

City of Groveland

EVELYN WILSON
MAYOR

MIKE RADZIK
VICE MAYOR



MIKE SMITH
COUNCIL MEMBER

DINA SWEATT
COUNCIL MEMBER

RANDOLPH WAITE
COUNCIL MEMBER

CITY COUNCIL WORKSHOP
JUNE 12, 2020
3:00 P.M.

ANITA GERACI-CARVER
CITY ATTORNEY

VIRGINIA WRIGHT
CITY CLERK

MIKE HEIN
CITY MANAGER

GENERAL INFORMATION AND INSTRUCTIONS

The Mayor will ask for comments from the public, requesting that anyone desiring to speak on an item. When recognized by the Mayor, please approach the podium and speak into the microphone, stating your name, address, if you are a citizen that lives in the Groveland City limits, and then present the information you desire. Each person has a maximum of five (5) minutes to speak.

Items listed in the "Consent Agenda" will be approved by Council in their entirety by a single motion, unless otherwise indicated by Council. These are routine items not anticipated to be controversial and are placed on the Consent Agenda to expedite the meeting. If a Council Member, staff member or member of the public wishes to discuss any item on the Consent Agenda, they can request the item be removed from the Consent Agenda for discussion. The remaining items on the Consent Agenda will be voted on with one motion being made for all items on the Consent Agenda. Then the item removed from the Consent Agenda will be separately considered and voted on.

Items identified with a double asterisk (**) are quasi-judicial functions of the City Council other than land use; the Council Members disclose any ex parte communications.

Groveland Code of Ordinances Sec. 2-58 (f). Any person desiring to address the Council shall first secure the permission of the presiding officer and shall give his name and address for the record. All remarks shall be addressed to the Council as a body and not to any member thereof unless permission to do so is first granted by the presiding officer. Unless further time is granted by the presiding officer or the council, member of the public shall limit their discussion or address to no more than five minutes. No question shall be asked a council member or city official except through the presiding officer.

If your address is exempt from public record you are not required to state it. In addition, do not give out your Social Security Number, phone number, email address or any other information you do not want others to have access to as the meetings are recorded and those recordings are considered public record.

Pursuant to the provisions of Chap. 286, F.S., Sec. 286.0105, if a person decides to appeal any decision made by this body with respect to any matter considered at this meeting, he or she will need a record of the proceedings, and that for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record may include the testimony and evidence upon which the appeal is to be based and is advised to make such arrangements at his or her own expense.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statute, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office no later than 72 hours prior to the day of the meeting.

**PUBLIC NOTICE AND AGENDA OF THE CITY OF GROVELAND CITY COUNCIL
TEMPORARY SIGNS WORKSHOP SCHEDULED TO CONVENE AT 3:00 P.M. FRIDAY,
JUNE 12, 2020**

Please note: In order to reduce public gatherings and the spread of COVID-19, the June 12, 2020 Temporary Signs Workshop will be held using telephonic video conferencing as authorized by Governor DeSantis in Executive Order 20-69. The public can attend the virtual meeting. Instructions to participate have been posted to the city's website under "public notices" at www.groveland-fl.gov

MAYOR	EVELYN WILSON	evelyn.wilson@groveland-fl.gov
VICE MAYOR	MIKE RADZIK	mike.radzik@groveland-fl.gov
COUNCIL MEMBER	MIKE SMITH	mike.smith@groveland-fl.gov
COUNCIL MEMBER	DINA SWEATT	dina.sweatt@groveland-fl.gov
COUNCIL MEMBER	RANDOLPH WAITE	randolph.waite@groveland-fl.gov
CITY MANAGER	MICHAEL HEIN	michael.hein@groveland-fl.gov
SERGEANT-AT-ARMS	CHIEF SHAWN RAMSEY	shawn.ramsey@groveland-fl.gov
CITY CLERK	VIRGINIA WRIGHT	virginia.wright@groveland-fl.gov
CITY ATTORNEY	ANITA GERACI-CARVER, ESQ	

Please note: Most written communication to or from government officials regarding government business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

Call to Order

Roll Call

PLEDGE OF CONDUCT

- **We may disagree, but we will be respectful of one another.**
- **We will direct all comments to issues.**
- **We will avoid personal attacks.**
- **Audience members wishing to speak must be recognized by the Mayor.**
- **Speaking without being recognized will be considered "Out of Order."**

AGENDA

- **Staff Presentation – Temporary Signs Overview**
- **Discussion**

ADJOURNMENT

Groveland Code of Ordinances Sec. 2-58 (f). Any person desiring to address the Council shall first secure the permission of the presiding officer and shall give his name and address for the record. All remarks shall be addressed to the Council as a body and not to any member thereof unless permission to do so is first granted by the presiding officer. Unless further time is granted by the presiding officer or the council, member of the public shall limit their discussion or address to no more than five minutes. No question shall be asked a council member or city official except through the presiding officer.

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****In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statute, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office no later than 3 days in advance of the meeting at (352) 429-2141, ext. 2014; (352) 232-9057 or via email at virginia.wright@groveland-fl.gov***



INFORMATION ITEM

MEMORANDUM

TO: HONORABLE MAYOR & CITY COUNCIL MEMBERS

VIA: MIKE HEIN, CITY MANAGER

FROM: TIMOTHY MASLOW, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: TEMPORARY SIGNS OVERVIEW

DATE: JUNE 12, 2020

GENERAL SUMMARY/BACKGROUND:

The purpose of this work session is for staff to provide a comprehensive overview of the City's current code standards related to Temporary Signs, including campaign signs. The desired outcome of this session is that Council Members and any candidates who have qualified for the November 3, 2020 City of Groveland Municipal Election, will better understand the standards for campaign signage. The agenda for the meeting will include:

- Intent
- Code Standards
- Examples
- Questions and Input

BUDGET: N/A

LEGAL NOTE: N/A

STAFF RECOMMENDATION: N/A

ATTACHMENTS:

1. Temporary Signs Overview Presentation
2. Ordinance 2017-07-17

TEMPORARY SIGNS CODE OVERVIEW

CITY OF GROVELAND

Temporary Sign Code Overview

6/12/2020

Agenda

- Intent
- Code Standards
- Examples
- Questions and Input

Intent

- Temporary Signs only, not permanent signs
- Creating a fair and predictable playing field
- Protect the health, safety, and general welfare of the public
- Reduce distractions to motorists and pedestrians which may cause vehicular accidents and motorists injuries
- Enforce Florida Statute Ch. 479.11(8)
- Enforce City Code Standards Ch. 141

Code Standards - *Ord. 2017-07-17*

	Residential (R1-A,R1,R2)	Residential (R3)	Agriculture	Commercial / Industrial
Code Section	141-15	141-16	141-17	141-21

Code Standards - *Ord. 2017-07-17*

	Residential (R1-A,R1,R2)	Residential (R3)	Agriculture	Commercial / Industrial
Code Section	141-15	141-16	141-17	141-21
Location	Private property, not within public rights-of-way, 5 ft setback from ROW			

Code Standards - Ord. 2017-07-17

	Residential (R1-A,R1,R2)	Residential (R3)	Agriculture	Commercial / Industrial
Code Section	141-15	141-16	141-17	141-21
Location	Private property, not within public rights-of-way, 5 ft setback from ROW			
Signs Allowed Per Parcel	3 per each street frontage	3 per each street frontage	3 for each 1,000' street frontage, 3 minimum	3 per each street frontage, 1 window sign per business

Code Standards - Ord. 2017-07-17

	Residential (R1-A,R1,R2)	Residential (R3)	Agriculture	Commercial / Industrial
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Signs Allowed Per Parcel	3 per each street frontage	3 per each street frontage	3 for each 1,000' street frontage, 3 minimum	3 per each street frontage, 1 window sign per business
Size	48 sf	48 sf	48 sf	16 sf

Code Standards - Ord. 2017-07-17

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Size	48 sf	48 sf	48 sf	16 sf
Max. Height	6 ft	6 ft	6 ft	No max.

Code Standards - Ord. 2017-07-17

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Size	48 sf	48 sf	48 sf	16 sf
Max. Height	6 ft	6 ft	6 ft	No max.
Max. Duration*	150 days in a calendar year	150 days in a calendar year	150 days in a calendar year	No max.

Maximum Duration – Exceptions (R1A, R1, R2)

- A. One sign no larger than four square feet per residential parcel may be maintained on a residential parcel, yearround;
- B. One sign no larger than four square feet per residential parcel may be maintained on a residential parcel when an owner consents and the residential parcel is being offered for sale through a licensed real estate agent, or if not offered for sale through a real estate agent, when the sign is owned by the property owner and the residential parcel is offered for sale by the owner through advertising in a local newspaper of general circulation, until such time as the sale has been consummated;
- C. One sign may be erected on construction sites no more than 60 days prior to construction and must be removed no later than 30 days after construction is completed. If construction is halted for more than 30 consecutive days, the one temporary sign allowed under this exception must be removed by the 31st day of construction halting.

Maximum Duration – Exceptions (R3)

- A. One sign no larger than four square feet per residential parcel may be maintained on a residential parcel, yearround;
- B. One sign no larger than four square feet per residential parcel may be maintained on a residential parcel when an owner consents and the residential parcel is being offered for sale through a licensed real estate agent, or if not offered for sale through a real estate agent, when the sign is owned by the property owner and the residential parcel is offered for sale by the owner through advertising in a local newspaper of general circulation, until such time as the sale has been consummated;
- C. One sign may be erected on construction sites no more than 60 days prior to construction and must be removed no later than 30 days after construction is completed. If construction is halted for more than 30 consecutive days, the one temporary sign allowed under this exception must be removed by the 31st day of construction halting.

Maximum Duration – Exceptions (Ag)

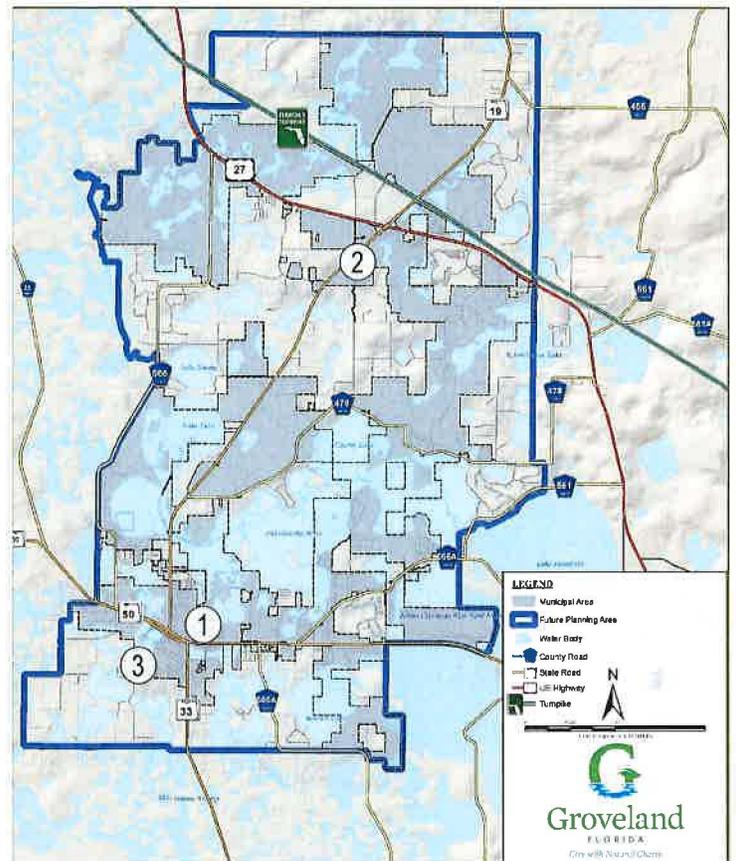
- A. One sign no larger than 16 square feet per parcel may be maintained on the parcel, yearround;
- B. One sign no larger than 16 square feet per parcel may be maintained on the parcel when an owner consents and the parcel is being offered for sale through a licensed real estate agent, or if not offered for sale through a real estate agent, when the sign is owned by the property owner and the parcel is offered for sale by the owner through advertising in a local newspaper of general circulation, until such time as the sale has been consummated;
- C. One sign may be erected on construction signs no more than 60 days prior to construction and must be removed no later than 30 days after construction is completed. If construction is halted for more than 30 consecutive days, the one temporary sign allowed under this exception must be removed by the 31st day of construction halting.

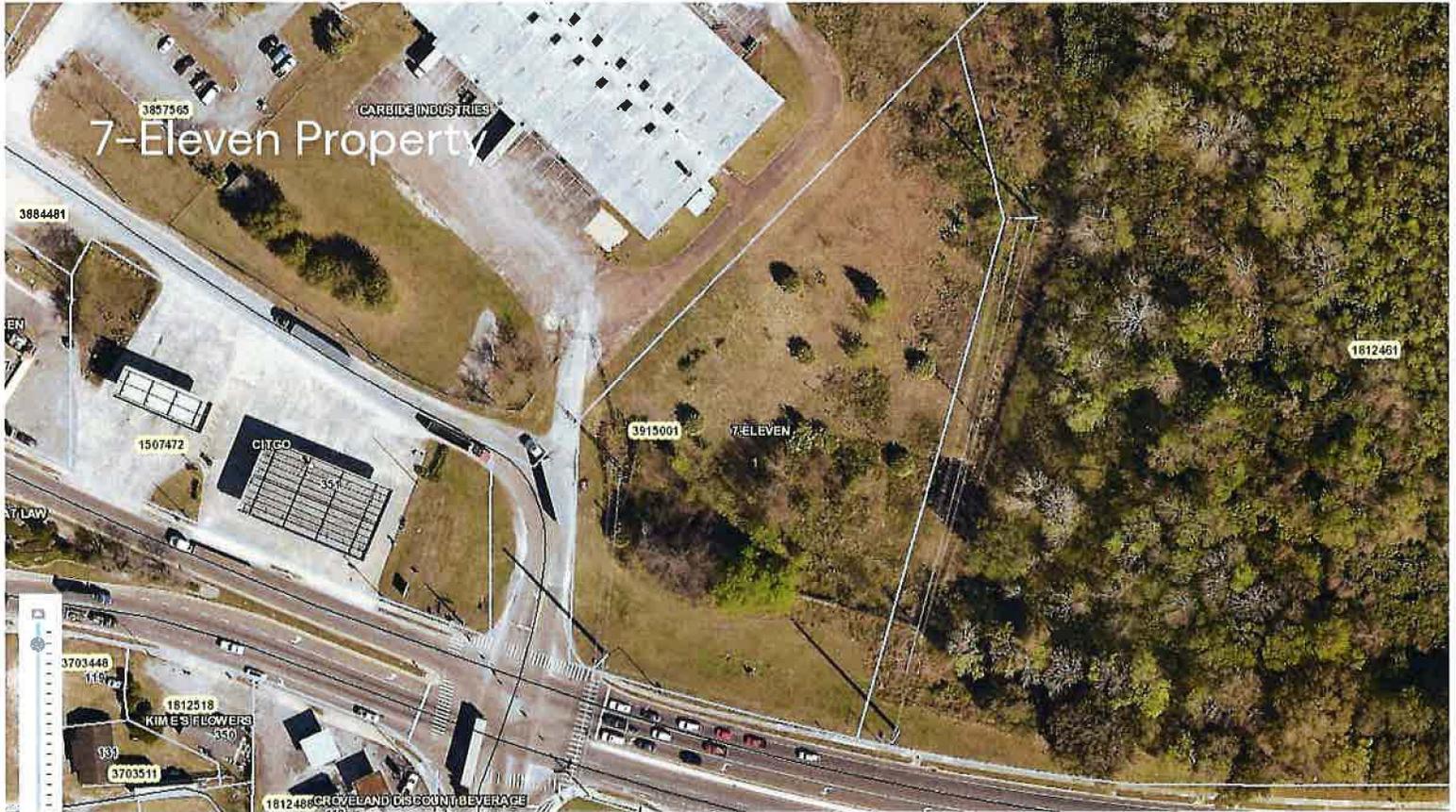
Maximum Duration – Exceptions (Com/Ind)

1. One sign no larger than 16 square feet per parcel may be maintained on the parcel, year round;
2. One sign no larger than 16 square feet per parcel may be maintained on the parcel when an owner consents and the parcel is being offered for sale through a licensed real estate agent, or if not offered for sale through a real estate agent, when the sign is owned by the property owner and the parcel is offered for sale by the owner through advertising in a local newspaper of general circulation, until such time as the sale has been consummated;
3. One sign may be erected on construction signs no more than 60 days prior to construction and must be removed no later than 30 days after construction is completed. If construction is halted for more than 30 consecutive days, the one temporary sign allowed under this exception must be removed by the 31st day of construction halting;
4. One window sign may be maintained by the occupant of each unit not to exceed four square [feet] may be maintained yearround.

Examples

- ① 7-Eleven Property
- ② Ford Park - SR19
- ③ Residential Lot



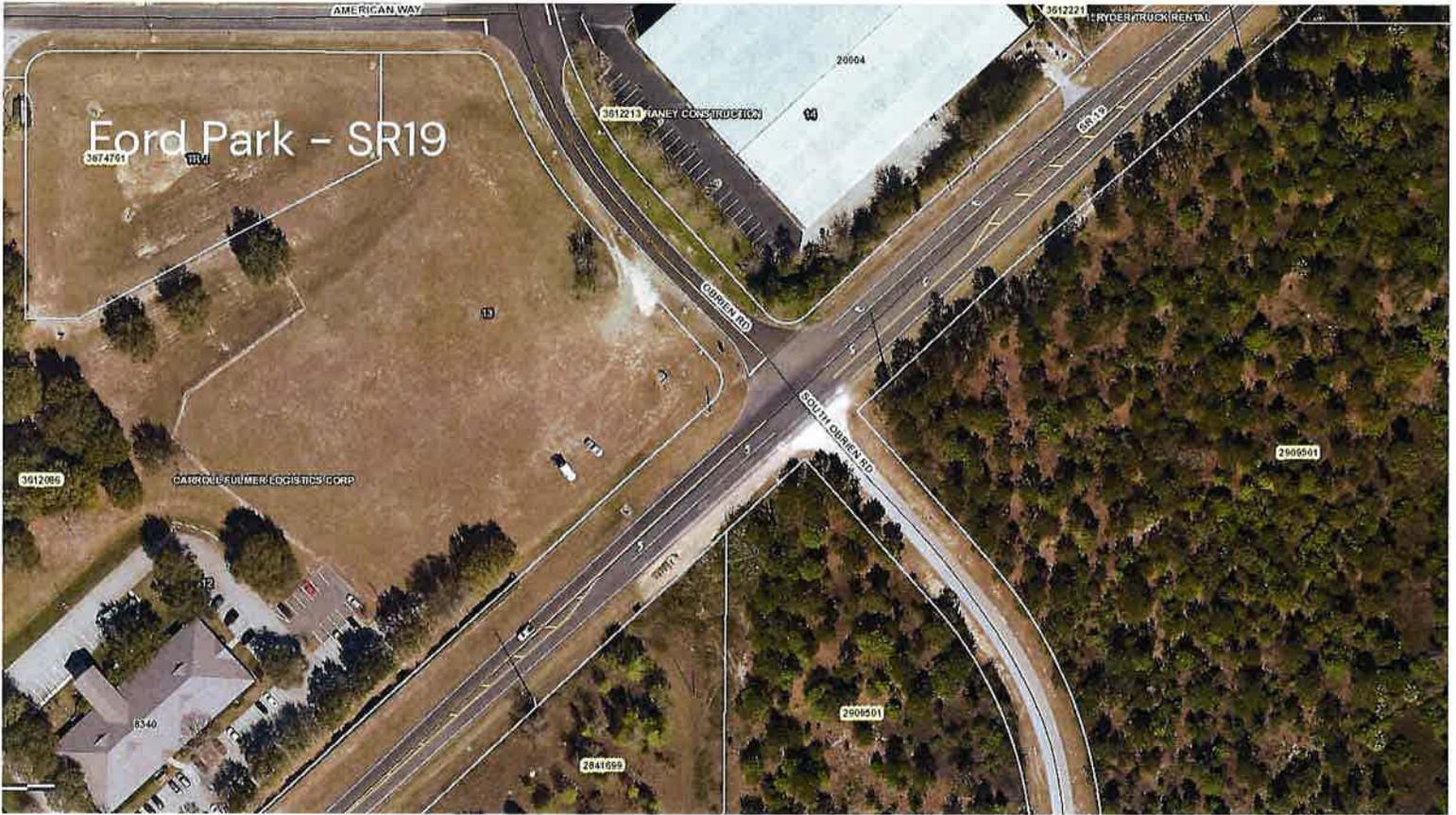


	Commercial / Industrial
Code Section	141-21
Location	Private property, not within public rights-of-way



	Commercial / Industrial
Code Section	141-21
Location	Private property, not within public rights-of-way
Signs Allowed	3 per each street frontage, 1 window sign per business
Size	16 sf
Max. Height	No max.
Max. Duration	No max.







	Commercial / Industrial
Code Section	141-21
Location	Private property, not within public rights-of-way



	Commercial / Industrial
Code Section	141-21
Location	Private property, not within public rights-of-way
Signs Allowed	3 per each street frontage, 1 window sign per business
Size	16 sf
Max. Height	No max.
Max. Duration	No max.

Residential Lot





	Residential
Code Section	141-15
Location	Private property, not within public rights-of-way

	Residential
Code Section	141-15
Location	Private property, not within public rights-of-way
Signs Allowed	3 per each street frontage
Size	48 sf
Max. Height	6 ft
Max. Duration	150 days in a calendar year



Enforcement

CODE OF ORDINANCES (SECTION 141-7)

(B) Removal of signs

(1) Signs on public property or within right of ways shall be removed immediately, and may be removed by the city or its agent without notice.

Enforcement (continued)

If the sign is on private property, city staff does not seek proof that they provided permission for the sign(s) to be posted. We do contact private property owners when we identify that a property has exceeded their maximum number of allowed signs and/or maximum size to be posted.

Content

- City doesn't control content
- Sign size is silent on one sided vs. two sided
- Special events temporary signage applicable to these standards
- City does not enforce county properties

City of Groveland
Community Development Department
Planning Division

239 N. Main Ave. Groveland, FL 34736
planning@groveland-fl.gov
352.429.2141

Ordinance 2017-07-17

**Amending Chapter 141 Entitled Signs of the Land Use and
Development Regulations of the Code of Ordinances**



ORDINANCE 2017-07-17

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, AMENDING CHAPTER 141 ENTITLED SIGNS OF THE LAND USE AND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES; SPECIFYING REQUIRED SIGNAGE; AUTHORIZING SUBSTITUTION OF NON-COMMERCIAL SPEECH; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, as provided in Section 101-8 it is the intent of the City of Groveland to create a comprehensive and balanced system of sign control that accommodates both the need for a well-maintained, safe, and attractive community and the need for effective business identification, advertising and communication; and

WHEREAS, the City of Groveland intends for its sign regulations to be in compliance with state and federal law, and to impose the minimum requirements to promote the public health, safety and welfare.

THEREFORE, be it ordained by the City of Groveland, Florida that the Land Use and Development Regulations, are hereby amended to read as set forth herein.

Section 1. Recitals. The foregoing recitals are incorporated herein.

Section 2. Definitions. That Chapter 141 of Part II of the Code of Ordinances, City of Groveland, Florida is hereby amended to read as follows:

Sec. 141-1. 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:

Abandoned sign. A sign which no longer serves to advertise a bona fide business conducted, service performed or product sold where such business, service or products have been discontinued for a period of twelve months.

Awning is mounted to a building and extends over doors, windows or patios to provide shelter from the sun and rain. Awnings may be of different materials, such as fabric or metal.

Banner means a sign having the characters, letters, illustrations or ornamentations applied to cloth, paper or fabric of any kind, with only such material for a backing. National flags, state or municipal flags or the official flag of any institution or business shall not be considered banners.

Beacon. Any light with one or more beams directed into the atmosphere or directed at one or more points not on the same zone lot as the light source; also any light with one or more beams that rotate or move.

Bench sign. A sign located on any part of the surface of a bench or seat or placed on or adjacent to

a public right-of-way.

Billboard. A permanent ground sign supported by one or more poles attached to which is a sign area which is at least 200 square feet in size and which is used or installed to attract attention to a place or product sold, other than at the location of said sign.

Canopy means a freestanding structure which may be constructed of cloth or of rigid materials, including but not limited to metal, wood, concrete, plastic or glass, which is attached to and supported by columns, poles or braces extended to the ground. Canopies are not affixed to a building.

Canopy sign means a sign which is suspended from, is attached to, is supported from or forms a part of a canopy.

Change in use. A change in use of property occurs whenever the essential character or nature of the activity conducted on a lot changes. This occurs whenever:

- A. The change involves a change from one principal use category to another.
- B. A land use within a Planned Unit Development is added or amended which increases the overall intensity of development within the PUD.
- C. A business or enterprise, different in type and category, intends to operate from the same lot, property and/or space from the previously existing business or enterprise.
- D. A change in the status of property from unoccupied to occupied or vice versa does not necessarily constitute a change in use. Whether a change in use occurs shall be determined by comparing the two active uses of property without regard to any intervening period during which the property may have been occupied, unless the property has remained unoccupied for more than 180 consecutive days or has been abandoned.
- E. A change in ownership of a business or enterprise or a change in the name shall not be regarded as a change in use.
- F. The intent of these provisions is to provide for the elimination of nonconforming structures and uses.

Changeable copy sign. A sign or portion thereof with characters, letters or illustrations that can be changed or rearranged without altering the face or the surface of the sign, and which are not electronic. A sign on which the message changes more than eight times per day shall be considered an electronic message board sign and not a changeable copy sign for the purposes of this chapter. Does not mean computer signs, reader boards with changeable letters.

Commemorative sign. A sign located in public rights-of-way, which serves as a memorial to individuals or organizations, for donated community improvements such as ornamental plants, statues and signs.

Copy. The linguistic or graphic content of a sign.

Copy area. The advertising display surface area encompassed within any sign. The area of sign occupied by copy. It is computed by measuring the area enclosed by straight lines to enclose the extremities of the letters or numbers.

Directory sign. A sign on which the names and locations of occupants or the use of a building is given. This shall include office building and church directories.

Electric sign. Any sign containing electric wiring.

Electronic Message Board sign. Signs whose alphabetic, pictographic or symbolic content can be changed or altered on a fixed display screen composed of electrically illuminated segments. Includes a sign that uses movement or change of lighting to depict action or create a special effect or scene. Also referred to as reader boards.

Erect a sign. To construct, reconstruct, build relocate, raise, assemble, place, affix, attach, create, paint, draw, or in any other way bring into being or establish; but it shall not include any of the foregoing activities when performed as an incident to the change of message, or routine maintenance.

Flag. Any fabric, banner or bunting containing distinctive colors, patterns or symbols, often used as a symbol of government, political subdivision or other entity. May also be decorative in nature, or contain advertising.

Frontage. Means the linear footage of property abutting a dedicated street or highway as measured along a lot or parcel of land. The length of the property line of any one parcel along a street on which it borders. For businesses in shopping centers it shall be measured along the front face of that portion of the building occupied by the business.

Ground or Monument sign. A sign that is erected on the ground and whose base or means of support is concealed or enclosed.

Height. Height shall be measured from the finished grade or the roadway, whichever is higher, to the top of the item being measured.

Illuminated sign. Sign which contains a source of light or which is designed or arranged to reflect light from an artificial source including indirect lighting, neon, incandescent lights, back-lighting, and shall also include signs with reflectors that depend upon automobile headlights for an image. Does not include changeable copy or movement, but may encompass other types of signs if the other types of sign also meet the definition of illuminated signs.

Interchange Overlay Area. The Interchange Overlay Area includes properties near the intersection of US 27, SR 19, and Florida's Turnpike. (A map of the Interchange Overlay Area is available in the City Clerk's office.)

Marquee. A permanent, roof-like structure supported by a building, generally designed and constructed to provide protection from weather, which extends beyond the building line or property line and fully or partially covers a sidewalk, public entrance or other pedestrian way.

Memorial park means a park designed for contemplation or recreation, commemorating the death of an individual or of many people through a natural or other disaster, or through military action.

Multiple occupancy complex. A commercial use, i.e. any use other than residential or agricultural, consisting of a parcel of property, or parcel of contiguous properties, existing as a unified or coordinated project, with a building or buildings housing more than one occupant.

Non-conforming sign. Any sign that does not conform to the requirements of this chapter.

Off-Site sign. A sign, either attached to a building or other structure or free-standing and located on real property which is not appurtenant to the use of the real property where the sign is located or which does not advertise a service offered at the location where the sign is placed or which does not identify a business located where the sign is placed as a purveyor of the merchandise or services advertised on the sign. The term "Off-Site Sign" includes, but is not limited to, signs commonly known as billboards, and way finding signs on public property.

On-site sign. A sign that identifies or advertises only goods, services, facilities, events or attractions available on the premises where the sign is located.

Overlay District. Area described in Sec. 137-175, Chapter 137, of the Code of Ordinances.

Owner. The owner of property, the tenant, agent, or person having the beneficial use of the building, structure, or property upon which a sign may be located.

Parcel or parcel of land. A contiguous quantity of land in possession of, owned by, or recorded as property of the same claimant person in the public records of Lake County, Florida, as of the effective date of this chapter.

Permanent. Designed, constructed and intended for more than short-term use.

Pole sign. A sign supported by poles, uprights or braces which are not enclosed in a concealed base but are permanently placed on or in the ground and wholly independent of any building for support. This definition should not be construed to mean monopole style off-site signs.

Projecting sign. Any sign affixed to a building or wall in such a manner that its leading edge extends more than six inches beyond the surface of such building or wall.

Roof line. A horizontal line intersecting the highest point or points of a roof.

Roof sign. A sign placed above the roof line of a building or on or against a roof slope of less than forty-five (45) degrees.

Sandwich Board sign. Means a two-sided, self-supporting sign with the base of the sign being the supporting structure and the connecting point located at the top of the sign.

Sign. Any writing, pictorial presentation, number, illustration, or decoration, flag, banner or pennant, or other device which is used to announce, direct attention to, identify advertise or otherwise make anything known. The term sign shall not be deemed to include the terms "building" or "landscaping" or any architectural embellishment of a building not intended to communicate information, nor any holiday lights or decorations.

Sign area. The area of any regular geometric shape, which contains the entire surface area of a sign upon which copy may be placed.

Sign face. The part of a sign that is or may be used for copy.

Sign structure. Any construction used or designed to support a sign.

Snipe sign means an off-premises, temporary sign which is tacked, nailed, posted, pasted, glued or otherwise attached to a tree, utility pole, traffic control sign, fence, permanent sign, or structure...

Special event signs. Signs, including window signs, grand opening displays and poster signs which are used to advertise a promotional venture such as the opening of a business, closing of a business or special sale.

Street. A strip of land or way subject to vehicular traffic (as well as pedestrian traffic) which provides direct or indirect access to property, including, but not limited to, alleys, avenues, boulevards, courts, drives, highways, lanes, places, roads, terraces, trails or other thoroughfares.

Temporary. Designed, constructed, and intended to be used on a short-term basis.

Wall sign means a sign affixed to or painted on the wall façade of any building, including walls, windows, doors, parapets, marquees and roof slopes of 45° or steeper, that projects less than 18 inches, and where the exposed face of the sign is in a plane parallel to the planes of the wall. Wall signs may not extend above the roofline or façade. All wall signs shall relate to the business conducted on the premises or in the building on which such sign is located. May be illuminated.

Way finding sign. A sign whose primary purpose is to enable citizens and visitors to find his or her destination as opposed to advertising.

Window sign. A permanent sign affixed to, suspended behind or painted on either face of a window or glass door that reads to the exterior of the building.

Sec. 141-2. Purpose.

The purpose of this chapter is to encourage the effective use of signs as a means of communication in the city, to assist residents and visitors to locate businesses and residential communities, to maintain and enhance the aesthetic environment and the city's ability to attract sources of economic

development and growth, to improve pedestrian and traffic safety, to minimize the possible adverse effects on nearby public and private property, and to enable the fair and consistent enforcement of these sign restrictions. These regulations are further intended to avoid excessive competition and visual clutter among sign displays in the demand for public attention. These regulations further allow the city to manage public property owned by the city for the public's benefit. The city commissioned the 2008 City of Groveland Streetscape Master Plan and seeks to further the implementation and goals of the Streetscape Master Plan thru the regulation of signage. This sign code recognizes that government signs are government speech intended to ensure public safety and keep the public apprised of government meetings and activities for the benefit of its residents.

Sec. 141-3. Exempt signs.

- (a) The following signs are exempt from the permit and/or permit fee requirements of this chapter, unless they have an electrical connection, in which event an electrical permit shall be required. All exempt signs must comply with the minimum requirements of these regulations related to zoning classification, setback, size limitation and construction. The square footage of sign area used for exempt signs shall apply to, and be counted as part of, the maximum sign area allowable for a particular parcel.
- (1) Signs not visible from any street or adjoining property which are also exempt from the Florida Building Code
 - (2) Temporary signs or signs less than 48 square feet which are also exempt from the Florida Building Code
 - (3) Signs whose copy is being changed without changes to the structure of the sign, its height, size, or location, unless a non-conforming sign.
 - (4) Sandwich Boards when in accordance with zoning and time restrictions set forth in this Chapter.
 - (5) Flags displayed on a flag pole 20' in height or less on residential properties provided the pole is placed a distance equal to its height from all adjacent property boundary lines, including the front property boundary line. Additionally, flags mounted on the exterior of a residential unit using flag pole mounting brackets commonly used to affix to a flag to the interior of school classrooms or exterior of a residence is exempt.
 - (6) Signs permitted under Section 50-133 in Chapter 150 of the Code of Ordinances.
 - (7) Signs and traffic control devices that are constructed, placed or maintained by the State of Florida, the federal government, Lake County or the City of Groveland or a sign that is required to be constructed, placed or maintained by the federal, state or local government either directly or to enforce a property owner's rights ("Government Signs"). Government Signs are not intended to be regulated by this chapter; however, to provide clarification, Government Signs are allowed in every zoning district which form the expression of government when placed or maintained pursuant to law.

Sec. 141-4. Prohibited signs.

The sign types provided for in this section shall be prohibited in the City:

- (1) Abandoned sign
- (2) Beacon sign
- (3) Bench sign

- (4) Electronic message board sign utilizing features which flash or whose copy changes more frequently than 4 times a minute; fading changes are acceptable
- (5) Marquee sign
- (6) Roof sign
- (7) Snipe sign
- (8) Signs in violation of the Florida Building Code
- (9) Pole signs other than those allowed in the Interchange Overlay Area
- (10) Any sign that, in the reasonable opinion of the city, constitutes a traffic or pedestrian safety hazard, or obstructs visibility
- (11) Signs that emit any sound which is intended to attract attention. Does not include the manual ringing of a bell incorporated into the sign as an architectural feature.
- (12) Signs which obscure more than 20 percent of the total transparent area of any window.
- (13) Signs with lights or illuminations that do any of the following more than 4 times a minute: flash, move, rotate, scintillate, blink, flicker, or vary in intensity or color.

Sec. 141-5. Variance procedures.

A variance from a specific provision or provision of this chapter may be granted by the city council when, due to special physical conditions or circumstances peculiar to a particular site, the enforcement of these provisions would result in a public health or safety hazard.

Sec. 141-6. Conflict with other laws.

Whenever the regulations of this chapter impose more restrictive standards than are required in or under any other statutes or regulations, the requirements of this chapter shall govern. Whenever the provisions of any other statute or regulations require more restrictive standards than are required by this chapter, the provisions of such statutes or regulations shall govern.

Sec. 141-7. Violations and enforcement.

- (a) *Responsibility for enforcement.* The City Manager or designee thereof shall be empowered to enforce this chapter.
- (b) *Removal of signs.*
 - (1) *Signs on public property or within rights-of-way* shall be removed immediately, and may be removed by the city or its agent without notice.
 - (2) *Temporary signs.* Temporary signs which are or have become in violation of this chapter shall be removed within 48 hours after city providing written notification.
 - (3) *Abandoned signs.* Abandoned signs shall be removed by the owner, agent or person in charge of the premises within 30 days after receipt of written notification by the city manager or designee. If the sign is not removed in a timely manner, the code enforcement officer may refer the violation to the special magistrate for formal action.
 - (4) *Removal or repair of unsafe signs.* Should any sign become unsecured or in danger of falling, or be in a disrepair or deteriorated state so as to otherwise constitute an unsafe condition, the owner, agent or person in legal possession of the premises

shall, upon formal notification, immediately in the case of imminent danger, or within ten days in other instances, cause it to be removed or be placed in good repair in a manner consistent with applicable city codes. If such notification is not complied with and the city engineer has certified imminent danger, the city may remove the sign at the expense of the owner and may place a lien for the cost thereof upon the property on which the sign was located, together with any other cost incurred by the city by filing such lien. If not imminent, the code enforcement officer may refer the violation to the special magistrate for formal action.

(5) *Illegally erected signs.* Where work is required to be done by a licensed contractor and such work is not performed by a licensed contractor, the owner or lessee of the property where such illegally erected sign is located shall either:

- a) Have the sign immediately removed; or
- b) Acquire the services of a duly licensed contractor to secure a permit for such sign and obtain the required city inspections.

If neither of these actions is completed within ten days of written notification by the city, the violation may be referred to the special magistrate for formal action.

(c) *Termination of unlawful illumination.* Upon receipt of written notification from the city that a sign is unlawfully illuminated in violation of this chapter, the owner or his agent or the person in possession of the premises shall immediately terminate the prohibited illumination of such sign. If this action is not completed within ten days of the written notification, the violation may be referred to the special magistrate for formal action.

(d) *Violations and penalties.*

(1) Violations of this chapter, including those sections authorizing city removal of signs or other penalties, may be referred to the special magistrate for formal action. In addition, the City of Groveland may deny a building permit or any other required approvals associated with the property, and proceed with enforcement thru Chapter 18 as provided above. Nothing prohibits the City from utilizing one or more of the enforcement actions simultaneously.

(2) The city shall have such other remedies as are and as may from time to time be provided for or allowed by state law for the violation of land development regulations. All such remedies provided herein shall be cumulative. To the extent that state law may limit the availability or a particular remedy set forth herein for a certain violation or part thereof, such remedy shall remain available for other violations or other parts of the same violation. In addition, the City of Groveland may deny a building permit or any other required approvals associated with the property, and proceed with enforcement thru Chapter 18 as provided above. Nothing prohibits the City from utilizing one or more of the enforcement actions simultaneously.

Sec. 141-8. Permits required.

Except as otherwise provided in these regulations, it shall be unlawful for any person to erect, construct, structurally modify, replace, enlarge, move or convert any sign in the city, or cause the same to be done, without first obtaining a sign permit and paying the permit fee for each such sign as required by this chapter. No permit shall be issued until the city manager or designee determines that such work is in accordance with the requirements contained in this chapter, and the city manager or designee determines that such work will not violate any building, electrical, or other adopted codes of the city.

- (a) Application for a sign permit shall be made, prior to the erection of any sign, by the owner of the premises where the sign is to be located, or his agent, on a form provided by the city. The permit application shall contain the information and documents required herein and shall be accompanied by the required permit fee.

(1) The information required for a completed application includes, but is not limited to the following:

- a. The name, address and telephone number of the property owner together with proof of ownership.
- b. The name, address, telephone number, and registration number of the engineer, if Florida Building Code requires engineered plans based on the type of sign.
- c. The name, address, telephone number, and license number of the sign contractor/manufacturer.
- d. The address and name of the business where the sign is to be erected.
- e. The zoning district, the building frontage of tenant space, and the road frontage of the premises.
- f. The number, type, square footage, surface area, height and location of the sign or signs currently displayed on the premises.
- g. A fully dimensioned and scaled site plan showing the lot frontage, building frontage, parking areas, and location of all existing and proposed signs.
- h. Indicate in feet and inches the location of the sign in relation to property lines, public right of way, easements, buildings, and other signs on the property.
- i. Freestanding signs shall require a signed and sealed boundary survey prepared within the last 48 months of the permit application date, an affidavit from the surveyor or property owner stating no improvements or boundary line adjustments have been made since the date the boundary survey was initially prepared, and depicting the proposed location of the sign.
- j. For all wall mounted signs, the façade elevation with dimensions, drawn to scale. Windows and doors and other openings shall be delineated and their dimensions given.
- k. Sign elevations, drawn to scale.
- l. Sign illumination, specifying illumination type, placement, intensity, and hours of illumination.
- m. One copy of the plans, specifications, calculations and details, signed and

sealed by an engineer licensed in Florida, specifications documenting the applicable wind load, and electrical specifications, if applicable, meeting the minimum requirements of the applicable electric code. Additional copies must be submitted if required by the Florida Building Code.

n. Any and all other information reasonably required by the City Manager or designee.

(b) The sign permit fee shall be established by resolution of the City Council.

Sec. 141-9. Sign permit application review.

(a) An applicant shall deliver a sign permit application for a sign to the city's planning and zoning department or such other office as may be designated by city. The sign permit application shall be reviewed in the same manner and utilizing the same process as a building permit application. A disapproval shall include or be accompanied by a statement of the reason(s) for the disapproval. The applicant may appeal any denial or approval with conditions to the city manager. Any appeal shall be heard and a decision rendered within the time frames specified herein for appeals.

- (1) In the case of an approval with conditions or disapproval an applicant may request reconsideration of the decision on the grounds that staff may have overlooked or failed to consider any fact(s) that would support a different decision. A written request for reconsideration accompanied by such additional fact(s) as the applicant may wish the city manager to consider shall be filed with the city clerk within ten calendar days after receipt of the decision. No fee shall be required for a request for reconsideration. Upon the timely filing of a request for reconsideration, the decision of the city manager shall be deemed stayed and not a final decision, until the request for reconsideration is decided. The request for reconsideration shall be decided by the city manager within ten calendar days. Such decision shall be in writing and shall include a statement for the reason(s) for the decision.
- (2) All decisions shall be mailed, transmitted electronically, or hand delivered to the applicant. A record shall be kept of the date of mailing, electronic transmittal, or hand delivery.
- (3) For the purpose of appeal to any court of law which must be filed within 30 days of the final decision, an approval with conditions, or disapproval by the city manager shall be deemed the final decision of the city upon the application.

Sec. 141-10. Design and construction:

- (a) Except as otherwise provided in this chapter,
- (1) All signs shall be designed to withstand wind pressure as specified in the latest edition of the Florida Building Code.
 - (2) Every ground sign shall provide rigid construction to withstand wind action from any direction.
 - (3) Portable sign frames may not be used for permanent ground signs.
 - (4) Whenever anchors or supports consist of wood embedded in the soil, the wood shall be pressure treated with an approved preservative.

Sec. 141-11. Corner lot visibility triangle and setbacks.

No part of a sign may be located which impairs or obstructs a driver's view. Setbacks for all signs shall be a minimum of five feet from right of way but shall comply with any other setback requirements for the parcel's respective zoning district.

Sec. 141-12. Flags.

Flags meeting the following criteria shall be allowed:

Residential: Flags displayed not exceeding a maximum height of 25 feet, and which do not exceed 2 in number for every 50 feet of frontage of a residential parcel.

Non-residential: Flags displayed not exceeding a maximum height of 60 feet, and which do not exceed 1 in number for every 50 feet of frontage of a non-residential parcel.

Memorial park: Flags displayed not exceeding a maximum height of 60 feet, and which do not exceed 1 in number for every 40 feet of frontage of a parcel of property utilized as or in part as a memorial park.

No specific distance is required between flags; however, they must be spaced a safe distance from another flag as determined by the Community Development Department.

Sec. 141-13. Maintenance.

All signs, including signs that are exempt from permitting under Section 1.4, together with their supports, braces, guys and anchors, electrical parts and lighting fixtures, and all painted and display areas, shall be maintained in accordance with the building and electrical codes adopted by the city, and shall present a neat and clean appearance. The vegetation around, in front of, behind, and underneath the base of ground signs for a distance of ten feet shall be neatly trimmed and free of unsightly weeds, and no rubbish or debris shall be permitted under or near the sign, with the exception of undeveloped land that is not routinely maintained.

Sec. 141-14. General performance standards.

- (a) When calculating total copy area for a parcel, only one side of a sign shall be counted.
- (b) The width of the base of all ground signs shall be at least one-half the width of the sign face.
- (c) The base shall be finished in brick, stucco, finished metal, textured masonry or similar materials.

Sec. 141-15. Signs in Residential Zoning Districts consisting of R-1A, R-1, R-2, GS-1, GS-2, Residential PUD

- (a) The following restrictions shall apply to permanent signs on property with a designated zoning of R-1A, R-1 and R-2 (or like zoning not specified in this Chapter)
 - (1) All permanent signs shall have a minimum of 2 square feet of landscaping around the base of any sign
 - (2) Maximum size shall be 4 square feet.
 - (3) Maximum height shall be 2 feet.
 - (4) Not exceeding 1 in number for each street frontage of a residential parcel.
 - (5) Signs may be illuminated internally or externally, however, the source of the externally

illuminated signs shall not shine, glare or adversely impact adjacent properties or roadways.

- (6) One ground sign for each right-of-way entrance consisting of identification signage. Maximum copy area for each structure shall be 48 square feet. The sign may be a single sign with two faces of equal size or may be two single faced structures of equal size located on each side of the entrance.
- (b) The following restrictions shall apply to **temporary signs** on property with a designated zoning of R-1A, R-1 and R-2:
- (1) Maximum size shall be 48 square feet.
 - (2) Maximum height shall be 6 feet.
 - (3) Not exceeding 3 in number for each street frontage of a residential parcel.
 - (4) Shall not be erected in excess of a total of 150 days in a calendar year (all temporary signs collectively if displayed on different days) except that, without regulating the content of the sign,
 - a. One sign no larger than 4 square feet per residential parcel may be maintained on a residential parcel, year round;
 - b. One sign no larger than 4 square feet per residential parcel may be maintained on a residential parcel when an owner consents and the residential parcel is being offered for sale through a licensed real estate agent, or if not offered for sale through a real estate agent, when the sign is owned by the property owner and the residential parcel is offered for sale by the owner through advertising in a local newspaper of general circulation, until such time as the sale has been consummated.
 - c. One sign may be erected on construction sites no more than 60 days prior to construction and must be removed no later than 30 days after construction is completed. If construction is halted for more than 30 consecutive days, the one temporary sign allowed under this exception must be removed by the 31st day of construction halting.
- (c) In addition to signs specified in Sec.141-4 above, the following signs are prohibited on property with a designated zoning of R-1A, R-1 and R-2 (or like zoning not specified in this Chapter):
- (1) Billboard sign
 - (2) Projecting sign
 - (3) Wall sign
 - (4) Window sign
 - (5) Electronic message board sign

Sec. 141-16. Signs in Residential Zoning District R-3

- (a) The following restrictions shall apply to **permanent signs** on property with a designated zoning of R-3 (or like zoning not specified in this Chapter):
- (1) All permanent signs shall have a minimum of 100 square feet of landscaping around the base of any sign. Sign landscaping shall be counted towards required site landscaping requirements.
 - (2) Maximum sign shall be 1 square foot for each 4 feet of street frontage to a maximum size of 32 square feet.

- (3) Maximum height shall be 4 feet.
 - (4) Not exceeding 1 in number for each street frontage of the residential parcel.
 - (5) Signs may be illuminated internally or externally, however, the source of the externally illuminated signs shall not shine, glare or adversely impact adjacent properties or roadways.
 - (6) One ground sign for each right-of-way entrance consisting of identification signage. Maximum copy area for each structure shall be 48 square feet. The sign may be a single sign with two faces of equal size or may be two single faced structures of equal size located on each side of the entrance.
- (b) The following restrictions shall apply to **temporary signs** on property with a designated zoning of R-3:
- (1) Maximum sign shall be 48 square feet.
 - (2) Maximum height shall be 6 feet.
 - (3) Not exceeding 3 in number for each street frontage of the residential parcel.
 - (4) Shall not be erected in excess of a total of 150 days in a calendar year (all temporary signs collectively if displayed on different days) except that, without regulating the content of the sign,
 - a. One sign no larger than 4 square feet per residential parcel may be maintained on a residential parcel, year round;
 - b. One sign no larger than 4 square feet per residential parcel may be maintained on a residential parcel when an owner consents and the residential parcel is being offered for sale through a licensed real estate agent, or if not offered for sale through a real estate agent, when the sign is owned by the property owner and the residential parcel is offered for sale by the owner through advertising in a local newspaper of general circulation, until such time as the sale has been consummated.
 - c. One sign may be erected on construction sites no more than 60 days prior to construction and must be removed no later than 30 days after construction is completed. If construction is halted for more than 30 consecutive days, the one temporary sign allowed under this exception must be removed by the 31st day of construction halting.
- (c) In addition to signs specified in Sec. 141-4 above, the following signs are prohibited on property with a designated zoning of R-3:
- (1) Billboard sign
 - (2) Electronic message board sign

Sec. 141-17. Signs in Ag zoning district

- (a) The following restrictions apply to **permanent signs** on property with a designated zoning of agriculture (or like zoning not specified in this Chapter):
- (1) All permanent signs shall have a minimum of 100 square feet of landscaping around the base of any sign. Sign landscaping shall be counted towards required site landscaping requirements.
 - (2) Maximum sign shall be 1 square foot for each 4 feet of street frontage to a maximum size of 32 square feet.
 - (3) Maximum height shall be 4 feet.

- (4) Not exceeding 1 in number for each 1000 linear feet of frontage of the agricultural parcel, with a minimum of 1 sign.
 - (5) Signs may be illuminated internally or externally, however, the source of the externally illuminated signs shall not shine, glare or adversely impact adjacent properties or roadways.
- (b) The following restrictions shall apply to **temporary signs** on property with a designated zoning of agriculture:
- (1) Maximum sign shall be 48 square feet.
 - (2) Maximum height shall be 6 feet.
 - (3) Not exceeding 3 in number for each 1000 linear feet of frontage of the agricultural parcel, with a minimum of 3 signs.
 - (4) Shall not be erected in excess of a total of 150 days in a calendar year (all temporary signs collectively if displayed on different days) except that, without regulating the content of the sign,
 - a. One sign no larger than 16 square feet per parcel may be maintained on the parcel, year round;
 - b. One sign no larger than 16 square feet per parcel may be maintained on the parcel when an owner consents and the parcel is being offered for sale through a licensed real estate agent, or if not offered for sale through a real estate agent, when the sign is owned by the property owner and the parcel is offered for sale by the owner thorough advertising in a local newspaper of general circulation, until such time as the sale has been consummated;
 - c. One sign may be erected on construction signs no more than 60 days prior to construction and must be removed no later than 30 days after construction is completed. If construction is halted for more than 30 consecutive days, the one temporary sign allowed under this exception must be removed by the 31st day of construction halting.
- (c) In addition to signs specified in Sec. 141-4 above, the following signs are prohibited on property with a designated zoning of agriculture:
- a) Billboard sign
 - b) Electronic message board sign

Sec. 141-18. Individual commercial and office use signs in C-1, C-2 and M-1 zoning districts, PUD and Overlay Area, Institutional, and Recreation.

- (a) Individual uses in commercial and industrial districts designated C-1, C-2, M-1 and PUD, and Overlay Area, other than shopping centers, industrial and commercial parks and multiuse buildings, and Institutional and Recreational uses shall be allowed the following signs:
- (1) *Ground Signs:*
 - a. One ground [sign] shall be allowed per parcel except that two ground signs shall be allowed if a parcel has road frontage in excess of 400 linear feet or has frontage on two roads. In either such case, each ground sign shall be separated by a minimum

- of 100 linear feet.
- b. Maximum height of ground signs shall be 15 feet.
- c. Maximum allowable copy area for ground signs shall be 50 square feet

(2) *Wall Signs:*

- a. One wall sign parallel to the road or street, not exceeding an area equal to 15 percent of the front wall face height, multiplied by the building width, up to a maximum of 100 square feet: or one wall sign on each end of the building, perpendicular to the road or street, not exceeding an area equal to 15 percent of the side wall face height multiplied by the building length, up to a maximum of 100 square feet. The applicant may request a larger wall sign for buildings within the Interchange Overlay Area. The maximum size for wall signs within the Interchange Overlay Area shall be determined on a case by case basis by the City Council based on information provided by the applicant.
- b. One projecting sign per business, a minimum of 8 feet in height above any pedestrian way, and not projecting beyond the sidewalk. Such signs shall not exceed 4 square feet.

Sec. 141-19. Shopping centers.

- (a) The total allowable copy area for ground signs in commercial shopping centers shall be as follows:
 - (1) Centers fewer than 75,000 square feet are allowed a shopping center identification sign of 100 square feet or less.
 - (2) Centers 75,000 square feet to 250,000 square feet are allowed a shopping center identification sign of 150 square feet or less.
 - (3) Centers over 250,000 square feet are allowed a shopping center identification sign of 200 square feet or less.
- (b) The maximum height of a ground sign for shopping centers shall be 15 feet.
- (c) One ground [sign] shall be allowed except that two ground signs shall be allowed if the shopping center has road frontage in excess of 400 linear feet or has frontage on two roads. In either such case, each ground sign shall be separated by a minimum of 700 linear feet. Ground sign structures on the same ownership parcel shall be placed a minimum of 700 feet apart.
- (d) For individual businesses within shopping centers, the total allowable copy area for both wall and window signs shall be two square feet for each linear foot of business frontage up to a maximum of 100 square feet.
- (e) Corner stores within shopping centers may be allowed additional signage for the side façade, but in no case shall more than one side façade of a corner store exceed 100 square feet of sign area.
- (f) Sign area is not transferable between façades.
- (g) Outparcels shall be permitted signage as follows:
 - (1) Outparcel ground signs shall not exceed ten 15 feet in height.
 - (2) Shall be limited to 50 square feet.
 - (3) One ground sign per parcel.
 - (4) Setback a minimum of five feet from the right-of-way.
- (h) Directory signage for a shopping center shall conform to the following standards:

- (1) One wall or freestanding directory sign for each building not to exceed two square feet for each tenant or 24 square feet in total area, whichever is less. Such signage shall be oriented to parking and pedestrian areas for directional purposes only, and shall not be oriented outside of the complex.
- (2) Freestanding directory signs shall not exceed eight feet in height.

Sec. 141-20. Industrial and office complexes and parks.

- (a) Subdivisions of land or multi-tenant complexes, zoned for industrial use, shall be permitted signage as follows:
 - (1) One ground sign for each right-of-way entrance consisting of identification signage. Maximum copy area for each structure shall be 48 square feet. The sign may be a single sign with two faces of equal size or may be two single faced structures of equal size located on each side of the entrance.
- (b) One multi-tenant complex entrance ground sign shall be permitted as follows:
 - (1) Complexes fewer than 50,000 square feet are permitted any combination of identification and tenant signage not to exceed 50 square feet.
 - (2) Complexes of 50,000 square feet to 100,000 square feet are permitted any combination of identification and tenant signage not to exceed 75 square feet.
 - (3) Complexes of over 100,000 square feet are permitted any combination of identification and tenant signage not to exceed 100 square feet.
- (c) The maximum height of the subdivision sign or multi-tenant sign shall be 15 feet.
- (d) Freestanding signs shall be set back a minimum of 25 feet from side lot lines and five feet from the right-of-way.
- (e) Freestanding signs on the same ownership parcel shall be a minimum of 400 feet apart.
- (f) Wall signage for individual tenants in multi-tenant complexes are permitted one square foot of signage for each two feet of tenant building frontage up to a maximum of 100 square feet.
- (g) Directory signage for an industrial complex or park shall conform to the following standards.
 - (1) One wall or freestanding directory sign for each building not to exceed two square feet for each tenant or 24 square feet in total area, whichever is less. Such signage shall be oriented to parking and pedestrian areas for directional purposes only, and shall not be oriented outside of the complex.
 - (2) Freestanding directory signs shall not exceed eight feet in height.

Sec. 141-21. Temporary Signs other than in residential and ag districts.

In zoning districts other than R-1A, R-1, R-2, R-3 and Ag, the following restrictions shall apply to temporary signs on property:

- (a) One sign no larger than 16 square feet per parcel may be maintained on the parcel, year round;
- (b) One sign no larger than 16 square feet per parcel may be maintained on the parcel when an owner consents and the parcel is being offered for sale through a licensed real estate agent, or if not offered for sale through a real estate agent, when the sign is owned by the property owner and the parcel is offered for sale by the owner thorough advertising in a local newspaper of general circulation, until such time as the sale has been consummated;

- (c) One sign may be erected on construction signs no more than 60 days prior to construction and must be removed no later than 30 days after construction is completed. If construction is halted for more than 30 consecutive days, the one temporary sign allowed under this exception must be removed by the 31st day of construction halting;
- (d) One window sign may be maintained by the occupant of each unit not to exceed 4 square may be maintained year round.
- (e) Signs not exceeding 3 in number for each street frontage of the parcel.

Sec. 141-22. Required signage.

- (a) Each property owner must mark their property using numerals that identify the address of the property so that public safety departments can easily identify the address from the public street. The identification shall be on the principal building on the property. The size and location of the identifying numerals and letters, if any, must be proportional to the size of the building and the distance from the street to the building. In cases where the building is not located within view of the public street, the identifier must be located on the mailbox or other suitable device that is visible from the street.
- (b) Where a federal, state or local law requires a property owner to post a sign on the owner's property to warn of a danger or to prohibit access to the property either generally or specifically, the owner must comply with the federal, state or local law to exercise that authority by posting a sign on the property.

Sec. 141-23. Awnings.

- (a) Awnings containing copy may be permitted in the non-residential districts including non-residential uses in a PUD district. The following regulations shall apply to awnings.
 - (1) Awnings shall be entirely supported from the building and shall meet all applicable fire and building codes.
 - (2) The maximum height of awnings, measured on a vertical plane from the point of attachment at the top of the awning to a point horizontal to the lowest edge of fabric, shall not exceed five feet, or 35 percent of the building height, whichever is greater. Fixed awnings on private property must be at least six feet, eight inches in the clear. Fixed awnings extending into a public right-of-way must be at least nine feet in the clear, between the lowest point or projection and the sidewalk immediately below. If a valance is attached to an awning, no portion of said valance may be less than seven feet in height.
 - (3) Awnings are allowed to project three feet except where existing buildings have setbacks of less than five feet from the property line, then awnings may only project two-thirds of the width of the sidewalk.
 - (4) Copy on awnings shall be regulated by the same standards as those of wall signs. Copy on sides of awnings shall be prohibited unless the parcel has multiple street frontages. Copy may be permitted on awnings which legally extend into a public right-of-way.

Sec. 141-24. Pole Signs.

- (a) Pole signs are only allowed in the Interchange Overlay Area.
- (b) A maximum of one freestanding pole sign per parcel shall be permitted to be installed up to a maximum height of twenty (20) feet and with a sign area no greater than 32 square

feet. Greater heights of pole signs shall be reviewed through the special except use process. Such increases shall be granted only upon a finding by the City Council that the applicant has justified the need for the increase in the height due to unique conditions of the property or other special circumstances.

- (c) The area around the base of pole signs in the Interchange Overlay Area shall be as aesthetically pleasing as possible to include no less than 100 square feet of landscaping, and may include a combination of landscaping and hardscape.
- (d) The main supporting structure for pole signs shall be set back a minimum of 15 feet from the edge of the right of way for the interchange access roads and a minimum of 25 feet from the Interstate highway.

Sec. 141-25. Sandwich signs.

Sandwich signs are allowed in the central business district by businesses to promote their business with the following limitations: a business may only display one sandwich sign and it may only be displayed during the hours the respective business is open to the public. The sign area shall have a maximum height of four feet and area of 12 square feet. Such signs shall not be located in a position which inhibits pedestrian traffic.

Sec. 141-26. Permanent Off-site signs permitted.

- (a) An Off-Site Sign is only allowed along State Road 19, State Road 50, U.S. Hwy 27 and State Road 33 in C-1, C-2, C-SR 50, M-1 and PUD Commercial or PUD Industrial zoning districts.
- (b) An Off-Site Sign shall be limited to one ground sign on private property, and shall not exceed the maximum size and height requirements for the property on which the sign will be constructed, except that the size and height of any Way-Finding Off-Site Sign located on public property must be approved by City Council.
- (c) Only one Off-Site Sign is allowed on any one parcel.
- (d) An Off-Site Sign promoting any business shall have no advertising copy and is limited to identifying the name of the organization, business, park or development, a telephone number, address, approximate distance, directions and a directional arrow. Additional copy may be approved by the City Council through the waiver process.
- (e) At the discretion of City Council a Way Finding Off-Site Sign may be approved to be located on public property; however, if approved, a way finding off-site sign on public property shall be limited to a ground sign or a pole sign. In addition, to the extent possible, way finding off-site signs to be located in the CRA District and downtown area on S.R. 50 will be designed by the City for consistency purposes. The City Council will determine the size, copy area, type of material and all other design standards, location and variables for way finding off-site signs approved to be located on public property. The City of Groveland reserves the right to charge an applicant the cost of a way finding off-site sign erected on public property.
- (f) An Off-Site Sign shall be located not less than 5 feet from the boundary line of State Road right-of-way, unless otherwise approved by City Council; however, any overriding jurisdictional requirements, such as by Florida Department of Transportation, shall prevail.
- (g) All permanent signs shall have a minimum of 100 square feet of landscaping around the base of any sign. Sign landscaping shall be counted towards required site

landscaping requirements.

Sec. 141-27. Compliance.

- (a) All signs within the city at the time of adoption of this chapter are required to meet all the conditions of this chapter except as provided herein.
- (1) Existing signs that do not conform to these regulations at the time of their adoption may be considered legally existing non-conformities, provided:
 - a. Use of a non-conforming sign(s) shall terminate upon any change in use and shall be required to comply with the provisions of these regulations.
 - b. Any nonconforming signs destroyed by fire, wind, explosion, war flood or other catastrophe to such an extent that the cost of repair or reconstruction will exceed 50 percent of the replacement cost at the time of damage, shall not be reconstructed except in conformity with these regulations.
 - (2) Any sign erected without the required city, state or federal permit shall be required to conform to these regulations.
 - (3) Any repair or modification of a sign that exceeds 50 percent of the value of the sign in its preexisting state shall require conformance to the provisions of this chapter. Changes in advertising message are not considered a change that would terminate legally existing non-conforming status rights.
 - (4) Abandoned non-conforming signs shall not be permitted for reuse.
 - (5) A nonconforming sign may not be relocated, except to bring it into compliance with these regulations.
 - (6) Any sign that becomes non-conforming or must be removed as a result of an eminent domain action may not be replaced, except in conformity with the requirements of this chapter.
 - (7) Any addition to a structure or parking area that increases its square footage or size by 25 percent or more shall require all signage to conform to these regulations.
 - (8) Any sign, which lawfully existed on property annexed into the city limits may continue in existence, although such sign does not conform to the provisions of these regulations, provided that all nonconforming signs and their supports shall be removed or brought into conformance within five years of the date of annexation.
 - (9) Any sign for which a permit has been issued by the city and has been made nonconforming by these regulations with respect to maximum copy area or height requirements may continue in existence on a permanent basis if the particular nonconformity does not exceed more than 10% of the specific requirement.
 - (10) Any sign for the annual Christmas Stroll event must comply with these regulations no later than February 1, 2019.

Sec. 141-28. Conversion of existing nonconforming signs to conforming signs.

In order to encourage owners of signs which exceed the requirements of these regulations, made nonconforming by these regulations, to bring those signs into conformance, owners bringing such signs into compliance through replacement with a conforming sign within 24 months from the date of adoption of this ordinance, the sign owner shall be entitled to a waiver of all associated permit fees.

Sec. 141-29. Signs in Overlay District. Signs in the Overlay District shall comply with Section

137-184 in the Code of Ordinances where in conflict with the regulations set forth in this Chapter.

Sec. 141-30. Substitution of Noncommercial Speech

Notwithstanding any provision of this chapter to the contrary, to the extent that this chapter permits a sign containing commercial copy, it shall permit a noncommercial sign to the same extent. The noncommercial message may occupy the entire sign area or any portion thereof, and may substitute for or be combined with the commercial message. The sign message may be changed from commercial to noncommercial messages, or from one noncommercial message to another, as frequently as desired by the sign's owner, provided that the sign is not prohibited, and the sign continues to comply with all requirements of this chapter. This substitution copy may be made without any additional approval or permitting. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over non-commercial speech, or favoring of any particular non-commercial message over any other non-commercial message. This provision does not create a right to increase the total amount of signage on a parcel or allow the substitution of an off-site commercial message in place of an on-site commercial message.

Sec. 141-31. Severability

If any portion of this chapter is declared invalid or unenforceable, then the portion deemed invalid or unenforceable shall be severed here from and the remainder of this chapter shall continue in full force and effect as if it were enacted without including the portion found to be invalid or unenforceable.

Section 3. Conflict

All ordinances or parts of ordinances, resolutions or parts of resolutions including but not limited to Resolution 2015-09-10 and Resolution 2015-09-11, which are in conflict with this ordinance are hereby repealed, to the extent necessary to alleviate the conflict, but shall continue in effect insofar as they are not in conflict herewith, unless repeal of the conflicting portion destroys the overall intent and effect of any of the conflicting ordinances, in which case those ordinances so affected shall be hereby repealed in their entirety.

Section 4. Codification

It is the intent of the City Council of the City of Groveland that the provisions of this chapter shall become and made a part of the City of Groveland Code of Ordinances; and grants authority to the codifier to renumber or re-letter sections, and change the words in this ordinance to section, article, chapter or such other appropriate word or phrase in order to accomplish such intentions.

Section 5. Effective Date

This Ordinance shall become effective immediately upon final adoption by the City Council of the City of Groveland.

PASSED AND ORDAINED in regular session of the City Council of the City of Groveland, Lake County, Florida, this 16 day of July, 2018.



Dina Sweatt
Dina Sweatt, Mayor

Attest:
Virginia Wright
Virginia Wright, City Clerk



Approved as to form and legality:

Anita Geraci-Carver
Anita Geraci-Carver, City Attorney

First Reading 8-7-2017
Second Reading 7-16-2018

Council Member Smith moved the passage and adoption of the above and foregoing Ordinance. Motion was seconded by Council Member Griffin and upon roll call on the motion the vote was as follows:

	YEA	NAY
John Griffin	✓	
Mike Radzik	✓	
Tim Loucks	✓	
Mike Smith	✓	
Dina Sweatt	✓	