

ORDINANCE NO. 2025-07

AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AMENDING CHAPTER 16, ZONING REGULATIONS; ARTICLE VI, SIGN REGULATIONS, TO REVISE THE PROVISIONS RELATED TO TEMPORARY 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 Planning and Zoning Board, after notice and public hearing, considered the proposed comprehensive amendments to the sign regulations and recommended that only the amendments related to Chapter 16, Zoning Regulations, Article VI, Sign Regulations, Division 4, Temporary Signs proceed at this time, with the remaining signage amendments to be brought forward for future consideration; 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 VI, Sign Regulations, Division 4, Temporary Signs of the City of Greenacres Code of Ordinances is hereby amended as follows (additions are indicated by underline and deletions are indicated by ~~strikethrough~~; relocated text is indicated by *italics*):

[Section 16-967 omitted for brevity.]

Section 16-968. Temporary signs—Permit not required.

~~Except for those signs requiring temporary use permits as provided in section 16-969, temporary signs do not require permits but are subject to the following limitations as to size, location and duration:~~ The following types of temporary signs are allowed without a permit, provided they meet the requirements of this section:

- ~~(a) Temporary noncommercial signs, year-round:~~ A property owner may place a maximum of one (1) temporary sign on the property, compliant with the standards in section 16-967.
- ~~(b)~~ (a) *Temporary noncommercial signs before an election.* For the period beginning ~~thirty~~forty-five (3045) days prior to a local, state or federal election, ~~additional~~ temporary signs will be allowed as follows:
 - (1) *Number and location—Private property.* ~~On private property:~~ a maximum of one (1) sign per candidate or issue is permitted with property owner consent.
 - (2) *Number and location—Public property.* ~~On public property during early voting and on election day:~~ a maximum of one (1) sign per candidate or issue is permitted with property owner consent. The city may, ~~by resolution,~~ designate specific areas for the display of temporary signs on public~~city~~ property.
- ~~(3)~~ (4) *(Relocated) Installation.* Nothing in this subsection shall be construed to allow the placement of any temporary sign in public rights-of-way or to allow the placement of any temporary sign in violation of the safety and setback requirements in sections 16-967 and 16-948.
- ~~(3)~~ (4) *Size.* All temporary signs posted or installed pursuant to this subsection must not be larger than three (3) square feet in residential districts, unless they are situated along a major arterial, in which case the size limit is increased to sixteen (16) square feet. In all other districts, and in residential districts located along a major arterial roadway, temporary signs may be up to sixteen (16) square feet.

- (5) *Removal.* All signs installed or posted under this subsection must be removed within twenty-four (24) hours of the event or poll closure on election day, failing which they will be subject to removal by the city pursuant to section 16-967.
- (eb) *Temporary signs when property is being offered for sale or lease.* One (1) temporary sign may be located on a property:
 - (1) When that property is being offered for sale or lease through a licensed real estate agent; or
 - (2) If not offered for sale or lease through a licensed real estate agent, when the sign is owned by the property owner and that property is offered for sale by the owner;
 - (3) All signs posted under this subsection shall be removed no later than one (1) business day after the property ceases to be offered for lease or sale.
 - (4) All temporary signs posted or installed pursuant to this subsection must not be larger than three (3) square feet in residential districts and sixteen (16) square feet in all other districts. Additionally, these signs may not have more than two (2) sign faces.
 - (5) Sign copy may include the applicable language, for example, "For Sale," "For Rent," "For Lease," and may contain the name of the owner or representative and a contact phone number.
- (ec) ~~Additional~~ *Temporary sign when a property being offered for sale or lease is open to the public.* One (1) temporary sign, totaling no more than three (3) square feet, may be located on the owner's property on the day prior to and on the day(s) when a property owner is opening the property to the public.

[Section 16-969 through 16-980 have been omitted for brevity.]

SECTION 2. 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 3. 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 4. 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 5. Effective Date. The provisions of this Ordinance shall become effective immediately upon adoption.

[Remainder of the page intentionally blank.]

Passed on the first reading this __ day of __, 2025.

PASSED AND ADOPTED on the second reading this ____ day of _____, 2025.

Voted:

Chuck Shaw, Mayor

Susy Diaz, Deputy Mayor, *District IV*

Attest:

Voted:

Quintella Moorer, City Clerk

John Tharp, Council Member, *District I*

Voted:

Peter Noble, Council Member, *District II*

Voted:

Judith Dugo, Council Member, *District III*

Voted:

Paula Bousquet, Council Member, *District V*

Approved as to Form and Legal Sufficiency:

Glen J. Torcivia, City Attorney