

ORDINANCE NO. 2025-10

AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AMENDING THE CODE OF ORDINANCES CHAPTER 16, AT ARTICLE I, IN GENERAL; ZONING REGULATIONS, ARTICLE IV, SUPPLEMENTARY DISTRICT REGULATIONS; ARTICLE V, SPECIFIC DEVELOPMENTS; ARTICLE VI, SIGN REGULATIONS; ARTICLE IX, NONCONFORMING USES, STRUCTURES, BUILDINGS, LOTS, SIGNS, ETC.; TO MOVE SIGN CRITERIA FOR PLANNED COMMERCIAL DEVELOPMENTS TO ARTICLE VI; TO REVISE THE PROVISIONS RELATED TO SIGN PERMITS, MASTER SIGN PLANS, AND NONCONFORMING SIGNS; AND OTHER SIGNS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Greenacres City Council, as the governing body of the City of Greenacres (the “City”), pursuant to the authority vested in Chapter 163 and Chapter 166, Florida Statutes, is authorized and empowered to consider changes to its Land Development Regulations (Zoning Code);

WHEREAS, the City Council finds that this Ordinance is necessary for the preservation of the public health, safety and welfare of the City’s residents;

WHEREAS, the City Council finds it periodically necessary to amend its Land Development Regulations to ensure consistency with the City’s goals, enhance regulatory clarity, and accommodate evolving community needs; and

WHEREAS, the City Council deems approval of this Ordinance to be in the best interest of the residents and citizens of the City of Greenacres;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF COUNCIL OF THE CITY OF GREENACRES, FLORIDA, THAT:

SECTION 1. Chapter 16, Zoning Regulations, Article I, In General, Division 1, of the City of Greenacres Code of Ordinances is hereby amended as follows (additions are indicated by underlining and deletions are indicated by strikethrough; additions between

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first and second reading are indicated by double underline, and deletions between first and second reading are indicated by double strikethrough):

Section 16-1. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

[The following definitions shall be placed within the list of definitions in alphabetical order. All other text to remain as-is and are omitted for brevity.]

Outparcel shall mean a tract ~~parcel~~ of land of any size or dimension, which is not included in a land development proposal or site plan and is specifically indicated as such on the proposal or plan subordinate to a larger parcel for access, parking, or drainage purposes, generally located on the perimeter of such. An outparcel may or may not be under the same ownership as the main parcel.

Spine Road shall mean a main internal roadway, not dedicated as a public right-of-way, designed to serve as the primary circulation route that provides continuous access throughout a development site, connecting multiple lots, uses, or buildings, and facilitating access to and from public streets, as depicted on the approved plan.

SECTION 2. Chapter 16, Zoning Regulations, Article IV Supplementary District Regulations, Division 8, of the City of Greenacres Code of Ordinances is hereby amended as follows (additions are indicated by underlining and deletions are indicated by strikethrough):

[Sections 16-740 through 16-751 have been omitted for brevity.]

Section 16-752. – Reserved. ~~Home Occupation Sign.~~

~~The Home occupation signs shall be erected as a wall sign that is parallel to the frontage street. There shall be a maximum of one (1) home occupation sign per dwelling. The maximum size of such sign shall be one (1) square foot in copy area.~~

[Sections 16-753 through 16-756 have been omitted for brevity.]

SECTION 3. Chapter 16, Zoning Regulations, Article V Specific Developments, Division 9, of the City of Greenacres Code of Ordinances is hereby amended as follows (additions are indicated by underlining and deletions are indicated by strikethrough):

[Sections 16-912 through 16-920 have been omitted for brevity.]

Section 16-921. ReservedSigns.

~~Signage for a PCD shall be permitted based on the standards of the underlying commercial zoning district for the site as a whole as outlined in sections 16-1146 and 16-1171 et. seq.~~

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~~(1) Free-standing identification sign:~~

- ~~(a) There shall be a maximum of one (1) free-standing sign per PCD which identifies the development and its tenants, unless that development has frontage on two or more major arterial or collector roadways, whereby two (2) free-standing signs may be permitted.~~
- ~~(b) Free-standing signs shall not exceed a height of five (5) percent of the lineal frontage of the PCD, not to exceed thirty (30) feet.~~
- ~~(c) Free-standing signs shall not exceed a copy area of thirty (30) percent of the lineal frontage, with a maximum copy area of four hundred (400) feet. In addition, for every one (1) foot in excess of the minimum front and/or side corner yard setback, one-half (½) foot of copy area shall be computed onto the maximum allowable copy area not to exceed the maximum copy area of four hundred (400) square feet.~~
- ~~(d) Free-standing signs shall be set back a minimum of five (5) feet from all property lines.~~
- ~~(e) Free-standing signs shall include the street addresses as part of the copy area. The copy area of the lettering shall be a minimum of two (2) square feet that will include a range of all street addresses within the PCD.~~

~~(2) Building identification sign:~~

- ~~(a) Each use or structure within a PCD shall be permitted one (1) building sign unless the PCD has frontage on two streets, then each use or structure shall be permitted two (2) building signs, with one (1) sign for each frontage.~~
- ~~(b) Each building sign shall not exceed one and one-half (1½) times the lineal front frontage of the building with a maximum of two hundred and forty (240) square feet.~~

~~(3) Directory sign:~~

- ~~(a) There shall be a maximum of one (1) sign per major access way into the PCD with a maximum of sixteen (16) square foot of copy area each.~~
- ~~(b) Directory signs may be erected as either wall sign or a ground sign.~~
- ~~(c) No directory signs shall exceed six (6) feet in height.~~
- ~~(d) Directory signs shall maintain minimum twenty (20) feet front and ten (10) feet side setbacks.~~

[Sections 16-922 through 16-930 have been omitted for brevity.]

SECTION 4. Chapter 16, Zoning Regulations, Article VI Sign Regulations, Division 1, of the City of Greenacres Code of Ordinances is hereby amended as follows (additions are indicated by underlining and deletions are indicated by strikethrough):

[Sections 16-931 through 16-932 has been omitted for brevity.]

[The following definition shall be placed within the list of definitions in alphabetical order. All other text to remain as-is and are omitted for brevity.]

Automatic teller machine (ATM) sign. A sign typically integrated into the design of an ATM, identifying the business name, logo, and/or services.

[Section 16-934 has been omitted for brevity.]

Section 16-935. Prohibited signs.

It shall be a violation of this chapter to construct, install, place, or maintain the following signs or advertising structures in this city, unless otherwise approved by the city:

[Sections 16-935(1) through 16-935(27) have been omitted for brevity.]

~~(28)~~ Electronic changeable copy signs, with the exception of the following, which may be displayed as set forth in this article:

- ~~a.~~ Time and temperature signs as allowed in section 16-983(b)(4);
- ~~b.~~ Gas station price signs as allowed in section 16-983(b)(5);
- ~~c.~~ Freestanding signs as allowed for government uses in section 16-983(b)(56);
- ~~d.~~ Menu board signs as allowed in section 16-994.

~~(29)~~(28) Copycat signs.

~~(30)~~(29) Awning signs.

~~(31)~~(30) Trademarked signs or brand signs that do not meet the requirements of this article.

~~(32)~~(31) Any sign not specifically permitted herein.

[Sections 16-936 through 16-941 have been omitted for brevity.]

Section 16-942. Amortization of non-conformities.

Except as provided in paragraph (c) below, all non-conforming signs shall be brought into compliance within five (5) years, as follows:

- (a) Legally existing signs that become non-conforming as of the effective date of this ordinance shall maintain legally non-conforming status for a period of five (5) years from the effective date of this ordinance, with exceptions as herein contained. At the end of the five (5) year period, all signs not in compliance shall become illegal signs. It shall be ~~unlawful~~ a violation of this Code for any sign owner ~~not to fail to comply~~ be in compliance with the following amortization provisions, with exceptions as herein contained.
- (b) Within two (2) years of the effective date of this Ordinance, all owners of legally nonconforming signs are required to prepare and submit to the city a proposed master sign plan in accordance to regulations herein.

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- (c) Within three (3) years of the effective date of this ordinance, all owners of legally nonconforming signs are required to have an approved master sign plan in compliance with this schedule. The master sign plan shall address the amortization of nonconforming signs according to the time frames provided herein. The approval of the master sign plan shall not extend the amortization period.
- (d) Within five (5) years of the effective date of this ordinance, all legally nonconforming signs and their supporting structures shall be altered, and/or removed from the property.
- (e) *Special amortization requirements for temporary signs, billboards.*
 - (1) *Temporary signs.* All legally existing temporary signs shall be in compliance with the provisions of this schedule within ninety (90) days of the effective date of this ordinance.
 - (2) *Billboards.* The amortization period shall not apply to billboard signs that were lawfully constructed prior to 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.
- (f) *Annexation.* All nonconforming signs or sign structures within an area annexed into the city after the effective date of the ordinance which do not conform to city code shall, within five (5) years of the effective date of annexation, be removed or rebuilt into a conforming configuration in the event of any renovation, remodeling, or reconstruction of an existing building or site requiring a special exception, Major Site Plan Amendment, or where the value of the construction work is equal to or more than twenty-five (25) percent of the value of the building as indicated by the Palm Beach County Property Appraiser.
- (g) *Unpermitted signs.* Any sign for which a required sign permit is not obtained shall be deemed an illegal sign and subject to immediate removal. Such sign shall not be afforded non-conforming status.
- (h) *Exception for certain legally nonconforming monument signs.* A monument sign that was legally permitted and is nonconforming solely due to height shall not be considered a nonconforming sign for purposes of this article as it relates to amortization, and may remain, provided it is maintained in accordance with the provisions of this article. However, if there is any renovation, remodeling, or reconstruction of the existing building or site requiring a Special Exception, Major Site Plan Amendment, or where the value of the construction work is equal to or greater than twenty-five percent (25%) of the value of the building or site, as indicated by the Palm Beach County Property Appraiser. At such time, the monument sign shall be brought into compliance with all applicable sign regulations.

[Sections 16-943 through 16-946 have been omitted for brevity.]

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SECTION 5. Chapter 16, Zoning Regulations, Article VI Sign Regulations, Division 3, of the City of Greenacres Code of Ordinances is hereby amended as follows (additions are indicated by underlining and deletions are indicated by strikethrough):

Section 16-959. Master sign plan required.

- (a) *Purpose.* The Master Sign Plan (MSP) serves as the governing document for reviewing all sign permit applications within a designated development. The MSP shall establish specifications for sign types, colors, materials, placement, and other design elements to ensure that all signs are harmonious and aesthetically compatible with the site's architecture. All signs must comply with the approved MSP and the applicable signage requirements in this chapter.
- ~~(b)~~(a) *Applicability.* All commercial centers and plazas, non-residential multi-tenant buildings, and planned commercial or residential developments, to include all outparcels sharing common driveways or parking located within the city are required to submit and obtain approval for a master sign plan:
- (1) The approval of a master sign plan by the city shall be MSP is required prior to the issuance of a sign building permit to install, alter, construct, ~~construct~~, post, paint, maintain, or relocate any sign. All proposed signs or sign modifications shall comply with the approved MSP. Anything not specifically addressed in an approved MSP will revert to the city sign code.
- ~~(b) *Sign plan compliance.* Whenever a sign owner desires to replace, alter, relocate a sign on a property, and/or perform sign repair and maintenance that is not in compliance with regulations governing same as specified in this section herein, a master sign plan in accordance with the provisions of this section shall be prepared and submitted. Upon approval of the master sign plan under this compliance provision, signs approved on the master sign plan shall be brought into compliance in accordance to the amortization schedule specified herein.~~
- (c) *Existing developments.* Signage criteria for developments approved prior to September 28, 2022, shall have the same force and effect as an approved MSP. Any request to amend the existing signage criteria will be processed as an application for an amended MSP. ~~*Multi-tenant sign plan compliance.* When a master sign plan is required for a 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 master sign plan with the city in accordance to the provisions set forth in this section within sixty (60) days of the effective date of this ordinance sign permit being filed. Failure to file such a master sign plan within the prescribed time frame shall be a violation of this section by the property owner. Sign permits may be withheld until a master sign plan is submitted and approved.~~

Section 16-960. Master sign plan approval process.

- (a) *Approval.* A written application for a master sign plan (MSP) shall be submitted on forms provided by the ~~d~~Development and ~~n~~Neighborhood ~~s~~Services department. ~~The application shall be signed by the property owner and the applicant, shall~~

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~~include agent authorization for the applicant to represent the owner and shall include the application fee as established by the city council. It shall be the applicant's burden of proof to satisfy all applicable requirements for the proposed request.~~

~~(b) The development and neighborhood services department shall review the application. Once deemed complete, the application shall be reviewed by the development and neighborhood services department which may solicit comments from members of the Development Review Committee (DRC). Upon completion of the departmental review, the application will be scheduled for consideration by the City Council, where it will be subject to approval, approval with conditions, or denial. scheduled for the next available by the development review committee (DRC) meeting. The DRC shall provide consider each application and provide comments, if applicable. Once all comments have been adequately addressed the petition, a memorandum shall be prepared explaining the request and containing any conditions of approval. It shall be signed by the development and neighborhood services director or his/her designee to indicate official approval and the memorandum and supporting documents placed into the property's file.~~

~~(c)~~(b) Master Sign plan requirementsed elements. The master sign planMSP shall provide a comprehensive set of standards and details for all signs within the developmentinclude 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) Site plan and elevations depicting the proposed Llocation/placement of all monument signs, freestanding directional/information signs, and wall signs, and window signs, including, but not limited to, These plans must include setback dimensions from property lines, spacing between signs, and any other relevant placement considerationsete.;~~
- ~~(2) Details of all proposed signs, including Size of each sign, indicating, but not limited to the maximum sizesign area, height, dimensions, and area, including identification of changeable copy areas. For signs accommodating multiple occupants, the amount of sign area allocated for each occupant shall be indicated.~~
- ~~(3) Standards for the use of registered Sign copy for each sign, including, but not limited to, logos, trademarks, etc. or similar elements, as applicable;~~
- ~~(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. of such signs, as applicable;~~
- ~~(5) Type and manner of illumination, must be specified, if applicableany.;~~
- ~~(6) Landscape plans indicating plant material and ground cover; and~~
- ~~(7) Such additional data, plans, or statements may be required by city officials or as listed on the applicable checklist.~~

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~~Section 16-961. Master sign plan criteria.~~

~~(c) Master sign plan criteria. In reviewing the master sign plan (MSP), the zoning administrator shall determine if the following criteria shall have been met:~~

- ~~(a)(1) The proposed signage for the project is in keeping with the overall architecture and character of the building development;~~
- ~~(b)(2) The proposed signage for the project is designed to meet the directional needs of the project for development, including communication, identification, wayfinding, regulatory, and informational messages in keeping with the overall architectural theme of the development or project;~~
- ~~(c)(3) The proposed signage proposed is legible, conspicuous, and easily readable;~~
- ~~(d)(4) 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 section, and does not adversely impact adjoining properties, or create a hazard of health risk; and~~
- ~~(e)(5) The proposed signage is consistent and not in conflict with the intent and interests of the City of Greenacres, as stated in the policy adopting this Code.~~

~~(d) Conditional approval. In approving a MSP, the approving authority may impose reasonable conditions related to design, materials, locations, placements, orientations, and sign specifications; provided such conditions are consistent with the purpose and criteria of this section, and focus on time, place, and manner, and does not attempt to regulate sign content.~~

~~Section 16-9612. Master Sign Plan Waiver~~Administrative variances from master sign plan requirements.

~~(a) In approving a master sign plan, the zoning administrator~~approving authority may authorize ~~limited administrative variances~~ waivers from applicable Code of Ordinance provisions as follows:

- ~~(1) An increase in t~~The maximum sign height may be increased up to twenty (20) percent of above the permitted height for the zoning district the property is located;
- ~~(2) An increase of up to twenty-five (25) percent in the number of signs allowed;~~
- ~~(3) Reasonable modification of the location of signs to accommodate unusual lot configurations or site conditions;~~
- ~~(4) Inclusion of multiple multi-tenant signs; wall signs; pylon signs; and monument signs; and~~
- ~~(5) An increase in t~~The maximum sign area may be increased up no greater tohan twenty (20) percent of above the permitted sign copy area for the zoning district the property is located, except as set forth in subsection 16-192(6); and

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- (6) An increase in the maximum height and/or sign area for the zoning district for a sign that is:
 - a. affixed to a storefront window;
 - b. not affixed to a door; and
 - c. necessary for the purpose of concealing a commercial fixture that, due to the peculiar configuration of the structure or building involved, cannot be placed away from a storefront.
- (b) Any request for an ~~administrative variance~~ waiver shall be ~~considered~~ evaluated based upon ~~whether the following findings/criteria are met:~~
 - (1) The ~~variance~~ waiver is necessary because of practical difficulty peculiar to the land, structure or building involved and which is not applicable to other lands, structures and buildings in the same zoning district; or
 - (2) The ~~variance~~ waiver is necessary and appropriate due to unique architectural features of the proposed signage or structure, and enhances the overall aesthetic or mitigates a specific physical or contextual challenge; and
 - (3) The ~~variance~~ waiver is the minimum ~~variance~~ waiver necessary to alleviate the practical difficulty; and
 - (4) The ~~variance~~ waiver ~~will be~~ is in harmony with the general intent and purpose of this Chapter, does not permit any sign type prohibited by this code, and will not result in adverse impacts to adjacent tenants, properties, or be injurious to the area involved or otherwise detrimental to the public welfare.

~~Section 16-963. Conditional approval.~~

~~In approving a master sign plan, the zoning administrator may impose reasonable conditions on the master sign plan relating to the design, materials, locations, placements, or orientations, and sign specifications; provided that such conditions are related to time, place and manner matters and does not attempt to regulate sign content. Reasonable conditions are conditions imposed on the master sign plan that promote the purpose of this section and the approval criteria set out in section 16-961(d).~~

~~Section 16-9624. Amendment.~~

- (a) An approved master sign plan (MSP) may be amended upon application by the property owner and approval by the zoning administrator. An amendment application may seek to alter the design, materials, locations, placements, orientations, and specifications of a sign or signs designated within an approved ~~master sign plan~~ MSP; provided the amendment does not attempt to increase the area or height of any freestanding or wall sign subject to the original ~~master sign program~~ MSP by more than ten (10) percent.
- (b) To request an amendment the property owner shall submit a completed ~~master sign plan~~ MSP amendment application, on such form as provided by the development and neighborhood services department, indicating what changes are

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desired, and shall include all supporting documents necessary to evaluate the request, similar to that which is required for a new approval.

- (c) The development and neighborhood services department shall review the proposed changes in comparison to the original approval, original conditions of approval and the ~~master sign plan~~MSP approval criteria set forth in section ~~16-960(b)~~16-961(d).

Section 16-963, 16-966. Reserved.

SECTION 6. Chapter 16, Zoning Regulations, Article VI Sign Regulations, Division 5, of the City of Greenacres Code of Ordinances is hereby amended as follows (additions are indicated by underlining and deletions are indicated by strikethrough):

Section 16-981. Generally.

Signs requiring sign permits are subject to the ~~following~~ regulations of this article governing the number of signs, maximum sign area, placement, and other standards according to zoning district and/or use.

- (a) *Design.* All signage shall be architecturally integrated into or complimentary to the design of the buildings and character of the site, and shall use similar and coordinated design features, materials, and colors.
- (b) *Logos.* Logos or any federally registered trademark may be permitted as part of a sign as follows:
- (1) If designed as an integral part of the sign copy;
 - (2) If consistent with an approved color scheme of the MSP;
 - (3) If displayed as registered; and
 - (4) If consistent with the other requirements of this division, including, but not limited to, requirements for sign location, sign materials, and sign area.

Section 16-982. ~~Bulletin board signs.~~

~~Educational, governmental, religious, or institutional uses in all zoning districts may construct a maximum of one (1) freestanding sign per subject property, with a maximum of twelve (12) square feet of sign area, to serve as a bulletin board. Bulletin board signs shall not exceed six (6) feet in height.~~

~~Section 16-983. Identification signs.~~

- (a) *Residential districts.*
- (1) In residential districts, non-residential uses are allowed one (1) identification wall sign.
 - (2) For planned residential developments and subdivisions, one (1) free-standing sign per major access is allowed. Two (2) signs with one (1) copy side each may be permitted in place of a single sign with two (2) copy areas.
 - (3) The maximum copy area per sign face shall be thirty-two (32) square feet.

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- (4) In residential districts, one (1) home occupation identification sign not exceeding two (2) square feet may be placed on the wall next to the primary entrance of any single family or two-family dwelling unit in which a home occupation is lawfully conducted.
- (b) *Non-residential districts.* Except as provided in subsections (1), (2) and (3) below, in commercial and other non-residential districts, one (1) free standing sign and one (1) wall sign shall be allowed per frontage, provided that the signs are not located within two hundred (200) feet of each other on the same lot as measured along the frontage line.
- (1) For single-use stores with over forty thousand (40,000) square feet of floor area, three (3) wall signs with copy area not to exceed the maximum copy area allowed.
- (2) Multi-tenant commercial properties are allowed one (1) freestanding sign per frontage with a maximum height of fifteen (15) feet, maximum copy area subject to zoning district, and one (1) wall sign per tenant space- except as otherwise provided in this chapter.
- (3) Outparcels and outbuildings within a unified development are allowed one (1) free-standing ~~monument~~ sign with a maximum height of eight (8) feet and with a maximum copy area of forty (40) square feet per sign face, and one (1) wall sign per tenant space.
- (4) Time and temperature signs not exceeding two (2) feet in height, located in the bottom portion of the sign, may be included as an integral part of the identification sign copy area in CG districts for banks and financial institutions with drive-thrus.
- (5) For gas stations located in the CG and CI zoning districts, electronic changeable copy gas station price signs not exceeding twelve (12) square feet may be included as an integral part of the freestanding sign copy area, provided they are LED style and the sign copy is exclusively for fuel prices. Additionally, one (1) identification sign per frontage is permitted on the fuel canopy, provided that the sign does not extend above or below the horizontal edges of the canopy face. The maximum size of the canopy sign shall be eight (8) square feet and must be deducted from the maximum copy area allowable for wall signs.
- (6) Electronic changeable copy signs for government users are limited to messages that serve a public purpose and are not permitted to promote commercial messages of any kind. No advertising for off-site businesses is permitted in any form.
- (7) Except as provided elsewhere in this chapter, electronic changeable copy signs are allowed in the CI zoning district only and shall be regulated by the following restrictions:
- a. Electronic changeable copy area shall not exceed twelve (12) square feet and may be included as an integral part of the freestanding sign copy area, provided they are LED style.

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- b. Digital copy shall have a minimum dwell time cycle of sixty (60) seconds.
 - c. Digital copy shall be limited to one (1) message per cycle for a total of three (3) individual total cycles.
 - d. Individual digital changeable copy messages may only be changed once in an eight (8) hour period.
 - e. The content of the sign must transition instantly (e.g., no fade-out or fade-in). No flashing, blinking, animated, moving video, scrolling copy, or similar shall be allowed.
 - f. The maximum brightness shall be 0.3 foot-candles above ambient light. Digital copy signs shall have a light sensing device that automatically adjusts brightness as ambient light conditions change to ensure that the message meets the standard for maximum brightness.
 - g. The sign shall be equipped with a default setting that causes it to turn off or display a full black screen in the event of a visible malfunction or failure. If the sign malfunctions, fails, or ceases to operate as programmed, the sign must be repaired or disconnected within thirty-six (36) hours by the owner/operator of the sign.
- (7) ~~The allowable copy area per sign face for each wall sign shall be one and one-half (1½) square feet per linear foot of building or tenant frontage, not to exceed the following maximum copy area by zoning district:~~

Zoning District	Maximum Wall Sign Copy Area
OPI, MXD-O	60 sq. ft.
CN, MXD-OS	75 sq. ft.
CG, CI, GU	240 sq. ft.
MXD-R, MXD-C	30 sq. ft.

- (8) ~~The allowable copy area per sign face for each freestanding sign shall be twenty five (25) percent of parcel linear footage, not to exceed the following maximum copy area by zoning district:~~

Zoning District	Maximum Copy Area
OPI	60 sq. ft.
CN, MXD-OS	75 sq. ft.
CG	240 sq. ft.
MXD-R, MXD-C	12 sq. ft.
MXD-O	90 sq. ft.
CI, GU	400 sq. ft.

(c) *General provisions—Wall signs.*

- (1) There shall be a minimum separation of three (3) feet between wall signs.
- (2) Where a use or structure has frontage on two (2) streets, then each frontage shall be permitted one (1) wall sign. One (1) additional wall sign may be permitted on a side or rear wall, provided that such wall abuts a spine road or parking area and the sign does not detract from the architectural features of

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the structure. This additional wall sign shall not exceed twenty-five percent (25%) of the maximum allowable wall sign copy area for the building. In the instance of a Planned Commercial Development (PCD), each use or structure within the PCD shall be permitted one (1) wall sign. However, if the PCD has frontage on two (2) streets, then each use or structure shall be permitted two (2) wall signs, with one (1) sign for each frontage. Side wall building signage shall not exceed fifty (50) percent of max. square feet of allowable building sign copy area, or twenty-five (25) percent of max. square feet of allowable building signs copy area when adjacent to residential parcels.

- (3) All wall signs shall be no closer than twelve (12) inches from the side lines of the premises storefront and six (6) inches to the top and bottom of the premises sign area. The height of any wall sign cannot exceed the top elevation of the structure.
- (4) ~~The height of any wall sign cannot exceed the top elevation of the structure.~~ Wall signs shall be consistent in color with those of the freestanding sign. The trim cap and returns of the wall sign shall be the same color as the letters.
- (5) Wall signs shall be internally illuminated with individual channel letters or reverse channel letters. No raceways or box signs shall be permitted unless otherwise approved as part of a Master Sign Plan. ~~Building signs shall be consistent in color with those of the freestanding sign.~~
- (6) ~~Unless otherwise approved as part of the master sign plan, site and development plan approval, or as necessary to maintain consistency with the majority of the existing signs in the plaza, wall signs shall be internally illuminated with individual channel letters or reverse channel letters. The trim cap and returns of the building wall sign shall be the same color as the letters and the illumination shall be with clear neon or LED tubing. No raceways or box signs will be permitted. A maximum of fifty (50) percent of the area of each wall sign may incorporate a logo of any color, the logos shall not exceed the total height of the sign on the building and shall meet the requirements of distance from the premises area.~~
- (6) A maximum of fifty (50) percent of the area of each wall sign may incorporate a logo, the logos shall not exceed the total height of the sign on the building and shall meet the requirements of distance from the premises area.
- (7) The allowable copy area per sign face for each wall sign shall be one and one-half (1½) square feet per linear foot of building or tenant frontage, not to exceed the following maximum copy area by zoning district:

Table 16-983(c)(7): Wall Sign Copy Area	
<u>Zoning District</u>	<u>Maximum Wall Sign Copy Area (sq. ft.)</u>
<u>OPI, MXD-O</u>	<u>60</u>
<u>CN, MXD-OS</u>	<u>75</u>
<u>CG, CI, GU</u>	<u>240</u>
<u>MXD-R, MXD-C</u>	<u>30</u>

- (d) *General provisions—freestanding signs.*

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- (1) Free-standing signs shall be designed as monument signs and must include the name of the development prominently displayed. ~~The maximum height for free-standing signs shall be eight (8) feet except as otherwise provided in this chapter.~~
- (2) Free-standing signs must be located within the general area of the major vehicular access points, and oriented perpendicularly to the frontage on which they are situated. Free-standing identification signs for commercial developments must also include the full range of street addresses located onsite (this is not calculated as part of the copy area), which shall be clearly visible from the street or right-of-way and not obstructed by any landscaping.
- (3) ~~Freestanding signs shall be consistent in color with those on the building. All freestanding signs shall be designed with an opaque background, so that light or a light source cannot penetrate through the sign with the exception of through the letters and logo associated with said sign. The architectural design shall be consistent with the design of the building, sharing materials, colors, and design motifs.~~
- (4) Free-standing signs may include a leasing sign not exceeding twelve (12) square feet incorporated into the base of the monument sign. Letter size shall be no less than five (5) inches using no more than two (2) colors and consistent with the design of the rest of the sign.
- (5) The allowable copy area per sign face for each freestanding sign shall be twenty-five (25) percent of parcel linear footage, not to exceed the following maximum copy area by zoning district:

Table 16-983(d)(5): Freestanding Sign Copy Area	
<u>Zoning District</u>	<u>Maximum Copy Area (sq. ft.)</u>
<u>CN, OPI, MXD-O, MXD-OS</u>	<u>75</u>
<u>CG, CI, GU</u>	<u>240</u>
<u>MXD-R, MXD-C</u>	<u>12</u>

- (6) Freestanding signs shall not exceed a maximum width of twenty (20) feet, measured at the widest point of the sign structure.
- ~~(e) All signage located within any development shall maintain architectural consistency with itself, as well as with all structures, located onsite. The development may get a master sign program approval which incorporates multiple colors, fonts, and logos provided it is included in part of a theme that provides architectural consistency for the project as a whole and is formally approved by the city.~~

Section 16-983. General sign types.

- (a) Bulletin board signs. Educational, governmental, religious, or institutional uses in all zoning districts may construct a maximum of one (1) freestanding sign per subject property, with a maximum of twelve (12) square feet of sign area, to serve as a bulletin board. Bulletin board signs shall not exceed six (6) feet in height.

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~~Section 16-984. Memorial signs.~~

(b) Memorial signs. In the AR, RE, RL, RM, RH, and GU districts, each parcel may have one (1) memorial sign with a maximum of five (5) square feet of sign area and not exceeding six (6) feet in height may be constructed. These signs shall be set back no less than twenty (20) feet from any property line.

~~Section 16-985. Home occupation signs.~~

~~In any residential district, one (1) home occupation identification sign not exceeding two (2) square feet may be placed on the wall next to the primary entrance of any single family or two-family dwelling unit in which a home occupation is lawfully conducted.~~

~~Sections 16-986—16-988. Reserved.~~

~~Section 16-989. Traffic-control signs.~~

(c) Traffic-control signs. Freestanding signs for traffic control purposes may be placed in all zoning districts subject to the following:

- (a1) Traffic-control ~~directional~~ signs designating parking area entrances and exits are limited to two (2) signs not exceeding three (3) feet in height for each entrance and exit abutting a street, and each sign shall not exceed ~~three (3)~~ four (4) square feet of copy area and may include the ~~words following language, for example, "enter," "exit," "one-way," or a directional arrow.~~
- (b2) Traffic-control signs shall be reviewed for location placement by the development and neighborhood services department and shall be in general conformance with the Manual on Uniform Traffic-control Devices for Streets and Highways.

~~Section 16-990. Directory signs.~~

(d) Directory signs. One (1) directory sign per major vehicular access may be constructed as either a wall sign or a free-standing sign with a maximum height of six (6) feet. Directory signs shall be set back at least twenty (20) feet from the front and ten (10) feet from the side-corner property line. The maximum sign area for directory signs in mixed use districts shall be twelve (12) square feet. In all other districts the maximum sign area shall be sixteen (16) square feet, except for planned commercial developments which may have directory signs with a sign area of up to a maximum of thirty-two (32) square feet.

~~Sections 16-991—16-992. Reserved.~~

~~Section 16-993. Under canopy signs.~~

(e) Under canopy signs. Under canopy signs shall be permitted as a part of an approved~~are allowed only in CN, CG and CI districts as a part of the master sign plan.~~ One (1) sign with a maximum copy area of six (6) square feet is allowed per tenant. All signs must have a minimum vertical clearance of nine (9) feet.

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~~Section 16-994. Menu board signs.~~

~~(f) Menu board signs.~~ In the CG and CI districts, one (1) menu board sign per fast-food restaurant drive-thru lane with a maximum of thirty-eight (38) square feet of copy area, no more than six (6) feet in height, may be constructed, subject to the following conditions:

- ~~(a1)~~ Menu boards shall only be internally back-lit.
- ~~(b2)~~ Menu boards shall not contain more than one (1) square foot of copy area of corporate or company identification.
- ~~(c3)~~ No additional add-ons to the menu board shall be permitted.
- ~~(d4)~~ Menu boards shall not be visible from any public right-of-way.
- ~~(e5)~~ An additional six (6) square feet of copy area may be permitted for use as an LCD screen.

~~Section 16-995. Automatic teller machine (ATM) signs.~~

- ~~(a) The term automatic teller machine (ATM) sign means signage integrated into the design of an ATM, identifying the business name, logo, and/or services.~~
- ~~(b)g) Automatic teller machine (ATM) signs.~~ Where ATMs are allowed, an ATM sign shall identify the applicable financial institution and be consistent and compatible with the architectural elements and design of the building to which it is attached or to which it is an accessory. ATM signs shall not exceed three (3) square feet.

~~Section 16-996. Logos.~~

~~Logos or any federally registered trademark may be permitted as part of a sign as follows:~~

- ~~(a) If designed as an integral part of the sign copy;~~
- ~~(b) If consistent with an approved color scheme of the master sign plan;~~
- ~~(c) If displayed as registered; and~~
- ~~(d) If consistent with the other requirements of this division, including, but not limited to, requirements for sign location, sign materials, and sign area.~~

Section 16-98497—16-1240. Reserved.

SECTION 7. Chapter 16, Zoning Regulations, Article IX. Nonconforming Uses, Structures, Buildings, Lots, Signs, Etc., Division 5, of the City of Greenacres Code of Ordinances is hereby amended as follows (additions are indicated by underlining and deletions are indicated by strikethrough):

Section 16-1361. Nonconforming signs.

The regulations regarding nonconforming signs are in article VI, division 14, section 16-997941.

SECTION 8. Repeal of Conflicting Ordinances. All other ordinances or parts thereof or parts of the Code conflicting or inconsistent with this ordinance are hereby cancelled, repealed or revised to be consistent with provisions and elements of this Ordinance.

SECTION 9. Severability. If any section, part of a section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holdings of invalidity shall not affect the remaining portion of this Ordinance and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

SECTION 10. Inclusion in the Code. It is the intention of the City Council, entered as hereby ordained, that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Greenacres, Florida; that the Section(s) of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word “Ordinance” may be changed to “Section”, “Article” or another word.

SECTION 11. Effective Date. The provisions of this Ordinance shall become effective immediately upon adoption.

Ordinance No. 2025-10 | Sign Regulations and Master Sign Plan

Passed on the first reading this 21st day of July, 2025.

PASSED AND ADOPTED on the second reading this 4th day of August, 2025.

Voted:

Chuck Shaw, Mayor

Judith Dugo, Deputy Mayor, *District III*

Attest:

Voted:

Quintella Moorer, City Clerk

John Tharp, Council Member, *District I*

Voted:

Peter Noble, Council Member, *District II*

Voted:

Susy Diaz, Council Member, *District IV*

Voted:

Paula Bousquet, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney