothell_Washington.html
- 22) <https://www.agcsigns.com/exterior-signs-gallery>