

1st Reading _____

2nd Reading _____

ORDINANCE 2025-05

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

				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.
	Nonresidential			
Political ¹	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 ¹	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 certificate of occupancy <u>building permit</u>	Until 100% of the building is sold, rented, or leased <u>within ten (10) days of the sale, rental or lease of the building</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

			<u>or portion of building</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
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 ²	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 ¹	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

¹ 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.

² 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.

Zoie Burgess, CMC, City Clerk,

City of Westlake
JohnPaul O'Connor, Mayor

APPROVED AS TO LEGAL FORM

OFFICE OF THE CITY ATTORNEY