

Regina Dunay
Chairwoman

Chris Rader
Co-Chair

Wade Fischer
Board Member

Ben Pierce
Board Member

Marion Rayburn
Board Member

PUBLIC NOTICE
PLANNING AND ZONING BOARD MEETING – August 14, 2017

WELCOME! We are very glad you have joined us for today's Planning and Zoning meeting. The Planning and Zoning Board is an advisory board to City Council comprised of citizen members who voluntarily and without compensation devote their time and talents to a variety of zoning and land development issues in the community. All P&Z recommendations are subject to final action by City Council. The results of today's meeting will be presented at the noted City Council meeting for approval of recommended actions. Any person desiring to appeal a recommended action of the Board should observe the notice regarding appeals below. **CAUTION:** Untimely filing by any appellant shall result in an automatic denial of the appeal.

The Planning and Zoning Board as the Local Planning Agency for the City Of Edgewood will meet at 405 Larue Avenue, Edgewood, Florida, to consider the items of business listed herein at the time and date indicated below.

Monday, August 14, 2017 at 6:30 pm

- Call To Order
- Pledge of Allegiance
- Roll Call and Determination of Quorum
- Approval of Minutes
 - July 10, 2017– Regular P&Z Meeting
- New Business
 - Sign Ordinance (Sign Regulation Overview)

AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, RELATING TO SIGNS; REPEALING AND REPLACING CHAPTER 122 OF THE CITY OF EDGEWOOD CODE OF ORDINANCES RELATING TO SIGNS; PROVIDING LEGISLATIVE FINDINGS; PROVIDING FOR A PURPOSE, DEFINITIONS, PERMITTING PROCESSES AND APPEALS FROM SIGN PERMIT DENIALS; SIGNS, DECORATIONS, AND ARTWORK EXEMPT FROM PERMITTING; PROHIBITED SIGNS; GENERAL REGULATIONS AND SPECIFIC STANDARDS OF ZONING DISTRICTS; SIGN LIGHTING AND ILLUMINATION; EXISTING SIGNS WHICH WILL BE NONCONFORMING AFTER ENACTMENT OF THIS ORDINANCE; REMOVAL OF SIGNS, SUBSTITUTION OF NON-

COMMERCIAL SPEECH FOR COMMERCIAL SPEECH, CONTENT NEUTRALITY AS TO SIGN MESSAGE (VIEWPOINT), ILLEGAL SIGNS ON PUBLIC PROPERTY AND SAFETY CONSIDERATIONS; PROVIDING FOR SEVERABILITY IN GENERAL; PROVIDING FOR SEVERABILITY WHERE LESS SPEECH RESULTS; PROVIDING FOR SEVERABILITY OF PROVISIONS PERTAINING TO PROHIBITED SIGNS; PROVIDING FOR CODIFICATION, CONFLICTS, AND EFFECTIVE DATE.

- Comments/Announcements

FUTURE MEETINGS: *(SCHEDULE CONTINGENT UPON SUBMITTAL OF ITEMS THAT REQUIRE CONSIDERATION OF THE PLANNING & ZONING BOARD AS THE LOCAL PLANNING AGENCY FOR THE CITY OF EDGEWOOD)*

- September 11, 2017
- October 9, 2017

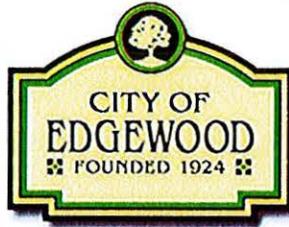
GENERAL RULES OF ORDER

The Board is pleased to hear non-repetitive comments related to business before the Board; however, a five (5) minute time limit per person has been set by the Board. Large groups are asked to name a spokesperson. If you wish to appear before the Board, please fill out an Appearance Request Registration Form and give it to the City Clerk. When recognized, state your name and speak directly into the microphone. The City is guided by ROBERTS RULES OF ORDER in governing the conduct of the meeting. In accordance with the American Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, he or she should telephone the City Clerk at (407) 851-2920.

WE ASK THAT ALL ELECTRONIC DEVICES (IE. CELL PHONES, PAGERS) BE SILENCED DURING OUR MEETING!

APPEALS: Please be advised that Section 286.0105, Florida Statutes state that if you decide to appeal a decision made with respect to any matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made.

Thank you for participating in your government!



PLANNING & ZONING BOARD DRAFT MINUTES
July 10, 2017

Planning and Zoning Board Members:

Regina Dunay, Chairperson (Quorum)
Chris Rader, Board Member
Marion Rayburn, Board Member
Ben Pierce, Board Member
Wade Fischer, Board Member

Staff:

Drew Smith, City Attorney
Ellen Hardgrove, City Planner
Lieutenant Vince Jackson
Sandy Repp, Administrative Assistant

CALL TO ORDER

Chairwoman Dunay called the Planning & Zoning Board meeting to order at 6:30 p.m., followed by the Pledge of Allegiance. Administrative Assistant, Sandy Repp, announced that there was a quorum with all Board Members present.

APPROVAL OF MINUTES

- **June 12, 2017**

Chairwoman Dunay noted corrections that were made to the minutes that she provided before the meeting.

Board Member Rader made the Motion to approve the June 12, 2017 minutes with corrections; seconded by Board Member Fischer. The motion was unanimously approved (5/0).

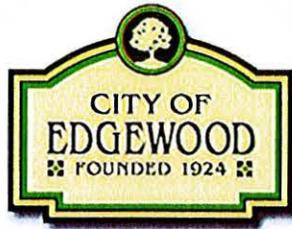
NEW BUSINESS

1. Ordinance 2017-02 Moratorium on certain uses within the C-1, C-2, and C-3 Zoning Districts of the City

Attorney Smith addressed Section 3 of the moratorium, which covers existing uses and changes of uses during the moratorium period. The change of uses would be only those in the existing zoning district. This is a temporary moratorium so we are not concerned with abandonment.

Chairwoman Dunay opened the floor for public comment.

Scott Baker, attorney with Zimmerman, spoke on behalf of 16 different commercial businesses in the City of Edgewood and commented on land use, property value and sales for new uses. He stated his opinion is that the city doesn't have the density to foster a high degree of pedestrian use and that this is an auto dependent commercial city and there is a place for automotive uses.



Per Attorney Smith there can be language about repair under the same use.

Blair Howard, owner of Howard Wholesale stated his concerns about restrictions about the moratorium particularly during the visioning process and suggested that the visioning be completed first. He is concerned about future use and is struggling with future restrictions and future tenants.

Board Member Rader explained that the moratorium will not cause businesses to leave the City.

Chairwoman Dunay explained previous studies and presentation and that The City is picking up on that for future land uses.

Fran Pignone, owner of Ft. Gatlin Shopping Center discussed Edgewood's utility plan and requested to see the sewer and utility plan. She stated her concern regarding the effect of the moratorium on property sales.

John Moccio, owner of two commercial parcels SMD Automotive and 4954 S. Orange Avenue, spoke about taking uses from businesses. He asked what requires a site plan review and if everything will require a site plan review.

Ivan Smith stated his concern is doing away with uses so that another tenant can't come in and this devalues rental property.

Board Member Rader reiterated that businesses can change to any of the uses during the moratorium within their district and there is no effect to continue a same use with a different tenant. The goal is to stop extending these uses and not to create new businesses with these uses.

Sue Fulford, business owner at 4822 S. Orange Avenue spoke about property values, the low ranking of the local schools and the difficulty of getting into the charter school. Ms. Fulford suggested a different vision and compared to SODO and the presence of Orlando Health, and to think outside the moratorium.

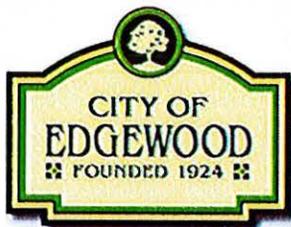
Board Member Rayburn clarified statements from the City Council meeting. She said that values are just not going up as they are in the surrounding areas, not that they are going down.

John Stokes, business owner of Grovigation, asked if change in ownership is permitted. Attorney Smith said that change in ownership does not have impact; it is the uses.

Chairwoman Dunay asked for discussion from the board

Conversation amongst the Board and Attorney Smith included permitting with increasing habitable space and changes of uses with interior work within the uses listed in the moratorium as well as discussion regarding site plan review. Board Member Rader stated his concern about changes that could result in a 20 year business and that the intention is not just to improve appearances and continue the use. The consensus of the board is that renovations should be limited to the same use.

Per Attorney Smith, all districts are affected but not all uses are in all of the districts. The C-1 uses are largely not affected; some of C-2, but for the most part, the C-3 uses were affected.



In response to Sue Fulford, Attorney Smith said that trade shops are included unless you need an improvement on the property. The moratorium maintains status quo on development while the City considers potential land use but limits new inconsistent uses.

Attorney Smith said that he doesn't have an issue striking site plan review, which is Code section 134-377 and also 349. He recommended language to council; exempting from the moratorium building permits for continuation of use that do not affect habitable space when the use is changing and is permitted by the current zoning.

Chairwoman Dunay asked for a motion:

Board Member Rader made the motion to recommend to City Council to approve Ordinance 2017-02 with two modifications:

- 1) **The inclusion in Section 3 in the last line after "Section 2", add "and permitted by the current zoning"**
- 2) **and also exempting permits that do not increase habitable space when the use is not changing.**

This Board finds this Ordinance to be consistent with the City's Comprehensive Plan.

The motion was seconded by Board Member Rayburn and was approved (5/0).

2. Discussion of City Code Sec. 10-5 and 10-6 Maintenance of Certain Animals

Chairwoman Dunay introduced and mentioned that there were children in her neighborhood with a petition to have a pot belly pig in the neighborhood. Chairwoman Dunay's understanding is that current code allows hoofed animals as well as chicken and ducks with nothing to prohibit unless there is a nuisance.

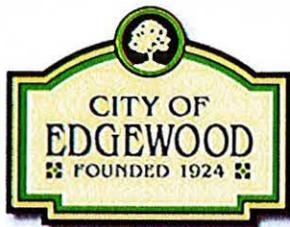
Attorney Smith said that he reads it that way for poultry, not for hoofed animals and read aloud Section 10-5 (Maintenance of certain animals prohibited) of the Code.

It shall be unlawful for any person, firm or corporation to keep or maintain any animal with solid or split hoofs or any species of animals normally considered as wild or to allow any animals to remain within the city when such action constitutes a hazard to the residents or a nuisance to the neighborhood.

Discussion ensued amongst the Board Members and City Attorney regarding Section 10-5 and 10-6 and the allowance of hoofed wild animals. Discussion also included poultry concerns and the allowance of roosters, which is not mentioned in the Code and is an open provision.

Per Attorney Smith, a recommendation to Council would be the next step and Planner Hardgrove mentioned that City Hall staff has said that there will be no changes to Code until the other work is done. Board Member Rader's concern is that the Council will have to focus on the chickens and not the zoning or other issues.

Lieutenant Jackson said that there have been businesses with chickens in the past and there was suspicion of them being used for sacrifices. Attorney Smith reminded Planning and Zoning that if they bring this to



Council, it will bring the topic to the attention of the public and that this is more of a regulatory ordinance and not use issue.

The Board decided that this topic can be tabled until other issues are done.

OLD BUSINESS

- **Orange Avenue District – City Planner Ellen Hardgrove**

Per Planner Hardgrove, the Orange Avenue District was tabled because of the visioning exercise but has been directed to put attention back to the Orange Avenue District. Per Planner Hardgrove, her recommendation is to not bring the Orange Avenue district to the Board until the visioning is done as the visioning exercise that Little is doing will give a foundation

In response to Board Member Rader, Planner Hardgrove said that that Little may be given the zoning district as part of due diligence but peer review has not happened yet. She explained that the steps to complete the visioning could be as simple as a workshop and Little issuing a report or could be as much as adopting a master plan and incorporating into the comprehensive plan.

In response to Chairwoman Dunay, Planner Hardgrove explained the first step in the process is the zoning district and then the question will be if you rezone the whole corridor or just keep it in the land development code. Planner Hardgrove said that the hope is that Little will be able to get the word out and there will be a good response on the survey.

COMMENTS/ANNOUNCEMENTS

Chairwoman Dunay asked Administrative Assistant, Repp for the next meetings who confirmed that the next Planning and Zoning dates would be August 14, 2017 and September 11, 2017. Repp said that she expects sign code and a possible boat dock variance for August and September meetings.

ADJOURNMENT:

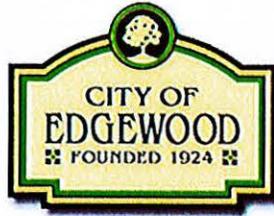
With no further business or discussion, Chairwoman Dunay asked for a motion to adjourn the meeting.

Board Member Fischer made the Motion to adjourn the Planning and Zoning Board meeting; seconded by Board Member Rayburn. Motion unanimously approved (5/0). The meeting adjourned at 8:34 pm.

Regina Dunay, Chairwoman

ATTEST

Sandra Repp, Administrative Assistant



Memo

To: Planning and Zoning Board Members
From: Sandy Repp, Administrative Assistant
Date: August 9, 2017
Re: New Business Items

The following information is provided in your agenda packet for your review:

1. Proposed sign ordinance
2. Proposed language to add to sign ordinance
3. Sign Regulation Overview (see gold envelope)

ORDINANCE NO. ____

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AN ORDINANCE OF THE CITY OF EDGEWOOD, FLORIDA, RELATING TO SIGNS; REPEALING AND REPLACING CHAPTER 122 OF THE CITY OF EDGEWOOD CODE OF ORDINANCES RELATING TO SIGNS; PROVIDING LEGISLATIVE FINDINGS; PROVIDING FOR A PURPOSE, DEFINITIONS, PERMITTING PROCESSES AND APPEALS FROM SIGN PERMIT DENIALS; SIGNS, DECORATIONS, AND ARTWORK EXEMPT FROM PERMITTING; PROHIBITED SIGNS; GENERAL REGULATIONS AND SPECIFIC STANDARDS OF ZONING DISTRICTS; SIGN LIGHTING AND ILLUMINATION; EXISTING SIGNS WHICH WILL BE NONCONFORMING AFTER ENACTMENT OF THIS ORDINANCE; REMOVAL OF SIGNS, SUBSTITUTION OF NON-COMMERCIAL SPEECH FOR COMMERCIAL SPEECH, CONTENT NEUTRALITY AS TO SIGN MESSAGE (VIEWPOINT), ILLEGAL SIGNS ON PUBLIC PROPERTY AND SAFETY CONSIDERATIONS; PROVIDING FOR SEVERABILITY IN GENERAL; PROVIDING FOR SEVERABILITY WHERE LESS SPEECH RESULTS; PROVIDING FOR SEVERABILITY OF PROVISIONS PERTAINING TO PROHIBITED SIGNS; PROVIDING FOR CODIFICATION, CONFLICTS, AND EFFECTIVE DATE.

26 WHEREAS, the City Council of the City of Edgewood has determined the need
27 to update and revise its Code of Ordinances relative to signs; and

28 WHEREAS, the City Council wishes to ensure that the City's Code of
29 Ordinances as it relates to signs is in compliance with all constitutional and other legal
30 requirements; and

31 WHEREAS, the City Council wishes to continue to prohibit certain sign types,
32 including billboards; and

33 WHEREAS, the City Council finds and determines that certain types of signs,
34 particularly large signs, animated signs and flashing signs, create a safety hazard by
35 distracting motorists, pedestrians, and others; and

36 WHEREAS, the City Council wishes to protect the safety of motorists,
37 pedestrians, and others from distraction caused by signs; and

38 WHEREAS, the City Council finds that some signs, particularly large signs,
39 detract from the aesthetic beauty of the landscape; and

40 WHEREAS, the City Council wishes to preserve the aesthetic beauty of the City
41 of Edgewood; and

42 WHEREAS, the regulation of signage for purposes of aesthetics has long been
43 recognized as advancing the public welfare; and

44 **WHEREAS**, as far back as 1954, the United States Supreme Court recognized
45 that “the concept of the public welfare is broad and inclusive,” that the values it
46 represents are “spiritual as well as physical, aesthetic as well as monetary,” and that it is
47 within the power of the legislature “to determine that the community should be beautiful
48 as well as healthy, spacious as well as clean, well balanced as well as carefully patrolled.”
49 Justice Douglas in *Berman v. Parker*, 348 U.S. 26, 33 (1954); and

50 **WHEREAS**, the Florida Constitution provides that it shall be the policy of the
51 state to conserve and protect its scenic beauty; and

52 **WHEREAS**, the regulation of signage for purposes of aesthetics directly serves
53 the policy of this state by conserving and protecting its scenic beauty; and

54 **WHEREAS**, the City Council finds and determines that aesthetics is a valid basis
55 for zoning, and the regulation of the size of signs and the prohibition of certain types of
56 signs can be based upon aesthetic grounds alone as promoting the general welfare [*see*
57 *Merritt v. Peters*, 65 So.2d 861 (Fla. 1953); *Dade County v. Gould*, 99 So.2d 236 (Fla.
58 1957); *E.B. Elliott Advertising Co. v. Metropolitan Dade County*, 425 F.2d 1141 (5th Cir.
59 1970), *cert. dismissed*. 400 U.S. 878 (1970)]; and

60 **WHEREAS**, the City Council hereby finds and determines that anything beside
61 the street which tends to distract the driver of a motor vehicle directly affects traffic
62 safety, and that signs which divert the attention of the driver and occupants of motor
63 vehicles from the highway to objects away from it, may reasonably be found to increase
64 the danger of accidents, and agrees with the courts that have reached the same
65 determination [*see In re Opinion of the Justices*, 103 N.H. 268, 169 A.2d 762 (1961);
66 *Newman Signs, Inv. C. Hjelle*, 268 N.W. 2d 741 (N.D. 1978)]; and

67 **WHEREAS**, the City Council finds and determines that the size, height, and
68 other characteristics of signs can magnify their adverse impacts on both traffic safety and
69 aesthetics; and

70 **WHEREAS**, the City Council finds and determines that this ordinance will lessen
71 hazardous situations, as well as confusion and visual clutter otherwise caused by the
72 proliferation, improper placement, excessive height, excessive size, and distracting
73 characteristics of signs which compete for the attention of pedestrian and vehicular
74 traffic; and

75 **WHEREAS**, the City Council finds and determines that this ordinance will
76 enhance the attractiveness and economic well-being of the City as a place to live, visit,
77 and conduct business; and

78 **WHEREAS**, the City Council agrees with the courts that have recognized that
79 outdoor advertising signs tend to interrupt what would otherwise be the natural landscape
80 as seen from the highway, whether the view is untouched or altered by man, and that it
81 would be unreasonable and illogical to conclude that an area is too unattractive to justify
82 aesthetic improvement [*see E.B. Elliott Adv. Co. v. Metropolitan Dade County*, 425 F.2d
83 1141 (5th Cir. 1970), *cert. denied*, 400 U.S. 878 (1970); *John Donnelly & Sons, Inc. v.*
84 *Outdoor Advertising Bd.*, 339 N.E. 2nd 709, 720 (Mass. 1975)]; and

85 **WHEREAS**, the City Council recognizes that billboards are a form of
86 advertisement designed to be seen without the exercise of choice or volition on the part of

87 the observer, unlike other forms of advertising that are ordinarily seen as a matter of
88 choice on the part of the observer [*see Packer v. Utah*, 285 U.S. 105 (1932); and *General*
89 *Outdoor Advertising Co. v. Department of Public Works*, 289 Mass. 149, 193 N.E. 99
90 (1935)], and the City Council acknowledges that the United States Supreme Court and
91 many federal courts have accepted legislative judgments and determinations that the
92 prohibition of billboards promotes traffic safety and the aesthetics of the surrounding area
93 [*see Metromedia, Inc. v. City of San Diego*, 453 U.S. 490, 509-510 (1981); and *National*
94 *Advertising Co. v. City & County of Denver*, 912 F.2d 405, 409 (10th Cir. 1990); and
95 *Outdoor Systems, Inc. v. City of Lenexa*, 67 F. Supp. 2d 1231, 1239 (D. Kan. 1999)]; and

96 **WHEREAS**, the City Council finds and determines that by confirming in its
97 ordinance that noncommercial messages are allowed wherever commercial messages are
98 permitted, the City will continue to overcome any constitutional objection that its
99 ordinance impermissibly favors commercial speech over noncommercial speech [*see*
100 *Outdoor Systems, Inc. v. City of Lenexa*, 67 F. Supp. 2d 1231, 1236-1237 (D. Kan 1999)];
101 and

102 **WHEREAS**, the City Council finds and determines that the City has allowed
103 noncommercial speech to appear wherever commercial speech appears; and the City
104 Council desires to codify that practice through the specific inclusion of a substitution
105 clause that expressly allows noncommercial messages to be substituted for commercial
106 messages; and

107 **WHEREAS**, the City Council finds and determines that various arguments have
108 been advanced in recent years that the permitting of signs is subject to “prior restraint”
109 scrutiny under the First Amendment; and

110 **WHEREAS**, the City Council wishes to follow the Court’s advice in the recent
111 Eleventh Circuit opinion of *Granite State Outdoor Advertising v. The City of St.*
112 *Petersburg*, 348 F.3d 1278, 1282-1253 (11th Cir. 2003), that although time limits for sign
113 permit reviews and appeals are not mandatory in a content neutral sign ordinance, time
114 limits are advisable to avoid a “prior restraint” challenge; and

115 **WHEREAS**, the City Council finds and determines that municipalities may
116 separately classify offsite and on-site advertising signs in taking steps to minimize visual
117 pollution [*see City of Lake Wales v. Lamar Advertising Association of Lakeland, Florida*,
118 414 So.2d 1030, 1032 (Fla. 1982)]; and

119 **WHEREAS**, the City Council recognizes that on-site business signs are
120 considered to be part of the business itself, as distinguished from off-site outdoor
121 advertising signs, and finds and determines that it is well-recognized that the unique
122 nature of outdoor advertising and the nuisances fostered by billboard signs justify the
123 separate classification of such structures for the purposes of governmental regulation and
124 restrictions [*see E.B. Elliott Adv. Co. v. Metropolitan Dade County*, 425 F.2d 1141, 1153
125 (5th Cir. 1970), *cert. denied*, 400 U.S. 878, 91 S.Ct. 12, 27 L.Ed. 2d 35 (1970), quoting
126 *United Advertising Corp. v. Borough of Raritan*, 11N.J. 144, 93 A.2d 362, 365 (1952);
127 *Clear Channel Outdoor, Inc. v. City of Los Angeles*, 340 F.3d 810, 814 (9th Cir. 2003)];
128 and

129 **WHEREAS**, the City Council finds and determines that a prohibition on the
130 erection of off-site outdoor advertising signs will reduce the number of driver distractions
131 and the number of aesthetic eyesores along the roadways and highways through the City
132 [see e.g., *E.B. Elliott Adv. Co. v. Metropolitan Dade County*, 425 F.2d 1141, 1154 (5th
133 Cir. 1970), *cert. denied*, 400 U.S. 878 (1970)]; and

134 **WHEREAS**, more than a hundred Florida communities have adopted ordinances
135 prohibiting the construction of billboards in their communities in order to achieve
136 aesthetic, beautification, traffic safety, and/or other related goals; and

137 **WHEREAS**, the City Council finds and determines that the continued prohibition
138 of billboards as set forth herein will improve the beauty of the City, foster overall
139 improvement to the aesthetic and visual appearance of the City, preserve and keep open
140 areas for beautification on public property adjoining the public roadways, increase the
141 visibility, readability and/or effectiveness of on-site signs by reducing and/or diminishing
142 the visual clutter of off-site signs, enhance the City as an attractive place to live and/or
143 work, reduce blighting influences, and improve traffic safety by reducing driver
144 distractions; and

145 **WHEREAS**, the City Council finds and determines that the business of outdoor
146 advertising in the form of off-site signs, commonly known as billboards, is not now an
147 approved use within the City or any of its zoning districts; and

148 **WHEREAS**, the City Council finds and determines that the prohibition on
149 portable signs reasonably advances the governmental goal of protecting the aesthetic
150 environment of the City [see *Harnish v. Manatee County*, 783 F.2d 1535 (11th Cir. 1986);
151 and *Don's Porta Signs, Inc. v. City of Clearwater*, 829 F.2d 1051 (11th Cir. 1987), *cert.*
152 *denied*, 485 U.S. 981 (1988)]; and

153 **WHEREAS**, the Planning and Zoning Commission, acting as the Local Planning
154 Agency, found and determined that this Ordinance is consistent with the City's
155 Comprehensive Plan, and the City Council finds and determines that the following
156 amendments are consistent with all applicable policies of the City's Comprehensive Plan;
157 and

158 **WHEREAS**, the City Council finds and determines that the following
159 amendments will not result in incompatible land uses; and

160 **WHEREAS**, the City Council finds and determines that the City's sign
161 regulations are concerned with the secondary effects of speech including, but not limited
162 to, aesthetics and traffic safety, and that they are not intended to regulate viewpoints or
163 censor speech, and for those and other reasons that the foregoing provisions are not
164 subject to, or would not fail, a "prior restraint" analysis; and

165 **WHEREAS**, the City Council finds and determines that there are not delays in
166 the City in connection with the permitting of signs, and there are not delays in the City in
167 connection with appeals from adverse permitting decisions involving signs; and

168 **WHEREAS**, the City Council recognizes that frivolous challenges to its
169 provisions regulating signage might be advanced under the pretext that the City is
170 unconstitutionally restraining free speech, and the City Council desires to amend and
171 modify the Code to codify current practice and, to the fullest extent possible, ensure that

172 a prior restraint claim cannot be advanced in good faith against the City's sign
173 regulations; and

174 **WHEREAS**, the City Council finds and determines that the City has consistently
175 adopted and enacted severability provisions in connection with its Code provisions and
176 that the City Council wishes to ensure that severability provisions apply to its Code of
177 Ordinances, including its sign regulations; and

178 **WHEREAS**, the City Council finds and determines that the Code's severability
179 clauses were adopted with the intent of upholding and sustaining as much of the City's
180 regulations, including its sign regulations, as possible in the event that any portion thereof
181 (including any section, sentence, clause or phrase) be held invalid or unconstitutional by
182 any court of competent jurisdiction; and

183 **WHEREAS**, the City Council finds and determines that under Florida law,
184 whenever a portion of a statute or ordinance is declared unconstitutional the remainder of
185 the act will be permitted to stand provided (1) the unconstitutional provisions can be
186 separated from the remaining valid provisions, (2) the legislative purpose expressed in
187 the valid provisions can be accomplished independently of those which are void, (3) the
188 good and the bad features are not so inseparable in substance that it can be said that the
189 legislative body would have passed the one without the other, and (4) an act complete in
190 itself remains after the invalid provisions are stricken [*see, e.g., Waldrup v. Dugger*, 562
191 So.2d 687 (Fla. 1990)]; and

192 **WHEREAS**, the City Council has determined that there have been several
193 judicial decisions where courts have not given full effect to severability clauses that
194 applied to sign regulations and where the courts have expressed uncertainty over whether
195 the legislative body intended that severability would apply to certain factual situations
196 despite the presumption that would ordinarily flow from the presence of a severability
197 clause; and

198 **WHEREAS**, the City Council is aware that the failure of some courts to uphold
199 severability clauses has led to an increase in litigation by developers seeking to strike
200 down sign ordinances in their entirety so as to argue that the developers' applications to
201 erect billboards and signs must be granted; and

202 **WHEREAS**, the City Council desires that the prohibition on billboards continue
203 in effect regardless of the invalidity or unconstitutionality of any, or even all other,
204 provisions of the City's sign regulations, other ordinance or Code provisions, or other
205 laws, for any reason(s) whatsoever; and

206 **WHEREAS**, the City Council desires that there be an ample record that it intends
207 that each prohibited sign type continue in effect regardless of the invalidity or
208 unconstitutionality of any, or even all other, provisions of the City's sign regulations,
209 other ordinance or Code provisions, or other laws, for any reason(s) whatsoever; and

210 **WHEREAS**, the City Council desires to prohibit certain narrowly defined signs
211 on vehicles not regularly used in the conduct of any business throughout the City since
212 there is ample record that these "vehicle signs," also known as "mobile billboards,"
213 promote visual blight, can roll into traffic on windy days, are a safety hazard for drivers

214 who must swerve around them, and use up valuable parking spaces intended for business
215 patrons; and

216 **WHEREAS**, the City Council desires that there be an ample record that it intends
217 that the height and size limitations on freestanding and other signs continue in effect
218 regardless of the invalidity or unconstitutionality of any, or even all, other provisions of
219 the City’s sign regulations, other ordinance or Code provisions, or other laws, for any
220 reason(s) whatsoever; and

221 **WHEREAS**, the City Council wishes to continue to restrict the height and size of
222 free-standing signs, other than statutory signs and traffic control device signs as identified
223 or described in the Manual on Uniform Traffic Control Devices; and

224 **WHEREAS**, the City Council is aware that billboard developers seeking to attack
225 a sign ordinance have often advanced an argument that the developer has a “vested” right
226 to erect the billboards described in their permit applications, and argue that if they are
227 successful in obtaining a judicial decision finding that the City’s entire sign ordinance is
228 unconstitutional, it follows that they are entitled to build any sign described in the permit
229 applications submitted under the “unconstitutional” ordinance, and argue that this result
230 is mandated because when they applied for their permits there was no valid constitutional
231 ordinance in place; and

232 **WHEREAS**, the City Council desires to make it clear that billboards are not a
233 compatible land use within the City and that there can be no good faith reliance by any
234 prospective billboard developer under Florida “vested rights,” or any other theory or law
235 in connection with the prospective erection or construction of billboards within the
236 jurisdictional limits of the City; and

237 **WHEREAS**, the City Council has determined that the purpose and intent
238 provisions of its signage regulations should be even more detailed than they are now so
239 as to further describe the beneficial aesthetic and other effects of the City’s sign
240 regulations, and to reaffirm that the sign regulations are concerned with the secondary
241 effects of speech and are not designed to censor speech or regulate the viewpoint of the
242 speaker; and

243 **WHEREAS**, the City Council desires to delete sections, subsections, paragraphs,
244 subparagraphs, divisions, subdivisions, clauses, sentences, phrases, words, and provisions
245 of the existing ordinance which are obsolete, and/or which have not been enforced,
246 and/or which are not enforceable, and/or which are superfluous to the policies, objectives
247 and goals of the City’s Comprehensive Plan, and/or which would be severable by a court
248 of competent jurisdiction; and

249 **WHEREAS**, the City Council finds and determines that public policy and the
250 public interest favor the eventual elimination of nonconforming uses; and

251 **WHEREAS**, the City Council wishes to ensure that the City’s Code of
252 Ordinances relative to signs is in compliance with all constitutional and other legal
253 requirements; and

254 **WHEREAS**, the City Council wishes to continue to assure that billboards are
255 effectively prohibited as a sign-type within the City; and

256 **WHEREAS**, the City Council wishes to assure that animated signs and flashing
257 signs are effectively prohibited as sign-types within the City; and

258 **WHEREAS**, the City Council wishes to assure that snipe signs are effectively
259 prohibited as a sign-type within the City; and

260 **WHEREAS**, the City Council wishes to assure that animated signs are effectively
261 prohibited as a sign-type within the City; and

262 **WHEREAS**, limitations on and regulations regarding various types of signs are
263 also related to the zoning for the properties on which they are located and/or the land use
264 of the properties on which the sign-types and signs are located; and

265 **WHEREAS**, various signs that serve and function as signage for particular land
266 uses, such as drive-thru restaurants, are allowed some additional features in recognition
267 of the differing or special functions served by those land uses, but not based upon intent
268 to favor any particular viewpoint or control the subject matter of public discourse; and

269 **WHEREAS**, in narrowly drawing and tailoring provisions for regulating signage,
270 the City Council finds and determines that the exercise of its police power for such
271 regulation should not extend to objects such as artwork, temporary holiday/seasonal
272 decorations, and stringlighting, all which are not typically associated with or considered
273 signage; and

274 **WHEREAS**, in narrowly drawing and tailoring provisions for regulating signage,
275 the City Council finds and determines that certain temporary sign-types for temporary
276 banners play an important role in commerce and special activities and events in the City,
277 and are necessary, but that the potential for contributing to visual clutter that can occur
278 through violations of durational and dimensional criteria should be controlled and/or
279 monitored by content-neutral permitting as necessary to preclude abuse that adversely
280 affects traffic, building, and pedestrian safety, and aesthetics; and

281 **WHEREAS**, the City has heretofore disallowed fixed signage in its public rights-
282 of- way, and such public property has not historically been used for free expression and
283 communication by the public; and

284 **WHEREAS**, the City continues to disallow signage in its public rights-of-way;
285 and

286 **WHEREAS**, in narrowly drawing and tailoring provisions for regulating signage,
287 the City Council finds and determines that warning and safety signs are necessary to warn
288 of a dangerous condition or situation that might not be readily apparent or that poses a
289 threat of serious injury (*e.g.*, “gas line”, “high voltage,” “condemned building,” etc.) and
290 that such sign-types are a necessary type of signage related to the premises on which they
291 are located and have no effective substitute; and

292 **WHEREAS**, in narrowly drawing and tailoring provisions for regulating signage,
293 the City Council finds and determines that machinery and equipment signs, *i.e.*, those
294 signs that are integrated into machinery and equipment and that are visible from the street
295 are a necessary type of signage that are inextricably related to the machines and
296 equipment on which they appear and that it is impractical to prohibit such signs in
297 commerce without effectively prohibiting the associated machines and equipment, and as

298 a result the City finds that machine and equipment signs should be allowed in all zoning
299 districts; and

300 **WHEREAS**, under current jurisprudence [*see, e.g., Ladue v. Gilleo*, 512 U.S. 43
301 (1994)], signs that allow property owners, especially residential homeowners, to freely
302 express a particular point of view on their own property should be reasonably
303 accommodated, and may be uniquely valuable; and

304 **WHEREAS**, the City Council recognizes that under current jurisprudence its sign
305 regulations may be under-inclusive in their reach to serve the City's interests in aesthetics
306 and traffic safety, while at the same time balancing the interests protected by the First
307 Amendment [*see, e.g., Members of City Council v. Taxpayers for Vincent*, 466 U.S. 789
308 (1984); *Codes, Sign Regulation After Ladue; Examining the Evolving Limits of First*
309 *Amendment Protection*, 74 Neb.L.Rev. 36 (1995)], and the City Council may from time
310 to time modify the sign regulations herein so as to provide additional limitations to
311 further serve the City's interests in aesthetics and/or traffic safety; and

312 **WHEREAS**, the City Council finds and determines that limitations on various
313 types of signs are also related to the zoning districts for the properties on which they are
314 located; and

315 **WHEREAS**, the City Council finds and determines that the sign prohibitions and
316 regulations adopted herein still allow adequate alternative means of communications; and

317 **WHEREAS**, alternative methods of communications in lieu of signs exist
318 through vehicular navigational systems, guidebooks, newspapers, radio, television,
319 telephone and the internet; and

320 **NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF**
321 **THE CITY OF EDGEWOOD, FLORIDA, AS FOLLOWS:**

322 **SECTION ONE.** The findings set forth in the recitals above are hereby adopted as
323 legislative findings of the City Council pertaining to this Ordinance.

324 **SECTION TWO.** Chapter 122, "Signs," of the City of Edgewood Code of Ordinances
325 is hereby deleted in its entirety and replaced with a new Chapter 122, "Signs," as set forth
326 below:

327 **Chapter 122. Signs.**

328 **Sec. 122-1. Purpose.**

329 The purpose of this Chapter is to promote the public health, safety and general welfare
330 through reasonable, consistent and non-discriminatory sign regulations. No part of these
331 regulations shall be construed to favor commercial speech over non-commercial speech,
332 nor restrict speech on the basis of content, viewpoint or message. Also, these sign
333 regulations reduce signage conflicts, promote traffic and pedestrian safety and increase
334 the aesthetic value and economic viability of the City by classifying and regulating the
335 location, size, type and number of signs and related matters in a content-neutral manner.

336 These sign regulations are especially intended to reach the secondary effects that may
337 adversely impact aesthetics and safety. In order to preserve and promote the City as a
338 desirable community in which to live, visit, and do business, a pleasing, visually

339 attractive environment is of primary importance. These sign regulations have been
340 prepared with the purpose of enhancing the visual environment of the City and promoting
341 its continued well-being, and are intended to:

- 342 A. Encourage the effective use of signs as a means of communication in the City;
- 343 B. Improve pedestrian and traffic safety;
- 344 C. Minimize the possible adverse effect of signs on nearby public and private property;
- 345 D. Promote the integration of signage with architectural and landscape designs;
- 346 E. Lessen the visual clutter that may otherwise be caused by the proliferation, improper
347 placement, illumination, animation, excessive height and excessive size (area) of signs,
348 which compete for the attention of pedestrian and vehicular traffic;
- 349 F. Allow signs that are compatible with their surroundings and aid orientation, while
350 precluding the placement of signs that contribute to sign clutter or that conceal or obstruct
351 adjacent land uses or signs;
- 352 G. Encourage and allow signs that are appropriate to the zoning district in which they are
353 located and consistent with the category of use and function to which they pertain;
- 354 H. Establish sign size in relationship to the scale of the lot and building on which the
355 sign is to be placed or to which it pertains;
- 356 I. Preclude signs from conflicting with the principal permitted use of the site and
357 adjoining sites;
- 358 J. Regulate signs in a manner that will not interfere with, obstruct the vision of or distract
359 motorists, bicyclists or pedestrians;
- 360 K. Except to the extent expressly preempted by state or federal law, ensure that signs are
361 constructed, installed and maintained in a safe and satisfactory manner, and protect the
362 public from unsafe signs;
- 363 L. Preserve, conserve, protect and enhance the aesthetic quality and scenic beauty of the
364 City;
- 365 M. Protect property values by ensuring that sign types, as well as the number of signs
366 and their size, height, illumination, movement, and brightness are in harmony with
367 buildings, neighborhoods and conforming signs in the area;
- 368 N. Regulate the appearance and design of signs in a manner that promotes and enhances
369 the beautification of the City and that complements the natural surroundings in
370 recognition of the City's reliance on its natural resources and beautification efforts; and
- 371 O. Allow for traffic control devices consistent with national and State standards and
372 whose purpose is to promote highway safety and efficiency by providing for the orderly
373 movement of road users and pedestrians on streets and highways, and that notify road
374 users of regulations and provide warning and guidance needed for the safe, uniform and
375 efficient operation of all elements of the traffic stream.

376 **Sec. 122-2. Definitions.**

377 *Abandoned sign:* A sign which for a period of a least 90 days no longer correctly relates
378 to a bona fide business, lessee, owner, or activity conducted on the premises where the
379 sign is displayed; and/or a sign that has been damaged when repairs and restoration are
380 not started within 90 days of the date the damage occurred, or when repairs are not
381 diligently pursued, once started.

382 *Alter:* To make a change to a sign or sign structure, including but not limited to, changes
383 in size, sign copy area to signs other than manual changeable copy signs, height,
384 projection, illumination, shape, materials, placement and location on a site. Altering a
385 sign does not include ordinary maintenance, repair or repainting an existing sign surface
386 provided the sign copy area is not increased.

387 *Anchor tenant:* the major store(s) upon a multiple-occupant parcel that occupies building
388 square footage on-site with a minimum area of ten thousand (10,000) square feet.

389 *Animated sign:* A sign which has any visible moving part, color change, flashing or
390 oscillating lights, visible mechanical movement of any description, or other apparent
391 visible movement achieved by any means that move, change, flash, oscillate or visibly
392 alters in appearance. The term may include, but is not limited to, electronic changeable
393 signs with optical illusion of movement, color change, or change of lighting, to depict
394 action or create a special effect or scene; and signs using electronic ink, signs set in
395 motion by wind or other movement of the atmosphere, any sign set in motion by
396 intentional movement by a person, any type of screen using animated or scrolling
397 displays, such as an LED (light emitting diode) screen or any other type of video display.

398 *Attached sign:* A sign permanently attached to a building or structure.

399 *Awning:* A shelter projecting from and supported by the exterior wall of a building
400 constructed of rigid or non-rigid materials on a supporting framework that may include a
401 type that can be retracted, folded or collapsed against the wall of a supporting building.

402 *Awning sign:* A sign incorporated into an awning.

403 *Banner:* A sign applied to cloth, plastic, paper, fabric or other light pliable material of
404 any kind either with or without frames; and which is suspended, mounted or attached
405 across its longest side to buildings or attached at two ends to building, poles or natural
406 elements.

407 *Beacon:* A stationary or revolving light which flashes or projects illumination, single
408 color or multicolored, in any manner which has the effect of attracting or diverting
409 attention, except, however, this term does not include any kind of lighting device which
410 is required or necessary under the safety regulations of the Federal Aviation
411 Administration or other similar agency. This definition does not apply to any similar
412 type of lighting device contained entirely within a structure and which does not project
413 light to the exterior of the structure.

414 *Bench sign:* A sign on an outdoor bench.

415 *Billboard:* Any off-site sign or sign structure.

416 *Building frontage:* The vertical side of a building which faces a public right-of-way and
417 is built to the principle plane.

418 *Changeable copy sign:* A non-electronic sign, or portion thereof, that is designed so that
419 characters, letters or illustrations can be manually changed or rearranged without altering
420 the sign face.

421 *Clearance:* The distance between the finished grade to the lowermost portion of the sign
422 cabinet or face.

423 *Cold air inflatable sign:* A balloon-type sign with a blower (fan) system which runs to
424 keep the sign inflated.

425 *Commercial message:* Any sign wording, logo, or other representation or image that
426 directly or indirectly names, advertises, or calls attention to a product, service, sale or
427 sales event or other commercial activity.

428 *Construction sign:* A temporary on-site sign identifying the ongoing construction activity
429 during the time that a building permit is active and prior to completion of the work for
430 which the permit was issued, and containing sign copy that is limited to the ongoing
431 construction activity and identifying the contractor, professionals and/or any
432 subcontractor engaged to perform construction activity on the site.

433 *Copy:* The combination of individual letters, numbers, symbols, depictions and the like,
434 which are intended to inform, direct or otherwise transmit information.

435 *Copy area:* the entire area of the sign occupied by copy. Copy area is measured by
436 enclosing by one continuous perimeter line the extreme limits of the sign which contains
437 copy, including all ornamental attachments, insignias, symbols, logos, trademarks,
438 interconnecting links and the like, and any stripe, frame or border. Copy area does not
439 include the main support structure of the sign unless it contains copy. The calculation for
440 a double faced sign shall be the area of one (1) face only. When signs are enclosed in a
441 cabinet or border, the internal perimeter of such cabinet or border will be used to
442 calculate copy area.

443 *Electronic changeable message sign:* A sign that uses changing lights or an electronic
444 medium to form an image, picture, or message of any kind, whether the image, picture, or
445 message is moving or stationary, wherein the sequence of the messages and the rate of
446 change are electronically programmed and can be modified by electronic processes.
447 Electronic changeable signs include LED signs (light emitting diode technology or other
448 similar semiconductor technology), OLED signs (transmissive, organic light emitting
449 diodes), LEP signs (light emitting polymer), OEL signs (organic electro luminescence),
450 or any similar technology.

451 *Erect:* To construct, assemble, attach, hang, place, suspend, affix or alter a sign. Does not
452 include ordinary maintenance, repair or repainting of an existing sign surface provided
453 the copy area is not increased.

454 *Fuel pump sign:* A sign located upon or integrated into a fuel pump.

455 *Flag:* A piece of fabric of distinctive design that is displayed hanging free from a staff,
456 halyard, structure, or flag pole. Flags are not banners.

457 *Freestanding sign:* Any sign supported by structures or supports that are placed on or
458 anchored in the ground and that are independent of any building or other structure.

459 *Governmental right-of-way signs*: a sign erected by a governmental agency upon a public
460 right-of-way.

461 *Ground sign*: a free-standing sign placed in or upon the ground.

462 *Hanging sign*: An attached sign that hangs or projects below the underside of an
463 awning, canopy, arcade, eave, overhang, or other covering that projects outward from
464 the face of a building.

465 *Illuminated sign*: A sign illuminated by an internal light source or an external light
466 source primarily designed to illuminate the sign.

467 *Low-profile sign*: A freestanding sign with a sign height no greater than eight and one
468 half (8 ½) that either has 1) a solid appearing base located on the ground with no airspace
469 between the base and the sign cabinet or 2) is supported by one or more vertical supports
470 with no more than two feet of airspace between the ground and the bottom of the sign
471 cabinet or sign face.

472 *Maintenance*: The repairing or repainting of a portion of a sign or sign structure when
473 neither the sign size nor copy area are altered; or manually changing changeable copy or
474 renewing the copy for signs which have been made unusable by ordinary wear provided
475 neither the sign size nor copy area are altered.

476 *Multi-occupant parcel*: A tax parcel that contains two or more distinct occupants
477 internally separated by firewalls or demising walls, or in separate buildings.

478 *Non-commercial message*: Any message that is not a commercial message.

479 *Nonconforming sign*: Any sign that was lawful when it was erected but does not meet the
480 requirements of this Chapter at the time of its effective date.

481 *Off-site sign*: A sign that identifies activities conducted or products or services that are
482 not available on the premises on which the sign is located.

483 *On-site sign*: A sign that (1) is located on the premises to which the sign pertains (2)
484 identifies an activity conducted or products or services available on the premises where
485 the sign is located, (3) displays a non-commercial message or (4) is any combination of
486 the first 3.

487 *Permanent sign*: Any sign which, when installed, is intended for permanent use. For the
488 purposes of this Chapter, any sign with an intended use in excess of 90 days from the date
489 of installation shall be deemed a permanent sign unless otherwise indicated elsewhere in
490 this Chapter.

491 *Person*: Any person or persons, individual or groups of individuals, company, firm,
492 corporation, partnership, organization or association.

493 *Pole sign*: A freestanding sign that is supported from the ground up by one or more
494 vertical supports and which does not meet the definition of a low-profile sign or tall-
495 profile sign. The definition of pole sign does not include flags, traffic control device
496 signs, or parking space identifications signs.

497 *Portable sign:* a sign that is not permanently affixed to or planted in the ground or
498 permanently affixed to a permanent structure utilizing standard construction procedures
499 and materials that will not deteriorate.

500 *Premises:* A lot together with all buildings and structures if any.

501 *Projecting sign:* An attached sign permanently affixed to a building or other structure in
502 such a manner that the sign face is not parallel with the wall or structural component to
503 which it is attached.

504 *Roof signs:* Any sign erected, constructed and maintained wholly upon or above the edge
505 of the roof eave of any building with the principal support along or atop the roof
506 structure.

507 *Safety sign:* See Warning signs.

508 *Sign:* Any surface, fabric, device or display which bears lettered, pictorial or sculptured
509 matter, including forms shaped to resemble any human, animal or product designed to
510 convey information to the public and is visible from an abutting property, from a public
511 street, sidewalk or right-of-way, or from a body of water. For the purpose of this
512 development code, the term "sign" shall include all structural members including the
513 base. A sign shall be construed to form a single unit. In cases where matter is displayed in
514 a random or unconnected manner without organized relationship of the components, each
515 such component shall be considered a single sign. The term sign shall not include:
516 artwork, holiday or seasonal decorations, merchandise displays located within a building,
517 cemetery markers, machinery or equipment signs, memorial signs or tablets.

518 *Sign face:* The part of the sign that is or can be used to identify, display, advertise,
519 communicate information, or for visual representation which attracts or intends to attract
520 the attention of the public for any purpose.

521 *Sign height:* The vertical distance measured from the natural contour of the parcel to the
522 topmost point of the sign structure.

523 *Sign structure:* Any structure which is designed specifically for the purpose of supporting
524 a sign, has supported, or is capable of supporting a sign. This definition shall include any
525 decorative covers, braces, wires, supports, or components attached to or placed around
526 the sign structure.

527 *Snipe sign:* Any sign tacked, nailed, fastened, affixed to, painted, posted, pasted, glued or
528 otherwise attached to trees or other vegetation (living or dead), telephone poles, utility
529 poles, or fences, with the message appearing thereon not applicable to the owner of utility
530 poles or present use of the premises upon which the sign is located.

531 *Statutory sign:* A sign required by any statute of the State of Florida or the United States.

532 *Street address sign:* Any sign denoting the street address of the premises on which it is
533 attached or located.

534 *Tall-profile sign:* a sign that has a sign height no greater than sixteen (16) feet and the
535 bottom of the sign cabinet or sign face no lower than seven (7) feet above ground and
536 which has the appearance of a single vertical support that is at least twelve inches in
537 width or diameter, as applicable. Vertical supports or support casings shall be

538 constructed on non-corrosive material and shall be either be monotone or utilize brick
539 or stone of a single earth-tone color.

540 *Temporary sign:* a sign which is not designed, constructed, or intended to be placed for a
541 period of sixty days or fewer.

542 *Traffic control device sign:* Any sign located within the right-of-way that is used as a
543 traffic control device and that is described and identified in the Manual on Uniform
544 Traffic Control Devices (MUTCD) and approved by the Federal Highway Administrator
545 as the National Standard. A traffic control device sign includes those signs that are
546 classified and defined by their function as regulatory signs (that give notice of traffic laws
547 or regulations), warning signs (that give notice of a situation that might not readily be
548 apparent), and guide signs (that show route designations, directions, distances, services,
549 points of interest, and other geographical, recreational, or cultural information). Some
550 traffic control device signs may be portable.

551 *Vehicle sign:* One or more signs on any vehicle or trailer which have a total sign area in
552 excess of ten square feet, when the vehicle or trailer is not regularly used in the conduct
553 of the business or activity advertised on the vehicle, and (a) is visible from a street right-
554 of-way within 100 feet of the vehicle, and (b) is parked for more than five consecutive
555 hours within 100 feet of any street right-of-way; for the purposes of this definition, a
556 vehicle shall not be considered "regularly used in the conduct of the business or activity"
557 if the vehicle is used primarily for advertising.

558 *Wall sign:* An attached sign permanently affixed to a building or other structure in such
559 a manner that the sign face is flush against and parallel with the wall or structural
560 component to which it is attached.

561 *Warning sign or safety sign:* A sign that provides warning of a dangerous condition or
562 situation that might not be readily apparent or that poses a threat of serious injury (e.g.,
563 gas line, high voltage, condemned building, etc.) or that provides warning of a violation
564 of law (e.g., no trespassing, no hunting allowed, etc.).

565 *Window sign:* Any sign attached to, suspended behind, placed or painted upon, the
566 window or glass door of a building, which is intended for viewing from the exterior of
567 the building.

568 **Sec. 122-3. Permits and Fees**

569 A. No sign shall be erected, structurally altered or relocated, without paying the
570 appropriate fee as set by resolution of the City Council and obtaining a City sign permit.
571 This requirement applies to all signs, except those specifically exempted by this Chapter
572 and any signs lawfully existing on the date of adoption of this Chapter, which shall be
573 subject to Section 122-15 regarding nonconforming signs. The sign permit and fee is in
574 addition to any building permit and fee required to be obtained pursuant to the Florida
575 Building Code.

576 B. No sign permit shall be issued for the display of a prohibited sign.

577 C. A sign lawfully displayed may be repainted, or have ordinary and customary repairs
578 performed, including replacement of plastic or glass panels, without a new sign permit;
579 however, if such sign is to be structurally altered in any manner, relocated or its sign copy

580 area increased, a new sign permit shall be required and the altered sign must meet all
581 requirements of this Chapter, the Code of Ordinances, and the Florida Building Code.

582 **Sec. 122-4. Permit Applications.**

583 A. Applications for a sign permit shall be made in writing upon forms furnished by the
584 City. The applicant shall furnish the following information on or with the sign permit
585 application form. City staff has the authority to require additional information on the
586 form application that is not inconsistent with this Chapter.

587 1. Name, address, email address (if any) and telephone number of the person
588 making application for the permit. If the applicant is anyone other than the
589 property owner, the applicant shall provide notarized authorization from the
590 property owner permitting the installation of the sign.

591 2. Name, address, email address (if any) and telephone number of the property
592 owner. If the owner is an entity other than an individual, list the contact person's
593 name and contact information.

594 3. Name, address, email address (if any) and telephone number of the business
595 tenant, if applicable. If the tenant is an entity other than an individual, list the
596 contact person's name and contact information.

597 4. Name, address, email address (if any) telephone and license number of the
598 contractor, if applicable. If the contractor is an entity other than an individual, list
599 the contact person's name.

600 5. Address and legal description of the property upon which the sign is to be
601 located and include a parcel identification number and zoning district.

602 6. Lot frontage for each street and public right-of-way.

603 7. The type of sign, square footage, design, area, height, location and fully
604 dimensioned elevation drawing of all signs proposed to be erected on the
605 premises.

606 8. A fully dimensioned site plan showing the lot frontage, building frontage of
607 each business establishment or occupant, if applicable, and the location of all
608 proposed signs. For freestanding signs and temporary signs, the site plan shall
609 show all parking areas, distance of signs from the right-of-way and property lines,
610 distance from existing signs located on adjacent within 30 feet of the property
611 line, and distance of signs and street corner visibility calculations.

612 9. Number, type, location and sign copy area and height of all existing signs on
613 the same premises.

614 10. Landscape plan, as applicable.

615 11. Signature of applicant.

616 B. Any permit issued under this Chapter shall be void if no substantial physical action is
617 taken in accordance with the sign permit, any permit conditions and the applicable
618 requirements of this Chapter within 180 days following the date of its issuance.

619 C. Any sign permit issued pursuant to this Chapter shall remain in effect as long as the
620 sign is maintained in compliance with the approved sign permit as well as all applicable
621 provisions of this Chapter and the applicant did not misrepresent or falsify any
622 information provided in the application.

623 D. Staff Review.

624 1. The sign permit application shall be reviewed by the City Planner, or designee,
625 for a determination of whether the proposed sign meets the applicable
626 requirements of this Chapter, all other applicable ordinances and any applicable
627 zoning law. The review of the sign permit application shall be completed by the
628 City Planner, or designee, within ten business days following receipt of a
629 completed application and any applicable fees after the date of receipt. A sign
630 permit shall either be approved, approved with conditions (meaning legal
631 conditions existing in this Chapter such as dimensional requirements), or
632 disapproved, and the decision shall be reduced to writing. A disapproval shall
633 include or be accompanied by a statement of the reason(s) for the disapproval. In
634 the event that no decision is rendered within the period of time referenced herein,
635 the application shall be deemed denied and the applicant may appeal to the City
636 Council. Any appeal shall be heard and a decision rendered within the time
637 frames specified in this Chapter for appeals.

638 2. For the purposes of calculating compliance with the ten business day deadline
639 herein, for a decision upon an application, the decision shall be deemed made
640 when deposited in the mail, transmitted electronically, or hand delivered to the
641 applicant.

642 3. An application which is materially incomplete or which is not accompanied by
643 the required fee shall not be considered, and the time for review of the application
644 shall not commence until a complete application accompanied by the required fee
645 is filed with the City Planner, or designee. However, the City Planner, or
646 designee, shall keep a record of incomplete applications or any application not
647 accompanied by the correct fee, as required by applicable public record laws. In
648 addition, the City Planner, or designee, shall within ten business days of receipt of
649 such an application, provide the applicant a written explanation of the deficiencies
650 and ask that the deficiencies be remedied, explaining that the application cannot
651 proceed forward and that the application will be deemed withdrawn if the
652 deficiencies are not cured within sixty calendar days. An application that is
653 withdrawn shall not be entitled to any refund of fees paid.

654 4. As exceptions to the foregoing, the ten business day deadline for approval
655 shall not apply (that is, the time shall be suspended) to the following:

656 a. If the applicant is required to make any change to the application in
657 order to obtain an unconditional approval, the time shall be suspended for
658 a period of up to sixty days while the applicant makes such change.

659 b. If an applicant is required to obtain an approval from any other
660 governmental agency, the time shall be suspended until such approval is
661 obtained.

662 c. In any of the foregoing cases, the applicant may elect in writing to
663 make no change to the application or obtain no approval that may be
664 required by another governmental agency. In such event, the City Planner,
665 or designee, shall make a decision on the application as submitted. In this
666 instance, if a decision is not made within ten business days of receipt of
667 the applicant's election to not change the application or obtain any
668 approval that may be required by another governmental agency, the
669 application shall be deemed denied.

670 **122-5 Comprehensive Sign Plan Applications.**

671 The procedures for review and approval of applications for a Comprehensive Sign Plan
672 as allowed by Section 122-14 are as follows.

673 A. Information required for all applications. All applications for Comprehensive Sign
674 Program approval shall include the following information in hard copy and a .pdf
675 version:

- 676 1. Legal description of the property where the signs are proposed to be located;
- 677 2. Name, address, email address (if any) and telephone and facsimile number, if
678 any, of the owner of the property where the sign is proposed to be located;
- 679 3. The name of the owner(s) representative or agent and consultants, if any, with
680 mailing address, email address, telephone and facsimile, if any, number; and
681 completed affidavit to authorize agent form;
- 682 4. All street address(es) and parcel numbers of the parcel proposed for
683 development;
- 684 5. Ownership: A copy of a deed to all property on which signage is proposed to
685 be installed, a copy of a title insurance policy or an affidavit attesting to
686 ownership;
- 687 6. A signed and sealed survey of the property including the dimensions, acreage
688 and location of the property prepared by a registered land surveyor showing all
689 current structures/improvements;
- 690 7. A site plan drawn to a minimum scale of one inch equals fifty feet on an
691 overall sheet size not to exceed twenty-four inches by thirty-six inches and
692 including the following:
 - 693 a. North arrow, scale (with bar scale) and date prepared;
 - 694 b. Location map;
 - 695 c. Show all property lines;
 - 696 e. Land areas expressed in square feet and acres;
 - 697 f. All required setbacks as measured from the property line;
 - 698 g. Location of all public and private easements and street rights-of-way
699 within and adjacent to the site;
 - 700 h. Location of all existing and proposed points of access;

- 701 i. The footprint with dimensions of all existing and proposed buildings
- 702 and structures on the site;
- 703 j. Sight visibility triangles consistent with Section 114-4(2) of the City of
- 704 Edgewood Code of Ordinances shown and labeled;
- 705 k. Location of all existing and proposed sidewalks;
- 706 l. Lot frontage on all street rights-of-way;
- 707 m. The location of all proposed landscape material including size and
- 708 species;
- 709 n. Location of all attached and freestanding including directional signage,
- 710 proposed and existing, indicating with labels if to be removed; and
- 711 o. Location of the sign in relation to property lines, public rights-of-way,
- 712 easements, buildings and other signs on the property;
- 713 p. Signs located on adjacent property within fifty feet of any proposed
- 714 signs.
- 715 8. Sign Plan, to include:
- 716 a. Date prepared;
- 717 b. Bar scale;
- 718 c. To scale drawings, in color, of all proposed signage (attached,
- 719 freestanding, and directional signs) which include the following:
- 720 i. dimensions, with dimensional arrows;
- 721 ii. sign area in square feet;
- 722 iii. height and width of sign and sign structure, measured in feet;
- 723 iv. labels of all colors;
- 724 v. surface area of the sign proposed;
- 725 vi. text copy including the message of the sign;
- 726 vii. changeable copy, if proposed; and
- 727 viii. describe any illumination including the type, placement,
- 728 intensity, hours of illumination and system to automatically turn
- 729 off lighting when the business is closed, and sign area to be
- 730 illuminated.
- 731 d. Building elevation color drawings, to scale, for all sides of any building
- 732 with proposed and existing attached signage;
- 733 e. Master sign plan for shopping centers and office parks, to include all
- 734 signs;
- 735 f. Site data table, to include how all proposed signs (existing and new)
- 736 meet code requirements, with a calculation worksheet; and

737 g. Number, type, location and surface area of all existing signs on the
738 same property and or building on which the sign is to be located.

739 9. Completed written responses as to how each of the Comprehensive Sign
740 Program criteria, set forth in Section 122-14 are met.

741 B. An application which is materially incomplete or which is not accompanied by the
742 required fee shall not be considered, and the time for review of the application shall not
743 commence until a complete application accompanied by the required fee is filed with the
744 City Planner, or designee. However, the City Planner, or designee, shall keep a record of
745 incomplete applications or any application not accompanied by the correct fee, as
746 required by applicable public record laws. In addition, the City Planner, or designee, shall
747 within 10 business days of receipt of such an application, provide the applicant a written
748 explanation of the deficiencies and ask that the deficiencies be remedied, explaining that
749 the application cannot proceed forward and that the application will be deemed
750 withdrawn if the deficiencies are not cured within sixty calendar days.

751 C. Application and design review. Upon determination that a Comprehensive Sign
752 Program application is complete, the City Planner, or designee, shall review the
753 application and determine whether the application demonstrates compliance with the
754 requirements of the comprehensive sign program set forth in Section 122-14. Within
755 twenty working days of completeness, the City Planner, or designee, may grant approval,
756 grant the approval subject to specified conditions or deny the application for
757 comprehensive sign program. The review period of twenty working days may be
758 extended by mutual consent of the applicant and the City Planner, or designee, to allow
759 revised materials to be submitted and reviewed for compliance with the requirements of
760 the comprehensive sign program. Revised materials shall be submitted within the
761 timeframe established by the City Planner, or designee, but no more than thirty working
762 days based on the extent of the deficiencies identified. If materials are not received within
763 that timeframe, the application shall be deemed denied. If the resubmission material is
764 submitted within the timeframe specified, the City Planner, or designee, shall determine
765 whether the resubmission materials demonstrate compliance with the comprehensive sign
766 program and shall either grant the approval, approve with conditions or deny the
767 application.

768 D. Effect of Comprehensive Sign Plan Approval. Comprehensive Sign Plan approval
769 authorizes only the particular signs approved and all signs approved in the
770 Comprehensive Sign Plan must be installed and any conditions met within six months of
771 issuance of a permit.

772 **Sec. 122-6. Appeals.**

773 A. Whenever it is alleged that there has been an error in any order, action, decision,
774 determination, or requirement by the City Planner, or designee, in the enforcement and
775 application of any provision contained within this Chapter pertaining to sign permits
776 (including any allegation that an administrative official has failed to act within applicable
777 time frames), the aggrieved party may file a written appeal.

778 B. The written appeal, together with any appeal fee as may be set by resolution of the
779 City Council, shall be filed with the City Clerk, or designee, within thirty days of the date

780 of the determination, action, decision and/or alleged error. The written appeal shall
781 describe the alleged error and the applicable provisions of the Chapter pertaining to the
782 City Planner, or designee's, order, decision, requirement or failure to act.

783 C. The City Council shall hold a hearing within forty-five days following receipt of the
784 written appeal, not counting the day of receipt and not counting any non-business days,
785 which falls upon the first, or the forty-fifth day after the date of receipt.

786 D. The City Council shall render a decision at the public hearing meeting, or at the
787 discretion of the City Council, at the next regularly scheduled meeting following the
788 public hearing.

789 E. If the City Council does not render a decision within the time frame referenced above,
790 the appeal shall be deemed denied.

791 F. Failure to appeal the decision of the City Planner, or designee, to deny a sign
792 application shall not be deemed a failure to exhaust administrative remedies. The
793 applicant may choose to proceed directly to a judicial action once the sign application has
794 been denied by the City Planner, or designee.

795 G. Once a decision is appealed to the City Council, the City Planner, or designee, shall
796 take no further action on the matter pending the City Council's decision, except for
797 unsafe signs that shall present an immediate and serious danger to the public in which
798 case the City may pursue any proper legal remedy available to it.

799 H. All decisions shall be mailed, transmitted electronically or hand delivered to the
800 applicant. The City shall keep a record of the date of mailing, electronic transmittal or
801 hand delivery.

802 **Sec. 122-7. Substitution of non-commercial speech for commercial speech.**

803 Notwithstanding anything contained in this Chapter to the contrary, any sign erected
804 pursuant to the provisions of this Chapter may, at the option of the owner, contain a non-
805 commercial sign message in lieu of a commercial sign message and the non-commercial
806 copy may be substituted at any time in place of the commercial copy provided that the
807 sign complies with the sign standards and other applicable requirements contained within
808 this Chapter.

809 **Sec. 122-8. Content neutrality as to sign message.**

810 Notwithstanding anything in this Chapter to the contrary, no sign or sign structure shall
811 be subject to any limitation based upon the content of the message contained on such sign
812 or displayed on such sign structure.

813 **Sec. 122-9. Exemptions from Sign Permitting.**

814 The following signs are exempt from permitting under this Chapter 122:

815 A. A sign, other than a window sign, located entirely inside the premises of a building or
816 enclosed space.

817 B. Governmental right-of-way signs.

818 C. Decals or insignia normally associated with equipment, machinery, or vehicles which
819 are affixed to or painted on equipment, machinery, or vehicles.

- 820 D. Temporary on-site signs erected pursuant to and in accordance with Section 122-12.
- 821 E. Traffic control devices.
- 822 F. For 911 and emergency response purposes, street address signs with copy between
823 four inches and twelve inches in height located in a place that is clearly visible from the
824 right-of-way.
- 825 G. Window signs that do not exceed twenty-five percent of the total window area of all
826 windows visible from a right-of-way.
- 827 H. Up to three Flags located so the flag when fully extended is at least ten feet from the
828 front property line and at least twenty feet from side property lines mounted on hardware
829 permanently attached to a structure or upon a pole not exceeding thirty-five feet in height
830 and permanently anchored within the ground with concrete.
- 831 **Sec. 122-10. Prohibited Signs.**
- 832 The following types of signs are prohibited:
- 833 A. Abandoned signs
- 834 B. Balloons, cold air inflatables, streamers, and pennants.
- 835 C. Banner signs except as expressly allowed in Section 122-12 herein.
- 836 D. Bench signs, other than the identification of the transit company or its route schedule.
- 837 E. Billboards.
- 838 F. Electronic changeable message signs unless otherwise specifically allowed herein.
- 839 G. Pavement markings, except street addresses and vehicle directional arrows.
- 840 H. Portable signs except as expressly authorized in Section 122-12 herein.
- 841 I. Pole signs.
- 842 J. Roof signs.
- 843 K. Signs in or upon any lake or other body of water.
- 844 L. Signs erected by other than a governmental entity on or extending into publicly-
845 owned land, easements or rights-of-way.
- 846 M. Signs that emit sound, vapor, smoke, odor, particles, or gaseous matter.
- 847 N. Signs that have unshielded illuminating devices or which reflect lighting onto public
848 rights-of-way thereby creating a potential traffic or pedestrian hazard.
- 849 O. Animated signs or signs that appear to display motion in any way whatsoever,
850 including beacons.
- 851 P. Signs that obstruct, conceal, hide, or otherwise obscure from view any traffic control
852 device sign or official traffic signal.
- 853 Q. Snipe signs.
- 854 R. Obscene signs.
- 855 S. Hazardous signs.

- 856 T. Vehicle signs.
- 857 U. Any sign that is not specifically described or enumerated as permitted.
- 858 V. Signs attached to temporary structures.
- 859 **Sec. 122-11. General Standards.**
- 860 A. Distance requirements. Except as otherwise provided herein, no sign shall be located
861 within twenty feet of any side property line of a parcel and at least 20 feet from existing
862 public road curbs or pavement. No freestanding sign shall be located within fifty feet of
863 any other permanent freestanding sign.
- 864 B. Illuminated signs.
- 865 1. The light from any illuminated sign shall be shaded, shielded, or directed away
866 from adjoining street rights-of-way and properties.
- 867 2. No sign shall have blinking, flashing, or fluttering lights or other illumination
868 devices which have a changing light intensity, brightness, color, or direction.
- 869 3. No colored lights shall be used at any location or in any manner so as to be
870 confused with or construed as traffic-control devices.
- 871 4. Neither the direct nor the reflected light from primary light sources shall create
872 a traffic hazard to operators of motorized vehicles, bicycles or pedestrians.
- 873 C. Awnings. Awnings may be allowed a graphic element and/or text provided such
874 graphic and/or text does not exceed fifty percent of the awning surface area visible from
875 any right-of-way on which the graphic is placed.
- 876 D. Building and electrical code compliance. All signs shall comply with applicable
877 building and electrical code requirements.
- 878 E. Maintenance. All signs and sign structures shall be maintained and kept in good
879 repair free of chipped, flaking or faded paint, structural decay, mildew, rust, and stains.
- 880 F. Legibility. All copy shall be maintained so as to be legible and complete.
- 881 G. Sight visibility triangles. All signs shall comply with all sight visibility triangle
882 requirements under the provisions of Section 114-4(2) of the City of Edgewood Code of
883 Ordinances.
- 884 H. Safety considerations. In addition to any requirements of this Chapter, code, or other
885 law, signs shall not be erected, maintained, and placed in such as way as to pose a safety
886 hazard.
- 887 I. Number of signs. For the purpose of determining the number of signs, a single sign
888 shall be construed to be a sign that has its copy area on one side and contains elements
889 organized, related and composed to form a single unit. A sign with sign copy area on both
890 sign faces shall be construed as a single sign provided the sign faces are not more than
891 three feet apart at their closest point, and that they describe an internal angle between the
892 sign faces of no more than thirty degrees.

893 J. No limitation based on message content. Notwithstanding any other provision of this
894 Chapter, no sign shall be subject to any limitation based on the content of the message
895 contained on such sign.

896 **Sec. 122-12. Supplemental Temporary Sign Standards.**

897 In addition to any other applicable provision of this article and code, the following
898 minimum standards shall apply to all temporary signs:

899 A. Temporary signs shall be removed within three days after the date upon which the
900 sign has fulfilled its purpose (e.g., a scheduled event or occurrence has concluded).

901 B. On property zoned residential, up to two temporary signs with up to six square feet
902 each of copy area shall be allowed per parcel.

903 C. On property zoned other than residential, one temporary sign with up to eighteen
904 square feet of copy area shall be allowed per parcel.

905 D. If the temporary sign is a free-standing sign, the maximum height of any such sign
906 shall be four feet on residential zoned property or six feet on non-residential zoned
907 property. No more than two feet of airspace between the sign face and ground shall be
908 allowed.

909 E. Temporary signs must be at least five feet from any right-of-way and at least ten feet
910 from the side and rear property lines.

911 F. Temporary signs shall not be illuminated.

912 G. Temporary signs shall be repaired or removed immediately if they become faded,
913 worn, broken, decayed, or otherwise fall into poor repair.

914 H. Notwithstanding any prohibitions contained herein, pole signs, portable signs, and
915 banner signs shall be allowed.

916 **Sec. 122-13. Signs Subject to Permitting.**

917 A. Residential.

918 The following signs shall be permitted in all residential zoning districts:

919 a. One permanent freestanding sign up to sixty-four square feet of total
920 copy area and up to eight feet in height may be erected at each entrance
921 into a single-family subdivision or multi-family development. In lieu of
922 one sixty-four square foot sign, two permanent single-faced signs not
923 exceeding thirty-two square feet in total sign face area each may be
924 located at each entrance provided that such signs are placed in a
925 symmetrical manner, are located on opposite sides of the entrance to
926 which they are oriented, and will not conflict with the principal permitted
927 use of the site or adjoining sites. Such signs shall only be erected on

928 privately-owned property. All such signs shall be installed in a landscaped
929 and irrigated area consisting of shrubs and/or ground cover not less than
930 three feet in width around the entire base of the sign.

931 b. Governmental right-of-way signs.

932 B. Non-residential.

933 1. Unless otherwise specified, a maximum total copy area of two square feet for
934 each linear foot of building frontage or 100 square feet, whichever is less, shall be
935 allowed per parcel abutting a single public right-of-way.

936 2. For parcels abutting multiple rights-of-way, an additional maximum total copy
937 area of one square foot for each linear foot of building frontage along each
938 additional right-of-way or 100 square feet, whichever is less, shall be allowed.
939 Any additional copy area allowed pursuant to this paragraph must be utilized
940 along and directed toward the additional public rights-of-way.

941 3. Subject to the maximum total copy area, the following signs shall be permitted
942 in all non-residential zoning districts:

943 a. Ground signs. Ground signs shall be permitted pursuant to the
944 following:

945 i. One low-profile sign or one tall-profile sign, consistent with the
946 definitions for same, shall be allowed along each public road right-
947 of-way the parcel abuts.

948 ii. On parcels abutting multiple public road rights-of-way, one
949 additional ground sign shall be allowed per secondary road
950 frontage. The sign location along the secondary frontage shall be at
951 least one hundred feet from the point of road intersection with the
952 primary road, as measured along the right-of-way. The secondary
953 frontage shall be the road with the lowest traffic count.

954 iii. Ground signs may consist of more than one sign panel
955 provided all such sign panels are consolidated into one common
956 sign cabinet or border and sign panels other than that of a building
957 identification panel or signage of an anchor tenant have uniform
958 shape and size.

959 b. Attached signs. The following attached signs shall be permitted:

960 i. One wall sign, one projecting sign, or one hanging sign shall be
961 allowed upon each building façade facing a public road right of
962 way for each building located on a parcel.

963 1. No wall sign or supporting structure for a wall sign
964 shall project more than twelve inches from the wall of a
965 building nor over any public right-of-way. Further, no
966 wall sign shall extend above the roofline except where
967 an exterior parapet wall projects above the roofline, in

968 which case such sign may extend to the top of such
969 wall.

970 2. No projecting sign shall extend beyond three feet
971 beyond the face of the building. No sign face of any
972 projecting sign may be greater than six square feet in
973 area. A projecting sign shall be hung at a ninety degree
974 angle from the face of the building and the bottom of
975 the projecting sign shall be at least seven feet above
976 grade.

977 3. The edge of any hanging sign furthest from the
978 building shall not extend beyond the edge of the
979 roofline. No sign face of any hanging sign may be
980 greater than six square feet in area. A hanging sign
981 shall be hung either parallel to or at a ninety degree
982 angle from the face of the building. The bottom of the
983 hanging sign shall be at least seven feet above grade.

984 ii. One awning sign shall be allowed per awning installed upon the
985 principal buildings located upon the premises.

986 c. One fuel pump sign with copy area no greater than two square feet
987 located upon a functional and properly licensed fuel pump. Fuel pump
988 signs shall not be included in the calculation of maximum total copy area.

989 d. Governmental right-of-way signs.

990 4. In addition to the maximum number of signs and total square footage allowed
991 per parcel, each business location located upon a multiple-occupant parcel shall
992 be permitted one attached sign consistent with Section 122-13 B.3.b., located
993 proximate to the primary entrance to such business location. Such multiple-
994 occupant signage shall be subject to the following:

995 a. The total maximum copy area available for such multiple-occupant
996 signage per parcel shall be two square feet of copy area for each linear
997 foot of building frontage of the shopping center. If the shopping center has
998 multiple stories which are utilized for business locations, then the width of
999 each additional story shall be utilized in calculating the building frontage.
1000 Each occupant of the building shall then be allocated sign square footage
1001 based on their rental (or owned) square footage percentage of the total
1002 available square footage in the shopping center. In no event, however, may
1003 any one business location exceed a maximum of 100 square feet of total
1004 copy area except as otherwise authorized for an anchor tenant.

1005 b. Additional attached signage shall be allowed for side facades of corner
1006 occupants facing a road right-of-way in multiple-occupant buildings with
1007 the maximum copy area equal to that allowed for the primary entrance
1008 location. Sign area is not transferable between front and side facades.

1009 c. Anchor tenants upon a multiple-occupant parcel shall be allowed an
1010 additional one square foot of copy area for each linear foot of building

1011 frontage of that portion of the building occupied by the anchor tenant over
1012 100 linear feet. Said additional copy area shall not exceed 200 square feet
1013 of copy area per anchor. The copy area allowed within this paragraph shall
1014 be wall signage, awning signage, or a combination thereof.

1015 **Sec. 122-14. Comprehensive Sign Program**

1016 A. General principles.

1017 1. The intent of the Comprehensive Sign Program is to provide private property
1018 owners and businesses with flexibility to develop innovative, creative and
1019 effective signage and to improve the aesthetics of the City of Edgewood.

1020 2. The minimum sign standards established in this Chapter ensure that signage
1021 will not have an adverse impact on the aesthetics, community character and
1022 quality of life of the City of Edgewood. The city recognizes, however, that in
1023 many circumstances, there are innovative and creative alternatives to minimum
1024 standard signage which are desirable and attractive and will enhance community
1025 character and individual property values.

1026 3. The purpose of the Comprehensive Sign Program is to provide an alternative
1027 to minimum standard signage subject to flexibility criteria which ensure that
1028 alternative signage will not have an adverse impact on the aesthetics, community
1029 character and quality of life of the City of Edgewood.

1030 4. It is expected that the design quality of signs proposed under a Comprehensive
1031 Sign Program will be of a superior quality and creativity to those that might result
1032 through the normal sign permit process.

1033 B. Permitted signage.

1034 1. Signage which is proposed as part of a Comprehensive Sign Plan may deviate
1035 from the minimum sign standards in terms of types of signage allowed, number of
1036 signs per business or parcel of land, maximum area of a sign face per parcel of
1037 land and the total area of sign faces per business or parcel of land.

1038 2. A Comprehensive Sign Plan shall be approved pursuant to the provisions set
1039 out in Section 122-5, above.

1040 3. As part of a comprehensive sign program, the City Planner, or designee, shall
1041 review all sign types proposed for the development parcel to achieve compliance
1042 with these regulations. A Comprehensive Sign Plan for shopping centers,
1043 including all out parcels, and office complexes shall include all types of signs for
1044 all tenants/uses within the development parcel.

1045 C. Flexibility criteria.

1046 1. Architectural theme. The signs proposed in a Comprehensive Sign Plan shall
1047 be designed so as to be consistent with the architectural theme of the principal
1048 buildings proposed or developed on the parcel and shall be constructed of
1049 materials and colors which are similar to the materials and colors utilized in the
1050 principal buildings.

- 1051 2. Sign height. The height of all signs proposed through the comprehensive sign
 1052 program shall relate to the height and design of the of the principal buildings
 1053 located or proposed on the development parcel.
- 1054 3. Height, area, number and location of signs. The height, area, number and
 1055 location of signs permitted through the comprehensive sign program shall be
 1056 reviewed by the City Planner, or designee, based on the following criteria: overall
 1057 size of site, relationship between the building setback and sign location, lot and
 1058 building frontage, access and visibility to the site, intended traffic circulation
 1059 pattern, scale and use of the project. Additionally, the maximum permitted sign
 1060 area shall be based on the following formula when evaluated against the above
 1061 criteria:
- 1062 a. Attached signs. The maximum copy area permitted for attached signage
 1063 shall range from one percent up to a maximum of six percent of the
 1064 building façade to which the sign is to be attached.
- 1065 b. Freestanding signs. The maximum permitted copy area of all
 1066 freestanding signs on a site shall not exceed three square feet per linear
 1067 foot of building frontage.
- 1068 4. The comprehensive sign program shall also identify the color palette of letters
 1069 and background, as well as text font.
- 1070 5. Property values. The signage proposed in a comprehensive sign program must
 1071 not adversely impact the value of property in the immediate vicinity of the parcel
 1072 proposed for development.
- 1073 6. Elimination of nonconforming signage. The signage proposed in a
 1074 comprehensive sign program shall replace all existing nonconforming signage
 1075 located on the property.

1076 **Sec. 122-15. Nonconforming Signs.**

- 1077 A. Additions. No additions or enlargements shall be made to a nonconforming sign
 1078 except those additions or enlargements that are required by law.
- 1079 B. A nonconforming sign that is modified by being moved, replaced or structurally
 1080 altered shall be brought into conformance with this Chapter.
- 1081 C. Damaged signs.
- 1082 1. A nonconforming sign that is damaged shall not be repaired if the estimated
 1083 cost to repair the sign exceeds fifty percent of replacement cost of the sign. A
 1084 damaged nonconforming sign that cannot be repaired shall be removed within
 1085 thirty days of the date the sign was damaged.
- 1086 2. Whenever a nonconforming sign is damaged and the estimated cost to repair
 1087 the sign is fifty percent or less of its appraised value immediately prior to the date
 1088 of destruction of the damaged sign, before the sign was damaged, it may be
 1089 repaired and restored to the condition it was in before it was damaged and may
 1090 continue to be used as a nonconforming sign, provided that such repairs and

1091 restoration are started within ninety days of the date the sign was damaged and are
1092 diligently pursued thereafter.

1093 3. Whenever repairs and restoration of a damaged nonconforming sign are not
1094 started within ninety days of the date the sign was damaged or are diligently
1095 pursued once started, the sign shall be deemed abandoned. An abandoned sign
1096 shall be removed as provided by this Chapter.

1097 D. Maintenance of nonconforming signs.

1098 1. No nonconforming sign shall be permitted to remain unless properly
1099 maintained. Proper maintenance shall include but not be limited to ensuring that
1100 all components of the sign, including structural and supporting components are
1101 free of rust, flaking or peeling paint, mildew, or decay. Upon determination by
1102 the City's Code Enforcement Special Magistrate that a nonconforming sign has
1103 not been maintained as required herein, the Code Enforcement Special Magistrate
1104 shall order the nonconforming sign to be removed or otherwise brought into
1105 compliance with the existing Code in addition to any other remedies ordered.
1106 Any nonconforming sign that is determined by the City to be an unsafe sign shall
1107 be removed as provided for by this Chapter.

1108 2. Nothing in this section shall be deemed to prevent the maintenance of any sign
1109 or manual changes of sign copy on a nonconforming sign.

1110 E. Amortization of nonconforming signs.

1111 1. Permanent signs lawfully conforming with all provisions of the City of
1112 Edgewood Code of Ordinances prior to _____ (effective date
1113 of Ordinance) which are made nonconforming by this Ordinance shall be allowed
1114 to remain subject to paragraphs A through D, above.

1115 2. Properly permitted ground signs, other than pole signs, that do not satisfy
1116 paragraph 1, above, and which do not conform with this Ordinance shall be
1117 allowed to remain subject to paragraphs A through D, above.

1118 3. Except as otherwise provided by paragraph 2, above, permanent signs which
1119 are not in compliance with the provisions of the City of Edgewood Code of
1120 Ordinances as of _____ (effective date of Ordinance), including
1121 pole signs which were required to be removed by June 1, 2012 pursuant to
1122 Ordinance 2002-04, shall be brought into compliance with the provisions of this
1123 Chapter no later than _____ (date) or as required by paragraphs
1124 A through D above, whichever occurs earliest. Signs covered by Section 70.20,
1125 Florida Statutes, shall not be subject to this paragraph.

1126 3. Temporary signs shall be brought into compliance with the provisions of this
1127 Chapter within thirty days of _____ (effective date of
1128 ordinance).

1129 4. Nothing provided herein shall limit the authority of the City of Edgewood to
1130 require removal or remove unsafe signs, abandoned signs, signs erected without
1131 permits, or signs unlawfully located on City property.

1132 5. Sign permit application fees shall be waived for any application made within
1133 twelve months of _____ (effective date of Ordinance) to bring any
1134 existing non-conforming sign into compliance with this Ordinance

1135 **Sec. 122-16. Removal of Signs.**

1136 A. General. Signs installed in violation of this Chapter shall be removed or brought into
1137 compliance with the requirements of this Chapter. The sign owner, the owner of the
1138 property on which the sign is placed and the sign contractor shall each be held
1139 responsible for adherence to this Chapter and any other applicable laws or regulations.
1140 This Chapter may be enforced through code enforcement proceedings or by any equitable
1141 or legal remedy available to the City.

1142 B. Immediate removal of unsafe signs. If the City finds that when any sign is in
1143 violation of this Chapter or other applicable regulations or State law or and by reason of
1144 its violation presents an immediate and serious danger to the public, the City may,
1145 without prior written notice, order the immediate removal or repair of the sign within a
1146 specified period. The City may remove or authorize others to remove the sign in the event
1147 that the owner for such sign cannot be found or if that person, after notification, refuses to
1148 repair or remove it. The owner of the building, structure, or premises on which the sign is
1149 located, are jointly and severally liable for the cost of removing such sign. The City shall
1150 have the right to recover from the owner or person placing such sign the cost of removal
1151 and disposal of such sign.

1152 C. Removal of signs erected without a permit. The City may remove or order the
1153 removal, without prior written notice, of any sign erected without a sign permit required
1154 by this Chapter.

1155 D. Removal of signs on City property. Any sign installed or placed on City property,
1156 except in conformance with the requirements of this Chapter, shall be forfeited to the
1157 City and confiscated. The City shall have the right to recover from the owner or person
1158 placing such sign the cost of removal and disposal of such sign.

1159 E. Abandoned signs. Abandoned signs shall be removed by the owner or lessee of the
1160 premises upon which a sign is located when the business which a sign advertises is no
1161 longer conducted on the premises or if the business does not have an occupational
1162 license. The owner or lessee of the premises shall not be required to remove an
1163 abandoned sign during any period in which removal of such sign would conflict with
1164 legal proceedings related to the property on which the abandoned sign is located.

1165 **Sec. 122-17. Conflicting Requirements.**

1166 These sign regulations shall not be construed to permit the erection, placement, or
1167 maintenance of any sign at any place or in any manner unlawful under any other City
1168 Code provision or other applicable law. In any case where a part of these sign regulations
1169 conflicts with a provision of any zoning, building, fire, safety, health ordinance or other
1170 code, the provision that establishes a stricter standard for the protection of the public
1171 health and safety shall prevail.

1172 **Sec. 122-18. Severability.**

1173 A. General. If any part, section, subsection, paragraph, subparagraph, sentence, phrase,
1174 clause, term, or word of this Chapter, this Code, or any adopting ordinance is declared
1175 unconstitutional by the valid judgment or decree of any court of competent jurisdiction,
1176 the declaration of such unconstitutionality shall not affect any other part, section,
1177 subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this
1178 Chapter.

1179 B. Severability where less speech results. Without diminishing or limiting in any way
1180 the declaration of severability set forth above in Paragraph A., or elsewhere in this
1181 Chapter, Code, or any adopting ordinance, if any part, section, subsection, paragraph,
1182 subparagraph, sentence, phrase, clause, term, or word of this Chapter is declared
1183 unconstitutional by the valid judgment or decree of any court of competent jurisdiction,
1184 the declaration of such unconstitutionality shall not affect any other part, section,
1185 subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this
1186 Chapter, even if such severability would result in a situation where there would be less
1187 speech, whether by subjecting previously exempt signs to permitting or otherwise.

1188 C. Severability of provisions pertaining to prohibited signs. Without diminishing or
1189 limiting in any way the declaration of severability set forth above in Paragraph A., or
1190 elsewhere in this Chapter, Code, or any adopting ordinance, if any part, section,
1191 subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this
1192 Chapter or any other law is declared unconstitutional by the valid judgment or decree of
1193 any court of competent jurisdiction, the declaration of such unconstitutionality shall not
1194 affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase,
1195 clause, term, or word of this Chapter that pertains to prohibited signs, including
1196 specifically those signs and sign-types prohibited and not allowed under section 122-10
1197 of this Chapter. Furthermore, if any part, section, subsection, paragraph, subparagraph,
1198 sentence, phrase, clause, term, or word of section 122-10 is declared unconstitutional by
1199 the valid judgment or decree of any court of competent jurisdiction, the declaration of
1200 such unconstitutionality shall not affect any other part, section, subsection, paragraph,
1201 subparagraph, sentence, phrase, clause, term, or word of section 122-10.

1202 D. Severability of prohibition on billboards. If any part, section, subsection, paragraph,
1203 subparagraph, sentence, phrase, clause, term, or word of this Chapter and/or any other
1204 Code provisions and/or laws are declared invalid or unconstitutional by the valid
1205 judgment or decree of any court of competent jurisdiction, the declaration of such
1206 unconstitutionality shall not affect the prohibition on billboards as contained in this
1207 Chapter and Code.

1208 **SECTION THREE. Codification.** It is the intent of the City Council of the City of
1209 Edgewood that the provisions of this Ordinance shall be codified. The codifier is granted
1210 broad and liberal authority in codifying the provisions of this Ordinance.

1211
1212 **SECTION FOUR. Effective date.** This Ordinance shall take effect immediately upon
1213 adoption as provided by the Charter of the City of Edgewood.

1214
1215 PASSED ON FIRST READING THIS _____ DAY OF _____, 2017.

1216
1217 PASSED AND ADOPTED THIS _____ DAY OF _____, 2017.

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1230

CITY OF EDGEWOOD, FLORIDA
CITY COUNCIL

John Dowless, Council President

ATTEST:

Bea Meeks, City Clerk

Possible additional verbiage to add to sign ordinance

For Multiple Occupant Large Parcels 5+ acres in size and with 375+ feet of parcel depth (not frontage)

One Large Parcel sign shall be allowed with a maximum copy area equal to 2 square feet for each linear foot of building frontage on the public right-of-way or 200 square feet, whichever is less. If the Multi-Occupant Large Parcel has more than one public right-of-way, one Large Parcel sign may be constructed along both rights-of-way. The copy area for the sign constructed along the secondary frontage, as defined by the road with less average daily vehicle count, shall be calculated at 1 square foot per linear foot of building frontage, up to 200 square feet. The additional copy area allowed due to multiple frontages must be utilized for that frontage to which it relates.

In addition to the maximum total copy area allowed for the Large Parcel sign, as specified above, **each business location**, shall be permitted one attached sign located proximate to the primary entrance to such business location. The copy area allowed at each occupant's location is based on the following calculation: Two square feet of copy area for each linear foot of building frontage of the multi-occupant building.

If the building has multiple stories that are utilized for business locations, then the building frontage of each additional story shall be utilized in calculating the building frontage. Each occupant of the building shall then be allocated copy area square footage based on their rental (or owned) square footage percentage of the gross square footage of the multiple occupant building. In no event, however, may any one business location exceed a maximum of 100 square feet of total copy area except as otherwise allowed for an anchor tenant.

Corner occupants within multiple occupant buildings (i.e., in a building with a non-primary side facing a road right-of-way) shall be allowed an attached sign on the primary façade as well as the façade facing the road the copy area. The copy area for the second façade shall be equal to that of the primary façade.

Anchor tenants (leased space greater or equal to 10,000 square feet) upon a multiple-occupant parcel shall be allowed an additional one square foot of copy area for each linear foot of building frontage of that portion of the building occupied by the anchor tenant over 100 linear feet. Total copy area for the anchor tenant business location shall not exceed 200 square feet. The copy area allowed for the anchor tenant allocation shall be wall or awning signage, or a combination thereof.



**Proposed Sign Regulation
Overview
for
Planning and Zoning Board
Sign Regulation Agenda Item**

August 14, 2017

Introduction

This document provides a summary of the proposed sign regulations, as well as a summary of a cursory analysis of how the proposed sign regulation will impact existing signs on nonresidential parcels in the City.

Sign Regulation History in Edgewood

The history of the City's sign regulations can be divided into two parts: Pre 1982 and Post 1982. In 1982, the City Council adopted new sign regulations.

Approval of the new sign regulations was one of the initial actions taken toward improving the aesthetic appearance of the Orange Avenue corridor. Any sign that was not consistent with the 1982 regulation had 3 years to come into compliance.

However, prior to that 1985 deadline, the City decided again to re-write the sign regulations. On May 21, 1985, new sign regulations were adopted. These 1985 regulations are similar to the current City sign standards (with the exception of the allowance of pole signs, which were banned in 2002).

The 1985 sign code included a nonconforming clause that "grandfathered" all signs that legally existed on July 6, 1982, allowing them to remain, but only until June 1, 1987. If a sign was erected between July 6, 1982 and May 21, 1985, and became a nonconforming sign for the first time on account of the 1985 sign standards, it was allowed to remain until June 1, 1990.

Tweaks to the 1985 sign code were approved in 1986 and 1988.

In 2002, a significant change was adopted by the City Council; sign regulations were amended to prohibit pole signs. A pole sign is defined as any sign that is supported by structures or supports on or upon the ground and independent of support from any building. The nonconforming clause allowed legally existing pole signs as of May 2002 to remain until June 1, 2012.

With the exception of tweaks in 2004, 2009, and 2012, the 2002 sign regulations are essentially the current City sign code. A table is provided at the end of this document that provides details of the changes to the City's sign regulation over the years.

The City is currently proposing to update the current sign regulations. The following pages provide an overview of the proposed regulations, as well as a summary of a cursory analysis of existing signs in the City in light of the proposed regulation.

TYPES OF SIGNS ALLOWED

In general, permanent signs in the city will be classified as either ground signs or attached signs.

- **Ground Signs**

There are three types of ground signs as shown below: Low Profile, Tall Profile, and Large Parcel signs



Low Profile Sign



Tall Profile Sign



Large Parcel Sign

A Low-profile sign has 1) a solid appearing base located on the ground with no airspace between the base and the sign cabinet or 2) is supported by one or more vertical supports with no more than two feet of airspace between the ground and the bottom of the sign cabinet or sign face.

A Tall-profile sign has the appearance of a single vertical support that is at least twelve inches in width or diameter, as applicable. The vertical support/support casing must be constructed of non-corrosive material and shall be monotone or utilize brick or stone of a single earth-tone color.

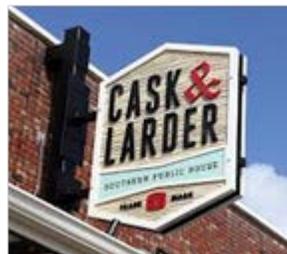
A Large Parcel sign has a solid appearing base located on the ground with no airspace between the base and the sign face. This sign is only allowed on multi-occupant parcels greater than or equal to five acres in size, with a parcel depth (not frontage) of greater than or equal to 375+ feet.

- **Attached Signs**

Attached signs are wall signs, projecting signs, hanging signs, and awning signs as shown below.



Wall Sign



Projecting Sign



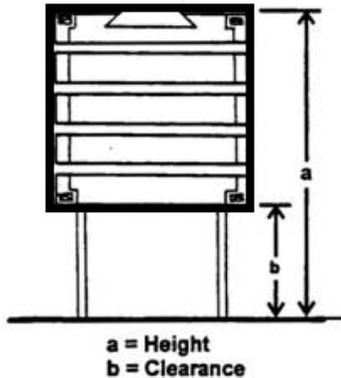
Hanging Sign



Awning Sign

GROUND SIGN DETAILS

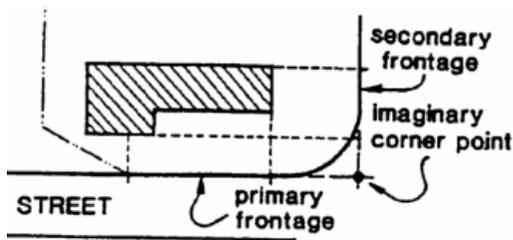
Maximum Height and Clearance of Ground Signs



- **Low profile sign** - Maximum height is 8.5 feet, with either a solid base (zero clearance) or a maximum of 2 feet of air space between ground and bottom of sign.
- **Tall profile sign** - Maximum height is 16 feet, with a minimum of 7 feet clearance.
- **Large parcel sign** - Maximum height is 16 feet with a solid base (zero clearance).

Ground Sign Location

- Only one ground sign is allowed per road frontage, per tax parcel.
- The sign must be a minimum 20 feet from the existing public road curb or pavement [not property line].
- The sign must be a least 20 feet from all other property lines, and at least 50 feet from any other freestanding sign (onsite or on another property).
- For multi-frontage tax parcels, if a sign on each frontage is proposed, one of the signs must be located no closer than 100 feet from the point of corner intersection as measured on the property line.



- On corner lots, no sign may be placed within the triangular area formed by the street right-of-way lines and a line connecting them at points 25 feet from the corner formed by the intersection of the street right of way line.



ATTACHED SIGN STANDARDS

General

Each occupant is allowed one of the following signs: wall sign, projecting sign, hanging sign, or awning sign. Attached signs shall be hung below the roofline.

Wall Signs

A wall sign or supporting structure for a wall sign shall not project more than 12 inches from the wall of a building nor over any public right-of-way.

A wall sign shall not extend above the roofline except where an exterior parapet wall projects above the roofline, in which case such sign may extend to the top of such wall.

Projecting Signs

Maximum sign face is 6 square feet

Must be hung at a 90 degree angle from the face of the building

Bottom of sign must have a minimum clearance of 7 feet

Hanging Signs

Maximum sign face is 6 square feet

Must be hung parallel to or at a 90 degree angle from the face of the building

Shall not extend beyond the edge of the roof

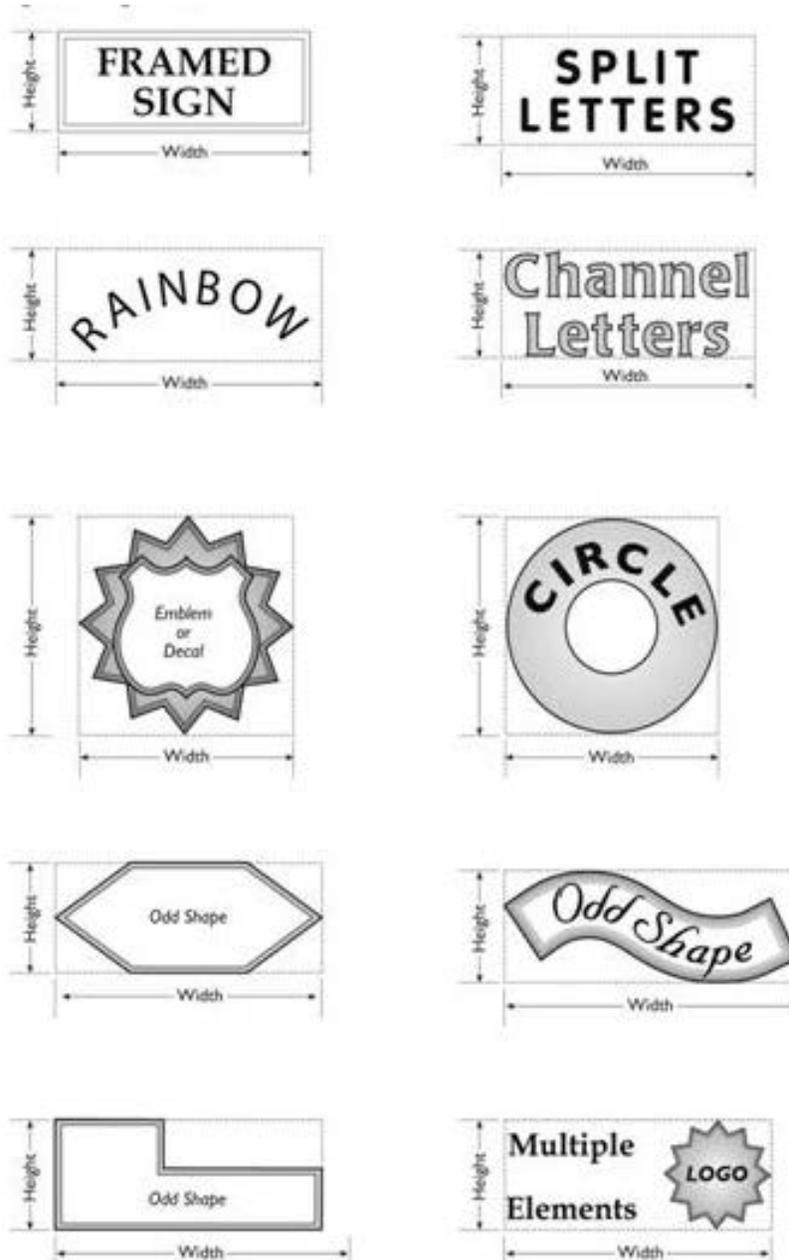
Bottom of sign must have a minimum clearance of 7 feet

Awning Signs

Copy area cannot exceed 50% of the awning surface area visible from any right-of-way on which the sign is placed.

MAXIMUM SIGN COPY AREA PER TAX PARCEL

The total copy area allowed is allocated amongst the ground sign and attached sign. Copy area is calculated by multiplying the width x the height of the rectangular area of the extreme limits of the sign that contains copy; examples are shown below. The maximum relates to the copy area that is visible from any one direction at any one time.



Total copy area for parcels abutting a single public right-of-way

Maximum sign copy area on a parcel is calculated as follows: 2 square feet per linear foot of building frontage on the public right-of-way or 100 square feet, whichever is less.

Total copy area for parcels abutting more than one public right-of-way

If more than one public right-of-way frontage exists, the other frontages are calculated at 1 square foot per linear foot of building frontage or 100 square feet, whichever is less. Any additional copy area allowed due to multiple frontages must be utilized for that frontage to which it relates.

On multiple occupant parcels less than 5 acres in size

In addition to the maximum total copy area allowed per parcel, as specified above, **each business location**, located upon a multiple-occupant parcel shall be permitted one attached sign located proximate to the primary entrance of such business location.

The copy area allowed at each occupant's location is based on the following calculation: 2 square feet of copy area for each linear foot of building frontage of the multi-occupant building. Each occupant of the building shall then be allocated copy area square footage based on their rental (or owned) square footage percentage of the gross square footage of the multiple occupant building. In no event, however, may any one business location exceed a maximum of 100 square feet of total copy area except as otherwise allowed for an anchor tenant.

Corner occupants within multiple occupant buildings (i.e., in a building with a non-primary side facing a road right-of-way) shall be allowed an attached sign on the primary façade as well as the façade facing the road. The copy area for the second façade shall be equal to that of the primary façade.



Anchor tenants (leased space greater or equal to 10,000 square feet) upon a multiple-occupant parcel shall be allowed an additional 1 square foot of copy area per linear foot of building frontage over 100 linear feet of that portion of the building occupied by the anchor tenant, or 200 square feet, whichever is less. For example, if the anchor tenant building frontage is 150 linear feet. The anchor tenant will get 50 square feet of copy area plus the copy area allocated by the original multi-occupant formula provided the total attached sign copy area at the anchor tenant location does not exceed 200 square feet. The copy area allowed for the anchor tenant allocation shall be wall or awning signage, or a combination thereof.

On Multiple Occupant Large Parcels 5+ acres in size and with 375+ feet of parcel depth (not frontage)

One Large Parcel sign shall be allowed with a maximum copy area equal to 2 square feet for each linear foot of building frontage on the public right-of-way or 200 square feet, whichever is less. If the Multi-Occupant Large Parcel has more than one public right-of-way, one Large Parcel sign may be constructed along both rights-of-way. The copy area for the sign constructed along the additional frontages shall be calculated at 1 square foot per linear foot of building frontage, up to 200 square feet. The additional copy area allowed due to multiple frontages must be utilized for that frontage to which it relates.

In addition to the maximum total copy area allowed for the Large Parcel sign, as specified above, **each business location** shall be permitted one attached sign located proximate to the primary entrance of such business location.

The copy area allowed at each occupant's location is based on the following calculation: Two square feet of copy area per linear foot of building frontage of the multi-occupant building. Each occupant of the building shall then be allocated copy area square footage based on their rental (or owned) square footage percentage of the gross square footage of the multiple occupant building. In no event, however, may any one business location exceed a maximum of 100 square feet of total copy area except as otherwise allowed for an anchor tenant.

Corner occupants within multiple occupant buildings (i.e., in a building with a non-primary side facing a road right-of-way) shall be allowed an attached sign on the primary façade as well as the façade facing the road. The copy area for the second façade shall be equal to that of the primary façade.

Anchor tenants (leased space greater or equal to 10,000 square feet) upon a multiple-occupant Large Parcel shall be allowed an additional 1 square foot of copy area per linear foot of building frontage over 100 linear feet of that portion of the building occupied by the anchor tenant, or 200 square feet, whichever is less. For example, if the anchor tenant's building frontage is 150 linear feet. The anchor tenant will get 50 square feet of copy area plus the copy area allocated by the original multi-occupant formula provided the total attached sign copy area at the anchor tenant location does not exceed 200 square feet. The copy area allowed for the anchor tenant allocation shall be wall or awning signage, or a combination thereof.

WINDOW SIGNAGE IS NOT COUNTED TOWARD THE MAXIMUM COPY AREA ALLOWED

Window signage is not counted toward the maximum copy area allowed; however, window signage shall never exceed more than 25 percent of the window glass on one side of building. A window sign is defined as any sign attached to, suspended behind, placed or painted upon, the window or glass door of a building, which is intended for viewing from the exterior of the building.

Review of Existing Signs Worksheets

West Side of Orange Avenue (north to south)

Vanbarry's 4120 South Orange Avenue		
Category: Single occupant tenant, corner		
Allowable copy area: = 100 sq ft facing Orange, ±56 square feet facing Kelsey		
Ground sign	Attached sign	Issue
1 monument sign (±50 sqft)		
	wall sign (±32 sqft)	
	Wall sign (Memories)	More than one wall sign, not permitted



Billboard - Grandfathered



Howard Wholesale 4200 S Orange Ave		
Category: Multiple occupant tenant		
Allowable copy area: = 100 square feet		
Ground sign	Attached sign	Issues
1 monument sign 6.75' high (±8x4 sqft)	2 wall signs, 1 each building ±10x5; ±2x1	



Discovery Church 4400 South Orange Avenue			
Category: single occupant tenant, multiple frontage location			
Allowable copy area: 100 sq ft facing Orange Avenue 45 sq ft facing Holden Avenue			
Ground sign	Attached sign	Other Signs	Issues
2 monument signs; 10 feet high (each 14' x 5')			Code would consider both sign faces as one sign since the angle exceeds the maximum, 80 sq ft estimate
	Wall sign (7.5x4)		Multiple wall signs, code allows one
	2 wall signs (ea. 1' x 2')		
	1 awning sign (12x2')		
		2 temporary signs, one facing each road	Temporary sign structures seems not so temporary
			Allowable copy area: exceeded; total 114 sq ft



Action Gator Tire 4698 S Orange Avenue

Category: single occupant tenant (118' building frontage)
 Allowable copy area: 100 sq ft along Orange Avenue
 100 sq ft along Holden Avenue

Ground sign	Attached sign	Issues
1 pole sign (± 20 feet in height, 20'x4')		Pole sign prohibited
	2 wall signs (each 2' x 25' sq ft facing each road)	Both wall signs allowed since each is facing a different road
		Copy area exceeded along Orange Avenue (130 sq ft)



Orange and Holden Plaza 4710 S. Orange (Strip Center Portion)

Category: multi occupant tenant parcel
 Allowable copy area: 100 square feet (166 feet of building frontage)

Ground sign (one allowed except for multiple frontages)	Attached signs (One at each tenant location)	Other Signs	Issues
1 pole sign 16' high (12x6)			Pole Sign not allowed
1 monument sign 7' high 8x5			Only one ground sign per road frontage allowed, both are facing Orange Avenue
	Kwik Shop Sign wall sign (±45 sq ft)		Extends above roofline
		Kwik Shop Window Signs	Exceeds 25% coverage
		Unnamed tenant Window Sign	Exceeds 25% coverage
	Formerly Smart Phone Fix wall signs		Only one wall sign allowed per business location

Estimated multi-tenant copy area allowance calculation					
	frontage	depth	total leased	% of center	Copy Sqft allowed
Kwik Stop	60	40	2400	0.27	143*
Barber & Beauty	20	60	1200	0.13	71
Formerly Smart Phone fix	20	60	1200	0.13	71
Batteries Inc	20	60	1200	0.13	71
Lance's BBQ	50	60	3000	0.33	179*
	170		9000		
*maximum 100 square feet per code					



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Orange and Holden Plaza 4710 S. Orange (Pop's Portion)

Category: single occupant parcel (62 feet facing Orange Avenue, 28 feet facing Holden Avenue)
 Allowable copy area: 100 square feet facing Orange Avenue,
 28 square feet facing Holden Avenue

Ground sign (one allowed except for multiple frontages)	Attached signs	Other Signs	Issues
	4 wall signs facing Orange Ave along roof 18' x 1.5' 21' x 1.5' 2' x 2' 9'x1' Total = 71.5 sq ft		Only 1 wall sign allowed
	2 wall signs facing Holden 18' x 1.5' = 27 sqft 7.5' x 4' = 30 sq ft Total = 57 sq ft		Only 1 wall sign allowed Copy area allocated to Holden Ave side exceeded
	In addition signs on carport		



Le Coq Au Vin 4800 South Orange Avenue		
Category: single –occupant tenant		
Ground sign	Attached sign	Issues
1 tall profile sign 15' high (8x4), 12" wide pole, 9.5' clearance		



South Orange Warehouse			
Category: multi –occupant tenant parcel Allowable copy area: 100 square feet			
Ground sign (one allowed except for multiple frontages)	Attached signs (One at each tenant location)	Other Signs	Issues
	1 wall sign (estimated at 32 square feet)		



Pepboys Auto			
Category: single occupant parcel			
Allowable copy area: 90 square feet			
Ground sign	Attached sign (one allowed)	Other signs	Issues
1 monument sign 8' high (±15x5)	2 wall signs (each ±16' x 2')		Exceeds number of wall signs
		Window signs	Exceeds 25% limit
			Copy area exceeded (107 square feet excluding window signs)



Ron Jon's 5854 South Orange Avenue

Category: single occupant parcel 63 feet of building frontage

Allowable copy area: 100 square feet

Ground sign	Attached sign (one allowed)	Other signs	Issues
1 pole sign with 5 panels 16' high ±8x4" ±8'x3 ±4'x1' ±8'x4' ±3'x6' (no longer there)			Doesn't meet the definition of either low or tall profile sign Signs not consolidated into one integrated sign structure
	1 wall sign (front) ±36 sq ft 2 wall signs on north side building		Can only have signs on two facades if a corner parcel
			Copy area exceeded (currently an estimated 128 square feet exists)



Caviezel Family Trust 4864 S Orange Ave

Category: multi occupant parcel 40 feet of building frontage

Allowable copy area: 80 square feet

Ground sign	Attached sign (one allowed)	Other signs	Issues
1 pole sign 16' high with 2 panels ±4'x6' ±4'x6'			Pole sign not allowed 20-foot side setback not be achieved Signs not consolidated into one integrated sign structure
	2 wall signs each 2.5'x1'		



4874 S. Orange Avenue, Caviezel Family Trust			
Category: single occupant parcel 45 feet of building frontage Allowable copy area: 90 square feet			
Ground sign	Attached sign (one allowed)	Other signs	Issues
1 monument sign 27 sq ft			



Starceвич Systems 4902 S Orange Ave

Category: single occupant parcel 48 feet of building frontage

Allowable copy area: 96 square feet

Ground sign	Attached sign (one allowed)	Other signs	Issues
	1 wall sign ±30 sq ft		



Bos Auto Repair 4922 South Orange Avenue

Category: single occupant parcel 60 feet of building frontage

Allowable copy area: 100 square feet

Ground sign	Attached sign (one allowed)	Other signs	Issues
Monument sign 8' high 5'x3'			
	3 wall signs (60 sq ft) ±2' x 20' ±3' x 4' ±2'x 4'		Only one wall sign allowed



Imperial Building 4936 S Orange Ave (Tops in Detail)			
Category: single occupant parcel 36 feet of building frontage			
Allowable copy area: 72 square feet			
Ground sign	Attached sign (one allowed)	Other signs	Issues
Low profile sign 9.25' high ±4' x 6'			Exceeds one ground sign, height exceeds maximum of 8.5 feet
Pole Sign 16' high 6'x12'			Pole sign not allowed
	1 (historic) wall signs 9'x4'		Only one wall sign allowed
	2 wall signs each 3'x1'		
			Copy area exceeded



4950 S Orange Ave Tu-Tone Tonys

Category: multi occupant parcel 40 feet of building frontage

Allowable copy area: 80 square feet

Ground sign	Attached sign (one allowed)	Other signs	Issues
Pole Sign 11.5' high 2 panels 10'x4' 4.5'x2.5'			Pole sign not allowed 2 sign panels not consolidated



Majestic Marble 4948 South Orange Avenue

Category: single occupant parcel 50 feet of building frontage

Allowable copy area: 100 square feet

Ground sign	Attached sign (one allowed)	Other signs	Issues
Tall profile sign 15' high 2 panels 8'x6' 8'x2'			Sign panels not consolidated



Florida Transmission Repair 4954 South Orange

Category: single occupant parcel 63 feet of building frontage
 Allowable copy area: 100 square feet

Ground sign	Attached sign (one allowed)	Other signs	Issues
NO LONGER THERE EXCEPT STRUCTURE (±8' x 8')			Pole sign not allowed
	NO LONGER THERE Wall sign (±4' x 16')		Exceeds copy area limit @±124 sq ft
NO LONGER THERE Portable Sign			Not allowed



Enterprise Car Rental 4964 South Orange

Category: multi occupant parcel 71 feet of building frontage

Allowable copy area: 100 square feet

Ground sign	Attached sign (one at each location based on % leased space)	Other signs	Issues
Low Profile Sign (±8' x 8', ±11.5' height)			Height exceeded
	2 wall signs (±5' x 5') (±1' x 5')		



First Audio 4960 South Orange

Category: single occupant parcel 35 feet of building frontage
Allowable copy area: 70 square feet

Ground sign	Attached sign (only one allowed)	Other signs	Issues
	1 wall sign (±2' x 20')		
	2 hanging signs (4' x 1.5' each) No Longer There		Exceeds number of wall signs, hanging signs likely do not meet ground clearance



Bell Rentals/Massey Ferguson

Category: multi occupant parcel 35 feet of building frontage

Allowable copy area: 70 square feet

Ground sign	Attached sign (only one allowed)	Other signs	Issues
2 ground signs ±3' x 9' ±2.5' x 8'			Two ground signs allowed only when oriented to two streets
	3 wall sign ±2' x 8' (Massey) ±1' x 16' (Bell Rental) ±2' x 2' (projecting sign Massey)		Only one wall sign per business location
		Standing sign (Schulte) ±4' x 16'	Signs are to be in ground





Moose Lodge			
Category: single occupant parcel 40 feet of building frontage Allowable copy area: 80 square feet			
Ground sign	Attached sign (only one allowed)	Other signs	Issues
1 low profile sign (3.7' x 5.3')			
	1 wall sign (±3' x 6')		Above roof eave



Custom Empire/The Stable/Bk Motor Sports 5130 South Orange

Category: multi occupant parcel 45 feet of building frontage

Allowable copy area: 90 square feet

Ground sign	Attached sign (only one allowed)	Other signs	Issues
2 low profile signs 6' high = ±3.5' x 4' 3' high = ±4' x 3')			Two low profile signs allowed only when oriented to two streets Small sign doesn't meet 20 feet side setback
		3 banner type signs fastened to mansard roof (±10' x 3' each)	Signs are not allowed above the edge of the roof



Missionary Ventures

Category: single occupant parcel 81 feet of building frontage
Allowable copy area: 100 square feet

Ground sign	Attached sign (only one allowed)	Other signs	Issues
1 ground sign 5±' high ±5' x 4'			



Skorman Productions

Category: single occupant parcel 60 feet of building frontage
Allowable copy area: 100 square feet

Ground sign	Attached sign (only one allowed)	Other signs	Issues
	1 wall sign (±1' x 2')		



Hooker Building 5210 South Orange

Category: multi occupant parcel 50 feet of building frontage

Allowable copy area: 100 square feet

Ground sign	Attached sign (only one allowed)	Other signs	Issues
	1 Wall sign (±4' x 16')		



Adrenaline Film Production 5224 S Orange Ave

Category: single occupant parcel ±120 feet of building frontage

Allowable copy area: 100 square feet

Ground sign	Attached sign	Other signs	Issues
1 low profile sign 4' high 6' x 4'			



5232 South Orange			
Category: multi occupant parcel 50 feet of building frontage			
Allowable copy area: 100 square feet			
Ground sign	Attached sign (one allowed at each location based on % leased space)	Other signs	Issues
1 low profile sign 44 square feet, 8 feet high		Banner Sign attached to mansard roof	Temporary period for banner exceeded



City Garage			
Category: single occupant parcel 113 feet of building frontage			
Allowable copy area: 100 square feet			
Ground sign	Attached sign (one allowed)	Other signs	Issues
Low profile Sign 5.75' high 6'x5' TIRES FOR SALE NO LONGER THERE			
	Wall signs (5 @ ±2' x 8') (1 @ ±4' x 10')		Only one wall sign allowed Exceeds copy area limit @±144 sq ft
		Temporary sign	Temporary sign not anchored



Pine Castle Animal Hospital			
Category: single occupant parcel 40 feet of building frontage			
Allowable copy area: 80 square feet			
Ground sign	Attached sign (one allowed)	Other signs	Issues
Low profile Sign 8' high (±8' x 5')			
	Wall sign (±16' x 1.5')		



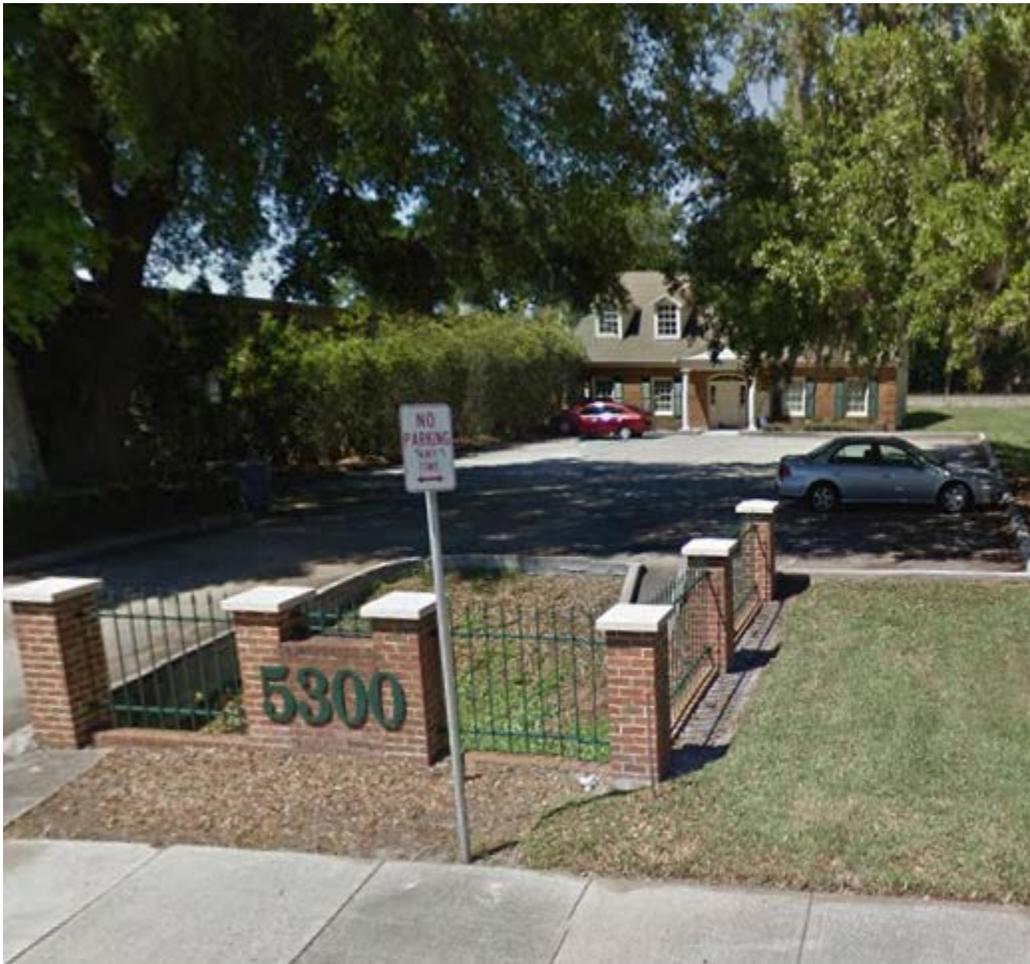
Currently, a banner sign replaced cat and dog on top of sign



5300 Orange Avenue

Category: single occupant parcel 49 feet of building frontage
Allowable copy area: 98 square feet

Ground sign	Attached sign (one allowed)	Other signs	Issues
No signs			



Bob's Auto Works

Category: multi occupant parcel 60 feet of building frontage

Allowable copy area: 100 square feet

Ground sign	Attached sign (one allowed at each location based on % leased space)	Other signs	Issues
1 pole sign 8' high 3' x 4'			Pole sign not allowed
	Miscellaneous signs (estimated at 47 sq ft) on wall facing Orange Avenue Signs at each tenant location (estimated at 67 sq ft)		More than one wall sign
		Temporary sign	



Personal Storage Units 5398 S Orange Ave

Category: single occupant parcel 49 feet of building frontage, each building
Allowable copy area: 98 square feet

Ground sign	Attached sign (one allowed)	Other signs	Issues
	No signs except Rental Available		



Parcels between Orange and Hansel

CFE Credit Union

Category: Single occupant parcel, double frontage
 75 feet of building frontage each frontage
 Allowable copy area: 100 square feet one frontage
 75 feet copy second frontage

Ground sign	Attached sign (one allowed at each location based on % leased space)	Other signs	Issues
2 low profile signs, 1 each frontage (Orange 16 sq ft, 6 feet high) (Hansel 10.83 sq ft, 5 feet high)			
	2 wall signs (29 sq ft)		Only one wall sign allowed
		4 Directional signs	Only one ground sign allowed per frontage



McGinnty's Pub

Category: Single occupant parcel, double frontage
 42 feet of building frontage each frontage
 Allowable copy area: 84 square feet one frontage
 42 feet copy second frontage

Ground sign	Attached sign (one allowed at each location based on % leased space)	Other signs	Issues
2 low profile signs, 1 each frontage 7.5' high Both 6' x 7'			
	2 wall signs oriented to Hansel, 1 @ 16.7 square feet, 1 @ 18.09 square feet		Wall signs allowed on road frontage façade
		1 Directional sign Orange 3.3' high 2.5'x2'	Only one ground sign allowed per frontage
Total 76.7 sq ft oriented toward Hansel; 47 sq ft oriented toward Orange			



South Orange Shopping Center

Category: multi occupant parcel, multi frontage 60 feet of building frontage, 10K sq ft anchor
 Allowable copy area: 100 square feet

Ground sign	Attached sign (one allowed at each location based on % leased space)	Other signs	Issues
	At each location		

Business Location Signage Calculation

Store	Building Frontage	Depth of Building	Building Square Footage	% of total square footage	Allowable Copy Area
Dollar General	66	112	7392	26%	Max 100.0
Thrift Store	141	107	15087	53%	Anchor Max 141.0
Empty	30	75	2250	8%	45.3
Empty	17	75	1275	4%	25.7
Empty	33	75	2475	9%	49.9
Total	287		28479	100%	

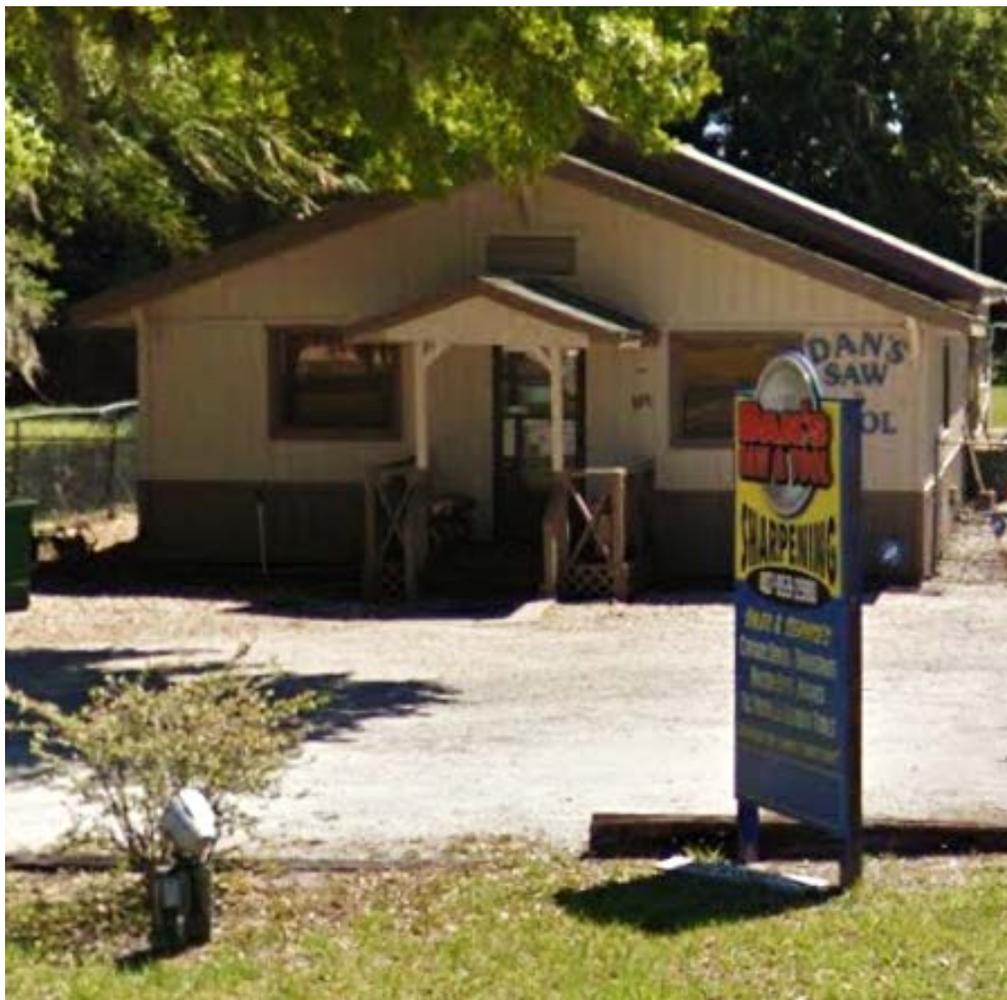
Total building frontage x 2 square feet = 574 (total copy area allocated by percentage leased of total building
 Anchor tenant calculation: $574 \times .53 = 304.22$, thus the maximum of 100 square feet applies, anchor tenant
 additional copy area: 41 (that greater than 100' of location building frontage) x 1 square foot; thus, $100 + 41 = 141$
 square feet of total attached copy area



Dan's Saw and Tool 5511 South Orange

Category: single occupant parcel 26 feet of building frontage
 Allowable copy area: 52 square feet

Ground sign	Attached sign (one allowed)	Other signs	Issues
Low profile sign 8' high ±4' x 8'	Wall sign (±4' x 4')		



Funky Junk 5515 South Orange

Category: single occupant parcel 26 feet of building frontage
Allowable copy area: 52 square feet

Ground sign	Attached sign (one allowed)	Other signs	Issues
Low profile sign 7.5' high ±4' x 10'	Wall sign ±4' x 4'		



Dawson's Strip Center

Category: multi occupant parcel, multi frontage 125 feet of building frontage
 Allowable copy area: 100 square feet + wall signage at each location

Ground sign	Attached sign (one allowed at each location based on % leased space)	Other signs	Issues
Pole Sign 16' high 2 panels 8'x6' 7.5'x2' (3 lines of zip track)			Pole sign not allowed
	Wall signs at each location assumed compliant		



Store	Building Frontage	Depth	Square Footage	% of total square footage	Allowable Copy Area	Estimated Copy Area
Russell Home Thrift Store	50	45	2250	38%	93.8	63
Security	30	45	1350	23%	56.3	8
Any Style Beauty	20	45	900	15%	37.5	18
Empty	25	60	1500	25%	62.5	
Total	125		6000	100%		

Light House

Category: single occupant parcel 70 feet of building frontage
Allowable copy area: 100 square feet

Ground sign	Attached sign (one allowed)	Other signs	Issues
Tall profile sign, 14' high ±6' x 6'			



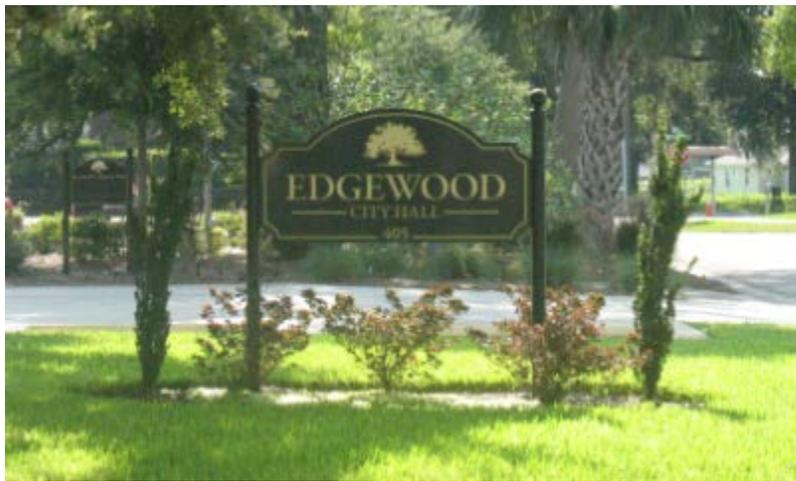
Police Department

Category: single occupant parcel, corner parcel
 57 feet of building frontage Orange, 68 feet of building frontage Larue
 Allowable copy area: 100 square feet Orange, 68 square feet Larue

Ground sign	Attached sign (one allowed)	Other signs	Issues
Low profile sign 6' high 4'x3.9'			Exceeds maximum clearance for low profile sign
Low profile sign (bulletin board) 7.5' high ±4'x3.5'			Exceeds maximum clearance for low profile sign
	Wall sign ±117 sq ft Orange		Exceeds maximum copy area



City Hall			
Category: single occupant parcel, corner parcel 90 feet of building frontage Allowable copy area: 100 square feet			
Ground sign	Attached sign (one allowed)	Other signs	Issues
Low profile sign 5.5' high 5'x2.5' (City Hall)			Exceeds maximum clearance for low profile sign
Monument sign 5' high 2.5'x2' (Park) on separate tax parcel			Exceeds maximum clearance for low profile sign



Select Medical

Category: single occupant parcel, corner parcel
 Building frontage: 339' Orange, 270' Larue, 389' Hansel, 270' Gem
 Allowable copy area: 100 square feet all sides

Ground sign	Attached sign (one allowed)	Other signs	Issues
Low profile Signs Orange: 6' high; 4' x 6' Larue: 6.5' high; 6.75'x6.5' Gem: 3' high; 2.5' x 1.33'			



Edgewood Isle

Category: multi-tenant large parcel, with anchor, corner parcel
 Building frontage: 140' Orange, 600' Hoffner, 140' Hansel, 600' Gem
 Allowable copy area: 200 square feet all sides
 Anchor Tenant copy area ±120 square feet

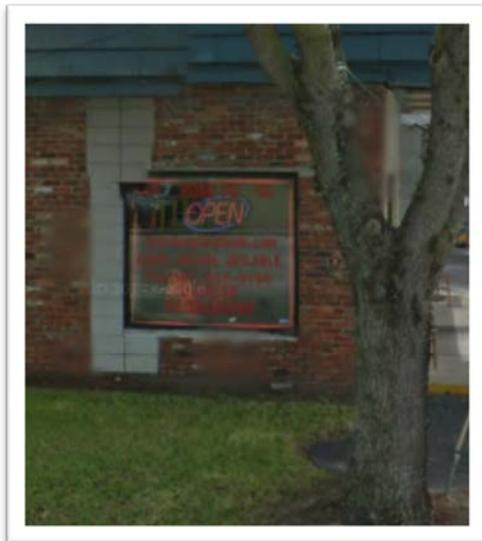
Ground sign	Attached sign	Other signs	Issues
Pole Signs Orange: ±15' x 18' (270 sq ft), 24' high Hansel: ±15' x 18', 24' high			Pole signs not allowed Copy area exceeded Sign panels other than anchor and/or shopping center name not the same shape



Hong Fu – Shopping Center Outparcel

Category: single occupant parcel
 Building frontage: ±30' Orange
 Allowable copy area: 60 square feet

Ground sign	Attached sign (one allowed)	Other signs	Issues
	Wall sign (2' x 10')	Window signs	Window signs exceed 25% maximum coverage



Frame Shop 5699 South Orange

Category: single occupant parcel, corner parcel

Building frontage: 60' Orange, 46' Hoffner

Allowable copy area: 100 square feet Orange, 92 square feet Hoffner

Ground sign	Attached sign (one allowed)	Other signs	Issues
	Wall signs west side ($\pm 4' \times 25'$) north side ($\pm 2' \times 25'$) north side (2 @ $\pm 2' \times 4'$)	Window signs	Exceeds maximum number of wall signs, only one facing each road frontage Exceeds copy area facing Orange



Stone Fired Pizza

Category: single occupant parcel

Building frontage: 60' Orange, 46' Hoffner

Allowable copy area: 100 square feet Orange, 92 square feet Hoffner

Ground sign	Attached sign	Other signs	Issues
Pole Sign 9.5' high 2 panels 6'x3' 6'x2'			Pole sign not allowed Sign panels not consolidated
	Awning sign (±6' x 3')		
		Window signs	



7-11 5650 Hansel Avenue

Category: multi-tenant, corner
 Building frontage: 60' Hoffner, 48' Hansel
 Allowable copy area: 100 square feet Hoffner, 48 square feet Hansel
 Maximum total tenant copy area 120 square feet

Ground sign	Attached sign	Other signs	Issues
Monument Sign 33.34 square feet			
	Canopy sign 39 square feet		
	7-11 Wall Signs Hoffner: 61.42 sq ft Hansel: 27.53 sq ft		
		Over gas pump sign 4@1.7 square feet	
	Salon Wall Signs: 9' x 2' (South wall) 4' x 1.5" (South wall) 8' x 2' (West wall) 8' x 2' (North wall) No longer there		One wall sign per <u>road</u> frontage
		Window signs	Exceed 25% coverage in both stores



Store	Building Frontage	Depth	Bldg Square Footage	% of total square footage	Allowable Copy Area	Estimated Copy Area
7-11	40'	60'	2400	67%	80 sq ft	63
Salon	20'	60'	1200	33%	40 sq ft	8
Total	60'		3600	100%		



Citrus Professional Center 5520 Hansel Avenue

Category: single tenant

Building frontage: 76'

Allowable copy area: 100 square feet

Ground sign	Attached sign	Other signs	Issues
Pole Sign 9' high 8' x 4'		Banner sign attached to sign pole	Pole sign not allowed



Oak Tree Plaza

Category: multi-tenant
 Building frontage: ±200'
 Allowable copy area: 100 square feet
 Maximum total tenant copy area 470 square feet

Ground sign	Attached sign	Other signs	Issues
Monument Sign 6' x 8' 8' high			Sign panels not the same size
	Tenant signs assumed in conformance		



**East Side Orange Avenue
(south to north)**

First Southern Bank/Sugar Daddy Bakery

Category: single tenant

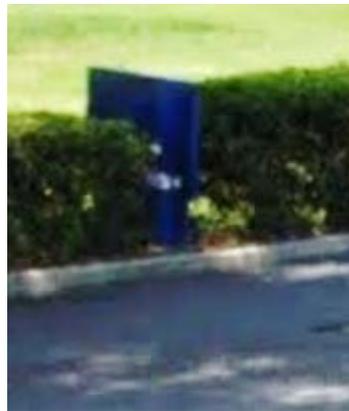
Building frontage: 49' facing Hansel; 30' facing Hoffner

Allowable copy area: 98 square feet facing Hansel, 30 square feet facing Hoffner

Ground sign	Attached sign	Other signs	Issues
Low profile sign (Hansel) 8' high 8' x 8' including 4 lines of zip track			
Low profile sign (Hoffner) 3.75' high 3.5' x 2.75'			
Low profile sign (Hansel) 3.75' high 3.5' x 2.75'			Only one ground sign allowed per road frontage
	Wall sign		



Hoffner



Hansel

Newman Crane

Category: single tenant

Building frontage: 64'

Allowable copy area: 100 square feet

Ground sign	Attached sign	Other signs	Issues
Low profile sign 8.5' high 8' x 6' (sign face)			



Orlando Reg. Institute Wellness 5517 Hansel Ave

Category: multi tenant

Building frontage: 100'

Allowable copy area: 100 square feet

Ground sign	Attached sign	Other signs	Issues
	Wall sign (± 4 sq ft)		
		Window signs	



5205 Office Complex 5205 South Orange Avenue

Category: multi tenant

Building frontage: 100'

Allowable copy area: 100 square feet

Ground sign	Attached sign	Other signs	Issues
Low profile sign 8' high ±7' x 4'	Wall sign (±4 sq ft)		
		Directory Sign ±4' x 7.5'	Two ground signs not allowed



Party Store

Category: single tenant, corner

Building frontage: 185'

Allowable copy area: 100 square feet

Ground sign	Attached sign	Other signs	Issues
Low profile sign 8' high ±8' x 6'			
	Awning signs 2@ ±1' x 12' 1@ ±1' x 18' + ±3'x 12'		Only one awning sign allowed



Beth's Burger Bar 5145 S Orange Ave

Category: single tenant

Building frontage: 30'

Allowable copy area: 60 square feet

Ground sign	Attached sign	Other signs	Issues
Low profile sign 7.33' high ±10' x 5'			Doesn't meet 20 feet side setback
		Door/window signs	Door/window signs exceed 25% coverage



FEG 5127 South Orange

Category: Multi tenant, corner, two stories

Building frontage: 106' Orange, 75' Harbor Island Road

Allowable copy area: 100 square feet Orange Avenue, 75 square feet Harbor Island Road

Multi-tenant total: 424 square feet

Ground sign	Attached sign	Other signs	Issues
Low profile sign ±8' high ±6' x 10'			
	Wall sign ±3' x 10'		



Freedom Insurance/Orlando Rentals, 5111 South Orange

Category: Multi tenant Building frontage: 28' Allowable copy area: 56 square feet Multi-tenant total: 112 square feet			
Ground sign	Attached sign	Other signs	Issues
Pole ±14' high Panel 1 ±5' x 4' Panel 2 ±4 x 3'			Pole sign not allowed Sign panels not consolidated into one integrated structure
	Wall sign (±8' x 3')		
		Window signs	
Total copy = ±47 square feet			



Orlando Clinical Research Center

Category: Single tenant, 2 story

Building frontage: 160'

Allowable copy area: 100 square feet

Ground sign	Attached sign	Other signs	Issues
	Wall sign ±8' x 8'		



Worldwide Interactive Services/Citi Group Accounting 5025 South Orange

Category: Multi tenant, two story
 Building frontage: 90'
 Allowable copy area: 100 square feet
 Multi-tenant total: 180 square feet

Ground sign	Attached sign	Other signs	Issues
Pole ±13.75' high ±6' x 5'		For Lease sign no longer there	Pole sign not allowed
Low profile sign (Entrance sign) 3.33 high 2.375'x1.833'			Only one ground sign allowed



MTI

Category: Single tenant, corner
Building frontage: 61' Orange, 64' Prescott Drive
Allowable copy area: 100 square feet both roads

Ground sign	Attached sign	Other signs	Issues
Low profile sign 8' high ± 12'x8'			Entire copy area counted since interior angle greater than 30 degrees



Minerva's Plaza

Category: Multi tenant

Building frontage: 127'

Allowable copy area: 100 square feet

Multi-tenant total: 254 square feet

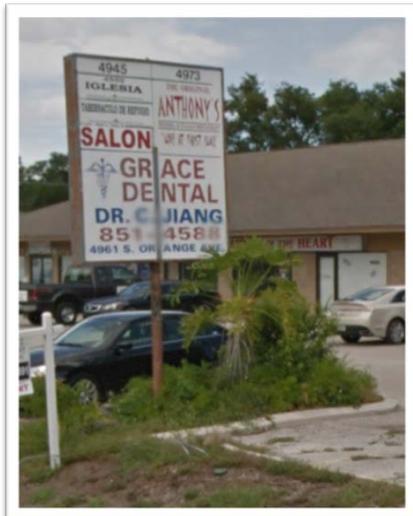
Ground sign	Attached sign	Other signs	Issues
Low profile sign ±11.75' high ±13.75'x3.75'			Exceeds 8.5 height limitation
	Tenant signs assumed ok		
		Window signs	Some store's windows exceed maximum coverage (25%)



Versailles III (South)

Category: Multi tenant
 Building frontage: 268'
 Allowable copy area: 100 square feet

Ground sign	Attached sign	Other signs	Issues
Pole Sign #1 ±16' high ±6' X 8' (Multi-tenant) Pole Sign #2 20' high (Anthony's) Panel 1: ± 8' x 4' Panel 2: ±6' x 3' Pole Sign #3 9' high (Plus) ±8' x 4'			Only one ground sign allowed Pole signs not allowed Sign panels not of same size/shape Multiple panes not consolidated into one integrated structure on some signs
	Tenant signs assumed ok		
		Window signs	Most all stores' windows exceed maximum coverage (25%)
Pole sign copy area total = ±130 square feet			





Versailles III (North)

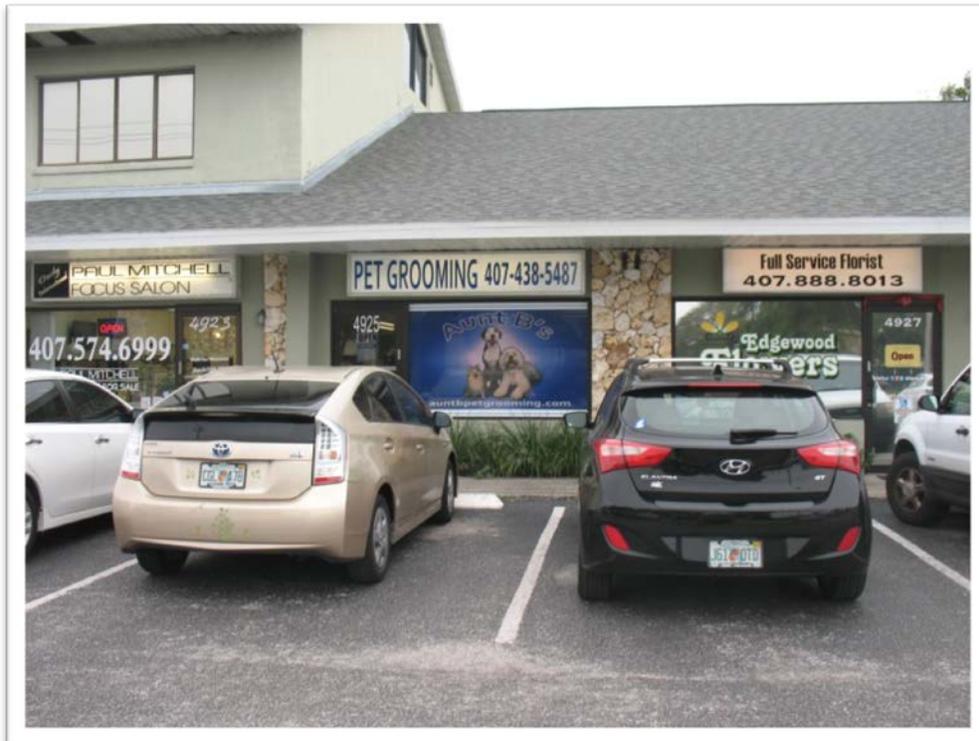
Category: Multi tenant, two story
 Building frontage: 240' first floor, 71 second floor
 Allowable copy area: 100 square feet

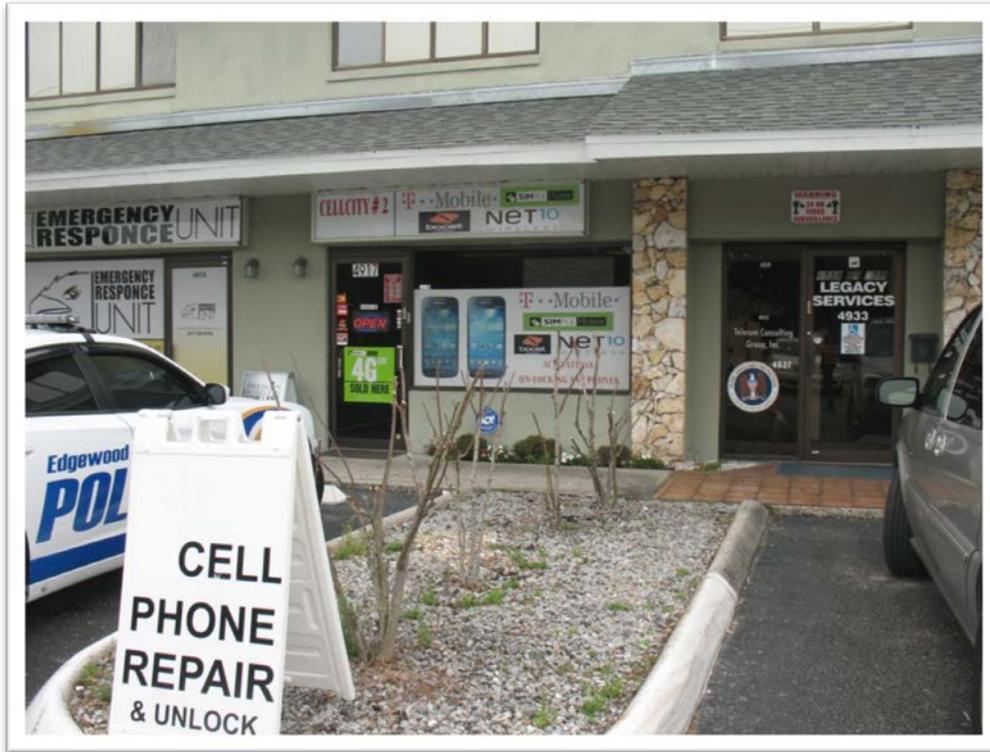
Ground sign	Attached sign	Other signs	Issues
Pole Sign #1 ±10.2 high (stop and shop) ±6' X 3' Pole Sign #2 19 high (multi-tenant) 7.75' x 12' Pole Sign #3 11 feet high ±8' x 4'			Pole signs not allowed Only one ground sign allowed Copy area exceeded All pole signs' height exceeded Sign panels not of same size/shape Multiple panes not consolidated into one integrated structure
	Tenant signs assumed ok		
		Window signs	Most all store's windows exceed maximum coverage (25%)

Total Ground sign copy area =143 square feet











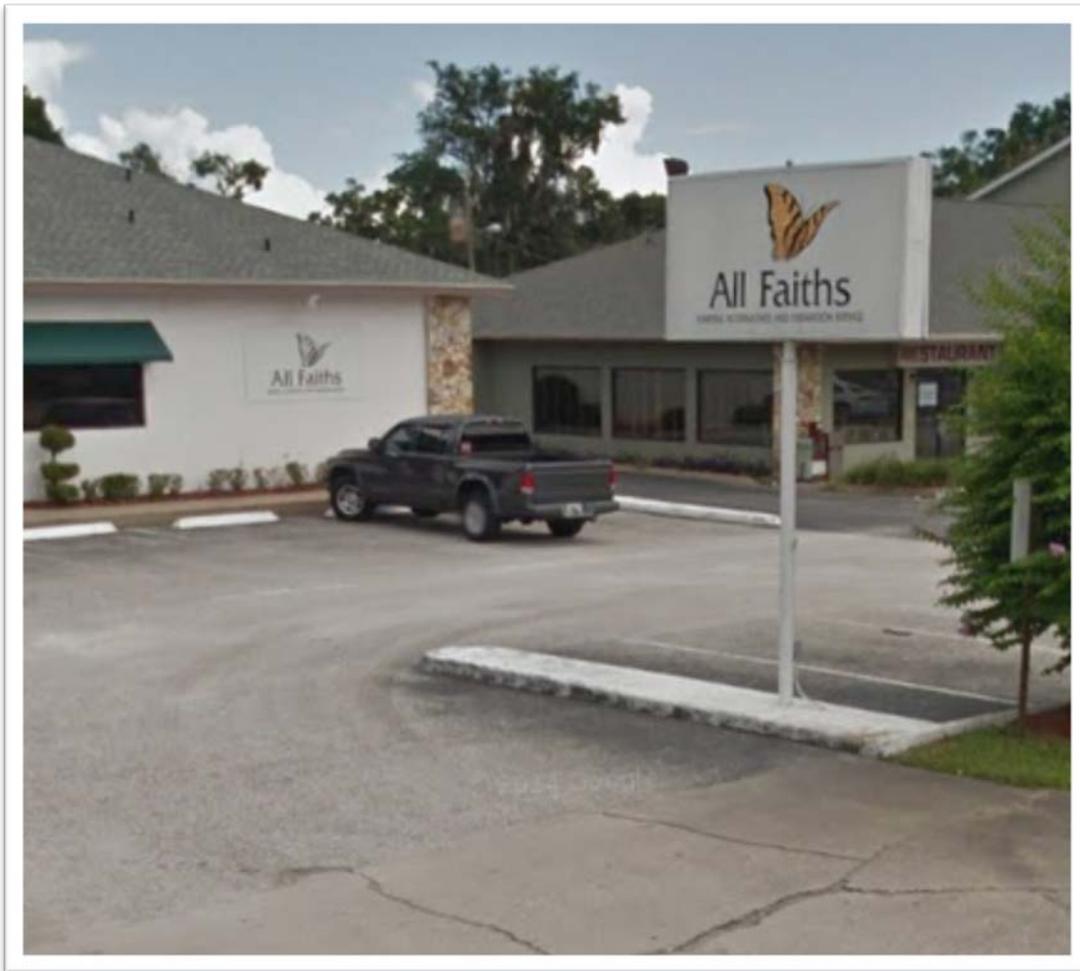
All Faiths 4901 South Orange Avenue

Category: Single tenant

Building frontage: 56'

Allowable copy area: 100 square feet

Ground sign	Attached sign	Other signs	Issues
Pole sign ±13 high ±8' x 4'			Pole signs not allowed
	Wall sign (±8' x 4')		



East West Music/Hair & Nails

Category: Multi tenant

Building frontage:

Building 1 24'

Building 2 24'

Allowable copy area: 96 square feet

Ground sign	Attached sign	Other signs	Issues
Pole sign ±22' high Panel 1: ±8' x 8' Panel 2: ±8' x 3'			Pole signs not allowed panels not combined into one integrated sign
	Window signs		Maximum percent coverage exceeded on East/West windows The other building is vacant, but when occupied window signage exceeded allowance



Edgewood Professional Center 4861 S Orange Ave

Category: Multi tenant
 Building frontage: ±95 feet
 Allowable copy area: 100 square feet

Ground sign	Attached sign	Other signs	Issues
Pole sign 17'3" high ±4' x10'			Pole sign not allowed
Low profile sign ±4.5 high ±4' x 2'			Only one ground sign per parcel allowed



Brinkman/Stemberger building 4853 S Orange Ave

Category: Multi tenant, corner
 Building frontage: ±51 feet fronting Orange; 72 feet fronting Lake Gatlin Road
 Allowable copy area: 100 square feet for Orange; 72 square feet Lake Gatlin Road

Ground sign	Attached sign	Other signs	Issues
Tall profile sign 1 Brinkman ±16' high ±8' x 8' Tall profile sign 2 Stemberger ±14' high ±6' x 6'			Two ground signs allowed since corner parcel, although both signs do not meet the frontage location for corner parcels

Total copy area = 100 square feet



Statewide Insurance 4851 S Orange Ave

Category: single tenant, corner
Building frontage: ±24 feet angled to both roads
Allowable copy area: 48 square feet

Ground sign	Attached sign	Other signs	Issues
Monument sign 8' high 9' x 4'			Pole sign not allowed
		Window signs	



Regal Cleaners 4809 S Orange Avenue

Category: single tenant, corner

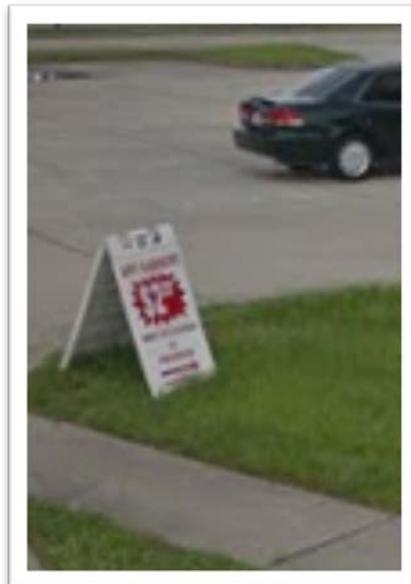
Building frontage: ±66' fronting Orange; 48' fronting Gatlin

Allowable copy area: 100 square feet facing Orange; 48 square feet fronting Gatlin

Ground sign	Attached sign	Other signs	Issues
	Wall sign ±3' x 12'		
		Window signs	



No ground sign onsite.



Fort Gatlin Shopping Center

Category: Large Parcel, multi tenant, corner, anchor Friendly Confines @±10K+ sq ft

Building frontage: ±390 feet fronting Orange; ±360 feet fronting Gatlin

Allowable copy area: 200 square feet for Orange; 200 square feet Lake Gatlin Road

Total multi-tenant signage copy allowed: 750 square feet

Ground sign	Attached sign	Other signs	Issues
Pole sign Orange Ave 14'8" high 10' x 6' (main panel) 10' x 2' (zip track) 10' x 5' (Friendly Confines hanging)			Pole signs not allowed Only one ground sign per road frontage
Low profile sign Orange Ave ±8' high ±6' x 16'			Sign panels not of same shape/size
	Tenant signs assumed to meet regulation	Structure sign ±24' high 2 @ 8' x 6' 2 @ 8' x 5'	
Large Parcel sign Gatlin Ave ±18' high 11'x17'			Exceeds maximum large parcel height (16')
Total copy area = 226 square feet facing Orange; 187 square feet facing Gatlin; plus the sign structure			







Wells Fargo 4709 S Orange Ave

Category: single tenant

Building frontage: ±46'

Allowable copy area: 92 square feet

Ground sign	Attached sign	Other signs	Issues
Tall profile sign 16' high ±6' x 8'			Copy area exceeded
	Wall signs ±2' x 21' each (one on south side, one on west side)		Only one wall side per road frontage
Total copy area = ±132 square feet			



Water's Edge Shopping Center 4401 S Orange Ave

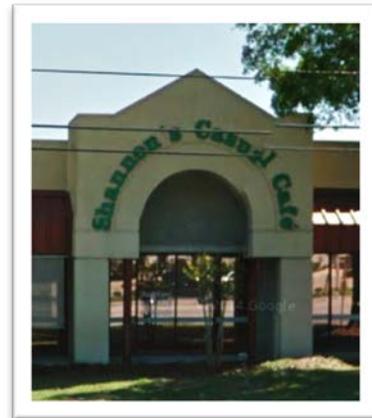
Category: Large Parcel, Multi tenant, anchor tenant may apply

Building frontage: ±636 feet

Allowable copy area: 200 square feet

Total multi-tenant signage copy allowed: 1272 square feet

Ground sign	Attached sign	Other signs	Issues
Large Parcel sign ±21 feet high 10' x 8.5'			Exceeds large parcel sign height
	Tenant signs assumed to meet regulation		



Julie's Waterfront, 4201 S Orange Ave

Category: single tenant

Building frontage: ±49'

Allowable copy area: 98 square feet

Ground sign	Attached sign	Other signs	Issues
Pole sign 38' ±8' x 26'			Pole signs not allowed
	Awning sign ±5' x 5'		
Total copy area = ±208 square feet + 25 square feet awning sign			



Sign Ordinance History

	1982 – Rewrite	1985 Rewrite	1986 Amendments	1988 Amendments	2002 Amendments	2004 Amendments	2009 Amendments
Total Maximum Copy Area on site	No	2sqft/lf building frontage+1/lf for a second front (which must be used on that front), max 100sq ft for all fronts				All new signs must display the address (4" - 12" in height)	
Pole signs	Yes	Yes			Prohibited		
Copy Area	max 8 feet horizontal and 4 feet vertical	Max 72 sf/face					
Max. Height	12 feet, with 8 feet ground to sign clearance	16 feet, minimum clearance of 8 feet	Min clearance changed to 7 feet				
Max. # per parcel	One ground sign or one pole sign ¹						
Located in Landscaped area	yes						
Min Lot width		50 feet					
Setback from road	20 feet from the border of the existing roadway	Cannot extend into ROW, nor closer than 20 feet to a curb or pavement					
Property Line Setback		20 feet from all adjoining property lines and 20 feet from existing curbs or pavement, whichever is closer					
Other setback		No closer than 50 feet from another ground or pole sign					

	1982 – Rewrite	1985 Rewrite	1986 Amendments	1988 Amendments	2002 Amendments	2004 Amendments	2009 Amendments
Ground Signs	Advertising only one business					Definition Change: directly on a pedestal base without air space beneath designed to match building	
Copy Area	5 feet horizontal, 3 feet vertical, with no ground clearance	Max 72 sf/face			Clarified Max copy of 100 sf with maximum 72 sf/face		
Max height	Not mentioned	8 feet					
Located in landscaped area	Yes						
Max # per parcel	One ground or one pole						
Min lot width		50 feet					
Setback from road	20 feet from the border of the existing roadway	Cannot extend into ROW, nor closer than 20 feet to a curb or pavement					
Property Line setback		20 feet from all adjoining property lines and 20 feet from existing curbs or pavement, whichever is closer					
Other setback		No closer than 50 feet from another ground or pole sign					

	1982 – Rewrite	1985 Rewrite	1986 Amendments	1988 Amendments	2002 Amendments	2004 Amendments	2009 Amendments
Freestanding Signs e.g., Mobile Signs		Allowed if secured					
Copy Area Max		72 sqft included in total copy	40 sqft				
Setback		20ft from curb/rd, not in parking space, max 1 per business location	no closer than 50 feet from ANY other sign				
Wall Signs	yes	yes					
Copy Area	max 8 feet horizontal and 4 feet vertical					New wall signs may not disrupt architectural features of the building	
location	Below roof line	Below roof line					
Directory Sign	For Offices	Office or Shopping Center ground or pole sign that can be combined with Shopping Center sign subject to max copy area, but max 4 sq ft per tenant Only name, address location, and occupation of tenants	Clarified could be for shopping centers, office buildings, or multi-occupant buildings	Eliminated the requirement that the Directory Sign must be a pole or ground sign			
Copy Area ²	Max 2 feet horizontal x 1 foot vertical	72 square feet per face					
Max. Height	12 feet, with 4 feet ground clearance	Same as ground or pole					
Located within landscaped area	yes						

	1982 – Rewrite	1985 Rewrite	1986 Amendments	1988 Amendments	2002 Amendments	2004 Amendments	2009 Amendments
Min lot area width		50 feet					
Shopping Center Sign	Combo Name and directory of stores. No other signs	Ground or Pole with name of center can be combo with directory sign Subject to Max copy area					
Max Height	15 feet						
Located within landscaped area	yes						
Shopping Center Occupants		Calculated as done today	Clarified occupant was the business location.				
Temporary Signs	Max one month	Announcing public, charitable, educational or religious event, max 24 sqft					
Activated Sign	Prohibited						
Animated Sign	Prohibited	Prohibited					
Awning Sign	Prohibited	Prohibited		Permitted			
Banners/Streamers/Spinners/Pennants	Prohibited	Only by public and semi public orgs for 14 days prior to even and 3 days after with an overall limit of 30 days total, max 40 square feet of copy area not counted in total allowable copy area					Eliminated the restriction of only public and semi-public, allowed up to 30 days, max 60 days within one calendar year, and one banner sign on the parcel.

	1982 – Rewrite	1985 Rewrite	1986 Amendments	1988 Amendments	2002 Amendments	2004 Amendments	2009 Amendments
Beacon Light	Prohibited	Prohibited					
Billboard	Prohibited	Prohibited					
Canopy Sign	Prohibited	No mention					
Display lights/banners	Prohibited	Prohibited except banners as specified below					
Flashing Light	Prohibited						
Marquee Sign	Prohibited	Permitted not more than 12 inches beyond perimeter					
Mobile Sign	Prohibited	Permitted consistent with today's regulation					
Projecting Sign	Prohibited	Permitted Max 48 inches					
Roof Sign	Prohibited	Prohibited					
Sandwich Sign	Prohibited	Freestanding Sign regulations may apply					
Snipe Sign	Prohibited	Prohibited					
Window	Max 35% of the window glass area on any side of the building	Max 35% of the window glass area on any side of the building					
Amortization	All in compliance within 3 years (7/6/85) ³	All signs to be in compliance by 7/1/87, but if sign was constructed between 6/1/82 and 1985, the sign was allowed to remain until 6/1/90 [unless the structure is altered, repaired, or the wording is changed (except changeable copy)]	Any sign that became nonconforming because of the 1986 changes was allowed to remain until 3/1/91. The changes do not appear to be significant that this would ever have applied.		Pole signs must be removed by June 1, 2012 Ground signs meeting the area requirements prior to 2002 ordinance are allowed to remain		

¹Maximum one pole sign per business location, except businesses between Orange and Hansel, which are allowed one facing each road.

² Interpreted to mean of each business on the directory sign

³ Code Enforcement was to remove the nonconforming signs after 10 days' notice

END