



## COMMUNITY DEVELOPMENT & BUILDING DEPARTMENT

506 W. BERCKMAN STREET

FRUITLAND PARK, FL 34731

PHONE: (352) 360-6727

FAX: (352) 360-6652

Email: [permits@fruitlandpark.org](mailto:permits@fruitlandpark.org)

### Sign Permit Checklist

1. A Completed, Signed, and Notarized Permit Application
2. Site Plan Showing the Sign Location with Side and Rear Setbacks from Property Lines, Public Right-of-Ways, Easements, Buildings, and Other Signs on the Property.
3. Detailed Construction Plans Signed and Sealed by Engineer using the most current building codes.
4. Owner and Applicant Affidavits, to erect the Proposed Sign
5. Project Information Sheet with a drawing of the Proposed Sign
6. A Notice of Commencement - MUST BE RECORDED WITH LAKE COUNTY AND DISPLAYED UPON FIRST INSPECTION IF JOB EXCEEDS \$5,000.  
<https://cdn.lakecountyfl.gov/media/lbrbgx41/bf29-notice-of-commencement-ada.pdf>  
(Email a copy of the recorded NOC to [PERMITS@FRUITLANDPARK.ORG](mailto:PERMITS@FRUITLANDPARK.ORG) )
7. An Owner Builder Disclosure form **IF PERMIT IS APPLIED FOR BY THE OWNER/LESSEE**
8. Proof of Property Ownership - PROPERTY RECORD CARD (Property record card can be found at <https://www.lakecopropappr.com/> ) or a Warranty Deed
9. Job Cost Value Sheet

PLEASE REQUEST INSPECTIONS BY SENDING AN EMAIL TO [PERMITS@FRUITLANDPARK.ORG](mailto:PERMITS@FRUITLANDPARK.ORG)  
INSPECTIONS WILL BE PROCESSED AS QUICKLY AS POSSIBLE, TYPICALLY THE NEXT BUSINESS DAY.

*\*Please note that this checklist is not intended to be all-inclusive. Due to changes in codes, regulations, and ordinances, other requirements may apply.*

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities, such as water management districts, state agencies, or federal agencies.

To Schedule An Inspection Email:  
permits@Fruitlandpark.org



**NOTICE:** In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities, such as water management districts, state agencies, or federal agencies.

Permit Number

Project Address

Applicant Email Address

Project Description

Type of Sign

# Sign Permit

Owner's Name

Mailing Address

City, State, Zip

Telephone

Estimated Cost of Project

\$

Hiring a Contractor?

Circle one

Yes No

General Contractor

Mailing Address

City, State, Zip

Telephone

Electrical Contractor

Mailing Address

City, State, Zip

Telephone

Engineer

Mailing Address

City, State, Zip

Telephone

Engineer Registration Number

**Signature of  
Applicant**

Date

OTHER INFORMATION- only required for new structures and additions

Specs

Zoning

Height

Zoning District

Size

Building Frontage of Tenant Space

Style

Road Frontage of the Premises

Materials

Location

**WARNING TO OWNER:** Your failure to record a Notice of Commencement may result in your paying twice for improvements to your property. If you intend to obtain financing, consult with your lender or an attorney before recording your Notice of Commencement. The issuance of a building permit does not assure the building setbacks have been met or that the structure does not encroach on an easement. The owner and/or contractor have the sole responsibility of determining compliance with setbacks and non-encroachment of easements. If the City determines the structure does not meet applicable setbacks or improperly encroaches on an easement, the owner is responsible for moving the structure, restoring the easement to its original condition, or otherwise making the structure comply with City setbacks and other land use requirements. Permits expire 6 months after issuance.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by \_\_\_\_\_ who is personally known to me or has produced \_\_\_\_\_ as identification and who did \_\_\_\_\_ or did not \_\_\_\_\_ take an oath.

(Seal)

Notary Public

Revised 03/09/22



## Community Development & Building Department

506 West Berckman Street

Fruitland Park, Florida 34731

(Tel.) 352.360.6727

(Fax) 352.360.6686

[Permits@fruitlandpark.org](mailto:Permits@fruitlandpark.org)

RESOLUTION 2019-065 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FRUITLAND PARK, FLORIDA, ADOPTING A FEE SCHEDULE FOR BUILDING AND ZONING FEES.

Residential fees per Exhibit A have fees to be charged based on job value. To determine these fees, WHEREAS, the City is authorized pursuant to Chapter 166, Florida Statutes and Sec. 99.30 of the City of Fruitland Park Code of Ordinances to impose fees to cover the costs associated with regulation of an activity or property use, and WHEREAS, the City Commission desires to recover expenses incurred to regulate an activity or property use (Resolution 2019-065) please fill out the form below.

The permits for which the city shall charge a fee and the amount of the fee for each permit are as follows on resolution 2019-065 Exhibit A pg. 3-7.

### JOB COST VALUE

Owner's Name: \_\_\_\_\_

Project Address: \_\_\_\_\_

Property Alt. Key/Number: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Material Cost: \$ \_\_\_\_\_ (Attach receipt if applicable)

Material List: \_\_\_\_\_

\_\_\_\_\_

(If applicable please fill out Product Approval Specification Sheet )

Labor Fees: \$ \_\_\_\_\_

If labor is being done by owner please add the fee you would value your labor to be.

\_\_\_\_\_  
Sign

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

# APPLICANT AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared \_\_\_\_\_

\_\_\_\_\_, who being by me first duly sworn on oath deposes and says:

- 1) That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulations, and provisions of the City of Fruitland Park, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further that this application and attachments shall become part of the Official Records of the City of Fruitland Park, Florida, and are not returnable.
- 2) That the submittal requirements for the application have been completed and attached hereto as part of that application.
- 3) That he/she desires \_\_\_\_\_ to allow \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Affiant (Applicant's Signature)

State of Florida

County of \_\_\_\_\_

The Foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_,  
by \_\_\_\_\_ who is personally known to me or has produced  
\_\_\_\_\_ as identification and who did or did not take an oath

(Notary Seal)

Notary Public - State of Florida

Commission No \_\_\_\_\_

My Commission Expires \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

## OWNER'S AFFIDAVIT

STATE OF FLORIDA

COUNTY OF LAKE

Before me the undersigned authority, personally appeared \_\_\_\_\_

\_\_\_\_\_, who being by me first duly sworn on oath deposes and says:

- 1) That he/she is the fee-simple owner of the property legally described on attached page of this application.
- 2) That he/she desires \_\_\_\_\_ to allow \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 3) That he/she has appointed \_\_\_\_\_ to act as agent on his/her behalf to accomplish the above. The owner is required to complete the Applicant's Affidavit of this application if no agent is appointed to act on his/her behalf.

\_\_\_\_\_  
Affiant (Owner's Signature)

State of Florida

County of \_\_\_\_\_

The Foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_,  
by \_\_\_\_\_ who is personally known to me or has produced  
\_\_\_\_\_ as identification and who did or did not take an oath  
(Notary Seal)

Notary Public - State of Florida

Commission No \_\_\_\_\_

My Commission Expires \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name



## Sign Project Information Sheet

Alternate Key: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Property Address: \_\_\_\_\_

Business Name: \_\_\_\_\_

Contact Info: \_\_\_\_\_

Type of Sign:

Monument

Pole

Wall

Window

Roof

Awning

Other \_\_\_\_\_

Dimensions of Sign: \_\_\_\_\_ Total Square Footage: \_\_\_\_\_

Lineal Footage of Property: \_\_\_\_\_

Lineal Footage of Building: \_\_\_\_\_

Is the Sign on the corner of the lot? \_\_\_\_\_ If yes, what is the visibility triangle? \_\_\_\_\_

Type of Construction used for the sign \_\_\_\_\_

How will the sign be mounted: \_\_\_\_\_

Construction Value: \_\_\_\_\_

Will the sign be lit? \_\_\_\_\_

Type of illumination \_\_\_\_\_

Intensity \_\_\_\_\_ Hours of illumination \_\_\_\_\_ Placement \_\_\_\_\_

Are there any existing signs on the property? If yes, please give sizes and types below:

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**\*\*This information sheet must be accompanied by a drawing of the proposed sign showing the location, height, size and stress/wind load and distance from property lines and from other signs where applicable. A site plan showing the location of the proposed sign and any existing sign(s) on the property along with the distances from property lines and the existing sign(s) must also be submitted. Upon review of this application, the Building Official may determine that a building permit is required (in addition to the sign permit) prior to the placement of the sign.**

Owner's Electronic Submission Statement: Under the penalty of perjury, I declare that all the information contained in the building permit application is true and correct.

I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

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Signature of Applicant

The foregoing instrument was acknowledged before me this\_\_\_\_day of\_\_\_\_\_, 20\_\_\_\_\_, by\_\_\_\_\_, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

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Notary Public

## CHAPTER 163

### SIGN REGULATIONS

#### **SECTION 163.010:**      **PURPOSE AND INTENT**

The intent of this Chapter is to implement and 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.

- a) Protect and maintain the visual integrity of roadway corridors within the City by establishing a maximum amount of signage on any one site to reduce visual clutter;
- b) Provide for signage which satisfies the needs of the local business community for visibility, identification, and communication;
- c) Foster civic pride and community spirit by maximizing the positive impact of development;
- d) Establish procedures for removal of nonconforming signs, enforcement of these regulations, maintenance of existing signs, and consideration of variances and appeals;
- e) Lessen the visual clutter that may otherwise be caused by the proliferation, improper placement, illumination, animation, excessive height, and excessive size (area) of signs which compete for the attention of pedestrian and vehicular traffic;
- f) Foster the integration of signage with architectural and landscape designs.

#### **SECTION 163.020:**      **SIGN PERMITS**

##### a) Permit 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.

##### b) Work to be Performed by Owner, Lessee, or Licensed Contractor

The work necessary to construct, install, erect, illuminate, paint or modify signage within the City shall conform to the following:

- 1) Work which may be performed by a property owner or lessee:
  - i) Painting the face of any freestanding sign or wall sign;
  - ii) Installation or attachment of any individual letters, which does not require electrical service or structural modification of the surface or wall to which such letters are being attached; or
  - iii) Construction and erection of any freestanding sign with a height of less than six (6) feet, which is non-illuminated.
- 2) Work which shall be performed by a sign contractor, general contractor, electrician, or building contractor licensed with the City to perform such work:
  - i) Construction, installation, erection or electrical connection of any sign which is internally illuminated (signs requiring electrical connections will require the work to be performed by a licensed electrician);
  - ii) Construction, installation or erection of any freestanding sign requiring wind load calculations;
  - iii) Construction, installation or erection of any sign which is located above a pedestrian walkway or on the front fascia of a canopy over a pedestrian walkway;
  - iv) Construction, installation or erection of any projecting sign;
  - v) Construction, installation or erection of any sign not described in Section 163.020(b)(1) above.

c) Application for Permit

All applications for permits under this Section prior to the erection of any sign, shall be filed by either a contractor licensed to erect signs in the City, or the owner of the property where the sign is to be located or his authorized agent, on a form provided by the City. Such application shall include the following:

- 1) Name, address, and telephone number of owner(s) of the property together with proof of ownership;
- 2) Name, address, and telephone number of licensed contractor or manufacturer erecting the sign;
- 3) The name, address, telephone number, and registration number of the engineer, if Florida Building Code requires engineered plans based on the type of sign;
- 4) The street address or legal description of the property upon which the proposed sign is to be located;

- 5) The zoning district, the building frontage of tenant space, and the road frontage of the premises, if applicable;
- 6) Owner and Applicant Affidavits, his lessee or agent, to erect the proposed sign;
- 7) The height, size, shape, style, materials, and location of the proposed sign;
- 8) Electronic or original hard copy plan, 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;
- 9) A fully dimensioned and scaled site plan showing the lot frontage, building frontage, parking areas, and location of all existing and proposed signs;
- 10) 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;
- 11) Sign illumination, specifying illumination type, placement, intensity, and hours of illumination, if applicable; and
- 12) Any and all other information reasonably requested by the City Manager or designee.

d) Issuance of Permit

Upon receipt of an application for a sign permit, the Building Department shall Review the plans, specifications and other data relating to such sign, and, if considered necessary, inspect the premises upon which the sign is proposed to be erected. If the proposed sign is in compliance with this chapter and all other applicable laws and codes of the City, a sign permit shall be issued upon receipt of the permit fee.

e) Permit Fees

Permit fees under the Land Development Code shall be set by the City Commission.

Sponsors who participate in a community event may be exempt from permit fees related to banner (signage) once reviewed by City Manager.

f) Expiration of Permit

A sign permit shall expire and become invalid in accordance with the rules set forth in the Building Code for all permits, in general.

### **SECTION 163.030:**      **EXEMPT SIGNS**

The following signs are exempt from the regulations of this Section provided that they do not create a hazard of any kind:

- a)      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 housing flag pole mounting brackets commonly used to affix to a flag to the interior or school classrooms or exterior of a residence are exempt;
- b)      Flags meeting the following criteria shall be allowed:
  - 1)      *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, provided they meet the above criteria (a);
  - 2)      *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;
- c)      Signs or temporary signs less than 48 square feet which are also exempt from the Florida Building Code;
- d)      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 Fruitland Park, 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 forms the expression of government when placed or maintained pursuant to law;
- e)      Illuminated awnings allowed under Section 163.080 of this chapter, which do not display copy or signage of any type;
- f)      Umbrella signs

### **SECTION 163.040:**      **PROHIBITED SIGNS**

It shall be unlawful to erect, cause to be erected, maintain or cause to be maintained any sign described below:

- 1)      Signs that violate and Building Code or Electrical Code adopted by the City.

- 2) Any sign that, in the reasonable opinion of the City, constitutes a traffic or pedestrian safety hazard, or obstructs visibility.
  - a) Sign Spinners.
  - b) Hot Air Balloon Signs.
- 3) Signs that incorporate projected images, or emit any sound that is intended to attract attention, or involve the use of live animals.
- 4) Signs that emit audible sound, odor, or visible matter such as smoke or steam.
- 5) Signs or sign structures that interfere in any way with free use of any fire escape, and emergency exit; made of combustible materials that are attached to or in close proximity to fire escapes or fire fighting equipment; or that obstruct any window to such an extent that light or ventilation is reduced to a point below that required by any provision of the City of Fruitland Park Land Development Code or other ordinance of the City.
- 6) Signs that resemble any official sign or marker erected by any governmental agency, or that by reason or position, shape or color, would conflict with the proper functioning of any traffic sign or signal, or be of a size, location, movement, color, or illumination that may be reasonably confused with or construed as, or conceal, a traffic-control device.
- 7) Signs within ten (10) feet of public right-of-way or one hundred (100) feet of traffic control lights, that contain red or green lights that might be confused with traffic control lights.
- 8) Signs that contain any lighting or control mechanism that causes unreasonable interference with radio, television or other communication signals.
- 9) Signs that are painted, pasted, or printed on any curbstone, flagstone, pavement, or any portion of any public sidewalk or public street, except house numbers and traffic control signs.
- 10) Sign displaying copy that is harmful to minors as defined by Florida Statute 847.013.
- 11) Abandoned signs as defined in Chapter 151, "Definitions and Interpretations".
- 12) "A" frame and portable signs except as permitted under Section 163.070.
- 13) Wall wrap or building wrap signs.
- 14) Snipe signs.
- 15) Animated signs.
- 16) Wind signs, except temporary special event signs permitted pursuant to this Sign Code.

- 17) Signs in or upon any lake, or other body of water within the limits of the City, other than emergency, warning or safety signs as otherwise allowable under this Sign Code, or required by State or Federal Law.
- 18) Any feather or flutter flag.
- 19) Signs attached to docks or seawalls, other than emergency, warning or safety signs as otherwise allowable under this Sign Code, or required by State or Federal Law.
- 20) Roof signs.
- 21) Signs placed on a vehicle with a total sign area on any vehicle in excess of ten (10) square feet, where the vehicle is not "regularly used in the conduct of business" and:
  - a) Is visible from a street right-of-way within one hundred (100) feet of the vehicle, and;
  - b) Is parked for more than six (7) consecutive hours in any twenty-four (24) hour period within one hundred (100) feet of any street right-of-way.
  - c) A vehicle shall not be considered "regularly used in the conduct of the business" if the vehicle is used primarily (i) for advertising, or (ii) for the purpose of advertising. This provision is not to be construed as prohibiting the identification of a firm or its principal products on a vehicle operating during the normal hours of business and which is currently licensed, insured, and operable; provided, however, that no such vehicle shall be parked on public or private property with signs attached or placed on such vehicle primarily for the purpose of advertising a business establishment or firm, or calling attention to the location of a business establishment or firm.
- 22) Window signs which obscure more than 25% of the transparent area of any window.
- 23) Permanent signs on undeveloped vacant property.
- 24) Flashing, scintillating, beacon or running lights or movement or which gives the visual impression of such flashing, scintillation, or movement shall not be allowed.

**SECTION 163.050:**      **NON-CONFORMING SIGNS**

a)      Intent

It is the intent of this Chapter to allow non-conforming signs permitted before the adoption of the Land Development Code to continue until they are phased out, or become hazardous.

b) Continuance of Non-Conformities

A non-conforming sign use may be continued, subject to the following provisions:

- 1) Non-conforming signs may remain in place so long as they are not a danger or pose a potential for danger to the public and remain in good repair; and
- 2) All non-conforming signs are to be maintained in a manner in which they do not endanger the public;
- 3) Signs located on property annexed into the City that are non-conforming can remain in place for a period of not more than one and one-half (1.5) years from the adoption of the annexation ordinance provided that the signs are consistent with this section;
- 4) There may be a change of tenancy or ownership of a non-conforming sign without the loss of non-conforming status, if the property is not abandoned as defined in this Chapter of the City of Fruitland Park Land Development Code;
- 5) 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;
- 6) Non-conforming signs shall not be enlarged or increased in any way from its lawful size at the time of the adoption of the Land Development Code.

c) Repairs, Maintenance, and Improvements

- 1) Normal repairs, maintenance, and improvements may be made. However, the cost of such improvements made during any two (2) year period shall not exceed twenty-five (25) percent of the replacement cost of the sign.
- 2) Any repair or modification of a sign that exceeds fifty percent (50%) 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. For electronic signs, this provision applies to structural components only and does not apply to LED components.
- 3) 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.

d) Reconstruction after Damage

If any non-conforming sign is damaged to such an extent that the cost of repair and reconstruction will exceed fifty (50) percent of the replacement

cost at the time of damage, it shall not be used or reconstructed except in full conformity with the provisions of the Land Development Code.

e) Casual, Temporary, or Illegal Use

The casual, temporary, or illegal use of any sign shall not be sufficient to establish the existence of a non-conforming use or to create any rights in the continuance of such use.

A sign not legally permitted prior to the adoption of the Land Development Code shall not be considered a non-conforming sign.

**SECTION 163.060: CONSTRUCTION AND MAINTENANCE STANDARDS**

a) General Standards

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

b) Design Requirements

All permanent signs shall be compatible with the building(s) to which they relate and with the surrounding neighborhood. All signs except temporary signs shall be subject to the design requirements below:

- 1) All signs shall be designed to withstand wind pressure as specified in the latest edition of the Florida Building Code.
- 2) The materials, finishes and colors of the freestanding monument sign base shall match the architectural design of the building. In lieu of a monument base, any combination of landscaping of sufficient density and maturity at the time of planting may be used to achieve the space opacity as would have been achieved with the monument base.
- 3) All panels in any freestanding signs, including those added to existing sign structures, shall be constructed of the same materials and illuminated by the same method. Panels added to existing signs shall match the existing panels with respect to their color, materials, and illumination.

c) Landscaping

Permanent freestanding monument signs requiring a sign permit must be landscaped at their base. The landscaped area shall have a minimum area of two (2) square feet for each linear foot of sign face width and shall otherwise

comply with the landscaping requirements of Chapter 164 of the Land Development Regulations.

d) Maintenance

- 1) All signs, including signs that are exempt from permitting under Section 163.030, 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 (10) 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.
- 2) All permitted signs will be kept in a manner similar to original design and construction to include proper lighting, façade appearance, kept in working condition, and subject to design standards.

**SECTION 163.070: STANDARDS BY ZONES**

a) Signs in Residential Zoning Districts (R-2, R-4)

- 1) *Permanent Signs*
  - i) Maximum size shall be 4 square feet.
  - ii) Maximum height shall be 2 feet.
  - iii) Not exceeding one (1) in number for each street frontage of a residential parcel.
  - iv) 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. Light shall not shine directly on or into residential structures. A licensed engineer must certify that the light emitted from the sign will not cause any adverse effects to operators of vehicles on adjacent roadways.
    - a) Illumination of any sign located as to be visible from any street or thoroughfare shall not exceed .3 foot-candles above ambient lighting conditions at any point along the paving or curb.
  - v) Permanent monument signs may be permitted by the Planning and Zoning Board and the City Commission as part of the subdivision review process, or upon request of property owners after development has occurred. In determining signage, these bodies shall consider size of the sign, materials, location, provision for maintenance, size of the subdivision, functional

classification of the adjoining roadway(s) and surrounding land use.

- vi) In addition to signs specified in this section, the following signs are prohibited on property with a designated zoning of R-2, R-4, and RPUD districts:
  - a) Billboard signs.
  - b) Projecting signs.
  - c) Wall signs.
  - d) Window signs.
  - e) Electronic message board signs.

2) *Temporary Signs*

Temporary freestanding signs shall conform to all City codes and criteria, including, but not limited to, those cited or set forth herein below:

- i) Structure tie-down pursuant to wind loads in the Building Code.
- ii) No external electrical illumination is allowed.
- iii) No more than three (3) such signs shall be permitted for each street frontage of a residential parcel.
- iv) Signs shall be maintained in a legible condition.
- v) Shall not be erected in excess of a total of one hundred fifty (150) days in a calendar year (all temporary signs collectively if displayed on different days).
- vi) One (1) non-illuminated sign no larger than four (4) square feet for a residential parcel may be maintained when an owner consents and the residential parcel is being offered for sale.
- vii) Properties with more than five hundred (500) feet of street frontage may have more than one (1) sign as provided herein:
  - a) Less than 500 feet – one (1) sign.
  - b) 500 to 750 feet – two (2) signs.
  - c) 751 to 1000 feet – three (3) signs.
  - d) More than 1000 feet – four (4) signs maximum
- viii) One sign may be erected on construction sites no more than sixty (60) days prior to construction and must be removed no

later than thirty (30) days after construction is completed. If construction is halted for more than thirty (30) consecutive days, the one (1) temporary sign allowed under this exception must be removed by the thirty first (31<sup>st</sup>) day of construction halting.

- a) Subcontractor and additional signs of two (2) square feet or less shall be permitted in addition to total sign area and shall be affixed to, or immediately adjacent to, the main sign structure.

b) Signs in Multi-Family Developments (R-8, R-10, R-15, RPUD)

1) *Permanent Signs*

One (1) freestanding monument sign for each street frontage shall be permitted as follows:

- i) Uses of twelve (12) units or less – sixteen (16) square feet.
- ii) Uses of thirteen (13) units or more – thirty-two (32) square feet.
- iii) The sign may be single sign with two (2) faces of equal size or two (2) single face structures of equal size located on each side of the entrance.
- iv) Maximum height shall be ten (10) feet along CR 466A, CR 25A, CR 468 and US Highway 27/441. All other areas shall be six (6) feet.
- v) Minimum setback from side lot lines shall be ten (10) feet.
- vi) Minimum setback from road right-of-way shall be five (5) feet. Signs must comply with visual clearance requirements of Chapter 156, Section 156.060.
- vii) 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. Light shall not shine directly on or into residential structures. A licensed engineer must certify that the light emitted from the sign will not cause any adverse effects to operators of vehicles on adjacent roadways.
  - a) Illumination of any sign located as to be visible from any street or thoroughfare shall not exceed 0.3 foot-candles above ambient lighting conditions at any point along the paving or curb.

2) *Temporary Signs*

- i) Maximum sign shall be forty-eight (48) square feet.
- ii) Maximum height shall be six (6) feet.
- iii) Not exceeding three (3) in number for each street frontage of the residential parcel.
- iv) Shall not be erected in excess of a total of one hundred fifty (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 four (4) square feet per residential parcel may be maintained on a residential parcel, year-round;
  - b) One sign no larger than four (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 sixty (60) days prior to construction and must be removed no later than thirty (30) days after construction is completed. If construction is halted for more than thirty (30) consecutive days, the one temporary sign allowed under this exception must be removed by the thirty-first (31<sup>st</sup>) day of construction halting.
- v) In addition to signs specified in this section, the following signs are prohibited on property with a designated zoning of R-8, R-10, R-15, and PUD Residential:
  - a) Billboard signs.
  - b) Electronic message board signs.
- c) Signs in Non-Residential Zoning Districts (RP, CBD, C-1, C-2, I, CPUD, PFD, MUPUD, IPUD)

1) *Permanent Signs*

All freestanding signs shall be monument signs. One (1) freestanding sign per parcel for street frontage shall be permitted of the maximum area as follows:

- i) The maximum sign area for properties zoned Industrial (I) shall not exceed one hundred fifty (150) square feet. The signage can be used as either wall or free-standing monument sign or a combination of both.
- ii) The maximum sign area for properties zoned General Commercial (C-2) shall not exceed one hundred fifty (150) square feet. The signage can be used as either wall or free-standing monument sign or a combination of both.
- iii) The maximum sign area for properties zoned Neighborhood Commercial (C-1) shall not exceed one hundred (100) square feet. The signage can be used as either wall or free-standing monument sign or a combination of both.
- iv) The maximum sign area for properties zoned Residential Professional (RP) shall not exceed thirty-two (32) square feet. The signage can be used as either wall or free-standing monument sign or a combination of both.
- v) The maximum area for freestanding monument signs within PFD zoning shall be fifty (50) square feet. The signage can be used as either wall or free-standing monument sign or a combination of both.
- vi) Freestanding monument signs shall not exceed ten (10) feet in height along CR 466A, US Highway 27/441, CR 25A, and CR 468 and shall not exceed six (6) feet elsewhere.
- vii) Freestanding signs shall be setback five (5) feet from the right-of-way. Signs must comply with visual clearance requirements of Chapter 156, Section 156.060.
- viii) Minimum setback from side lot lines shall be ten (10) feet.
- ix) Multiple Frontage Properties
  - a) For corner lots, an additional sign shall be allowed for the secondary frontage. The sign area allowed shall be based on the chart as shown below:

ZONING CLASSIFICATION	% OF PRIMARY FRONTAGE SIGN AREA
Industrial	100%

General Commercial (C-2)	75%
Neighborhood Commercial (C-1)	50%
Residential Professional (RP)	25%
Public Facilities District (PFD)	25%

b) Sign area may not be transferred between frontages.

x) Shopping Centers/Multi-Unit Complexes

a) Shopping centers/multi-suite/unit complexes may be permitted one (1) monument sign, however, in no case shall the sign area exceed two hundred (200) square feet. Individual suite/unit wall signs are permitted as follows:

1) 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.

xii) Billboard Signs

Billboard signs shall be permitted in the following zoning districts if located adjacent to U.S. Hwy 441/27:

- a) Neighborhood Commercial (C-1)
- b) General Commercial (C-2)
- c) Industrial (I)
- d) The maximum sign area shall not exceed three hundred seventy-eight (378) square feet.
- e) The maximum height shall not exceed forty (40) feet.
- f) The minimum setback from the right-of-way shall be fifteen (15) feet.
- g) The minimum setback from side and rear property lines shall be ten (10) feet.
- h) The minimum setback from any intersection shall be one hundred (100) feet.

- i) The minimum setback from any residential zoning district shall be one hundred (100) feet.
- j) No sign shall be located closer than one thousand five hundred (1,500) feet to another sign which is located on the same side of the street and facing the same direction. (Revised Ord # 2000-004, 03/23/2000).

xiii) *Illuminated Awnings*

Use of illuminated awnings shall be regulated under the following:

- a) The use of copy on an illuminated awning shall be regulated by the applicable provisions of this Chapter for wall signs, including the requirement to obtain a sign permit.
- b) Maximum height, 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 (5) feet.

xiv) *Neon*

Use of neon signs and decorative neon for increased visibility shall be regulated under the following:

- a) Neon wall signs shall be regulated by the applicable provisions of the Land Development Code.
- b) Decorative neon on buildings shall be counted as a wall sign, measured two-dimensionally by multiplying the length of neon tubing by six (6) inches, and included in the total permitted wall sign area.

xv) *Window Signs*

- a) Window signs are allowed only for sign/advertisement purposes.
- b) Window signs may not cover more than 25% of the transparent area of any window.

xvi) *Electronic Message Boards*

Electronic message boards must adhere to the following guidelines:

- a) Maximum copy area shall not exceed fourteen (14) square feet per each side.

- b) Flashing, scintillating, beacon or running lights or movement or which gives the visual impression of such flashing, scintillation, or movement shall not be allowed.
- c) All electronic message board signs are required to incorporate dimming features and capabilities.
- d) The owner of any proposed illuminated sign must arrange for a certification by an engineer showing compliance with brightness standards, automatic dimming features and capabilities, and all guidelines outlined in the Land Development Regulations.
- e) Electronic message board displays cannot contain a message which flashes, pulsates, moves, or scrolls. Each message must transition instantly.
- f) In case of malfunction, digitally-illuminated signs are required to contain a default design to freeze the sign message in one position.
- g) Illuminated signs, both digital and non-digital, may be illuminated from dawn to dusk at 100% and 20% after dusk.

2) Temporary Signs

- i) Any new or relocated use in a non-residential zone whose allowable freestanding sign has not yet been erected may utilize one (1) conforming temporary freestanding or portable sign for a period of not more than sixty (60) days or until installation of the allowable freestanding sign, whichever shall occur first.
- ii) A new use in a non-residential zone, including those with a permanent freestanding sign, may utilize one (1) temporary freestanding sign or portable sign one (1) time for a maximum of thirty (30) consecutive days in conjunction with a grand opening.
- iii) Such signage may only be utilized within the first three (3) months of business for the use.
- iv) Structure tie-down pursuant to wind loads in the Building Code.
- v) No external electrical illumination is allowed.
- vi) Maximum sign area shall be thirty-two (32) square feet, maximum height shall be eight (8) feet.
- vii) No more than one (1) such sign shall be permitted for each lot or parcel.

- viii) Signs shall be maintained in a legible condition.
- ix) Temporary signs shall be removed within thirty (30) days after construction or build-out is completed on construction sites.
- x) Subcontractor and additional signs of two (2) square feet or less shall be permitted in addition to total sign area and shall be affixed to, or immediately adjacent to, the main sign structure.
- xi) Non-residential properties may utilize window signs displayed on the inside of the window for a period not to exceed ninety (90) days. The window sign(s) shall not exceed an aggregate of twenty-four (24) square feet in sign area, and shall not cover more than twenty-five (25) percent of any window surface, whichever is less.
- xii) Temporary Commercial Mascots and Commercial Message Signs shall be allowed for special events (carnivals, craft fairs, festivals, parades, reunions, sidewalk sales, weddings, etc.) for up to one (1) week and not to exceed three (3) times per year.
- xiii) Banners or other temporary wall signs shall be permitted under the following conditions:
  - a) One sign for Grand Opening Celebrations one time only per business entity.
    - 1) For sidewalk sales and other outdoor sales events except yard/garage sales.
    - 2) Maximum sign area shall be thirty-two (32) square feet.
    - 3) Banner signs and other temporary wall signs permitted by this Section shall require the approval of a sign permit application, subject to the appropriate permit fees.

**SECTION 163.080:**      **ENFORCEMENT**

- a) Removal of Prohibited Signs
  - 1) Prohibited signs on public property or rights-of-way shall be removed immediately, and may be removed by the City or its agent without notice.
  - 2) Temporary signs and signs attached to other signs shall be removed within forty-eight (48) hours after receipt of written notification of the Code Enforcement Officer or Building Official.
  - 3) Abandoned signs shall be removed by the owner, agent, or person in charge of the premises within thirty (30) days after receipt of written

notification by the Code Enforcement Officer. If the sign is not removed in a timely manner, the Code Enforcement Officer may refer the violation to the Municipal Code Enforcement Board.

b) Removal of Unsafe Signs

Should any sign become unsecured or in danger of falling, in disrepair or deteriorated, or otherwise unsafe in the opinion of the Building Official, the owner thereof, or person or firm maintaining it, shall, upon receipt of written danger, or within ten (10) calendar days in other instances, secure the sign or cause it to be placed in good repair in a manner approved by the Building Official, or said sign shall be removed by the owner thereof. If such order is not complied with, the City may remove the sign at the expense of the owner and place a lien on 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. The City shall have the right to receive all costs of court including reasonable attorney fees. Property owner is fully responsible for any property damages and is held responsible for any human injuries.

c) Removal of Illegally Erected Signs

Where this Chapter requires work 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:

- 1) Have the sign immediately removed; or
- 2) Have a licensed contractor secure a permit for such sign and is subject to fines as per City Code for commencement without a permit. City inspections of the sign shall be performed. If neither of the above actions is completed within ten (10) days after notification by the Building Official or Code Enforcement Officer the violation may be referred to the Code Enforcement Board.
- 3) A sign not legally permitted prior to the adoption of the Land Development Code shall not be considered a non-conforming sign.

d) Removal of Political Campaign Signs

Prior to the placement of a political campaign sign in the municipal boundaries of the City of Fruitland Park the candidate must remit to the city clerk a political campaign cash deposit in the amount of \$\_\_\_\_. Failure of a candidate to remit a political cash deposit to the city prior to placement of a political campaign sign in the City, or failure of a candidate to remove all political campaign signs within 30 days after:

- 1) Withdrawal of his or her candidacy
- 2) Having been eliminated as a candidate, or
- 3) Being elected to office,

will result in the removal and disposal of the political campaign signs by the City. The cost incurred by the City for such removal and disposal will be deducted from the candidate's political campaign cash deposit and if a balance remains after such deduction, then the balance will be returned to the candidate. If the candidate timely removes his or her political campaign signs the full amount of the deposit will be returned to the candidate.

e) Violation; Penalties; Continuing violations and Penalty Therefore:

Violations of the Land Development Code, including those Sections authorizing City removal of signs or other penalties, may be referred to the Code Enforcement Board as prescribed by the Code of Ordinances.

**SECTION 163.090:        *VARIANCES AND APPEALS***

a) Technical Appeals

Appeals from technical decisions of the City Manager or any other official empowered to rule on sign issues shall be processed according to the procedures outlined in Chapter 152 of the Land Development Code.

b) Variances

Variances from the requirements of this Chapter shall be processed according to the Provisions of Chapter 168 of the Land Development Code.