



DEVELOPMENT & NEIGHBORHOOD SERVICES STAFF REPORT AND RECOMMENDATION

I. Project Description:

Applicant: City of Greenacres

Request: City-initiated Zoning Text Amendments (ZTA) to revise the provisions related to temporary signs relative to election times.

Project Manager: Millie Rivera, Planner

II. Proposed Zoning Code Amendments:

Overview of Proposed Code Amendments:

- **Chapter 16**
 - **Article VI, Sign Regulations**
 - **Temporary Signs (Division 4)**
 - **Temporary Signs—Permit Not Required (Section 16-968)**
 - Revised the period for *temporary non-commercial signs before an election* begins forty-five (45) days prior to a local, state or federal election to align with the electoral voting timeframes.

III. Staff Analysis:

Background:

This Zoning Text Amendment (ZTA) is at the request of the City's Development and Neighborhood Services Department to modify sign regulations in Chapter 16. The revision establishes a reasonable period, in line with electoral voting timeframes, for residents and establishments to display temporary non-commercial signs in a manner that maintains the visual and aesthetic character of the City.

Specifically, the amendment clarifies that a maximum of one (1) temporary non-commercial sign may be posted on private or public property with property owner's consent within the prescribed forty-five (45) days, instead of thirty (30) days, preceding a local, state, or federal election, in accordance with the standards set forth in Section 16-968(a).

The amendment is consistent with applicable State and Federal laws and supports the goals, objectives, and policies of the City's Comprehensive Plan—particularly those aimed at fostering balanced, sustainable, and long-term growth.

Development Review Committee Staff Comments:

The proposed Zoning Text Amendment was reviewed and recommended for approval by the Development Review Committee.

IV. Zoning Text Amendment Criteria:

A. *The need and justification for these changes:*

The proposed Zoning Text Amendment is essential to better align the City's sign regulations with its evolving growth. Specifically, the amendment adjusts the timeframe for temporary noncommercial signage to reflect electoral voting timeframes, thereby ensuring compliance with State and Federal laws.

B. *The relationship of the proposed amendments to the purpose and objectives of the City's Comprehensive Plan, and whether the proposed change will further the purposes of the City's Zoning Code regulations and other City codes, regulations and actions designed to implement the Comprehensive Plan.*

The proposed amendment is consistent with the City's Comprehensive Plan and will further the purpose of the City's Code of Ordinances. Moreover, the amendment contributes to the effectiveness of the City's Zoning Code by improving clarity, accessibility, and enforceability.

V. Staff Recommendation:

Approval of ZTA-25-04 through the adoption of Ordinance 2025-07.

PLANNING & ZONING BOARD OF APPEALS – April 10, 2025

The Planning and Zoning Board of Appeals on a motion made by Board Member Robarts and seconded by Board Member Litowsky, by a vote of five (5) to zero (0) recommended approval of Zoning Text Amendment **ZTA-25-04** (*Chapter 16 Temporary Signs*) as presented by staff.

CITY COUNCIL ACTION First Reading – May 19, 2025

CITY COUNCIL ACTION Adoption Hearing – June 2, 2025

Attachments:

1. Ordinance 2025-07