

2. All lights and luminous tubes illuminating a sign shall be maintained in working condition. All replacement bulbs and lenses shall be of the same wattage and color as the light it is replacing unless a change is required to meet existing Code requirements.
3. All landscaping required and provided with monument signs shall be properly maintained in appearance and good safe conditions.
4. Abandoned signs shall be removed within ninety (90) continuous days of being abandoned, or all copy shall be removed with a blank sign face; or shall be appropriately be covered **shielded in a professional manner, no sign face shall be allowed to be open or otherwise incomplete so as to appear abandoned or in disrepair.**

Signs Permitted Without Sign Permit

The exemption from a sign permit shall not be construed to waive or otherwise exempt compliance with the Florida Building Code, other provisions of this Ordinance, **or other applicable technical codes.**

A. Signs Exempt from Permit Requirements. The following signs may be installed, altered, erected, constructed, posted, painted, maintained, or relocated, without a permit from the City or payment of a sign permit fee:

1. **Traffic control and parking signs. Traffic control and parking signs required by law, and/or safety design standards.**
2. Authorized signs in rights-of-way. Signs installed in the rights-of-way by authorized authorities as may be required by law or permitted otherwise.
3. Public safety and information signs. Signs installed on the property that are required by law for public safety or information purposes.
4. Nameplate signs. Nameplate signs installed on residential property not exceeding 2 square feet.
5. Safety, caution or no trespassing signs. Signs that are installed on the property for the purpose of indicating a safety, caution, or no trespassing, or other similar type message. Such signs shall not exceed two (2) square feet in size, and may be posted on the building, fence or structure on the property at eye level and may not serve any advertising purpose.

6. Memorial signs. Memorial signs erected by duly authorized public authorities and in compliance with provisions set forth in this Ordinance.
7. Utility company signs. Signs erected by utility companies not exceeding two (2) square feet, serving no advertising purpose.
8. Signs within enclosed buildings. Signs within enclosed buildings or structures which are so located that they are not intended to be visible from public or private streets or adjacent properties providing said signs do not pose a hazardous or health risk.
9. Temporary holiday and national event signage. Temporary holiday and national event signage provided said signage and decorations carry no advertising matter and further provided that such signage is not installed more than sixty (60) days for a single event and is removed within seven (7) days after the event ends.
10. Special event signs. Special event signs approved by the city for a city sponsored or approved special event.
11. Flags. Flags, subject to compliance with provisions set forth in this Ordinance.
12. Real estate signs. Real estate signs for residential uses, subject to compliance with provisions set forth in this Ordinance.
13. Political campaign signs. Political campaign signs, subject to compliance with provisions set forth in this Ordinance.
14. Banner signs. Banner signs, subject to compliance with provisions set forth herein. Banners and other decorative materials in conjunction with an event conducted pursuant to a dedication, a grand opening, or a going out of business promotion are permitted without a sign permit. Such banners and decorative materials are not to be posted more than thirty (30) days preceding the event, and are to be removed within seven (7) days following the end of the event.
15. Inflatable/Balloon signs. Balloon signs, subject to compliance with provisions set forth in this Ordinance.
16. Spot/Search light signs. Spot light signs, subject to compliance with provisions set forth in this Ordinance.
17. Changeable copy signs. Changeable copy signs manual and automated, subject to compliance with the provisions set forth in this Ordinance.

(b) Color illustration/elevation of the TWFS depicting the copy with dimensions of size and lettering.

9. **Review and Approval.** The Director shall review the content and design of all TCFS, and may impose any and all additional conditions deemed appropriate including but not limited to setbacks, content, size, length, material, color, lighting, and landscape.

10. **Duration.** TCFS shall be permitted up to one (1) year from approval, and may be extended for an additional period at discretion of the Director, providing just cause and reason is provided by the applicant. TCFS shall be removed within fifteen (15) days after the final certificate of occupancy for the structure(s) is issued.

C. Political Campaign Signs Standards. One (1) sign per property per candidate or ballot issue.

1. **Sign Size.** The maximum size allowed shall be nine (9) square feet per sign on residential properties and thirty-two (32) square feet on nonresidential/mixed use properties.
2. **Setback.** Signs shall setback a minimum of five (5) feet from all property lines.
3. **Sign Location.** No sign shall be located within, on, or over public right-of-way, public lands, or utility poles, or be located in a required sight visibility triangle.
4. **Placement on Vacant Lots.** No political campaign sign shall be placed upon an unimproved lot without the written consent of the property owner filed with the City Clerk prior to posting of the sign.
5. **Signs on Vehicles or Machinery.** Political campaign signs placed on vehicles or machinery in residentially zoned property, except bumper stickers, shall not exceed 4 1/2 square feet and shall be securely fastened to the vehicle in order to ensure that the vehicle is capable of being operated in a safe manner upon the roads of the state.
6. **Prohibited.** Portable political campaign signs, except for those signs securely fastened to vehicles or machinery noted above, defined for purposes of this Ordinance as signs not secured to the ground in accordance with the Building Code, shall be prohibited.
7. **Traffic Hazards.** Political campaign signs shall not be located on property in such a manner as to interfere with or present a hazard to the flow of traffic along the streets adjacent to the property upon which such sign is located. The City shall take appropriate actions to remove or cause such signs to be removed.
8. **Removal of Improper Political Campaign Signs.** Political campaign signs not posted in accordance with these regulations shall be subject to removal by the candidate, the property owner or the City. If the City removes the sign, the City shall deduct the cost and expense of removal from the posted cash bond.
9. **Duration.** Sign shall be erected no earlier than ninety (90) days prior to the first primary. Signs shall be removed within five (5) days after the last election which candidate or issue was on the ballot. Promoters, sponsors

and candidates shall be responsible for compliance with the provisions in this section and shall remove signs promoting or endorsing their respective candidacies when such signs are displayed or used in violation of this section. Additionally, any private owner who fails to remove an unlawful special events sign from his or her property shall be deemed in violation of this section. Any sign not removed within this time frame shall be considered an abandoned sign and subject to removal without notice.

10. Bond. The City Commission shall have the authority to require that each candidate in a municipal election and non-municipal elections, prior to the installation and/or construction of signs in accordance with this section, to post or cause to be posted with the City a refundable cash bond in an amount determined by the City Commission as part of the customary procedure to establish such fees.
11. Permit. A sign permit shall not be required for a political sign. The exemption from a sign permit shall not be construed to waive or otherwise exempt compliance with the Florida Building Code, or other provisions of this Ordinance.

D. **Real Estate Signs (Non-residential and Mixed-Use Developments).** A maximum of one (1) sign per lot frontage on a right-of-way, except that properties with a lot frontage of five-hundred (500) linear feet or more are allowed a maximum of two (2) signs per lot frontage on right-of-way.

1. Size. Real Estate signs shall not exceed six (6) square feet when affixed to a window or building façade, and forty-four (44) square feet for freestanding real estate signs. The support structure of the freestanding sign shall not be counted towards the area of the sign.
2. Setback. Freestanding real estate signs shall setback a minimum of ten (10) feet from all property lines.
3. Height. Real estate signs shall be a maximum height of eight (8) feet.
4. Spacing. Real Estate signs shall be spaced a minimum of two-hundred fifty (250) feet apart when located on the same property, and spaced a minimum of one hundred (100) feet from real estate signs on other property. Real estate signs shall be spaced a minimum of five (5) feet from any other sign on the property.
5. Location. Freestanding real estate signs shall only be placed in landscaped areas of the property, and shall not be located in the sight distance triangle, and shall be placed at either a 45 degree or 90 degree angle to the right-of-way.
6. Maintenance. Real estate signs shall be maintained in good condition and readable and shall not be faded or weathered, and shall be replaced every twelve (12) months.
7. Copy. Sign copy shall only contain necessary copy directly related to the real estate activity/transaction for the property of which the sign is located. Advertising of products or services other than the real estate shall be prohibited.
8. Duration. Real Estate signs shall be permitted up to one (1) year from approval, and may be extended for an additional period at the discretion