

ORDINANCE No. 2008-04-140

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, ADOPTING A SIGN CODE, MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE; REPLACING "THE SIGN CODE OF MIAMI-DADE COUNTY, FLORIDA", ALSO KNOWN AS ARTICLE VI. SIGNS, CHAPTER 33, CODE OF MIAMI-DADE COUNTY, FLORIDA; PROVIDING FOR SIGN REGULATIONS; PROVIDING FOR DEFINITIONS; PROVIDING FOR PERMITTING REQUIREMENTS; PROVIDING FOR SIGN PLANS TO BE SUBMITTED; PROVIDING FOR NONCONFORMING SIGNS; PROVIDING FOR AN AMORTIZATION PERIOD; PROVIDING FOR DESIGN STANDARDS; PROVIDING FOR PROHIBITED SIGNS; PROVIDING FOR PENALTIES; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INCLUSION IN CODE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with the City of Miami Gardens Charter, the City has been operating under the Miami-Dade County Zoning Code including the signage provisions outlined in that code, and

WHEREAS, in early 2007, the City Council, upon recommendation of the City staff, determined that it would like to adopt its own Sign Code to ensure uniformity in signage and to ensure that public health, safety and welfare are promoted as well as to ensure that the signs within the City of Miami Gardens are architecturally and aesthetically pleasing and in line with the policies adopted by the City's Comprehensive Development Master Plan, and

WHEREAS, the City staff has held numerous workshops and charrettes relating to the Sign Code and has received input from the City's residents, as well as from the City Council, and

WHEREAS, the City staff, along with the City's Planning Consultant, Calvin Giordano and Associates, Inc., have drafted Sign Code regulations to be implemented throughout the City of Miami Gardens,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, as follows:

SECTION 1. ADOPTION OF REPRESENTATIONS: The foregoing Whereas Clauses are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Ordinance.

SECTION 2. ADOPTION OF THE SIGN CODE: The City Council of the City of Miami Gardens hereby adopts that certain Sign Code attached hereto as Exhibit "A" and incorporated herein by reference.

SECTION 3. CONFLICT: All ordinances or Code provisions in conflict herewith are hereby repealed.

SECTION 4. SEVERABILITY: If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5. INCLUSION IN CODE: It is the intention of the City Council of the City of Miami Gardens that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Miami Gardens and that the sections of this Ordinance may be renumbered or relettered and the word "Ordinance" may be changed to "Chapter," "Section," "Article" or such other appropriate word or phrase, the

use of which shall accomplish the intentions herein expressed; provided, however, that Section 1 hereof or the provisions contemplated thereby shall not be codified.

SECTION 6. EFFECTIVE DATE: This Ordinance shall become effective immediately upon its final passage.

PASSED ON FIRST READING ON THE 23RD DAY OF JANUARY, 2008.

ADOPTED AND PASSED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS AT ITS REGULAR MEETING HELD ON THE 13TH DAY OF FEBRUARY, 2008.


SHIRLEY GIBSON, MAYOR

ATTEST:


RONETTA TAYLOR, CMC, CITY CLERK

PREPARED BY: SONJA KNIGHTON DICKENS, ESQ.
City Attorney

SPONSORED BY: DANNY CREW, CITY MANAGER

MOVED BY: Vice Mayor Watson
SECONDED BY: Councilman Campbell

VOTE: 5-0

Mayor Shirley Gibson	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Vice Mayor Barbara Watson	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Councilman Melvin L. Bratton	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Councilman Oscar Braynon, II	<input type="checkbox"/> (Yes)	<input type="checkbox"/> (No) Not present
Councilman Aaron Campbell	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Councilwoman Sharon Pritchett	<input checked="" type="checkbox"/> (Yes)	<input type="checkbox"/> (No)
Councilman André Williams	<input type="checkbox"/> (Yes)	<input type="checkbox"/> (No) Recused

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City of Miami Gardens

1515-200 NW 167th Street
Miami Gardens, Florida 33169



Mayor Shirley Gibson
Vice Mayor Barbara Watson
Councilman Melvin L. Bratton
Councilman Oscar Braynon II
Councilman Aaron Campbell Jr.
Councilwoman Sharon Pritchett
Councilman André Williams

Agenda Cover Page: PH-2007-000025 City of Miami Gardens Sign Code

Date: February 13, 2008

Fiscal Impact: No Yes

(If yes, explain in Staff Summary)

Funding Source:

Contract/P.O. Requirement: Yes No

Sponsor Name/Department: Development Services Director via City Manager

Public Hearing

Ordinance

1st Reading

Advertising requirement: Yes No

Quasi-Judicial

Resolution

2nd Reading

ORDINANCE NO. 2008 -

AN ORDINANCE OF THE CITY OF MIAMI GARDENS, FLORIDA ADOPTING A NEW SIGN CODE, MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; REPLACING "THE SIGN CODE OF MIAMI-DADE COUNTY, FLORIDA", ALSO KNOWN AS ARTICLE VI. SIGNS, CHAPTER 33, CODE OF MIAMI-DADE COUNTY, FLORIDA, TO PROVIDE FOR SIGN REGULATIONS; PROVIDING FOR DEFINITIONS; PROVIDING FOR PERMITTING REQUIREMENTS; PROVIDING FOR SIGN PLANS TO BE SUBMITTED; PROVIDING FOR NONCONFORMING SIGNS; PROVIDING FOR AN AMORTIZATION PERIOD; PROVIDING FOR DESIGN STANDARDS; PROVIDING FOR PROHIBITED SIGNS; PROVIDING FOR PENALTIES; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

Attachments:

ORDINANCE TO ADOPT SIGN CODE
EXHIBIT "A" SIGN CODE
EXHIBIT "B" STAFF RECOMMENDATION



City of Miami Gardens

Sign Regulations

Second Reading 02-13-08

Prepared by:
Calvin, Giordano & Associates and City of Miami Gardens



City of Miami Gardens

Sign Regulations

Table of Contents

- I. TITLE..... 1
- II. GENERAL PRINCIPLES..... 1
- III. PURPOSE AND INTENT 1
- IV. DEFINITIONS 1
- V. SIGN PERMIT REQUIRED 6
 - A. Permit Duration and Extension..... 6
 - B. Submittal Information..... 7
 - C. Identification of Permit Holder Required 7
 - D. Permitted and Prohibited Signs, General Statement..... 7
 - E. Compliance with Codes 7
 - F. Advertising Conflicting with Zoning Rules..... 7
 - G. Qualification and Certification of Erector..... 7
 - H. Fees Required..... 7
 - I. Responsibility for Sign 7
 - J. Inspection..... 7
 - K. Maintenance 8
- VI. SIGNS PERMITTED WITHOUT SIGN PERMIT..... 8
 - A. Signs Exempt from Permit Requirements..... 8
- VII. SIGN PLAN REQUIRED 9
 - A. Purpose 9
 - B. Approval Required..... 9



- C. Sign Plan Inclusions.....9
- D. Sign Plan Criteria 10
- E. Appeals..... 10
- VIII. NONCONFORMING SIGNS/AMORTIZATION 10
 - A. Amortization of Non-conformities 10
 - B. Exception for Window Signs..... 11
 - C. Exception for Temporary Signs 11
 - D. Sign Plan Compliance 11
 - E. Multi-Tenant Sign Plan Compliance 11
 - F. Maintenance and Repair of Non-conforming Signs 11
 - G. Administrative Variances of Fifteen Percent (15%) 11
 - H. Variances and Waivers..... 12
- IX. SIGNAGE DESIGN STANDARDS..... 13
 - A. Monument Sign Dimensional Standards 13
 - B. Monument Sign Design Standards 15
 - C. Wall Sign Dimensional Standards 18
 - D. Wall Sign Design Standards..... 18
 - E. Directional/Information Sign Design Standards 20
 - F. Window Sign Standards..... 21
 - G. Entrance Feature Signs..... 23
 - H. Directory Signs 24
 - I. Flags 24
 - J. Memorial Signs 26
 - K. Gasoline Service Stations..... 26
 - L. Theaters, Playhouses, and Other Similar Cultural or Civic Establishments 26
 - M. Drive-thru Menu Board Signs 27
- X. SIGNAGE ALONG PRINCIPAL ARTERIAL / MINOR ARTERIAL CORRIDORS (PAMA) 27
 - A. Monument Signs (PAMA) 29
 - B. Wall Signs (PAMA)..... 29
 - C. Window Signs (PAMA)..... 31
 - D. Multi-Use/Multi-Tenant/Mixed Use Development (PAMA) .. 31



- E. Directory Signs (PAMA) 31
- XI. SIGNAGE ALONG COLLECTOR AND ALL OTHER RIGHTS-OF-WAY 32
 - A. Monument Signs along Collector and all Other Rights-of-way 32
 - B. Wall Signs along Collector and all Other Rights-of-way..... 32
 - C. Window Signs along Collector and all Other Rights-of-way 32
- XII. SIGNAGE IN THE TOWN CENTER ZONING DISTRICT (TCZD) . 32
- XIII. TEMPORARY SIGNS 32
 - A. Construction Signs 32
 - B. Temporary Construction Fence Signs 34
 - C. Political Campaign Signs Standards 35
 - D. Real Estate Sign (Non-residential and Mix-use Developments) 36
 - E. Real Estate Sign (Single-family, Residential, Individual Townhouse, Duplexes, and Similar Dwelling Units)..... 36
 - F. Banners Signs 37
 - G. Inflatable/Balloon Signs 37
 - H. Spot/Search Light Signs..... 38
 - I. National Event Signs 38
- XIV. PROHIBITED SIGNS..... 39
- XV. VIOLATIONS AND PENALTIES 40



Schedule S

Sign Regulations

I. TITLE

This Schedule shall be known as the "Sign Code of City of Miami Gardens" or Schedule S, Sign Regulations.

II. GENERAL PRINCIPLES

The City of Miami Gardens is located in Miami-Dade County with major transportation thoroughfares including the Palmetto Expressway, N.W. 27th Avenue, and N.W 2nd Avenue (State Road 441). These three corridors are the emphasis for development and redevelopment in the City's Comprehensive Development Master Plan's Future Land Use Plan (CDMP). Consistent with the CDMP, the Sign Code further emphasizes these corridors and other major thoroughfares in the implementation of development regulations. The standards set forth herein establish criteria for each type of transportation corridor, tied to roadway classification. This provides a more consistent approach to implementation of the code, as opposed to following zoning district boundaries.

III. PURPOSE AND INTENT

These sign regulations and requirements are the minimum requirements to promote the public health, safety, comfort, good order, appearance, morals and general welfare, and to protect the character of residential, business and industrial areas throughout the City, and to conserve the taxable value of land and buildings and to protect the character and maintain the stability of residential, business, and industrial areas within the city and to promote the orderly and beneficial development of such areas. The display of signs should be appropriate to the land, building or use they identify and be adequate, but not excessive, for the intended purpose of identification or advertisement.

Unless otherwise prescribed herein, signs placed on land or on a building for the purpose of message display, identification or for advertising a use conducted thereon or therein shall be deemed to be accessory and incidental to subject land, building or use. With respect to signs advertising business uses, these regulations are specifically intended to avoid excessive competition and clutter among sign displays in the demand for public attention.

IV. DEFINITIONS

The following words and phrases are hereby defined as provided in this section. Where there is a question as to the interpretation of a term, word, classification or definition of a sign, the Director of Development Services (Director) shall make the final determination on the term, category, classification, and/or definition applicable.

For the purposes of this Schedule a sign shall mean any display of characters, letters, logos, illustrations, figurines, costumed form, whether human or not, or any ornamentation designed or intended, or used as an advertisement or announcement, that directs attention to a particular product, commodity, or business enterprise, or to indicate direction. Use of merchandise, products, vehicles, equipment, inflated balloons, lighting, or the like as an attention attractor or advertising device, with or without a printed or written message or advertisement, shall also be considered a sign.



Abandoned sign. A sign which advertises or identifies a business establishment, product or activity, not legally established, has ceased, or no longer in operation.

Advertising. Any form of public announcement intended to aid, draw the attention to, directly or indirectly, in the sale, use or promotion of a product, commodity, service, activity or entertainment.

Anchor tenant. For the purposes of this Schedule an anchor store shall be considered the major tenant/occupant/use of a building, property, and/or development.

Animated signs. A sign which utilizes motion of any part by any means, including wind power, or displays flashing, oscillating or intermittent lights, animated animal figures or characters.

Automatic Electric Changing Signs. Electronic, LCD, LED type signs allowing changeable copy by automated or mechanical means used to depict change of light, action, create special effects, and messages for advertising purposes. Referred to as ACS signs in the Miami-Dade County Code of Ordinances.

Awning/Canopy signs. Any sign affixed to or supported by an awning or canopy. Such sign shall be considered a wall sign.

Banner. A temporary sign made of flexible, sturdy fabric or material and temporarily fixed to a building or structure, or mounted in the ground. Such signs shall include pennants, streamers, or other similar types signs.

Billboard. A sign that advertises a commercial business, commodity, service, product, or activity not conducted, sold, offered, or available on the premises where such sign is located, the copy of which may be intended to be changed periodically. Referred to as Class "C" signs in the Miami-Dade County Code of Ordinances.

Box or cabinet sign. Any sign, the face of which is enclosed, bordered or contained within a box-like structure, frame or other device, such box may be internally illuminated, and mounted flush to the building façade. Such sign shall be considered a wall sign.

Brand identity. The registered corporate trademark of a business, either a logo, logotype, color scheme, slogan, or designs which through consistent copyrighted use have become identifiable with a specific business or institution.

Building directory sign. A sign listing the location of activities, services, addresses and/or tenants within a building, incidental to the property it is located on, but not intended to advertise the use in any manner.

Changeable copy sign (manual). A sign on which the message copy is changed manually in the field through the utilization of attached letters, numbers, symbols, and other similar characters or changeable pictorial panels.

Channel lettering sign. A fabricated sign of which the lettering and/or other copy is customarily a translucent white or colored acrylic and which has internal illumination within each individual letter and/or component to illuminate the face of each individual letter and/or component. Such signs shall be considered wall signs.

Construction sign. A sign erected or maintained on the premises temporarily while undergoing construction by an architect, contractor, sub-contractor, developer or finance organization, or other type of affiliation with the construction, at which location such individual is furnishing labor, materials, or services and bearing the name(s) of same. Such signs shall be considered a temporary sign.

Copy. All wording, lettering, graphics, logos, trademarks, slogans affixed on a sign in either permanent or removable letter form.

Directional sign/Informational signs. A sign which only conveys information or provides direction, and is located and designed to be viewed on site by pedestrians or



motorists. Such signs shall include, but not be limited to, signs that depict "entrance", "exit", "caution", "no trespassing", "no parking", "valet parking".

Directory sign. A sign, either freestanding or wall-mounted listing the location of activities, services, addresses and/or tenants within a multi-tenant/use development, incidental to the property it is located on, but not intended to advertise the use in any manner.

Drive-thru sign. A sign intended to display menu items for an establishment with a drive-thru intended to be visible to the drive-thru patrons and not visible from the public rights-of-way.

Entry feature(s). A combination of elements including signs, landscaping, and other architectural elements placed to one (1) or both sides of a roadway or entranceway of a property and/or development, either non-residential, residential, or mix-use.

Façade. Shall mean the entire building wall including wall face, parapet, fascia, windows, door, and canopy of an elevation of the building.

Flag. A piece of fabric, cloth, or sturdy material usually oblong, rectangular, square or triangular attached at one (1) edge to a staff, pole or cord that is usually the symbol of a nation, state, county, municipality, or civic organization or a corporate entity.

Freestanding sign. A self-supported sign structure ground mounted and not attached or affixed in any way to a building or any other structure.

Graphics. The use of illustrations, photos, logos, typography, etc. as a wall treatment or as part of a sign either illuminated and/or non-illuminated.

Handheld Sign. Any sign held, suspended, or supported by an individual(s).

Illegal sign. Any sign placed, erected or installed without proper approval or permits from the city, or not in compliance with the regulations set forth in this Schedule.

Illumination-external. Illumination of a sign face or graphic element from a shielded light source that is not internal to the sign itself.

Illumination-internal. A light source concealed or contained within the sign which becomes visible by shining through a translucent surface, letter or graphic image.

Inflatable/Balloon. A sign that is an inflatable structure and/or object of any size which may contain a display of copy or not, and intended to direct attention. Standard balloons with or without copy shall be considered an inflatable/balloon sign.

Logo. A registered symbol, emblem, trademark or graphic device used as a badge or identity, used by an organization or corporation to identify corporate property or products.

Logotype. The use of a group of words or word which has been designed to create a unique identity or trademark for an organization or corporation.

Maintenance. The routine cleaning, painting, repair or replacement of defective parts of a sign in a manner that does not alter the basic copy, design, size or structure of the sign.

Menu board sign. A sign that is displayed immediately adjacent to the front entry of a restaurant in which is displayed the published menu and corresponding prices of the food and services provided.

Monument sign. A freestanding sign where the supporting structure of the sign face is architecturally and aesthetically integrated into the overall design of the sign. The base of supporting structure is embellished to conceal all structural or support members. The perimeter of said sign is landscaped to enhance the area adjacent to the sign. Eighty percent (80%) of the base supporting structure shall be in contact with the ground. The sign face should be solid and not intended to be a pole type design.



Multi-story structure. A building or structure or portion thereof with two (2) or more stories measured from grade, to include stories used for parking.

Multi-use / Multi-tenant development. A development, site, and/or building(s) with separate unrelated business entities, each considered a principal use, such as, but not limited to a shopping center, office building, and mix-use development.

Mix-Use development. A development, site, and/or building(s) with multiple uses of which there is a mix of residential and non-residential uses.

Nameplate sign. A sign indicating the name, and/or profession or address of a person or persons residing on the premises or legally occupying the premises.

Neon sign. A sign using neon gas tubing as a light source.

Nonconforming sign. A sign existing within the city on the effective date of this Schedule or a sign existing in an area annexed to the City of Miami Gardens, after the effective date of this Schedule, which, by, but not limited to, its design, height, type, copy, sign area, location, use, structural support or other characteristics does not conform to the requirements of this Schedule.

Off-premise sign. A sign located, placed other than on the premises or property of which the copy is intended.

Open house sign. A sign advertising and pointing toward the direction of a house that is open for inspection for the purpose of selling said property. Such signs shall be located on the property of which the copy is intended, otherwise, such sign shall be considered an off-premise sign.

Parapet. The extension of the building facade or wall above the roof line.

Permanent sign. A sign intended for permanent use, without a permitted duration period.

Pole sign. A permanent sign erected, supported, mounted on a pole or poles which is wholly independent of any building or other structure for support.

Portable sign. Any movable sign not permanently attached to the ground or a building.

Projecting sign. Any sign projecting more than 12 inches from the building façade that it is affixed to, or suspended from above and perpendicular to the building façade.

Raceway signs. Signs employing a metal box or raceway which conceals the transformers and electrical wiring necessary to operate the sign. The logos or letters that make up the sign are attached to the raceway instead of to the building facade.

Real estate sign. A sign that advertises the owner, or his agent, indicating property which is for rent, sale or lease.

Reverse channel wall sign. Individual copy lettering or sign components that are individually mounted directly on the wall having lighting concealed within the letter or number so that the light reflects off the wall (i.e. reverse lighting), creating a "halo" effect.

Roof sign. A sign erected over or on the roof, or extending above the roof line, which is dependent upon the roof, parapet or upper walls of any building, or portion thereof, for support.

Sandwich or sidewalk sign. A moveable sign not secured or attached to the ground. Such sign shall be considered a portable sign.

Sign Face. The portion of the sign of which copy is displayed, and shall not include the base or foundation of the monument sign.

Sign Height. The vertical distance from the top of the grade to the top of the sign's highest element, including all structural elements. Grade shall be construed to be the



newly established grade after construction, exclusive of any filling, berming, mounding or excavating solely for the purpose of locating the sign.

Sign setback. The distance between the adjacent property line to the closest part of the sign structure.

Sign spacing. The distance measured in a straight line from the closest part of one sign structure to closest part on another sign structure or building or structure, except, that when measuring the spacing between signs on the different rights-of-way the measurement shall be taken along the perimeter of the property line and/or then taken perpendicular to signs located across such rights-of-way. Spacing between signs and a building or structure shall be the shortest distance measured from the closest part of the sign structure to the closest part of the building façade.

Sign plan. A set of plans depicting the proposed aesthetics, creative, and dimensional standards for all signage within the property. Such plan shall be in compliance with the regulations contained herein.

Slogan. The use of a group of words or word which has been designed to create a unique identity or trademark for an organization or corporation.

Sign area for monument, and freestanding signs. The total square footage of a sign inclusive of structural supports.

Sign owner. For the purposes of this Schedule the owner/tenant/person(s) responsible for the installation, erection, mounting, maintenance, and/or repair of the sign shall be considered the sign owner.

Single use development. A development, site, or building(s) with one (1) principal use. Such use may have related ancillary and accessory uses to the principal uses, but together the uses are intended to operate as one principal use.

Snipe sign. A sign which is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, stakes, or fences, or to other objects with the message appearing thereon not applicable to the present use of the premises or structures upon which the sign is located.

Special event sign. A sign identifying a temporary event being held within the City sponsored or approved by the City.

Spot/Search light sign. A sign illuminating a spot light either stationary or in motion with the intention of attracting attention to the business, premises, activity or event.

Street frontage. The linear footage measured along the length of the property line of a piece of property, as it abuts to the street right-of-way of a public street. Frontage that abuts an alleyway shall not be counted towards street frontage calculations.

Temporary Construction Fence Sign (TCFS). Signs affixed to, or integrated on construction fences and walls, as such fences and walls may be required for compliance to applicable regulations, and to shield and buffer construction sites from public view. TCFS are intended to include certain information and graphic material to identify, advertise, or draw attention to the proposed project.

Temporary Holiday sign. A sign that represents a recognized holiday, cultural celebration or religious observance. Such signage shall include associated decorations, lighting, and animation.

Temporary sign. A sign intended for temporary use with a permitted duration period.

Umbrella sign. A sign affixed to an umbrella, usually located outdoors.

Vehicle sign. A sign affixed to, contained within, or painted on a transportation vehicle including automobiles, trucks, boats, trailers, and recreational vehicles for the purpose of identification or advertisement, whether stationary or in motion, with the primary purpose of calling attention to a business establishment, service, production or event.



Wall sign. A sign installed or erected parallel to the facade of any building upon which it is attached and designed to be in proportion to the architectural facade or wall upon which it is fastened and not projecting or extending above the buildings' roof or parapet line. Wall signs shall include all signs such as awning/canopy signs, marquee signs, or any other similar signs, but shall not include defined herein as window signs.

Window area. The window area of a storefront shall be the total square footage of all glass areas of a storefront. This would include all areas of glass windows, doors, side lights and transoms, fixed or operable, located on the elevation of the building or storefront on which the front door or primary entrance to the establishment is located.

Window sign. Any sign located within a window or upon the inside surface or outside surface of the window glass used to attract such attention located within the premises. Signs which are located within three (3) feet from the window opening shall be considered a window sign. Such window signs shall include, but not be limited to, signs indicating professional/financial affiliations, services and products, menus/price lists, opening hours, and other similar type signs.

Window sign area. The total area of the imaginary rectangles contiguous to and surrounding each word, picture, logo, logotype, symbol, banding or graphic, as a percentage of the total ground or second floor window area of the premise as it may apply in accordance to this Schedule.

V. SIGN PERMIT REQUIRED

It shall be unlawful for any person to install, alter, erect, construct, post, paint, maintain, or relocate, within the municipal limits of the City of Miami Gardens any sign, unless otherwise exempt by this schedule, without first having obtained a permit from the City, and/or have a valid permit for said work. Said permit shall be issued by the City Manager or his designee only after determination has been made that full compliance with all conditions of this Schedule have been met and complied with. Before any permit is issued, an application for such permit shall be filed on a form approved by the City with the established fee.

The approval of a sign permit may require compliance with the Florida Building Code, and/or other provisions of this Schedule. Signs required to comply with the Florida Building Code shall be filed as a building permit under the City's established building permit process and procedures.

(A) Permit Duration and Extension.

1. Except for permits issued as part of a building permit which shall have duration in conformity with the Florida Building Code, or as such other duration criteria as may be otherwise set forth in this Schedule, sign permits shall expire within ninety (90) days from date of issuance.
2. If a sign permit shall expire, a new sign permit with established fee(s) shall be required prior to any sign being installed, altered, erected, constructed, posted, painted, maintained, or relocated.
3. The Director may extend such permit for up to a ninety (90) day period with just cause and reason being provided by the applicant.
4. Petition for extension shall be filed with the Director on a form approved by the City with the established fee for the extension request. If a petition for extension is filed more than fifteen (15) days prior to the expiration of the permit and if the extension is granted, the applicable sign permit fee shall not be required.



- (B) **Submittal Information.** In addition to all customary and required submittal information required for permitting, permit applications involving signs shall, at minimum, include:
1. A drawing of the subject site showing the proposed sign location and distance from property lines and from other signs on the site and adjacent properties;
 2. A dimensioned elevation drawing showing the sign area calculations, proposed sign area, stress/wind load levels, and proposed illumination; and
 3. All other information as may be necessary to fully advise and acquaint the issuing department to determine compliance within this Schedule, the Florida Building Code, and other applicable codes adopted by the City.
- (C) **Identification of Permit Holder Required.** Each sign requiring a permit shall have affixed on each sign the permit number of which the sign was installed, erected, or mounted under, and the sign owner's name and address. For signs not reasonably visible from ground level, such information shall be kept readily available for inspection by the sign owner.
- (D) **Permitted and Prohibited Signs, General Statement.** Signs that are specifically identified, defined, listed and/or otherwise authorized by this schedule shall be permitted as set forth herein. Signs that are not specifically defined, identified, listed and/or otherwise authorized shall be prohibited.
- (E) **Compliance with Codes.** All signs shall conform to the requirements of the building, electrical, and other applicable technical codes, except as may be otherwise provided herein.
- (F) **Advertising Conflicting with Zoning Rules.** No sign shall be erected or used to advertise any use or matter which would conflict with the regulations for the district in which it is located or be in conflict with the use permitted under the Certificate of Use or Occupancy for the property.
- (G) **Qualification and Certification of Erector.** Where the erection of any sign requires compliance with any Miami-Dade County technical code, the erector of the sign shall qualify with the respective examining board.
- (H) **Fees Required.** No sign, where a sign permit is required with established fee(s) shall be installed, altered, erected, constructed, posted, painted, maintained, or relocated, unless the required permit fees are paid.
- (I) **Responsibility for Sign.** The owner and/or tenant of the premises, and the owner and/or erector or benefactor of the sign shall be held responsible for any violation of this Schedule; provided, however, that when the sign has been erected in accordance with this chapter, the sign company shall be relieved of further responsibility after final approval of the sign.
- (J) **Inspection.** No sign shall be approved for use, unless the same shall have been inspected by the Department issuing the permit, and no sign shall be erected or used unless it complies with all the requirements of this chapter and applicable technical codes. The holder of a permit for a sign shall request inspections of a sign as follows:
1. Foundation inspection shall include method of fastening to building or other approved structure.
 2. Shop inspection shall include electrical and/or structural where indicated on the permit and/or approved plan.



- 3. Final Inspection shall include structural framing, electrical work identification of permit number and erector of sign, etc.
- 4. Additional inspections may be specified on the permit and/or approved plans.

(K) Maintenance. Every sign, together with its framework, braces, angles, or other supports, shall be well-maintained in appearance and in a good and safe condition, properly secured, supported and braced and able to withstand wind pressures as required by the Florida Building Code or any other regulatory code or ordinance in effect within City limits.

- 1. In the event that a wall sign is removed, all anchor holes shall be filled and covered in a manner that renders the anchor holes non-discernable with the wall within sixty (60) days of the removal of such sign.
- 2. All lights and luminous tubes illuminating a sign shall be maintained in working condition. All replacement bulbs and lenses shall be of the same wattage and color as the light it is replacing unless a change is required to meet existing Code requirements.
- 3. All landscaping required and provided with monument signs shall be properly maintained in appearance and good safe conditions.
- 4. Abandoned signs shall be removed within ninety (90) continuous days of being abandoned, or all copy shall be removed with a blank sign face; or shall be appropriately be covered shielded in a professional manner, no sign face shall be allowed to be open or otherwise incomplete so as to appear abandoned or in disrepair.

VI. SIGNS PERMITTED WITHOUT SIGN PERMIT

The exemption from a sign permit shall not be construed to waive or otherwise exempt compliance with the Florida Building Code, other provisions of this Schedule, or other applicable technical codes.

(A) Signs Exempt from Permit Requirements. The following signs may be installed, altered, erected, constructed, posted, painted, maintained, or relocated, without a permit from the City or payment of a sign permit fee:

- 1. **Traffic control and parking signs.** Traffic control and parking signs required by law, and/or safety design standards.
- 2. **Authorized signs in rights-of-way.** Signs installed in the rights-of-way by authorized authorities as may be required by law or permitted otherwise.
- 3. **Public safety and information signs.** Signs installed on the property that are required by law for public safety or information purposes.
- 4. **Nameplate signs.** Nameplate signs installed on residential property not exceeding 2 square feet.
- 5. **Safety, caution or no trespassing signs.** Signs that are installed on the property for the purpose of indicating a safety, caution, or no trespassing, or other similar type message. Such signs shall not exceed two (2) square feet in size, and may be posted on the building, fence or structure on the property at eye level and may not serve any advertising purpose.
- 6. **Memorial signs.** Memorial signs erected by duly authorized public authorities and in compliance with provisions set forth in this Schedule.



- 7. **Utility company signs.** Signs erected by utility companies not exceeding two (2) square feet, serving no advertising purpose.
- 8. **Signs within enclosed buildings.** Signs within enclosed buildings or structures which are so located that they are not intended to be visible from public or private streets or adjacent properties providing said signs do not pose a hazardous or health risk.
- 9. **Temporary holiday signage.** Temporary holiday signage provided said signage and decorations carry no advertising matter and further provided that such signage is not installed more than sixty (60) days for a single holiday and is removed within seven (7) days after the holiday ends.
- 10. **Special event signs.** Special event signs approved by the city for a city sponsored or approved special event.
- 11. **Flags.** Flags, subject to compliance with provisions set forth in this Schedule.
- 12. **Real estate signs.** Real estate signs for residential uses, subject to compliance with provisions set forth in this Schedule.
- 13. **Political campaign signs.** Political campaign signs, subject to compliance with provisions set forth in this Schedule.
- 14. **Banner signs.** Banner signs, subject to compliance with provisions set forth herein. Banners and other decorative materials in conjunction with an event conducted pursuant to a dedication, a grand opening, or a going out of business promotion are permitted without a sign permit. Such banners and decorative materials are not to be posted more than thirty (30) days preceding the event, and are to be removed within seven (7) days following the day of the event.
- 15. **Inflatable/Balloon signs.** Balloon signs, subject to compliance with provisions set forth in this Schedule.
- 16. **Spot/Search light signs.** Spot light signs, subject to compliance with provisions set forth in this Schedule.
- 17. **Changeable copy signs.** Changeable copy signs manual and automated, subject to compliance with the provisions set forth in this Schedule.
- 18. **Change of window sign copy.** Change of window sign copy provided such copy is in compliance with the approved sign window plan and/or sign plan subject to compliance with provisions set forth in this Schedule.

VII. SIGN PLAN REQUIRED

- (A) **Purpose.** The purpose of a Sign Plan is to encourage diversity, creativity, uniformity of all signs for more aesthetically pleasing development. Signage shall be in compliance with an approved Sign Plan. Owners, or their authorized designee shall submit a proposed Sign Plan in an application form approved by the City, with established fees, to the Director.
- (B) **Approval Required.** Unless otherwise provided in this Schedule, approval of a Sign Plan by the City shall be required prior to the issuance of a sign permit to install, alter, erect, construct, post, paint, maintain, or relocate any sign.
- (C) **Sign Plan Inclusions.** The Sign Plan shall include all signs to be installed within the property, including any out parcels to be and/or developed sharing common driveways and parking, and shall indicate, but not limited to, the following:



1. Location/placement of all monument, freestanding directional/information, and wall signs, window signs, including but not limited, to setback dimensions from property lines, spacing, etc.
2. Size of each sign, indicating, but not limited to sign area, height, dimensions, area of changeable copy.
3. Sign copy for each sign, including but not limited to logos, trademarks etc.
4. Type of sign, including, but not limited to the type of lettering i.e. channel letters or cabinet style, color, materials, changeable copy area, etc.
5. Type and manner of illumination.
6. Landscape plan indicating plant material and ground cover.

(D) Sign Plan Criteria. In reviewing the sign plan the Director shall determine if the following criteria has been met:

1. That the signage for the project is in keeping with the overall architecture and character of the building development, etc.
2. That the signage for the project is designed to meet the directional needs of the project for communication, identification, way finding, regulatory and informational messages in keeping with the overall architectural theme of the development or project.
3. That the signage proposed is legible, conspicuous and easily readable.
4. That the visibility and impact of the type of sign, number of signs, design, size, method of, construction, illumination and location of the proposed signs are in compliance with the minimum standards of this Schedule, and does not adversely impact adjoining properties, or create a hazard of health risk.
5. That the proposed signage is consistent and not in conflict with the intent and interests of the City of Miami Gardens, as stated in the policy adopting this code.

(E) Appeals. In the event a sign plan is denied the decision may be appealed to the City Council. Such appeal shall be submitted on a form approved by the City and accompanied with the established fee.

VIII. NONCONFORMING SIGNS/AMORTIZATION

Any lawful permanent sign installed, erected, prior to the adoption of this Schedule that does not comply with the regulations set forth herein, shall be removed or altered to comply with the applicable regulations of this Schedule within five (5) years of the date of adoption of this Schedule.

(A) Amortization of Non-conformities. Legally existing signs that become non-conforming as of the effective date of the adoption of this Schedule shall maintain legally non-conforming status for a period of five (5) years, with exceptions as herein contained. At which time all signs not in compliance shall become illegal signs. It shall be unlawful for any sign owner not to be in compliance with the following amortization provisions, with exceptions as herein contained:

1. Within two (2) years of the effective date of this Schedule, all owners of legally nonconforming signs are required to prepare and submit to the City a proposed Sign Plan in accordance to regulations herein.



2. Within three (3) years of the effective date of this Schedule, all owners of legally nonconforming signs are required to have an approved Sign Plan in compliance with this Schedule.
 3. Within five (5) years of the effective date of this Schedule, all legally nonconforming signs and their supporting members shall be altered, and/or removed from the property.
 4. The City may deny the issuance of any licenses, permits, certificates of use, etc. to an owner if it is determined that the amortization schedule is not being complied with.
- (B) **Exception for Window Signs.** Window signs shall be in compliance with the provisions set forth in this Schedule as outlined in the amortization schedule below:
1. An owner of a window sign shall submit a window sign plan, consistent and in compliance with the provisions of submitting a sign plan within ninety (90) days of adoption of this Schedule.
 2. Window signs shall be in compliance with the provisions of this Schedule within one hundred eighty (180) days of the adoption of this Schedule.
- (C) **Exception for Temporary Signs.** All legally existing temporary signs shall be in compliance with the provisions of this Schedule within ninety (90) days of adoption of this Schedule.
- (D) **Exception for Billboards.** This amortization period shall not apply to billboard (Class C in the Miami-Dade County Code) signs that were lawfully erected on the date of adoption of this code. These signs shall be permitted as legally nonconforming signs. Said signs shall be subject to below provisions regarding Maintenance and Repair of Nonconforming Signs.
- (E) **Sign Plan Compliance.** In addition to the amortization provisions herein, whenever a sign owner desires to replace, alter, relocate a sign on a property, and/or the repair and maintenance is not in compliance with regulations governing same as specified in this Schedule herein, a Sign Plan in accordance with the provisions of this Schedule shall be prepared and submitted. Upon approval of the sign plan under this compliance provision, only the applicable sign(s) shall be required to be brought into compliance. All other signs approved on the sign plan shall be brought into compliance in accordance to the amortization schedule specified herein.
- (F) **Multi-tenant Sign Plan Compliance.** When sign plan is required for multi-tenant development, and an individual sign owner(s) seeks a sign permit for any type of permanent sign, the property owner shall file a sign plan with the City in accordance to the provisions set forth in this Schedule within sixty (60) days of sign permit being filed. Failure to file such sign plan within the prescribed time frame, shall be a violation of this Schedule by the property owner. The City may review the individual sign permit(s) and issue a permit as warranted to individual sign owner(s), and shall require future sign permits on same property to be in compliance with the criteria set forth in this Schedule herein for sign plan review, and subject to sign permits approved on the property.
- (G) **Maintenance and Repair of Non-conforming Signs.** Non-conforming signs shall be maintained in a safe condition and may be repaired and/or otherwise maintained provided the sign structure is not moved, altered or replaced; provided, that the cumulative costs of such repair and/or maintenance does not exceed fifty percent (50%) of the replacement value of the sign. If so, the sign shall be made to be in compliance with the provisions set forth in this Schedule.
- (H) **Administrative Variances of Fifteen Percent (15%).** The Director shall be authorized to grant administrative variances to this Schedule, when such variance involves a legally existing non-conforming sign as set forth below:



1. Administrative variances shall be limited to a maximum increase or decrease of 15% of the dimensional requirements.
2. Petition for an administrative variance to this schedule shall be submitted on a form approved by the City and with the established fee. Submittal of the petition for administrative variance shall not be construed as a granting of approval of the variance.
3. The Director at its' sole discretion and after proper and fair consideration may deny a petition if it is determined the granting of the variance poses a health and safety hazard and/or is not in the best interest and welfare of the general public.
4. Appeals of an administrative variance decision may be made to the City Council. Such appeal shall be submitted on a form approved by the City and accompanied with the established fee.

(I) Variances and Waivers. Whereas it is the attempt of this sign code to reduce the proliferation of the number, size and types of signs, and whereas it has been determined that less-obtrusive signs will ultimately lead to a healthier economy within the City of Miami Gardens, therefore no sign shall be permitted to be installed, altered, erected, constructed, posted, painted, maintained, or relocated, contrary to the provisions of this Schedule unless a variance or waiver is approved by a majority vote in favor of granting such a variance and waiver by the members of the Miami Gardens City Council.

1. A decision to grant a variance or waiver must be in conformance with the following criteria and procedure:
 - (a) There is something unique about the building or site configuration that would cause the signage permitted by this Schedule to be ineffective in identifying a use or structure that would otherwise be entitled to a sign.
 - (b) The grant of a variance or waiver is not contrary to the plan and intent of the sign code or any adopted redevelopment plan or policies, the aesthetics of the area, and does not create a nuisance or adversely affect any neighboring properties.
 - (c) The sign provides certain aesthetics, landmark recognition, or public benefit that is in the best interest and general welfare of the City, without detrimental impacts to the surrounding area.
2. A variance or waiver may be petitioned as set forth below:
 - (a) Complete an Application as provided by the Department of Planning and Zoning with the established fee.
 - (b) Provide evidence that the granting of the variance or waiver is consistent with the criteria set forth above for the granting of such variance or waiver.
3. All variances or waivers to this Schedule shall only be granted pursuant to the above provisions, and after a public hearing. All variances or waivers may be conditioned on requirements deemed necessary in granting said variance or waiver.
4. Any variance or waiver granted pursuant to this section shall become null and void if a building permit for the approved sign is not applied for within 180 days of the written ruling from the Miami Gardens City Council. The Director may issue an extension for up to an additional 180 days providing written request with just cause and reason is provided prior to the expiration of the original 180 day period. Additionally, said variance or waiver shall become null and void in the event that a permit expires or is revoked.



- 5. All signs approved by this waiver process must be constructed and installed as substantially in compliance with the information and plans presented to the Miami Gardens City Council both in writing and verbally. Failure to construct, erect a sign substantially in compliance with the information and plans presented shall render the variance or waiver null and void, and any sign installed, erected not in substantial compliance with the information and plans provided for the variance and waiver shall be considered an illegal sign.

IX. SIGNAGE DESIGN STANDARDS

The following design standards shall be applied and complied within the design of all signs, unless specifically set forth differently in this Schedule.

(A) Monument Sign Dimensional Standards.

1. Sign Area Monument Signs.

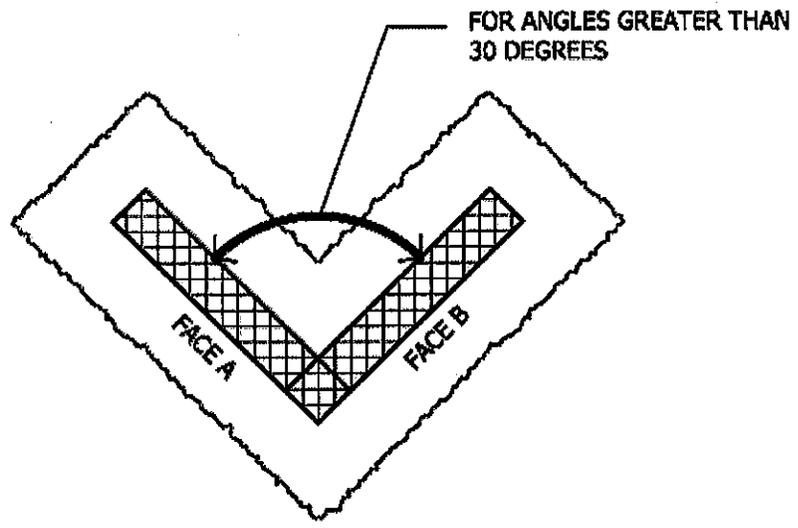
- (a) In computing sign area, standard geometry formulas for common shapes shall be used. Common shapes shall include squares, rectangles, trapezoids and triangles. In the case of irregular shapes, the total sign area will be the area of the smallest common shape that encompasses the various components of the sign.
- (b) For monument signs the support base above grade shall be deemed to be part of the sign.
- (c) Only one (1) face of a sign is used for the calculation, provided the two (2) sign faces are less than 30 degrees to each other and/or no more than one 1.5 feet exists between them. Where the sign faces are spaced greater than 1.5' apart and greater than 30 degrees then each face shall be calculated towards the permitted sign area.
- (d) If sign copy is displayed on more than two sides of the sign then the additional sign faces shall also be calculated towards the permitted sign area. This calculation shall be applied to information/directional signs, projecting signs and all other signs, except wall and window signs. (Exhibit 1)

2. Sign Spacing Monument Signs.

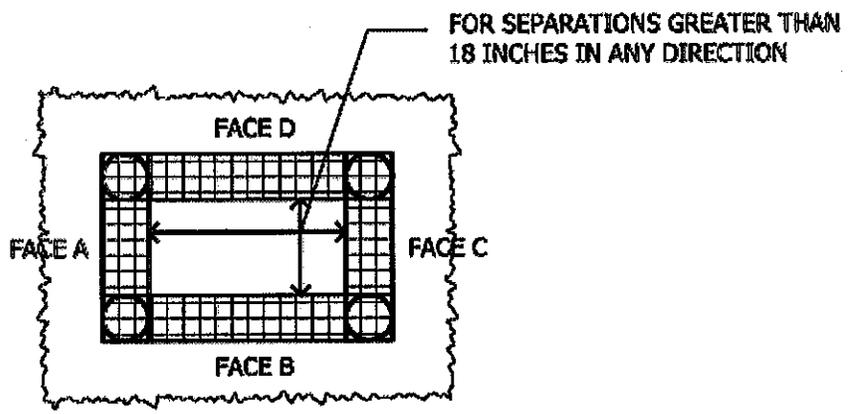
- (a) When measuring the spacing between monument signs the distance shall be measured in a straight line from the closest part of one sign structure to closest part on another sign structure or building or structure.
- (b) When measuring the spacing between signs on the different rights-of-way the measurement shall be taken along the perimeter of the property line and/or then taken perpendicular to signs located across such rights-of-way.
- (c) Spacing between signs and a building or structure shall be the shortest distance measured from the closest part of the sign structure to the closest part of the building façade.

3. Sign Height Monument Signs.

- (a) When measuring the height of a monument sign the measurement shall be the vertical distance from the top of the grade to the top of the monument sign's highest component, including all structural components.



SIGN AREA = FACE A + FACE B



SIGN AREA = FACE A + FACE B + FACE C + FACE D

**MONUMENT SIGN - PLAN VIEW
CALCULATION OF SIGN AREA
FOR MULTI-FACE SIGNS
N.T.S.**



- (b) Grade shall be construed to be the newly established grade after construction, exclusive of any filling, berming, mounding or excavating solely for the purpose of locating the sign.

(B) Monument Sign Design Standards. The City seeks to achieve uniform and coordinated monument and freestanding signage within each development. Coordinated signage is created by consistency in the sign size, type, copy area, letters, location, color, and type of sign. In designing monument signs the following standards shall be complied with:

1. Design.

- (a) The monument sign shall be a freestanding sign where the supporting structure of the sign face is architecturally and aesthetically integrated into the overall design of the sign.
- (b) The base of supporting structure shall be embellished to conceal all structural or support members.
- (c) Eighty percent (80%) of the base supporting structure shall be in contact with the ground, but does not have to be a solid base. The base supporting structure may be designed as multiple bases provided that the overall base in contact with the ground shall be a minimum of eighty (80%) percent.

2. Architectural design.

- (a) Monument and other freestanding signs should incorporate architectural elements from the primary building. Architectural elements may include materials, textures, colors, shapes, ornamentation or other features characteristic of a style.

3. Landscaping.

- (a) A minimum of fifty (50) square feet of landscaping around the base of the sign should be provided, or an amount and type meeting the approval of the Director.
- (b) Plant material shall be selected to complement and enhance the sign, and a hedge no less than two (2) feet in height shall be provided to buffer the base of the sign.
- (c) Such landscape should be permanently irrigated with an in-ground irrigation system or irrigated in a manner approved by the Director.

4. Illumination.

- (a) Monument signs may be illuminated internally or externally.
- (b) All internal illumination components shall be enclosed and shielded from view.
- (c) All external illumination components shall be shielded, buffered, concealed as to not be visible from the adjacent rights-of-ways.
- (d) All illumination should be environmentally friendly and energy efficient, which should include, but not limited to the use of solar energy or other alternative sources of energy.

5. Setback.

- (a) Monument signs shall setback from all property lines a minimum of seven (7) feet.



6. **Spacing.**
 - (a) Monument signs shall be spaced a minimum of ten (10) feet from any building.
 - (b) Spaced a minimum of twenty five (25) feet from another monument sign.
7. **Proportion.**
 - (a) Monument signs should be proportionate in height and width at a ratio of 1.0 to 1.5, in either orientation, however, the width shall not exceed ten feet (10).
8. **Height.**
 - (a) Maximum height of monument signs shall be complied with as regulated herein this Schedule.
9. **Location.**
 - (a) Monument signs shall not be located in the sight distance triangle.
 - (b) Shall not be located as to interfere with public alarms, signals, or signs.
 - (c) No sign or support shall be placed in such position or manner as to obstruct or interfere, either physically or visually, with any fire alarm, police alarm, traffic signal or sign or any devices maintained by or under public authority.
 - (d) Monument signs shall be orientated to be between 45 degrees and 90 degrees to the abutting right-of-way.
10. **Sign Copy Single Use Development.**
 - (a) Sign copy for single use development shall be limited to the primary name of the business, trademarked logos and/or slogans, and street address number. All other copy shall be prohibited.
 - (b) Copy should be identical on all faces of the sign.
11. **Sign Copy Multi-use/Multi-tenant Development.**
 - (a) Sign copy for multi-use/multi-tenant/mix-use development shall be limited to one (1) primary name of the business or complex or shopping center, and may list individual uses and tenants provided such lettering for the listing is a minimum of one (1) foot in height.
 - (b) Copy may include the business name registered trademarks, logos and/or slogans. One street address number per sign. All other copy is prohibited.
 - (c) Copy should be identical on all faces of the sign.
12. **Changeable Copy Sign Manual Standards.** Monument signs with changeable copy shall be permitted subject to compliance to the following standards:
 - (a) The manual changeable copy portion of the sign shall be integrated into the design of the sign. Such changeable copy portions of the sign shall not be an "add-on" but rather must be fully integrated into the sign.



- (b) The manual changeable copy area shall not exceed thirty (30) percent of the total sign area.
- (c) Changeable copy shall be limited to advertising events, items and pricing, announcements, specials, slogans directly related to the sign owner. All other copy shall be prohibited. The changing of copy on such signs shall not require a sign permit.
- (d) Manual changeable copy shall not change more than once a day.
- (e) Changeable copy shall only be permitted on monument signs. Changeable copy on wall signs, window signs or any other sign, are prohibited.

13. **Automatic Changeable Copy Signs Standards.** Monument signs with automatic changeable copy shall be permitted subject to compliance to the following standards:

- (a) The automatic changeable copy area portion of the sign shall be integrated into the design of the monument sign. Such changeable copy portions of the sign shall not be an "add-on" but rather must be fully integrated into the sign design.
- (b) Automated changeable copy area shall not exceed thirty (30) percent of the total sign area permitted for the monument signs.
- (c) A maximum of one (1) monument sign with automatic changeable copy per property/development shall be permitted.
- (d) Automatic changeable copy on monument signs shall only be permitted on properties/developments with a minimum lot frontage of two hundred (200) lineal feet on an arterial and collector roadway as defined herein.
- (e) The minimum distance between monument signs with automatic changeable copy shall be five hundred (500) feet.
- (f) Incandescent lamps/bulbs in excess of 9 watts are prohibited in an automatic changeable copy sign. Incandescent lamps/bulbs shall not be exposed but shall be covered by translucent lenses or filters. The automatic changeable copy portion of the sign shall be equipped with an automatic operational night dimming device.
- (g) The following operating modes shall be prohibited:
 - (i) Flash: The condition created by displaying the same message intermittently by turning it on and off, on and off, with rapidity, or any other delivery mode that creates a flashing effect.
 - (ii) Zoom: The look or condition created by expanding a message from a central point to its full size.
 - (iii) Stop or danger: Any signs which use the word "stop" or "danger" or imply the need or requirement of stopping, or which are copies or imitations of official signs.
 - (iv) Red, green or amber: (Or any color combination thereof) revolving or flashing light giving the impression of a police or caution light shall be prohibited.
- (h) Automated changeable copy shall be limited to advertising events, items and pricing, announcements, specials, slogans directly related to the sign's owner. All other copy shall be prohibited. The changing of copy on such signs shall not require a sign permit.



- (i) Prior to the installation and use, all owners of monument signs with automatic changeable copy shall file and record a declaration of use, meeting the approval of the Director, on a form prescribed and approved by the Director, which will govern the operation of the changeable copy and contain penalties for abatement and removal of the sign for violations of the declaration of use and the provisions herein.
- (j) Automatic changeable copy shall only be permitted on monument signs. Automatic changeable copy on wall signs, window signs or any other sign, are prohibited.

(C) Wall Sign Dimensional Standards.

1. Sign area wall signs.

- (a) In calculating the area of wall signs, or window signs, individual words or components (i.e. logos, trademarks, slogans, major products, services, etc), may be considered separate signs only if they are obviously disassociated from other copy. When signs are enclosed in a border or highlighted by background graphics, the perimeter of such border or background will be used to compute sign area. The total area of components and copy shall be used to determine the total wall sign or window sign area.
- (b) When calculating the permitted square feet of the wall sign area, it shall be calculated based on ten percent (10%) of the area of the building façade up to fifteen (15) feet in height, then the area shall be increased by one and half percent (1.5%) for each foot of building height above the fifteen (15) feet with the uppermost measurement taken to the lowest part or position where the sign will be placed.
- (c) The building façade used towards the calculation shall only be the façade the sign is proposed to be affixed.

(D) Wall Sign Design Standards. The City seeks to achieve uniform and coordinated signage within each development. Coordinated wall signage is created by consistency in the sign size, type, copy area, letters, location, color, and type of sign. In designing wall signs the following standards shall be complied with (Exhibit 2).

- 1. **Design.** Wall signs shall only be of channel lettering and reverse channel lettering type and design, and cabinet signs shall only be permitted up to a maximum of twenty percent (20%) of the total wall sign area and cabinet signs shall only be used to display copy of registered trademarks, logos slogans.
- 2. **Multiple Signs.** Where multiple wall signs with the same sign copy are to be placed on different building facades for the same sign owner/tenant/business each wall sign should be identical in design, save and except the applicable maximum permitted sign area may be different, and location of placement may be different.



- 3. **Channel Lettering Signs.**
 - (a) Channel lettering shall be located as to be centered on the building façade, or the proportionate share of the façade, it is affixed to.
 - (b) Anchor stores are not required to have the channel letter signs centered on the building façade.
 - (c) Copy should be of all the same font type, however, lettering size and type, colors, trademarked logos and slogans, common to the business may be used.

- 4. **Cabinet signs.**
 - (a) If cabinet signs are used to display registered trademarks, logos, slogans, the cabinet sign shall be integrated as intended to be viewed as one wall sign.
 - (b) A cabinet sign up to twenty percent (20%) of the permitted wall sign area may be used to display a registered trademark, logo, or slogan on a building façade, without the permitted channel lettering.

- 5. **Location.**
 - (a) No wall sign shall extend above the roofline except where an exterior parapet wall projects above the roofline, in which case, such sign may not extend above the top edge of the parapet.
 - (b) Wall signs shall not be allowed on a building façade abutting a single family zoned or developed property.
 - (c) Wall signs shall be located as to not interfere with public alarms, signals, or signs. No sign or support shall be placed in such position or manner as to obstruct or interfere, either physically or visually, with any fire alarm, police alarm, traffic signal or sign or any devices maintained by or under public authority.

- 6. **Proportion.** Wall signs shall not extend beyond 75% of the width of the building façade or the tenant's proportionate share of the building façade.

- 7. **Projection.** Wall signs shall not project more than twelve (12) inches from the building surface where it is affixed.

- 8. **Sign Copy.**
 - (a) Sign copy for wall signs shall be limited to only the primary name of the business, or major tenant, and registered trademarks, logos, graphics and/or slogans. All other copy shall be prohibited.
 - (b) Wall signs shall not contain more than two (2) lines of copy.

(E) Directional/Information Sign Design Standards. Directional/informational signs are for the purpose of providing information and directions on-site to the general public, and are not intended for advertising purposes. In designing directional and information signage the following standards shall be complied with:

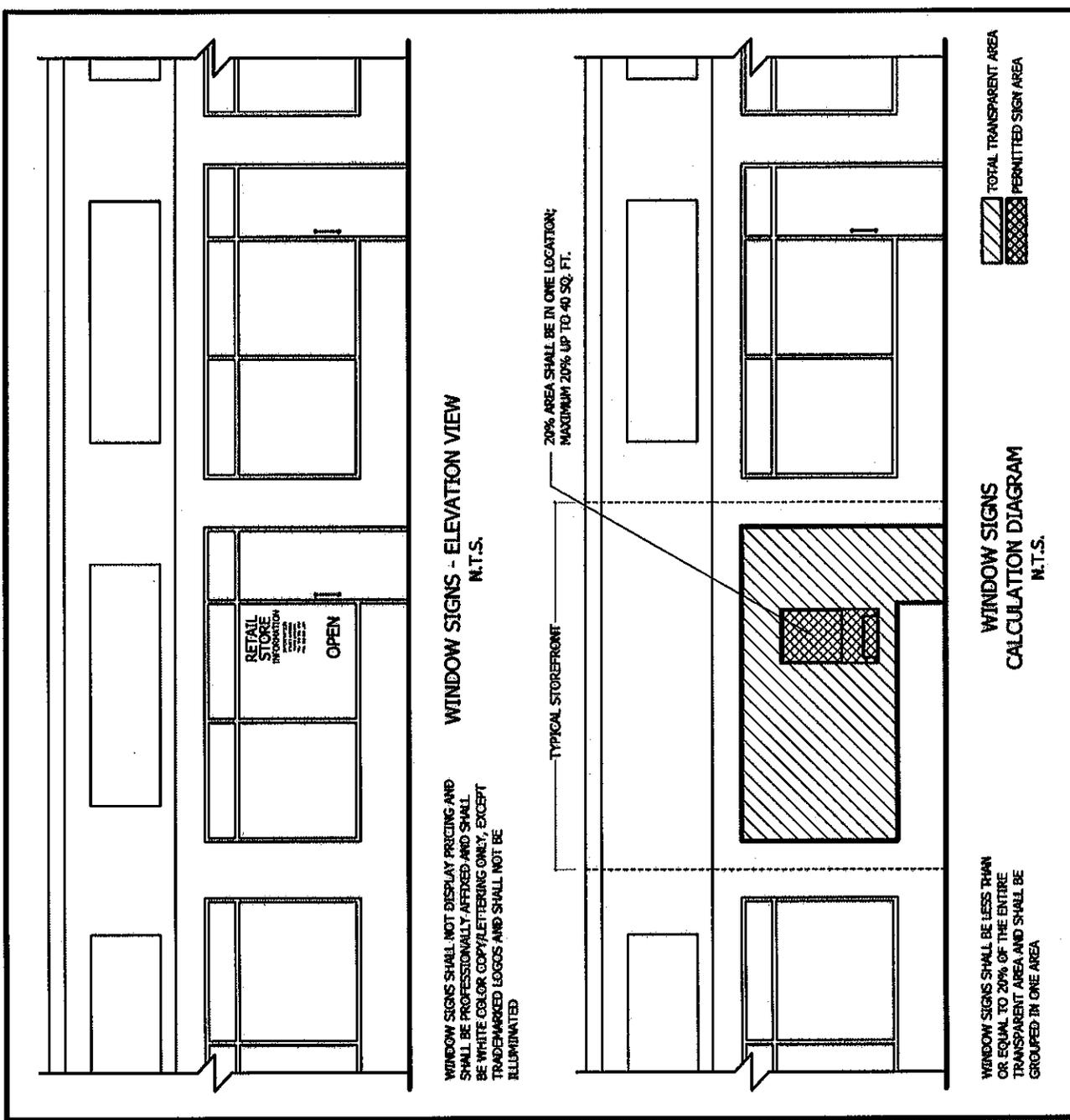
- 1. **Design.** Directional/Informational signs may be freestanding mounted on a pole type or monument type structure or of a type intended to be affixed flush to or perpendicular to a wall.



2. **Size.** Directional/Informational sign shall not exceed two (2) square feet in size.
3. **Setback.** Freestanding directional/Informational signs for traffic control, or to indicate "entrance" and "exit" shall be setback a minimum of five (5) feet from any property line.
4. **Spacing.** Directional/informational signs shall be spaced a minimum of ten (10) feet from each other.
5. **Height.**
 - (a) Freestanding directional/information signs shall not exceed thirty 30 inches in height, measured from the base of the sign to the uppermost point.
 - (b) Wall mounted directional/informational signs may be mounted at eye level as to be visible to the general public and not intended to be visible from the right-of-way.
 - (c) If suspended from a ceiling or structure minimum clearance shall be 9.0 feet from grade, or if over a vehicle driveway, travel lane minimum clearance shall be 14.0 feet from grade.
6. **Location.**
 - (a) Directional/information signs may be located within the sight distance triangle providing the sign is not greater than 30 inches in height.
 - (b) Wall mounted directional/informational signs may be mounted on walls, fences, or suspended from a ceiling or structure.
 - (c) Wall mounted or suspended signs may be parallel or perpendicular to the building wall.
 - (d) Notwithstanding compliance with these standards, no directional or informational sign may be located on the property as to pose or create a hazardous or health safety concern.
7. **Illumination.** Directional/Informational signs may be illuminated internally or externally. If illuminated externally all components providing illumination shall be adequately screened or recessed as to be no visible from the rights-of-way.
8. **Copy.** Directional/Informational signs shall only provide copy necessary to provide adequate direction or information of which it is intended, and shall not provide any advertising copy other than the name, logo of any tenant/owner/occupant of the property.

(F) **Window Sign Standards.** Window signs are intended to provide secondary signage to allow for the day to day advertising and promotion of the business and/or services, and not intended to be visible from the rights-of-way or distract from the overall architectural design/features/character of the building. In designing window signs the following standards shall be complied with (Exhibit 3):

1. **Design.** Window signs shall be professionally installed and/or professionally framed and may be affixed to or displayed within the window area. Hand written copy shall only be used with white boards or chalk boards.





2. **Area.**

- (a) For window signs located on the first or ground floor, the total area of all signs affixed or displayed in the window shall not exceed twenty (20) percent of the window area up to a maximum of forty (40) square feet.
- (b) For window signs located on the second floor or above the ground floor, the total area of all signs affixed or displayed in the window shall not exceed ten (10) percent of the window area up to a maximum of twenty (20) square feet.
- (c) In calculating the total permitted window sign area only windows and doors facing a right-of-way and/or windows on the main entrance of the building, and only those windows that are on the ground floor shall be used for the calculation. Perimeter borders, stripes and bonding are permitted but will count towards the calculation of window sign area.
- (d) Window Sign Area shall not be counted towards the maximum wall sign area allowed. Temporary real estate signs as may be permitted herein shall not be counted towards the overall maximum sign area permitted.

3. **Location.**

- (a) Window signs shall only be permitted on windows or doors located on the first or ground floor and located on the second floor, and on windows and doors on the façade facing a public right-of-way or commonly used as the main entrance to the premises.
- (b) Window signs shall not be permitted on windows above the ground in multi-story buildings.
- (c) All window signs shall be located within the same 20% area as depicted on the approved window sign plan.

4. **Copy.**

- (a) Window sign copy may include business name, logos graphics, and slogans, primary products and services, emblems of professional and financial affiliations, hours of operation, and other similar signage. Pricing shall be prohibited, except when provided on a displayed restaurant menu.
- (b) Copy shall only be white in color, except that registered logos and trademarks may be of color.

(G) **Entrance Feature Signs.** Entrance feature signs shall be permitted on all residential developments, and mix-use developments subject to compliance to the following standards:

- 1. **Number.** One (1) entrance feature monument sign or two (2) entrance feature wall signs.
- 2. **Sign Area.**
 - (a) A maximum entrance feature sign area of up to twenty four (24) square feet for developments with less than one hundred (100) linear feet of lot frontage on a right-of-way.
 - (b) Up to a maximum of sixty four (64) square feet for developments with one hundred (100) lineal feet or greater of lot frontage on a



right-of-way. If two wall signs are used, the total area of both wall signs shall not exceed the maximum area permitted.

- 3. **Height.**
 - (a) The maximum height of the monument sign shall be six (6) feet measured from grade to the uppermost portion of the monument sign. In the event the grade at the base of the sign is bermed the measurement shall be taken from the grade at the closest right-of-way line to the uppermost point of the sign.
 - (b) Maximum height of a wall sign shall be six (6) feet measured from grade to the uppermost portion of the wall sign.

- 4. **Separation.**
 - (a) Entrance feature monument signs shall be separated from each other by a minimum of two hundred (200) feet and from other freestanding signs by at least fifty (50) feet.
 - (b) Entrance feature wall signs shall be separated by a minimum of twenty five (25) feet of other wall signs.

- 5. **Setback.** Entrance feature monument signs shall setback a minimum of seven (7) feet from a right-of-way line.

- 6. **Location.**
 - (a) Entrance feature monument signs may be located within twenty five (25) feet of the entranceway, and shall not be located in the sight visibility triangle.
 - (b) Entrance feature wall signs may be affixed to the perimeter wall/fence/guardhouse of the development, and must be within twenty five (25) of the entranceway.

- 7. **Copy.**
 - (a) Copy on entrance feature signs shall be limited to the name of the development, developer's name and address street number.
 - (b) Sign copy shall be limited to no more than two (2) lines of text.

(H) Directory Signs. Directory signs shall be permitted subject to compliance to the following standards:

- 1. **Number.** One (1) directory sign shall be permitted for each multi-use/multi-tenant building on the property.
- 2. **Size.** Directory signs shall be limited to three (3) square feet in size, and lettering shall not exceed a maximum of three (3) inches in height.
- 3. **Copy.** Copy shall be limited to the names of tenants and businesses, and suite or address number. All other copy shall be prohibited.
- 4. **Location.** Directory signs may be freestanding or affixed to the building façade, and shall be setback at least twenty five (25) feet from a public right-of-way.

(I) Flags. Flags shall be permitted subject to compliance with all the following standards and compliance with the United States Flag Code (36 U.S.C. 173-178) which is hereby adopted and made part of this section by reference as if it were set forth herein. Violations of the United States Flag Code shall be civil in nature.



1. **For non residential, multi-family residential, commercial and industrial, and/or mix-use development.**

- (a) **Number.** A maximum of one (1) flag pole per property shall be permitted on properties with lot frontages of one hundred (100) feet or less; a maximum of two (2) flag poles for properties with lot frontages greater than one hundred (100) feet up to two hundred (200) feet; and a maximum of three (3) flag poles for properties with lot frontages of greater than two hundred (200) feet. No more than three (3) flags shall be flown on one (1) pole, with a maximum of up to three (3) flags per property or development.
- (b) **Size.** Maximum flag size shall be forty (40) square feet. The width of the flag shall not be more than thirty (30) percent of the length of the pole to which it is attached.
- (c) **Height.** Maximum pole height shall be thirty (35) feet or not more than ten (10) feet above the roof line of primary building, which ever is less.
- (d) **Location.** All flags shall be flown on a ground mounted pole designed and constructed as a flag pole, or affixed to a pole affixed to a building. The pole shall be ground mounted and constructed according to the Florida Building Code. If affixed to a building, the pole shall be no longer than 10 feet in length. No rooftop flags are permitted.
- (e) **Spacing.** Multiple flag poles shall be grouped. They shall be located a maximum of ten feet (10') from one another.
- (f) **Setback.** Flag poles shall have a minimum ten (10) foot setback from all property lines.
- (g) **Copy.** Only national, county, municipal, or political subdivision flags, or registered corporate trademarks, logos, seals shall be permitted. Flags shall not display any other copy. If the USA flag is flown it shall be flown on at the top, and/or in accordance with United States Flag Code (36 U.S.C. 173-178).
- (h) **Maintenance.** Flags and flag poles shall be maintained in good condition as to not be flailed or weathered.

2. **For single family residential uses, duplexes, townhouses, and other residential uses.**

- (a) **Number.** A maximum of one (1) flag shall be permitted per property.
- (b) **Size.** Maximum size of the flag shall be limited to twenty four (24) square feet.
- (c) **Height.** Flag poles shall be limited to no greater than five (5) feet above height of the residence or up to thirty five (35) feet, whichever is less.
- (d) **Location.** All flags shall be flown on a flag pole either ground mounted or on a pole affixed to a wall. Flags may only be located in the front yard or rear yard only.
- (e) **Setback.** Flag poles shall setback a minimum of ten (10) feet from front property lines and five (5) feet from all other property lines.
- (f) **Copy.** Only national, county, municipal, educational, institutional or political subdivision flags shall be permitted.



(g) **Maintenance.** Flags and flag poles shall be maintained in good condition as to not be flailed or weathered.

3. **Flags In Mass Prohibited.** The flags permitted by this subsection shall not be used in mass in order to circumvent this subsection by using said flags primarily as an advertising device.

(J) **Memorial Signs.** Memorial signs shall be permitted on all non-residential, mix-use, and residential developments subject to compliance to the following standards:

1. **Number.** One (1) memorial sign per property.
2. **Area.** Memorial signs monument or wall type shall not exceed one (1) square foot in size. Area of the foundation and/or base of a monument type memorial signs shall not be calculated towards the permitted area of the sign.
3. **Location.** Wall type memorial signs may be located on the building façade but not at a height greater than six (6) feet, and located a minimum of five (5) feet from any other sign. Monument type memorial signs may be located on a base or foundation not exceeding thirty (30) inches in height, and spaced a minimum of five (5) from other signs on the property.

(K) **Gasoline Service Stations.** Due to the unique retail service of gasoline service stations, in addition to all the standards set forth herein, the following standards shall also be permitted subject to compliance to the following standards:

1. **Wall sign.** In lieu of locating a wall sign on the building façade, a wall sign may be affixed to the canopy façade.
2. **Monument sign.** In the event the permitted changeable copy of up to 30% of the monument sign cannot accommodate the pricing regulations required by law, the changeable copy may be increased the minimum amount for compliance.
3. **Size.** Wall sign on canopies shall be limited to up forty (40%) percent of the area calculated as permitted for the building facade. Color schemes unique to the registered brand shall not be included in calculating the permitted wall sign area.
4. **Gasoline Pumps.** Signage on gasoline pumps may include customary and required informational signage including but not limited to information and data required by law, price, and credit card logos. Up to a total of four (4) square feet of logos and brand identity signage shall be permitted to be located on each gasoline pump. Signs, other than required by law, located on top of pumps shall be prohibited.
5. **Prohibited.** Banners, either on or otherwise mounted/placed on/with or connected to pumps shall be prohibited.

(L) **Theaters, Playhouses, and Other Similar Cultural or Civic Establishments.** Due to the changing nature and number of events or showings theaters, playhouses, and other culturally orientated establishments may be permitted an additional changeable copy signage. In addition, to standards set forth in this Schedule, the following standards shall be permitted subject to compliance to the following:

1. **Number.** Theaters, playhouses and other culturally orientated establishments shall be permitted one (1) additional changeable copy sign.



- 2. **Sign Area.** Changeable copy area shall be limited to up to seventy five (75) square feet. Multiple screen theaters may be permitted additional changeable copy not to exceed twenty-five (25) square feet per additional screen greater than three (3), but not to exceed a total sign square footage of two hundred (200) square feet of sign area. Total area shall include the area of the changeable copy and the area of any poster display boxes or frames.
- 3. **Wall Sign.** The changeable copy sign may be a cabinet wall sign allowing for interchangeable copy, but shall only be affixed to the front building façade, or façade of the main entrance.
- 4. **Display Box.** Posters and other advertisements shall be only affixed within a professionally constructed display box or frame. Display boxes shall not exceed standard poster sizes.
- 5. **Copy.** Changeable sign copy shall be limited to the title of the performance and the MPAA rating. Display box copy shall be limited to posters.

(M) **Drive-Thru Menu Board Signs.** Due to the unique retail service that restaurants operating drive through lanes provide and the necessity for efficient and effective service and the need for additional signage with changeable copy to service their customers, restaurants with drive through lanes, in addition to signage that may be permitted with compliance with standards in this Schedule herein, shall be permitted additional signage subject to compliance to the following standards:

- 1. **Number.** Two (2) menu board signs shall be permitted per drive through lane. Drive through signs may be freestanding or affixed to a wall or one of each.
- 2. **Size.** Each drive through menu sign shall not exceed twenty (20) square feet in area. Lettering used in the copy shall not exceed six (6) inches in height.
- 3. **Spacing.** Each drive through menu sign shall be spaced at minimum of ten feet (10) from each other, and from other freestanding signs on the property.
- 4. **Height.** Freestanding and signs affixed to a wall shall be not exceed six (6) feet in height.
- 5. **Location.** Drive through menu signs shall be located as to be visible for the drive through lane and not intentionally orientated to be visible for rights-of-way, or drive aisles of the development.
- 6. **Copy.** Copy shall be limited to the menu items, pricing, specials, and graphics/pictures typical of restaurant menus. Menu board signs may be all changeable copy. All other copy shall be prohibited.

X. SIGNAGE ALONG PRINCIPAL ARTERIAL AND MINOR ARTERIAL CORRIDORS (PAMA)

The signs permitted on property is determined by the property's location on the City's rights-of-way as defined in the City's Comprehensive Master Plan, and depicted on Map FLU I-7 of the plan (Exhibit 4), and determined by the type of use of the property. In addition to applicable criteria and design standards set forth in this Schedule, the following signs shall be permitted as set forth below.



(A) Monument Signs (PAMA). Properties with frontage on an principal arterial or minor arterial right-of-way shall be permitted the following monument signage (Exhibit 5):

1. Number.

- (a) One (1) monument sign on properties with a minimum linear lot frontage of fifty (50) or more feet on a public right-of-way.
- (b) Monument signs are not permitted on properties with less than 50 linear feet of lot frontage on a right-of-way.
- (c) A second monument sign may be allowed if the property has two (2) lot frontages of fifty (50) linear feet or more on a right-of-way or if the property has five hundred (500) feet or more of linear lot frontage on one right-of-way. In any event, a maximum of two (2) signs shall be permitted.

2. Sign area.

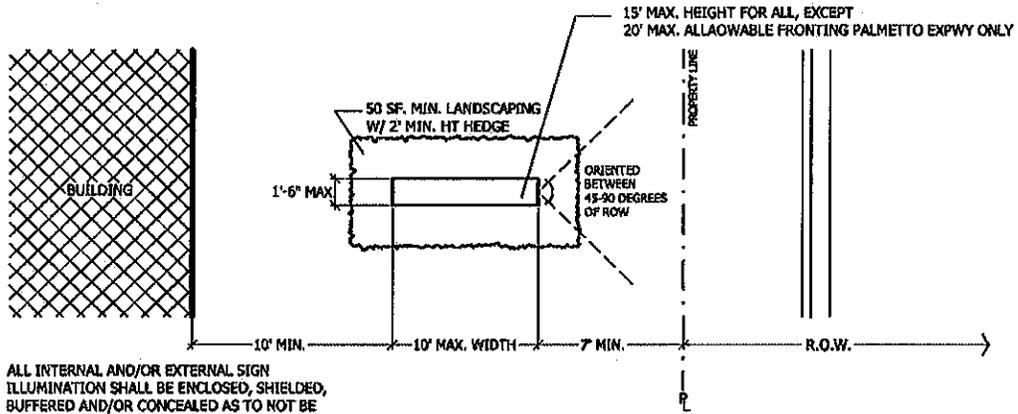
- (a) Forty (40) square feet for the first fifty (50) feet of lot frontage on a street, plus 0.75 square feet for each additional foot of lot frontage, up to a maximum of one hundred fifty (150) square feet total for one (1) sign. Except that monument signs permitted on properties with frontage on N.W. 167th Street may be up to a maximum of 200 square feet.
- (b) Where two (2) signs may be permitted each sign shall not exceed one hundred fifty (150) square feet, for total of three hundred (300) square feet.

3. Sign Height. Fifteen (15) feet maximum, except for property with frontage on N.W. 167th Street (Palmetto Expressway Frontage Road), may be allowed a maximum sign height of twenty (20) feet.

(B) Wall Signs (PAMA).

1. Number.

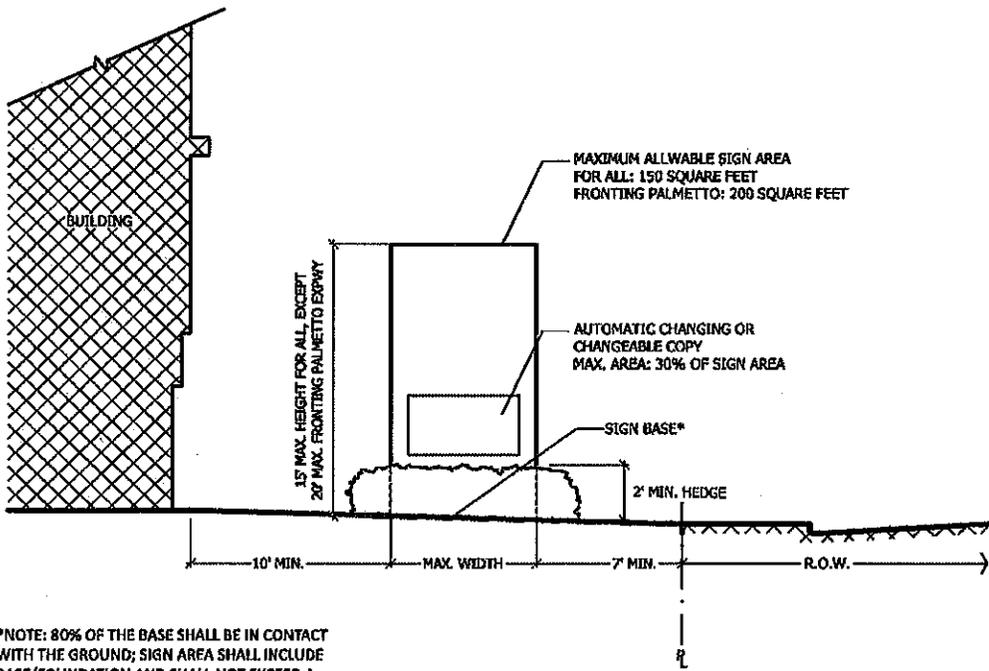
- (a) One (1) wall sign per building façade with frontage on a right-of-way, up to a maximum of two (2) wall signs. In lieu of a wall sign on the building façade with frontage on a right-of-way one (1) wall sign may be located on the building façade if such building facade faces into the parking area and is not abutting single family residentially developed property.
- (a) If permitted a second wall sign, the second sign shall be identical copy, color, illumination method and method of construction. Each sign's size will be determined independently based on the façade frontage.
- (b) All buildings that have access from an alley or drive aisle may have one (1) non-illuminated identity sign, located on the rear door of the building not to exceed three (3) square feet in sign area, and not located higher than eight (8) feet above grade.



ALL INTERNAL AND/OR EXTERNAL SIGN ILLUMINATION SHALL BE ENCLOSED, SHIELDED, BUFFERED AND/OR CONCEALED AS TO NOT BE VISIBLE FROM ADJACENT RIGHT-OF-WAYS.

SPACED MORE THAN 25 FEET FROM ANY OTHER MONUMENT SIGN.

MONUMENT SIGN - PLAN VIEW
PRINCIPAL AND MINOR ARTERIAL R.O.W.
SINGLE USE
N.T.S.



*NOTE: 80% OF THE BASE SHALL BE IN CONTACT WITH THE GROUND; SIGN AREA SHALL INCLUDE BASE/FOUNDATION AND SHALL NOT EXCEED A MAXIMUM WIDTH OF 10 FEET. MONUMENT SIGNS SHOULD BE PROPORTIONATE IN HEIGHT AND WIDTH AT A RATIO OF 1 TO 1.5

MONUMENT SIGN - ELEVATION
PRINCIPAL AND MINOR ARTERIAL R.O.W.
N.T.S.



2. **Size.**

- (a) The total area of the wall sign shall not exceed ten percent (10%) of the building façade with frontage on a right-of-way for the first fifteen (15) feet in height of the building, then the area may be increased by 1.5 percent for each foot of building height measured to the bottom of where the sign is located, up to a maximum of two hundred (200) square feet for buildings with up to one hundred (100) feet of building façade with frontage on a right-of-way.
- (b) Up to four hundred (400) square feet for buildings with more than one hundred (100) feet of building façade with frontage on a right-of-way.

(C) **Window Signs (PAMA).** In accordance with Window Sign design standards as set forth in this Schedule.

(D) **Multi-Use/Multi-Tenant/Mix-Use Development (PAMA).** In addition to the monument design standards multi-use/multi-tenant/mix-use developments shall be permitted and shall comply with the following standards:

1. **Number.**

- (a) For one (1) and two (2) story buildings one (1) wall sign per tenant's/use proportionate share of building façade with frontage on a right-of-way, as well as one (1) additional wall type sign located at the rear or side of a building façade if such building facade faces into the parking area and is not abutting single family residentially developed property.
- (b) Tenants/uses that have two (2) facades fronting a right-of-way may have two (2) wall signs. The second sign shall be identical copy, color, illumination method and method of construction. Each sign's size will be determined independently based on the proportionate share of frontage of the façade for each tenant/use.
- (c) For buildings with three (3) or more stories one (1) wall sign per building façade with frontage facing a right-of-way, up to a maximum of two (2) wall signs. In lieu of a wall sign on the building façade with frontage on a right-of-way, one (1) wall sign may be located on the building façade that faces into the parking area, provided that such sign is not abutting single family residences or single family residentially zoned property. The second sign shall be identical copy, color, illumination method and method of construction. Each sign's size will be determined independently based on the façade frontage.
- (d) Wall signs located on second story building facades shall be permitted up to 50% of the sign area as would be permitted on the ground floor building façade.

(E) **Directory Signs (PAMA).** Directory signs are permitted in accordance with the design standards set forth in this Schedule.



XI. SIGNAGE ALONG COLLECTOR AND ALL OTHER RIGHTS-OF-WAYS.

Properties with frontage rights-of-way other than arterial right-of-ways shall be permitted the following (Exhibit 6).

(A) Monument Signs Collector and All Other Rights-of-Way.

1. **Number.** One (1) monument sign on properties with a minimum linear lot frontage of fifty (50) or more feet on a public right-of-way. Monument signs are not permitted on properties with less than 50 linear feet of lot frontage on a right-of-way.
2. **Sign Area.** Twenty four (24) square feet for first fifty (50) feet of lot frontage on a street, plus 0.5 square feet for each additional foot of frontage, up to a maximum of fifty four (54) square feet.
3. **Multi-Use/Multi-Tenant Development.** A second freestanding sign may be allowed if the site has more than five hundred (500) feet of street frontage. The maximum size of each sign shall be 54 square feet for a total of 108 square feet.
4. **Height.** Six (6) feet maximum.

(B) Wall Signs Collector and All Other Rights-of-Way. One (1) wall sign shall be permitted up to a maximum of twenty four (24) square feet.

(C) Window Signs Collector and All Other Rights-of-Way. In accordance with Window Sign design and locational requirements and standards set forth in this Schedule.

XII. SIGNAGE IN THE TOWN CENTER ZONING DISTRICT (TCZD)

Signage in the Town Center Zoning District shall comply with standards set forth in this schedule.

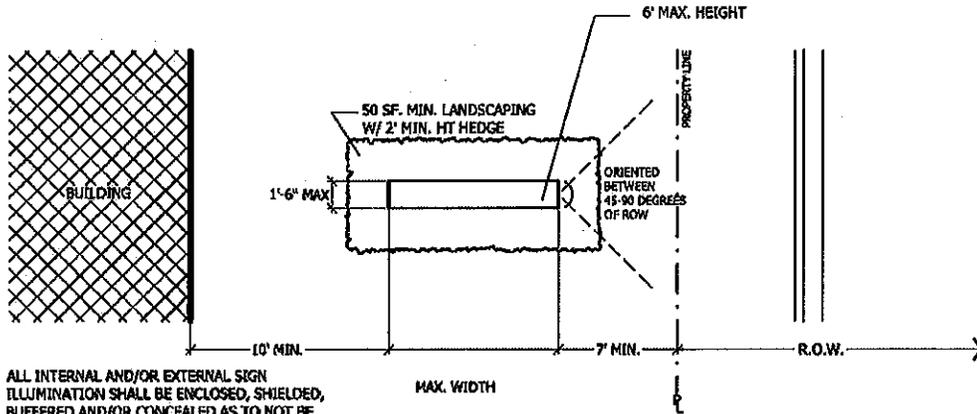
XIII. TEMPORARY SIGNS

Temporary signs are permitted in the City for duration of time depending on the type of sign. Failure to remove a temporary sign within the permitted time-frame shall result in a violation of this Schedule.

Temporary signs shall be permitted subject to compliance to the following provisions:

(A) Construction Signs. One (1) development/project sign plus one (1) for each architect, contractor, sub-contractor, developer or finance organization at which location such individual is furnishing labor, materials, or services trade, financial institution, or sponsor.

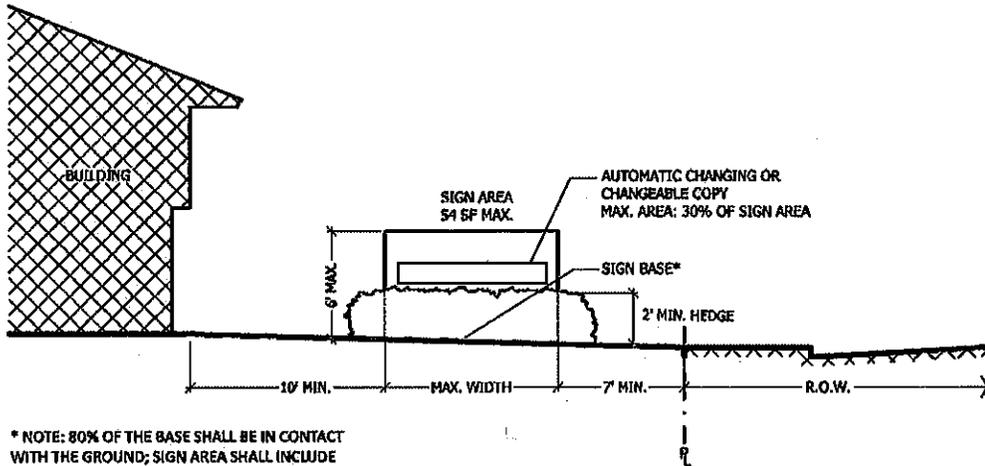
1. **Sign Area.** Each sign shall not be greater than thirty two (32) square feet; however, the total sign area of all construction signs shall not exceed 256 square feet. Only the sign face shall be counted toward the maximum sign area allowed. There is no sign size limit if the sign is painted on an approved construction shed/trailer.
2. **Sign Height.** Maximum sign height shall be ten (10) feet, measured from the base of sign to the uppermost portion of the sign.
3. **Duration.** All construction signs shall be removed within fifteen (15) days after the certificate of occupancy for the structure is issued.



ALL INTERNAL AND/OR EXTERNAL SIGN ILLUMINATION SHALL BE ENCLOSED, SHIELDED, BUFFERED AND/OR CONCEALED AS TO NOT BE VISIBLE FROM ADJACENT RIGHT-OF-WAYS.

SPACED MORE THAN 25 FEET FROM ANY OTHER MONUMENT SIGN.

MONUMENT SIGN - PLAN VIEW
COLLECTOR AND ALL OTHER R.O.W.
SINGLE USE
N.T.S.



* NOTE: 80% OF THE BASE SHALL BE IN CONTACT WITH THE GROUND; SIGN AREA SHALL INCLUDE BASE/FOUNDATION AND SHALL NOT EXCEED A MAXIMUM WIDTH OF 10 FEET. MONUMENT SIGNS SHOULD BE PROPORTIONATE IN HEIGHT AND WIDTH AT A RATIO OF 1 TO 1.5

2 SIGNS MAY BE PERMITTED FOR FRONTAGES GREATER THAN 500 LINEAR FEET ONLY FOR MULTI-USE/MULTI-TENANT.

MONUMENT SIGN - ELEVATION
COLLECTOR AND ALL OTHER R.O.W.
SINGLE USE AND MULTI-USE/MULTI-TENANT
N.T.S.



- 4. **Permit.** A sign permit shall not be required for a construction sign. The exemption from a sign permit shall not be construed to waive or otherwise exempt compliance with the Florida Building Code, or other provisions of this Schedule.

(B) Temporary Construction Fence Sign (TCFS). Temporary Construction Fence Signs (TCFS) shall be permitted subject to compliance with the following:

- 1. **Location.** Temporary Construction Fence Signs are permitted in all zoning districts. Such signs must be located on-site for real estate development projects, specifically at the construction site. Building permits must be issued for construction of the project in question prior to the construction or placement a TCFS. TCFS shall only be permitted along lot frontages on public rights-of-way.
- 2. **Setbacks.** The minimum setback for Temporary Construction Fence signs should be five (5) feet from the front property line or any right-of-way line, or shall meet the minimum standards for compliance with other applicable regulations.
- 3. **Landscape.** Landscape should be provided within the five (5) foot setback. At minimum, such landscape should include shrubs spaced a minimum of 36 inches on center, a minimum of 24 inches at planting, or some combination of setback and landscaping meeting the approval of the Director. Such landscape shall be maintained in acceptable condition for the duration that the fence exists.
- 4. **Modifications.** The Director shall have the authority, but no obligation, to modify said setbacks and landscape requirements based on a review of written justification that must be submitted by the Applicant. The Director shall have the authority to increase setbacks and minimum landscape requirements as deemed appropriate to the interests of the City of Miami Gardens.
- 5. **Size.** TCFS may be constructed up to eight (8) feet in height.
- 6. **Copy.** All copy shall be professionally prepared and affixed, and copy shall be limited to the following:
 - (a) Development Name
 - (b) Development Company
 - (c) Contact Phone Number
 - (d) Web Site
 - (e) Graphics/pictures of proposed development, buildings, people
 - (f) Sale price
- 7. **Lettering.** Lettering shall not exceed two (2%) percent of the sign surface area.
- 8. **Submittal.** The following items shall be submitted in the review of the TCFS application on a form approved by the City:
 - (a) Site plan/survey clearly depicting the location of the TCFS.
 - (b) Color illustration/elevation of the TWFS depicting the copy with dimensions of size and lettering.
- 9. **Review and Approval.** The Director shall review the content and design of all TCFS, and may impose any and all additional conditions deemed appropriate including but not limited to setbacks, content, size, length, material, color, lighting, and landscape.



10. **Duration.** TCFS shall be permitted up to one (1) year from approval, and may be extended for an additional period at discretion of the Director, providing just cause and reason is provided by the applicant. TCFS shall be removed within fifteen (15) days after the final certificate of occupancy for the structure(s) is issued.

(C) Political Campaign Signs Standards. One (1) sign per property per candidate or ballot issue.

1. **Sign Size.** The maximum size allowed shall be nine (9) square feet per sign on residential properties and thirty-two (32) square feet on nonresidential/mixed use properties.
2. **Setback.** Signs shall setback a minimum of five (5) feet from all property lines.
3. **Sign Location.** No sign shall be located within, on, or over public right-of-way, public lands, or utility poles, or be located in a required sight visibility triangle.
4. **Placement on Vacant Lots.** No political campaign sign shall be placed upon an unimproved lot without the written consent of the property owner filed with the City Clerk prior to posting of the sign.
5. **Signs on Vehicles or Machinery.** Political campaign signs placed on vehicles or machinery in residentially zoned property, except bumper stickers, shall not exceed 4 1/2 square feet and shall be securely fastened to the vehicle in order to ensure that the vehicle is capable of being operated in a safe manner upon the roads of the state.
6. **Prohibited.** Portable political campaign signs, except for those signs securely fastened to vehicles or machinery noted above, defined for purposes of this Schedule as signs not secured to the ground in accordance with the Building Code, shall be prohibited.
7. **Traffic Hazards.** Political campaign signs shall not be located on property in such a manner as to interfere with or present a hazard to the flow of traffic along the streets adjacent to the property upon which such sign is located. The City shall take appropriate actions to remove or cause such signs to be removed.
8. **Removal of Improper Political Campaign Signs.** Political campaign signs not posted in accordance with these regulations shall be subject to removal by the candidate, the property owner or the City. If the City removes the sign, the City shall deduct the cost and expense of removal from the posted cash bond.
9. **Duration.** Sign shall be erected no earlier than ninety (90) days prior to the first primary. Signs shall be removed within five (5) days after the last election which candidate or issue was on the ballot. Promoters, sponsors and candidates shall be responsible for compliance with the provisions in this section and shall remove signs promoting or endorsing their respective candidacies when such signs are displayed or used in violation of this section. Additionally, any private owner who fails to remove an unlawful special events sign from his or her property shall be deemed in violation of this section. Any sign not removed within this time frame shall be considered an abandoned sign and subject to removal without notice.
10. **Bond.** The City Council shall have the authority to require that each candidate in a municipal election and non-municipal elections, prior to the installation and/or construction of signs in accordance with this section, to post or cause to be posted with the City a refundable cash



bond in an amount determined by the City Council as part of the customary procedure to establish such fees.

- 11. **Permit.** A sign permit shall not be required for a political sign. The exemption from a sign permit shall not be construed to waive or otherwise exempt compliance with the Florida Building Code, or other provisions of this Schedule.

(D) Real Estate Signs (Non-residential and Mix-Use Developments). A maximum of one (1) sign per lot frontage on a right-of-way, except that Properties with a lot frontage of five-hundred (500) linear feet or more are allowed a maximum of two (2) signs per lot frontage on right-of-way.

- 1. **Size.** Real Estate signs shall not exceed six (6) square feet when affixed to a window or building façade, and forty-four (44) square feet for freestanding real estate signs. The support structure of the freestanding sign shall not be counted towards the area of the sign.
- 2. **Setback.** Freestanding real estate signs shall setback a minimum of ten (10) feet from all property lines.
- 3. **Height.** Real estate signs shall be a maximum height of eight (8) feet.
- 4. **Spacing.** Real Estate signs shall be spaced a minimum of two-hundred fifty (250) feet apart when located on the same property, and spaced a minimum of one hundred (100) feet from real estate signs on other property. Real estate signs shall be spaced a minimum of five (5) feet from any other sign on the property.
- 5. **Location.** Freestanding real estate signs shall only be placed in landscaped areas of the property, and shall not be located in the sight distance triangle, and shall be placed at either a 45 degree or 90 degree angle to the right-of-way.
- 6. **Maintenance.** Real estate signs shall be maintained in good condition and readable and shall not be faded or weathered, and shall be replaced every twelve (12) months.
- 7. **Copy.** Sign copy shall only contain necessary copy directly related to the real estate activity/transaction for the property of which the sign is located. Advertising of products or services other than the real estate shall be prohibited.
- 8. **Duration.** Real Estate signs shall be permitted up to one (1) year from approval, and may be extended for an additional period at the discretion of the Director, providing just cause and reason is provided by the applicant. Real estate signs shall be removed within fifteen (15) days after the sale or transaction of the property.
- 9. **Permit.** A sign permit shall be required.
- 10. **Exception.** A banner used as a real estate sign shall require public hearing approval.

(E) Real Estate Signs (Single Family Residential, Individual Townhouse, Duplexes, and Similar Dwelling Units). One (1) real estate sign per property shall be permitted, and one (1) open house real estate sign shall be permitted only during periods of actual open house activities.

- 1. **Size.** Real estate signs shall not exceed six (6) square feet in area.
- 2. **Setback.** Real estate signs shall be setback a minimum of five (5) feet from any property line.



3. **Height.** Real estate signs shall be a maximum height of six (6) feet.
4. **Location.** Real estate signs shall be free-standing, and shall not be affixed to the building.
5. **Maintenance.** Real estate signs shall be maintained in good condition and readable and shall not be faded or weathered, and shall be replaced every twelve (12) months.
6. **Copy.** Real estate sign copy shall be limited to the "for sale" or "for rent", name of the agent, company, broker, phone number, address, web-site/email address. Personal photographs of agents/brokers shall be prohibited.
7. **Permit.** A sign permit shall not be required. The exemption from a sign permit shall not be construed to waive or otherwise exempt compliance with the Florida Building Code, or other provisions of this Schedule.
8. **Exception.** A banner used as a real estate sign shall require public hearing approval.

(F) Banner Signs. Banner signs shall be permitted subject to compliance to the following standards:

1. **Number of Signs.** One (1) banner sign shall be permitted per tenant/use in conjunction with an event conducted pursuant to a dedication, a grand opening, going out of business, or public hearing approval. No more than three (3) shall be permitted at any one time at a multi-tenant/multi-use development.
2. **Sign Size.** Up to fifty (50) square feet maximum.
3. **Setback.** Freestanding banner signs shall be setback a minimum of seven (7) feet from all right-of-way lines.
4. **Location.** Freestanding banner signs shall only be located in a landscaped area, and shall not be located in the sight distance triangle. Banner signs may be affixed to a building or fence or other structure on the property, subject to all applicable standards set forth herein.
5. **Spacing.** Freestanding banner signs shall be spaced a minimum of ten (10) feet from any other freestanding sign, and banner signs affixed to a wall or fence shall be spaced a minimum of five (5) feet from any other wall sign.
6. **Duration.** Banner signs are not to be posted more than thirty (30) days preceding the event, and are to be removed within seven (7) days following the event.
7. **Permit.** A sign permit shall not be required for a banner sign. The exemption from a sign permit shall not be construed to waive or otherwise exempt compliance with the Florida Building Code, or other provisions of this Schedule.
8. **Exception.** Any banner sign used as a real estate sign shall require public hearing approval. Banner signs approved by a city sponsored or approved special event shall be exempt from these standards.

(G) Inflatable/Balloon Signs. Inflatable/balloon signs shall be permitted provided they are in compliance with the following standards:

1. **Number.** The maximum number of inflatable/balloon signs shall be limited to one (1).



- 2. **Size.** Inflatable/Balloon signs shall have maximum size of thirty two (32) feet in height and twenty (25) feet in width.
- 3. **Setback.** Inflatable/balloon signs shall setback a minimum of fifteen (15) feet from all property lines.
- 4. **Location.** Inflatable/balloon signs shall only be located on non-residential, mix-use properties. Signs may be located in the front of buildings, on roof tops, and on the property as to not occupy parking areas, drive aisles, and shall not impede traffic or pedestrian flow, or create an unsafe or hazardous situation on or off the property.
- 5. **Duration.** Inflatable/balloon signs shall be permitted up to four (4) times each calendar year per property. No more than once each calendar quarter per applicant or per multi-tenant/multi-use property. Maximum of seventeen (17) days per sign during any one (1) calendar quarter.
- 6. **Copy.** Copy on the inflatable/balloon signs shall be limited to the business, or organization, or event name, and the primary product or service.
- 7. **Height.** Maximum of thirty-two (32) feet above the rooftop of the building in which the advertised use or occupant is located. Rooftop installations require the written consent of the property owner.
- 8. **Permit.** A sign permit shall not be required for an inflatable/balloon sign. The exemption from a sign permit shall not be construed to waive or otherwise exempt compliance with the Florida Building Code, or other provisions of this Schedule.

(H) Spot/Search Light Sign. Spot/search light signs shall be permitted provided they are in compliance with the following standards:

- 1. **Number.** The maximum number of spot light signs shall be limited to one (1). One (1) sign shall have a maximum of up to four (4) individual spot lights.
- 2. **Setback.** Spot light signs shall setback a minimum of fifteen (15) feet from all property lines.
- 3. **Location.** Spot light signs shall only be located on non-residential, mix-use properties. Signs may be located in the front of buildings, and on the property as to not occupy parking areas, drive aisles, and shall not impede traffic or pedestrian flow, or create an unsafe or hazardous situation on or off the property.
- 4. **Duration.** Spot light sign shall be permitted per property or development up to three (3) times per calendar year for up to a maximum of three (3) consecutive days at any one time.
- 5. **Copy.** Illumination of copy shall not be permitted.
- 6. **Permit.** A sign permit shall not be required for a spot light sign. The exemption from a sign permit shall not be construed to waive or otherwise exempt compliance with the Florida Building Code, or other provisions of this Schedule.

(I) National Event Signage. National event signage shall be permitted in compliance with Ordinance No. 1997-06-16.



XIV. PROHIBITED SIGNS

It shall be unlawful for any person to install, alter, erect, construct, post, paint, maintain, or relocate, within the municipal limits of the City of Miami Gardens any sign, without first having obtained a permit from the City, and/or have a valid permit for said work, unless otherwise exempt by this schedule.

- (A) Said permit shall be issued by the City Manager or his designee only after determination has been made that full compliance with all conditions of this Schedule, the Florida Building Code and other applicable regulations have been met and complied with.
- (B) Before any permit is issued, an application for such permit shall be filed in a manner required by the City. Any sign that does not have or has not been issued a valid permit as may be required by this Schedule shall be prohibited. In addition, the following signs shall be prohibited in the City of Miami Gardens;
 - 1. Any sign not in compliance with the standards set forth in this Schedule.
 - 2. Signs so located as to constitute a danger to public safety.
 - 3. Signs that exhibit thereon any lewd, obscene, offensive, or lascivious matter.
 - 4. Wall signs with changeable copy.
 - 5. Window signs above the second floor of any building.
 - 6. Portable political campaign signs, except for those signs securely fastened to vehicles.
 - 7. Any sign not secured to the ground or affixed to a wall or window in accordance with the Florida Building Code.
 - 8. Banners, either on or otherwise mounted/placed on/with or connected to gasoline pumps, trees, utility poles, walls, or to other signage, except as specifically permitted in accordance to this Schedule.
 - 9. Signs located on top of gasoline pumps, unless as required by law.
 - 10. Flag that advertises a product, service, event, or slogan, except as specifically permitted in accordance to this Schedule.
 - 11. Any signs which are not traffic signs as defined in Section 33-94(b) which use the word "stop" or "danger" or present or imply the need or requirement of stopping, or which are copies or imitations of official signs. Red, green or amber (or any color combination thereof) revolving or flashing light giving the impression of a police or caution light is a prohibited sign, whether on a sign or on an independent structure.
 - 12. Portable signs, except as specifically permitted in accordance to this Schedule.
 - 13. Vehicle signs used to advertise a place of business or activity that can be viewed from a public right-of-way. This shall not be interpreted to prohibit identification of commercial vehicles provided such vehicles are operational and moved and used daily for delivery or service purposes and are not used, or intended for use, as portable signs. This sign shall also not be interpreted to apply to buses, taxicabs, and similar common carrier vehicles which are licensed or certified by Miami-Dade County or other governmental agency.
 - 14. Roof signs, parapet signs, and signs projecting above a canopy, parapet, or roof of a building, except balloon signs that may be permitted in accordance to this Schedule.



15. Billboards signs in accordance to City of Miami Gardens Ordinance No. 2007-05-11, titled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AMENDING CHAPTER 33, "ZONING," ARTICLE VI, "SIGNS," DIVISION 1, "TITLE, APPLICABILITY, PURPOSE AND DEFINITIONS," SECTION 33-83 "PURPOSE," AND SECTION 33-84 "DEFINITIONS," AND DIVISION 2, "GENERAL PROVISIONS", SECTION 33-95, "PROHIBITED SIGNS," OF THE MIAMI-DADE COUNTY ZONING CODE, AS MADE APPLICABLE TO THE CITY OF MIAMI GARDENS' CODE OF ORDINANCES, BY PROHIBITING OFF-PREMISES SIGNS (BILLBOARDS) WITHIN THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE", as may be amended from time to time."
16. Changeable copy signs except as specifically permitted in accordance to this Schedule.
17. A sign which covers, interrupts or disrupts the major architectural features of a building.
18. Signs or sign support that may interfere with public alarms, signals, or signs or placed in such position or manner as to obstruct or interfere, either physically or visually, with any fire alarm, police alarm, traffic signal or sign or any devices maintained by or under public authority.
19. Abandoned signs as herein defined, that remains out of compliance of the provisions herein for more than sixty (60) days of being abandoned.
20. Animated signs as herein defined.
21. Open house signs located off-premise.
22. Real estate signs with photographs, graphics of agents/brokers.
23. Off-premise signs.
24. Neon signs.
25. Portable signs.
26. Raceway signs.
27. All snipe signs.
28. Any figurine, costumed form, whether human or not, used or intended to be used as a commercial advertisement or announcement, that directs attention to a particular product, commodity, or business enterprise.
29. Standard balloons with or without copy used with the intention of drawing attention.
30. Any blinking or flashing lights, revolving or rotating signs, streamer lights, pennants, streamers, and all fluttering, spinning or other type of attention attractors or advertising devices are prohibited except during recognized holiday periods such attention-attractors that pertain to such holiday periods may be displayed on a temporary basis during such periods in accordance to provisions herein.

XV. VIOLATIONS AND PENALTIES

- (A) The Building Official, law enforcement officers, code enforcement officers and the Zoning Administrator, and/or their designees of the City of Miami Gardens shall be authorized to enforce the provisions of this Schedule and pursuant to said authorization shall be empowered to enforce as permitted by law all violations of this Schedule.



- (B) Any person or entity found guilty of violating any section of this Schedule shall be subject to a fine up to \$500.00 per violation per day. Each day such violation is committed, or permitted to continue, shall constitute a separate offense and shall be punishable as such hereunder.

EXHIBIT “B” STAFF RECOMMENDATION

STAFF RECOMMENDATION –ORDINANCE ADOPTING SIGN CODE
PH-2007-00025

Applicant(s): City of Miami Gardens
Project Name: City of Miami Gardens Sign Code
Project Type: Ordinance
Location: City wide
Requested Action(s): AN ORDINANCE OF THE CITY OF MIAMI GARDENS, FLORIDA ADOPTING A NEW SIGN CODE, MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; REPLACING "THE SIGN CODE OF MIAMI-DADE COUNTY, FLORIDA", ALSO KNOWN AS ARTICLE VI. SIGNS, CHAPTER 33, CODE OF MIAMI-DADE COUNTY, FLORIDA, TO PROVIDE FOR SIGN REGULATIONS; PROVIDING FOR DEFINITIONS; PROVIDING FOR PERMITTING REQUIREMENTS; PROVIDING FOR SIGN PLANS TO BE SUBMITTED; PROVIDING FOR NONCONFORMING SIGNS; PROVIDING FOR AN AMORTIZATION PERIOD; PROVIDING FOR DESIGN STANDARDS; PROVIDING FOR PROHIBITED SIGNS; PROVIDING FOR PENALTIES; PROVIDING FOR ADOPTION OF REPRESENTATIONS; REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

RECOMMENDATION

Recommend adoption of the Ordinance.

INTRODUCTION AND BACKGROUND

The Ordinance passed at first reading on January 23, 2008. Discussions occurred on the prohibition of costume and mascot signs as applied to commercial speech. As recommended by the City Attorney, the definition and language on costume and mascot signs was amended to emphasize applicability to commercial activities. Those amendments have been incorporated into the Sign Code.

The City has been developing a new Sign Code to replace current regulations per the Miami-Dade County Zoning Code. The new Sign Code was initiated by the City Council in early 2007 after a workshop discussion about Automated Copy/Digital Signs. The City Council decided that, rather than focusing on a single type of sign in a piecemeal manner, a comprehensive approach should be taken to develop a completely new sign regulation. Staff has contracted with consultant planners to develop the new code.

Major Corridor Approach. The City Council stated a preference for creating a uniform sign plan that would yield a more consistent and uniform aesthetic appearance along the City's major roadways. That approach is in sync with the City's innovative Comprehensive Development Master Plan (CDMP), which focuses upon the three major transportation/commercial corridors of the City, 27th Avenue, State Road 7, and the Palmetto Expressway.

PUBLIC INPUT

Two public workshops were held. On June 28, 2007 approximately 34 citizens participated in the workshop. Citizens formed four (4) groups of 7-8 people, which were facilitated by staff members. Each

group was given a questionnaire with nine questions and allotted five (5) minutes to discuss the questions listed. After the discussion, the results from each group were openly discussed. On September 19, 2007 a second public workshop was held in which more specific preferences were reviewed by participants.

CITY COUNCIL WORKSESSION

At a public worksession on December 19, 2007, the City Council reviewed a draft Sign Code and Summary (attached) and, after discussion, stated several preferences and refinements that should be incorporated into the code which are summarized below. Those refinements were accomplished at First Reading. The Council also agreed to proceed to adopt the new sign code in January and February of 2008 in a manner that will allow the City to take no further action upon the current moratorium on automated copy signs which is set to expire on or about February 24, 2008.

IMPLEMENTATION OF SIGN CODE

The following actions are being taken to implement to new Sign Code:

- a. Web Site Notification to Businesses and Property Owners: The attached Letter to Businesses, which includes a brief summary of the proposed Sign Code, has been placed on the City's web site. A copy of the adopted code will also be placed there.
- b. Mailed Notification to Businesses: Working with Finance to incorporate similar information in mailing at same time as financial report summary is transmitted to citizens and property owners.
- c. Economic Incentives: The Community Development Department's Façade Improvement Grant program has been incorporated into business notification information and web site information on the sign code.
- d. Staff proposes the following reduced fee incentive to encourage businesses to comply earlier than the 5 year ordinance schedule to apply to all permit costs:
 - Year 0-1 – 80% Reduction
 - Year 1-2 – 60% Reduction
 - Year 2-3 – 40% Reduction
 - Year 3-4 – 20% Reduction
 - Year 4-5 – 10% Reduction
 - Year 5 – Normal Schedule
- e. A fee schedule for submittal and processing of new Sign Plans is being incorporated into the fee document proposed by the City Manager.
- f. A Sign Code package will be compiled to explain the code and steps to compliance. Excerpted illustrations from the code itself will be included.
- g. The Planning and Zoning Department will be coordinating training for city staff as well as a schedule of meetings for public information. If timely, these meetings will be coordinated with the Code Enforcement Department regarding the towing ordinance.

ATTACHMENTS:

Letter to Businesses

OPEN LETTER TO BUSINESSES AND
PROPERTY OWNERS

**IMPORTANT NOTIFICATION FOR
CITY BUSINESSES AND PROPERTY OWNERS**

February 6, 2008



NEW CITY SIGN REGULATIONS WILL AFFECT BUSINESSES

The City Council of the City of Miami Gardens has been working since the City's founding in 2004 to improve the City in many, many ways. In addition to expanding recreation programs, redeveloping the City's parks, and establishing a new police department, the City is worked diligently to improve the physical environment, especially along major roadways. The City Council anticipates adoption of the new sign regulations on February 13, 2008. The City of Miami Gardens' new sign regulations will affect most businesses as well as other properties with signage.

The City's Comprehensive Development Master Plan (CDMP) became effective in 2007. It charts a new direction to revitalize our major transportation and business corridors while preserving our neighborhoods. A key to implementing the Comprehensive Development Master Plan is implementing new land development regulations, specifically, a new Zoning Code. New sign regulations are the first major piece of the City's new Zoning Code or Land Development Regulations.

The new Sign Regulations will require that most signs be replaced over a period of five years from adoption. The City is utilizing a three phase approach to implementing the code, as follows:

- **Step 1: Sign Plan Required** Within two (2) years apply for Sign Plan approval;
- **Step 2: Approved Sign Plan** Within three (3) years Sign Plan must be approved by the City;
- **Step 3: Compliance** Within five (5) years properties must bring signs into compliance with the approved Sign Plan;
- **Replacement Signs** Additionally, as new signs replace existing signs, compliance will be required.
- **Window Signs** Upon adoption, window signs must be compliant.

The following is a summary of the City of Miami Gardens' new sign regulations. This is a generalized summary and should not be utilized to determine exactly how new requirements effect a specific site.

Generalized Summary of City of Miami Gardens Sign Regulations
Roadway – Major Corridor Approach
<ul style="list-style-type: none"> ○ Type, size, number of signs is based on the location of the property, and the type of use. Location is determined based on the type of roadway the property fronts. ○ The City has been classified into three (3) types or roadways, Arterials, Collectors, and Other Roadways. ○ Uses have been categorized into four different types: Single-use non-residential; Multi-use/Multi-tenant non-residential; mix-use; and residential. ○ Purpose is to create an urban streetscape with consistency in signage along any particular roadway.
Sign Plan
Sign plan approval from Planning and Zoning required for all properties.
Sign plan indicates all signage proposed for the property; owner/tenants required to comply with the approved sign plan
Monument Sign
Monument signs requirements; pole signs eliminated.

Generalized Summary of City of Miami Gardens Sign Regulations
Maximum height: 10' feet, 20' on Palmetto Expressway
Maximum square feet of the sign area has been reduced to 200 square, or if two signs are permitted each can be 150 square feet for a total of 300 square feet
Calculation of sign area has not changed, based on linear frontage of the property; however, no monument sign permitted on properties with less than 50.0 of frontage
Up to 30% of monument sign area may be changeable copy (manual) with no minimum lot size, frontage, or spacing
Up to 30% of the sign area may be automated changeable copy, with no restriction on lot area; minimum lot frontage of 200 feet; 500.0 spacing between signs; maximum one (1) changeable copy per property
Required landscaping of 50 square feet around base of sign
Wall signs
Uniform wall sign plan required for all properties; uniformity in type of sign, size, lettering, color, placement
Calculation of wall sign area remains the same, except with a maximum wall sign size of 400 square feet.
Regulations on second and multi-story wall signs; second story wall signs are permitted up to 50% of if on the ground floor; multi-story wall signs must be places on the uppermost building facade.
Wall signs incorporate all types of signs affixed to the building, including awnings, canopies, marquees.
Regulate copy.
Window Signs
Allow up to 20% of the window area for window signs; with maximum area of 40.0 square feet
Window signs include all signs affixed to the window.
White lettering only
Prohibits pricing or \$\$ signs
Permitted on ground floor windows; 50% of permitted amount for 2 nd story; not permitted on windows above 2 nd story.
Flags
Non-residential Uses: Permits up to three (3) flag poles; up to three (3) flags per pole; no more than three (3) flags total per site, based on lot frontage.
Poles to be clustered, no more than 10' apart
Permits political subdivision and corporate flags.
Permits one (1) flag in residential properties.
Maximum flag pole height of 35.0 feet on residential and non-residential properties.
Regulation for setbacks
Temporary signs
Temporary signs include construction signs; real estate signs; political campaign signs; banners; balloon signs.
Regulate size, number, copy, location, and duration.
Require sign permit to regulate
Construction Wall Signs
Permitted with criteria for copy area
Other
Prohibits figurine, costumed form, whether human or not, used or intended to be used as a commercial advertisement or announcement, that directs attention to a particular product, commodity, or business enterprise.

Generalized Summary of City of Miami Gardens Sign Regulations
Regulate illumination of signs; encourage environmentally friendly and energy conservation with use of solar and other alternative sources of energy.
Regulate entry feature signs to developments.
Billboards regulated (prohibited) per adopted City Ordinance
Regulate holiday signage and decorations
Sign Plan
All properties must have Sign Plan
Amortization/Non-Conforming Signs
Signs not in compliance with regulations become legally non-conforming
Compliance is phased in three steps over a 5 year period; within two (2) years must submit for Sign Plan approval; within three (3) years must have Sign Plan approval; within five (5) years must bring signs in compliance with approved Sign Plan.
Compliance (and Sign Plan) required with the installation of new signs.
City Manager may designate a sign permanent legally non-conforming status if found to be in the best interest of the community.
Director may approve administratively up to a 15% variance on dimensional requirements to bring signs into compliance.
Certificate of uses, building permits, and other licenses may be denied subject to non-compliance to the amortization schedule.

The City's new sign code will be posted upon adoption.

Economic Development Assistance. The City's Community Development Department is offering a Business Incentive Program that includes but is not limited to business activities such as replacing signage. Click on the following to obtain more information.

- Business Incentive Program Flyer
- Business Incentive Program – Questions and Answers

For additional information contact:

**Cyril Saiphoo, AICP, Zoning Administrator at: (305) 622-8000, extension 2334,
csaiphoo@miamigardens-fl.gov or;**

**Nixon Lebrun, Planner at (305) 622-8024,
nlebrun@miamigardens-fl.gov or;**

**The City of Miami Gardens Planning and Zoning Department
1515 NW 167th Street Miami Gardens, Florida 33169**

Phone: (305) 622-8023 Fax: (305) 622- 8857