

1<sup>st</sup> Reading \_\_\_\_\_

2<sup>nd</sup> Reading \_\_\_\_\_

## ORDINANCE 2025-XX

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING CHAPTER 113 OF THE CITY OF WESTLAKE, FLORIDA'S CODE OF ORDINANCES ENTITLED "SIGNS", BY SPECIFICALLY AMENDING SECTION 113-66, TABLE 113-66 ENTITLED "PERMITTED TEMPORARY SIGNS" UNDER ARTICLE III ENTITLED "TEMPORARY SIGNS"; PROVIDING FOR ADDITIONAL INSTALLATION AND REMOVAL DATES FOR NONRESIDENTIAL SALE, RENTAL OR LEASE OF BUILDING OR PORTION OF BUILDING; PROVIDING FOR CODIFICATION, PROVIDING FOR A CONFLICTS CLAUSE, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Westlake deems it in the best interests of the residents of the City of Westlake to amend the Code of Ordinances for the purposes of amending the installation and removal dates for temporary signs for nonresidential sale, rental or lease of building or portion of building; and

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

**SECTION 1.** Recital. The above recital is confirmed, adopted and incorporated herein and made a part hereof by this reference.

**SECTION 2.** The City Council hereby amends Chapter 113 entitled "Signs", by specifically amending Section 113-66, Table 113-66 entitled "Permitted Temporary Signs" of the City of Westlake's Code of Ordinances to read as follows:

### **Sec. 113-66. Permitted temporary signs.**

Temporary signs allowed within the city are listed in the following table:

Table 113-66. Permitted Temporary Signs

| Type of Sign                     | Maximum Size<br>(Square Feet) | Earliest<br>Installation<br>Date | Final Removal<br>Date | Notes and Remarks  |
|----------------------------------|-------------------------------|----------------------------------|-----------------------|--|
| Free speech<br>sign <sup>1</sup> | Residential-6<br>square feet  | None                             | None                  | Residential-1 sign per<br>residential parcel                             |
|                                  |                               |                                  |                       | Nonresidential-1 sign per<br>nonresidential parcel                       |
|                                  |                               |                                  |                       | Sign may be installed in lieu<br>of any permitted<br>nonresidential sign |

|   |                                |  |   |   |
|---|--------------------------------|--|---|---|
|   |                                |  |   | Signs may not be placed on public property  |
|   |                                |  |   | Signs may not be placed in public rights-of-way<br>Signs may not obstruct vision at corners, intersections, etc.  |
|   | Nonresidential                 |  |   |   |
| Political <sup>1</sup>  | Residential: 6 square feet     | Residential-not more than thirty (30) days prior to the election to which it relates | Residential-7 days after the election   | Residential-1 sign per candidate or issue per residential parcel  |
|   |                                |  |   | Nonresidential-1 sign per candidate or issue  |
|   |                                |  |   | Nonresidential-1 sign per 200 linear feet of street frontage  |
|   | Nonresidential: 32 square feet | Nonresidential-same as residential   |   | A minimum of 1 sign per property allowed  |
|   |                                |  |   | Signs may not be placed on public property  |
|   |                                |  |   | Signs may not be placed in public rights-of-way   |
|   |                                |  |   | Signs may not obstruct vision at corners, intersections, etc.   |
|   |                                |  |   | Applicable to federal, state, county, and local elections   |
|   |                                |  | Nonresidential-7 days after the election  |   |
| Sale: residential open house <sup>1</sup>                               | 6                              | Day open house begins  | Day open house closes   |   |
| Sale: nonresidential open house   | 16                             | Day open house begins  | Day open house closes   |   |
| Nonresidential sale, rental or lease of building or portion of building | 16                             | Upon issuance of <del>certificate of occupancy</del> <u>building permit</u>          | <del>Until 100% of the building is sold, rented, or leased</del><br><u>Within ten (10) days of the sale, rental or lease of the</u> | Signpost. Post shall be a 4-by-4 treated-wood post or other functional material. The minimum number of posts shall be 2. The posts shall be directly buried into the ground at a minimum of |

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|  |                           |   | <u>premise for which the sign was installed</u> | 2 feet. Use of concrete is prohibited  |
|  |                           |   |   | Backing. Sign shall be installed on one-half-inch plywood. Plywood shall be attached with weather-resistant screws   |
|  |                           |   |   | Color. The entire sign must be painted or wrapped  |
| Development sign                             | 32                        | When complete development order application filed with city | On receipt of first certificate of occupancy    |  |
| Project suppliers/trades                     | 32                        | On receipt of building permit                               | On receipt of final certificate of occupancy    | No more than 2 signs shall be permitted at 1 time  |
| Signage on construction barrier fence        | 10% of total barrier area | On receipt of construction fence permit                     | On receipt of final certificate of occupancy    | Limited to signage identifying the nature of the development, contractor's information, leasing information, corporate logos and renditions of development |
| Murals and other decorative elements on      | 15% of total barrier area | On receipt of construction fence permit                     | On receipt of final certificate of occupancy    | May not contain any rendition of development or element of development   |
| Construction barrier fence                   |                           |   |   |  |
| Grand opening/project opening/new businesses | 32                        | 7 days before event   | 10 days after opening or event                  | May be permitted as a banner   |
| Outparcel/phase opening                      | 32                        | 7 days before opening                                       | 10 days after opening                           |  |
| Special event signage                        | 32                        | 7 days prior to event                                       | 1 day after event                               | One on-site sign may be permitted for each side of the property that fronts a public right-of-way, up to 4 signs   |
|  |                           |   |   | 1 per property allowed   |
|  |                           |   |   | May be permitted as a banner   |

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| Special event directional signage | 4                      | Day before event   | 1 day after event   | May be located off-site   |
|                                   |                        |  |   | May be located on private property w/owner's written permission   |
| Special sale for profit           | 16                     | 7 days prior to event  | 1 day after event   | Maximum 4 per calendar year per project   |
| Right-of-way banner               | 24                     | 30 days prior to event   | 2 days after event  | For regional, national, city, or city co-sponsored special event  |
|                                   |                        |  |   | Must have authorization from applicable agency  |
| Name-change ground sign covering  | 60 square feet of copy | Issuance of permit   | 60 days from issuance of permanent sign permit application <sup>2</sup> | Only canvas coverings of ground signs allowed   |
|                                   |                        |  |   | Office and retail uses only   |
|                                   |                        |  |   | May be submitted when sign permit for new permanent sign is submitted   |
| School/day care/nursery           | 32                     | 30 days before registration                                    | 14 days after registration  | Max. 3 per calendar year  |
|                                   |                        |  |   | May be permitted as a banner  |
| Garage sale <sup>1</sup>          | 12                     | 1 day before sale  | Close of the day of sale  | 1 on-site sign  |
| Construction entrance             | 16                     | Issuance of land clearing, land alteration, or building permit | On receipt of final certificate of occupancy                            |   |
| Menu sign (free-standing)         | 15 square feet         | At opening   | At closing  | 1 per restaurant  |
|                                   |                        |  |   | Additional signs permitted if outdoor seating areas are either separated by 6 feet high wall or not visible to each other |
|                                   |                        |  |   | Constructed of durable materials  |
|                                   |                        |  |   | May be pole-mounted, A-frame, or sandwich board   |

|                               |                |  |   |   |
|-------------------------------|----------------|--|---|---|
|                               |                |  |   | May include name, hours, credit card, menu, and price information                   |
|                               |                |  |   | Must be stored inside when restaurant closed  |
| Valet parking signs           | 6 square feet  | 2 hours prior to business opening each day | 2 hours after business closing each day | 1 sign per establishment  |
|                               | Height: 4 feet |  |   | May be 2-sided  |
|                               |                |  |   | May not be visible from a public right-of-way                                       |
|                               | Width: none    |  |   | Notwithstanding subsection (b)(4) above, such signs may be affixed to a valet kiosk |
|                               |                |  |   | Valet sign permits shall not be transferrable                                       |
| Human signs (or living signs) | 3 square feet  | Date indicated on the permit               | Maximum 2 days                          | Maximum of 6 times per calendar year  |

<sup>1</sup> Exempt from fees and permit registration provided the sign complies with the requirements set forth in Table 117-176-2 and the Florida Building Code, as applicable.

<sup>2</sup> A written request for a 30-day extension may be granted administratively provided the permanent sign is not completed but is in the process of completion.

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**SECTION 3. Codification.** It is the intention of the City Council of the City of Westlake that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Westlake, Florida, and that the Sections of this Ordinance may be renumbered, re-lettered and the word "Ordinance" may be changed to "Section," "Article" or such other word or phrase in order to accomplish such intention.

**SECTION 4. Conflicts.** All ordinances or parts of ordinances, resolutions or parts of resolutions which are in conflict herewith, are hereby repealed to the extent of such conflict.

**SECTION 5. Severability.** Should the provisions of this ordinance be declared to be severable and if any section, sentence, clause or phrase of this ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance but they shall remain in effect, it being the legislative intent that this ordinance shall remain notwithstanding the invalidity of any part.

**SECTION 6. Effective Date.** This ordinance shall be effective upon adoption on second reading.

**PASSED** this \_\_ day of \_\_\_\_\_, 2025, on first reading.  
**PUBLISHED** on this \_\_ day of \_\_\_\_\_, 2025 in the Sun Sentinel  
**PASSED AND ADOPTED** this \_\_ day of \_\_\_\_\_, 2025, on second reading.

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Zoie Burgess, CMC, City Clerk,

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City of Westlake  
JohnPaul O'Connor, Mayor

APPROVED AS TO LEGAL FORM

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OFFICE OF THE CITY ATTORNEY