

TOWN OF LOXAHATCHEE GROVES
TOWN HALL COUNCIL CHAMBERS
155 F. ROAD, LOXAHATCHEE GROVES, FL 33470
UNIFIED LAND DEVELOPMENT CODE REVIEW COMMITTEE

AGENDA
MAY 11, 2026 – 4:00 PM



Christine Betts (Seat 1), Committee Member
Karen Plante (Seat 2), Committee Member Jo Siciliano (Seat 3), Committee Member
Robert Austin (Seat 4), Committee Member Laura Danowski (Seat 5), Committee Member

Administration

Board Liaison: Caryn Gardner-Young, Community Standards Director
Board Clerk: Gabriella Croasdaile, Assistant to the Town Clerk

Civility: Being "civil" is not a restraint on the First Amendment right to speak out, but it is more than just being polite. Civility is stating your opinions and beliefs, without degrading someone else in the process. Civility requires a person to respect other people's opinions and beliefs even if he or she strongly disagrees. It is finding a common ground for dialogue with others. It is being patient, graceful, and having a strong character. That is why we say "Character Counts" in Town of Loxahatchee. Civility is practiced at all Town meetings.

Special Needs: In accordance with the provisions of the American with Disabilities Act (ADA), persons in need of a special accommodation to participate in this proceeding shall within three business days prior to any proceeding, contact the Town Clerk's Office, 155 F Road, Loxahatchee Groves, Florida, (561) 793-2418.

Comment Cards: Anyone from the public wishing to address the Town Council, it is requested that you complete a Comment Card before speaking. Please fill out completely with your full name and address so that your comments can be entered correctly in the minutes and give to the Town Clerk. During the agenda item portion of the meeting, you may only address the item on the agenda being discussed at the time of your comment. During public comments, you may address any item you desire. Please remember that there is a three (3) minute time limit on all public comment. Any person who decides to appeal any decision of the Council with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose, may need to ensure that a verbatim record of the proceedings is made which included testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodations in order to participate should contact the Town Clerk's Office (561-793-2418), at least 48 hours in advance to request such accommodation.

COMMITTEE AGENDA ITEMS

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ADDITIONS, DELETIONS, AND/OR MODIFICATIONS TO THE AGENDA

APPROVAL OF THE MINUTES

[1.](#) 03/09/2026 Unified Land Development Code Review Committee

PUBLIC COMMENTS

A limited public audience can be accommodated in our Town Council chambers with mandatory facemasks and socially spaced seating. Public Comments for all meetings may be received by email, or in writing to the Town Clerk's Office until 12:00 p.m. (noon) day of the meeting. Comments received will be "received and filed" to be acknowledged as part of the official public record for the meeting. The meeting will be live-streamed and close-captioned for the general public via our website, instructions are posted there.

REGULAR AGENDA

2. Swearing in of New Member - Laura Danowski
3. Swearing in of New Member - Jo Siciliano
4. Appointment of Chair and Vice Chair
- [5.](#) Discussion of Line of Sight
6. Discussion of Sign Code
7. Discussion of Possible Code Amendments for Chair to Present to Town Council

COMMITTEE MEMBER COMMENTS

**Laura Danowski (Seat 5), Committee Member
Robert Austin (Seat 4), Committee Member
Jo Siciliano (Seat 3), Committee Member
Karen Plante (Seat 2), Committee Member
Christine Betts (Seat 1), Committee Member**

CONFIRMATION OF THE NEXT MEETING DATE

8. Monday June 8, 2026

ADJOURNMENT

Published and Posted on Monday May 5, 2026

By: Gabriella Croasdaile, Assistant to the Town Clerk/Board Clerk

TOWN OF LOXAHATCHEE GROVES
TOWN HALL COUNCIL CHAMBERS
155 F. ROAD, LOXAHATCHEE GROVES, FL 33470
UNIFIED LAND DEVELOPMENT CODE REVIEW COMMITTEE
MINUTES
MONDAY MARCH 9, 2026 4:09 PM – 5:01 PM



CALL TO ORDER

The March 9, 2026 meeting of the Unified Land Development Code (ULDC) Review Committee was called to order at 4:09 PM by Chairperson Jo Siciliano.

PLEDGE OF ALLEGIANCE

Chairperson Siciliano led the Committee in the Pledge of Allegiance.

ROLL CALL

The roll call was conducted by Gabriella Croasdaile, Assistant to the Town Clerk, with the following members present:

Present:

- Jo Siciliano – Chairperson (Seat 1)
- Karen Plante – Vice Chairperson (Seat 2)
- Danielle Harrity – Committee Member (Seat 3)
- Robert Austin – Committee Member (Seat 4)

There is a vacancy in Seat 5.

Staff Present:

- Caryn Gardner-Young – Community Standards Director/ Committee Liaison
- Gary Clough – Engineer/ Floodplain Administrator
- Gabriella Croasdaile – Assistant to the Town Clerk / Board Clerk

ADDITIONS, DELETIONS, AND/OR MODIFICATIONS TO THE AGENDA

There were no additions, deletions, and/or modifications to the agenda.

APPROVAL OF THE MINUTES

02/09/2026 Unified Land Development Code Review Committee Meeting Minutes

MOTION: CHAIRPERSON AUSTIN/ CHAIRPERSON HARRITY MOVED TO APPROVE THE 02/09/26 UNIFIED LAND DEVELOPMENT CODE REVIEW COMMITTEE MEETING MINUTES. MOTION PASSED (4-0).

PUBLIC COMMENTS

There were no public comments submitted or presented during the meeting.

REGULAR AGENDA

Introduction of Gary Clough, Floodplain Administrator

Committee Liaison Caryn Gardner – Young introduced Gary Clough, Floodplain Administrator and Engineer for the Town to assist in addressing line of sight requirements. Questions from previous meetings were also sent to Simmons & White, the Town's traffic engineers.

The Committee restated their goal of identifying what measurements work for the Town and how to make this information understandable for residents to comply with.

Considerations

a) Measurement – Edge of Pavement or Middle of Road or Other Measurements

Engineer Clough provided an overview of the historical development of sight triangle standards at the national and county levels, emphasizing their purpose in providing safety. He discussed how these standards differed from the Town but also how they were made to encompass what most places would need. He explained that while these standards are generally consistent, notably the 25-foot measurement, they are typically based on right-of-way lines, which can be difficult to identify in the Town due to varying easements, prescriptive rights, and inconsistent property conditions. The goal is to be as least invasive as you can but also as safe as it can be.

b) Measurement – Impact Width of Driveway

The Committee discussed non-typical driveway configurations, including flared and angled driveways, and how they should be addressed within the standards. Mr. Clough clarified that measurements should be taken from the primary, straight portion of the driveway and should not include flared sections.

Further discussion addressed obstructions such as fences, hedges, and other landscaping near driveways and roadways. It was noted that visibility must be maintained within the sight triangle, and obstructions should be limited in height in accordance with safety standards. The Committee emphasized the need for clear, simplified language and diagrams to help residents understand these requirements, particularly given the Town's unique property layouts.

Staff also expressed concern regarding the legal implications of adopting new standards, emphasizing the importance of ensuring that any proposed regulations are consistent with recognized engineering practices to mitigate potential liability.

Staff discussed a possible amortization provision where residents are given time to comply. Or possibly creating a program to begin adoption. It was suggested that instead of just posting on people's property code compliance could also send out courtesy notices to residents via certified mail.

MOTION: COMMITTEE MEMBER AUSTIN/ COMMITTEE MEMBER HARRITY FOR STAFF TO PRESENT AT THE NEXT MEETING PROPOSED LANGUAGE AND DIAGRAMS THAT ARE CLEAR AND MEET THE INTENT OF THE MEETING. WHICH IS:

- Adding trail and driveway diagrams;
- Two diagrams regarding trail and street;
- Clarify correct measurements;
- Language that clarifies the right of way and line of sight.

MOTION PASSES 3-1. WITH COMMITTEE MEMBER PLANTE DISSENTING.

Item C was not discussed due to time constraints and technical difficulties.

COMMITTEE MEMBER COMMENTS

No comments from the committee members at the end of the meeting.

CONFIRMATION OF THE NEXT MEETING DATE

Monday May 11, 2026

ADJOURNMENT

The meeting adjourned at 5:01 PM.

ATTEST:

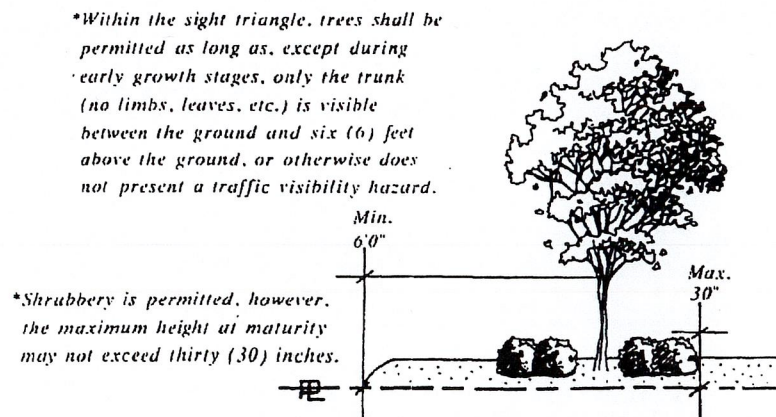
**TOWN OF LOXAHATCHEE GROVES,
FLORIDA**

Jo Siciliano,
Unified Land Development Code Chairperson

Gabriella Croasdaile,
Assistant to the Town Clerk

PROPOSED LANGUAGE TO ADDRESS COMMITTEE'S CONCERNS

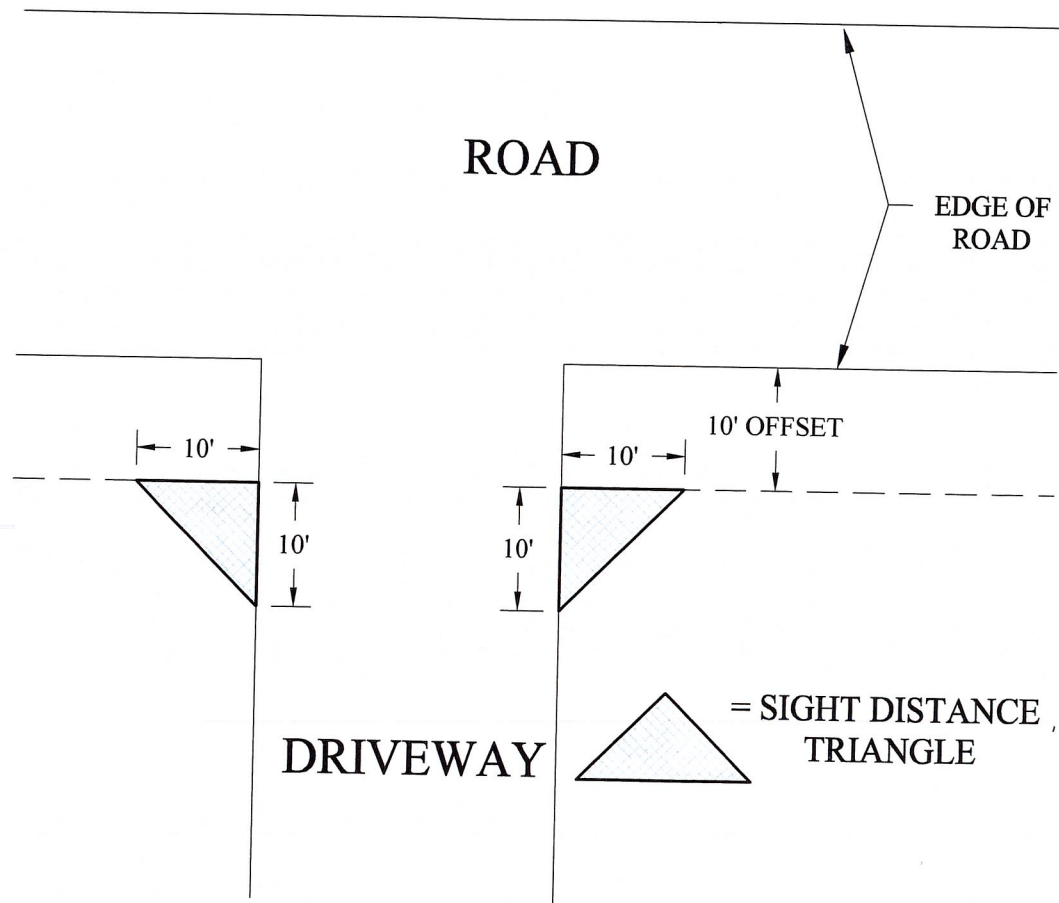
- (A) Within the triangular areas described in subsection (C) of this section, it shall not be permissible to install, set out or maintain, or to allow the installation, setting out or maintenance of, either temporarily or permanently, any vehicular parking space, sign, wall, hedge, shrubbery, tree, earth mound, natural growth or other obstruction of any kind which obstructs cross-visibility at a level between thirty (30) inches and eight (8) feet above the level of the center of the adjacent intersection except as provided in subsection (B) of this section. Trees located within clear sight triangles shall be installed with a minimum of eight feet of clear trunk. Shrubby is permitted, however, the maximum height at maturity may not exceed 30 inches. Any wall or fence within the sight triangle must be constructed in such a manner as to provide adequate cross-visibility over or through the structure between thirty (30) inches and eight (8) feet in height above the driving surface.



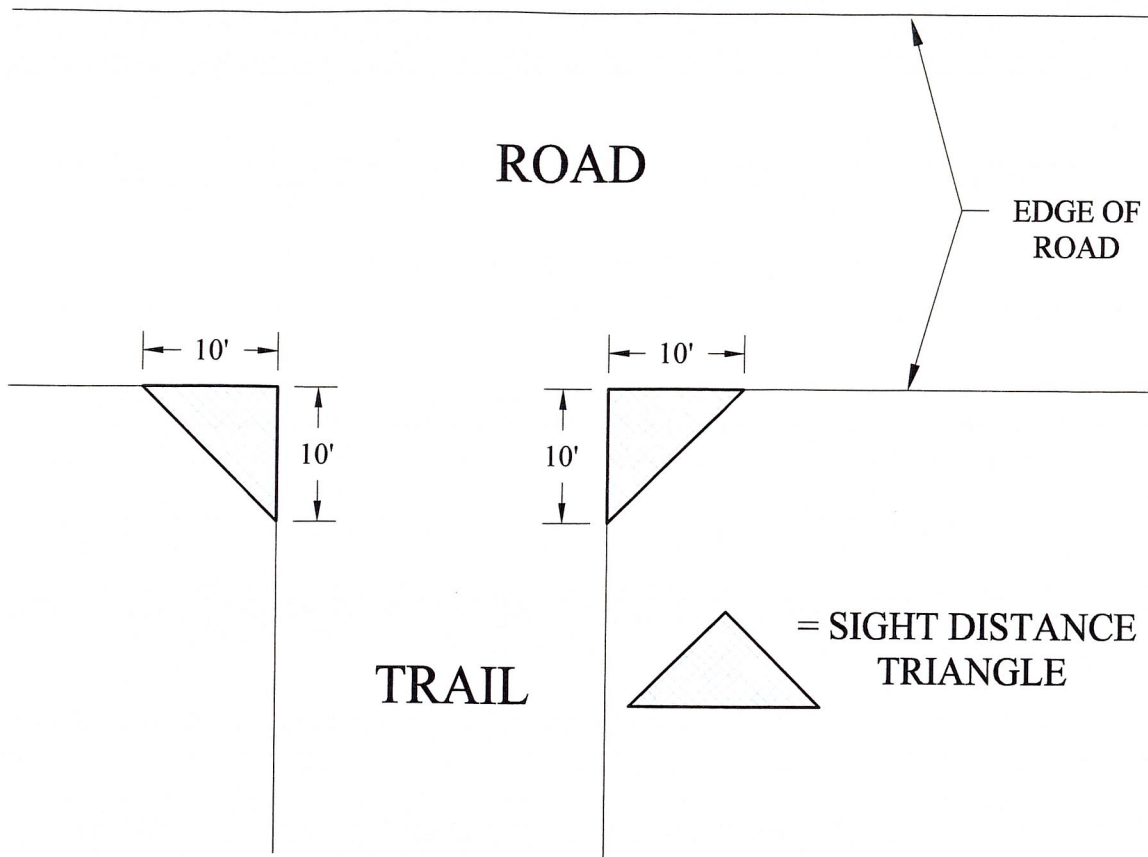
- (B) The following will be permitted within the triangular areas described below:
- (1) Trees having limbs and foliage trimmed in such a manner that no limbs or foliage extend into the area between thirty (30) inches and eight (8) feet above the level of the center of the adjacent intersection. Trees must be so located so as not to create a traffic hazard. Landscaping, except required grass or ground cover, shall not be located closer than **four (4)** feet from the edge of any roadway pavement unless in conflict with the state department of transportation clearance criteria which shall prevail, and three (3) feet from the edge of any alley or driveway pavement.
 - (2) Fire hydrants, public utility poles, government approved or required structures, street markers and traffic control devices. Posts for illuminating fixtures, traffic control, fences and street name signs are permitted, so long as the sign or equipment is not within the prescribed clear space and the fence does not visually impede the clear sight of the intersection.

(C) The triangular areas referred to are:

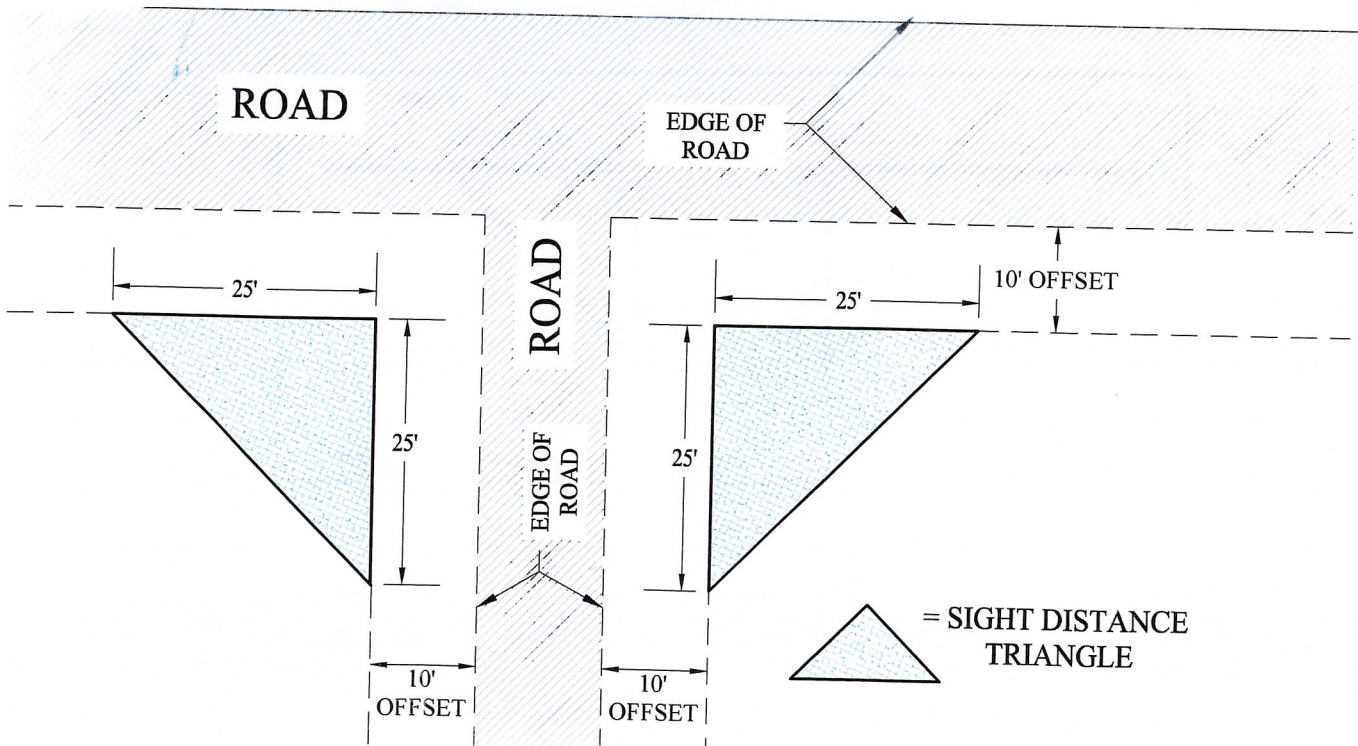
- (1) *Cross-visibility requirements at the intersection of driveways and street lines.* Where a driveway intersects a street, the triangular area of property on both sides of a driveway formed by the intersection of each side of the driveway and a 10' offset from the edge of roadway, with two (2) sides of each triangle being ten (10) feet in length from the point of intersection and the third side being a line connecting the ends of the two other sides. ~~If a gate is replaced with a fence for an accessway then sight triangle regulations do not apply.~~ The town engineer may waive this requirement where it is not necessary to ensure adequate cross-visibility, such as for driveways that cross canals.



- (2) *Cross-visibility requirements at the intersection of trails and street lines.* Where a crosswalk intersects a vehicular access aisle, driveway or an ultimate right-of-way or street line, the triangular area of property on both sides of a crosswalk or walkway formed by the intersection of each side of the walkway and the edge of roadway or aisle with two (2) sides of each triangle being ten (10) feet in length from the point of intersection and the third side being a line connecting the ends of the two sides.



- (3) *Cross-visibility requirements at the intersection of two streets.* Where two (2) streets intersect, the triangular area of property on all sides of the intersection, formed by the intersection of two (2) or more private or public roads with two (2) sides of the triangle area being twenty-five (25) feet in length along a 10' offset line from the abutting edge of roadways measured from their point of intersection, and the third side being a line connecting the ends of the other two sides.





155 F Road Loxahatchee Groves, FL 33470

TO: ULDC Committee
FROM: Jeffrey S. Kurtz, Esq., Town Attorney
DATE: May 11, 2026
SUBJECT: Draft Sign Ordinance

Background:

Attached is a draft sign ordinance based on the committee's work in 2025. The ordinance reduces the sized of allowed signs in the AR District and imposes a requirement on all commercial district signage to be subject to a sign master plan. The proposed sign code is more restrictive than the current regulations and therefore the ordinance will not move forward for PZB or Town Council until the limitations imposed by SB 180 are lifted, which is currently scheduled for late 2027.

We will go over the proposed changes in the ordinance and make sure the majority of the ULDC are still in favor of the proposed amendments. We will also discuss the amortization period for signs and whether the committee recommends that signs that currently exist beyond there amortization time frame should be removed in accordance with current regulations or whether the passage of a new ordinance should extend the time frame for those older existing signs to remain.

Recommendation:

Review and discussion of the draft ordinance.

ORDINANCE NO. 2027-

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, RELATING TO SIGNS; AMENDING ARTICLE 90 "SIGNS" OF PART III "SUPPLEMENTAL REGULATIONS" OF THE UNIFIED LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the Town's existing regulations governing signs are outdated and require clarification to ensure consistency, effectiveness, and alignment with current standards, community needs, and the law ; and

WHEREAS, the Town Council finds the adoption of the Ordinance serves a public purpose and is in the best interest of the Town and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance.

Section 2. The Town Council for the Town of Loxahatchee Groves hereby amends Article 90 "Signs" of Part III "Supplemental Regulations" of the Unified Land Development Code to read as set forth in the attached Exhibit.

Section 3: Conflicts. All Ordinances or parts of Ordinances, Resolutions, or parts of Resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

Section 4: Severability. If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by the Court to be unconstitutional, inoperative, or void, such holding shall not affect the remainder of this Ordinance.

Section 5: Codification. It is the intention of the Town Council of the Town of Loxahatchee Groves that the provisions of this Ordinance shall become and be made

a part of the Code of Ordinances of the Town of Loxahatchee Groves, Florida, and that the Sections of this ordinance may be re-numbered, re-lettered, and the word "Ordinance" may be changed to "Section", "Article" or such other word or phrase to accomplish such intention.

Section 6: Effective Date. This ordinance shall take effect immediately upon adoption.

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, ON FIRST READING, THIS ____DAY OF _____, 2026.

Councilmember _____ offered the foregoing ordinance. Councilmember _____ seconded the motion, and upon being put to a vote, the vote was as follows:

	<u>VOTE</u>
LISA EL-RAMEY, MAYOR	___
MANISH SOOD, VICE MAYOR	___
ANITA KANE, COUNCIL MEMBER	___
PAUL T. COLEMAN II, COUNCIL MEMBER	___
WILLIAM "JOE" STEPHENS, COUNCIL MEMBER	___

PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN LOXAHATCHEE GROVES, ON SECOND READING AND PUBLIC HEARING, THIS __ DAY OF _____, 2026.

Councilmember _____ offered the foregoing ordinance. Councilmember _____ seconded the motion, and upon being put to a vote, the vote was as follows:

	<u>VOTE</u>
LISA EL-RAMEY, MAYOR	___
MANISH SOOD, VICE MAYOR	___
ANITA KANE, COUNCIL MEMBER	___
PAUL T. COLEMAN II, COUNCIL MEMBER	___
WILLIAM “JOE” STEPHENS, COUNCIL MEMBER	----

**TOWN OF LOXAHATCHEE GROVES,
FLORIDA**

ATTEST:

Mayor Lisa El-Ramey

Acting Town Clerk

Vice Mayor, Manish Sood

APPROVED AS TO LEGAL FORM:

Councilmember Anita Kane

Town Attorney

Councilmember Paul T. Coleman II

Councilmember William “Joe” Stephens

Article 90 SIGNS

Section 90-005. Purpose and intent.

The purpose of this section is to establish standards for the placement and use of signs and other advertising consistent with State of Florida and Federal law. These standards are designed to protect the health and safety of the Town of Loxahatchee Groves and to assist in the promotion of local businesses and industries. Specifically, this section is intended to:

- (A) *Identification.* Promote and aid in the identification, location, and advertisement of goods and services, and the use of signs for free speech;
- (B) *Aesthetics.* Preserve the unique character of the Town and protect the Town from visual blight;
- (C) *Compatibility.* Make signs compatible with the overall objectives of the Plan and protect property values by ensuring compatibility with surrounding land uses;
- (D) *Safety.* Promote general safety and protect the general public from damage or injury caused by, or partially attributed to, the distractions, hazards, and obstructions that result from improperly designed or located signs.

Section 90-010. Definitions.

In addition to terms defined in Article 10, "Definitions, Abbreviations, and Construction of Terms," the following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

Abandoned sign. Any sign, except a billboard sign, which no longer pertains to any person, organization, product, service, activity or business located on or available at the premises where such sign is displayed; any sign, except a billboard sign, which no longer contains a message; and/or any sign in a state of disrepair.

Aggregate frontage.

- a. *Interior plots:* The actual lineal street frontage;
- b. *Through plots:* The total actual lineal street frontage on both streets;
- c. *Corner plots:* The sum of the straight line lineal distances along both streets extended beyond corner chords, radius and turn lanes to the point of intersection;
- d. *Interrupted corner plots:* The sum of the actual street frontages exclusive of outparcels.

Animated sign. A sign designed to utilize motion of any part by any means, including wind power, or designed to display changing colors, flashing, oscillating or intermittent lighting, electronic messages or moving images, or which emits visible smoke, vapor, particles, noise or sounds. The definition of animated sign shall not include changeable copy signs, as defined herein.

Area of sign. The total area of each sign face which may be used to display copy, including background, but not including the frame and structural supporting elements. Where a sign is composed of individual letters, characters or symbols applied directly to a building, canopy, marquee, mansard, fascia, facade, parapet, awning, wall or fence, the area of the sign shall be the smallest rectangle, triangle or circle which will enclose all of the letters, characters or symbols. The area of a double-faced sign shall be the total area of each sign face.

Awning or umbrella. A shelter made of fabric, plastic, vinyl or other non-rigid material supported by a metal frame.

Awning sign. A type of sign that is painted, stitched, stamped, perforated or otherwise affixed to an awning or umbrella.

Balloon sign. A type of sign that is temporary, three-dimensional, and usually made of non-rigid material, inflated by air or other means to a point of semi-rigidity and used for advertising purposes, with or without copy.

Banner or pennant sign. A type of sign, with or without a frame and with or without characters, letters, symbols or illustrations, made of cloth, fabric, paper, vinyl, plastic or other non-rigid material for the purpose of gaining the attention of ~~persons~~ people.

Bench sign. Any sign painted on or affixed to a bench or to a shelter for ~~persons~~ people awaiting public transportation.

Billboard sign. A type of sign which directs attention to a business, commodity, service, product, activity or ideology not conducted, sold, offered, available or propounded on the premises where such sign is located and the copy of which is intended to be changed periodically.

Building frontage. The wall extending the length of the building or lease lines of any building, the legal use of which is one of commercial or industrial enterprise and including the location of public entrance(s) to the establishment.

Building identification sign. A mandatory sign providing the address of the structure, dwelling unit, or business to which it is attached. All building identification signs must be attached to the structure and easily identifiable. ~~Building identification signs for non-residential structures may be in the form of an awning sign.~~

Building wall sign. A type of sign where its entire area is displayed upon or attached to any part of the exterior of a building wall, facade or parapet, approximately parallel to and not more than 12 inches from the face of the wall upon which it is displayed or attached.

Cabinet sign. Any sign, other than a banner or pennant sign, which is designed so that the sign face is enclosed, bordered or contained within a boxlike structure or cabinet, frame or other similar device. This definition shall not include individual channel letters.

Campaign sign. See "opinion sign."

Canopy. A permanent, unenclosed shelter attached to and extending from a building or a free-standing permanent shelter.

Canopy sign. A type of sign that is painted on or otherwise affixed to the fascia of a canopy, marquee or mansard roof.

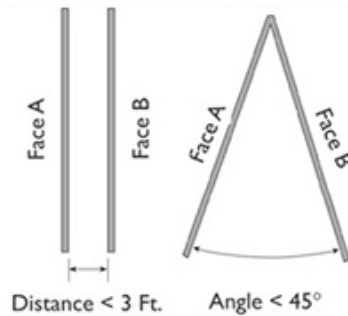
Changeable copy sign. A sign designed in a manner that allows the copy to be changed either manually, electronically or by any other method through the use of attachable letters, numbers, symbols or changeable pictorial panels, and other similar characters, or through internal rotating or moveable parts which can change the visual message without altering the sign face.

Copy. The linguistic or graphic content of a sign, either in permanent or removable form.

Directional sign. A sign, with or without a directional arrow, designed to direct the public to a facility or service or to direct and control traffic, such as entrance and exit signs, and which does not contain any other commercial advertising.

Directory sign. A sign, which may consist of an index, designed to provide the names of tenants in an office building, shopping center or other multi-tenant complex.

Double-faced sign. A sign with two sign faces which are parallel and less than three feet of each other or are not parallel but are connected and within 45 degrees of each other. See diagram.



Façade. That portion of any exterior building elevation extending from grade to the top of the parapet wall or eaves along the entire width of the business establishment building frontage.

Fascia. The flat, outside horizontal member of a cornice, roof, soffit, canopy or marquee.

Fence or wall sign. A type of sign attached to and erected parallel to the face of or painted on a fence or free-standing wall and supported solely by such fence or free-standing wall.

Flag. A piece of fabric, often attached to a staff, containing distinctive colors, patterns or symbols, identifying a government or political subdivision.

Frontage. The total distance along any street line.

Garage sale sign. A sign designed to advertise the sale of personal property by the person or family conducting the sale in, at or upon residentially zoned or residentially used property. Garage sale signs shall include lawn sales, yard sales or any similar designation.

General information sign. A sign designed to provide information on the location of facilities or a warning to the public regarding the premises where the sign is located, such as entrance or exit signs, caution, no trespassing, no parking, tow-away zone, parking in rear, disabled parking, restrooms, etc., and containing no commercial advertising.

Grand opening sign. A temporary sign designed to announce the opening of a newly licensed business not previously conducted at the location by the same person(s).

Hanging wood frame sign. A type of sign hung or suspended from a free-standing wood frame, such frame being not higher than five feet, nor wider than four feet.

~~*Holiday or seasonal signage.* The temporary lighting, garlands, wreaths or other decorations relating to a particular regional or nationally recognized holiday and containing no advertising.~~

Identification sign. A sign designed to provide the name, owner, address, use, and/or service of a particular activity located on the premises where such sign is displayed.

Illuminated sign. Any sign having characters, letters, figures, designs or outlines illuminated by electric lights or luminous tubes designed for that purpose, whether or not said lights or tubes are physically attached to the sign.

Interior sign. Any type of sign located inside a building which is not clearly visible from and not intended to be seen from the exterior of the building.

Internal illumination. A light source concealed or contained within the sign which becomes visible by shining through a translucent surface.

Menu sign. A sign designed to indicate the food items, products, services or activities provided on the premises. Such signs are commonly, but not necessarily, associated with fast-food restaurants at the entrance to drive-through facilities.

Mobile sign. Any type of sign not permanently attached to a wall or the ground or any other approved supporting structure, or a sign designed to be transported, such as signs transported by wheels, mobile billboards, sandwich signs, sidewalk signs, curb signs, and unanchored signs.

Monument sign. A type of freestanding sign supported by an internal structural framework or integrated into a solid structural feature other than support poles. In order to qualify as a monument sign, the supporting structure shall not be less in width than 50 percent of the sign face, inclusive of any box, cabinet, or frame.

Mural. A graphic, artistic representation painted on a wall, not including graffiti, which contains no advertisement or relationship to any product, service or activity provided, offered or available on the premises.

Neon sign. A type of sign formed by luminous or gaseous tubes in any configuration.

Nonconforming sign. A sign or advertising structure which was lawfully erected and maintained prior to the current provisions of this Code regulating signs, which by its height, type, design, square foot area, location, use or structural support does not conform to the requirements of this article.

Off-premises sign. A sign, other than a billboard, designed to direct attention to a business, commodity, service, product or activity not conducted, sold, offered or available on the premises where such sign is located.

~~*Opinion sign.* A sign designed to containing language, wording or an expression not related to the economic interests of the speaker and its audience, such speech generally considered to be ideological, political or of a public interest nature; or a sign indicating belief concerning an issue, name, cause or affiliation, including signs advertising political parties or any political information.~~

Outdoor event sign. A temporary sign designed to identify an outdoor event which is of general interest to the community.

Panel sign. A type of sign having the sign face or faces supported between two columns or poles, with no open area between such columns or poles.

Parapet. A false front or wall extension above the roof line of a building.

Permanent sign. Any sign which, when installed, is intended for permanent use. For the purposes of this article, any sign with an intended use in excess of six months from the date of installation shall be deemed a permanent sign.

Pole sign. A type of free-standing sign erected upon a pole or poles which are visible and wholly independent of any building or other structure for support.

Projecting sign. A type of sign attached to and supported by a building or other structure and which extends at any angle therefrom.

Public service sign. A type of sign erected by a governmental authority, within or immediately adjacent to a right-of-way, indicating the location of public or governmentally owned facilities, such as airports, public transportation, hospitals, schools, parks or indicating street names or other messages of public concern.

Real estate sign. A temporary sign designed to indicate a property which is for rent, sale or lease, including signs pointing to a property which is open for inspection by a potential purchaser (open house sign) or a sign indicating "shown by appointment only" or "sold."

Roof sign. A type of sign erected above the roofline or parapet, or any sign placed on rooftop structures.

Sign. Every device, frame, letter, figure, graphic, character, mark, permanently fixed object, ornamentation, plane, point, design, picture, logo, stroke, stripe, symbol, trademark, reading matter or other representation for visual communication that is used for the purpose of bringing the subject thereof to the attention of others.

Sign face. The part of a sign, visible from one direction, that is or can be used for communication purposes, including any background material, panel, trim, color or direct or self-illumination used that differentiates the sign from the building, structure, backdrop surface or object upon which or against which it is placed.

Sign width. The horizontal distance, in lineal feet, measured along the lower edge of a sign cabinet, box, frame or other surface containing a sign face.

Sign structure. Any structure erected for the purpose of supporting a sign, including decorative cover and/or frame.

Snipe sign. A sign of any material, including paper, cardboard, wood or metal, which is tacked, nailed, pasted, glued or otherwise affixed to a pole, tree, stake, fence, structure, building, trailer, dumpster or other object, with the message thereon not applicable to the present use of the premises upon which the sign is located.

Subdivision sign. A sign designed to indicate the name of a subdivision or neighborhood or other residential development.

Temporary sign. Any sign, other than a snipe sign, with an intended use of six months or less.

Traffic control sign. Any sign designed to control traffic on public streets or private property, such as speed limit, stop, caution, one-way, do not enter, tow-away zone or no parking signs.

Window sign. A sign designed to be located in a window or other transparent surface, or within a building or other enclosed structure which is visible from the exterior through a window or other opening intended to attract the attention of the public. This term shall not include merchandise located in a window or interior signs.

Section 90-015. Prohibited signs.

The following types of signs are prohibited in the Town of Loxahatchee Groves unless specifically permitted by Section 90-050, "Promotional signs."

- (A) Animated signs;
- (B) Balloon signs;
- (C) Banner or pennant signs;
- (D) Bench signs;
- (E) Billboards;
- (F) Mobile signs;
- (G) Pole signs;
- (H) Projecting signs;
- (I) Roof signs;
- (J) Snipe signs;
- (K) Strip lighting.

Section 90-020. Temporary signs.

~~The following types of signs are permitted in the Town of Loxahatchee Groves on a temporary basis:~~

-
- ~~(A) Garage sale sign;~~
 - ~~(B) Project sign;~~
 - ~~(C) Real estate sign;~~
 - ~~(D) Seasonal or holiday signage.~~
 - ~~(E) Other signs, including opinion signs, to be used on a temporary basis.~~

Temporary signs are subject to the same permitting and size, number and location requirements as permanent signs.

Section 90-025. General provisions for all signs.

This section establishes the physical standards and requirements applicable to all signs including flags and the districts in which they are located. More detailed standards applicable to specific types of signs follow this section.

- (A) *Setbacks.* All signs shall be setback a minimum of five feet from the property line.
- (B) *Materials.* All permanent signs shall be made of durable materials not subject to rapid deterioration.
- (C) *Lighting.*
 - (1) All sign lighting is restricted to the hours of operation of the entity or establishment with which the sign is associated.
 - (2) All sign lighting shall be properly shielded to prevent glare on adjacent streets or properties.
 - (3) Illumination shall be constant and shall not consist of flashing or animated lights.
 - ~~(4) Exception. Holiday signage shall be exempt from the lighting requirements above.~~
- (D) *Maintenance.* Every sign, together with its framework, braces, angles, or other supports, shall be well maintained in appearance and in a good and safe condition. The sign shall be properly secured, supported, and braced, and able to withstand wind pressures as required by the applicable building code or any other regulatory code or ordinance in effect within the Town limits. In the event that an attached sign is removed, all anchor holes shall be filled and covered, by the owner of the property, in a manner that renders the anchor holes non-discernable with the wall.
- (E) *Design and placement.* All permanent signs shall be limited to a maximum of two faces (double-faced). All signs shall not be placed in such a position or manner as to obstruct or interfere, either physically or visually, with any fire alarm or police alarm, and shall not project over a public street, trail, or other public right-of-way unless approved by the Town Council.
- (F) *Sign message.* Any sign authorized by this article may contain a non-commercial message provided that sign language or graphics do not contain obscenities.

Section 90-030. Computing sign area.

The methodology for computing sign area for all sign types shall be as follows:

- (A) *Single-faced signs.* Single-faced signs shall measure the sign area to include the entire area within a single continuous perimeter composed of squares or rectangles that enclose the extreme limits of all sign elements including, but not limited to, sign structures or borders, written copy, logos, symbols, illustrations, and contrasting colored background and materials, unless stated otherwise herein.

Supporting structures such as poles, sign bases, decorative elements, details, columns are not included in the sign area calculation

- (B) *Double-faced signs.* Double-faced signs shall be counted as a single-faced sign. Where the faces are not equal in size, the larger face shall be used as the ~~bases~~ basis for calculating sign area.

Section 90-035. Computing sign height.

Sign height shall be measured from the lowest height of the adjacent ground. The height of the nearest adjacent roadway crown shall be used if the sign is placed on a mound or berm.

Section 90-040. Standards by sign type and zoning district.

- (A) The following signs are permitted in the Agricultural Residential (AR) zoning district subject to the requirements below. All signs in residentially zoned districts shall not be illuminated ~~unless it is holiday signage.~~

- (1) *Mandatory building identification sign:*

Sign face area	0.5 sq. ft. (min)—2 sq. ft. (max)
Lettering	3 in. (min)—8 in. (max)
Number of signs (maximum)	1 per dwelling unit
Attached/freestanding or both	Attached

- (2) Signs located on lots of 5 acres or more in size (conforming lots)

(a) In addition to the mandatory building identification sign the property may have one (1) primary sign with a maximum sign face area limit of nine (9) square feet and up to three (3) additional secondary signs with a maximum sign face area limit of four (4) square feet. No sign may exceed six (6) six feet in height. No monument signs are permitted.

- (3) Signs located on lots of less than 5 acres in size (non-conforming lots)

(a) In addition to the mandatory building identification sign the property may have one (1) primary sign with a maximum sign face area limit of nine (9) square feet and up to one (1) additional secondary sign with a maximum sign face area limit of four (4) square feet. No sign may exceed six (6) six feet in height. No monument signs are permitted.

- ~~(2)~~ *Garage sale sign:*

Sign face area	6 sq. ft. (max)
Number of signs (maximum)	4 per garage sale
Height	6 feet (max)
Other restrictions	Signs shall be removed after sale
Attached/freestanding or both	Freestanding

- ~~(3)~~ *Real estate sign:*

Sign face area	6 sq. ft. (max)
Number of signs (maximum)	1 per street frontage
Height	6 feet (max)
Other restrictions	Sign(s) shall be removed after sale

Attached/freestanding or both	Freestanding
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(4) *Seasonal or holiday signage:*

Sign face area	Not applicable
Other restrictions	Signage shall not be erected more than four weeks before the holiday and shall be removed within two weeks after the holiday
Attached/freestanding or both	Both

(5) *Opinion sign:*

Sign face area	6 sq. ft. (max)
Number of signs (maximum)	1 per street frontage
Height	6 feet (max)
Other restrictions	Sign(s) shall be removed within six weeks after election or final decision on issue (if applicable)
Attached/freestanding or both	Freestanding

- (B) The following signs are permitted in the Planned Unit Development (PUD), Commercial Low (CL) and the Commercial Low Office (CLO) zoning districts. All signs, ~~other than holiday signage~~, shall be illuminated by back lighting (halo or silhouette) or external lighting only.

(1) *Mandatory building identification sign:*

Sign face area	0.5 sq. ft. (min)—4 sq. ft. (max)
Lettering	3 in. (min)—12 in. (max)
Number of signs (maximum)	1 per structure or business
Other	May be an awning sign
Attached/freestanding or both	Attached

(2) *Awning sign:*

Sign face area	4 sq. ft. (max); sign face area may not occupy more than 20 percent of awning.
Lettering	3 in. (min)—12 in. (max)
Number of signs (maximum)	1 per structure or business
Attached/freestanding or both	Attached

(3-2) *Building wall sign:*

a. *Individual building as outparcel or stand-alone building:*

Sign face area (maximum)	1 sq. ft. per one linear foot of building frontage, or 36 square feet, whichever is less. A minimum of 18 square feet is permitted, however, in no case should the length of the sign exceed 75 percent of the building length
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Number of signs (maximum)	1 per building. Buildings located on a corner are permitted a second wall sign at 50 percent of the square footage of the primary sign
Sign design and dimension	Carved or channel-styled letters, symbols, and logos only. Depth of lettering shall be eight inches maximum. Cabinet signs and changeable copy signs shall not be permitted
Other restrictions	A minimum of ten percent of the building must be maintained as clear wall area on either end of the sign
Attached/freestanding or both	Attached

b. *Shopping center or other multi-tenant center:*

Sign face area (maximum)	Regular tenants: 1 sq. ft. per one linear foot of tenant frontage, or 36 square feet, whichever is less. A minimum of 18 square feet is permitted
	Anchor tenants: 1 sq. ft. per one linear foot of anchor tenant frontage, or 60 square feet, whichever is less
	All tenants: In no case should the length of the sign exceed 75 percent of the building length or width of tenant frontage
Number of signs (maximum)	1 per tenant with an individual exterior standard entrance. Corner tenants are permitted a second wall sign at 50 percent of the square footage of the primary sign
Sign design and dimension	Carved or channel-styled letters, symbols, and logos only. Depth of lettering shall be eight inches maximum. Cabinet signs and changeable copy signs shall not be permitted
Other restrictions	A minimum of ten percent of the building or tenant frontage must be maintained as clear wall area on either end of the sign
Attached/freestanding or both	Attached

(4) *Canopy sign:*

Sign face area	1 sq. ft. per one linear foot of canopy or 24 feet, whichever is less. A minimum of 16 square feet is permitted
Number of signs (maximum)	1 per canopy or 2 per building, whichever is less
Sign design and dimension	Carved or channel-styled letters, symbols, and logos only. Depth of lettering shall be eight inches maximum. Cabinet signs and changeable copy signs shall not be permitted
Attached/freestanding or both	Attached

(5-3) *Monument or panel sign:*

a. *Individual building as outparcel or stand-alone building:*

Sign face area (maximum)	60 square feet
Number (maximum)	1 per building
Sign design	Carved or channel-styled letters, symbols, and logos permitted. Cabinet signs are permitted provided that letters, symbols, and logos intrude or extrude from sign face at a minimum of $\frac{3}{8}$ ". Changeable copy is limited to 25 percent of sign face
Sign dimensions	Maximum height of six feet and maximum length of 12 feet
Secondary signs	Drive-thrus, multi-tenant buildings, and accessory structures of 1,000 square feet or greater are permitted one secondary monument or panel sign with a maximum face area of no greater than 12 square feet. The sign structure shall be no higher or wider than five feet. All secondary signs, unless a menu sign or directory sign, shall be consistent in design with the primary sign on site. All secondary signage shall be located within 40 feet from the accessory structure and setback at least 20 feet from all property lines
Attached/freestanding or both	Freestanding

b. *Shopping center or other multi-tenant center:*

Sign face area (maximum)	72 square feet
Number (maximum)	1 per driveway
Sign design	Carved or channel-styled letters, symbols, and logos permitted. Cabinet signs are permitted provided that letters, symbols, and logos intrude or extrude from sign face at a minimum of $\frac{3}{8}$ ". Changeable copy is limited to 25 percent of sign face
Sign dimensions	Maximum height of eight feet and maximum length of 12 feet
Secondary signs	Drive-thrus, multi-tenant buildings, and accessory structures of 1,000 square feet or greater are permitted one secondary monument or panel sign with a maximum face area of no greater than 12 square feet. The sign structure shall be no higher or wider than five feet. All secondary signs, unless a menu sign or directory sign, shall be consistent in design with the primary sign on site. All secondary signage shall be located within 40 feet from the accessory structure and setback at least 20 feet from all property lines
Attached/freestanding or both	Freestanding

(6-4) *Real estate or project Secondary sign:*

Sign face area	12 sq. ft. (max)
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Number of signs (maximum)	1 per street frontage
Height	6 feet (max)
Other restrictions	Sign(s) must be removed after sale or project completion
Attached/freestanding or both	Freestanding

(7.5) *Window sign:*

Sign face area	6 sq. ft. or 20 percent of any window or door area, whichever is less
Number of signs (maximum)	3 per tenant
Other	Window signs include neon signs and pasted letters, symbols, and logos
Attached/freestanding or both	Attached

(8) *Holiday signage:*

Sign face area	Not applicable
Other restrictions	Signage shall not be erected more than four weeks before the holiday and shall be removed within two weeks after the holiday
Attached/freestanding or both	Both

(9) *Opinion sign:*

Sign face area	Any sign that can be permitted within the regulations of this subsection may contain a noncommercial message, however, sign(s) must be removed within one week after election or final decision on issue (if applicable)
Number of signs (maximum)	
Other restrictions	
Attached/freestanding or both	

- (C) The following signs are permitted in the Institutional and Public Facilities (IPF) zoning district. All signs, ~~other than holiday signage~~, shall be illuminated by back lighting (halo or silhouette) or external lighting only.

(1) *Mandatory building identification sign:*

Sign face area	0.5 sq. ft. (min)—2 sq. ft. (max)
Lettering	3 in. (min)—8 in. (max)
Number of signs (maximum)	1 per structure
Other	May be an awning sign
Attached/freestanding or both	Attached

(2) *Awning sign:*

Sign face area	2 sq. ft. (max); sign face area may not occupy more than 20 percent of awning
Lettering	3 in. (min)—8 in. (max)

Number of signs (maximum)	1 per structure or tenant
Attached/freestanding or both	Attached

(3-2) *Monument or panel sign:*

Sign face area (maximum)	60 square feet
Number (maximum)	1 per driveway
Sign design	Carved or channel-styled letters, symbols, and logos permitted. Cabinet signs are permitted provided that letters, symbols, and logos intrude or extrude from sign face at a minimum of 3/8". Changeable copy is limited to 80 percent of sign face
Sign dimensions	Maximum height of six feet and maximum length of 12 feet
Attached/freestanding or both	Freestanding

(3) — *Real estate or project Secondary sign:*

Sign face area	12 sq. ft. (max)
Number of signs (maximum)	1 per street frontage
Height	6 feet (max)
Other restrictions	Sign(s) must be removed after sale or project completion
Attached/freestanding or both	Freestanding

(5) — *Seasonal or holiday signage:*

Sign face area	Not applicable
Other restrictions	Signage must not be present before or after six weeks of season or holiday
Attached/freestanding or both	Both

(6) *Window sign:*

Sign face area	6 sq. ft. or 20 percent of any window or door area, whichever is less
Number of signs (maximum)	1 per building
Other restrictions	Neon and other illuminated window signs shall not be permitted
Attached/freestanding or both	Attached

(7) — *Opinion sign:*

Sign face area	Any sign that can be permitted within the regulations of this subsection may contain a noncommercial message, however, sign(s) must be removed within one week after election or final decision on issue (if applicable)
Number of signs (maximum)	
Other restrictions	
Attached/freestanding or both	

- (D) The following signs are permitted in the Parks and Recreation (PR) and the Conservation (CN) zoning districts. All signs, ~~other than holiday signage~~, shall be illuminated by back lighting (halo or silhouette) or external lighting only.

(1) *Mandatory building identification sign:*

Sign face area	0.5 sq. ft. (min)—8 sq. ft. (max)
Lettering	3 in. (min)—8 in. (max)
Number of signs (maximum)	1 per structure or business
Other	May be an awning sign
Attached/freestanding or both	Attached

(2) ~~*Awning sign:*~~

Sign face area	2 sq. ft. (max); sign face area may not occupy more than 20 percent of awning
Lettering	3 in. (min)—8 in. (max)
Number of signs (maximum)	1 per structure or tenant
Attached/freestanding or both	Attached

(3) ~~*Monument or panel sign:*~~

Sign face area (maximum)	60 square feet
Number (maximum)	1 per driveway
Sign design	Carved or channel-styled letters, symbols, and logos permitted. Cabinet signs are permitted provided that letters, symbols, and logos intrude or extrude from sign face at a minimum of 3/8". Changeable copy is limited to 80 percent of sign face
Sign dimensions	Maximum height of six feet and maximum length of 12 feet
Attached/freestanding or both	Freestanding

(3) ~~*Real estate or project Secondary sign:*~~

Sign face area	12 sq. ft. (max)
Number of signs (maximum)	1 per street frontage
Height	6 feet (max)
Other restrictions	Sign(s) must be removed after sale or project completion
Attached/freestanding or both	Freestanding

(5) ~~*Seasonal or holiday signage:*~~

Sign face area	Not applicable
Other restrictions	Signage must not be present before or after six weeks of season or holiday

Attached/freestanding or both	Both
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(6) — *Opinion sign:*

Sign face area	Any sign that can be permitted within the regulations of this subsection may contain a noncommercial message, however, sign(s) must be removed within one week after election or final decision on issue (if applicable)
Number of signs (maximum)	
Other restrictions	
Attached/freestanding or both	

(E) — The following signs are permitted in the Conservation (CN) zoning district. All signs, other than holiday signage, shall be illuminated by back lighting (halo or silhouette) or external lighting only.

(1) — *Mandatory building identification sign:*

Sign face area	0.5 sq. ft. (min) — 8 sq. ft. (max)
Lettering	3 in. (min) — 8 in. (max)
Number of signs (maximum)	1 per structure or business
Attached/freestanding or both	Attached

(2) — *Monument or panel sign:*

Sign face area (maximum)	60 square feet
Number (maximum)	1 per driveway
Sign design	Carved or channel-styled letters, symbols, and logos permitted. Cabinet signs are permitted provided that letters, symbols, and logos intrude or extrude from sign face at a minimum of 3/8". Changeable copy is limited to 80 percent of sign face
Sign dimensions	Maximum height of six feet and maximum length of 12 feet
Attached/freestanding or both	Freestanding

(3) — *Opinion sign:*

Sign face area	Any sign that can be permitted within the regulations of this subsection may contain a noncommercial message, however, sign(s) must be removed within one week after election or final decision on issue (if applicable)
Number of signs (maximum)	
Other restrictions	
Attached/freestanding or both	

Section 90-045. ~~Temporary signs.~~ Master sign plan required.

(A) — A permit as required in Section 05-040 shall be obtained for any temporary sign six square feet or larger in size.

(B) — No more than four temporary signs shall be erected per plot for any period of time.

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- ~~(C) Temporary signs shall not be larger or higher than any permanent sign permitted on the premises where the sign will be located.~~
- ~~(D) No temporary sign shall be placed on public property or in a public ingress/egress easement. Signs placed in violation of this provision shall be considered abandoned and shall be subject to removal without notice by the Town.~~
- ~~(E) Lighting of temporary signs is prohibited.~~
- ~~(F) Unless otherwise stated, temporary signs shall be removed within six months from the date that the sign was erected.~~

(A) All commercial development, centers and plazas, single and multi-tenant buildings, and planned unit developments located within the town are required to submit and obtain approval for a master sign plan. The approval of a master sign plan by the town shall be required prior to the issuance of a sign building permit to install, alter, construct, construct, post, paint, maintain, or relocate any sign.

(B) Sign plan compliance—Existing developments. Whenever a sign owner desires to replace, alter, relocate a sign on a property, and/or perform sign repair and maintenance that is not in compliance with regulations governing same as specified in this section herein, a master sign plan in accordance with the provisions of this section shall be prepared and submitted. Upon approval of the master sign plan under this compliance provision, signs approved on the master sign plan shall be brought into compliance in accordance with the adopted amortization schedule.

(C) Multi-tenant sign plan compliance. When a master sign plan is required for a multi-tenant development, and an individual sign owner(s) seeks a sign permit for any type of permanent sign, the property owner shall file a master sign plan with the town in accordance to the provisions set forth in this section within sixty (60) days of the sign permit being filed. Failure to file such a master sign plan within the prescribed time frame shall be a violation of this section by the property owner. Sign permits may be withheld until a master sign plan is submitted and approved.

(D) Master sign plan approval process.

(1) A written application for a master sign plan shall be submitted on forms provided by the community standards department. The application shall be signed by the property owner and the applicant, shall include agent authorization for the applicant to represent the owner and shall include the application fee as established by the town council. It shall be the applicant's burden of proof to satisfy all applicable requirements for the proposed request.

(2) The community standards department shall review the application. Once complete, the application shall be scheduled for the next available development review committee (DRC) meeting. The DRC shall consider each application and provide comments, if applicable.

(3) Once all comments have been adequately addressed by the applicant, the Master Sign Plan can be scheduled for public hearing. All requests pertaining to Master Sign Plans shall first come before the Town's Planning and Zoning Board who shall provide a recommendation to the Town Council. To amend the Master Sign Plan requires the same approval of the adoption of the Master Sign Plan unless the request is an Administrative Sign Plan Amendment.

(E) Sign plan required elements. The master sign plan shall include all signs to be installed within the property, including any out parcels to be and/or developed sharing common driveways and parking, and shall indicate, but not limited to, the following:

(1) Location/placement of all monument, freestanding directional/information, and wall signs, window signs, including, but not limited to, setback dimensions from property lines, spacing, etc.

(2) Size of each sign, indicating, but not limited to, sign area, height, dimensions, area of changeable copy.

(3) Sign copy for each sign, including, but not limited to, logos, trademarks etc.

(4) Type of sign, including, but not limited to, the type of lettering i.e. channel letters or cabinet style, color, materials, changeable copy area, etc.

(5) Type and manner of illumination, if any.

(6) Landscape plan indicating plant material and ground cover.

(7) The design and color of all proposed signs.

(F) Master sign plan criteria.

In reviewing the master sign plan, the community standards director shall determine if the following criteria have been met:

(1) The signage for the project is in keeping with the overall architecture and character of the building development.

(2) The signage for the project is designed to meet the directional needs of the project for communication, identification, way finding, regulatory and informational messages in keeping with the overall architectural theme of the development or project;

(3) The signage proposed is legible, conspicuous, and easily readable;

(4) The visibility and impact of the type of sign, number of signs, design, size, method of, construction, illumination and location of the proposed signs are in compliance with the minimum standards of this section, and does not adversely impact adjoining properties, or create a hazard of health risk; and

(5) The proposed signage is consistent and not in conflict with the intent and interests of the Town of Loxahatchee Groves as stated in the policy adopting this Code.

(F) Variances from master sign plan requirements.

(1) All signs proposed in a master sign plan must comply with the underlying zoning district sign regulations. If one or more of the proposed signs does not comply with the underlying zoning district sign regulations then a sign variance can be requested in accordance with Article 150 of the Unified Land Development Code.

(2) In approving a master sign plan, the Town Council may authorize limited waivers from applicable Code of Ordinance provisions as follows:

(a) An increase in the maximum sign height up to twenty (20) percent of the permitted height for the zoning district the property is located;

(b) An increase of up to twenty-five (25) percent in the number of signs allowed;

(c) Reasonable modification of the location of signs to accommodate unusual lot conditions;

(d) An increase in the maximum sign area no greater than twenty (20) percent of the permitted sign copy area for the zoning district the property is located, and

(e) An increase in the maximum height and/or sign area for the zoning district where the property is located.

(3) Any request for a waiver shall be considered based upon whether the following criteria are met:

(a) The waiver is necessary because of practical difficulty peculiar to the land, structure or building involved and which is not applicable to other lands, structures and buildings in the same zoning district; or

(b) The waiver is necessary and appropriate due to unique architectural features of the proposed signage; and

(c) The waiver is the minimum necessary to alleviate the practical difficulty; and

(d) The waiver will be in harmony with the general intent and purpose of this chapter and will not be injurious to the area involved or otherwise detrimental to public welfare.

(G) Conditional approval.

In approving a master sign plan, Town Council may impose reasonable conditions on the master sign plan relating to the design, materials, locations, placements, or orientations, and sign specifications; provided that such conditions are related to time, place and manner matters and does not attempt to regulate sign content. Reasonable conditions are conditions imposed on the master sign plan that promotes the purpose of this section and the approval criteria set out in this section. A master sign plan can include provisions for promotional and grand opening events related to the center or tenants.

Section 90-050. Promotional signs.

(A) The following promotional signs are permitted in the Commercial Low (CL), Commercial Low Office (CLO), Institutional and Public Facilities (IPF), Parks and Recreation (PR) zoning districts subject to the following standards:

(1) *Balloon sign:*

Sign face area (maximum)	No maximum
Number (maximum)	1 per establishment
Sign dimensions	Maximum height of 25 feet and maximum length (and width) of 24 feet
Attached/freestanding or both	Freestanding

(2) *Banner or pennant sign:*

Sign face area (maximum)	144 square feet
Number (maximum)	4 per establishment
Sign dimensions	Maximum height of 12 feet and maximum length of 48 feet
Attached/freestanding or both	Both

(3) *Mobile sign:*

Sign face area (maximum)	36 square feet
Number (maximum)	2 per establishment
Sign dimensions	Maximum height and length of eight feet
Other restrictions	Signs shall not block or interfere with any pedestrian or vehicular use areas
Attached/freestanding or both	Freestanding

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- ~~(B) A permit as required in Section 05-040 shall be obtained for any promotional sign.~~
 - ~~(C) No permit shall be issued for a period exceeding 14 consecutive days.~~
 - ~~(D) No more than four such permits shall be issued to any one establishment in any one calendar year.~~
 - ~~(E) No permit shall be issued for promotional signs within 28 consecutive days of the issuance of any previous promotional sign permit for the same establishment on the same plot.~~
 - ~~(F) All promotion signs shall be illuminated by external lighting only.~~
 - ~~(G) All promotional signs shall be setback a minimum of 50 feet from any adjacent residential zoning district.~~

Section 90-055. Billboards.

- (A) The Town shall uphold and continue the prohibition on billboards and similar off-site signs instituted by Palm Beach County, however, this prohibition shall not restrict the repair, maintenance, relocation, or replacement of billboards constructed consistent with applicable codes and permit procedures prior to November 15, 1988, and included within the Palm Beach County billboard stipulated settlement agreement and billboard survey (approved February 6, 1996). The stipulated settlement agreement referred to herein shall be the primary source of information for implementing the intent and purpose of the regulations governing billboards and similar off-site signs.
- (B) All further rights, responsibilities, exceptions, requirements, and rules concerning the permitting and amortization of billboards and similar off-site signs shall be outlined in Chapter H of Article 8 of the Palm Beach County Code, as amended, and hereby adopted by the Town of Loxahatchee Groves.

Section 90-060. Flags.

Flags in residential zoning districts are permitted up to six feet in area and may be mounted on a flag pole not exceeding 15 feet in height. Flags in non-residential zoning districts are permitted up to 144 feet in area and may be mounted on a flag pole not exceeding 50 feet in height. A maximum of four flags are permitted per each plot of land.

Section 90-065. Landscaping around signage.

All signage shall be surrounded by landscaping which meets the requirements of Section 85-045, "Landscape requirements for interior open space."

Section 90-070. Sign permit requirements.

- (A) ~~No permanent sign, promotional sign, billboard, or temporary sign larger than six square feet in area or height,~~ shall be placed or altered on any plot until a permit has been issued by the Town consistent with Section 05-040.
- (B) Sign permit applications shall, at a minimum, contain and be accompanied by the following:
 - (1) An indication of the specific type of sign and design;
 - (2) The address and legal description of the plot where the sign will be located;
 - (3) A sign plan, drawn to scale, showing the dimensions, square foot area, sign face, copy, height of letters, height of sign, colors, lighting, and the sign structure;
 - (4) The location and type of all other signs on the same plot;

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- (5) A copy of the master signage plan for the development, if applicable;
 - (6) For building wall signs, the building frontage and height of the building wall, parapet, or facade of the building;
 - (7) For window signs, the area of such windows to be used for signs;
 - (8) An indication of the landscaping to surround the proposed sign.
- (C) Permit issuance. If, upon review, it is determined that an application is in accordance with the provisions of this article, a permit shall be issued in accordance with Section 05-040 of this Code. Fees for permits shall be in accordance with the schedule established by the Town.
- (D) Signs erected without permits.
- (1) Signs that were not lawfully permitted and do not comply shall be removed immediately upon receipt of notice from Town Code compliance personnel.
 - (2) Signs that were not lawfully permitted but which comply fully with this article shall require a permit within 30 days from receipt of notice from Town Code compliance personnel.
- (E) Permit revocation. Permits for signs may be revoked by Town Code compliance personnel if it is determined that any sign fails to comply with the terms of this article and the owner of such sign fails to bring the sign into conformity within 30 days from receipt of any written notice of noncompliance. Revocation of a sign permit shall require removal of the sign in violation.
- (F) Permit exemptions. Permits shall not be required for the following signs:
- ~~(1) Temporary signs six feet in area or height or less;~~
 - ~~(2) Holiday signage;~~
 - (3) Murals;
 - ~~(4) Flags;~~
 - (5) Public service signs;
 - (6) Traffic control signs;
 - (7) Any sign on a plot, or portion of a plot, used as a farm and pertaining to farm activities.

Section 90-075. Nonconforming signs.

- (A) Any permanent sign, excluding billboards and similar signs which are governed by Section 90-055, that was legally erected but does not conform to all provisions of this article shall come into compliance within five years of the effective date of these regulations, except that permanent signs must immediately comply should any of the following events transpire:
- (1) A change of copy is required on a sign pertaining to a single entity;
 - (2) A change of copy is required for 50 percent or more of a sign pertaining to multiple entities.
 - (3) The sign is abandoned as defined in Section 90-010, "Definitions."
 - (4) The sign must be relocated for any reason.
 - (5) The permit for the sign expires.
- (B) Nonconforming signs may be refurbished or repaired provided no structural alterations are involved.

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- (C) Signs or sign structures which were never lawfully permitted shall not be determined as legally nonconforming signs and shall be subject to immediate removal without the benefit of any amortization period.
- (D) Farm signs that did not go through the permitting process based on the Florida statutory exemption applicable to such signage shall be removed within six (6) months of a change in use of the property and it not operating as a farm.

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