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**File #:** ORD 2015-019, **Version:** 1

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## AGENDA ITEM REPORT

### **TITLE:**

AN ORDINANCE AMENDING CHAPTER 13, CODE OF ORDINANCES, ENTITLED "TEMPORARY REAL ESTATE SIGNS" BY AMENDING SECTION 13-469.2 RELATED TO DESIGN SPECIFICATIONS FOR TEMPORARY REAL ESTATE SIGNS FOR RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT. (FIRST PUBLIC HEARING)

### **BACKGROUND:**

The City desires to amend Chapter 13 of the Code of Ordinances, Article III, Subdivision 5 entitled "Regulations for the Use and Control of Signs" by amending Section 13-469.2, entitled "Temporary Real Estate Signs." This Section provides design specifications for temporary real estate signs for residential and non-residential development.

This amendment serves to establish revised design criteria for temporary real estate signs for commercial/office projects as well as rental communities where such signs frequently remain for long periods of time. Staff is seeking to establish criteria which ensures an aesthetically pleasing, uniform look. Essentially, the amendment reduces the allowable signage from sixteen (16) square feet to nine (9) square feet and provides a required standard of how the signs are constructed (see attached figure 1).

### **DISCUSSION:**

Staff has researched similar criteria in other jurisdictions and found that it greatly varies from city to city, with some far more restrictive and others providing for a maximum of sixteen (16) square feet, similar to our current provisions. As proposed, existing real estate signs would be required to come into compliance by January 1, 2016.

### **RECOMMENDATION:**

Staff recommends approval, and the Planning and Zoning Board, at its April 8, 2015 meeting, recommended approval.

**FISCAL IMPACT:** N/A

**ORDINANCE NO. 2015-019**

**AN ORDINANCE OF THE CITY OF COCONUT CREEK, FLORIDA, AMENDING CHAPTER 13, CODE OF ORDINANCES, ENTITLED "LAND DEVELOPMENT CODE," BY AMENDING ARTICLE III, ENTITLED "ZONING REGULATIONS," BY AMENDING DIVISION 4, ENTITLED "ACCESSORY USES AND STRUCTURES," BY AMENDING SUBDIVISION 5.8, ENTITLED "TEMPORARY SIGN STANDARDS," BY AMENDING SECTION 13-469.2, ENTITLED "TEMPORARY REAL ESTATE SIGNS" RELATED TO DESIGN SPECIFICATIONS FOR REAL ESTATE SIGNS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City desires to amend Chapter 13 of the Code of Ordinances, Article III, Division 4 entitled "Accessory Uses and Structures," by amending Subdivision 5.8, entitled "Temporary Sign Standards," Section 13-469.2, entitled "Real Estate Sign;" and

**WHEREAS**, this amendment addresses design criteria for temporary real estate signs for residential and non-residential developments; and

**WHEREAS**, the Planning and Zoning Board has reviewed this amendment at a duly noticed hearing on April 8, 2015, and recommended its adoption; and

**WHEREAS**, the City Commission finds and determines that the Temporary Real Estate Sign standards and requirements are in need of amendment to address aesthetics and uniformity.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA:**

**Section 1:** That the foregoing recitals, findings of fact, and staff reports and documents are true and correct, and are hereby incorporated by reference.

**Section 2:** That Chapter 13, Code of Ordinances entitled "Land Development Code" is hereby amended by amending Article III, entitled "Zoning Regulations," by amending Division 4, entitled "Accessory Uses and Structures," by amending

Subdivision 5.8, entitled "Temporary Sign Standards," Section 13-469.2, entitled "Real Estate Sign" to read and provide as follows:

### ARTICLE III. ZONING REGULATIONS

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#### DIVISION 4. ACCESSORY USES AND STRUCTURES

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##### Sec. 13-469.2. - Temporary real estate signs

All new signs must comply with this ordinance and all existing signs that are not in compliance will become non-conforming. By January 1, 2016 all signs must be in compliance with this ordinance.

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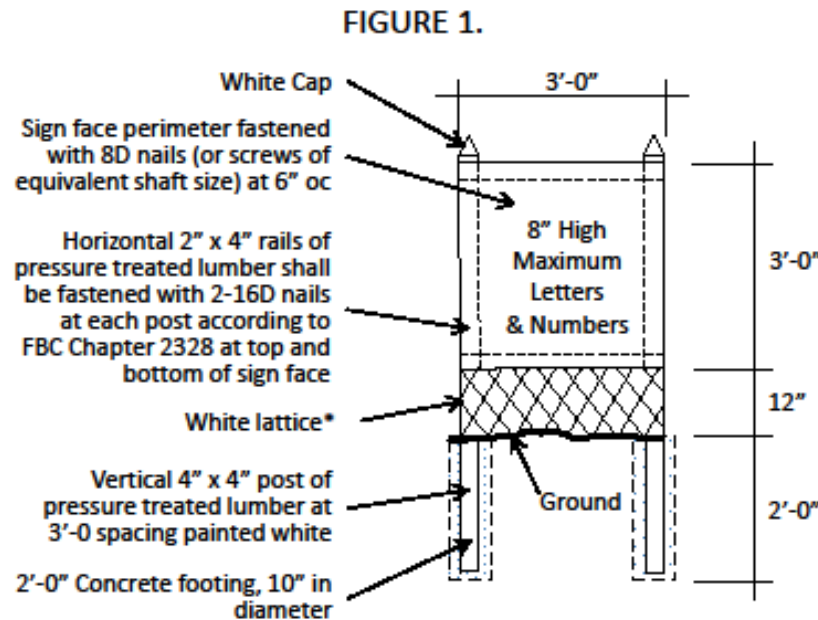
(b) *Real estate signs for nonresidential and multiple-family development.*

(1) *Permitted signs.*

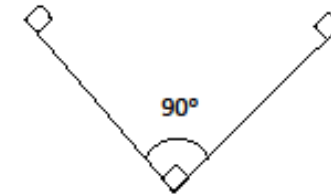
- a. One (1) ground sign per street frontage subject to the following requirements: ~~a maximum sixteen (16) square feet in area and six (6) feet in height.~~
  - (i) Signs shall be installed pursuant to Temporary Real Estate Signs Construction Detail (Figures 1. & 2.).
  - (ii) Maximum three feet (3') by three feet (3') in size and four feet (4') in height.
  - (iii) The sign supports shall be four inch (4") by four inch (4") wood posts painted white with white caps.
  - (iv) From the bottom of the sign to twelve inches (12") below the sign shall have a white lattice material installed or alternatively minimum twelve inches (12") high landscaping.
  - (v) If more than one sign is erected, it shall have a maximum ninety degree (90°) angle (Figure 2.).
  - (vi) Maximum letter and number height is eight inches (8").
  - (vii) Sign copy shall be printed by a professional sign manufacturer.
  - (viii) Sign shall have a maximum of two (2) colors excluding black and white.
  - (ix) Signs shall be maintained in good condition, with no visible fading or surface irregularities (for example: warping).

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Signs not exceeding 4'-0" in height may be constructed to meet the following minimum requirements:



**FIGURE 2.**



**OPTIONAL 3-POLE INSTALLATION**

NOTE: Interior angles not to exceed 90 degrees

\* Or 12" High landscaping/groundcover

**TEMPORARY REAL ESTATE SIGNS CONSTRUCTION DETAIL**  
**NOT TO SCALE**

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 Words in underscored type are additions to existing text.  
 A line of \*\*\* indicates existing text not shown.

**Section 3:** That in the event any provision or application of this Ordinance shall be held to be invalid, it is the legislative intent that the other provisions and applications hereof shall not be thereby affected.

**Section 4:** That the provisions of this Ordinance shall be codified within the Code of Ordinances of the City of Coconut Creek, Florida, and any paragraph or section may be renumbered to conform with the Code of Ordinances.

**Section 5:** That all ordinances or parts of ordinances in conflict herewith are to the extent of said conflict, hereby repealed.

**Section 6:** That this Ordinance shall take effect immediately upon its passage and adoption.

**PASSED FIRST READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.**

**PASSED SECOND READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.**

\_\_\_\_\_  
Rebecca A. Tooley, Mayor

Attest:

\_\_\_\_\_  
Leslie Wallace May, MMC  
City Clerk

Tooley	_____	_____
Belvedere	_____	_____
Sarbone	_____	_____
Welch	_____	_____
Rydell	_____	_____

WSS:jw

\\pdc\data\Development Services\Common\Documents\PLANNING & ZONING\Project Coordinator\Ordinances\Ord 2015-019 - ch 13  
Real Estate Sign.docx  
4-15-15

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