



VILLAGE OF PALMETTO BAY

Mayor Karyn Cunningham
Vice Mayor Leanne Tellam
Council Member Patrick Fiore (Seat 1)
Council Member Steve Cody (Seat 2)
Council Member Marsha Matson (Seat 3)

Village Manager Nick Marano
Village Attorney John C. Dellagloria
Village Clerk Missy Arocha

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation, a sign language interpreter, or hearing impaired to participate in this proceeding should contact the Village Clerk at (305) 259-1234 for assistance no later than four days prior to the meeting.

AGENDA VIRTUAL COMMITTEE OF THE WHOLE WORKSHOP WEDNESDAY, SEPTEMBER 18, 2024 – 7:00 PM

(305) 259-1234

- 1. CALL TO ORDER, ROLL CALL, INVOCATION, PLEDGE OF ALLEGIANCE, AND DECORUM STATEMENT, IN THAT ORDER:** Any person making impertinent or slanderous remarks, or who becomes boisterous, while addressing the Council may be barred from further appearance before the Council by the Mayor, unless permission to continue or again address the Council is granted by a majority vote of the Council. Applauding speakers shall be discouraged. Heckling or verbal outbursts in support or opposition to a speaker, or his or her remarks, shall be prohibited. No signs or placards shall be allowed in the Council meeting. Persons exiting the Council meeting shall do so quietly. All cellular telephones and beepers are to be silenced during the meeting.
- 2. PUBLIC COMMENTS**
- 3. PRESENTATIONS**
 - A. ECONOMIC DEVELOPMENT STRATEGIC PLAN (*Community and Economic Development Department*)**
- 4. VILLAGE COUNCIL AND ADMINISTRATION DISCUSSION ITEMS**
 - A. DRAFT SIGNAGE CODE AMENDMENTS (*Community and Economic Development*)**

Department) (Continued from the June 17, 2024, Zoning Hearing)

B. PROCLAMATIONS, AWARDS, AND PRESENTATIONS AT REGULAR COUNCIL MEETINGS - ITEM 2 OF THE MEETING AGENDAS BEGINNING AT 6:30 P.M. *(Councilmember Marsha Matson)*

5. NEXT COMMITTEE OF THE WHOLE WORKSHOP DATE: JANUARY 15, 2025

6. ADJOURNMENT

WE, THE VILLAGE COUNCIL OF THE VILLAGE OF PALMETTO BAY, HEREBY COMMIT OURSELVES TO MAINTAINING CIVILITY IN OUR PUBLIC AND POLITICAL DISCOURSE AND PLEDGE TO THE FOLLOWING PRINCIPLES:

- We will respect the right of all citizens in our community to hold different opinions;
- We will avoid rhetoric intended to humiliate or question the wisdom of those whose opinions are different from ours;
- We will strive to understand differing perspectives;
- We will choose our words carefully;
- We will speak truthfully without accusation and we will avoid distortion;
- We will speak out against violence, prejudice, and incivility in all of their forms, whenever and wherever they occur.

NOTICE OF APPEAL RIGHTS

Pursuant to Florida Statutes 286.0105, the Village hereby advises the public that if a person decides to appeal any decision made by the Council with response to any matter considered at its meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, the affected person may need to ensure that verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Village for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed.

AMERICAN DISABILITIES ACT OF 1990

This meeting is open to the public. In accordance with the American Disabilities Act of 1990, persons needing special accommodation or a sign language interpreter to participate in this proceeding should contact the Village Clerk at (305) 259-1234 no later than four (4) days prior to the meeting. Hearing Assistance Devices are available with the Village Clerk.



AGENDA ITEM NO. 3.A

Item Cover Page

VIRTUAL COMMITTEE OF THE WHOLE WORKSHOP AGENDA ITEM REPORT

DATE: September 18, 2024

SUBMITTED BY: Missy Arocha, Community and Economic Development

ITEM TYPE: Discussion

AGENDA SECTION: **PRESENTATIONS**

SUBJECT: ECONOMIC DEVELOPMENT STRATEGIC PLAN (*Community and Economic Development Department*)

SUGGESTED ACTION:

ATTACHMENTS:

[Final_Palmetto Bay EDSP_BusinessFlare.pdf](#)

PALMETTO BAY,
FLORIDA



ECONOMIC DEVELOPMENT STRATEGIC PLAN

PREPARED BY BUSINESSFLARE LLC

2024

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Village of Palmetto Bay Mayor and Council

Mayor Karyn Cunningham

Vice Mayor Leanne Tellam

Councilmember District 1 - Patrick Fiore

Councilmember District 2 - Steve Cody

Councilmember District 3 - Marsha Matson

Village Staff

Nick Marano, Village Manager

Karla Morales, Executive Assistant

Heidi Siegel, AICP, Community & Economic Development Director

Consulting Team

Kevin Crowder, CEcD, EDP, BusinessFlare® Founder

Alicia Alleyne, MBA, FRA-RP, BusinessFlare® COO

Camilo Lopez, FRA-RP, BusinessFlare® Strategic Economic Designer

Julio E. Magrisso, BusinessFlare® Quality of Life Officer

BusinessFlare® is an awesome collaborative enterprise that approaches economic design and planning in a way that envisions each community's potential through a refreshing and unique experience based on authenticity, place brand and feasibility. BusinessFlare® has offices in North Miami, Stuart, and New Port Richey.





EXECUTIVE SUMMARY

BY KEVIN CROWDER, CECD, EDP

Nestled in the heart of Miami-Dade County, the Village of Palmetto Bay stands as a beacon of prosperity and quality of life. Renowned for its lush landscape and coastal charm, Palmetto Bay is not just a place to live, but a haven where quality of life and economic vitality intertwine. As we embark on this journey to develop an actionable economic strategy, it is essential to recognize the unique characteristics that make Palmetto Bay a remarkable place to invest, work, and thrive.

Palmetto Bay, often referred to as the "Village of Parks," is a testament to the beauty of South Florida's natural landscape. With its idyllic setting along the shores of Biscayne Bay, the Village offers an array of outdoor recreational opportunities, from serene parks and nature preserves to boating and waterfront activities. The community's commitment to maintaining a balance between development and environmental preservation is evident in its tree-lined streets, well-maintained public spaces, and robust green initiatives.



The Village is home to several iconic destinations that draw both residents and visitors alike. The Deering Estate, a historical and environmental treasure, offers a glimpse into Florida's rich heritage and natural beauty. Thalatta Estate Park, with its picturesque waterfront views, serves as a sought-after venue for events and gatherings. Additionally, the Village's proximity to Miami offers easy access to a plethora of cultural, artistic, and entertainment options, further enhancing its appeal as a residential and business destination.

Palmetto Bay's economic landscape is characterized by a diverse mix of small businesses, retail establishments, and professional services. The Village's strategic location, excellent schools, and family-friendly atmosphere make it an attractive place for entrepreneurs and established businesses seeking a community-oriented environment. Moreover, Palmetto Bay's connectivity, with major transportation arteries such as US-1, the South Dade Transitway, and nearby expressways, positions it as a gateway to greater Miami's economic centers.

Above all, Palmetto Bay is distinguished by its high quality of life. Safe neighborhoods, top-rated schools, active parks programs and a strong sense of community are hallmarks of the Village. The local government's dedication to community engagement, public safety, and sustainable growth has fostered an environment where residents can enjoy a harmonious balance of work, leisure, and community involvement.

As we chart the course for Palmetto Bay's economic future, this strategic plan is not just a roadmap for growth but a commitment to preserving the qualities that make the Village truly exceptional. We envision a future where economic development goes hand in hand with community well-being, environmental stewardship, and an unwavering spirit of innovation, resilience, and action.

Understanding the strength of the Village's character and identity, the approach to economic development and economic growth must be grounded in the Village's authentic character.

Authentic economic development focuses on the things that make Palmetto Bay a place that people want to be. A place they want to live, work and play. A place to open a business, renovate an old building, or be an entrepreneur. A place to grow old, and where your kids can have safe places to play. There is no limit to the reasons that people may want to be in a place.

There are also many reasons that places attract people, and why they connect to a place. The top three reasons are:

1. The aesthetics - how a place looks and feels.
2. The social offerings - the activities and opportunities for people to engage with one another.
3. Openness - how open and welcoming is a community.

With an abundance of economic and quality of life assets and strengths that directly connect to these reasons, Palmetto Bay is very well positioned for this type of realistic economic growth.



Economic growth that enhances quality of life while maintaining a community's character can be challenging, and it is important to identify opportunities that are consistent with community context. In Palmetto Bay, there are five (5) opportunity areas:

To enhance economic growth and quality of life, Palmetto Bay has the opportunity to:

Preserve its legacy community and generational population, its excellent schools and parks, its safe, family-oriented neighborhood character, and its natural beauty.

Invest in the Village's identity and awareness of its offerings and opportunities; in engagement internally and externally, and through the many unique experiences that are locally available, and in its ongoing sustainability and green initiatives.

Enhance the access to the many open and natural spaces in the Village; local housing options; and adaptive reuse and appropriate mixed-use development.

Capitalize on the presence of US1 and its connected markets; local and regional affluence; and remote work and the desire to work closer to home.

Expose how authentically natural Palmetto Bay is (you were green before green was cool); the attractions such as the Deering Estate, Thallatta, and the Old Cutler Road area; and that there are character consistent opportunities for entrepreneurship and investment.

Palmetto Bay Median Home Value



WEALTH

Palmetto Bay has a higher median housing value than much of the surrounding area, representing significant household wealth, income, and discretionary spending potential

KEY ECONOMIC OBSERVATIONS

The Village is a high-value, primarily single-family home market with strong demand and limited supply, although there are some vacant sites available for development and possibly land acquisition. The downtown Franjo area continues to be a key opportunity for compatible infill and mixed-use investment that should connect to the US- 1 corridor.

Many of the Village's residents are in the workforce and talent pool, but local job opportunities for local residents are lacking. Housing availability is a challenge for the workforce, and there are not enough "places" for talent to make the area attractive enough for them to choose to live here, compared to other areas with active commercial nodes and third places.

Local residents are a key market that is underserved, both by existing businesses and by business types that are not present in Palmetto Bay. Many retail customers do most of their spending to the south of the Village, but the US1 commuters are a key market for much of the corridor's retail programming.

The Village has a limited identity and place brand that can be strengthened, and the local demand for art and culture needs better organization and awareness. The Village has an authentic "outdoor life" character that should be capitalized on for economic development and entrepreneurship, not just quality of life.

The commercial corridors need a better regulatory structure, and there exists an opportunity to improve the housing mix while staying true to the Village's character.



122,500

Visits to the Deering Estate by 68,000 individuals during the last 12 months.

\$91,000

Deering Estate Average Visitor Income.

84

Number of minutes visitors stay at the Deering Estate.

Attractions like the Deering Estate bring people to Palmetto Bay, however, other than the 84 minutes they stay at that destination, they do not often visit other locations, destinations or businesses in Palmetto Bay, other than the Starbucks at 168th and Old Cutler Road.

STRATEGIC PLAN

The Palmetto Bay Economic Development Strategic Plan is comprised of the following strategy areas. These strategy areas are made up of challenges, assets, needs and actions, which culminate in a Tactical Plan for Economic Development for the Village of Palmetto Bay.

Business Attraction and Retention, which is focused on new and existing businesses, which are especially challenged by the limited amount of vacant commercial space in the Village.

Quality Residential Community. Which is attractive to the talented workforce that lives in, and is moving to South Florida, but which is an opportunity that is limited by inventory and affordability.

Redevelopment. Which can provide an efficient use of land that is available, and which can be done in a way that supports tax base growth, provides entrepreneurial, job creation, and housing opportunities, while preserving community character.

Revitalization of the US-1 Corridor.

Which experiences challenges related to limited space availability, aesthetics that are not always consistent with the Village's character and quality, and the need to articulate a vision for the corridor and adaptation to modern times and future market trends.

Capital and Feasibility. Which focuses on new investment attraction that can be financed and successful in the market. Identity and Brand, which can help "thread" together the different asset that are present in the community in a way that makes Palmetto Bay a place that people want to be, and spend their time and their money.

Regulatory Efficiency. Which can help attract the right entrepreneurs and investors that understand and value the Village's character and see opportunities to contribute to that character while creating wealth, investment and job opportunities.

"The Village has a high-quality and stable residential community, great outdoors and natural spaces, parks, schools, and open spaces...Now is the time to enhance the Village's social and commercial offerings with a walkable "Downtown" that has sidewalk cafes, retail spaces, entertainment, amenities, third places, and moderate mixed-use development."

-BusinessFlare



STRATEGY 1 BUSINESS ATTRACTION AND RETENTION

Challenge

- The Village needs more commercial space due to low vacancy (See redevelopment).

Needs

- Attract more third places and quality restaurants.
- Businesses that appeal to talent.

Actions

- Engage with resident entrepreneurs and small business owners who do not have businesses in the Village.
- Engage with existing third places and restaurants to understand market trends and their challenges.
- Engage with real estate brokers to learn about leasing needs and provide more detailed opportunity information.
- Analyze real estate, market, and business trends and opportunities to keep the story current.
- Analyze entrepreneurial opportunities that connect to the Village's strong open spaces while not commercializing the parks.
- Create introductory events for brokers, developers, bankers, and entrepreneurs, at the right time.



STRATEGY 2 A QUALITY RESIDENTIAL COMMUNITY

Challenge

- Residential inventory is limited, as is housing product mix.
- Affordability is diminishing.

Needs

- Generational stability (young and old).
- Legacy housing (young and old).
- Third places for talent (public and private).
- More housing type variety (townhomes, garden apartments, etc).

Actions

- Identify opportunities to connect open space and cultural audiences with economic development, business and entrepreneurship.
- Seek moderate mixed-use development in ‘Downtown’ area to add housing type variety to attract talent and provide lifestyle options.
- See Redevelopment.



STRATEGY 3 REDEVELOPMENT

Challenge

- Land availability for redevelopment.
- Preservation of character and nature.

Needs

- Deliver on the promises of a walkable “Downtown” (especially on Franjo Road vision). See Exhibit C hypothetical 3D fitment for this area to redevelop into a walkable downtown.
- More commercial space for businesses.
- Identify opportunities at the Village Center that align with the Village’s economic development and conservation vision.
- Enhance 168th and Old Cutler Road’s placemaking and character. See Exhibit D hypothetical 3D fitment for this area activation into a cozy ‘Little Village’.

Actions

- Engage with downtown property owners specifically on redevelopment and partnership (especially on Franjo Road vision).
- Create and promote P3 scenarios for downtown.
- Analyze vacant sites for realistic potential.
- Analyze the Old Cutler Road marketplace concept.
- Analyze opportunities for site control (See Capital).
- Engage with developers to match to realistic vacant sites.
- Engage with dealerships about the future.



STRATEGY 4 US-1 CORRIDOR

Challenge

- Land availability and inconsistent aesthetics.
- Property owners understanding the vision for the corridor and the adaptation to modern times.

Needs

- Destinations and commercial service options for the Palmetto Bay residents.
- Reasons for commuters to stop and shop (turn cars into customers).
- Character appropriate Transit Oriented Development (TOD).

Actions

- Invest in helping enhance the private property aesthetics.
- Reinforce comp plan recommendations.
- Invest in ROW improvements for connectivity.
- Invest in enhanced identity and brand for the corridor and the Village.



STRATEGY 5 CAPITAL AND FEASIBILITY

Challenge

- Office investment is feasible in the market but is hard to finance.
- The Village has limited resources for land acquisition.
- The Village has limited resources for economic development and incentives.

Actions

- Invest in a targeted incentive program based on brand and image.
- Analyze potential public space third places focused on talent attraction.
- Invest into public realm “look and feel” projects.
- Invest in storytelling about office potential and reverse commute opportunity.



STRATEGY 6 IDENTITY AND BRAND

Assets

- The Deering Estate and Thallatta.
- US1 Eyeballs/ Franjo Road Vision.
- Authentically Green/ Superb Quality of Life.

Needs

- A strong brand and identity that highlights the entrepreneurial opportunity, market access, commitment to sustainability, quality of life, open space and unique character.

Actions

- Invest in promoting new business investment.
- Engage with the business and residential community to find economic development relevant stories.
- Invest in a focused storytelling campaign.
- Engage with key players to tell the story (brokers, entrepreneurs, developers)
- Create a focused identity and brand for authentic economic placemaking.
- Engage with visitors to the Deering Estate through a partnership program and other destinations to educate them about other opportunities in Palmetto Bay.
- Invest in ongoing analysis of residential spending trends.
- Create key and targeted industry and area profiles.
- Create a staycation eco-tourist/day-tripper campaign to explore Palmetto Bay, connecting with local businesses.



STRATEGY 7 REGULATORY EFFICIENCY

Challenge

- Attracting the right businesses and investors that understand the character of the Village and the community vision.

Needs

- Streamlined permitting processes.
- Consistent and easily understood codes.

Actions

- Analyze the sign code and other business regulations.
- Analyze parking requirements.
- Simplify the Zoning Code.
- Analyze opportunities to connect new technologies and market opportunity (EV, E-bikes, etc).
- Enhance design standards, especially along high traffic corridors.
- Identify opportunities to enhance business and development processes.

TACTICAL PLAN

The Tactical Plan focuses on the implementation of the plan's actions in a manner that can be managed and guided by the Village administration and policy makers, through the annual budget and workplan process.

Analyze

- Real Estate and Economic Data – ongoing
- Opportunities for Site Control
- Entrepreneurial Ideas
- Opportunity Sites
- Old Cutler Marketplace Concept
- Talent Appeal Places
- Sign code and parking requirements
- New technologies and market opportunities

Engage

- Resident Entrepreneurs
- Third Places
- Real Estate Brokers
- Downtown Property Owners
- Developers
- US1 Dealerships
- Storytellers
- Visitors to Deering Estate

“Where there is will, there is way.”

Discover

- Connect open space and culture to business and entrepreneurship
- Enhancements to design standards, especially US1
- Process enhancements

Create

- Downtown P3 Scenarios
- Focused identity and brand for economic placemaking
- Key industry and subdistrict profiles
- Green business recognition program
- Eco-tourist/day-tripper campaign to explore Palmetto Bay

Invest

- Monitoring market changes, trends and opportunities.
- Enhancing private property aesthetics
 - Especially targeted on US1
- Brand and image aesthetic incentives
- Public realm “look and feel” projects
- Branding and Marketing
 - Promote new business investment
 - Storytelling campaign

THANK YOU

EXHIBIT A
STAKEHOLDER INPUT

STAKEHOLDER INPUT

PALMETTO BAY ECONOMIC DEVELOPMENT
STRATEGIC PLAN (EDSP)

Village of Palmetto Bay, Florida

Prepared By: BusinessFlare®



STAKEHOLDER INPUT ROUNDTABLES

During this process BusinessFlare in conjunction with village staff conducted a series of stakeholder input roundtable meetings with business and property owners, entrepreneurs, developers, residents, and elected officials.



Palmetto Bay Roundtable



Lets talk about Palmetto Bay!

The purpose of this roundtable is to introduce the Village's economic development consultant (BusinessFlare®) to an invited group of business community stakeholders.

When

Tuesday

May 23,2023

8:30AM - 10AM

Where

Thalatta Estate Park
17301 Old Cutler Road
Palmetto Bay , FL 33157



*This is an invitaiton-only event.
Please RSVP at (CONTACT EMAIL) or call at (CONTACT PHONE #)*



Palmetto Bay

Economic Development Roundtable



Lets talk about Palmetto Bay!

The purpose of this roundtable is to introduce the Village's economic development consultant (BusinessFlare®) to an invited group of business community stakeholders.

When

Thursday

August 31, 2023

8:30AM - 10AM

Where

Thalatta Estate Park
17301 Old Cutler Road
Palmetto Bay, FL 33157



*This is an invitaiton-only event.
Please RSVP with **Heidi Siegel**,
AICP, Community and Economic
Development Director:*

*Email: hsiegel@palmettobay-fl.gov
Phone: (305) 259-1276*

PIECE ANALYSIS

PRESERVE

- Excellent schools and parks
- Safe, family-oriented community
- Natural beauty

INVEST IN

- Sustainability, green initiatives

ENHANCE

- Adaptive re-use, mixed-use development

CAPITALIZE ON

- Affluence
- Opportunity for Niche office spaces
- Improved Transit options

EXPOSE

- Attractions- Deering Estate, Thallata Estate, Old Cutler Road

NOTES FROM ROUNDTABLE

- A desire to see increased commercial leasing opportunities as vacancy is limited.
- Office buildings are difficult to underwrite in suburban communities.
- limited realism in bike lanes as people love to have their cars.
- Job creation in the southern district.
- A focus on the enhancement of the area around Village Hall.
- Franjo Road "needs a neighborhood".
- 3rd places are limited to the few known eateries and parks.
- There's a gap in restaurants, specialty retail.
- Concerns about parking.
- Additional promotion of Freebee.
- Great park amenities and offerings.
- New Parks Master Plan (currently being prepared), It would be great to take a peak at what they have put together.
- Parking, parking, parking.
- Liked parks systems.
- Deering and the bay are great.
- Opportunity for "Dog Park" on the eastside of the city.
- Lack of Affordable housing is also everywhere.
- Promote more walkability and ride-ability.
- Improve parking in the context of attending a children's sports event and getting parking tickets.
- Expand on park amenities and offerings.
- More food venues.
- Like their parks system- and of course the public and private schools round out a good youth experience. Also, of course, Deering and the bay help!
- More dog parks.
- Lack of Affordable housing.
- Walkability and transit ride-ability should be a priority.

EXHIBIT B
MARKET ANALYSIS
& EXISTING CONDITIONS

MARKET ANALYSIS & EXISTING CONDITIONS

PALMETTO BAY ECONOMIC DEVELOPMENT
STRATEGIC PLAN (EDSP)

Village of Palmetto Bay, Florida

Prepared By: BusinessFlare®



Observation: The Village seems to have a great residential community, great outdoors, parks, and open spaces, but it lacks pedestrian friendly commercial places.

Message: Refocus on commercial.

Existing Conditions
Economic Drivers
Data Observations

MARKETS

Population

Palmetto Bay has experienced limited population growth, rising from approximately 23,468 in 2010 to 24,614 in 2022.

Median Age

The Median Age in Palmetto Bay (44.4 years) is slightly older than Dade County (40.7 years)

Education

Palmetto Bay features a well-educated workforce, with a high percentage of residents earning a bachelors degree (31.5%) and Graduate or Professional Degree (28%)

Schools

Schools in Palmetto Bay include Coral Reef Elementary School, Perrine Elementary School, Howard Drive Elementary School, Southwood Middle School, and Miami Palmetto Senior High School. These schools are highly rated and offer a range of academic programs and extracurricular activities for students. In addition to public schools, there are also several highly regarded private schools in Palmetto Bay, including Westminster Christian School, Palmer Trinity School, and Christ Fellowship Academy. These schools offer a range of educational options, including religious-based programs, college preparatory curricula, and international baccalaureate programs.

MARKETS

Tapestry Segmentation

The predominant tapestries in Palmetto Bay are; [Top Tier](#) (28.3% of residents), [Savvy Suburbanites](#) (20.1%), [Urban Edge Families](#) (16.2%).

Income

Palmetto Bay is one of Florida's more affluent communities. The Median Household Income in Palmetto Bay (\$126,383) is much greater compared to Miami-Dade County (\$78,477). Palmetto Bay also has a greater per capita income than Miami-Dade County. The county average is \$37,626, while Palmetto Bay residents have an average annual salary of \$64,108.

Attractions

Palmetto Bay has many unique attractions that add to the Village's character and draw visitors to the area.

- *Thalatta Estate Park*: Thalatta Estate is a waterfront venue that can be rented for special events and occasions. It offers stunning views of Biscayne Bay, landscaped gardens, and a historic Mediterranean-style mansion.
- *Deering Estate*: Located adjacent to Palmetto Bay, the Deering Estate is a historic site and nature preserve. It offers guided tours of the historic Deering Estate mansion, scenic walking trails, and beautiful views of Biscayne Bay. According to Placer estimates, the Deering Estate drew 78,000 visitors in 2022.

MARKETS

- *Southern Cross Astronomy Observation Deck*- Since 1986 the Southern Cross Astronomy Observation Deck in Miami-Dade Bill Sadowski Park, SW 176 Street, 1/2 mile west of Old Cutler Rd. Palmetto Bay has been a major attraction for all ages to enjoy and learn about the magic of the night skies assisted by Southern Cross Astros with hi-tech equipment. The 18" diameter SCAS Dobsonian telescope is the largest in Miami-Dade to provide awesome celestial observations of the seasonal southern night skies to the public.

LAND

Parks- Palmetto Bay is known for its well-maintained public parks, providing residents and visitors with opportunities for outdoor recreation and relaxation. Here are some notable public parks in Palmetto Bay:

- *Coral Reef Park*: This is the largest park in Palmetto Bay, spanning over 50 acres. It offers a variety of amenities, including sports fields, tennis and basketball courts, a playground, picnic areas, a nature preserve, and a walking/jogging trail. The park also hosts community events and festivals throughout the year. According to ESRI estimates, Coral Reef park attracted over 126,300 visitors in 2022.
- *Palmetto Bay Park*: This park features sports facilities such as baseball and softball fields, soccer fields, tennis courts, and a basketball court. There is also a fitness trail, a playground, picnic areas, and a skate park.
- *Ludovici Park*: Ludovici Park is a smaller neighborhood park that offers a playground, a basketball court, picnic areas, and green space for recreational activities.
- *Coral Reef Estates Park*: Located in the Coral Reef Estates neighborhood, this park provides residents with a playground, a basketball court, and open spaces for outdoor activities.

LAND

Residential Real Estate Trends

- Palmetto Bay has consistently attracted strong demand from homebuyers due to its desirable location, family-friendly environment, and excellent schools. The demand has led to a competitive real estate market, with properties often receiving multiple offers.
- Single-Family Homes: Palmetto Bay predominantly consists of single-family homes, ranging from spacious estates to more modestly-sized residences. The area is known for its suburban feel, large lots, and tree-lined streets, making it appealing to families and individuals seeking a suburban lifestyle.
- Upscale Properties: Palmetto Bay features upscale properties, particularly in gated communities and waterfront areas. These homes often offer luxurious amenities, expansive floor plans, and high-end finishes.
- Home Renovations: In recent years, there has been a trend of home renovations and updates in Palmetto Bay. Many homeowners have invested in remodeling projects to modernize their properties, enhance functionality, and increase resale value. Homeowners of Palmetto Bay are spending money on improvements and renovations, most notably on new furniture and appliances.
- Resale Market Dominance: The majority of residential real estate transactions in Palmetto Bay are resale properties rather than new construction. While new developments are limited, there may be infill projects or smaller-scale construction to update or replace existing homes.
- Limited Condominium Market: Palmetto Bay has a limited inventory of condominiums and townhomes. The area is primarily known for its single-family homes, and there are relatively fewer options for those seeking attached or multi-unit housing.

LAND

- Stable Property Values: Palmetto Bay has generally experienced stable property values, reflecting the desirability of the area. Home prices have shown a steady appreciation over time, and the market has weathered fluctuations better than some other areas. According to ESRI estimates, Median Home Values in Palmetto Bay are expected to increase from \$548,999 in 2022 to \$556,029 in 2027.
- Low Vacancy and high homeownership: Residential vacancy in Palmetto Bay (4.8%) is far less than Miami-Dade County (10.1%) while owner occupied housing in Palmetto Bay (75.1%) is far greater than Miami-Dade County (45.2%). This data is indicative of the stability and value of residential real estate in Palmetto Bay.

Commercial Real Estate Trends

- Retail and Commercial Centers: Palmetto Bay has seen the development and expansion of retail and commercial centers. These centers often feature a mix of national chain stores, local businesses, restaurants, and professional services. They provide convenience to residents and contribute to the local economy.
- Office Space: Palmetto Bay has limited options for dedicated office space, as it is primarily a residential community. However, there are smaller office buildings and professional spaces available for lease, particularly in mixed-use developments or commercial zones. Palmetto Bay's affluent workforce within office related industries could create opportunities for expanded, niche office spaces in Palmetto Bay.
- Medical Facilities: Palmetto Bay has seen an increase in the presence of medical facilities, such as clinics, medical offices, and urgent care centers. This trend reflects the growing demand for healthcare services within the community.

LAND

- Restaurant and Dining Establishments: Palmetto Bay has a diverse dining scene, with a range of restaurants, cafes, and eateries. The area has witnessed the opening of new dining establishments to cater to the local population and visitors.
- Limited Industrial and Warehouse Space: Palmetto Bay has limited industrial and warehouse space, as it primarily focuses on residential and commercial developments. Industrial activities are more commonly found in neighboring areas or industrial parks outside of Palmetto Bay.
- Mixed-Use Developments: There has been some interest in mixed-use developments in Palmetto Bay, combining residential and commercial components in the same project. These developments often aim to create a live-work-play environment by providing a mix of housing, retail, and office spaces.
- Adaptive Reuse: Some older commercial properties in Palmetto Bay have been repurposed through adaptive reuse projects. These projects convert former commercial or industrial buildings into new uses, such as offices, retail spaces, or community facilities.

LABOR

Labor shed

Palmetto Bay is primarily a bedroom community with limited opportunities for residential development. According to U.S. Census Data, approximately 6,539 or 91% of the workforce in Palmetto Bay commutes outside of the Village for employment.

Employment

The predominant workforce industries in Palmetto Bay are Healthcare/Social Assistance (15.1% of workforce), Professional, Scientific and Tech Services (14.1%), and Educational Services (11.4%). Relative to Miami-Dade County and surrounding areas, Palmetto Bay features a higher presence of professionals within the Professional, Scientific and Tech Services as well as Finance and Real Estate industries.

Jobs

The industries offering the highest employment in Palmetto Bay are Retail (2,819 jobs), Educational Services (1,053), and Real Estate (1,014).

Transit

South Dade Transit Way Corridor - the [South Miami Transit Way](#) program's ultimate goal is to build a multimodal, high-tech transportation network that makes use of preexisting structures. Bus Rapid Transit, or BRT, services along the Transit Way route are the primary focus of the continuing redevelopment as of April 2023. From an economic standpoint, Palmetto Bay may benefit from increased connection to the rest of Miami-Dade County by luring additional investment.

LABOR

The South Dade Transit Way the Corridor, part of the SMART Program, is expected to be finished by March 2024. When completed, the city of Palmetto Beach and its citizens will reap several advantages thanks to the enhanced transportation networks and connections.

Walkability

While Palmetto Bay features well-manicured trails and sidewalks, the village residents are still very much reliant on automobiles for transportation. According to [WalkScore.com](#), Palmetto Bay received a 43/100 Car Dependency score, 34/100 Transit Score, and 35/100 Bikeability Score

CAPITAL

Incentives

There are no local incentives or opportunity zones offered in Palmetto Bay. Though the Village has made small business loans and grants a key focus area.

Capital Improvements

Much of the capital improvement projects in Palmetto Bay relate to drainage, roadway, and park improvements.

Limited Opportunities for Tax Base Growth

Palmetto Bay is a built-out community with limited opportunities for new development. Additionally, the Village is mostly residential, and nearly 80% of the homes here utilize a homestead exemption.

Grant Opportunities

Despite budgetary challenges, Palmetto Bay has been active in seeking grant opportunities, securing over \$29 million since 2005.

REGULATION

Sustainable Communities Plan

Palmetto Bay, Florida has a plan to pursue sustainability policies and practices through its Sustainable Communities Plan. Land utilization, transportation, energy conservation, waste reduction, water preservation, and citizen participation are all key components of the strategy.

REGULATION

It places an emphasis on sustainable community development and land management practices such compact development, public transit expansion, energy conservation, recycling, trash minimization, and water preservation. To preserve natural resources and improve the quality of life for locals, the plan is consistent with local and national environmental goals.

2022 Visioning

The Palmetto Bay Village Council conducted a community wide survey that concluded in December 2021. The survey asked residents to rate the quality of services offered by the Village and identify the community's overall priorities. Survey results show that most Village residents, which is quantified by 81% of respondents, were "very satisfied" with the quality of life in the Village. A remaining 13% were neutral and 7% were dissatisfied or very dissatisfied. Specific areas surveyed included, police, parks and recreation, village maintenance, and customer service. When asked what they like most about living in the Village of Palmetto Bay, residents cited the following top reasons: 1. Quiet (41%), Family Friendly (37%), Parks (36%), Neighbors/friendly people (29%), and Safety (29%).

Transparent, Accessible, and Efficient Government- One of the key focus areas identified in the 2022 Visioning is creating a transparent, accessible, and efficient government, energized by engaged and informed residents. The Village aims to accommodate more online transactions on the Village website, incorporate software and new technologies to make the Village website more user-friendly to assist residents in being more engaged. The Village has been successful in their efforts so far, boosting its number of social media followers and Palmetto Bay Connect app.

Existing Conditions
Job Flows

WORKERS INFLOW AND OUTFLOW

Most workers live the Village for jobs (7,969)

Little amount of workers live and work in the Village (586)

Opportunity to provide a place where people can live and work.

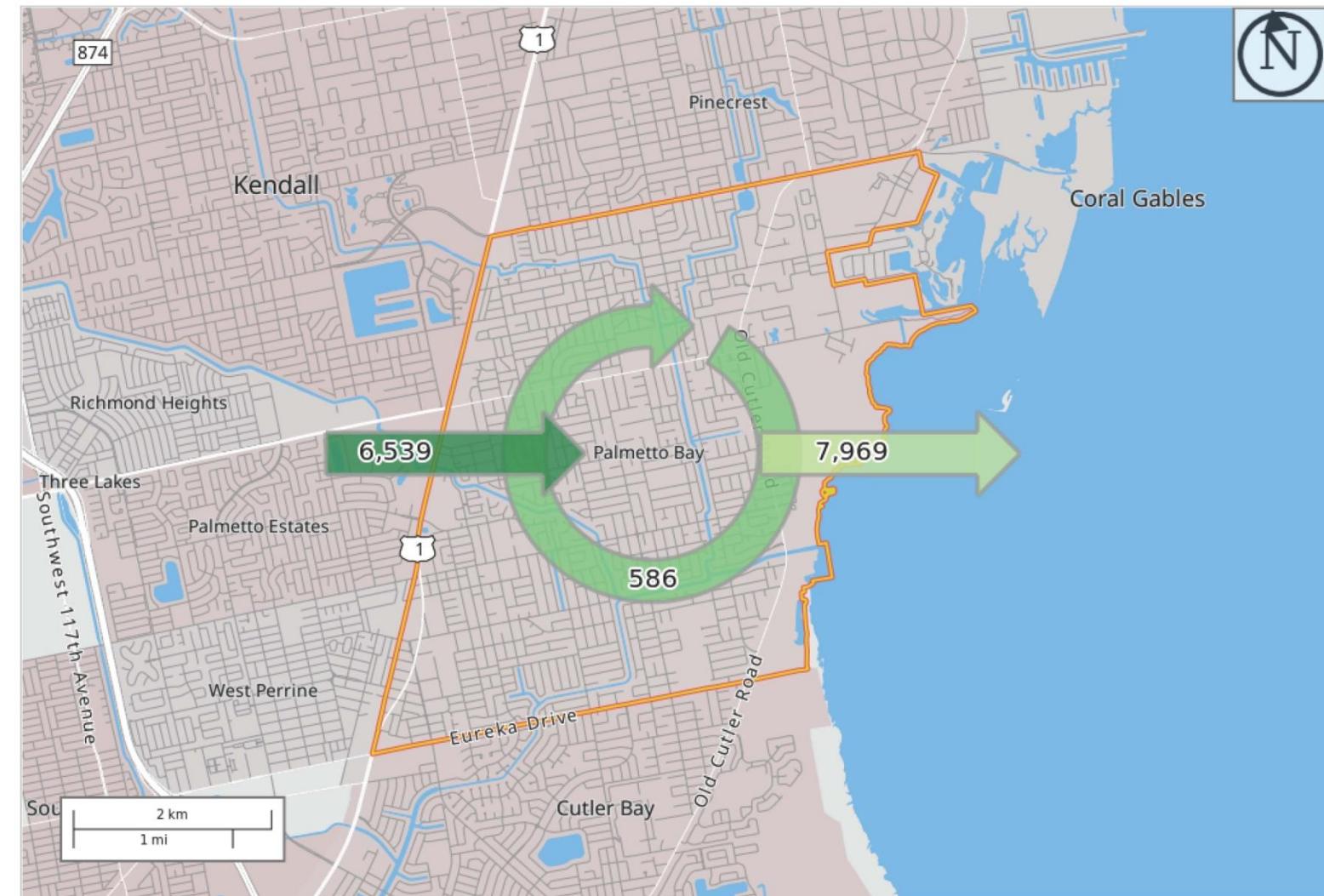
Opportunity for new and diverse housing stock.

A large amount of workers travel to the Village for work (6,539)

Opportunity to capture dollars in commercial/ retail/ office uses.

Opportunity for restaurants and culinary entrepreneurs to provide for workers and keep dollars in the community.

All Workers



Map Legend

Selection Areas



Inflow/Outflow

- Employed and Live in Selection Area
- Employed in Selection Area, Live Outside
- Live in Selection Area, Employed Outside

Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.



Counts and Density of Private Primary Jobs in Home Selection Area in 2020

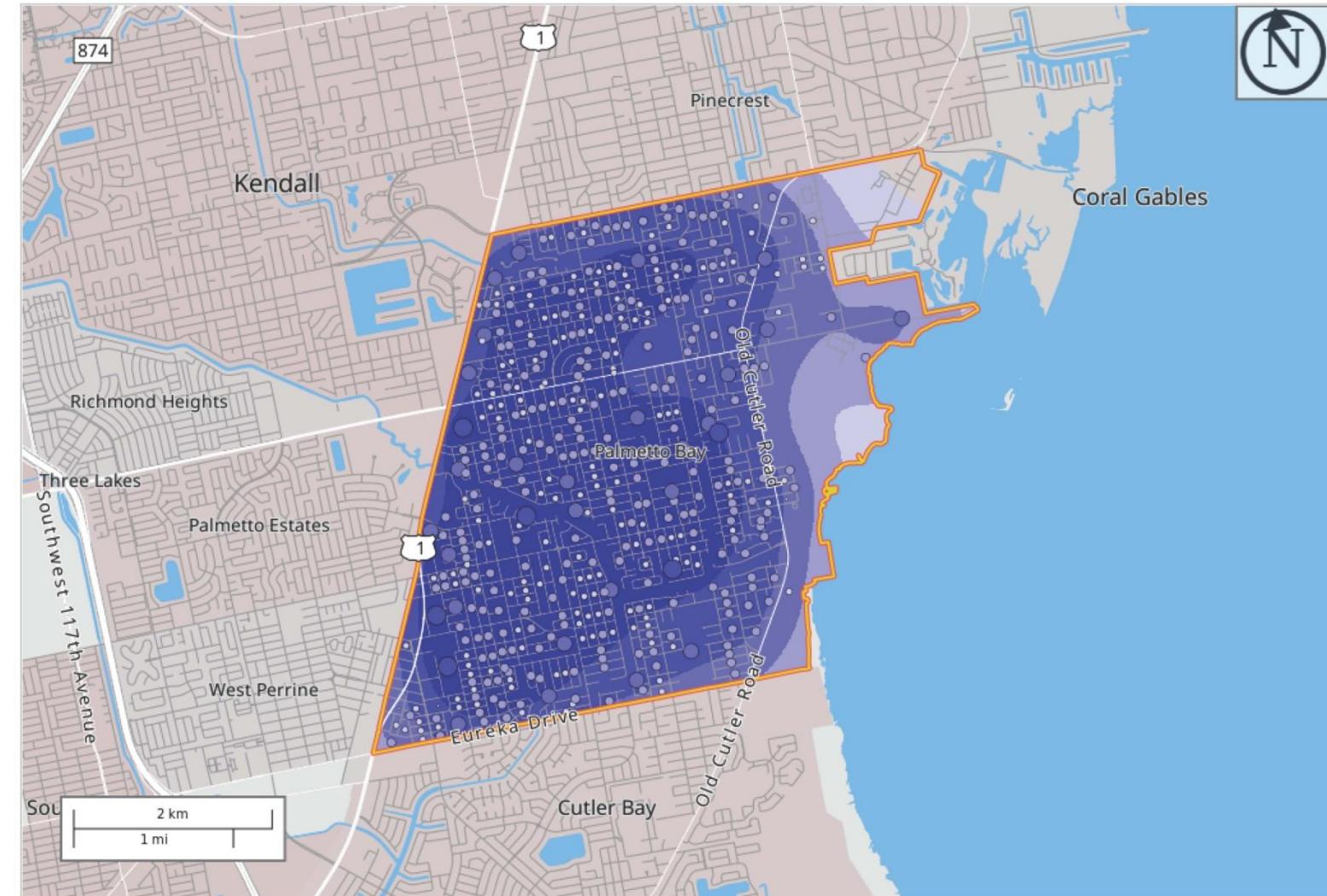
WHERE WORKERS LIVE

Important residential neighborhoods and quality of life improvements.

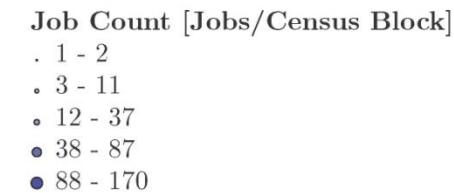
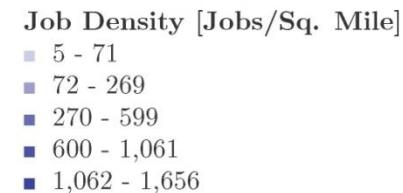
Opportunity for new, diverse, and affordable housing stock.

The majority of the Village is residential oriented.

All Workers



Map Legend



WHERE WORKERS WORK

Important areas of commerce to keep improving.

Dixie Hwy

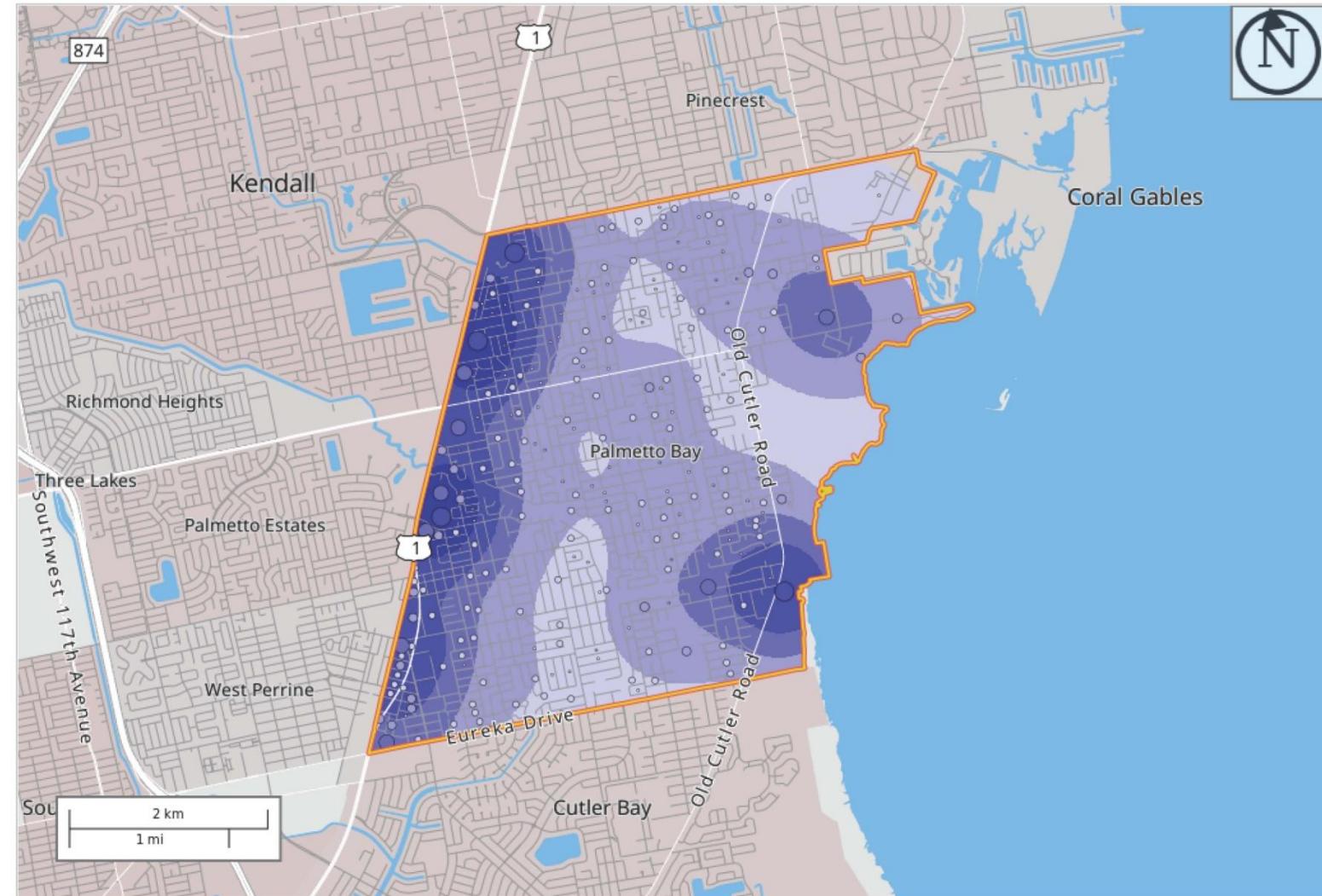
Former Burger King Headquarters
FPL Plant Area

Opportunity for a business mix for the market.

Opportunity areas for Third Places.

Opportunity areas for restaurants and culinary entrepreneurs.

All Workers



Map Legend

Job Density [Jobs/Sq. Mile]

- 5 - 140
- 141 - 545
- 546 - 1,221
- 1,222 - 2,168
- 2,169 - 3,385

Job Count [Jobs/Census Block]

- 1 - 2
- 3 - 27
- 28 - 134
- 135 - 424
- 425 - 1,034

Selection Areas

- Work Area



Stakeholder Meetings
Public Input Notes

PRESERVE

- Excellent schools and parks
- Safe, family-oriented community
- Natural beauty

INVEST IN

- Sustainability, green initiatives

ENHANCE

- Adaptive re-use, mixed-use development

CAPITALIZE ON

- Affluence
- Opportunity for Niche office spaces
- Improved Transit options

EXPOSE

- Attractions- Deering Estate, Thallata Estate, Old Cutler Road

NOTES FROM ROUNDTABLE MAY 23, 2023

- A desire to see increased commercial leasing opportunities as vacancy is limited.
- Office buildings are difficult to underwrite in suburban communities.
- limited realism in bike lanes as people love to have their cars.
- Job creation in the southern district.
- A focus on the enhancement of the area around Village Hall.
- Franjo Road "needs a neighborhood".
- 3rd places are limited to the few known eateries and parks.
- There's a gap in restaurants, specialty retail.
- Concerns about parking.
- Additional promotion of Freebee.
- Great park amenities and offerings.
- New Parks Master Plan (currently being prepared), It would be great to take a peak at what they have put together.
- Parking, parking, parking.
- Liked parks systems.
- Deering and the bay are great.
- Opportunity for "Dog Park" on the eastside of the city.
- Lack of Affordable housing is also everywhere.
- Promote more walkability and ride-ability.
- Improve parking in the context of attending a children's sports event and getting parking tickets.

Existing Conditions
Physical Environment

County Location within the State of Florida

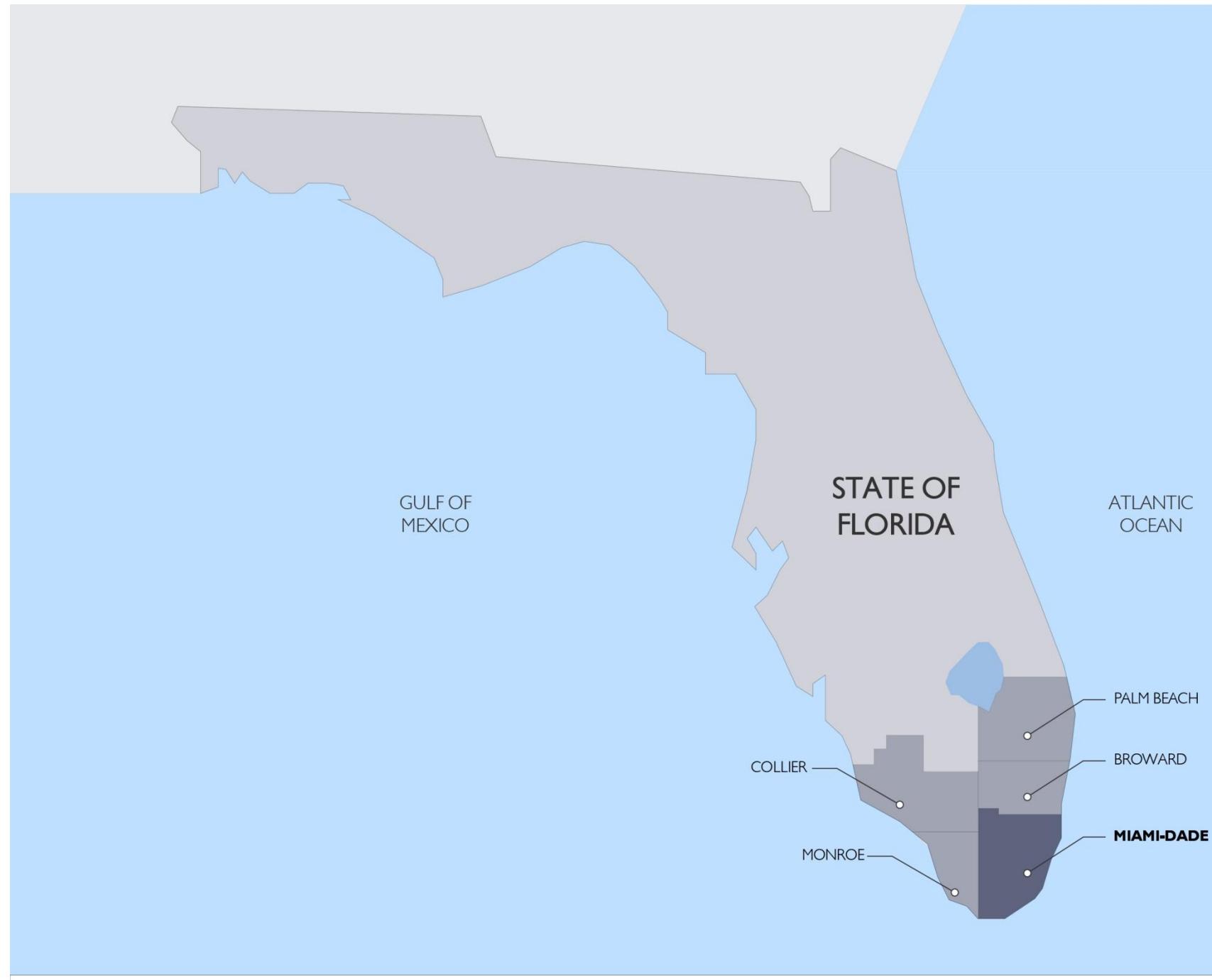
The Village of Palmetto Bay is located in Miami-Dade County. The county is home to the Port of Miami on Biscayne Bay, the world's largest passenger port with a world record of 5.5 million passengers in 2018, and Miami International Airport, the third largest U.S. airport for international passengers and largest U.S. airport for international cargo.

It is important to highlight that Palmetto Bay is within one of the major economically active counties in the State of Florida.

"Miami has become a commercial hub for the hemisphere. Miami-Dade County, which comprises the city of Miami and around three dozen municipalities, is where 1,200 multinational corporations have set up the headquarters of their Latin American operations" The Economist

Population

Miami-Dade: 2.6 Million
Broward: 1.9 Million
Palm Beach: 1.4 Million
Monroe: 82,170
Collier: 385,980



COUNTY LOCATION

PREPARED FOR:
VILLAGE OF
PALMETTO BAY

PREPARED BY:
BUSINESSFLARE®

DATE:
06.14.23



CL-1

Palmetto Bay Location within Miami-Dade County

Palmetto Bay is a suburban incorporated village in Miami-Dade County, Florida, United States. The population was 23,820 as of the 2021 US census.

Palmetto Bay is a suburb of Miami located just 36 minutes away from Downtown Miami and 40 minutes to the famous Miami Beach (South Beach). Palmetto Bay is in Miami-Dade County and is one of the best places to live in Florida. Living in Palmetto Bay offers residents a sparse suburban feel and most residents own their homes. In Palmetto Bay there are a lot of green spaces and parks.

The Benefits of Palmetto Bay

From a wealth of amenities, to a community feeling and a range of real estate options, Palmetto Bay has so much to offer homebuyers.

1. More Space for the Money

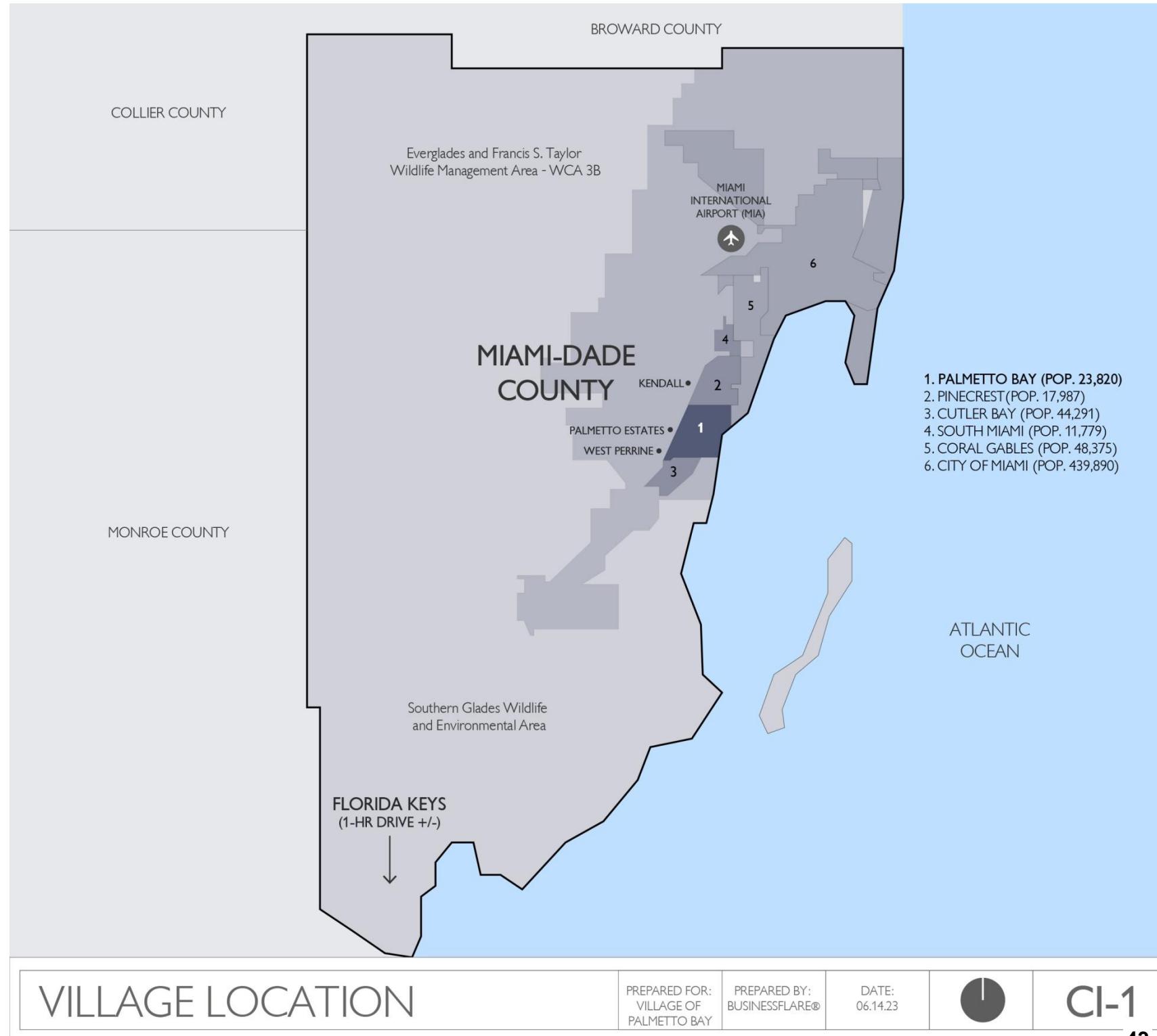
Palmetto Bay is more affordable compared to other Miami neighborhoods, but still offers luxury. The neighborhood offers many housing options, both with waterfront and without, including cottages, single-family homes, condos, and more.

2. Beautification

Palmetto Bay is one of the newest communities in Miami. And, the village has been continuously undergoing beautification efforts for some time. City leaders have planted thousands of trees in the community and installed traffic circles to promote a neighborhood feel.

3. Lots of Amenities

Palmetto Bay is near Black Point Park & Marina, Miami's largest public marina, making the neighborhood a great choice for boat enthusiasts. Nearby is Biscayne National Park, with activities like boating, fishing, kayaking, windsurfing, snorkeling, and scuba diving. The neighborhood is also full of wildlife and offers many family-friendly activities.



Village of Palmetto Bay

The Village of Palmetto Bay (Study Area) covers an area of approximately 5,401.6 acres and is generally bounded on the west along the commercial corridor of US1/ South Dixie Highway, on the east by Biscayne Bay along Old Cutler Road/ Ingraham Highway, on the north by Pinecrest along SW 136th Street, and to the south by Cutler Bay along SW 184th Street.

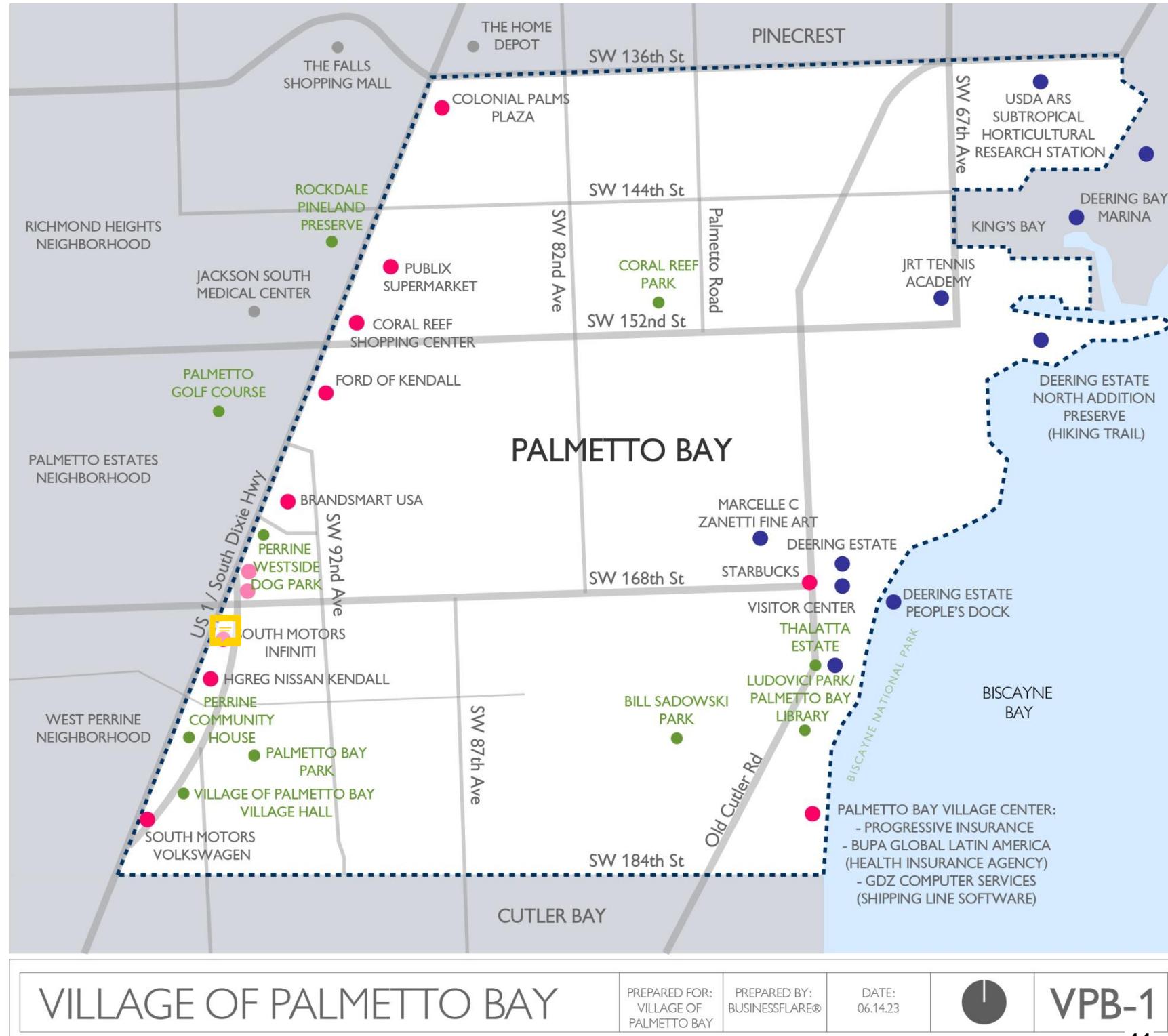
● Parks and Public Facilities

● Destinations/ Attractions:

- Deering Estate - People's Dock (Tourist Attraction)
- Visitor Center at Deering Estate (Museum)
- Deering Estate (Historical Landmark)
- Deering Estate North Addition Preserve (Hiking Trail)
- Deering Bay Marina (Marina)
- Deering Bay Yacht & Country Club (Private Golf Course)
- Thalatta Estate (Event Venue)
- Marcelle C Zanetti Fine Art (Art Gallery)
- JRT Tennis Academy (Tennis Courts)
- USDA ARS Subtropical Horticultural Research Station

● Commercial Places and Job Centers:

- Colonial Palms Plaza
- Coral Reef Shopping Center
- Ford of Kendall (Car Dealer)
- Kendall Hyundai (Car Dealer)
- South Motors Infiniti (Car Dealer)
- BrandsMart USA
- South Motors BMW (Car Dealer)
- Dadeland Dodge Jeep Ram (Car Dealer)
- Miami Acura (Car Dealer)
- JM Honda of Miami (Motorcycle Dealer)
- South Motors Infiniti (Car Dealer)
- South Miami Alfa Romeo (Car Dealer)
- HGreg Nissan Kendall (Car Dealer)
- South Dade Kia of Miami (Car Dealer)
- South Motors Volkswagen (Car Dealer)

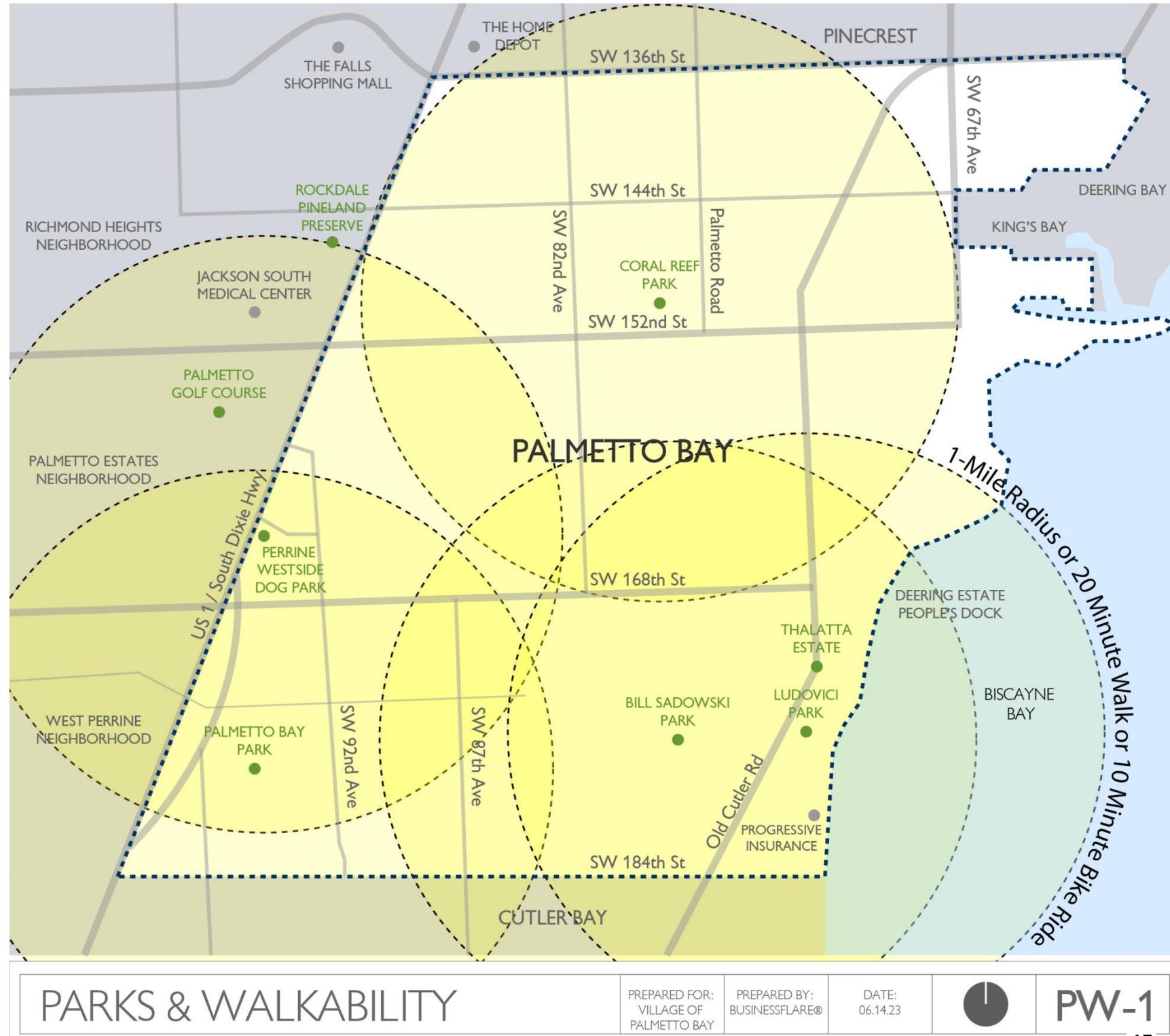


Good Parks and Connectivity

The Village of Palmetto Bay is a great place to live, work and entertain. All residents are within a short 20-minute walk or 5-10-minute bike ride of a greenspace/ park, as shown in this diagram, the yellow overlay represents that walkability area from every park. Residents living in the center of the community around SW 168th Street have the opportunity of accessing multiple parks and waterfront destinations by foot or bike.

Parks and Public Facilities:

- Coral Reef Park: Spanning more than 50 acres, Coral Reef Park offers open green spaces, pinelands preserve areas, and the tranquil streaming canal.
- Ludovici Park: Ludovici Park is a quiet and charming oasis, a perfect venue for musical performances, to enjoy a library book – all at once!
- Palmetto Bay Park: Soon after Village incorporation, this park transitioned from a 5-acre park to a 25-acre park facility.
- Palmetto Bay Library: Learn about all your local library has to offer.
- Perrine Wayside (Dog) Park: Perrine Wayside is a lushly-landscaped, 3-acre dog-oriented family park where "all" members of the family, including the family dogs, can relax and enjoy the park atmosphere.
- Thalatta Estate Park: Learn more about the beautiful Thalatta Estate Park; the only facility that offers direct access to the pristine waters of Biscayne Bay.



Bill Sadowski Park

Bill Sadowski Park and Nature Center offers three distinct habitats within thirty acres; pineland, tropical hardwood hammock, and a drained Everglades slough. The main building houses a live animal exhibit of native freshwater fish, arthropods, reptiles, and amphibians.

A nature trail leads visitors through various plant communities to a canal where canoeing and fishing are available. Solution holes and Karst limestone formations are visible along the way. Encompassed within the park grounds are also a native tree arboretum and a bird watching area.

Palmer Trinity School – Private Educational Institution to the south.

Southern Cross Astronomy Observation Deck

Since 1986 the Southern Cross Astronomy Observation Deck in Miami-Dade Bill Sadowski Park, SW 176 Street, 1/2 mile west of Old Cutler Rd. Palmetto Bay has been a major attraction for all ages to enjoy and learn about the magic of the night skies assisted by Southern Cross Astros with hi-tech equipment. The 18" diameter SCAS Dobsonian telescope is the largest in Miami-Dade to provide awesome celestial observations of the seasonal southern night skies to the public.



Coral Reef Park

Spanning more than 50 acres, Coral Reef Park offers open green spaces, pinelands preserve areas, and the tranquil streaming canal. It is a central location for playing, walking, reading, relaxing, and picnicking. Residents also flock here for beach volley ball, tennis, baseball, an expansive and fun playground, exercise trail, and abundance of indigenous birds and other wildlife.

Coral Reef Elementary School to the southwest.



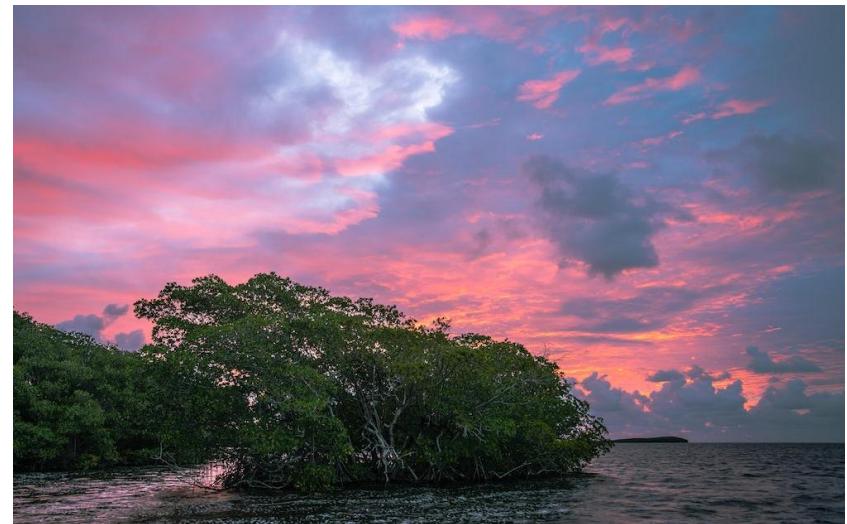
Deering Estate - People's Dock

Tourist attraction in Palmetto Bay.

Visitor Center at Deering Estate (Museum)

Deering Estate (Historical Landmark)

Sunrise at Deering



Ludovici Park

Ludovici Park is a quiet and charming oasis, a perfect venue for musical performances, to enjoy a library book - all at once! With its meandering walkways, shaded gazebo, and manicured gardens, this park offers something for everyone.

Main Feature – Library

The main feature is the 5,000-square-foot Palmetto Bay Branch Library, which is complemented by the Edward and Arlene Feller Community Room and Amphitheater. The 2,000-square-foot, two-story Community Room offers ample meeting space overlooking the beautiful blue waters of Biscayne Bay.

The first-story amphitheater features dramatic space for special performances and serves as an additional outdoor area for lectures, workshops, and children's activities.

Palmetto Bay Branch Library to the west.



Palmetto Bay Park

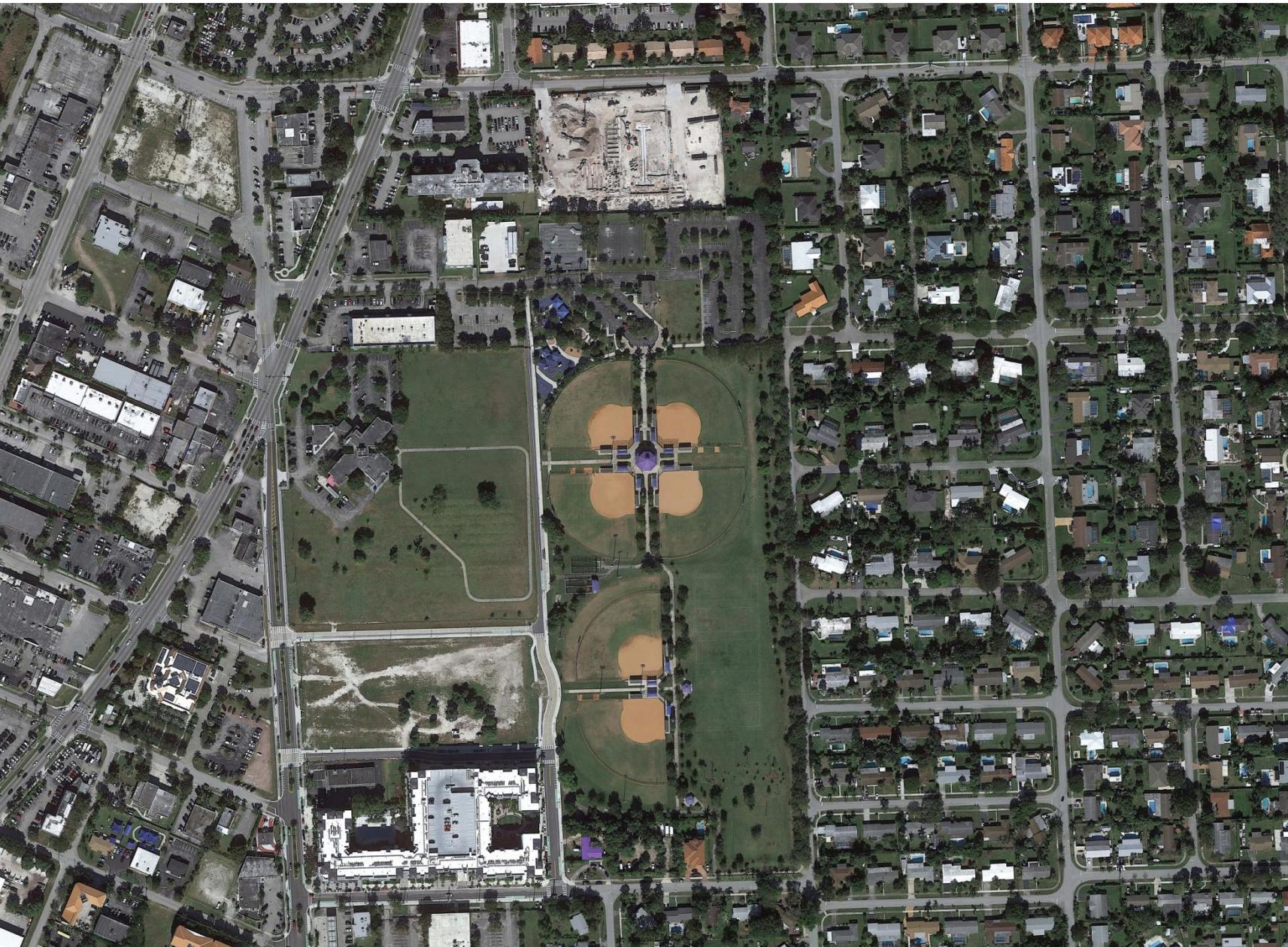
Soon after Village incorporation, this park transitioned from a 5-acre park to a 25-acre park facility - a veritable oasis of passive and active attractions, tucked off US-1 just east of the Village Municipal Complex. Formerly known as Perrine Park, Palmetto Bay Park was renamed by the Village Council in 2006.

The new Palmetto Bay Park features expansive greenspace, basketball courts, the largest Boundless Playgrounds in South Florida, and a six-field, state-of-the-art softball complex, Palmetto Bay Park is truly a multi-recreational facility.

The focal point of the park is a two-story concession building and observation deck. The park also houses an air-conditioned recreation room that allows for indoor recreation activities and meetings. A meandering tree-shaded pathway for walkers, joggers, and bicyclists surrounds the entire property. Covered picnic pavilions within the large open green spaces are a haven for family gatherings and party rentals.



Weekend PE

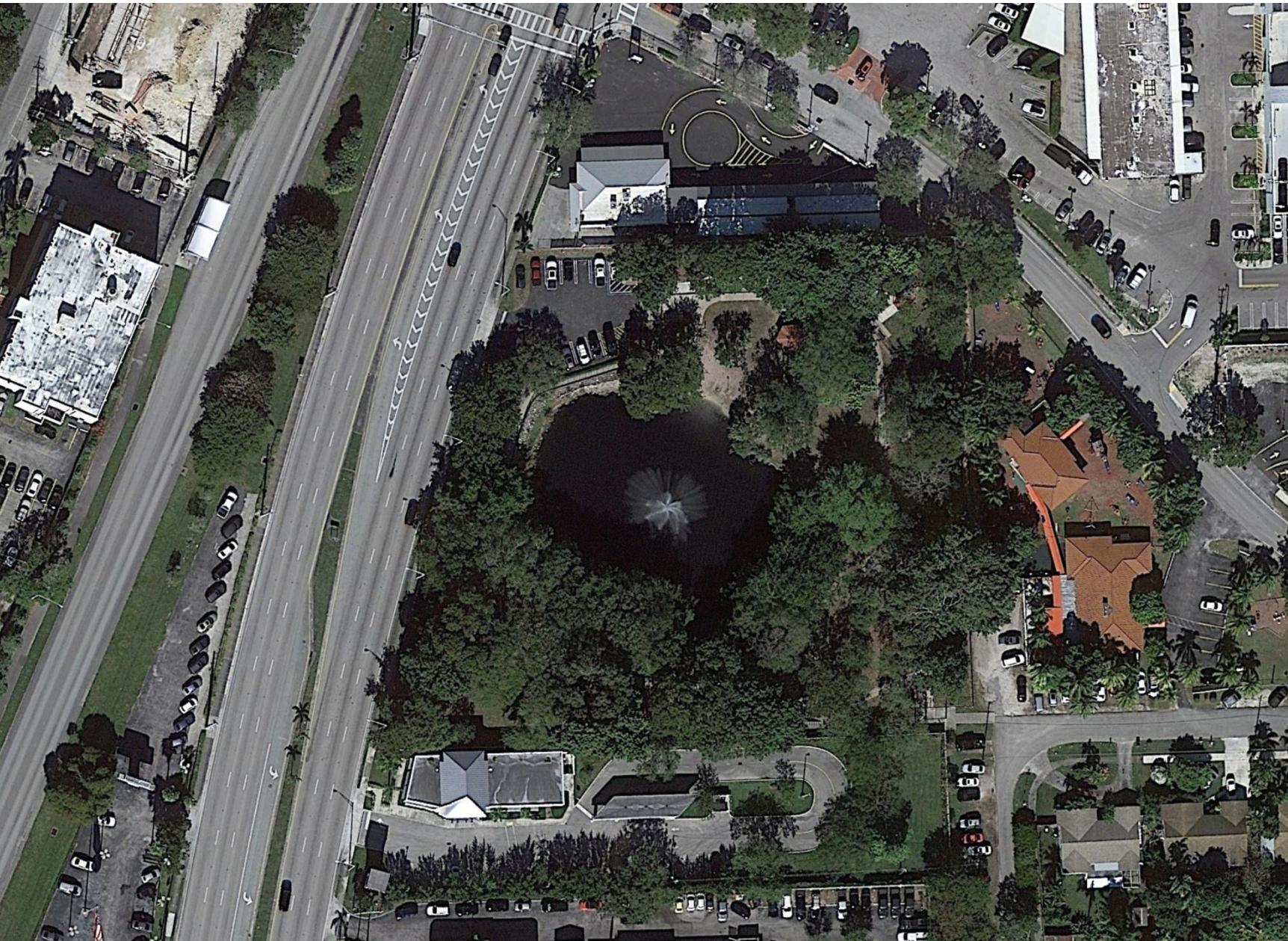


Perrine Wayside (Dog) Park

This unique wayside park is located on South Dixie Highway (U.S. 1) south of 164th Street. Perrine Wayside is a lushly landscaped, 3-acre dog oriented family park where "all" members of the family, including the family dogs, can relax and enjoy the park atmosphere.

Amenities

- Separate areas for small and large dogs
- Lake
- Ample parking areas and easy-to-read Signage
- Park furnishings with gazebo / pavilion
- Perimeter walking path and perimeter fence
- Pet Water Fountains



Want to feature your creature? Upload a photo of your pet at Perrine Wayside Dog Park! You can also share by using the hashtag #bringfido on Facebook Twitter or Instagram.
<https://www.bringfido.com/attraction/3236>

Thalatta Estate Park

Approximately four acres in size with vast green areas and unobstructed views of Biscayne Bay, Thalatta Estate offers direct access to the pristine waters of Biscayne Bay. Its proximity to the water allows for a habitat of herons, pelicans, marine iguanas, and other plant and wildlife to thrive in and around the mangroves, which adorn the northeast portion of the property.

Whether you are planning an intimate wedding ceremony or a grand gala, personalize your affair with a wide array of features and amenities that only Thalatta Estate Park can offer.

For Your Park Visit

- Historical museum
- Historically-significant home built in 1926 featuring original Mediterranean Revival style with a maritime theme
- Bicycle racks
- Walking trail to water's edge with connection to the Old Cutler Bicycle Trail
- ADA-compliant restrooms

Deering Point Park to the north.

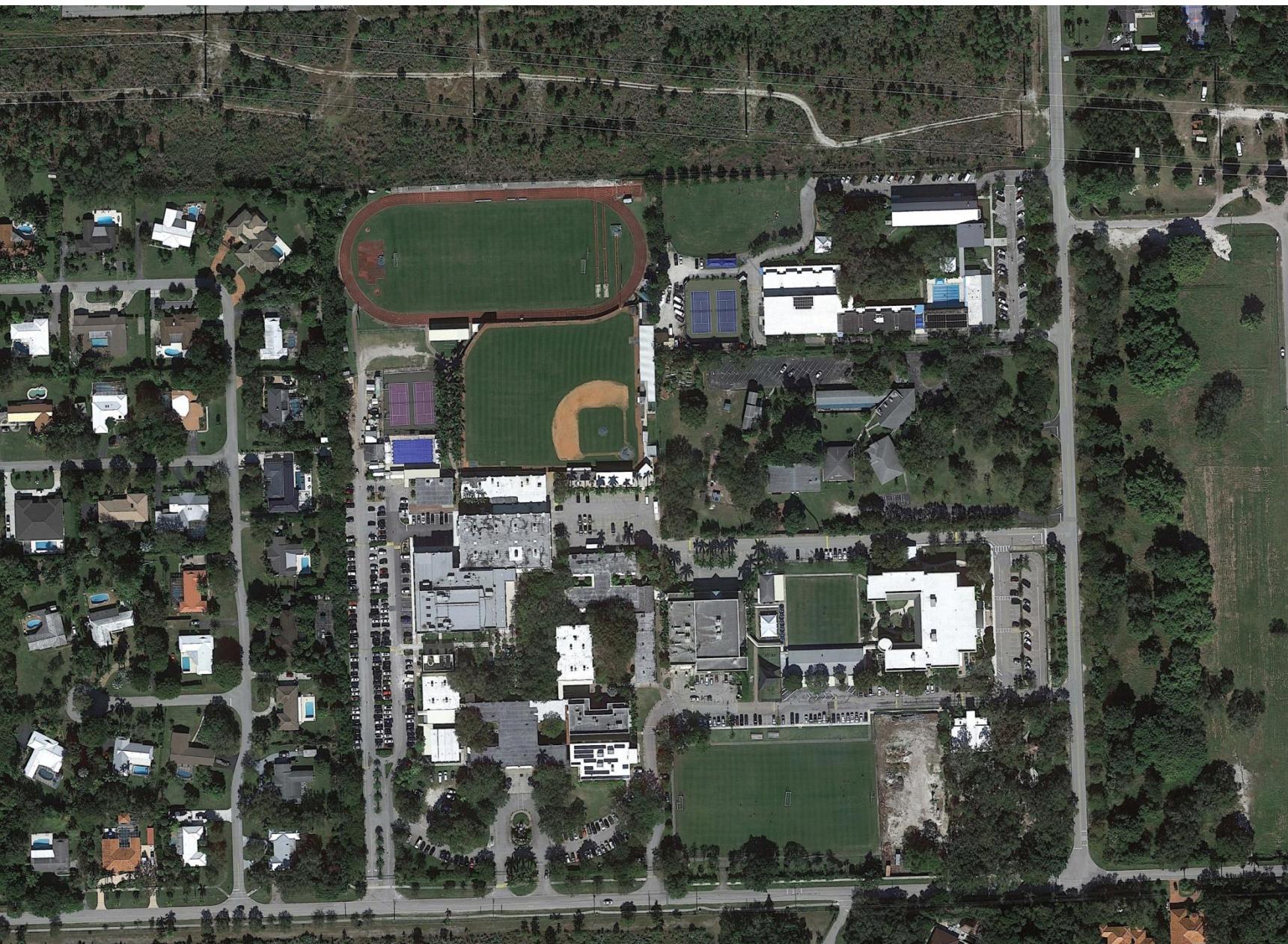


Thalatta Estate as an event venue



JRT Tennis Academy & Westminster Christian School

Westminster Christian School, located in Palmetto Bay, Florida, is a private, college-preparatory school for children from preschool through twelfth grade.



Good Schools

The Village of Palmetto Bay is known for its quality public schools and equally incredible private schools.

Public Schools

- Coral Reef Elementary School (A-School)
Student Enrollment: 797
- Howard Drive Elementary School (A-School)
Student Enrollment: 613
- Dr. Henry E. Perrine Academy of the Arts (A-School)
Student Enrollment: 1,426
- Southwood Middle School (A-School)
Student Enrollment: 1,324
- Miami Palmetto Senior High School (in Pinecrest) (A-School)
Student Enrollment: 2,779

TOTAL PUBLIC SCHOOLS: 5

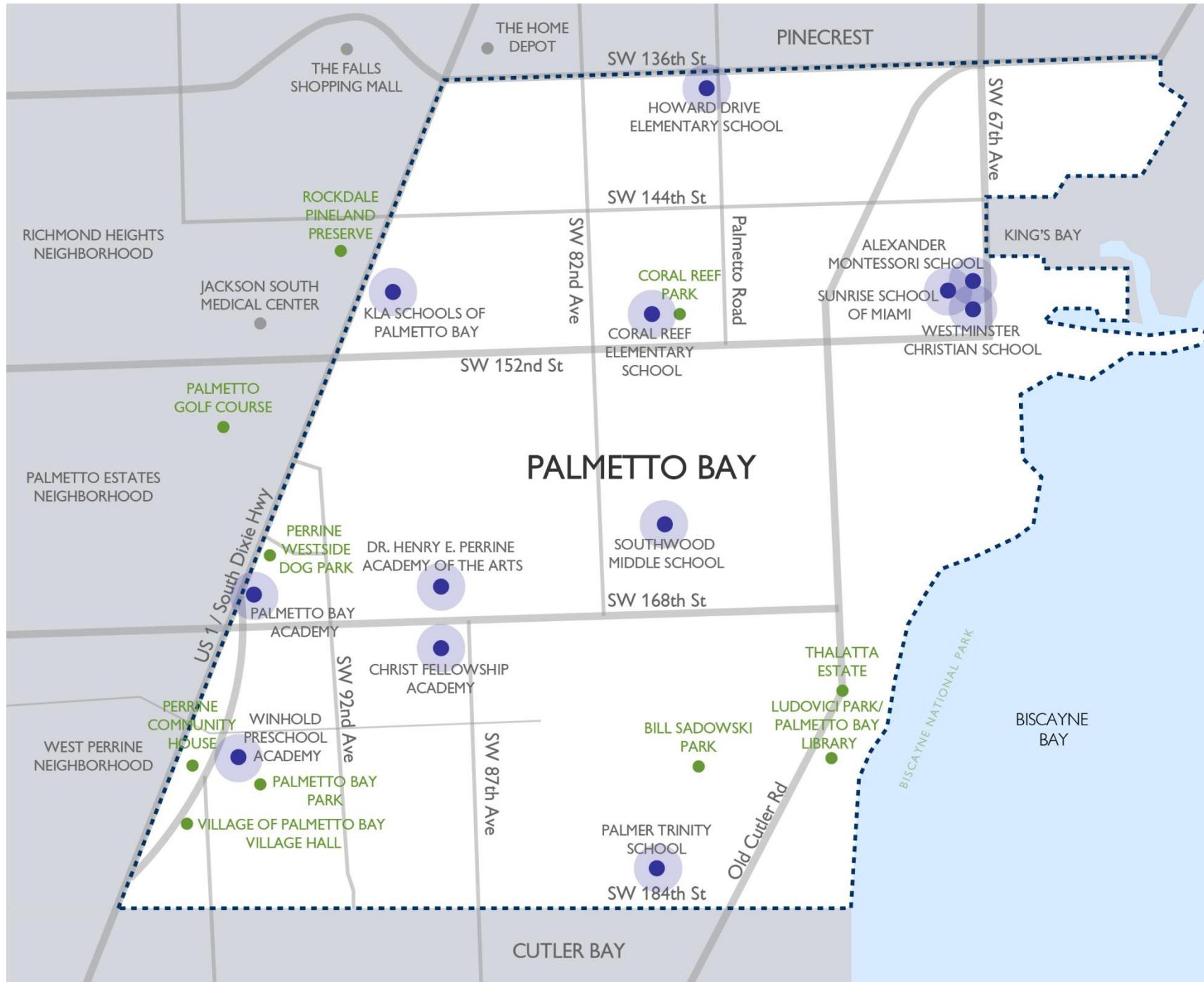
TOTAL PUBLIC SCHOOLS STUDENTS: 6,939

School grades were gathered from the Florida Department of Education 2021-22 School Grades - As of February 13, 2023.

Private Schools

- Alexander Montessori School
- Christ Fellowship Academy
- KLA Schools of Palmetto Bay
- Little Disciples Preschool?
- Palmer Trinity School
- Palmetto Bay Academy
- Sunrise School of Miami
- Westminster Christian School
- Winhold Preschool Academy

TOTAL PRIVATE SCHOOLS: 9



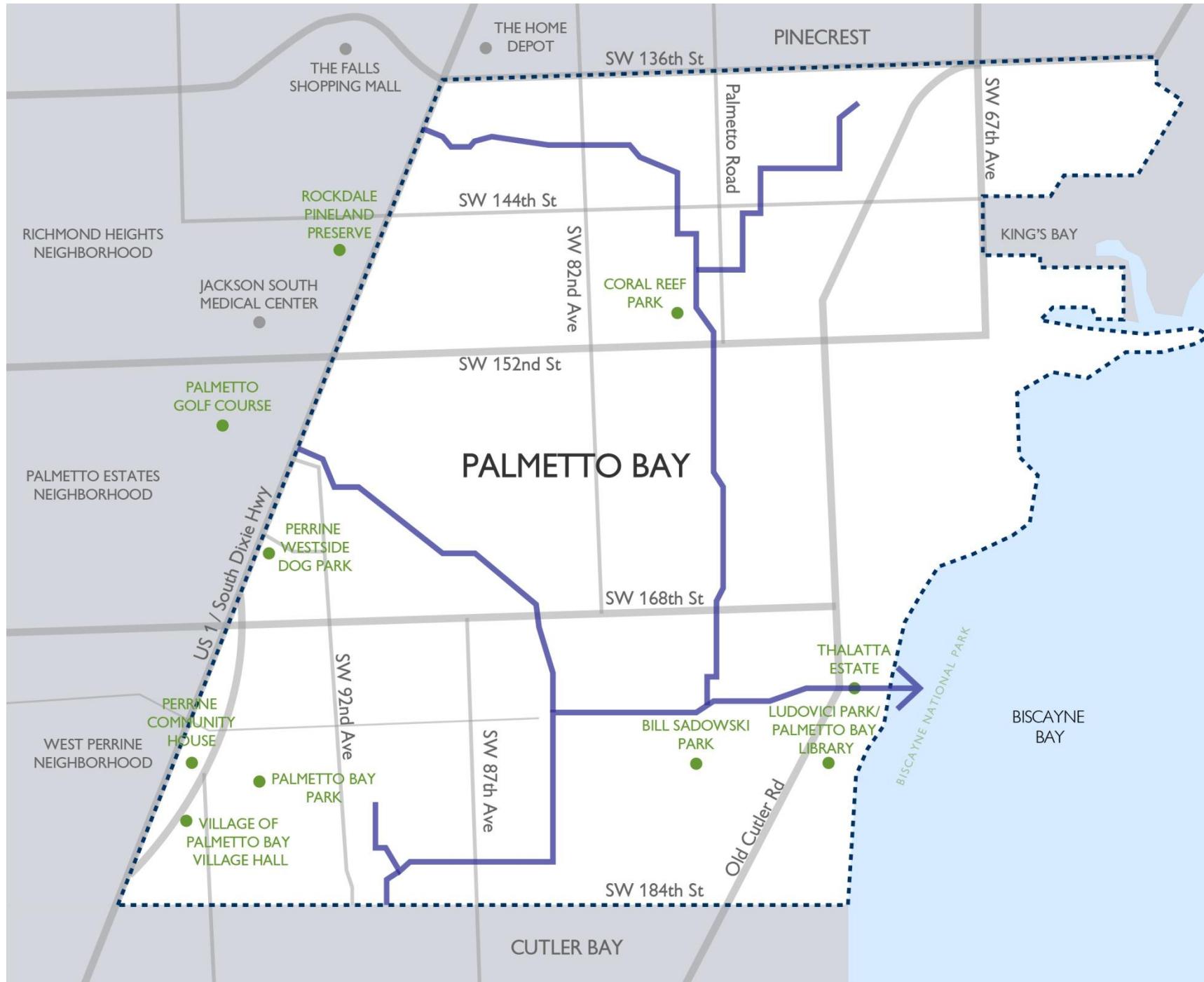
Quiet Canals

The Village of Palmetto Bay has a series on connected "Quiet Canals" along its residential neighborhoods. This is a great opportunity for residents to enjoy a slow pace quiet canal ride and take in all the nature.

The Village quiet canals connect Coral Reef Park to Bill Sadowski Park, Thalatta Estate, and Deering Point out to Biscayne Bay.

Opportunity to create canoe trails.

Example Image: Village of Giethoorn, Netherlands. It has more than 55 miles of canoe trails which connect the canal-side home to parks and other amenities.



QUIET CANALS

PREPARED FOR:
VILLAGE OF
PALMETTO BAY

PREPARED BY:
BUSINESSFLARE®

DATE:
06.14.23



QC-1

Walkscore

The Village of Palmetto Bay shows a low walkability or bikeability score, according to the Walkscore metrics. Although the Village showed some signs of low walkability mostly due to the distances between residential and the type of commercial places the residents want, the Village street network and quiet nature oriented streets are great places to walk.

The Village just need to make the right connection between places the villagers want to be at and the residential neighborhoods. It should have clear, safe, comfortable, and accessible paths from residences to parks, shops, and other amenities.

How it Works

Walk Score 43 Transit Score 34 Bike Score 35

Walk Score Transit Score Bike Score

Score Details What is Walk Score

Walk Score measures the walkability of any address based on the distance to nearby places and pedestrian friendliness.

90-100	Walker's Paradise
70-89	Very Walkable
50-69	Somewhat Walkable
25-49	Car-Dependent
0-24	Car-Dependent

Daily errands do not require a car.
Most errands can be accomplished on foot
Some errands can be accomplished on foot
Most errands require a car
Almost all errands require a car

[Methodology](#)

[Close](#)

Walk Score®

Get Scores My Favorites Add to Your Site

Type an address, neighborhood or city [Go](#)

Car-Dependent [?](#) [Add scores to your site](#)

Palmetto Bay, Florida, 33158

Commute to Downtown Palmetto Bay [Edit](#)

7 min 14 min 43 min [View Routes](#)

[Favorite](#) [Map](#) [Nearby Palmetto Bay Apartments on Redfin](#)

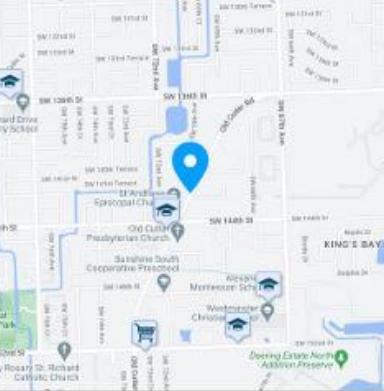
Looking for a home for sale in Palmetto Bay? [?](#)

Walk Score **9** **Car-Dependent**
Almost all errands require a car.

Transit Score **15** **Minimal Transit**
It is possible to get on a bus.

Bike Score **45** **Somewhat Bikeable**
Minimal bike infrastructure.

[About your score](#)



Walk Score®

Get Scores My Favorites Add to Your Site

Type an address, neighborhood or city [Go](#)

Car-Dependent [?](#) [Add scores to your site](#)

Palmetto Bay, Florida, 33157

Commute to Downtown Palmetto Bay [Edit](#)

5 min 10 min 36 min [View Routes](#)

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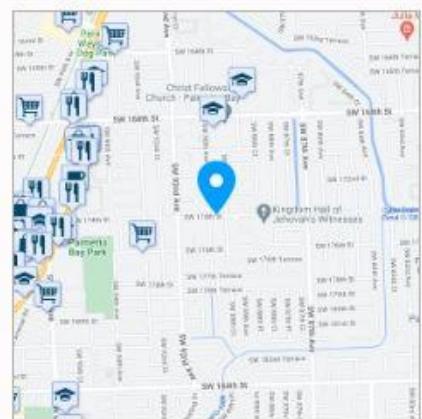
Looking for a home for sale in Palmetto Bay? [?](#)

Walk Score **43** **Car-Dependent**
Most errands require a car.

Transit Score **34** **Some Transit**
A few nearby public transportation options.

Bike Score **35** **Somewhat Bikeable**
Minimal bike infrastructure.

[About your score](#)



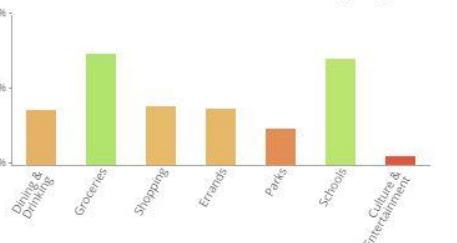
How it Works

Walk Score 43 Transit Score 34 Bike Score 35

Walk Score Transit Score Bike Score

Score Details What is Walk Score

The Walk Score for this location is based on the following categories.



Category	Percentage
Dining & Drinking	45%
Groceries	70%
Shopping	40%
Errands	40%
Parks	20%
Schools	60%
Culture & Entertainment	5%

Walkscore

The Village of Palmetto Bay shows a low walkability or bikeability score, according to the Walkscore metrics. Although the Village showed some signs of low walkability mostly due to the distances between residential and the type of commercial places the residents want, the Village street network and quiet nature oriented streets are great places to walk.

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Daily errands do not require a car.
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[Methodology](#)

[Close](#)

Walk Score®

Get Scores My Favorites Add to Your Site

Type an address, neighborhood or city [Go](#)

Car-Dependent [?](#) [Add scores to your site](#)

Palmetto Bay, Florida, 33158

Commute to Downtown Palmetto Bay [Edit](#)

7 min 14 min 43 min [View Routes](#)

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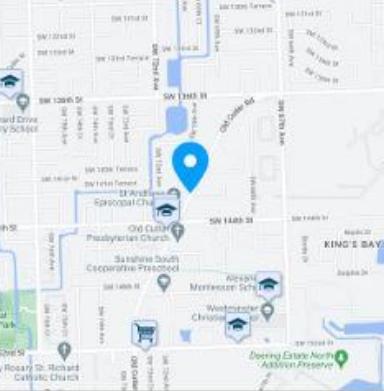
Looking for a home for sale in Palmetto Bay? [?](#)

Walk Score **9** **Car-Dependent**
Almost all errands require a car.

Transit Score **15** **Minimal Transit**
It is possible to get on a bus.

Bike Score **45** **Somewhat Bikeable**
Minimal bike infrastructure.

[About your score](#)



Walk Score®

Get Scores My Favorites Add to Your Site

Type an address, neighborhood or city [Go](#)

Car-Dependent [?](#) [Add scores to your site](#)

Palmetto Bay, Florida, 33157

Commute to Downtown Palmetto Bay [Edit](#)

5 min 10 min 36 min [View Routes](#)

[Favorite](#) [Map](#) [Nearby Palmetto Bay Apartments on Redfin](#)

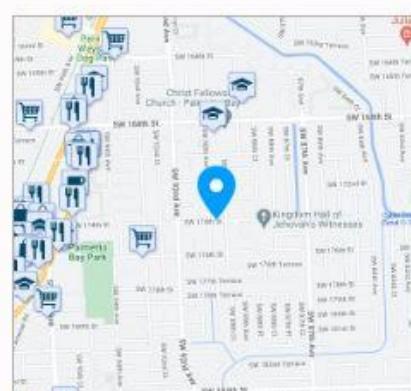
Looking for a home for sale in Palmetto Bay? [?](#)

Walk Score **43** **Car-Dependent**
Most errands require a car.

Transit Score **34** **Some Transit**
A few nearby public transportation options.

Bike Score **35** **Somewhat Bikeable**
Minimal bike infrastructure.

[About your score](#)



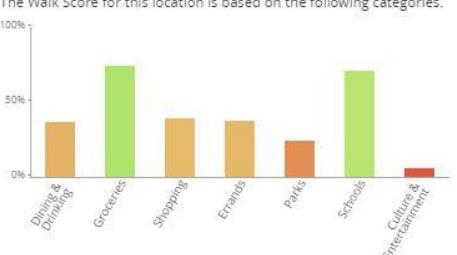
How it Works

Walk Score 43 Transit Score 34 Bike Score 35

Walk Score Transit Score Bike Score

Score Details What is Walk Score

The Walk Score for this location is based on the following categories.



Category	Percentage
Dining & Drinking	45%
Groceries	70%
Shopping	40%
Errands	40%
Parks	20%
Schools	60%
Culture & Entertainment	5%

Freebee (Transportation Innovations)

On July 22, 2019, the Village of Palmetto Bay welcomed the “last mile” ride service Freebee into operation. These are green, gasless, on-demand vehicles that pick you up and take you anywhere within Palmetto Bay for FREE!



Simply download "Ride Freebee" in your app store, and summon Freebee to pick you up and deliver you to any point in the Village.



Opportunity Zone Incentive

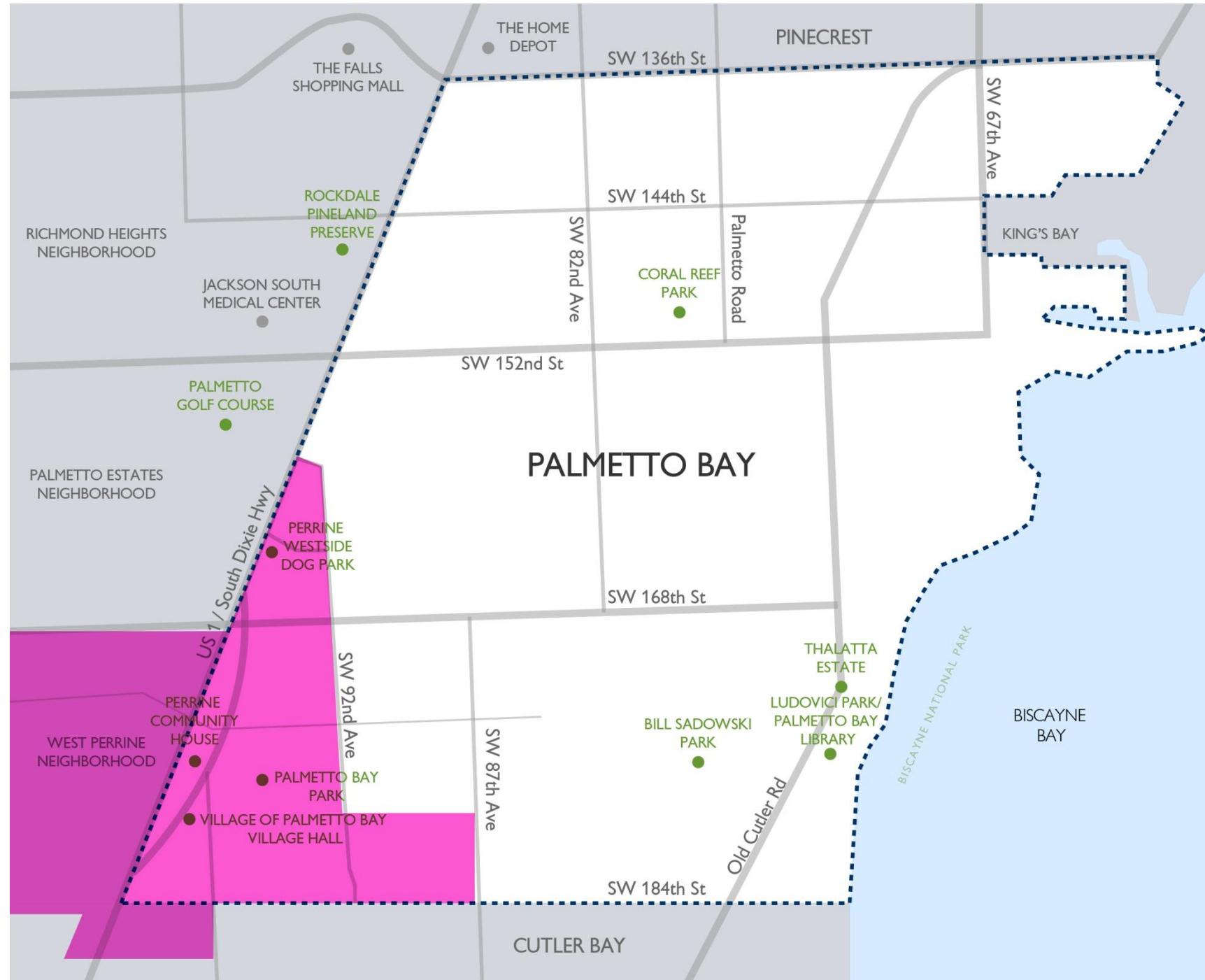
Opportunity Zones are an economic development tool that allows people to invest in distressed areas in the United States. Their purpose is to spur economic growth and job creation in low-income communities while providing tax benefits to investors.

This can provide an opportunity and/ or an economic investment tool to attract private developers and develop within the Village of Palmetto Bay downtown/ core area:

- US1/ South Dixie Highway between SW 184th Street to the south and Canal just north of SW 168th Street to the north. The opportunity zone extends east to SW 92nd Avenue approximately.

The Opportunity Zone tax incentive will spur capital investment and economic development in low-income communities. First, investors can defer the taxation of certain prior gains invested in a Qualified Opportunity Fund (QOF) until the earlier of the date on which the investment in the QOF is sold or exchanged, or December 31, 2026. Second, if the QOF investment is held for at least 5 years, 10% of the gain that was originally deferred is eliminated completely. If the QOF investment is held for at least 7 years, an additional 5% (15% total) of the original deferred gain is eliminated completely. Third, if the investor holds the QOF investment at least ten years, when the investor sells or exchanges the investment, the investor is eligible to eliminate the gain on the QOF investment from any increase in value of the QOF investment during the investor's holding period.

Opportunity Zone ID12086008208



OPPORTUNITY ZONE (HUD)

PREPARED FOR:
VILLAGE OF
PALMETTO BAY

PREPARED BY:
BUSINESSFLARE®

DATE:
06.14.23



OZ-1

Land Use and Zoning

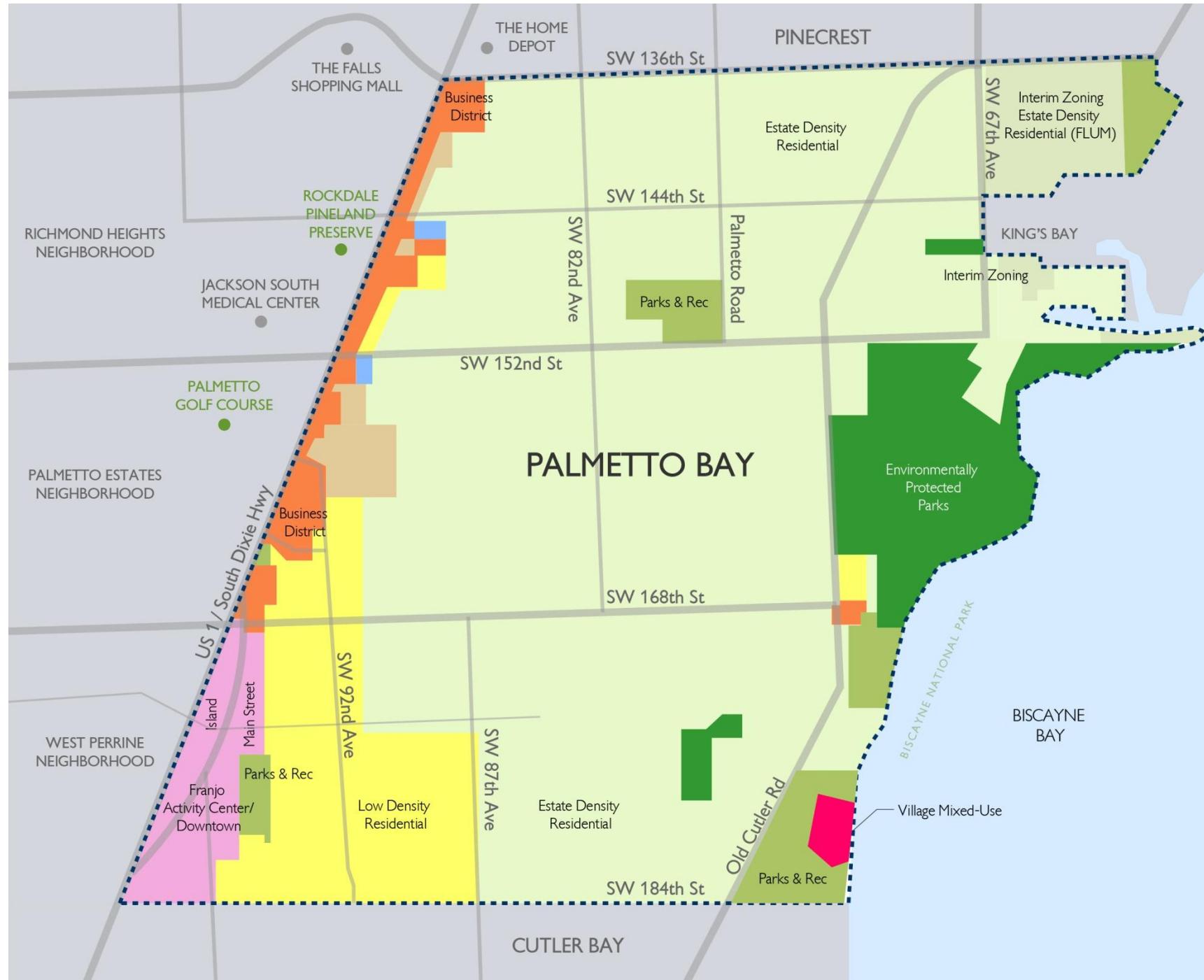
Land uses and zoning within Palmetto Bay are in alignment with the Village model of providing a residential core with parks and open spaces, and a commercial edge along US 1/ South Dixie highway. It is important to highlight the Village's vision of a waterfront mixed-use area (Village Mixed-Use) near Biscayne Bay and the downtown mixed-use area (Franjo Activity Center) with ideas for a main street human scale environment where residents can enjoy a leisure walk.

Major Mixed-Use Areas

Franjo Activity Center (FAC): This designation encourages development or redevelopment that seeks to facilitate multi-use and mixed-use projects that encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, provide for the efficient use of land and infrastructure, provide for urban civic open space, and give definition to a pedestrian urban form. The Franjo Activity Center shall serve as a significant, multifamily, employment, office and commercial center of the Village.

--

Village Mixed Use (VMU): The land use designation is designed to encourage compact, mixed-use development comprised of business, office, residential, civic, institutional, recreation, open space, and hotel. Development must emphasize the efficient reuse of existing infrastructure, preservation of natural systems, integration of pedestrian and bicycle facilities, and an urban form characterized by close-knit neighborhoods and sense of community. The minimum VMU parcel size is 25.0 gross acres. Each parcel must also adhere to a unified "Development Plan" established through a public charrette process to specify the permitted uses, densities/intensities, building scale and types, and design features and controls. Residential density shall range from a minimum of 5.0 to a maximum of 10.0 dwelling units per gross acre, subject to the approved Development Plan. Non-residential intensities should average a floor area ratio (FAR) of 0.5; subject to limits adopted as part of an approved "Master Plan".



Densities and Intensities

Franjo Activity Center (FAC):

Residential Uses: 2,500 Units (gross)
 Commercial/ Office/ Retail: 1,500,000 Square Feet
 Urban Open Space/ Recreational Uses: 0.25 Acres per 1,000 Residents

Village Mixed Use (VMU):

Minimum Parcel Size: 25.0 Gross Acres
 Minimum Residential Density: 5.0 du/acre
 Maximum Residential Density: 10.0 du/acre
 Non-Residential Intensities (FAR): 0.5

Business District (B-2):

Automobile Parking Garages Maximum Height: 45 Feet
 Minimum Lot Area: 30,000 Square Feet
 Minimum Lot Frontage: 200 Feet
 Maximum Lot Coverage: 0.40 (including accessory building)
 Minimum Open Space (Pervious): 25% of net lot area
 Maximum Building Height: 45 Feet
 Floor Area Ratio: Minimum 0.40 (1-sty), Maximum 0.80 (5-stories)

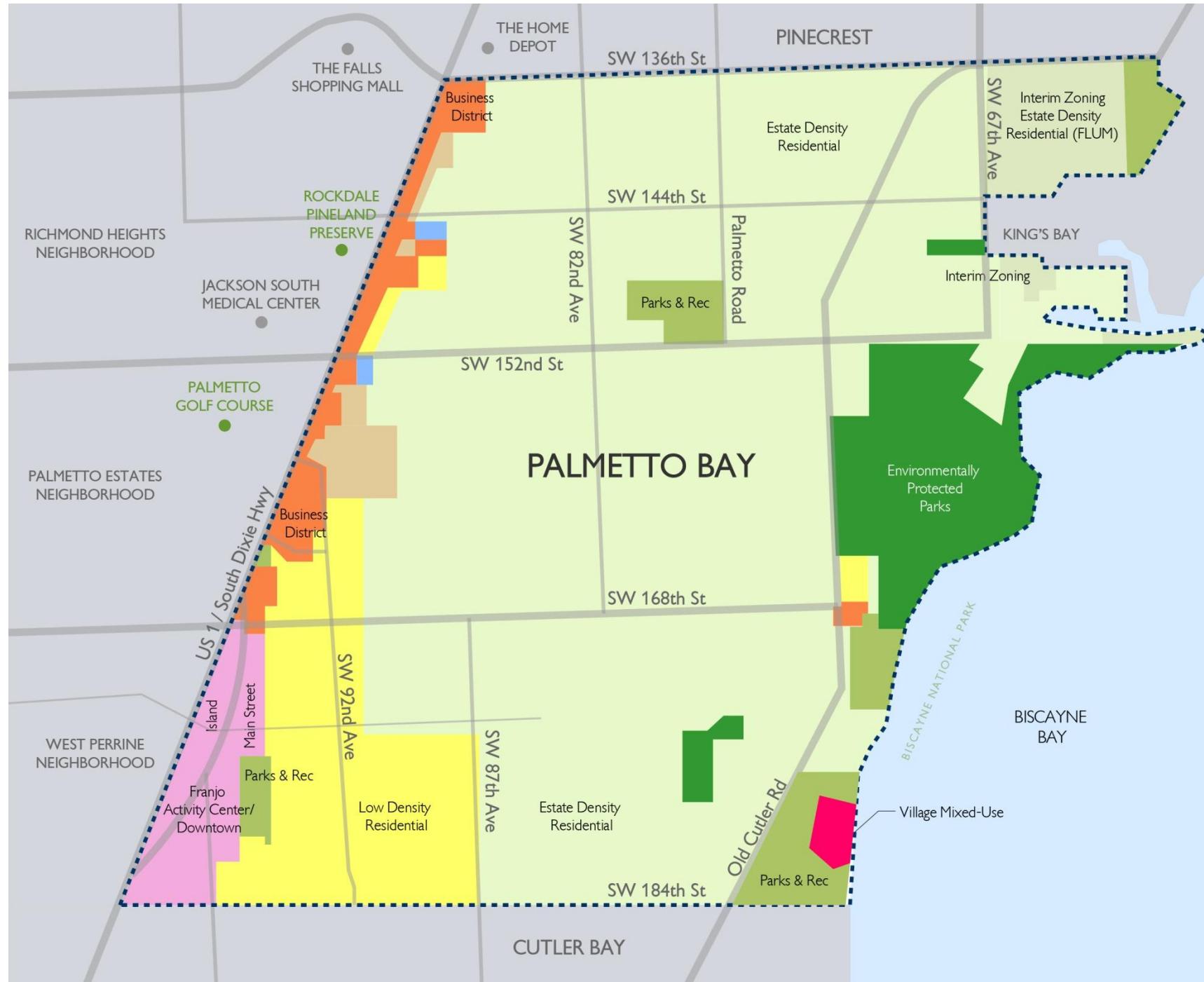
Limited Apartment District (R-4L):

Maximum Number of Units: 23 du/net acre
 Building Height: 6-story

Limited Apartment District (R-4H):

Maximum Number of Units: 40 du/net acre
 Building Height: 9-story or over

Single Family Residential (general)



LAND USE AND ZONING

PREPARED FOR:
 VILLAGE OF
 PALMETTO BAY

PREPARED BY:
 BUSINESSFLARE®

DATE:
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LUZ-1
 61

Major Commercial and Transit Corridor

US 1/ South Dixie Highway:

US 1/ South Dixie Highway is the major commercial corridor in Palmetto Bay. It is also a major regional roadway connecting the Village to the City of Miami to the north, Miami International Airport to the northwest, and Florida Keys to the south.

This corridor is part of the Miami-Dade County Smart Plan. It is designated as the South Dade Transitway and it has the Village of Palmetto Bay Transit Facility at SW 168th Street.

Length: 3.38 Miles +/-

Right-of-Way Width Typical: 100'-0" +/-

Area: 1,784,640 Square Feet +/-

Number of Lanes: 6 (3 in each direction)

Median/ Turning Lane: Yes

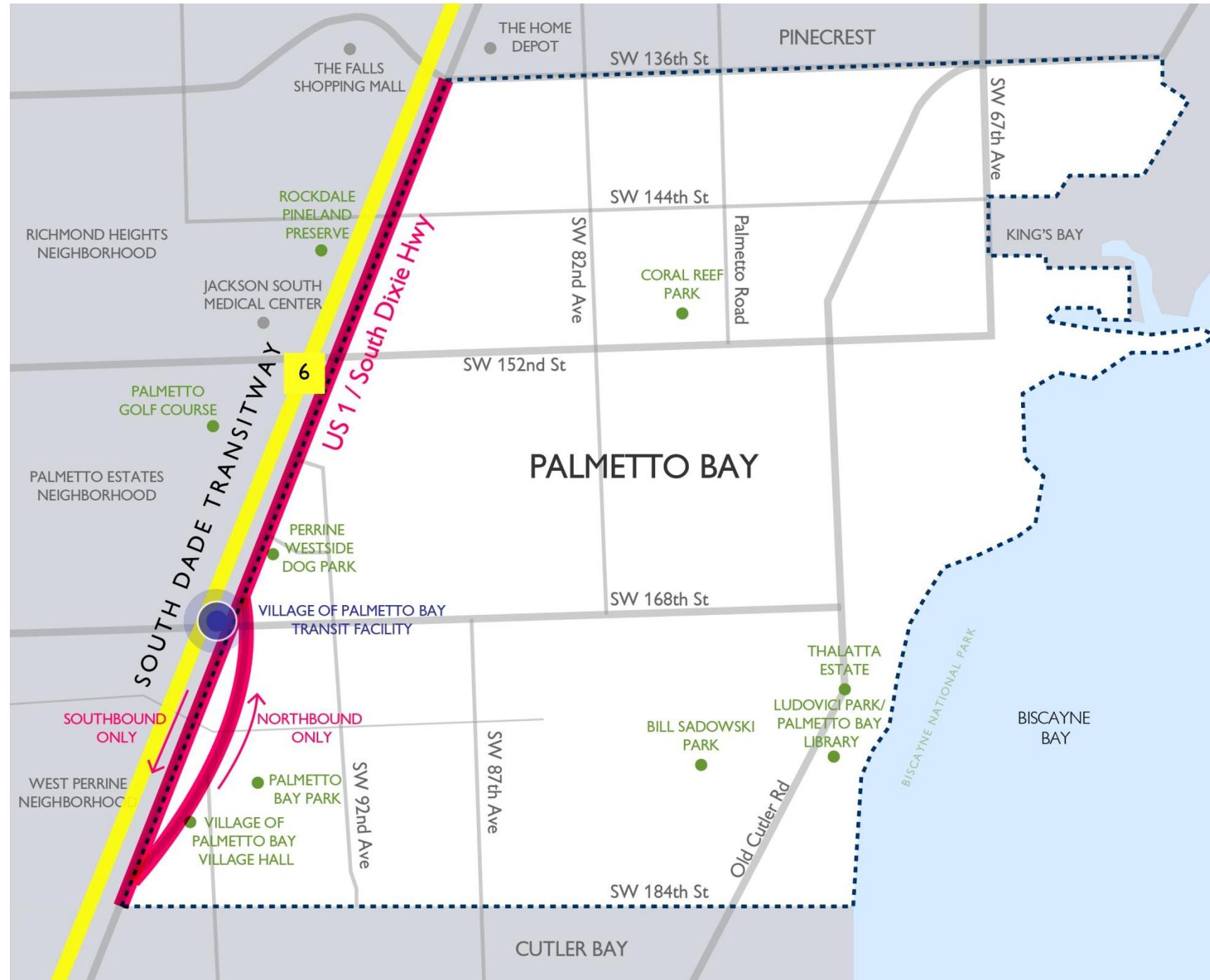
Bike Lanes: Not Found

Signs of "Share the Road" for Bicyclists: Yes (however it is a high speed dangerous road for bicyclist)

Road Administration: Florida Department of Transportation (FDOT)

Road Name Per FDOT Highway Map: Divided U.S. Federal Highway

Recommend: Complete Streets Project to include safe and adequate bicycle infrastructure.



US1/ South Dixie Hwy

By SW 152nd Street – Street View

Missing Bicycle Infrastructure/ Lanes

Wide Asphalt Roadway/ Car Oriented

It is important for the Village and FDOT to work on improving the aesthetics of US1/ South Dixie Highway. This a major corridor that serves as the gateway for residents and visitors. This is the first and last image of the place.

Residents will like to have a welcoming and pleasant welcoming when coming home after their errands and/or work. Visitors will like to have a pleasant drive as they pass by. All of this will add value to the place, the community, and the region.



US1/ South Dixie Hwy
By SW 152nd Street – Plan View

Existing Conditions



US1/ South Dixie Hwy

Northbound Downtown – Street View

Existing Conditions



US1/ South Dixie Hwy

Southbound Downtown – Street View

Existing Conditions



Franjo Road

Main Street – Franjo Activity Center - Downtown



Opportunity Sites
Economic Development

Opportunity Sites & Projects

Economic Development Strategic Plan
Categories for Opportunity Sites & Projects:

- Economic Development
- Public Improvements & Infrastructure
- Environmental Preservation
- Redevelopment & Housing
- Mobility (Bicycle, Pedestrian, & Canoe)
- Community Programs & Events

Economic Development Strategic Plan Categories for Opportunity Sites & Projects

ECONOMIC DEVELOPMENT

- Promote Community Assets
- Branding and Messaging
- Marketing
- Recruitment/ Retention
- Attracting Strategic Investment
- Jobs Creation
- Market Positioning
- More Third Places

PUBLIC IMPROVEMENTS & INFRASTRUCTURE

- Parks/Open Space
- Streetscape Beautification
- Complete Streets
- Bicycle Network
- Wayfinding
- Street lighting
- Entrance features
- Community Centers
- Lot clean up
- Stormwater
- Canals

COMMUNITY PROGRAMS & EVENTS

- Farmers Market
- Special Events
- Food Trucks and Live Music

ENVIRONMENTAL PRESERVATION

- Maintenance and Policing
- Community Clean Ups
- Nature preserve
- Preserve Green Spaces

REDEVELOPMENT & HOUSING

- Mixed-Use Development
- Housing Diversity
- Market Rate and Affordable/workforce
- Neighborhoods Beautification
- Façade Improvements
- Franjo Road (Main Street)

MOBILITY

- Bicycle and Pedestrian Amenities
- Bicycle Network
- Transit
- Canoe Trail

Economic Development Strategic Plan Categories for Opportunity Sites & Projects

Support an Economic Development Market Positioning
Based on a Calm Residential Community, with Great Outdoors, Schools, and Third Places!

Area	Name	Description	Other Notes
Downtown	Franjo Road (Main Street)	Create a Pedestrian Friendly Street with Outdoor Cafes, Restaurants, Breweries, Food Halls	Redevelopment/ Attraction
	South Motors Triangle	Potential Mixed-Use Redevelopment	P3
	Civic Center	Potential Redevelopment Opportunity Near Franjo Road (Main Street)	P3
	South Motors North Side	Potential Mixed-Use Redevelopment	P3
	5-Points	Roadway Mobility Improvements for Better Traffic Flow	Engineering/ Public Works
	Nissan Site	Coordination with Large Parcel Owner on Future Growth	
Old Cutler Road	Little Village at 168 th / Cutler Rd	Public Space Activation Project/ Little Village Temporary Structures for Small Vendors Develop Cost Estimate/ Find Sponsors	Partnerships Fundraising
Quiet Canals	Canoe Trail 82 nd and Canal	Public Space Activation Project for Residents Only Opportunity for Community Garden/ Agrihood Concepts	Public Works Community Group
US1/ South Dixie	Complete Streets	Coordinate with FDOT to Incorporate Bicycle Infrastructure and Beautification	FDOT
	Colonial Palms Plaza	Opportunity for Infill Development/ Placemaking/	
	BrandsMart Site	Better Use of Valuable Real Estate by Consolidating Surface Parking Lots in 2-3 Story Garages, This will Create More Space for Community Plazas, Open Spaces, Pocket Parks, and/or Mixed-Use Dev Opportunity for Infill Development/ Placemaking/	
		Better Use of Valuable Real Estate by Consolidating Surface Parking Lots in 2-3 Story Garages, This will Create More Space for Community Plazas, Open Spaces, Pocket Parks, and/or Mixed-Use Dev	

Franjo Road (Main Street)

Opportunity Site

The Franjo Road/ 97th Avenue between SW 181st Ter and US1/ South Dixie Hwy presents a great opportunity to create a walkable main street destination with outdoor dining, shade trees, and on-street parking amenities for a great stroll. The Village has already invested in public infrastructure setting the base framework to attract private developers.

Recent Mixed-Use Development:

Palmetto Station Apartment Complex

271 Units

5-Stories

Development Project in the Works:

The Shores at Palmetto Bay

120 Apartments

3-Story Garden Apartments

**Observation: Since it is still in approval process, it presents an opportunity to perhaps increase density to match Palmetto Station with the addition of Village owned-parcel.*

33-5033-000-0860	2.74 Acres
33-5033-000-0862	0.97 Acres
TOTAL	3.71 Acres

Potential Density at 40 du/ac: 148 Units

Potential Vacant Land for Redevelopment:

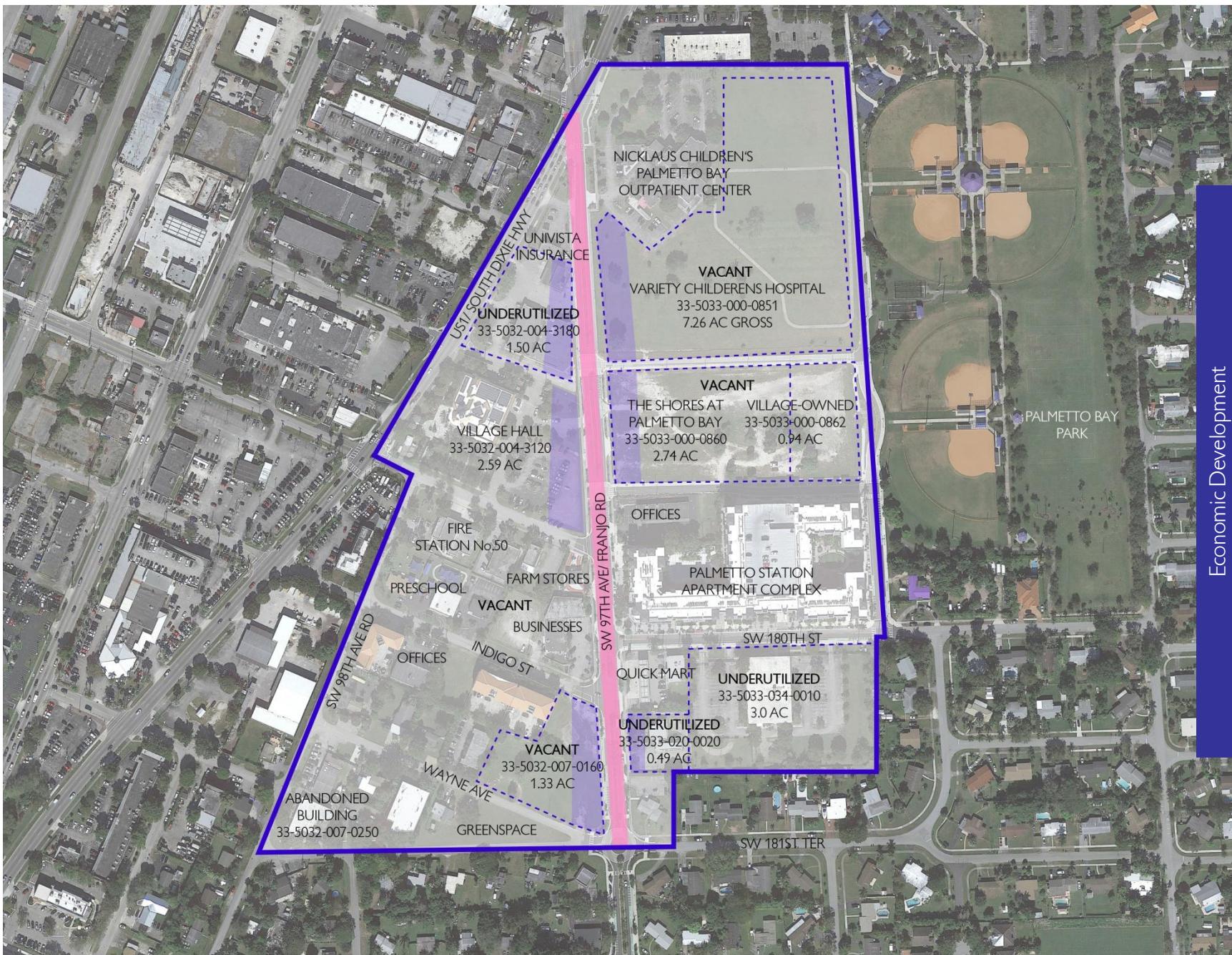
VARIETY CHILDREN'S HOSPITAL

33-5033-000-0851

7.26 Acres including part of adjacent folio by same owner.

Potential Density at 40 du/ac: 290 Units

Redevelopment



Potential On-Street Parking: 372 Additional Spaces

South Motors Triangle

Opportunity Site

Owner: SOUTH MOTOR CO OF DADE CTY

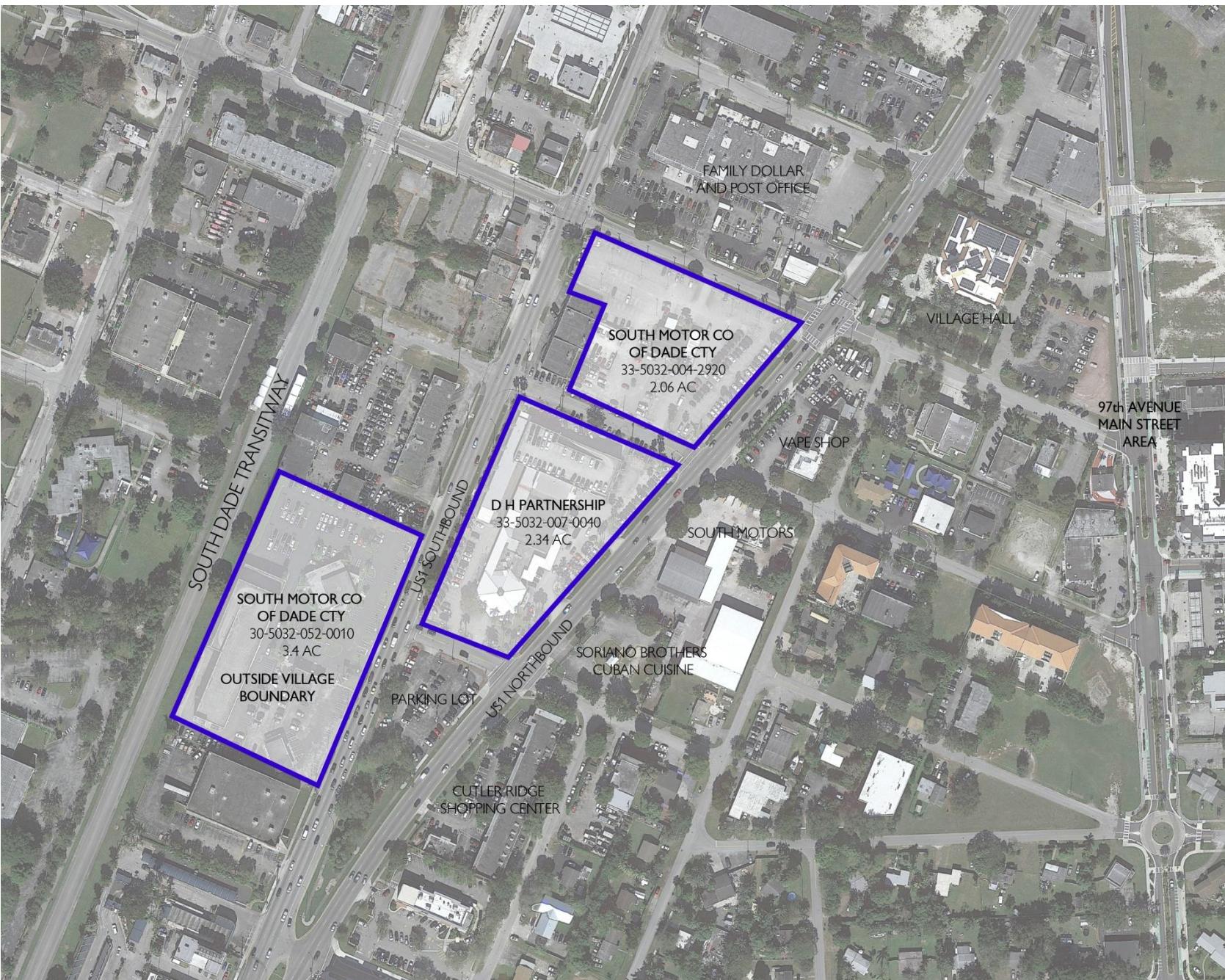
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33-5032-007-0040	2.34 Acres (in Village)
TOTAL	7.8 Acres Gross

Zoning: Island Sector I Downtown Palmetto Bay Zoning District

Potential Density at 40 du/ac: 312 Units

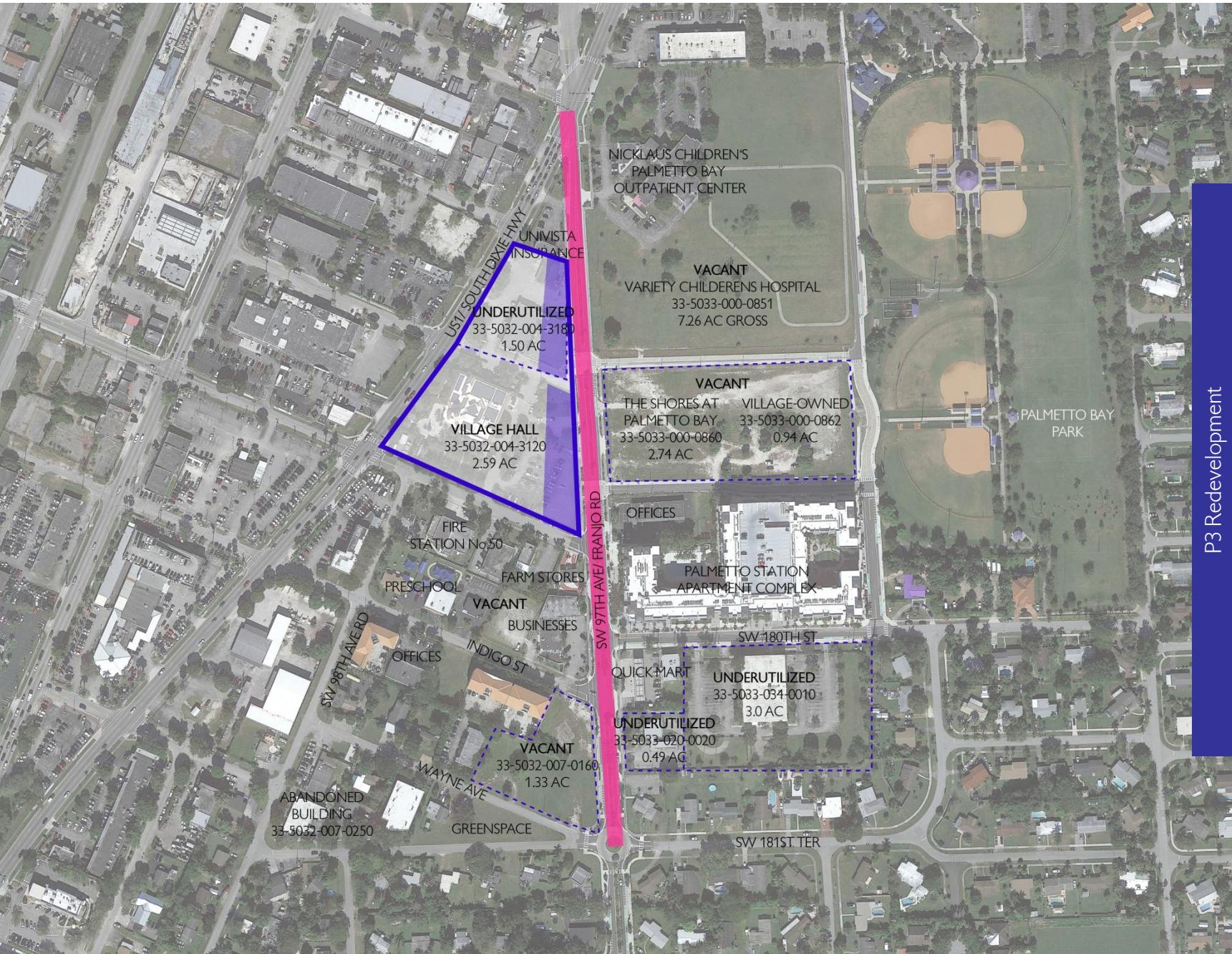
Redevelopment



Civic Center

Opportunity Site

P3 Opportunity



South Motors North Side Gateways

Opportunity Site

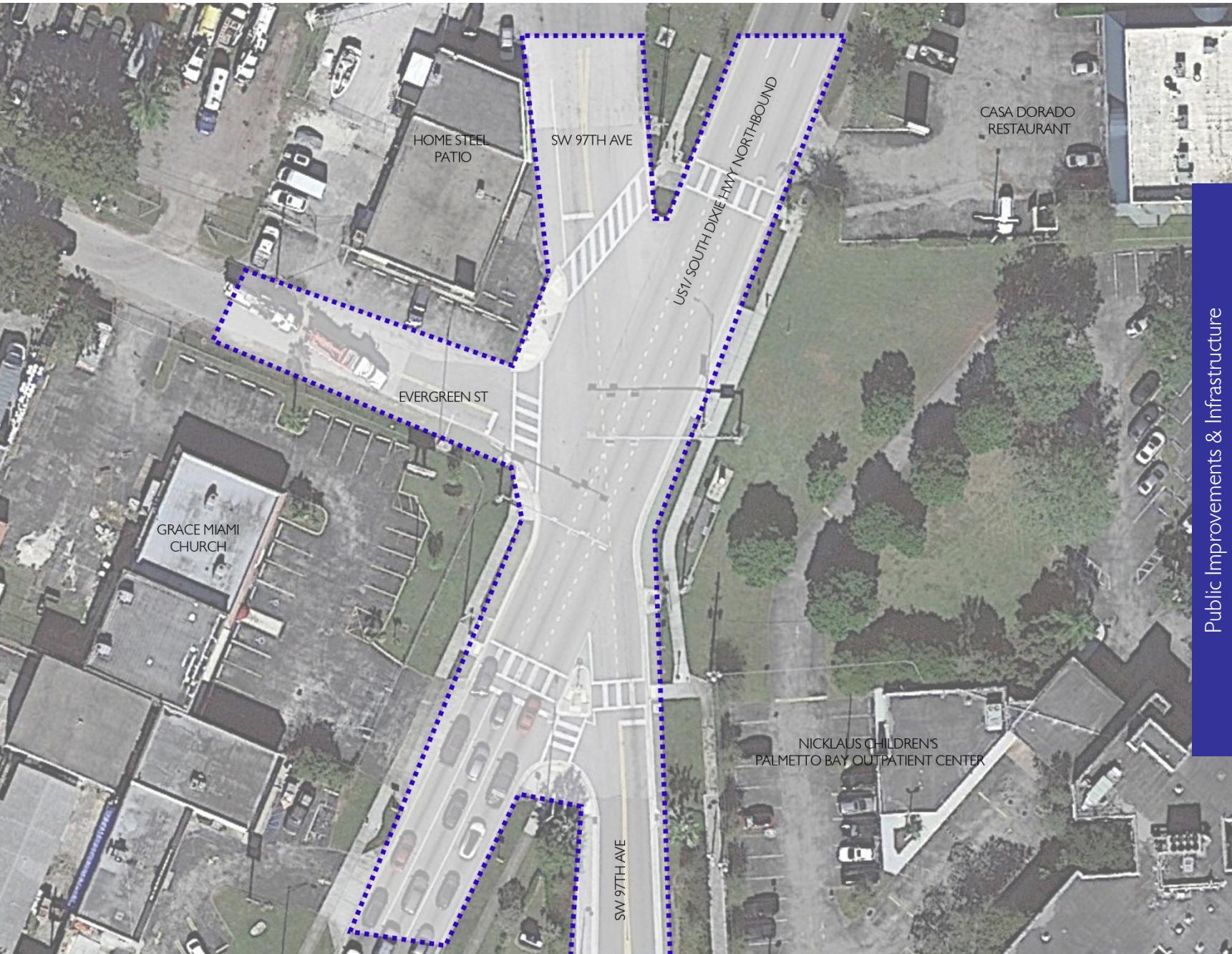
Redevelopment



5-Points

Opportunity Site

Transportation and Infrastructure



Nissan Site

Opportunity Site

Franjo Activity Center (FAC) | Future Land Use Map (FLUM)

Island Sector | Downtown Palmetto Bay Zoning District

P3 Opportunity



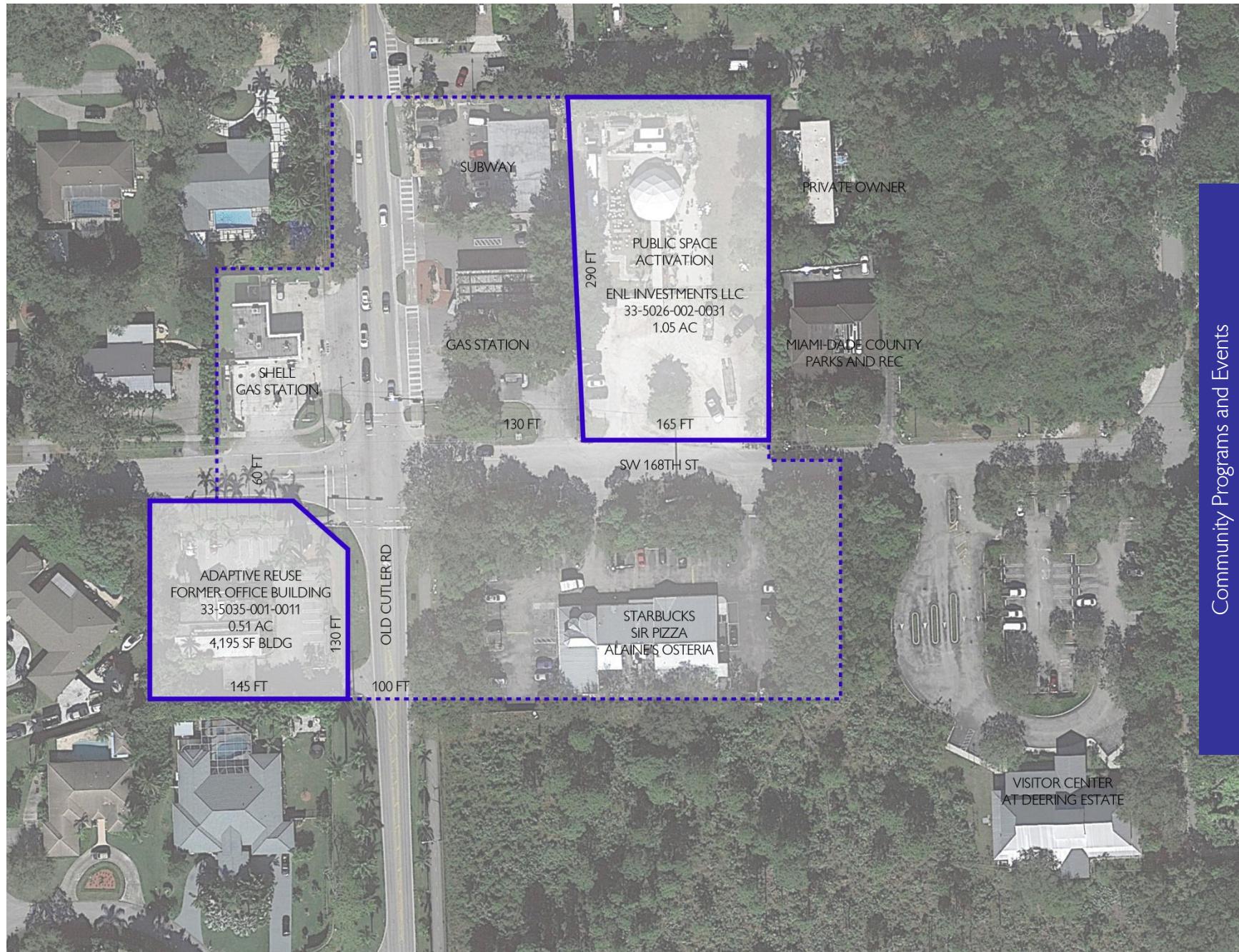
Little Village at 168th and Old Cutler

Opportunity Site

B2 | Business Zoning District

Public Space Activation

Example Image: Sebastian, Florida, The Village Tavern

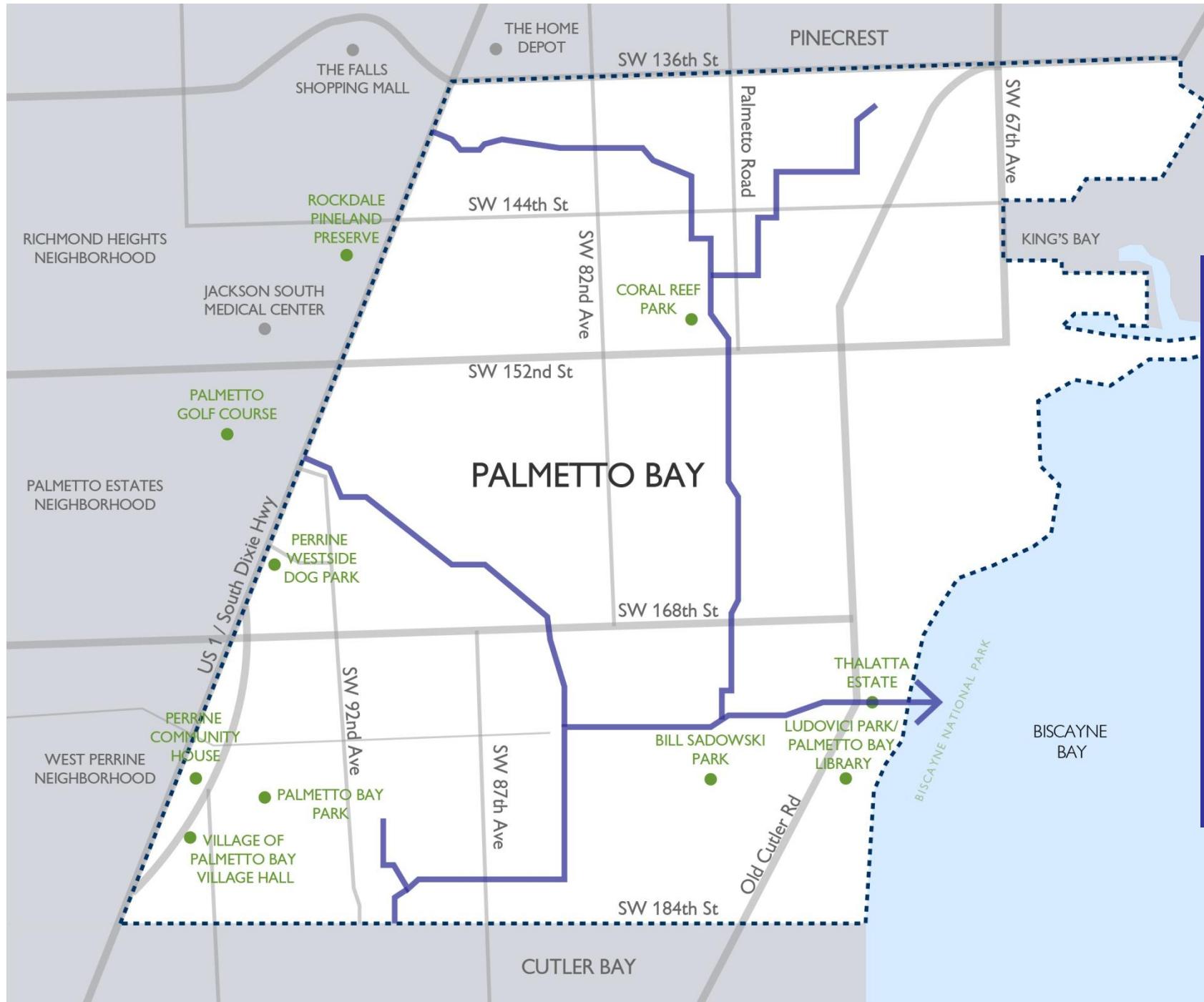
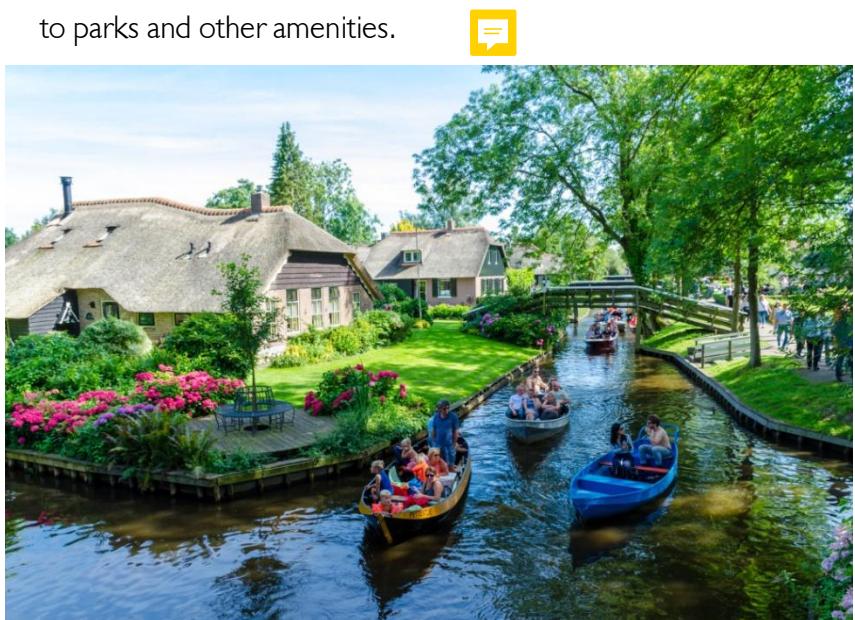


Canoe Trail

Opportunity Site

Recreation

Example Image: Village of Giethoorn, Netherlands. It has more than 55 miles of canoe trails which connect the canal-side home to parks and other amenities.



QUIET CANALS

PREPARED FOR:
VILLAGE OF
PALMETTO BAY

PREPARED BY:
BUSINESSFLARE®

DATE:
06.14.23



QC-1

Agrihood at 82nd and Canal

Opportunity Site

Recreation

Example Image: Healthy Communities in Orlando With First Agrihood. Imagine preparing salad you picked with a neighbor at the community garden.

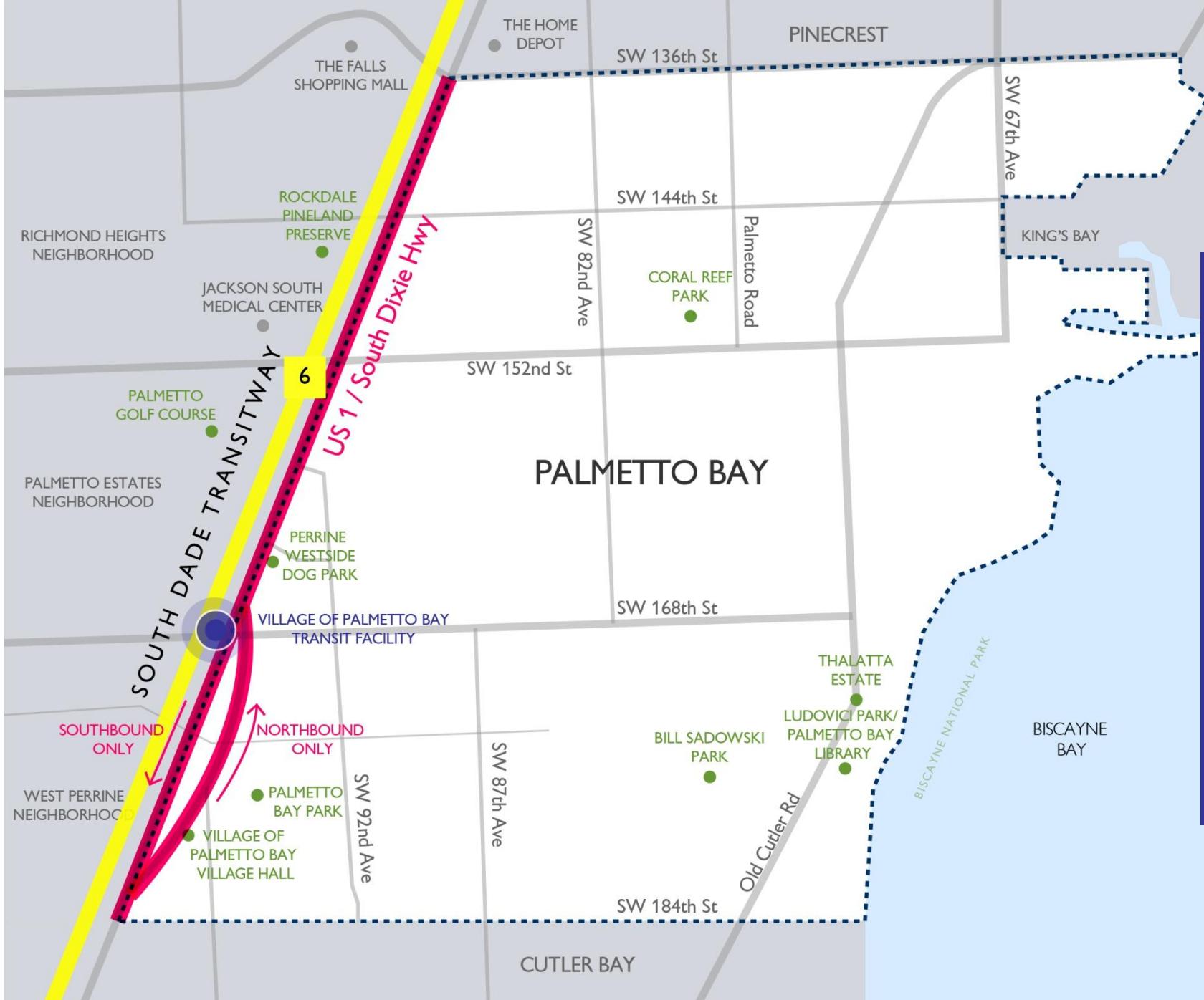
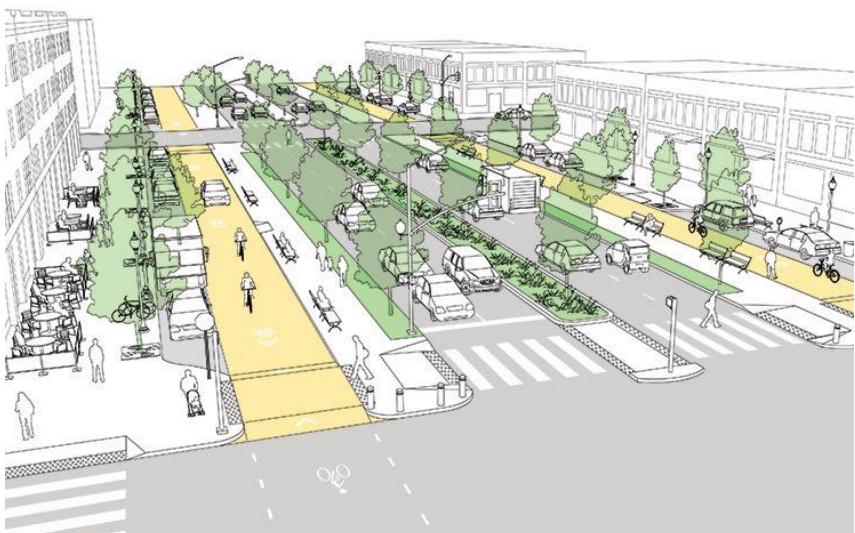


US1 Complete Streets

Opportunity Site

Transportation and Infrastructure

Example Image: NACTO UrbanCincy.



SCHOOLS

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DATE:
06.14.23



S-1

Colonial Palms Plaza

Opportunity Site

Infill Development



BrandsMart Site

Opportunity Site

Infill Development





EXHIBIT C
3D FRANJO EXAMPLE

Disclaimer: All images used are for
illustrative purposes only and are
intended to convey potential
concepts. These are not final
designs.

3D FRANJO EXAMPLE

PALMETTO BAY ECONOMIC DEVELOPMENT
STRATEGIC PLAN (EDSP)

Village of Palmetto Bay, Florida
Prepared By: BusinessFlare®



Land Use and Zoning

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Main Street and Island Downtown Mixed-Use Areas

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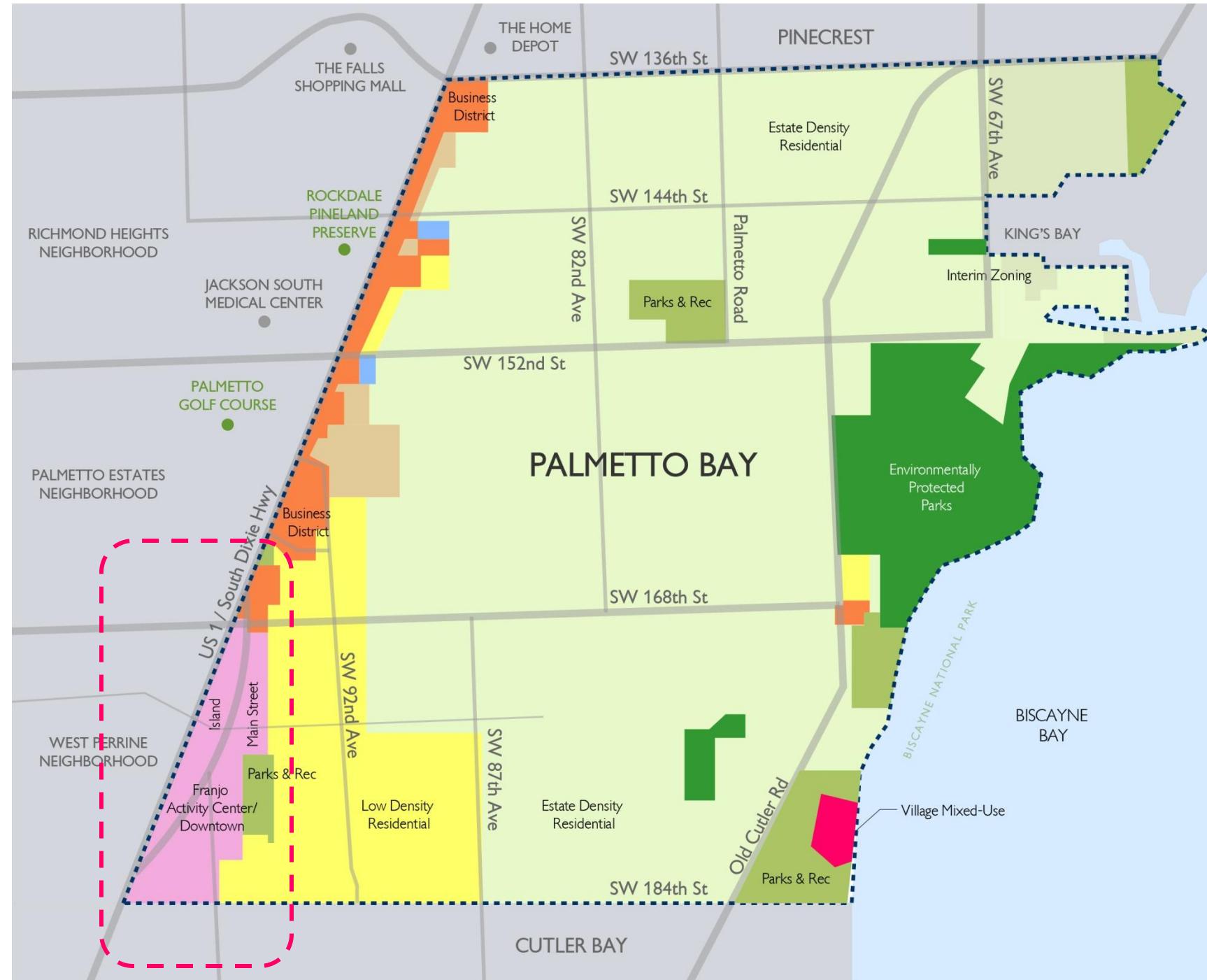
Residential Uses: 2,500 Units (gross?)

Commercial/ Office/ Retail: 1,500,000 Square Feet

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Zoning:

Main Street Sector | Downtown Palmetto Bay Zoning District

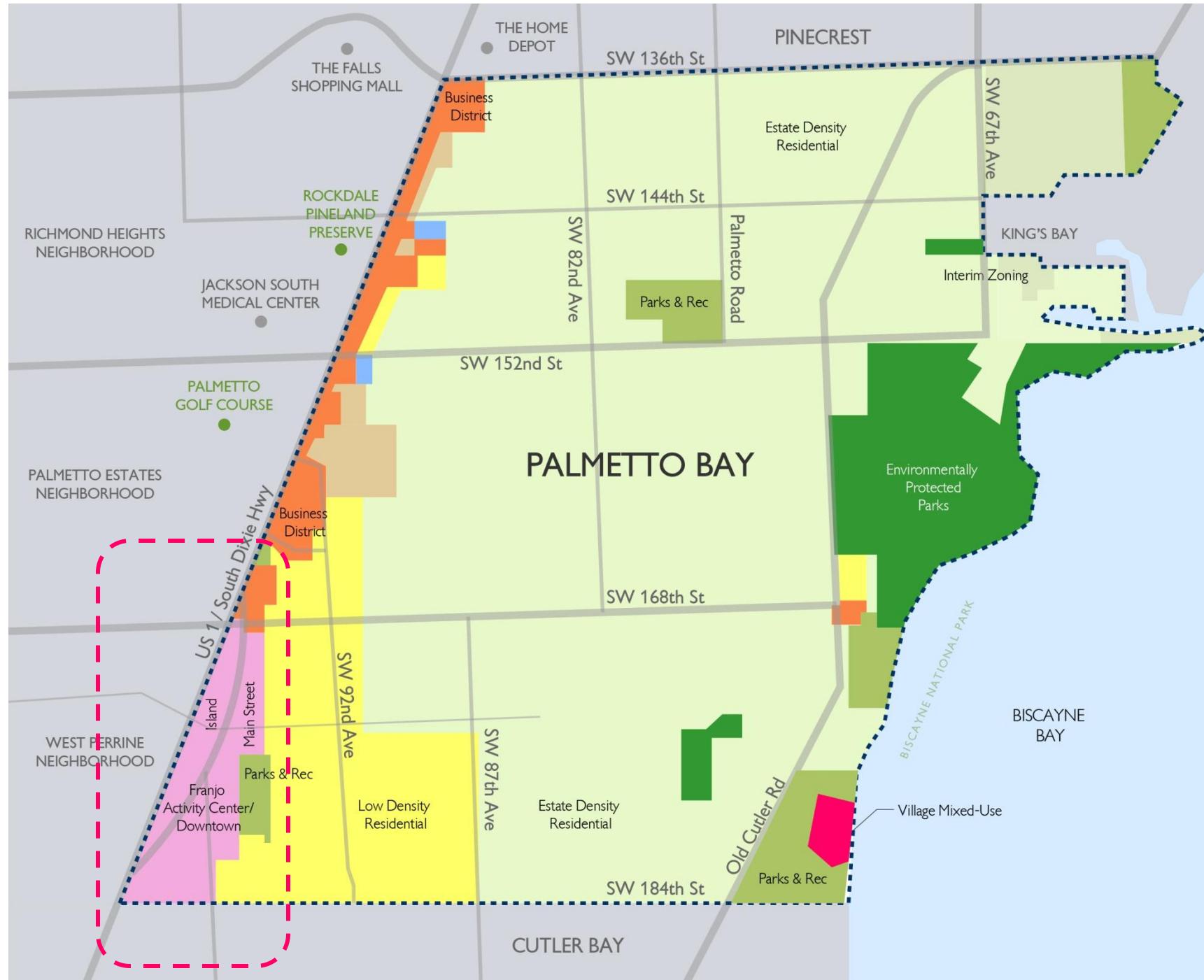


Meeting Comprehensive Plan

Total densities and intensities of development within the **Franjo Activity Center** shall be as follows:

- Residential Land Uses – 5,661 dwelling units, of which 1,246 are to be held in reserve by the Village to be allocated by the Village at the time of site plan approval;
- Commercial/Office/Retail – 1,500,000 square feet, of which 500,000 square feet are held in reserve to be allocated by the Village at the time of site plan approval.
- Urban Open Space/ Recreation Uses with a level of service within the FAC of .25 acres per 1,000 residents within the FAC.
- Community facilities will continue to be permitted with the FAC designation.
- Industrial uses and those uses which are determined to be detrimental to the goals of the FAC Master Plan are prohibited.

The Village may use innovative land development regulations such as transit and pedestrian-oriented development, transfer development rights, development bonuses and minimum land use densities/intensities to ensure an appropriate land use pattern for the Franjo Activity Center. These regulations shall encourage the integration of transportation and transit systems with land use in order to promote effective multi-modal transportation



LAND USE AND ZONING

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DATE:
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LUZ-1

Opportunity Zone Incentive

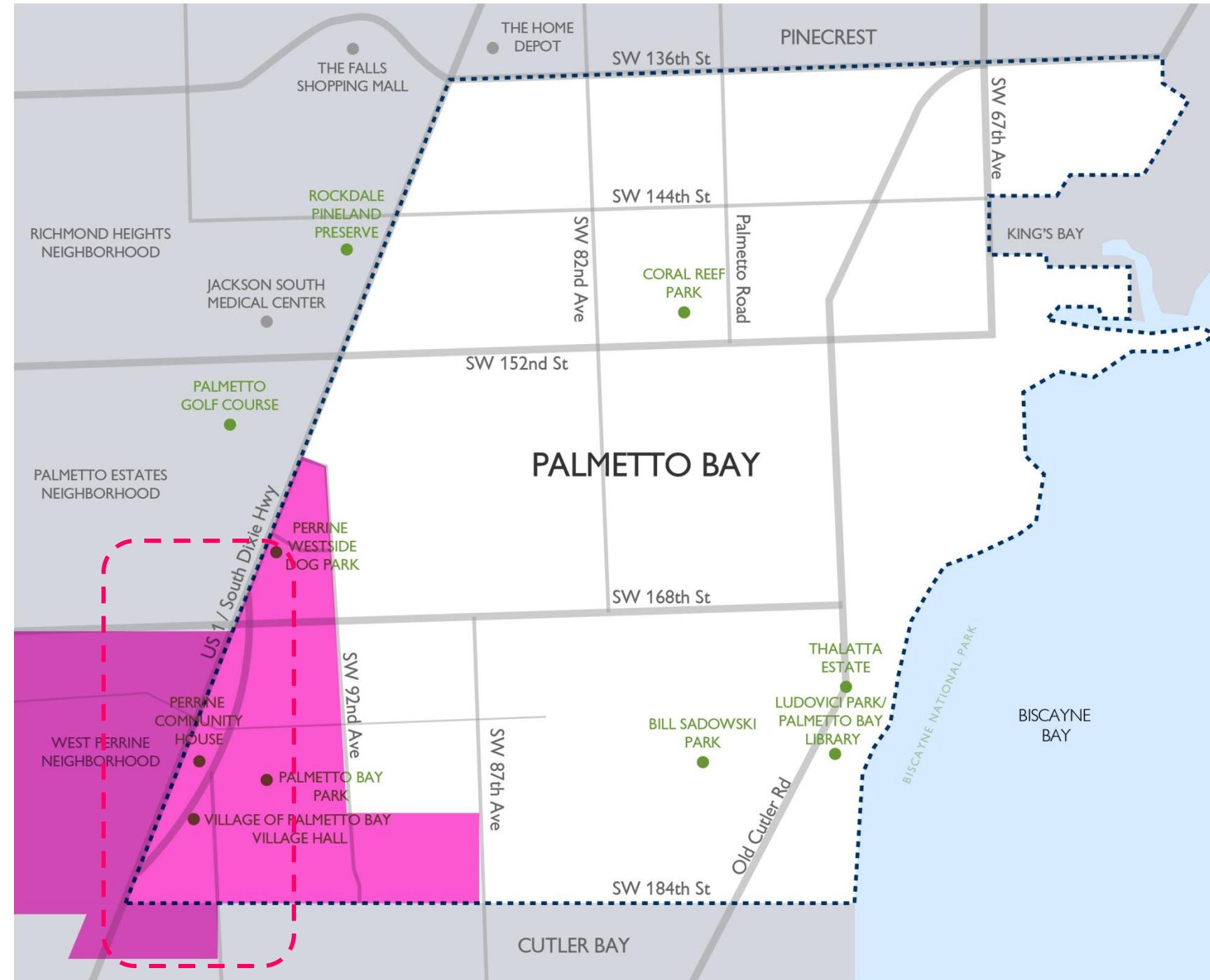
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Opportunity Zone ID12086008208



OPPORTUNITY ZONE (HUD)

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OZ-1

Franjo Road (Main Street)

Opportunity Site

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271 Units

5-Stories

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120 Apartments

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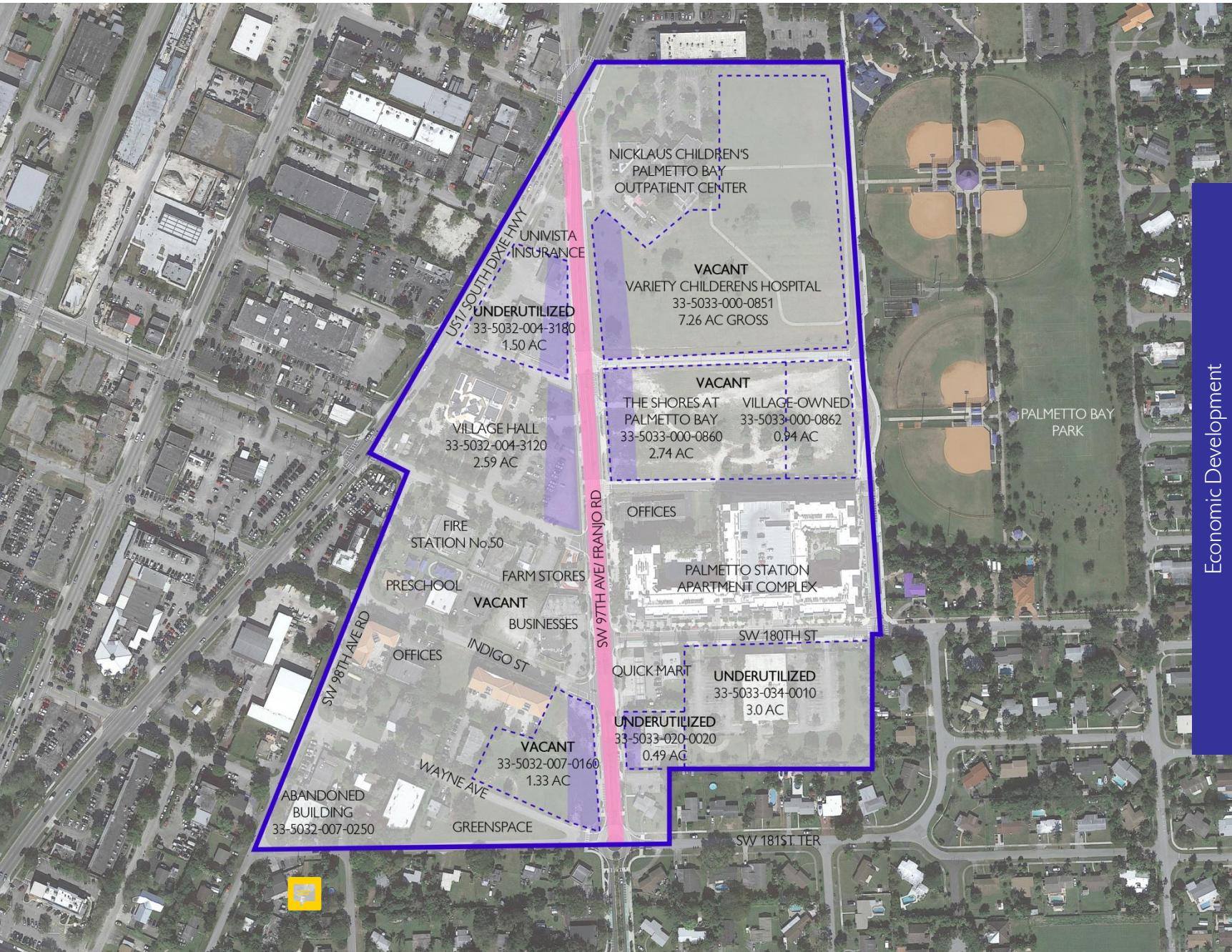
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Redevelopment



South Motors Triangle

Opportunity Site

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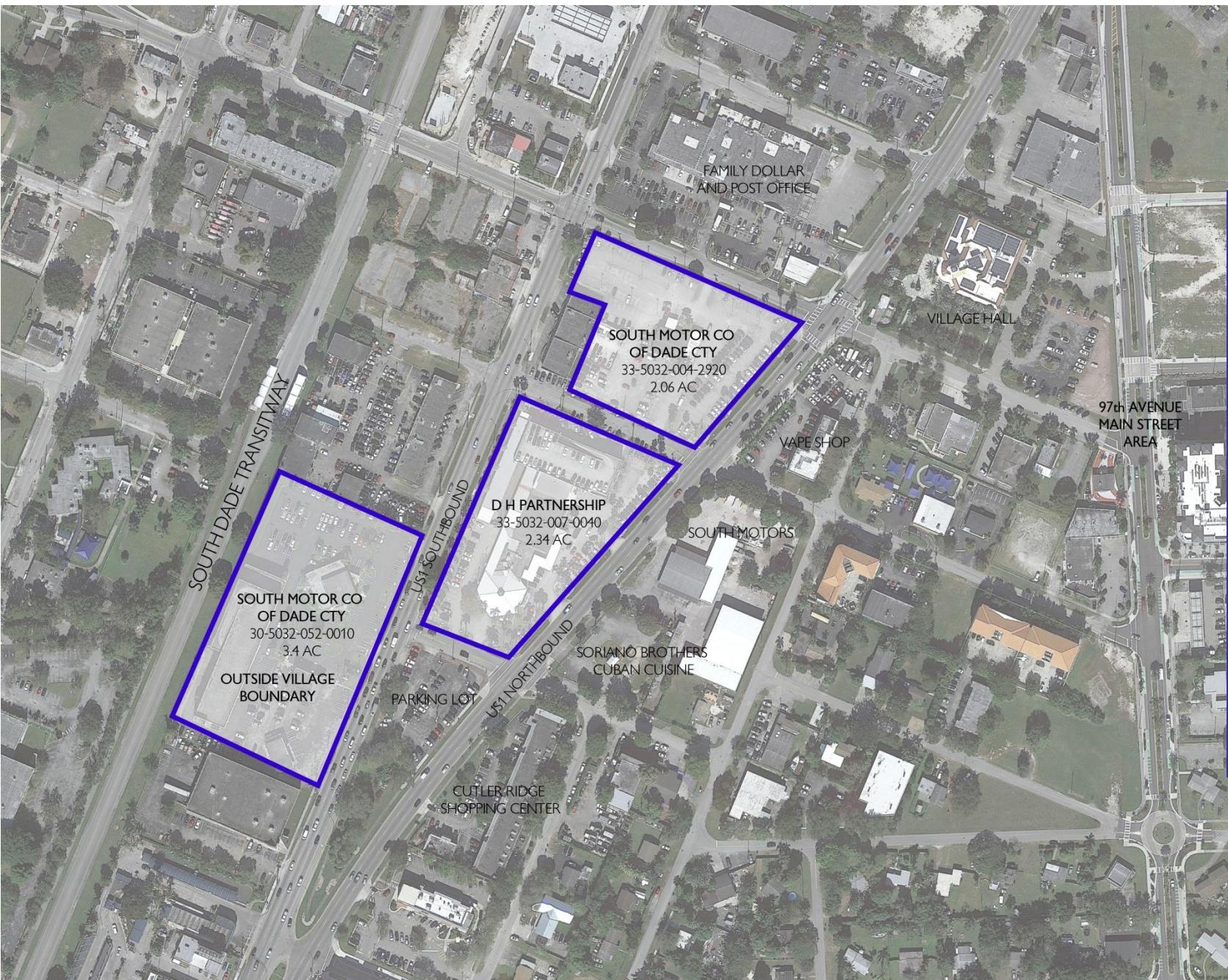
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TOTAL	7.8 Acres Gross

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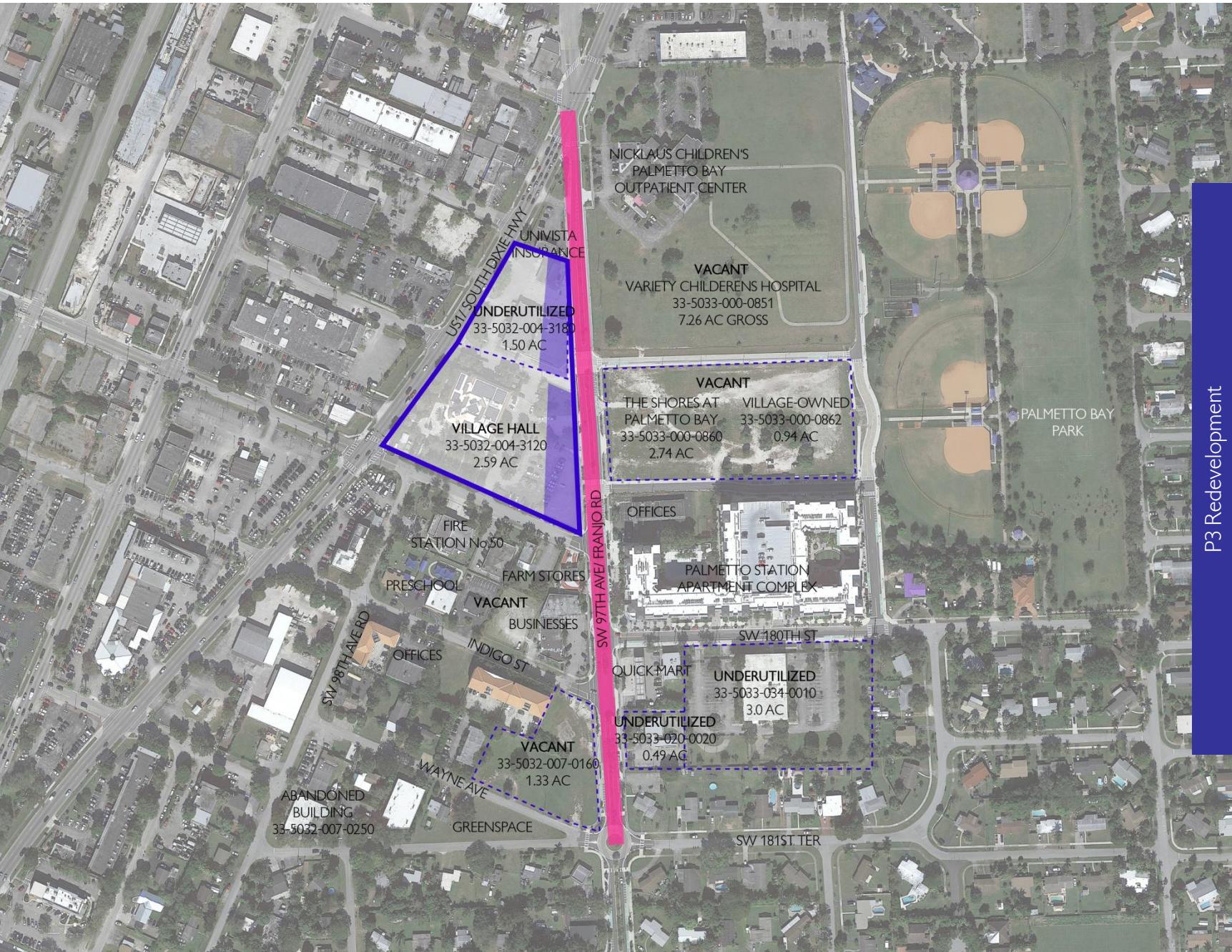
P3 Opportunities



Civic Center

Opportunity Site

P3 Opportunities



3D Feasibility
Model Scenario Series
For Economic Development

Summary of Potential Economic Development

6

Economic Development
Strategic Projects

1,553

Residential Units
Out of 5,661 Allowed

105K

Plus Commercial Square
Footage

75K

Plus Office Square Footage

45K

Plus Open Space/ Square
Footage

The Shores
Mixed-Use Development

- 270 Units
- 5-Stories
- Parking Garage
- 15,000 SF Ground Floor
Commercial Along 97th Avenue/
Franjo Road
- Folio: 3350330000860

“Village Center”
Part 1: New Village Hall

- 40-50K SF
- 2-3-Stories
- P3 Parking Garage

Part 2: Mixed-Use Development

- 288 Units
- 5-Stories
- Parking Garage
- 20,000 SF Ground Floor
Commercial Along 97th Avenue/
Franjo Road

Parcels:

- Folio: 3350320043120
- Folio: 3350320043180
- Folio: 3350320043200

“Palmetto Square” (Qualcon Site)
“Missing Middle” Development
Transition to Single Family

- 30 Townhome Units
- 2-3-Stories
- Open Spaces/ Square
- Folio: 3350330340010

Adjacent Property (3350330200020)

- 9,800 SF Ground Floor Commercial
Along 97th Avenue/ Franjo Road

“The Franjo”
Part 1: Mixed-Use Development

- 270 Units
- 5-Stories
- Parking Garage
- 15,000 SF Ground Floor
Commercial Along 97th Avenue/
Franjo Road
- Folio: 3350330000851

Part 2: Townhomes

- 30 Units
- 2-3-Stories
- Open Spaces
- Folio: 3350330000840

“Indigo at Palmetto”
Mixed-Use Development

- 70 Units
- 4-Stories
- Parking Garage
- 15,000 SF Ground Floor
Commercial Along 97th Avenue/
Franjo Road
- Folio: 3350320070160

“The Wayne”
Part 1: Mixed-Use Development

- 392 Units
- 8-Stories
- Parking Garage
- 15,000 SF Ground Floor
Commercial Along Wayne Ave
- “Gateway” Style (Flat Iron Building
Reference)

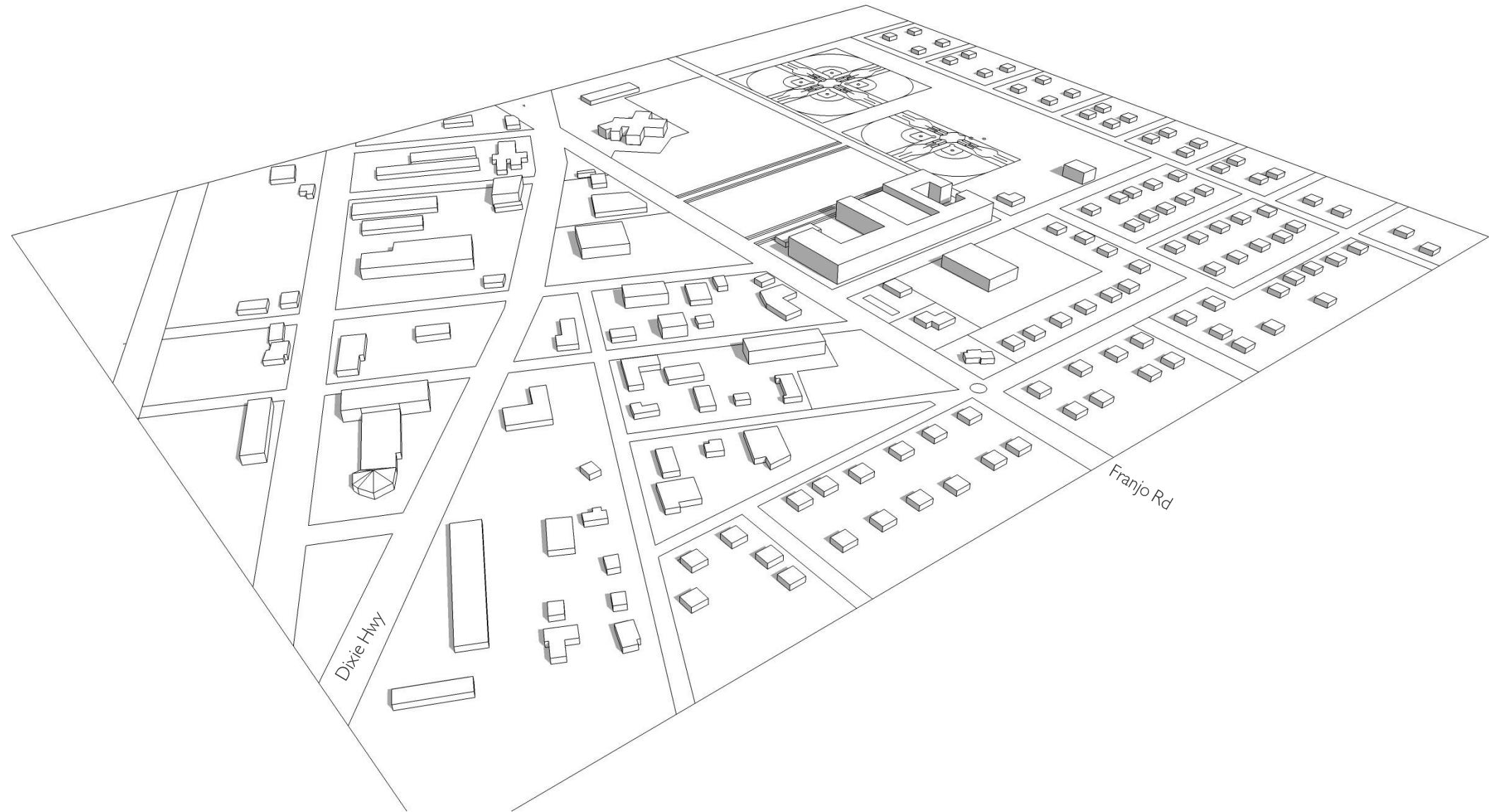
Part 2: Mixed-Use Development

- 203 Units
- 8-Stories
- Parking Garage
- 15,000 SF Ground Floor
Commercial Along Hibiscus St

Parcels:

- Folio: 3350320070040
- Folio: 3350320042920
- Folio: 3350320042840

Existing Conditions



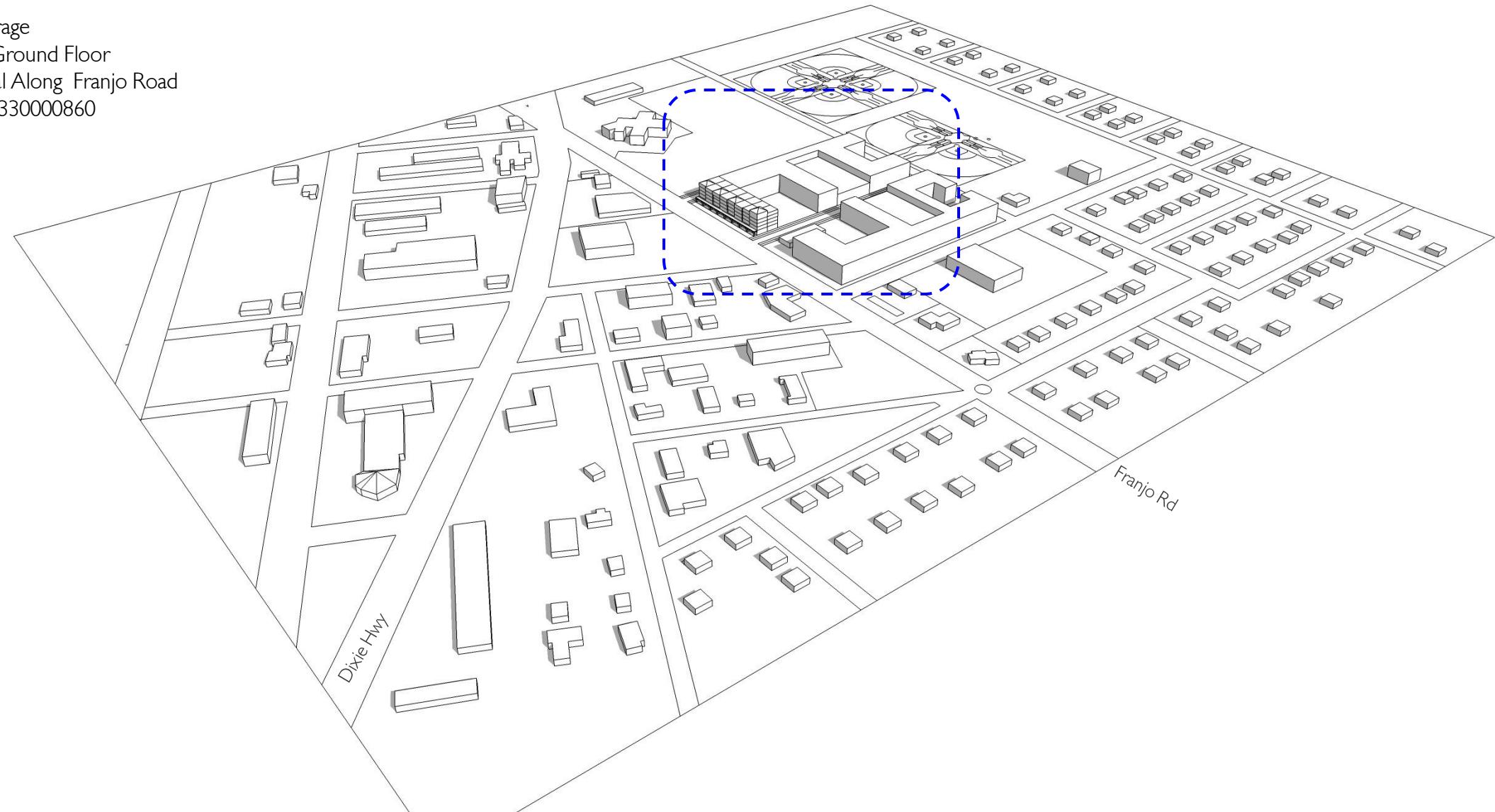
The Shores

Mixed-Use Development

- 270 Units
- 5-Stories
- Parking Garage
- 15,000 SF Ground Floor Commercial Along Franjo Road
- Folio: 3350330000860

Note: Potential to consolidate site with village-owned parcel facing park.

General Location:
97th Ave and Guava St



"Palmetto Square" (Qualcon Site)

"Missing Middle" Development

Transition to Single Family

- 30 Townhome Units

- 2-3-Stories

- Open Spaces/ Square

- Folio: 3350330340010

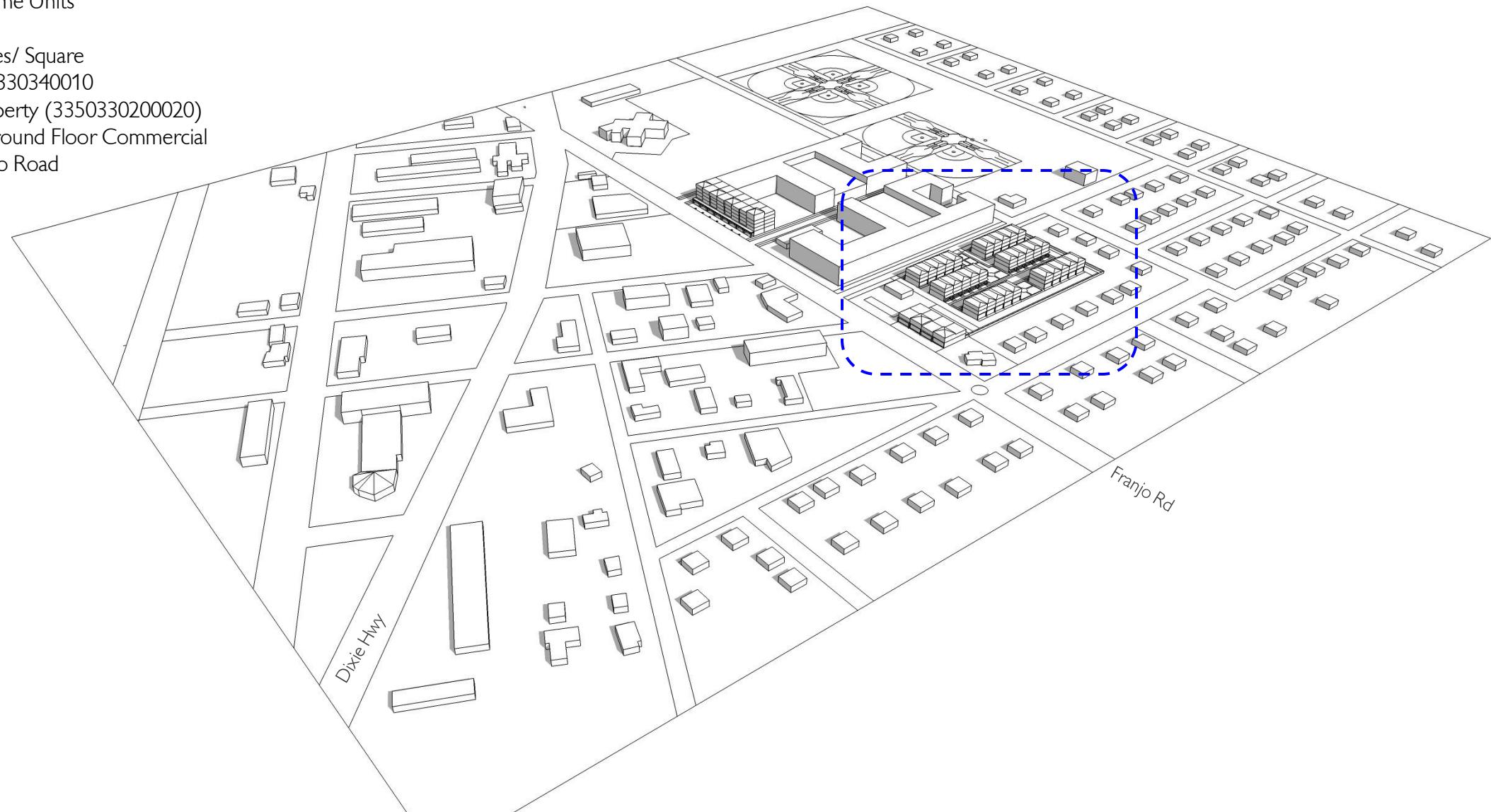
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- 9,800 SF Ground Floor Commercial

Along Franjo Road

Note: Potential to consolidate site.

General Location:
97th Ave and SW 180th St



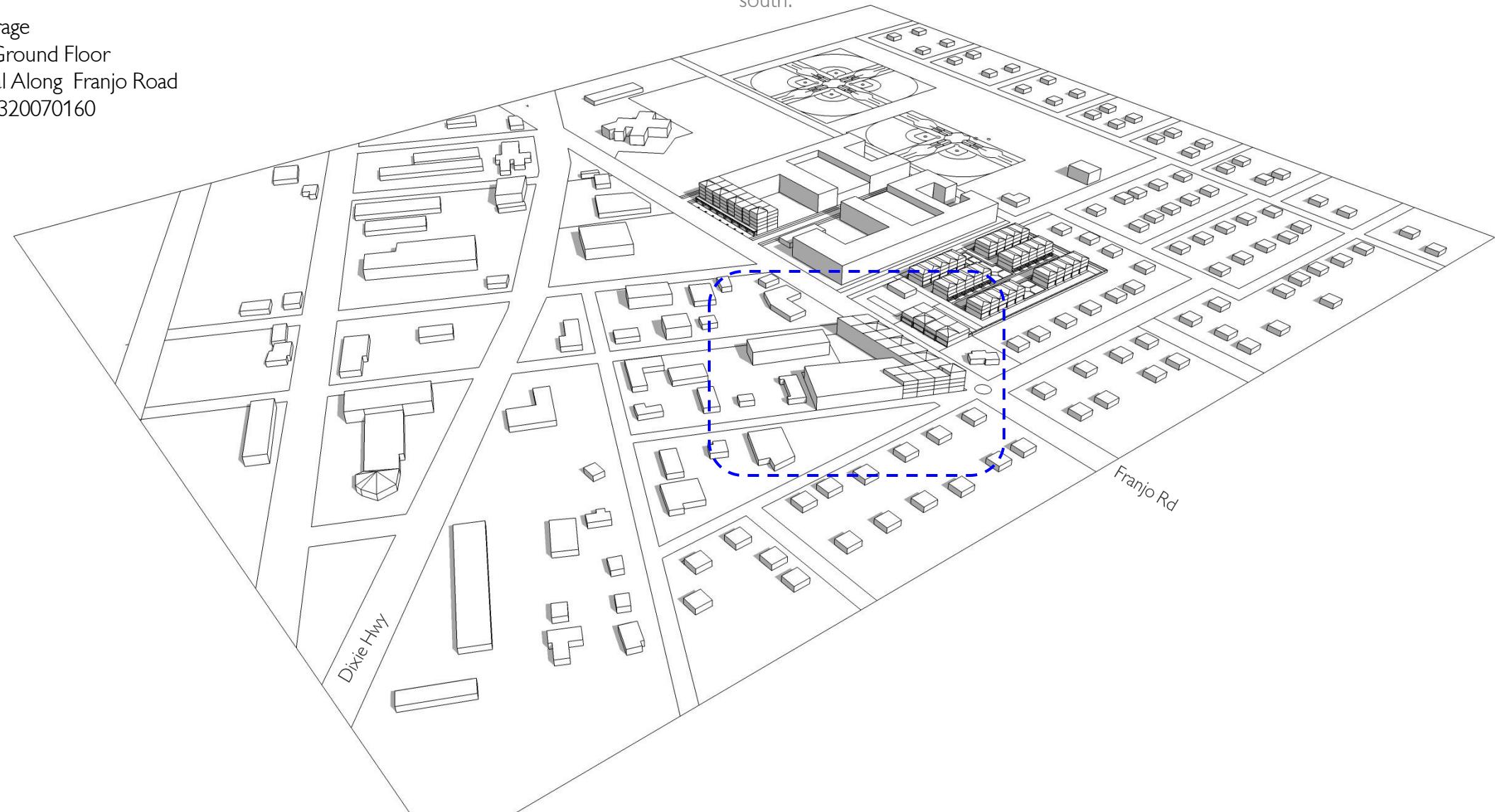
"Indigo at Palmetto"

Mixed-Use Development

- 70 Units
- 4-Stories
- Parking Garage
- 15,000 SF Ground Floor
- Commercial Along Franjo Road
- Folio: 3350320070160

Note: Potential development to serve as a "gateway" as you approach downtown from the south.

General Location:
97th Ave and Indigo St



“The Franjo”

Part 1: Mixed-Use Development

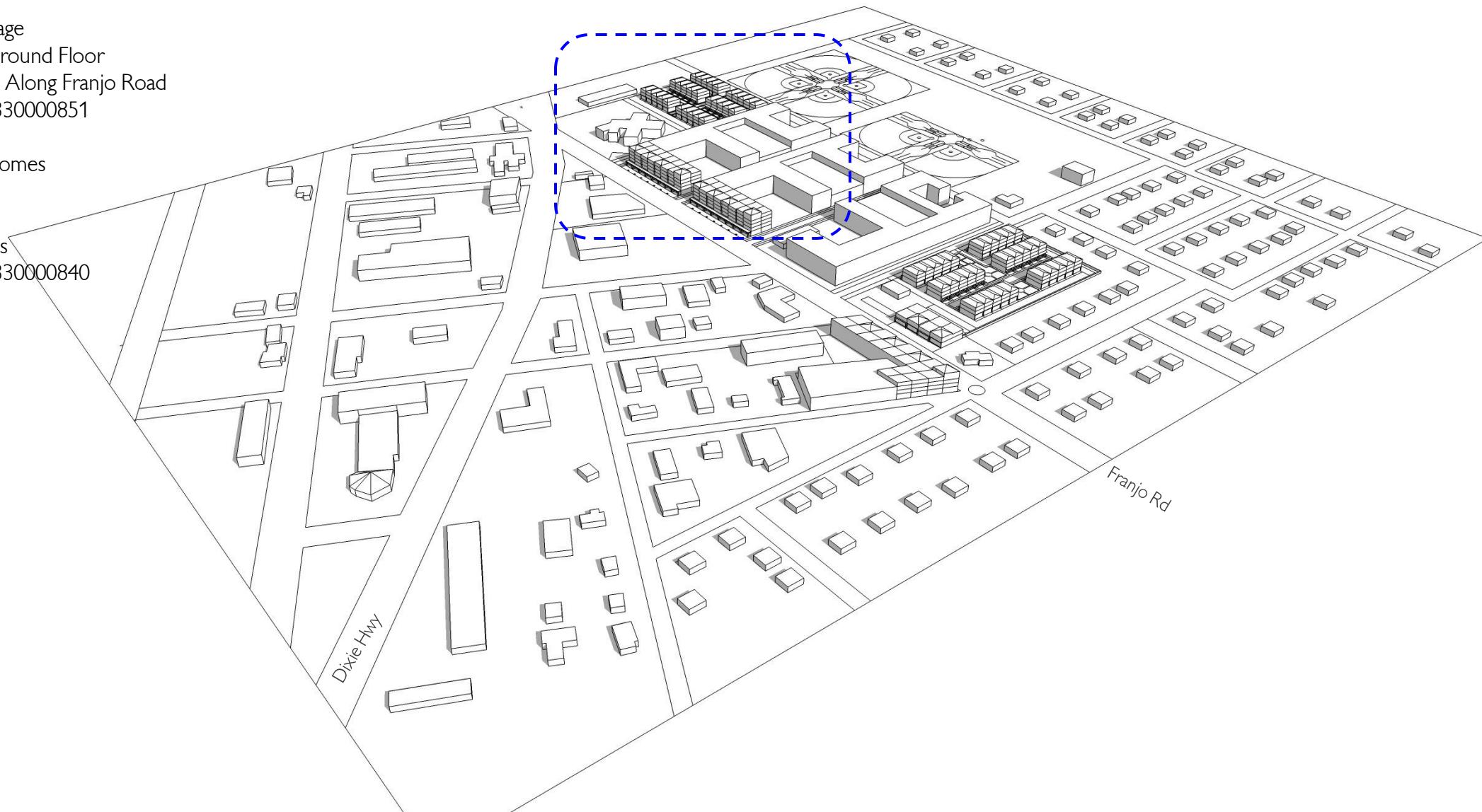
- 270 Units
- 5-Stories
- Parking Garage
- 15,000 SF Ground Floor Commercial Along Franjo Road
- Folio: 3350330000851

Part 2: Townhomes

- 30 Units
- 2-3-Stories
- Open Spaces
- Folio: 3350330000840

Note: Maintain and improve children's hospital.

General Location:
97th Ave and US1/ South Dixie Hwy



“Village Center”

Keeping Existing Village Hall Building

Part 2: P3 Mixed-Use Development

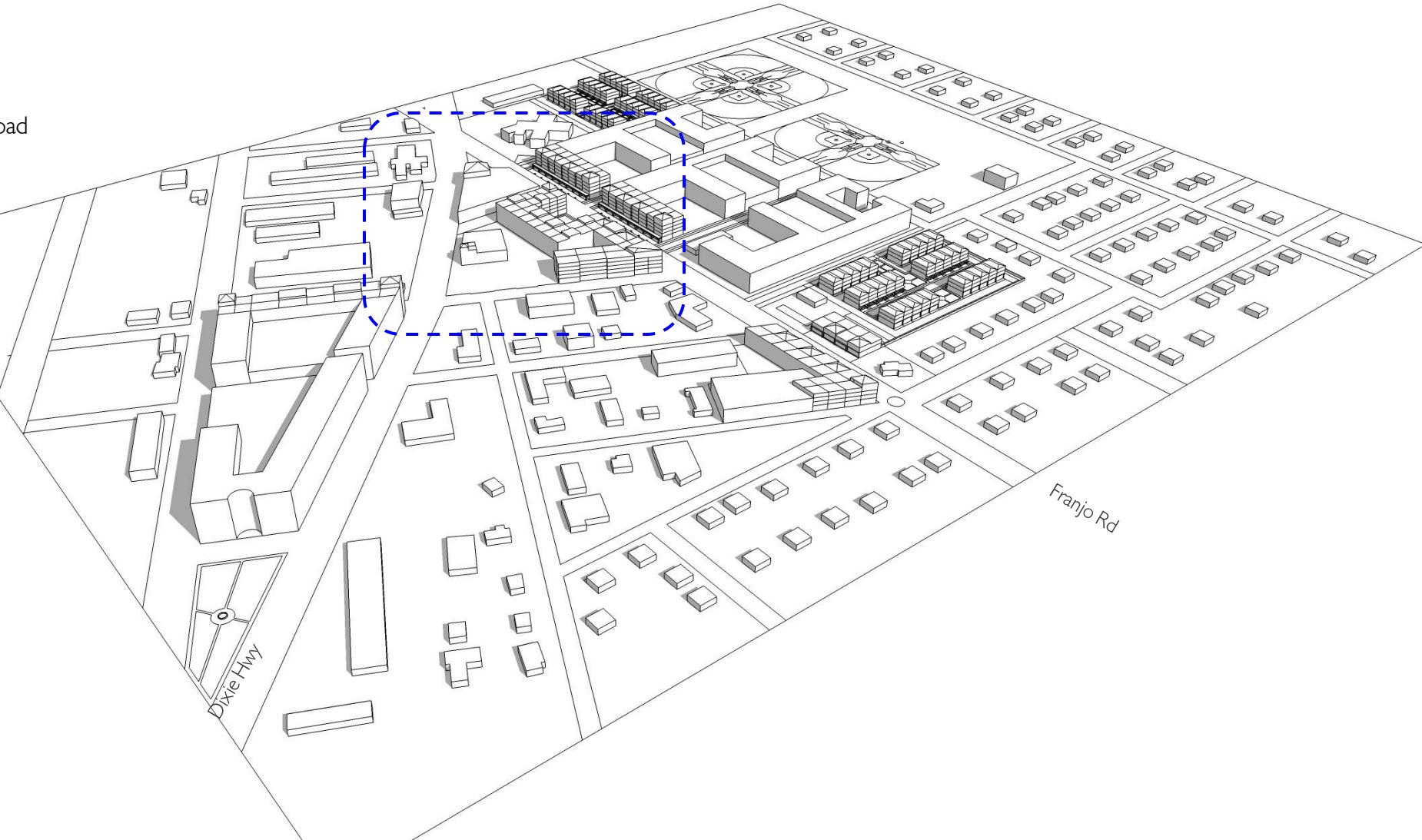
- 170 Units
- 5-Stories
- Parking Garage
- 20,000 SF Ground Floor Commercial Along Franjo Road

Parcels:

- Folio: 3350320043120
- Folio: 3350320043180
- Folio: 3350320043200

Note: Potential to consolidate site with village-owned parcel along 97th.

General Location:
97th Ave and Hibiscus St



"Village Center"

Part 1: New Village Hall

- 40-50K SF
- 2-3-Stories
- P3 Parking Garage

Part 2: Mixed-Use Development

- 288 Units
- 5-Stories
- Parking Garage
- 20,000 SF Ground Floor

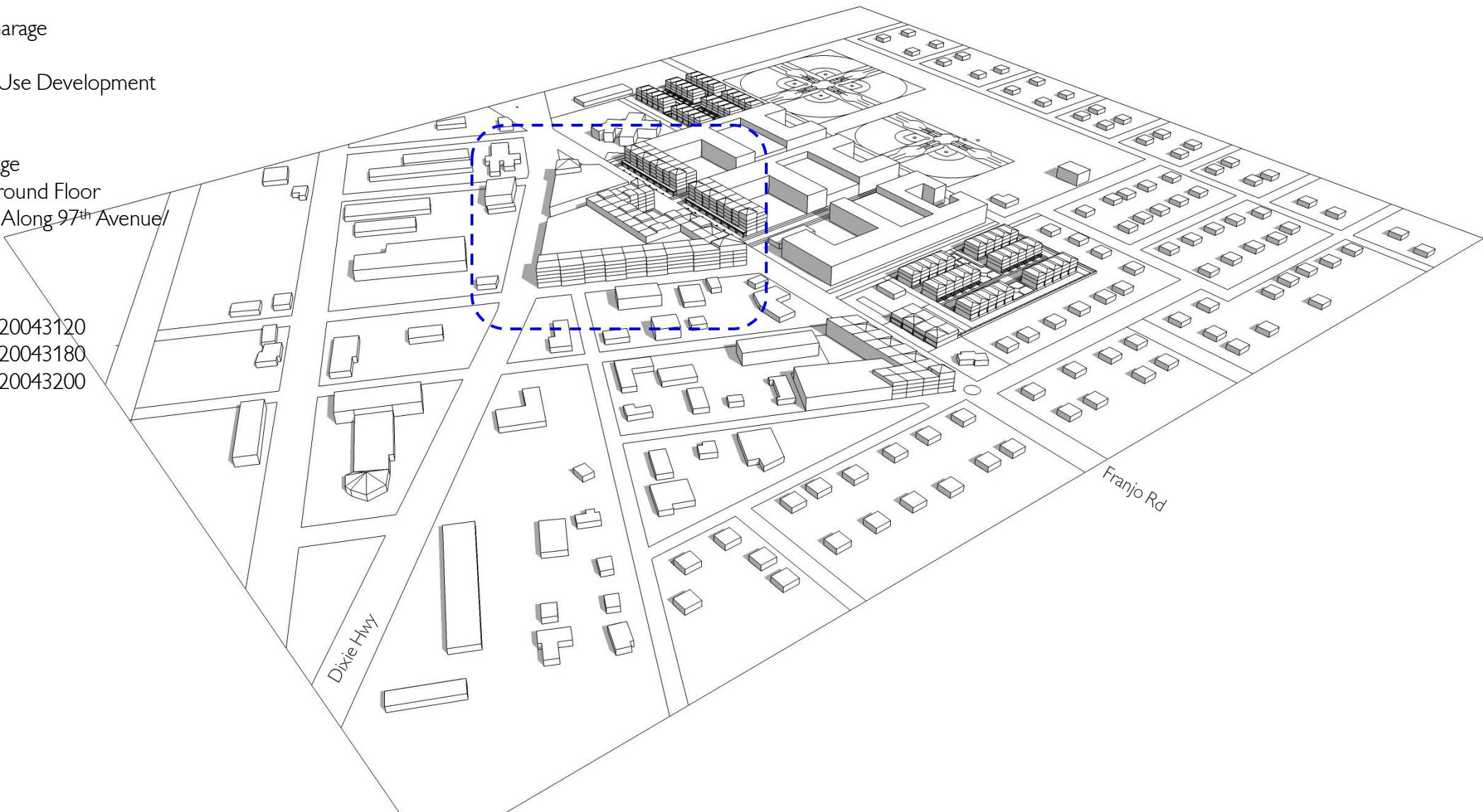
Commercial Along 97th Avenue/
Franjo Road

Parcels:

- Folio: 3350320043120
- Folio: 3350320043180
- Folio: 3350320043200

Note: Potential to consolidate site
with village-owned parcel along 97th.

General Location:
97th Ave and Hibiscus St



"The Wayne"

South Motors Site(s)

Part 1: P3 Mixed-Use Development

- 392 Units
- 8-Stories
- Parking Garage
- 15,000 SF Ground Floor Commercial Along Wayne Ave
- "Gateway" Style (Flat Iron Building Reference)
- Include innovative vertical car dealership component**

Part 2: P3 Mixed-Use Development

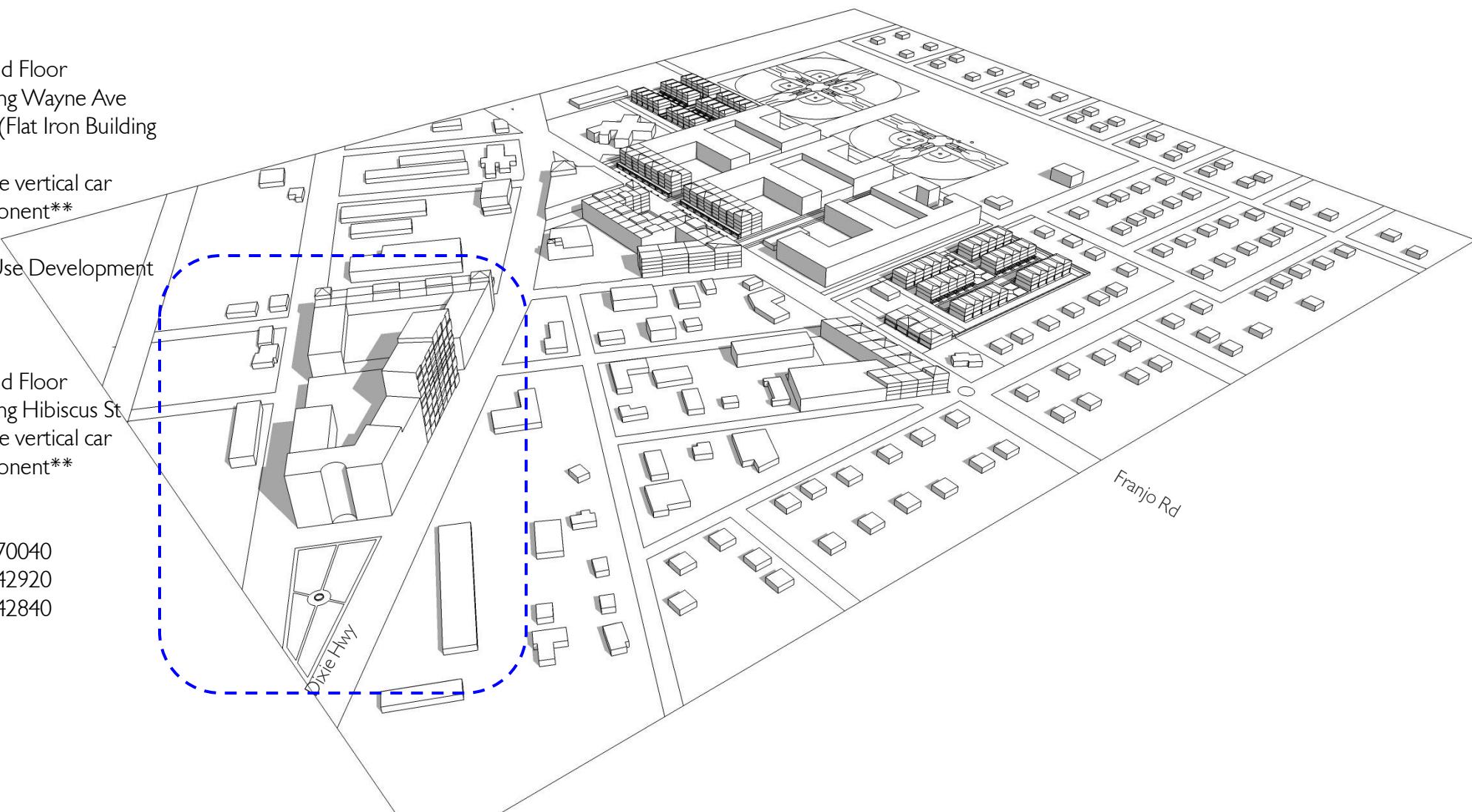
- 203 Units
- 8-Stories
- Parking Garage
- 15,000 SF Ground Floor Commercial Along Hibiscus St
- Include innovative vertical car dealership component**

Parcels:

- Folio: 3350320070040
- Folio: 3350320042920
- Folio: 3350320042840

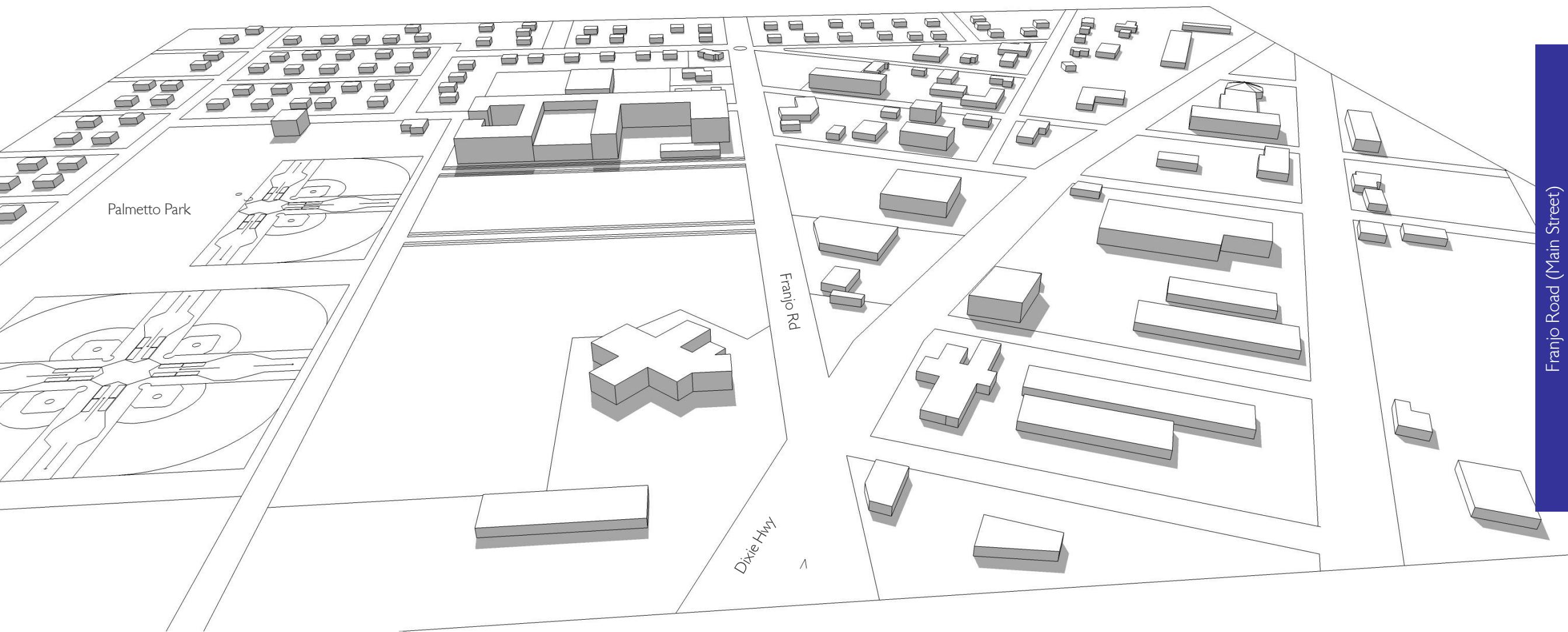
Note: Potential to consolidate site.

General Location:
US1/ South Dixie Hwy and Wayne Avenue, Indigo St, and Hibiscus St

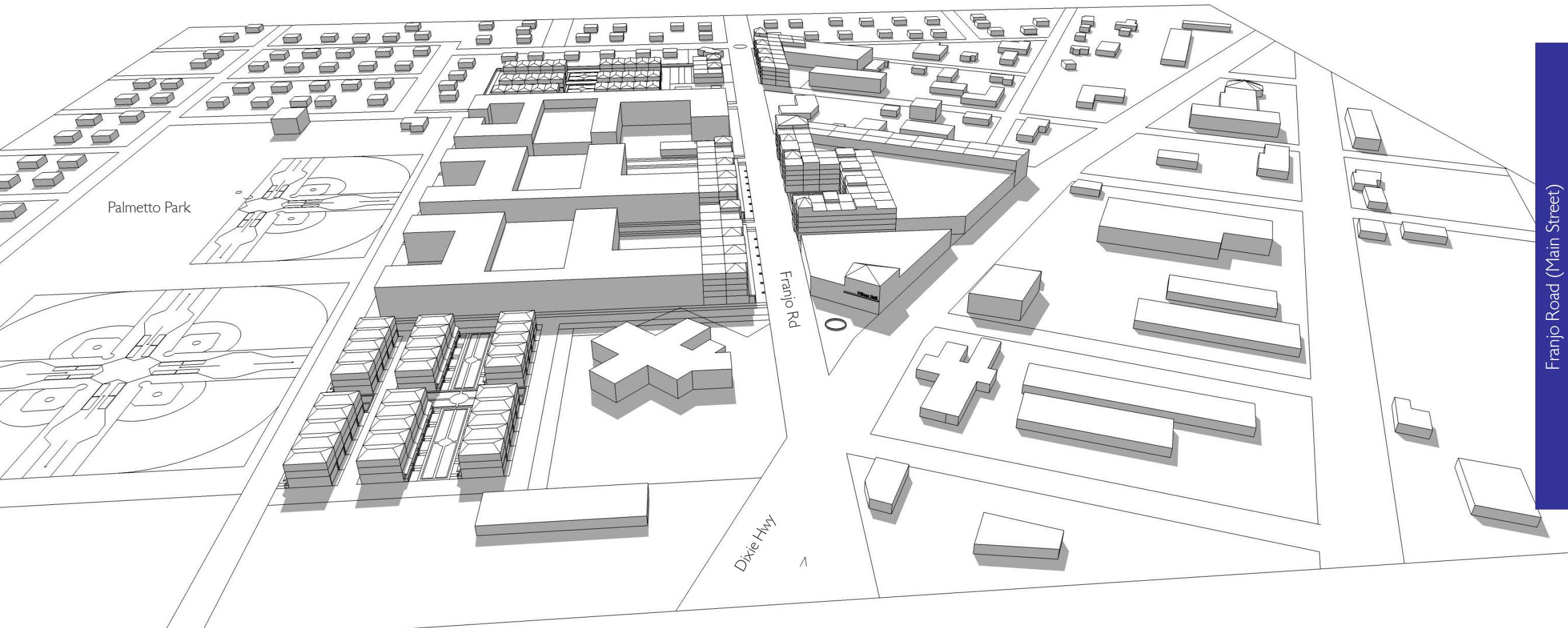


3D Feasibility
Other Views

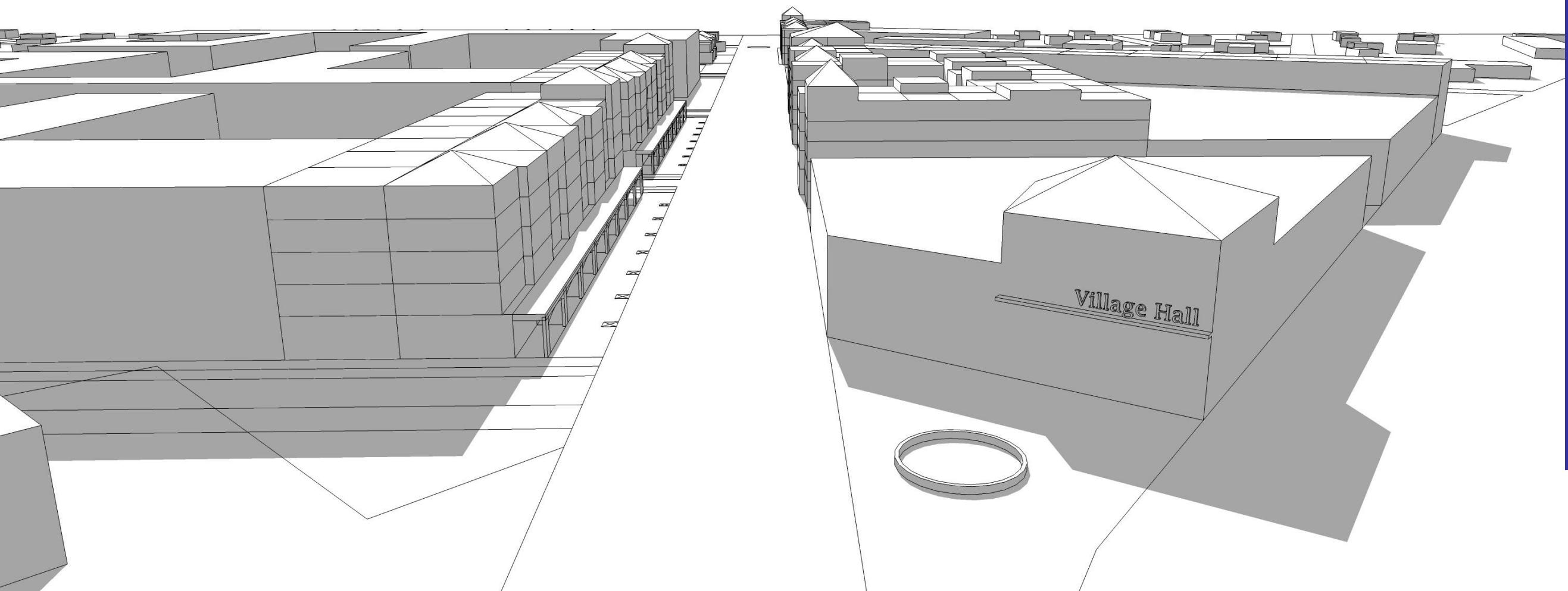
Existing Conditions



Potential Franjo Road (Main Street)

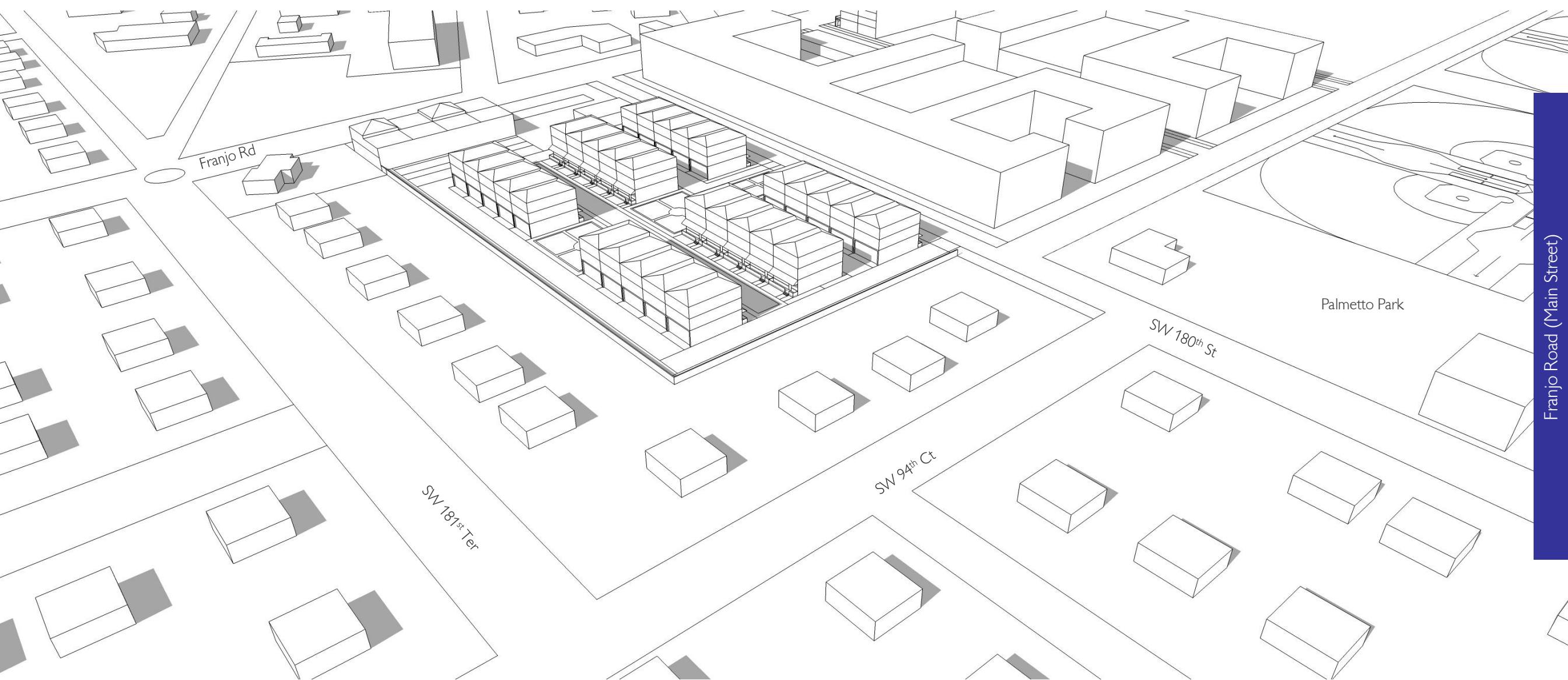


Potential New Village Hall
"Gateway"

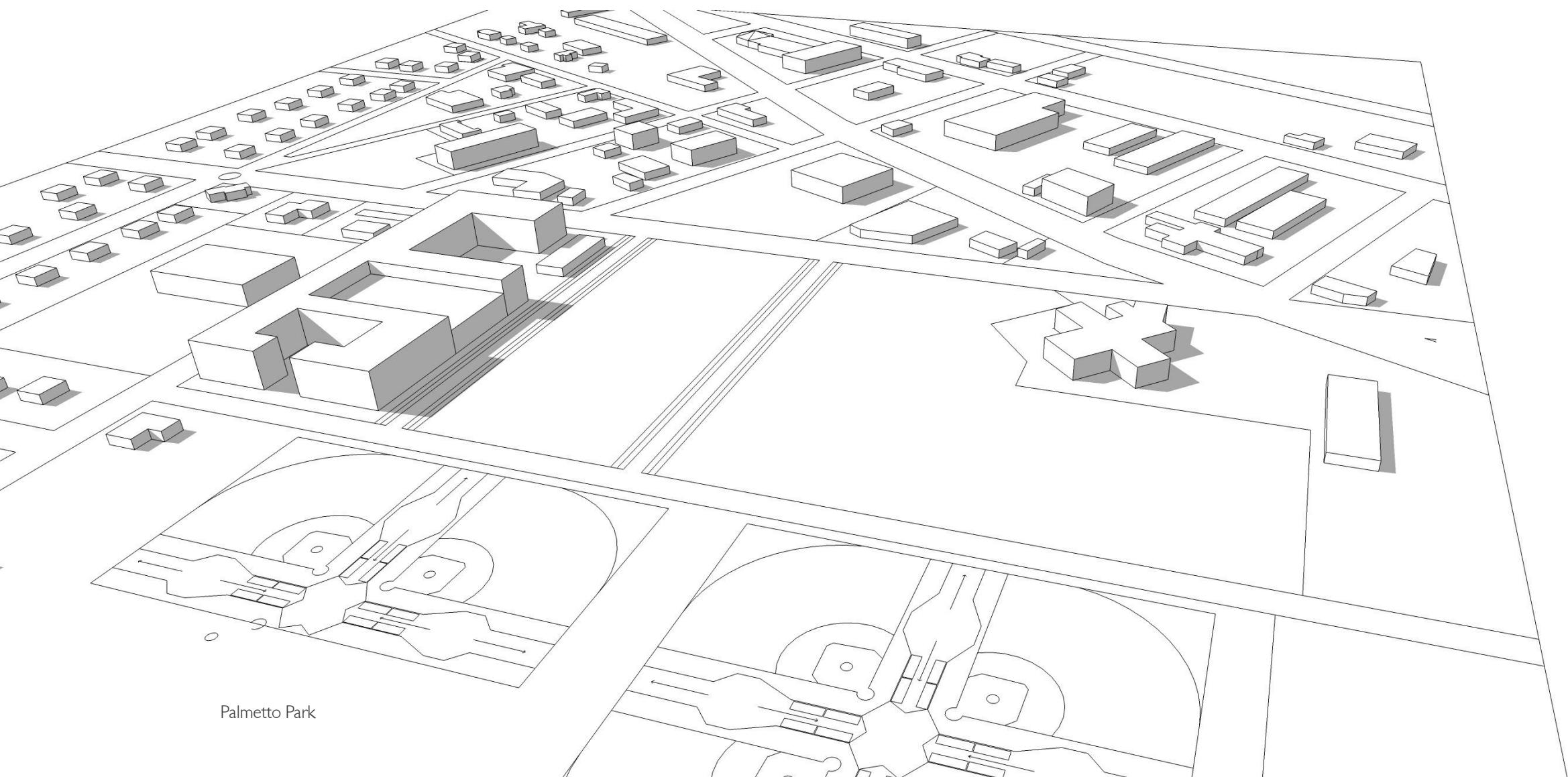


Franjo Road (Main Street)

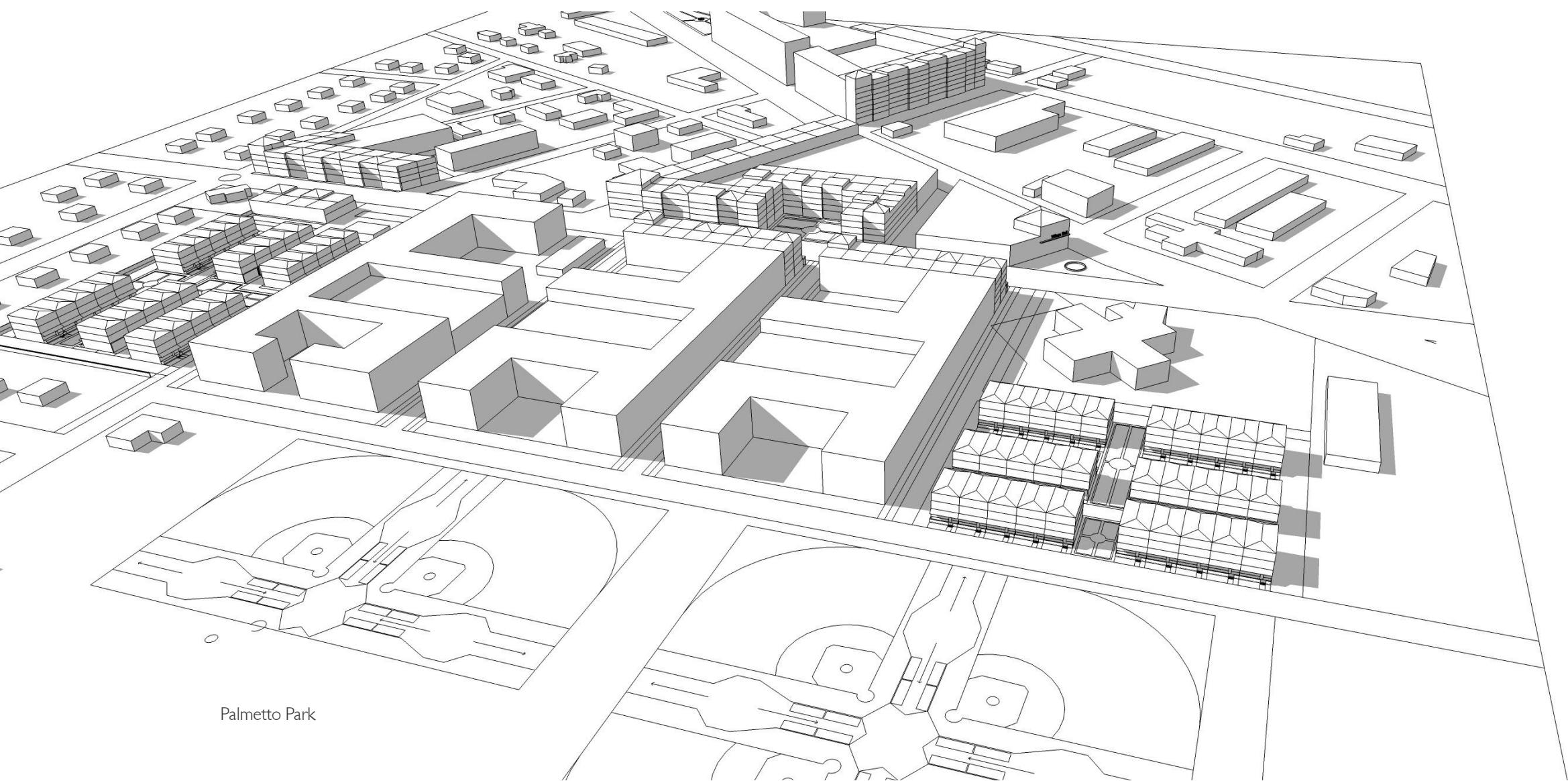
“Palmetto Square”
Transition to Single Family



Existing Conditions
By Palmetto Park

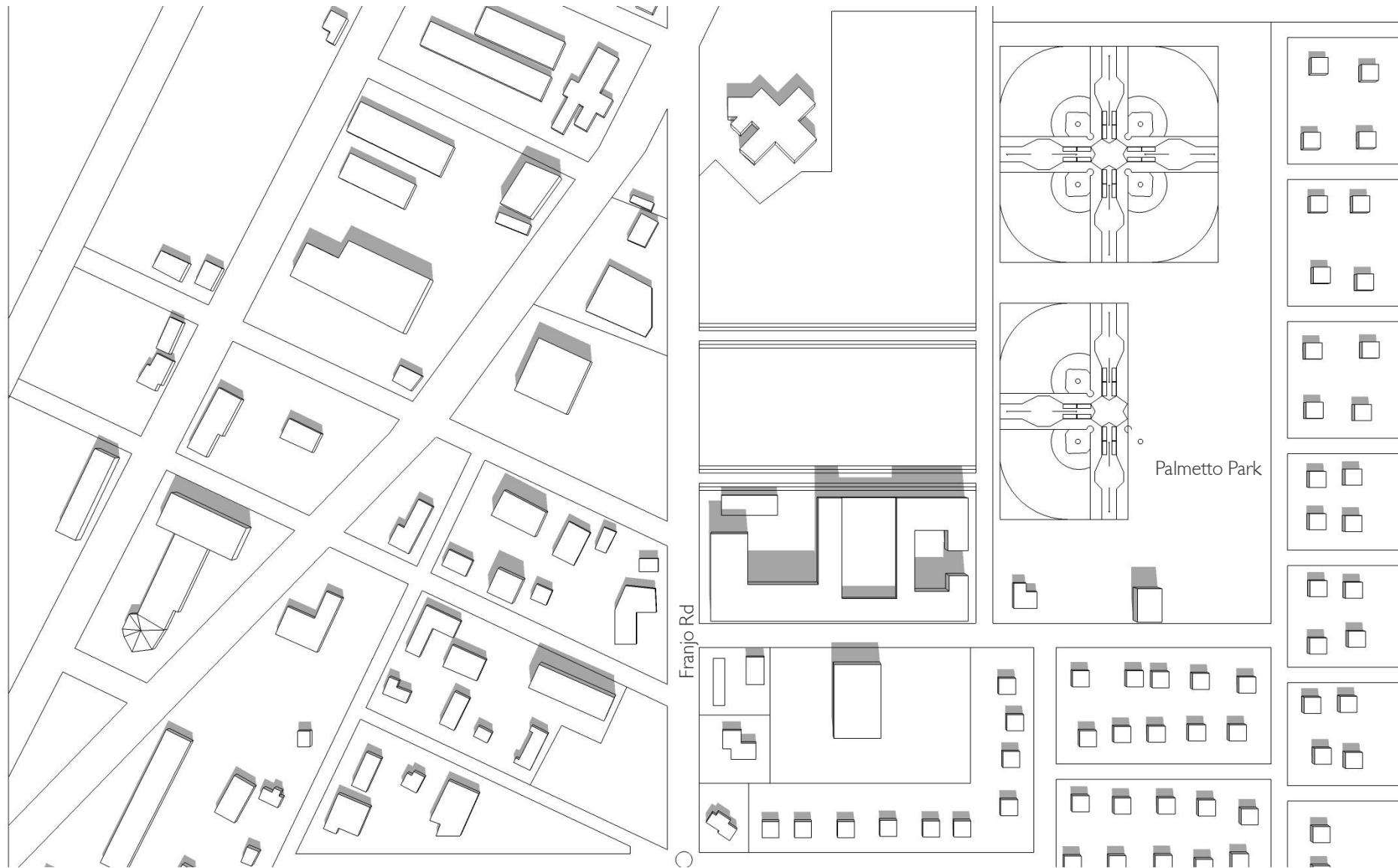


Potential Conditions
By Palmetto Park

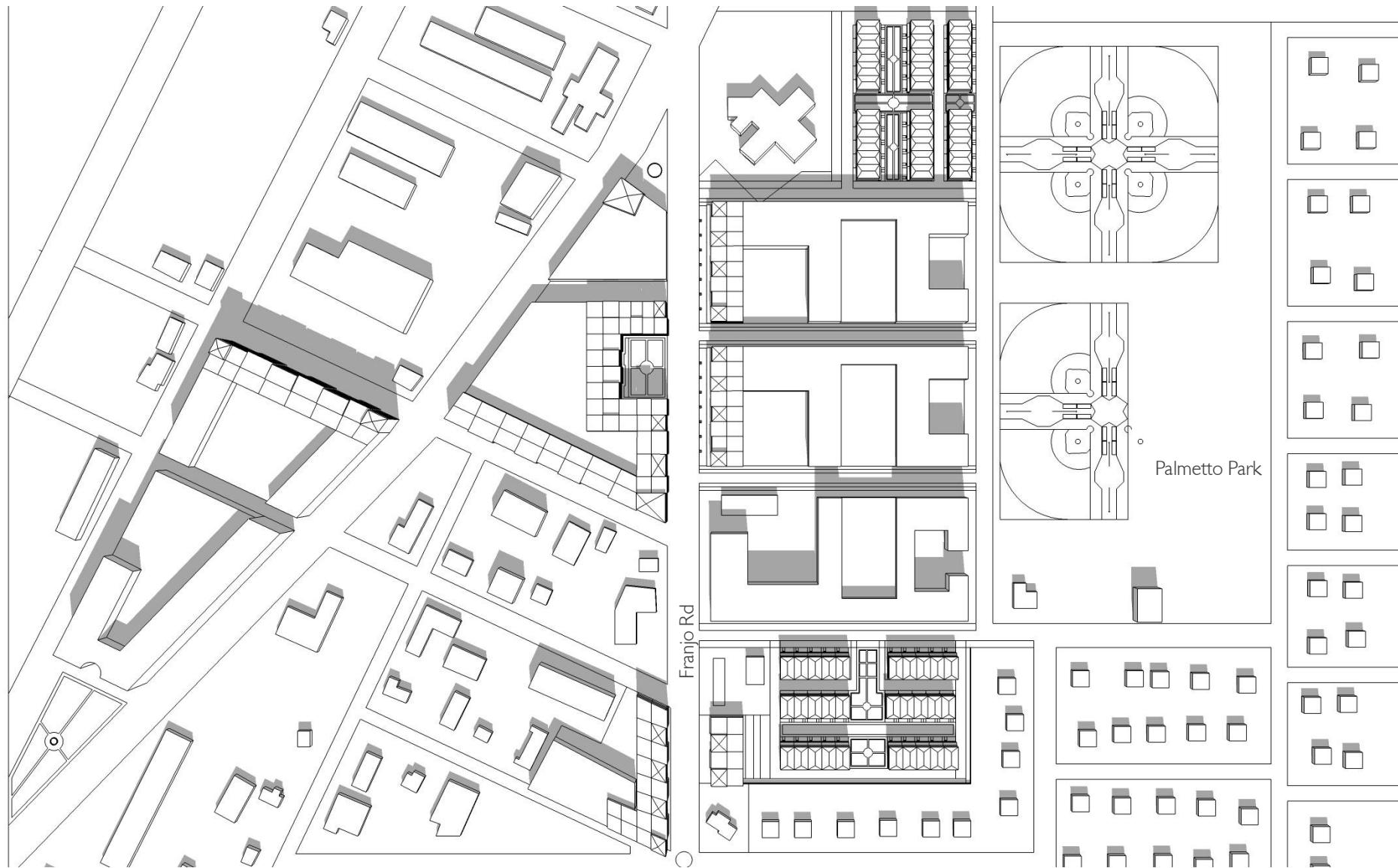


Palmetto Park

Existing Conditions



Potential Development
Fitment Feasibility



Potential Development

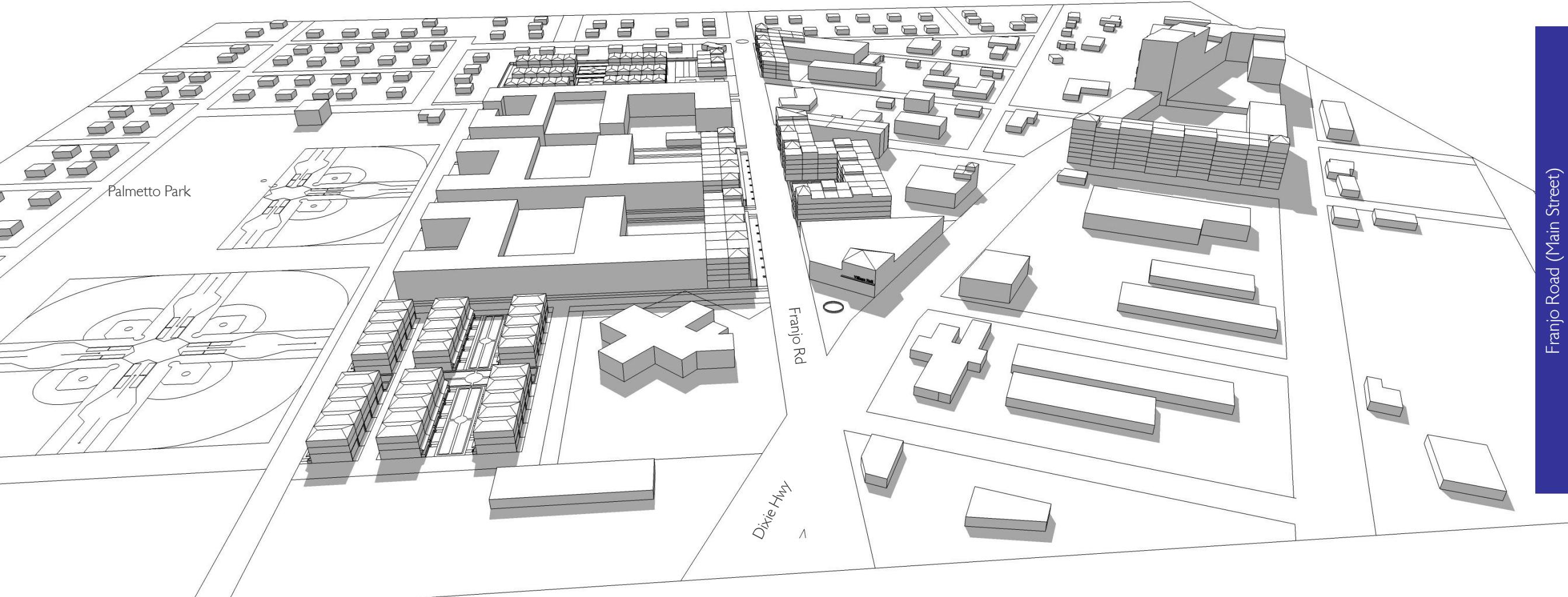




EXHIBIT D
3D “LITTLE VILLAGE” EXAMPLE

Disclaimer: All images used are for illustrative purposes only and are intended to convey potential concepts. These are not final designs.

3D “LITTLE VILLAGE” EXAMPLE

PALMETTO BAY ECONOMIC DEVELOPMENT
STRATEGIC PLAN (EDSP)

Village of Palmetto Bay, Florida

Prepared By: BusinessFlare®

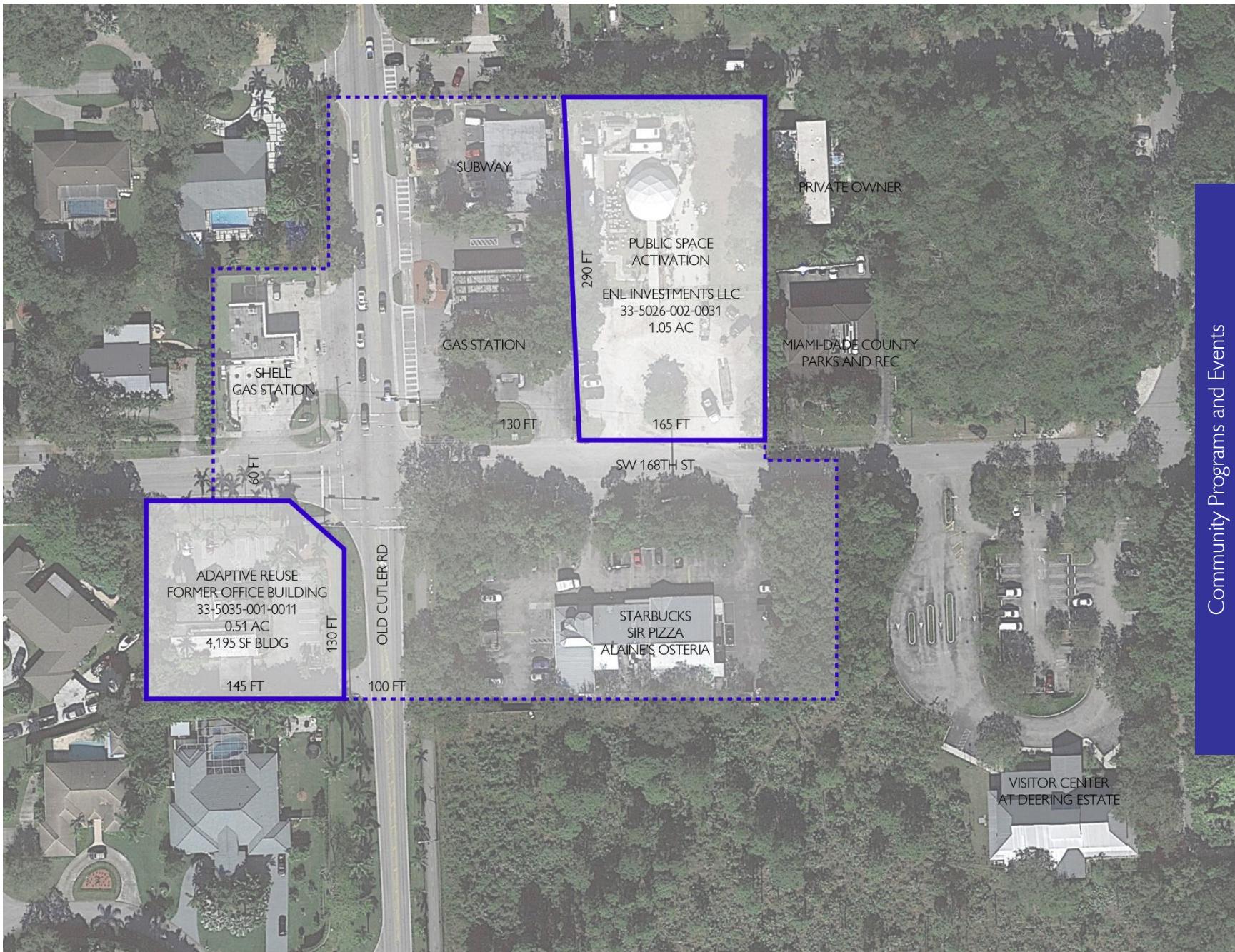


Little Village at 168th and Old Cutler

Opportunity Site

B2 | Business Zoning District

Example Image: Sebastian, Florida, The Village Tavern



Little Village at 168th and Old Cutler

Example: Lazy Way, Key West, FL



3D Feasibility
Model Scenario Series
For Economic Development

Summary of Potential Economic Development

3

Economic Development
Strategic Projects

17.2K

Plus Commercial Square
Footage

5-10K

Plus Open Space/ Yard
Square Footage

175FT

Outdoor Pedestrian
Promenade

“Little Village”

Public Activation Space

Part 1

- 14 Tenant Spaces
- 8,750 SF of Commercial
- 1-Story
- Temporarily and/or Semi-Permanent Structures
- 60 Parking Spaces

Part 2

- “Palmetto Yard”
- Container Park
- 1,800 SF of Commercial
- Open Space

--

- Folio 3350260020031
- Folio 3350260020021
- Folio 3350260020020
- Folio 3350260020030
- Lot Size (Gross): 46,480 SF/ 1.06 Acres

“Little Village”

Activate/ Redevelop
Abandoned Drive-Thru Store

- 4 Tenant Spaces
- 2,500 SF of Commercial
- 1-Story
- Temporarily and/or Semi-Permanent Structures
- Opportunity for On-Street Parking w/ Lush Landscape (minimum natural habitat impact). Gravel (little stones) preferred.

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- Folio 3350260020060
- Lot Size: 7,849 SF

“Palmetto Street Food”

Adaptive Reuse
Of Former Bank (southwest corner)

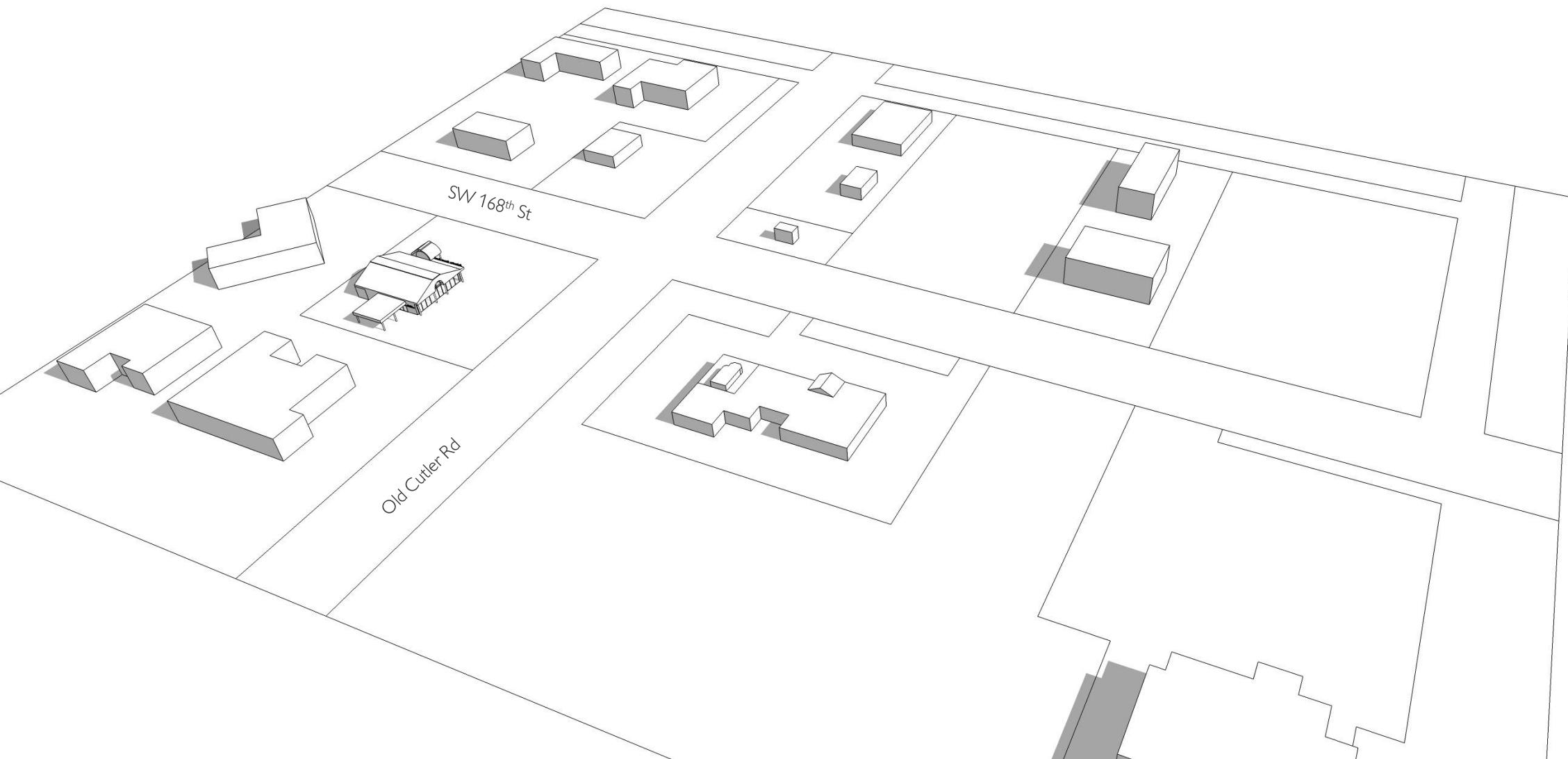
- 4-6 Vendor Spaces
- (1) Bar/ Lounge
- 1-Story (existing)
- Outdoor dining/ Patio space at former bank drive-thru

--

- Folio 3350350010011
- Lot Size: 22,500 SF
- Building Size: 4,195 SF +/-

Existing Conditions

General Location:
SW 168th Street and Old Cutler Road



“Little Village”

Public Activation Space

Part 1

- 14 Tenant Spaces
- 8,750 SF of Commercial
- 1-Story
- Temporarily and/or Semi-Permanent Structures
- 60 Parking Spaces

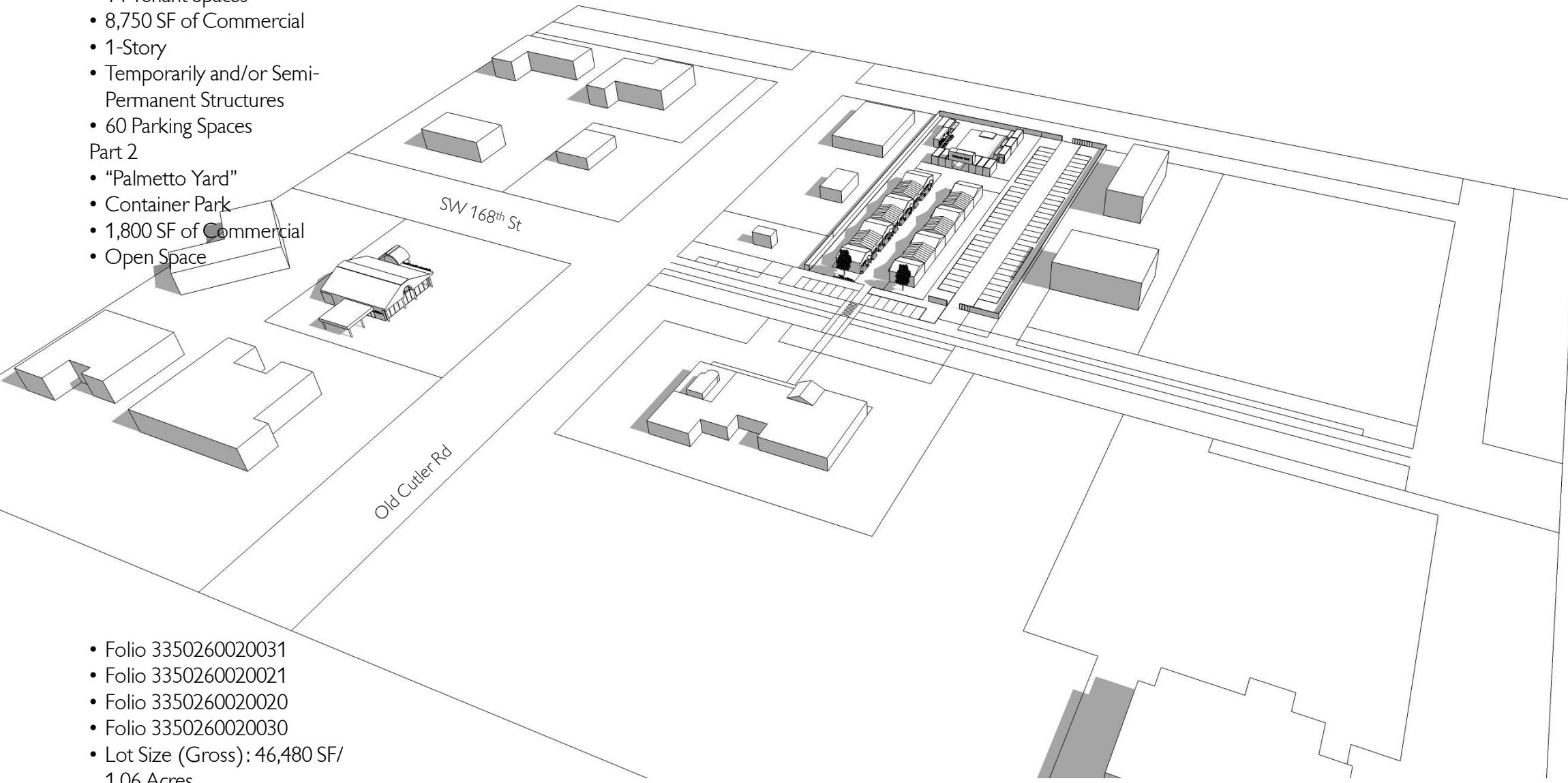
Part 2

- “Palmetto Yard”
- Container Park
- 1,800 SF of Commercial
- Open Space

Note: Potential to consolidate site and work with ownership.

General Location:

SW 168th Street and Old Cutler Road



- Folio 3350260020031
- Folio 3350260020021
- Folio 3350260020020
- Folio 3350260020030
- Lot Size (Gross): 46,480 SF/ 1.06 Acres

“Little Village”

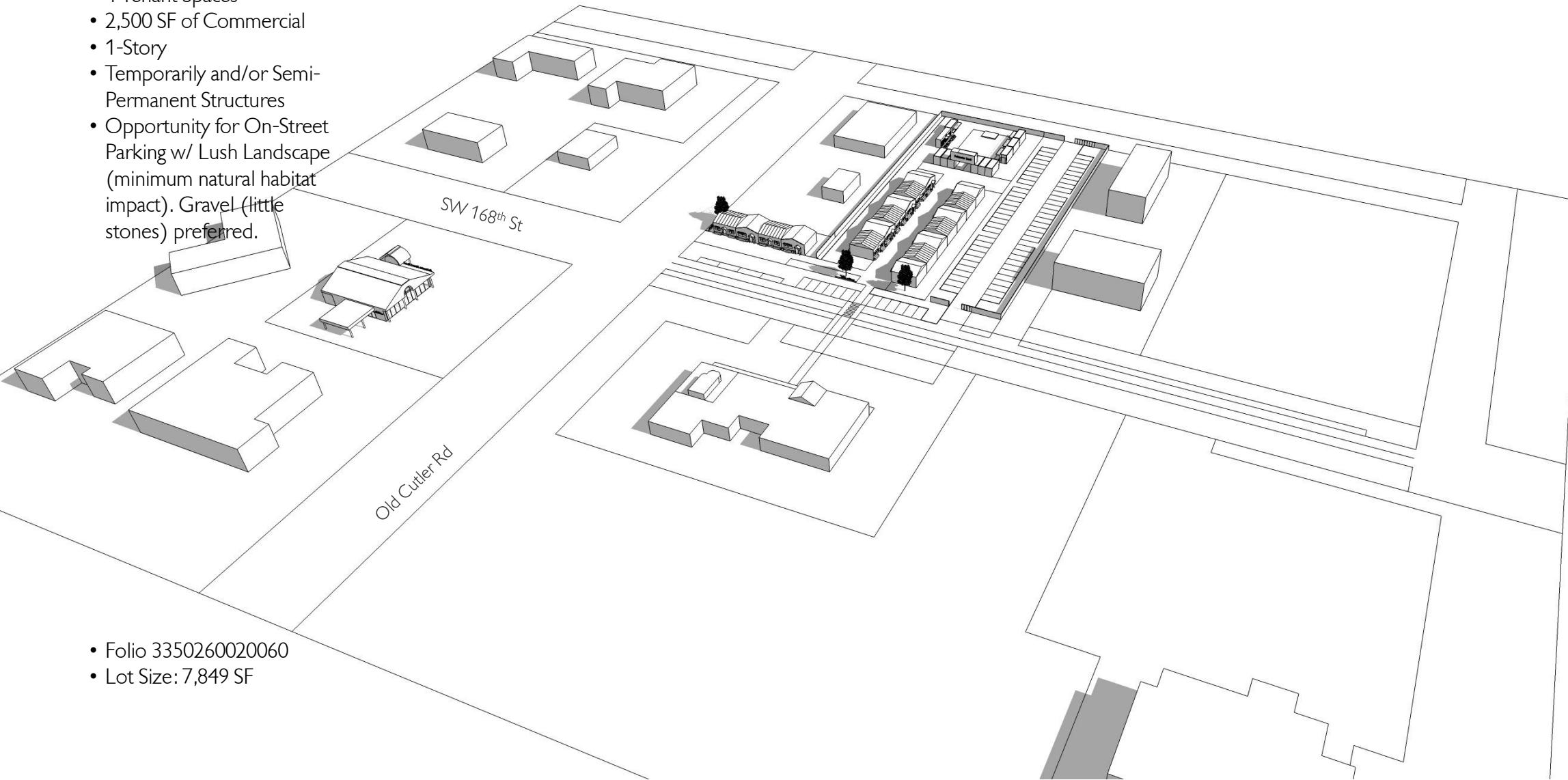
Activate/ Redevelop
Abandoned Drive-Thru Store

- 4 Tenant Spaces
- 2,500 SF of Commercial
- 1-Story
- Temporarily and/or Semi-Permanent Structures
- Opportunity for On-Street Parking w/ Lush Landscape (minimum natural habitat impact). Gravel (little stones) preferred.

- Folio 3350260020060
- Lot Size: 7,849 SF

Note: Connect to “Little Village”.

General Location:
SW 168th Street and Old Cutler Road



"Palmetto Street Food"

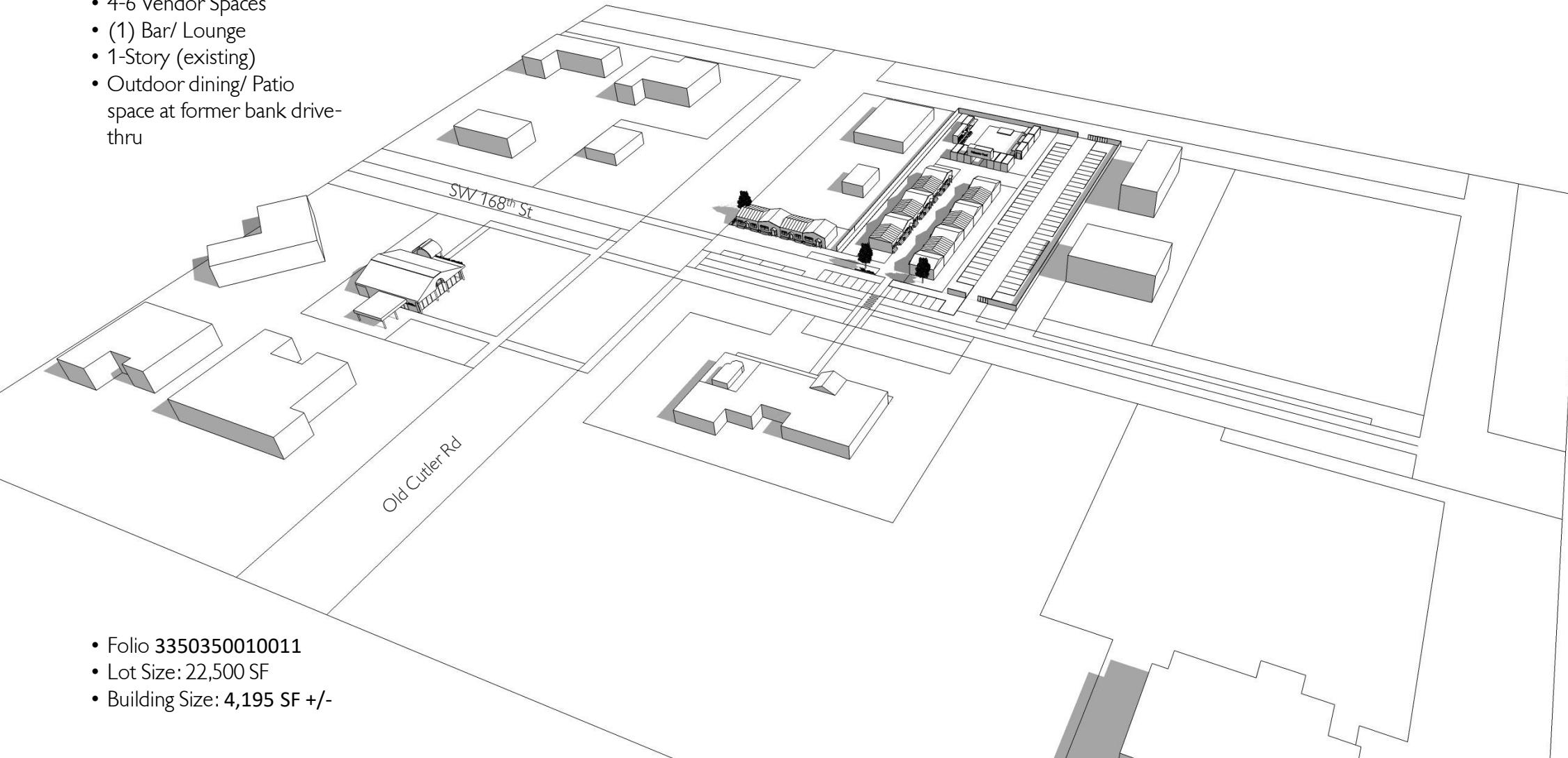
Adaptive Reuse
of Former Bank

(southwest corner)

- 4-6 Vendor Spaces
- (1) Bar/ Lounge
- 1-Story (existing)
- Outdoor dining/ Patio
space at former bank drive-
thru

Note: Attract "Food Hall" style
operator and work with ownership.
Connect to little village.

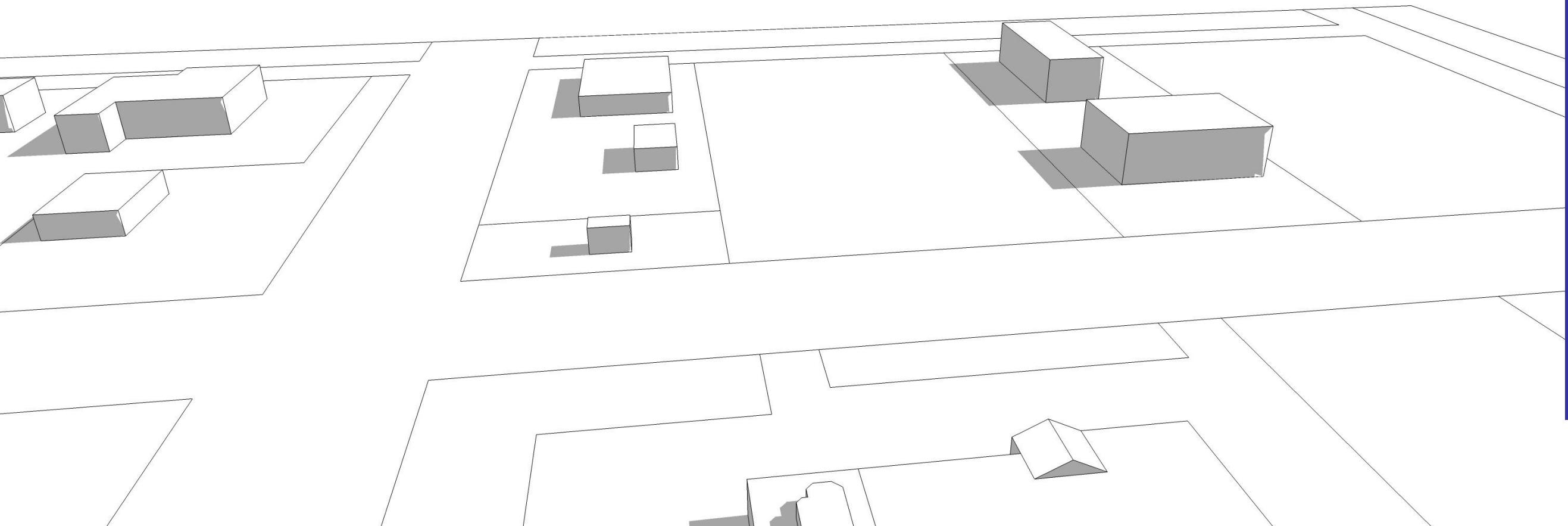
General Location:
SW 168th Street and Old Cutler Road



3D Feasibility
Other Views

Existing Conditions

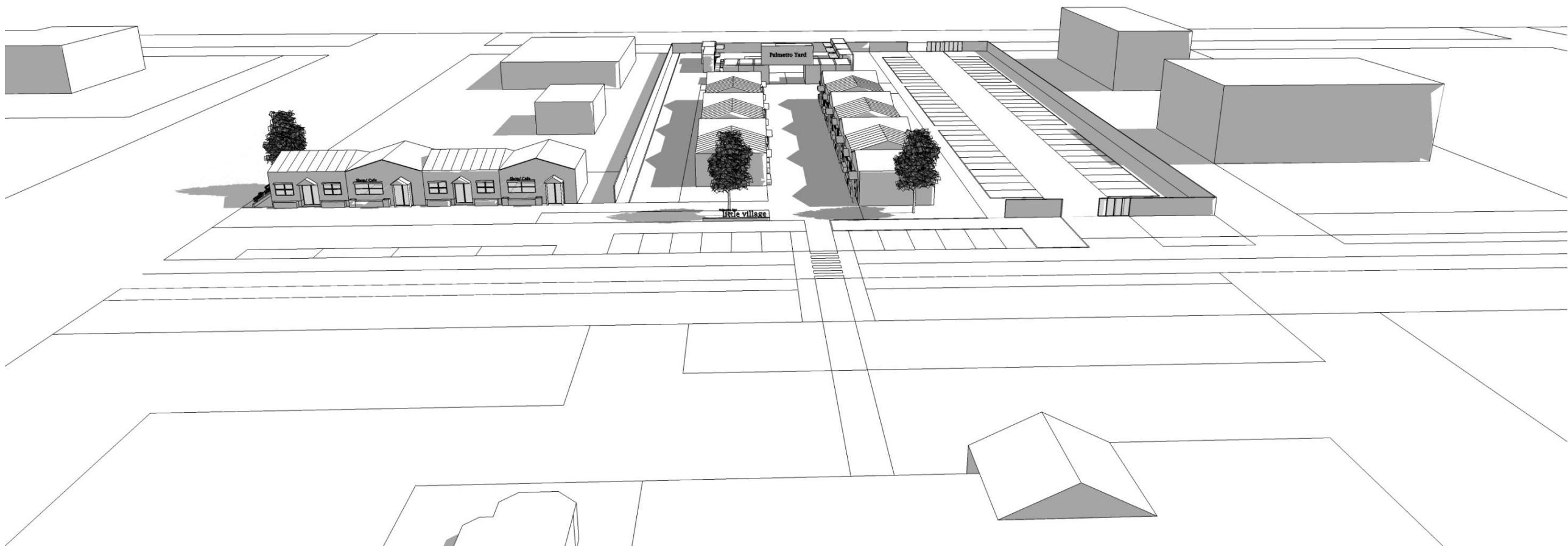
General Location:
SW 168th Street and Old Cutler Road



Potential Conditions

Note: Connect with existing
Starbucks plaza across the street.

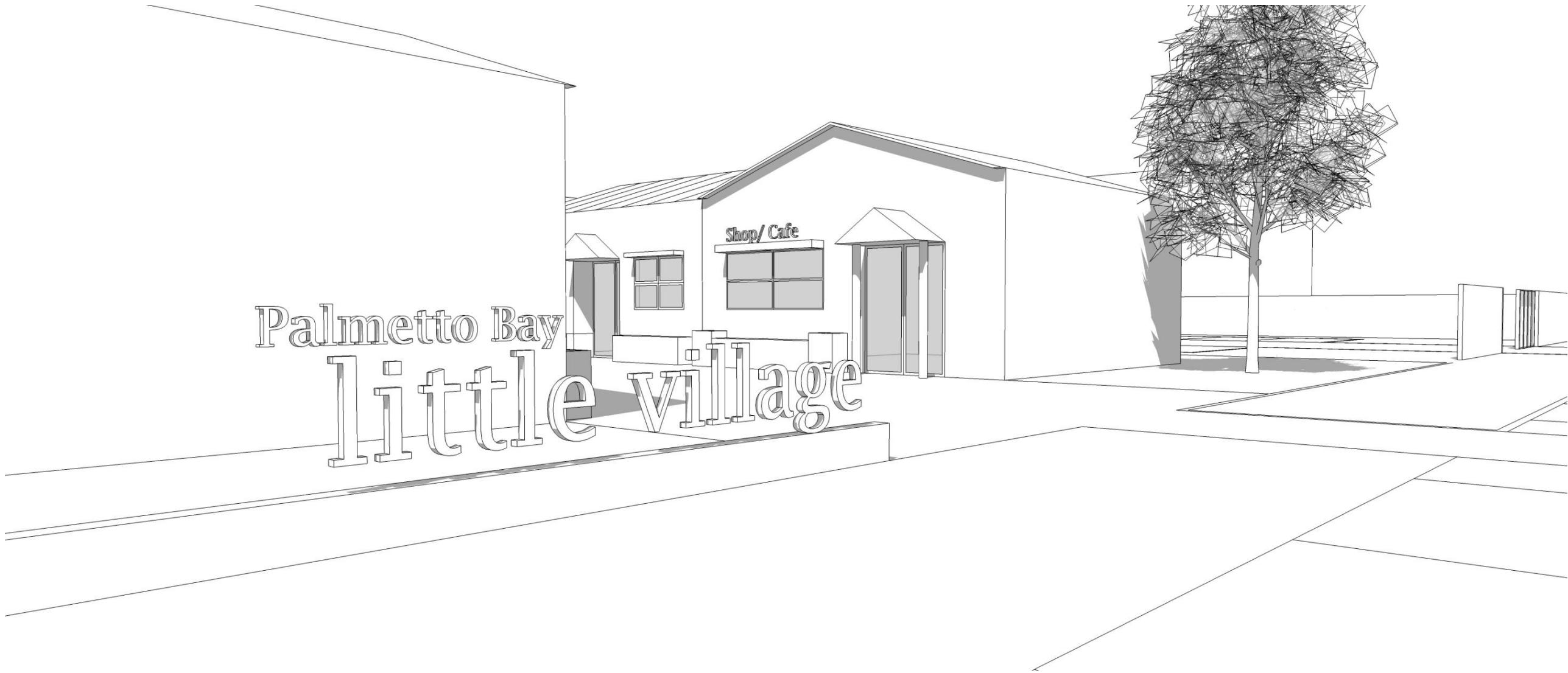
General Location:
SW 168th Street and Old Cutler Road



Potential Conditions

Note: Signage.

General Location:
SW 168th Street and Old Cutler Road



Potential Conditions

Note: Entry.

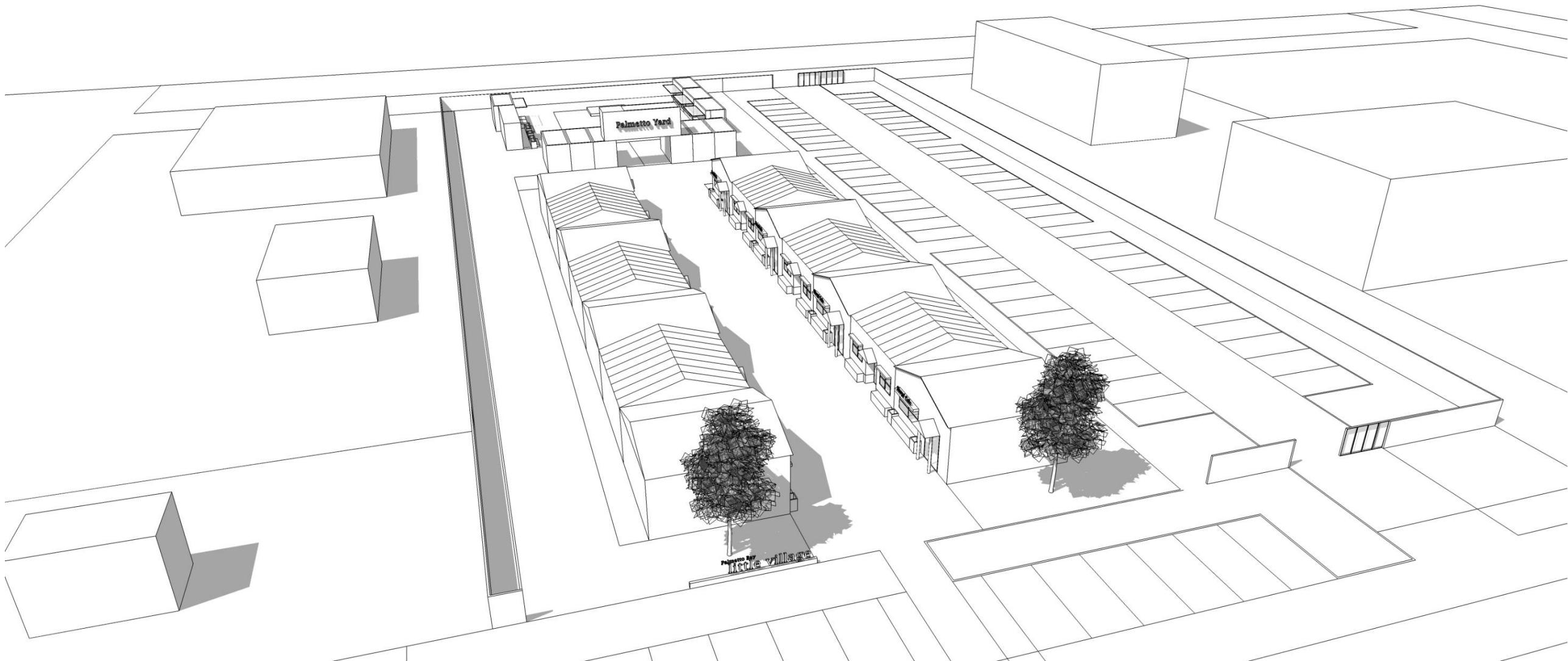
General Location:
SW 168th Street and Old Cutler Road



Potential Conditions

Note: Pedestrian promenade. See case study: Lazy Way in Key West, FL.

General Location:
SW 168th Street and Old Cutler Road



Potential Conditions

Note: Pedestrian promenade.

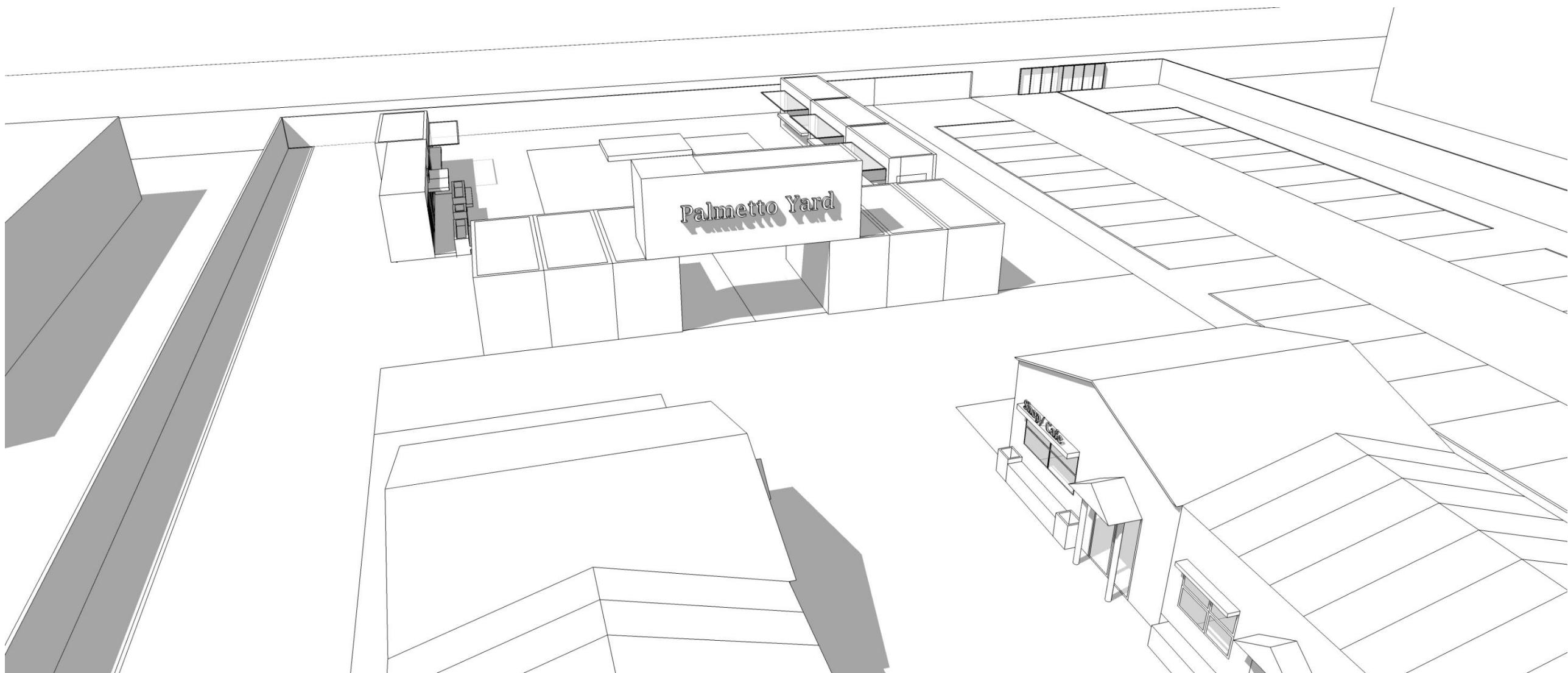
General Location:
SW 168th Street and Old Cutler Road



Potential Conditions

Note: Container park.

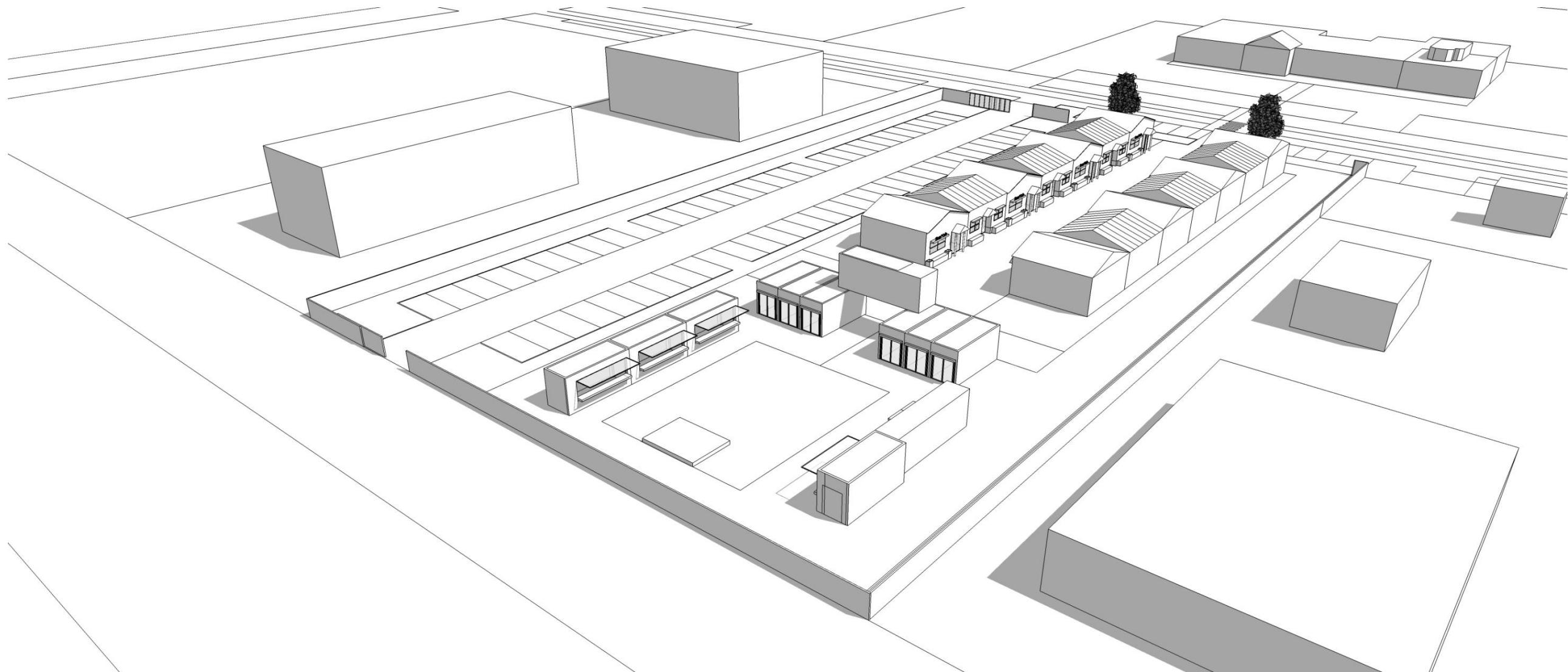
General Location:
SW 168th Street and Old Cutler Road



Potential Conditions

Note: Buffer to residential neighborhood.

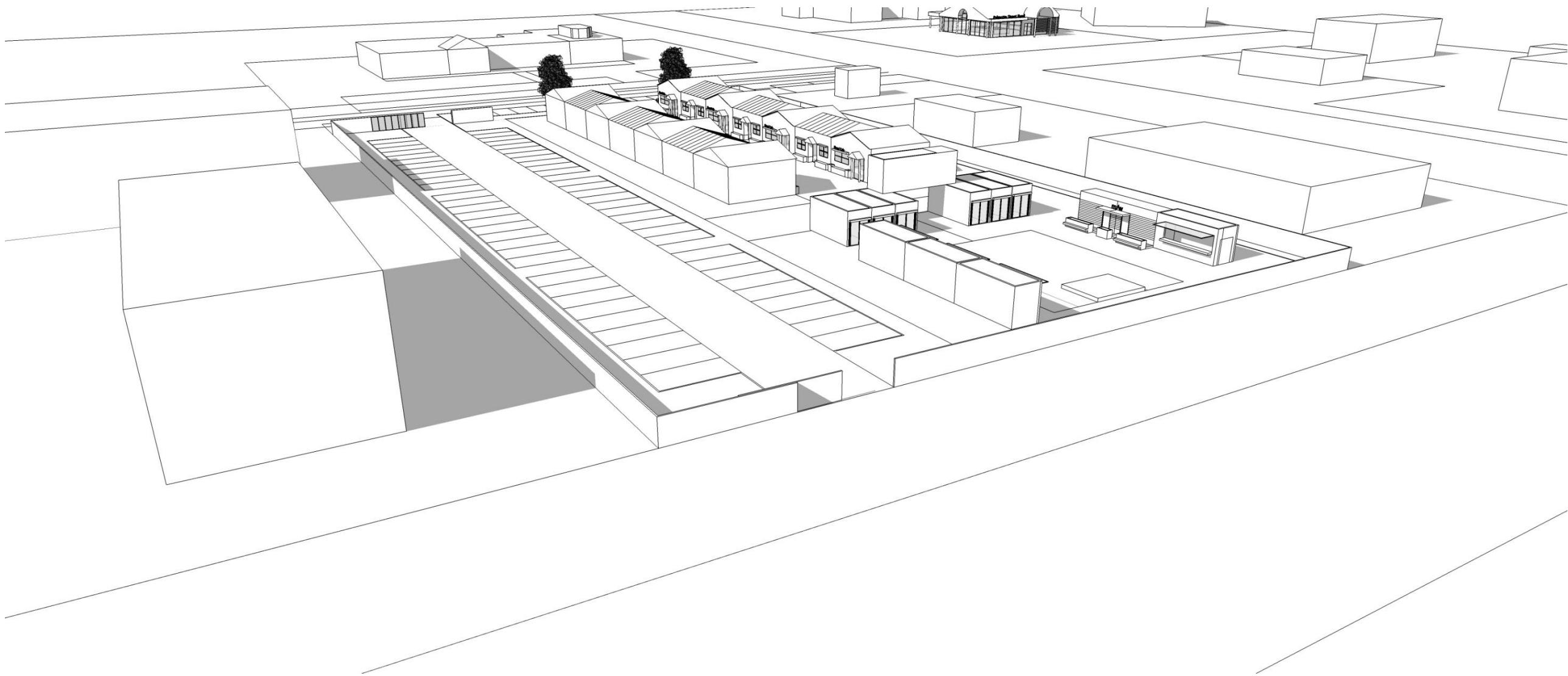
General Location:
SW 168th Street and Old Cutler Road

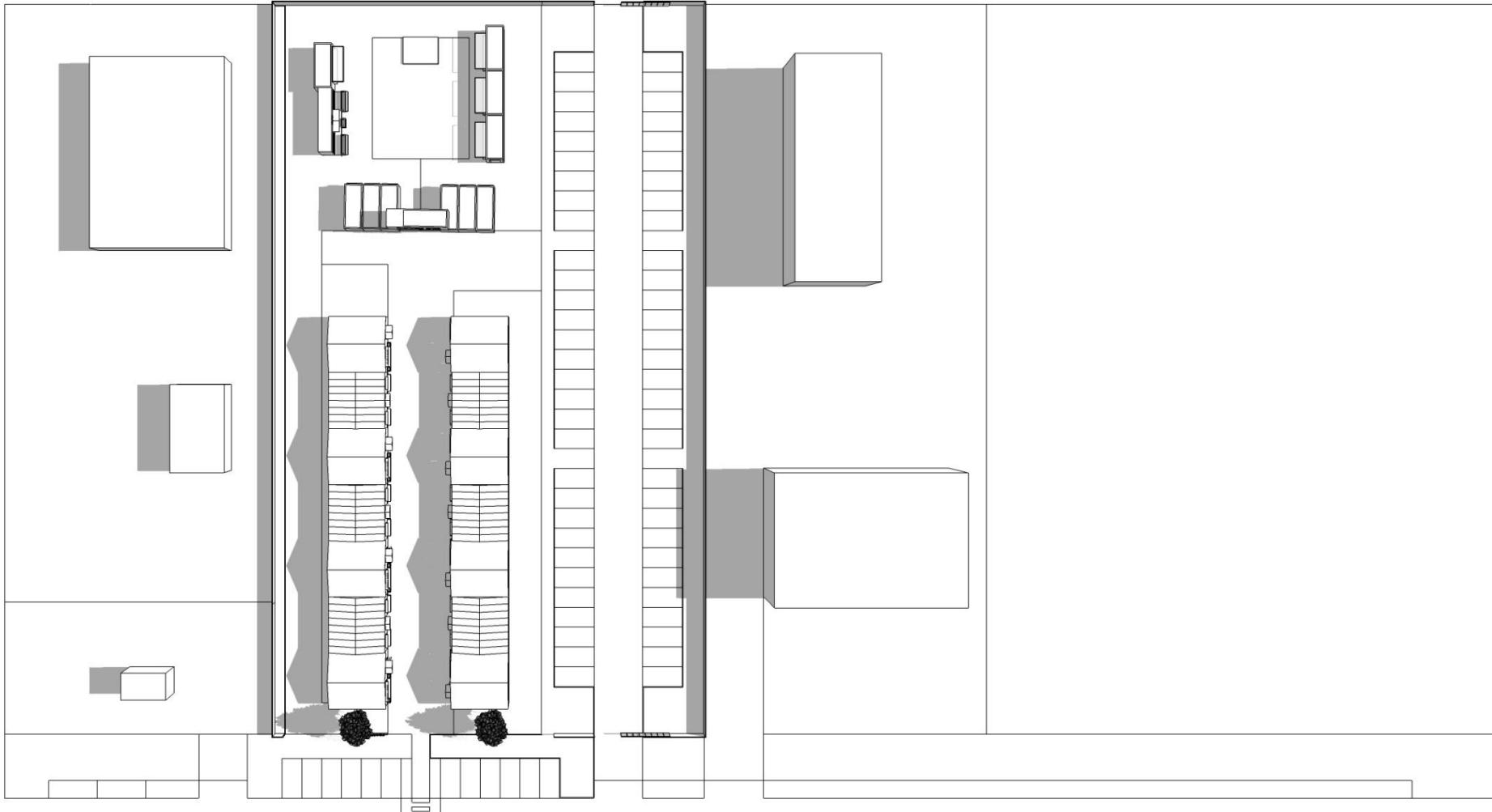
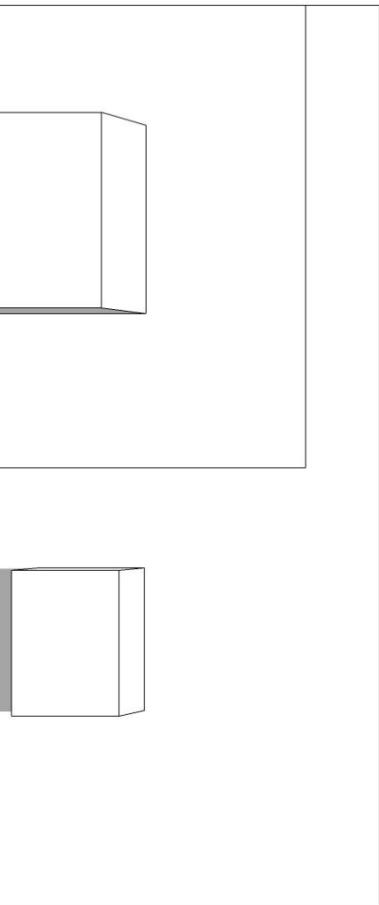


Potential Conditions

Note: Buffer to residential neighborhood.

General Location:
SW 168th Street and Old Cutler Road





Existing Conditions

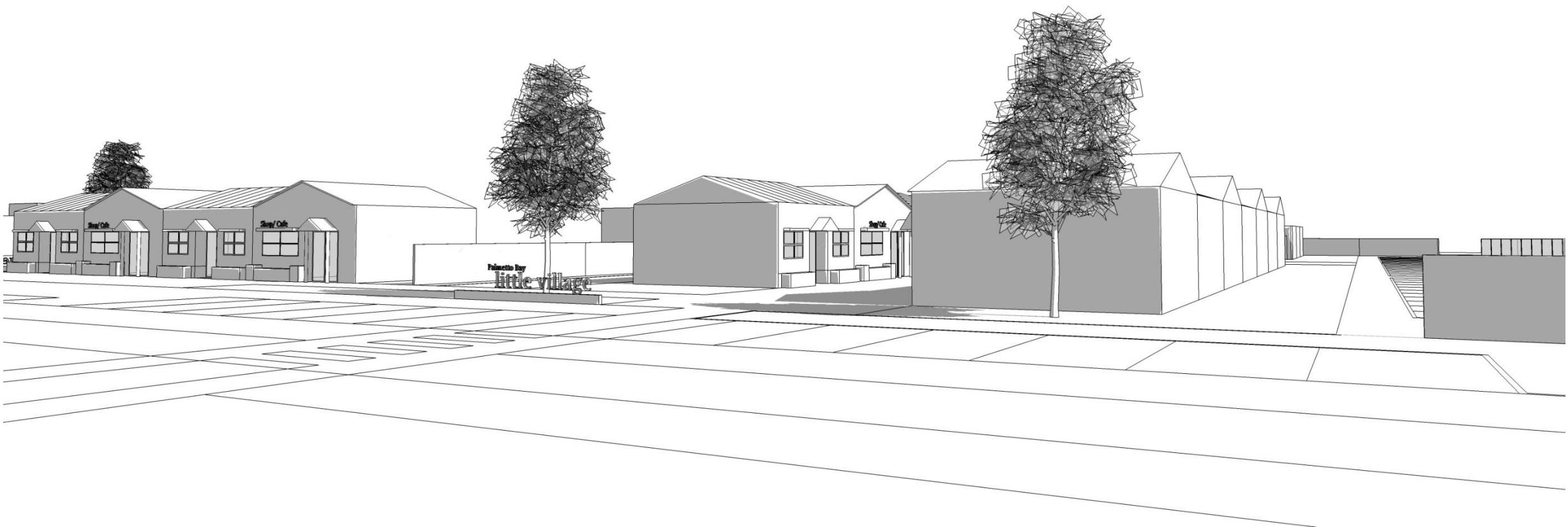
General Location:
SW 168th Street and Old Cutler Road



Little Village

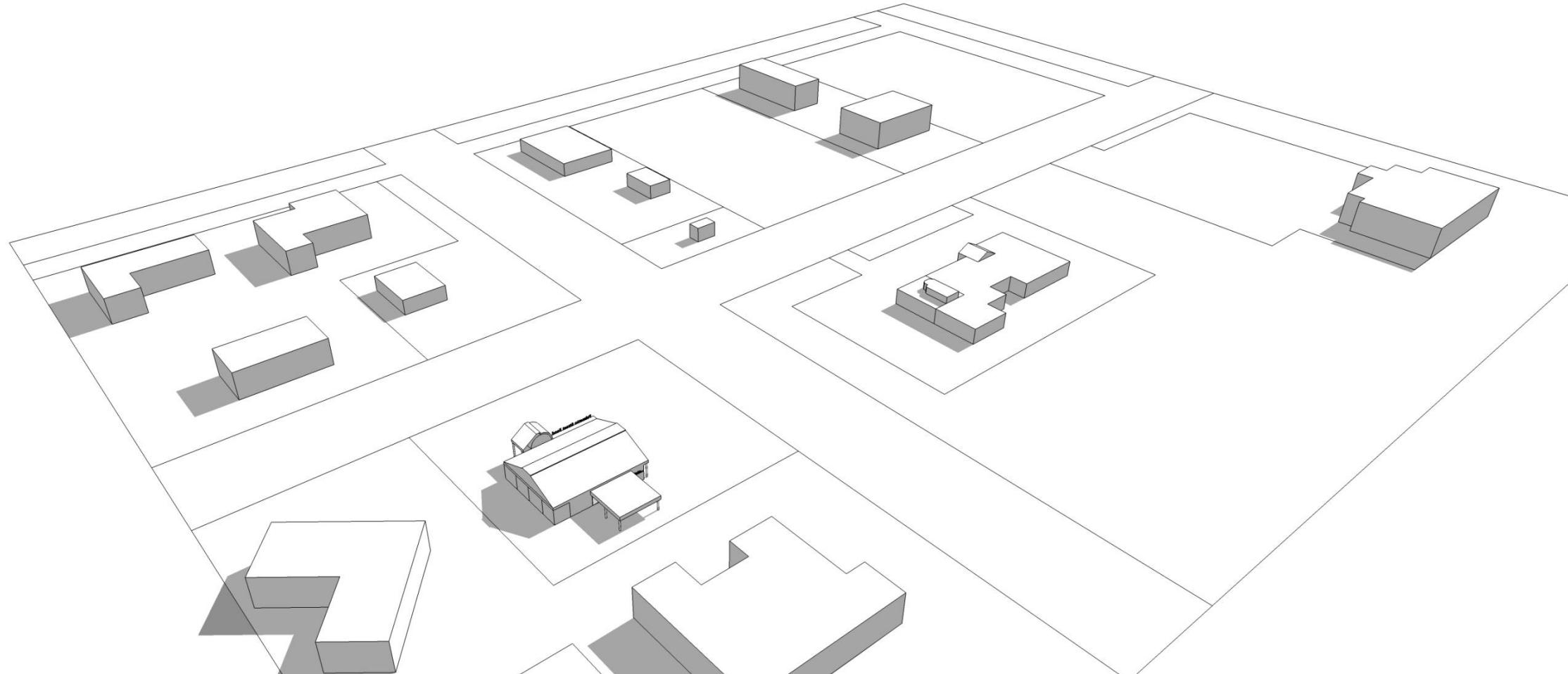
Potential Conditions

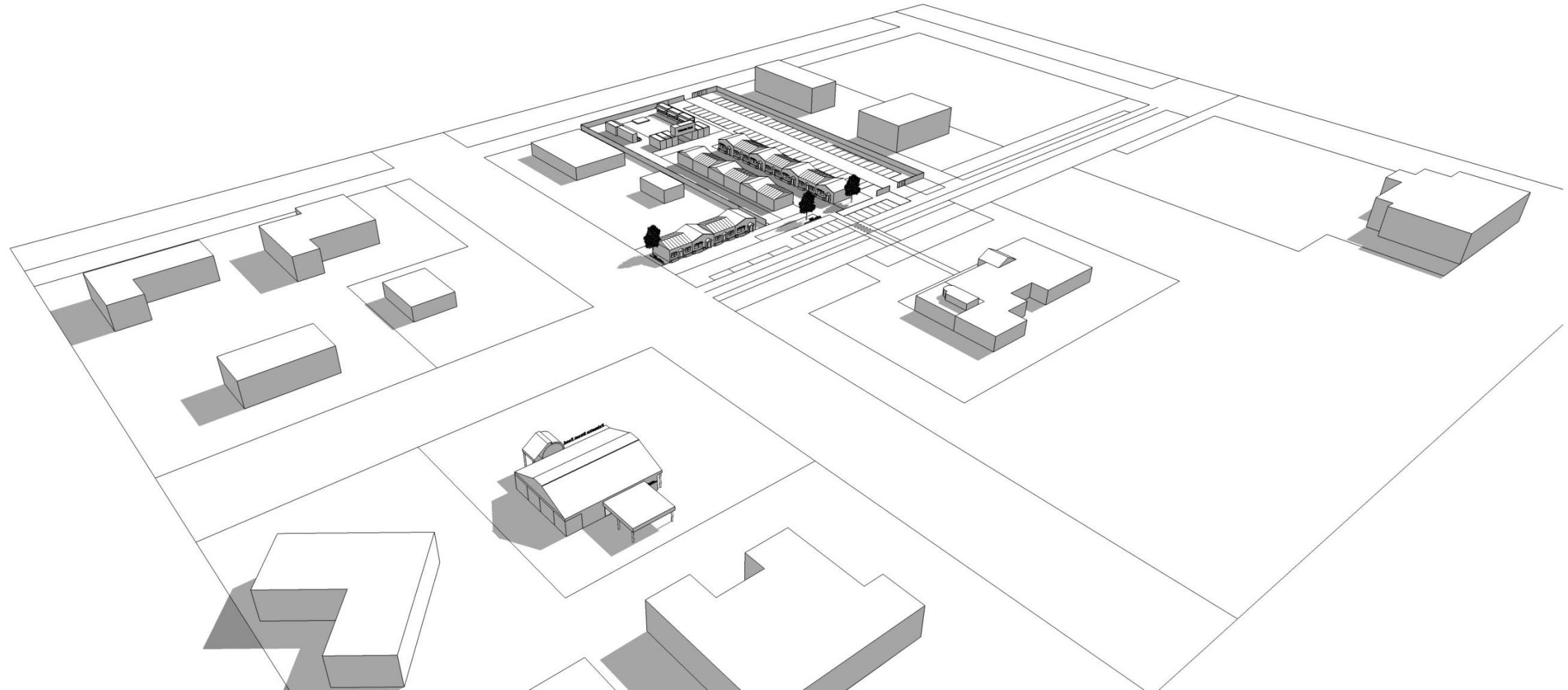
General Location:
SW 168th Street and Old Cutler Road



Existing Conditions

General Location:
SW 168th Street and Old Cutler Road

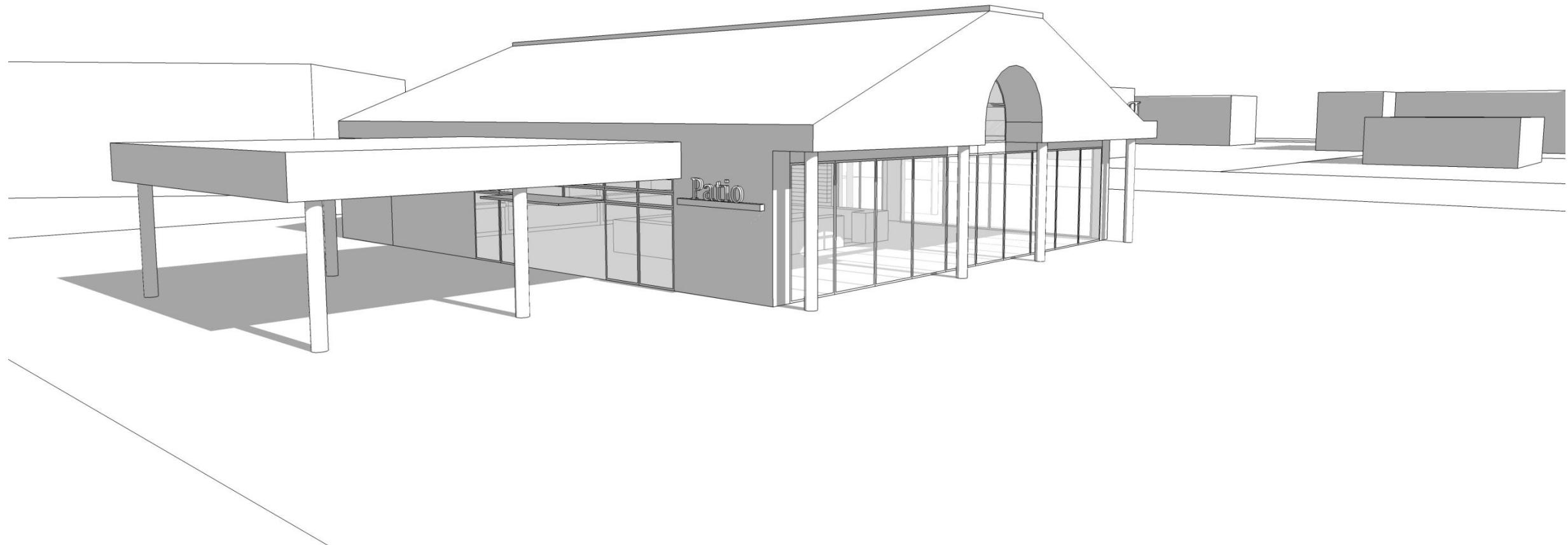




Potential Conditions

Note: Adaptive Reuse of former
bank.

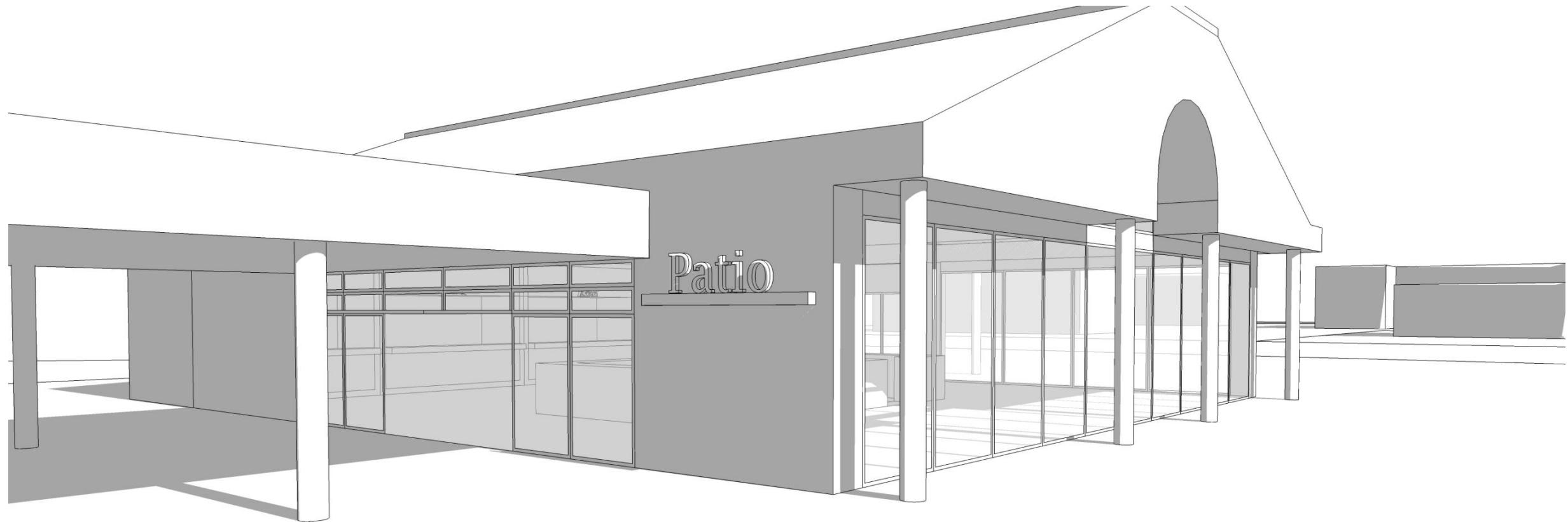
General Location:
SW 168th Street and Old Cutler Road



Potential Conditions

Note: Adaptive Reuse of former
bank.

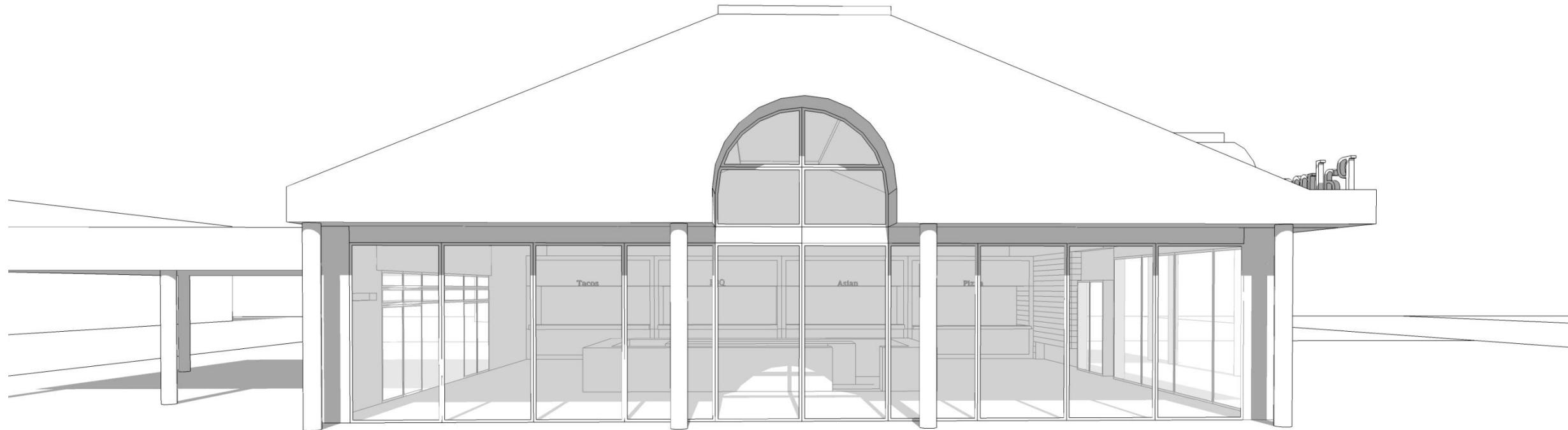
General Location:
SW 168th Street and Old Cutler Road



Potential Conditions

Note: Adaptive Reuse of former
bank.

General Location:
SW 168th Street and Old Cutler Road



Potential Conditions

Note: Adaptive Reuse of former
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General Location:
SW 168th Street and Old Cutler Road



Potential Conditions

Note: Adaptive Reuse of former
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General Location:
SW 168th Street and Old Cutler Road



Potential Conditions

Note: Adaptive Reuse of former
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General Location:
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Potential Conditions

Note: Adaptive Reuse of former
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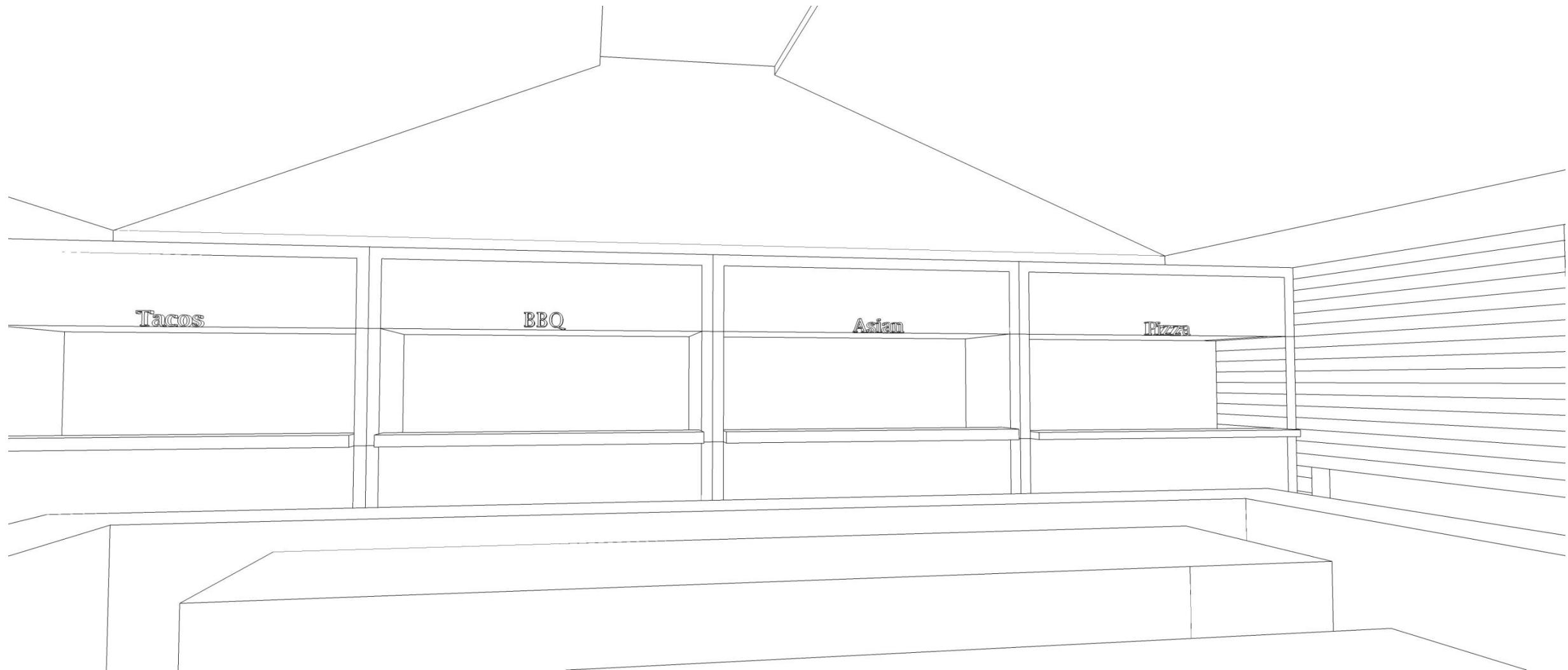
General Location:
SW 168th Street and Old Cutler Road



Potential Conditions

Note: Adaptive Reuse of former
bank.

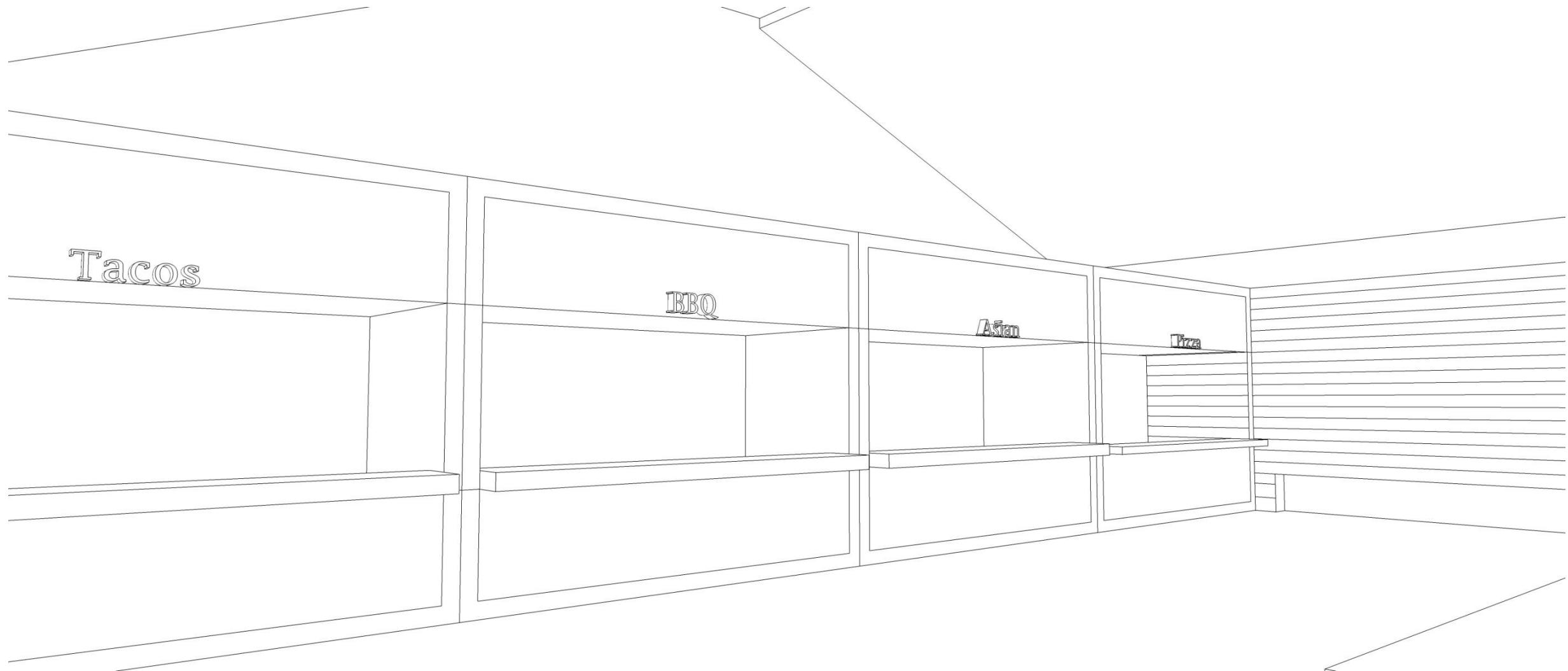
General Location:
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Potential Conditions

Note: Adaptive Reuse of former
bank.

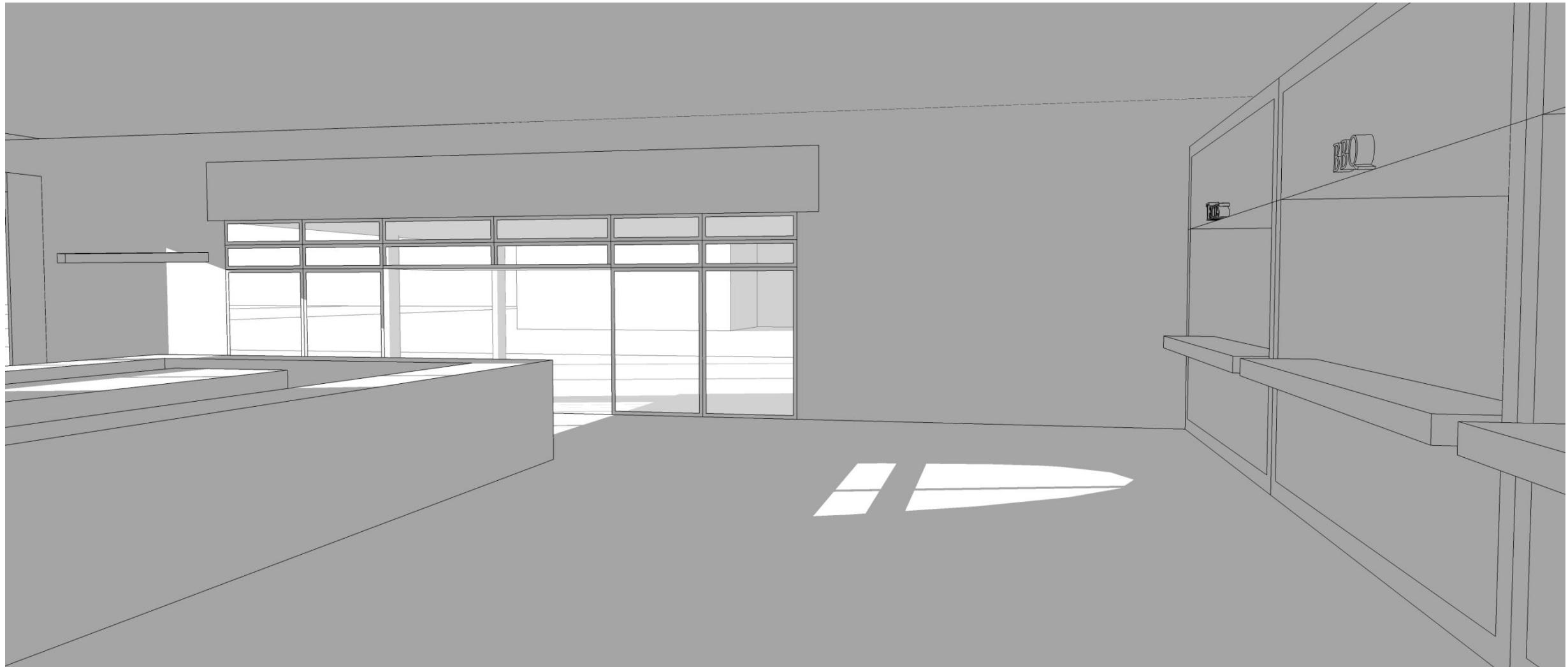
General Location:
SW 168th Street and Old Cutler Road



Potential Conditions

Note: Adaptive Reuse of former
bank.

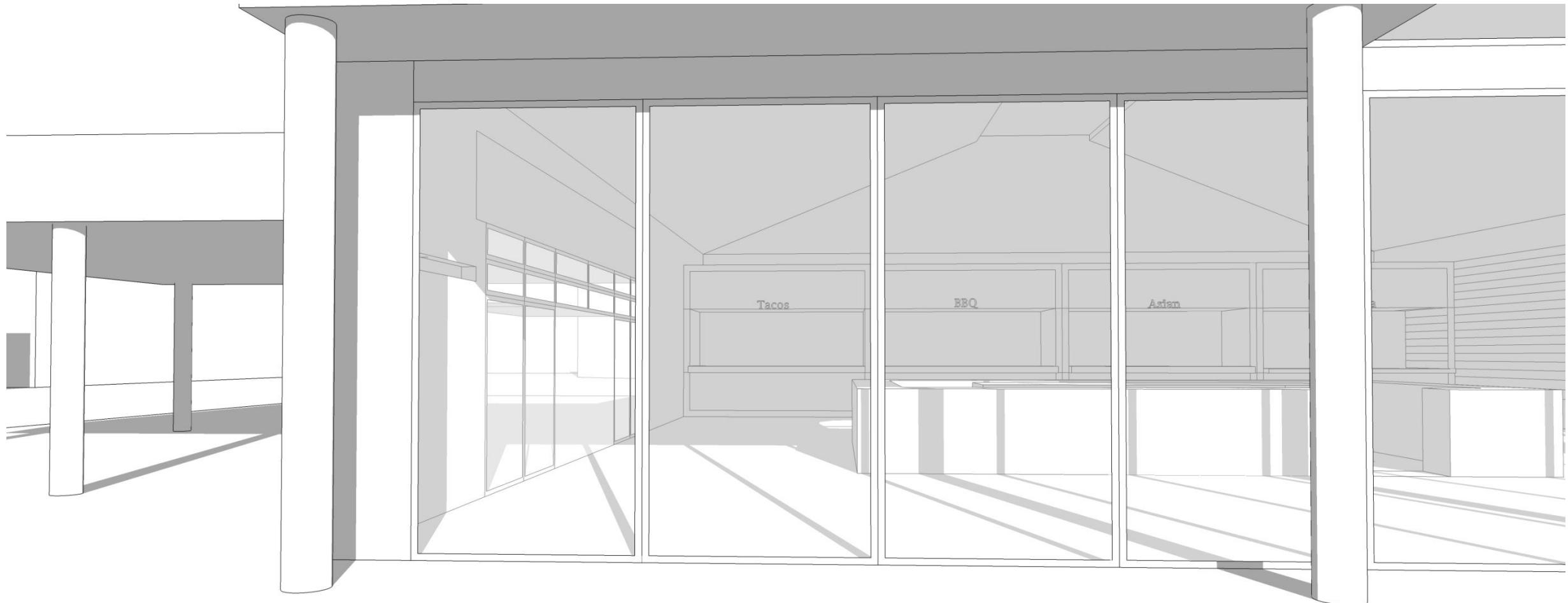
General Location:
SW 168th Street and Old Cutler Road



Potential Conditions

Note: Adaptive Reuse of former bank.

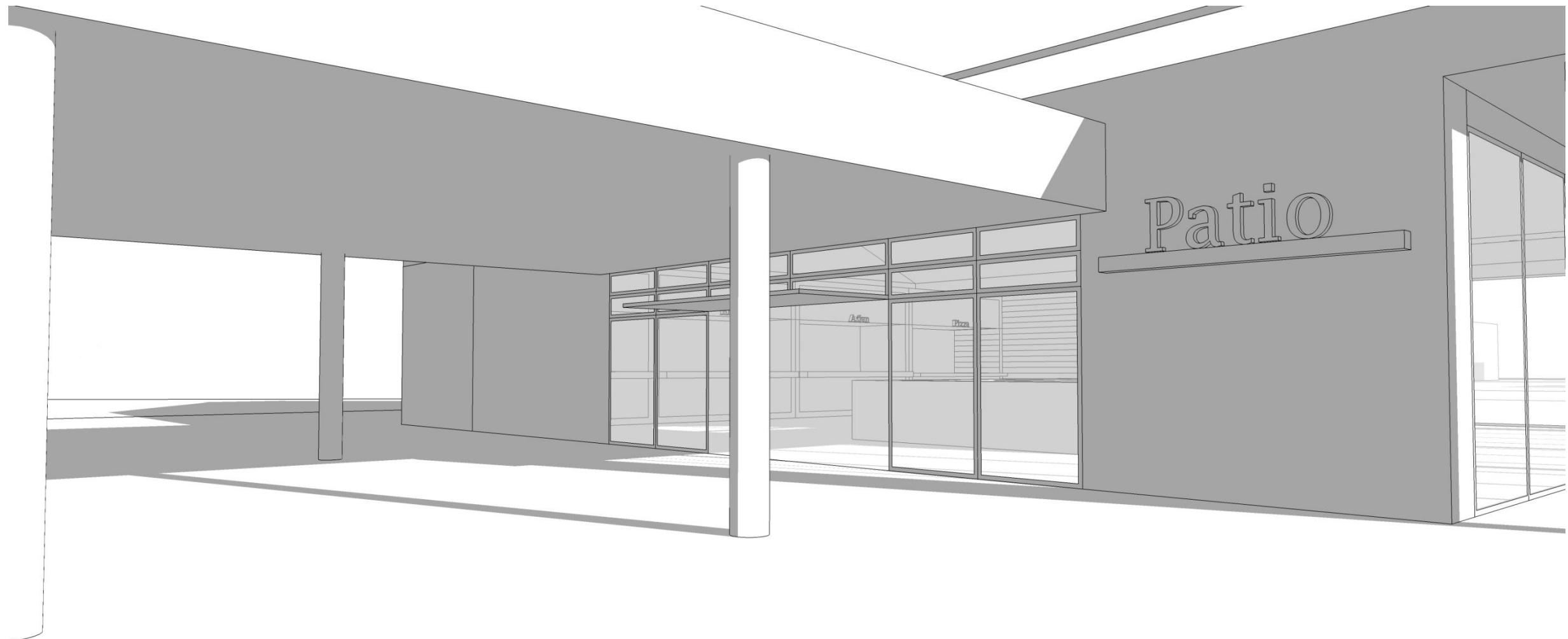
General Location:
SW 168th Street and Old Cutler Road



Potential Conditions

Note: Adaptive Reuse of former
bank.

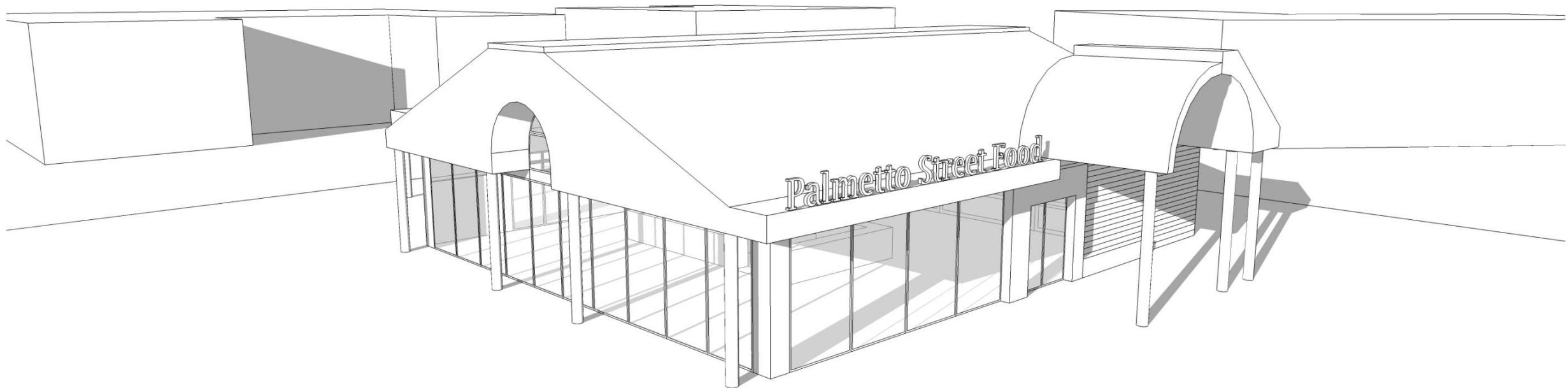
General Location:
SW 168th Street and Old Cutler Road



Potential Conditions

Note: Adaptive Reuse of former
bank.

General Location:
SW 168th Street and Old Cutler Road







AGENDA ITEM NO. 4.A

Item Cover Page

VIRTUAL COMMITTEE OF THE WHOLE WORKSHOP AGENDA ITEM REPORT

DATE: September 18, 2024

SUBMITTED BY: Missy Arocha, Community and Economic Development

ITEM TYPE: Discussion

AGENDA SECTION: **VILLAGE COUNCIL AND ADMINISTRATION DISCUSSION ITEMS**

SUBJECT: DRAFT SIGNAGE CODE AMENDMENTS (*Community and Economic Development Department*) (*Continued from the June 17, 2024, Zoning Hearing*)

SUGGESTED ACTION:

ATTACHMENTS:
[Draft Signage Code Update Full Package.pdf](#)



To: Honorable Mayor and Village Council

Date: June 17, 2024

From: Heidi Siegel, AICP, CED Director

Re: Draft Signage Code Amendments

BACKGROUND

At the request of Councilperson Cody, the Village Council reviewed the existing signage regulations at the January 17, 2024 Committee of the Whole workshop. Using the direction and feedback staff received at the workshop, a draft update to the signage code has been prepared. The Village engaged with Calvin, Giordano & Associates to propose amendments to the Village's Sign Code to modernize, strengthen and add or delete language as necessary.

Staff is recommending to *repeal* the existing Division 30-90 regulations in their entirety and *replace* them with a new Division 30-90 at a future public hearing. The proposed sign regulations in this draft are provided in a strikethrough and underline format so that the changes may be easily followed.

Generally, the changes include the following:

1. Adding language to exempt certain signage from these regulations (Government, Hazard or Public Notice signs)
2. Adding Crime Prevention Through Environmental Design (CPTED) principles language.
3. Adding, amending or deleting definitions.
4. Adding Temporary on premises signs regulations.
5. Prohibiting new pylon signs.
6. Clarifying language on window signs.
7. Providing for Safe Sight Distance Triangles.
8. Allowances for Monument type signs.
9. Creating sign regulations for the Downtown (DMU).
10. Inserting the Old Cutler Neighborhood Commercial District sign regulations within Division 30-90.
11. Creating a process and schedule for sign amortization.

ATTACHMENTS

Attachment A: Proposed Division 30-90. Sign Regulations

Attachment B: Village Sign Survey PowerPoint

Attachment C: Survey of Other Municipalities' Signage PowerPoint

Attachment A
Proposed Division 30-90. Sign Regulations

DIVISION 30-90. SIGN REGULATIONS

Sec. 30-90.1. General.

This division regulates signage, exempts certain signs from these regulations, prohibits certain signs, establishes regulations to govern the number, character, placement and size of temporary and permanent signs within the village, establishes permit application procedures and maintenance standards to enhance the visual appearance of the village. All new signs shall be consistent with Village Code of Ordinances Sec. 5-75, The village architectural design style is Florida Vernacular

Various signs that serve as signage for distinct land uses are based upon content-neutral criteria in recognition of the functions served by those land uses, but not based upon any intent to favor any specific viewpoint or control the subject matter of public discourse.

(Ord. No. 08-20, § 1, 10-6-2008)

Sec. 30-90.2. Applicability.

- (a) This division applies to all signs, and other advertising devices, on private property that are constructed, erected, operated, used, maintained, enlarged, illuminated or substantially altered within the village. Mere rRepainting or routine maintenance of a sign shall not, in and of itself, be construed as a substantial alteration.
- (b) Miami Dade County at Sections 33-82 through 33-121 developed the "Sign Code of Miami-Dade County, Florida" which provides the minimum standard for incorporated and unincorporated Miami-Dade County. The Village of Palmetto Bay shall adhere to these minimum standards unless the specifications of this division are more stringent, in which case the village's more stringent code shall prevail.
- (b) This division does not regulate the following:
 - (1) Government signs on government property or public rights-of-way, including, but not limited to, Village signs on property owned or controlled by the Village, Miami-Dade County, or the State of Florida.
 - (2) Hazard, life-safety, warning signs, and traffic control devices required or installed by a government agency on public or private property.
 - (3) Notices required to be posted by law or ordinance on public or private property.
 - (4) Signs that are wholly within the interior of a building or structure, and not visible from the exterior of such building or structure.

Sec. 30-90.3. Finding of fact.

The village council finds that:

- (1) In accordance with the U.S. Supreme Courts cases on sign regulation, the regulations in this division are not intended to regulate or censor speech based on its content or viewpoint, but rather to regulate the secondary effects of speech that may be adversely affect the Village's substantial and compelling

governmental interests in preserving community aesthetics, and in vehicular and pedestrian safety in conformance with the First Amendment.

- (2) The manner of ~~the~~ erectioning, locationing and maintenance maintaining of signs may affects and may endanger the public health, safety, morals, and welfare of the people of this community. Therefore, a comprehensive system of reasonable, consistent, and nondiscriminatory sign standards is required.
- (3) The safety of motorists, cyclists, pedestrians, and other users of the public streets and sidewalks are affected by the number, size, location, lighting and movement of signs that divert the attention of drivers and may jeopardize pedestrian or vehicular traffic safety.
- (4) The safety of motorists, cyclists, pedestrians, and other users of the streets and sidewalks and are affected by unsafe conditions. Following the principles of Crime Prevention Through Environmental Design (CPTED), spaces around signage must be open and visible to allow for clear sightlines with quality landscape and lighting that enhances views for passersby and to avoid creating concealed or isolated areas which are often predictable routes for potential offenders to corner pedestrians in.
- (4 5) The size and location of signs may, if uncontrolled, constitute an obstacle to effective firefighting techniques.
- (5 6) ~~The~~ Constructioning, erectioning and maintenance maintaining of large signs suspended from or placed on the tops of buildings, walls or other structures may constitute a direct danger to pedestrian and vehicular traffic below, especially during periods of strong winds, and hurricane events.
- (6 7) Uncontrolled, unlimited and signs not maintained may degrade the natural and humanmade attributes of the community village and thereby undermine the economic value of tourism, visitation, business operations and permanent its economic growth.
- (7 8) The creation of sign regulations is required as failure to do so may mislead, confuse, or obstruct the vision of people seeking to locate or identify uses or premises and may cause sign pollution.
- (7) ~~The above recitals (whereas clauses) set forth above are true and correct and incorporated by reference into this section.~~
- (9) One of the most important goals is to define and protect aesthetic resources and community character. Excessive signage and sign clutter impair aesthetics, and undermine the effectiveness of governmental signs, traffic control devices and other required signs.

Sec. 30-90.4. Purpose and intent.

- (a) ~~The village council recognizes that there are various persons and entities that have an interest in communicating with the public through the use of signs that serve to identify businesses and services, residences and neighborhoods, and also to provide for expression of opinions. The council is also responsible for furthering the village's~~

~~obligation to its residents and visitors to maintain a safe and aesthetically pleasing environment where signs do not create excessive visual clutter and distraction or hazards for pedestrians and vehicles; where signs do not adversely impact the predominantly residential character of the village and where signs do not conflict with the natural and scenic qualities of the village. The purpose of these regulations are intended is~~ to ensure that permitted signs will not, because of size, location, method of construction, installation or manner of display endanger the public safety, create distractions that may jeopardize pedestrian or vehicular traffic safety; mislead, confuse or obstruct the vision of people seeking to locate or identify uses or premises; or destroy or impair visual qualities of the village which is essential to general welfare and economic viability.

~~It is t~~The intent of the council that these regulations is to create a comprehensive system of graphic controls on private property, contained in this division shall which provide uniform sign criteria, ~~which~~ regulate the size, height, graphic character, lighting, number and placement of signs in a manner that is compatible to the scale and character of the village, and which shall place the fewest possible restrictions on personal liberties, property rights, free commerce, and the free exercise of Constitutional rights, while achieving the village's goal of creating a safe, healthy, attractive and aesthetically pleasing environment that does not contain excessive clutter or visual distraction from rights-of-way and adjacent properties; the surrounding natural coastal environment and residential neighborhoods, and to ensure consistency with the village's comprehensive plan.

- (b) **Scope.** ~~Theis division's~~ provisions ~~of this division~~ shall govern the number, size, location, and character of all signs which may be permitted. No sign shall be permitted on a plot or parcel except in accordance with ~~theis division's~~ provisions ~~of this division~~.
- (c) ***Substitution of noncommercial speech for commercial speech.*** Notwithstanding any provisions of this division to the contrary, to the extent that this article permits a sign containing commercial copy, ~~it shall permit~~ a noncommercial sign shall be permitted to the same extent. The noncommercial message may occupy the entire sign area or any portion thereof, ~~and or may be~~ substituted for or be combined with the commercial message. The sign message may be changed from commercial to noncommercial messages, or from one noncommercial message to another, as frequently as desired by the sign's owner, provided that the sign is not prohibited, and the sign continues to comply with all requirements of this division.
- (d) The village may regulate the size, shape and location of temporary signs as content-neutral and reasonable "time, place and manner" restrictions on speech ~~(federal review standard of pursuant to case law on~~ First Amendment regulation of speech). ~~At some point, the sheer number of signs do realistically impair the visibility and line of site for vehicles within the neighborhood and provided the temporary residential signs are regulated uniformly as to the type, size, number, and location due to safety issues (to prevent wind debris and interference with visibility) the local regulation would comply with strict scrutiny review of the courts. Temporary and non-commercial signage can be provided a deadline on removal of the sign after the end of the "event" that triggers it. Moreover, the village recognizes that campaign signs~~

~~are a type of temporary sign, and their size, number, location, requirements for removal, and other aspects must be regulated uniformly with other speech, and it is the village's intent is to comply with Federal and State precedent, and comply with the unanimous decision of the U.S. Supreme Court in 1994, in the matter *City of Laddie v. Gilleo*, 512 US 43 (1994) as it relates to political signs and uniform time, manner, place restrictions and content neutrality.~~

(e) **Severability.**

- (1) **Generally.** If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term or word of this division is declared unconstitutional by the final and valid judgment or decree of any court of competent jurisdiction, this declaration of unconstitutionality or invalidity shall not affect any other part, section, subsection, graph, paragraph, subparagraph, sentence, phrase, clause, term or word of this division. Should any section, paragraph, sentence, clause, phrase, or other part of this division or the adopting ordinance be declared by a court of competent jurisdiction to be valid, such decision shall not affect the validity of this division or the adopting ordinance as a whole or any portion or part thereof, other than the part so declared to be invalid.
- (2) **Severability where less speech results.** This subsection shall not be interpreted to diminish or limit the effect of this subsection (1), above, or any other applicable severability provision in the code of ordinances or any adopting ordinance. The village Council specifically intends that severability shall be applied to these regulations even if the result would be to allow less speech in the village, whether by subjecting currently exempt signs to permitting or by some other means.
- (3) **Severability of provisions pertaining to prohibited signs.** This subsection shall not be interpreted to diminish or limit the effect of this subsection (1), above, or any other applicable severability provision in the code of ordinances or any adopting ordinance. The village eCouncil specifically intends that severability shall be applied to the section entitled "prohibited signs" so that each of the prohibited sign types listed in that section shall continue to be prohibited irrespective of whether another sign prohibition is declared unconstitutional or invalid.
- (4) **Severability of prohibition on off-premises signs.** This subsection shall not be interpreted to diminish or limit the effect of this subsection (1), above, or any other applicable severability provision in the code of ordinances or any adopting ordinance. If any or all of this division or any other provision of the Village's Code is declared unconstitutional or invalid by the final and valid judgment of any court of competent jurisdiction, the village eCouncil specifically intends that the declaration of unconstitutionality shall not affect the prohibition of off-premises signs, as provided under this division.

Sec. 30-90.5. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. Where there is a question as to the correct classification or designation

of a sign, it shall be the prerogative of the planning and zoning director to place the sign in the strictest category and/or classification.

Abandoned sign shall mean a sign that:

- (1) For a period of 6 months or more, no longer currently directs or informs any person or advertises a bona fide occupant, product or activity conducted, or project on the premises; or
- (2) For a period of 6 months or more, identifies a time, event or purpose that has passed or no longer applies; or
- (3) For a period of 6 months or more, contains letters that are missing to the extent the intended message is rendered indecipherable; or
- (4) For a period of 6 months or more, is not maintained pursuant to the applicable sign maintenance requirements of Section 30-90.6; or
- (5) Any freestanding structure installed expressly for the purpose of affixing a sign, which bears no sign or copy for a period of six consecutive months.

Advertise or advertising shall mean any form of public announcement intended to aid directly or indirectly, in the sale, use, or promotion of a commercial product, commodity, service, activity, or entertainment.

A-Frame sign shall mean a removable temporary sign usually constructed to form an "A".

Animated sign shall mean any sign or part of a sign, including the advertising message, which changes physical position, flashes, flickers or changes light intensity or color, or that gives the visual impression of movement by any means of movement.

Attraction board shall mean a sign or portion of a sign on which copy is changed periodically, advertising special sales and bargains.

Attached sign shall mean a sign which is attached to or supported by a building, wall or other structure. The definition of attached sign shall not include a sign painted directly on the wall face of a building or structure.

Automated changeable sign shall mean any sign, which through a mechanical, electrical, solar, or other power source is capable of delivering messages, which rotate or appear to rotate, change or move at any time and in any way, including tri-vision or any multi-prism sign faces. It shall also mean any electrical or electronically controlled sign where different messages or copy changes are shown, and shall include any sign or portion thereof, where any light source, including but not limited to incandescent bulbs or light-emitting diodes (LEDs), constitutes the sign text or image. This type of sign includes, but is not limited to electronic message boards; television screens; plasma screens; digital screens; flat screens; LED screens; video boards; other types of electric and electronic display boards and screens; and holographic displays.

Awning, canopy, or umbrella sign shall mean any sign painted, stamped, perforated, or stitched on the surface area of an awning, canopy, or umbrella. These signs should be mounted in locations that respect the design of the building and not obscure ornamental features.

Banner sign shall mean a temporary sign made of cloth, fabric, paper, non-rigid plastic, or similar type of material associated with a tenant space, that may be mounted on a pole or attached to a façade or fence where authorized by this division.

Billboard shall mean a type of permanent freestanding sign, where the bottom of the sign is at least 20 feet above the ground and which is at least 200 square feet in area.

Building sign shall mean a type of permanent sign displayed upon or attached to any part of the exterior of a building, including walls, windows, doors, parapets, or marquees, which identifies the address of the building.

Bunting shall mean any kind of pennant, streamer or other similar fabric decoration.

Cabinet sign shall mean a sign that is mounted on a wall or structure and contains all the text and/or logo symbols within a single enclosed cabinet and may, or may not be illuminated. A cabinet sign may also be referred to as a "can" sign.

Can sign shall mean cabinet sign.

Canopy shall mean a roof-like structure, generally self-supporting, that may be freestanding or attached to a principal structure, providing shade and weather protection, typically utilized in locations such as over drive-thru lanes, walkways, entrances, and gasoline pumps.

Cantilever shall mean that portion of a building, projecting horizontally, whether it is on the same plane as the roof line or not.

Cantilever sign shall mean any sign mounted on a cantilever and shall not extend beyond the cantilever.

Changeable copy sign (manual) shall mean any sign displaying a message which can be changed by hand through the use of removable characters.

Commercial advertising sign shall mean any sign which is used for any purpose other than that of advertising to the public the legal or exact firm name of business carried on the premises, or for advertising any service or product(s) actually and actively being offered for sale on the premises, or which is designed and displayed solely to offer for sale or rent the premises or to advertise construction being done, or proposed to be done, on the premises, or advertising special events.

Commercial event sign shall mean a temporary banner sign announcing any commercial special event such as, but not limited to, the first opening of a business not previously conducted in the village by the same person or at the particular location, or the first sale of dwellings in a residential project.

Copy shall mean any written or graphic material placed, displayed, depicted, or otherwise indicated on a sign.

Copycat Sign shall mean signs that resemble any official sign or markers and that because of design, location, position, shape, or color may be reasonably confused with or construed as traffic-control devices or regulatory signs.

Detached sign shall mean any sign not attached to or painted on a building, but which is affixed and permanently attached to the ground, and which is not a monument sign as

defined herein. Permanently attached as used herein shall mean that the supporting structure of the sign is attached to the ground by a concrete foundation or other support anchored in the ground.

Development identification sign shall mean any sign allowed to be installed only around the perimeter of a development to identify it.

Directional sign shall mean a sign which guides or directs the public and contains no advertising. The name of the facility which the sign is giving direction to may be included when in compliance with specified conditions of this division.

Double-faced sign shall mean a sign with two faces that are typically parallel.

Double-faced freestanding sign shall mean a sign with two faces that are typically parallel. Double-face freestanding signs shall have a maximum distance of three (3) feet between the sides and an internal angle not to exceed 15 degrees.

Emitting sign shall mean signs that emit audible sound, odor, or visible matter such as smoke or steam.

Eave line shall mean the lowest line of the eaves on a pitched roof building.

Entrance feature shall mean any combination of decorative structures and landscape elements located at the entrance to a development, which identifies or draws attention to the development and/or exercises control of ingress and egress to the development. An entrance feature may include, although not necessarily be limited to, any of the following: ornamental walls, fences, identifying lettering, logos, works of art, and other decorative structures, earthworks, water bodies, fountains, trees, plantings, and other landscape elements, as well as gatehouses, either singularly or in any combination thereof.

Façade area shall mean the area of a building coinciding with the outer edges of the walls, windows, doors, parapets or marquees that is owned by or under lease to a single occupant. to the top of the parapet or ridge line that is owned by or under lease to a single occupant.

Flag shall mean a piece of fabric with a color or pattern representing a government or institutional entity, or other organization, entity, or idea.

Flat sign shall mean any sign attached to and erected parallel to the face of, or erected or painted on the outside wall of any building and supported throughout its length by the wall or building.

Freestanding sign shall mean any sign which is incorporated into or supported by structures or supports in or upon the ground, independent of support from any building. Freestanding signs include pole, pylon, ground, monument or A-frame types.

Frontage, street shall mean the portion of a building abutting or facing a public right-of-way.

Grade shall mean the average finished ground level of a parcel on which a sign is located.

Human/animal sign shall refer to a person or animal used to draw attention to a business or commercial event by holding, wearing or drawing attention to a sign outdoors.

Illegal sign shall mean a prohibited sign or a sign installed without a permit, if one is required.

Illuminated sign shall mean any sign which contains a source of light or which is designed or arranged to reflect light from an artificial source including indirect lighting, neon, incandescent lights, back-lighting, and also shall include signs with reflectors that depend upon automobile headlights for an image. a sign that is internally or externally illuminated by artificial means.

Inflatable sign shall mean a sign made of a flexible material that can be expanded by air or other gas to form a three-dimensional shape. Inflatable sign shall also mean any sign of fabric or similar material inflated by cold air to a point of semi rigidity for the purpose of floating above the ground.

Item of information shall mean a word, an initial, a logo, an abbreviation, a number, a symbol, or a graphic shape.

Marquee shall mean a covered structure projecting from, and supported by the building with independent roof and drainage provisions, and which is erected over a doorway or entranceway as protection against the weather.

Marquee sign shall mean any signed attached to or hung from a marquee.

Master sign plan shall mean drawings and plans that illustrate the sign program for the overall development, including size, location, type, architectural design, dimensions, and other design standards including materials, color, and sign illumination.

Menu board sign shall mean a movable stand containing a menu in conjunction with a restaurant. It shall also mean a menu board mounted permanently on a building wall.

Mobile sign shall mean signs mounted on top or on the rear of a vehicle or bicycle, or signs attached to or located on a trailer or other equipment towed by a vehicle or bicycle. Signs of a portable or mobile nature attached after-market, including signs mounted on top of or on the rear of a vehicle, and signs attached to or located on a trailer or other equipment towed by a vehicle. A mobile sign shall not be construed to include any sign mounted on a vehicle or trailer by the original manufacturer.

Monument sign shall mean a freestanding, permanent sign with a self-supported structure of solid construction base, not attached or affixed in any way to a building or any other primary structure, and with concealed means of support that is built into the ground that could not be construed to be a pole sign.

Multi-family office sign shall mean a sign identifying the location of the management office of a multi-family residential property.

Multi-tenant center sign shall mean any shopping center, office center, or business center in which two or more occupancies abut each other or share common parking facilities or driveways or are otherwise related.

Noncommercial sign shall mean a sign containing only noncommercial copy. "Noncommercial" shall mean not-for-profit or commercial gain. Regardless of the content of the copy a noncommercial sign shall not be construed to be an off-premises sign.

Nonconforming sign shall mean a ~~sign located within the village limits of the effective date of this Code or existing in an area annexed by the village after the effective date of this Code, or any amendments hereto, which by its height, type, area, design, colors, materials, location, use or structural support, conformed to the Code prior to the effective date of this division, but does not conform to the requirements of this Code after enactment. This shall include signs that had been granted variances that were approved, and signs that were issued a construction permit by the Village of Palmetto Bay or Miami-Dade County prior to the effective date of this division.~~ sign or sign structure that by its design, height, type, sign area, location, use, structural support, or otherwise, does not conform to the requirements of this division after adoption.

Nonresidential district shall mean all zoning districts that are not residential districts.

Obstructing sign shall mean a sign that obstructs the vision of pedestrians, cyclists, or motorists traveling on or entering public streets.

Off-premises sign shall mean a sign that directs attention to a commercial business, commodity, service, product, or activity not conducted, sold, offered, or available on the premises where such sign is located, the copy of which may be intended to be changed periodically. This definition includes a sign displayed on a trailer or the bed of a truck that advertises something other than the identity of the truck, the driver, or its contents.

On-premises sign shall mean sign that is located on the premises of the occupant, business or property identified on the sign. The occupant business or property is the principal use of the property, and the sign is an accessory use of the property on which it is located.

Parapet shall mean false front or wall extending above the roofline.

Parapet line shall mean the line of a parapet on the facade of a flat roofed building with a parapet, and the line of the roof on the facade of a flat roofed building without a parapet.

Permanent sign shall mean any sign which is designed and installed for more than short-term use, including freestanding and building signs.

Point of sale sign shall mean any sign advertising or designating the use, occupant of the premises, or merchandise and product(s) sold on the premises and shall be located on the same premises where such is situated or the products sold.

Pole sign shall mean a sign erected upon a pole, poles, post, or "pole-like" structure that is visible and wholly independent of any building or structure for support. A pole sign is not a monument sign.

Portable sign shall mean any sign not attached to or painted on a building and not affixed or permanently attached to the ground.

Projecting sign shall mean any sign which is an independent structure attached to the building wall and which extends at any angle from the face of the wall. No sign may project more than one foot from a building wall. ~~No projecting sign shall extend above the roof or parapet wall in any residential district.~~

Pylon shall mean a vertical extension of a building, constructed integrally and concurrently with the building, or in connection with a major remodeling or alteration of a building. To classify as a pylon for sign purposes, the pylon structure must be an integral part of the building structure, extending to ground level. In business and mixed-use districts only, the material and construction may vary from the materials and type of construction of the exterior walls of the building and must be approved by the director. In all cases, the pylon shall have the appearance of a solid structure.

Pylon sign shall mean a flat sign attached to or painted on the face of a pylon. The outer edge of the sign shall not extend beyond the pylon nor above the roof line freestanding sign that is usually supported by either one or two poles. Pylon signs can be one- or two-sided.

Real estate for sale sign shall mean a sign erected by the owner or agent advertising the real property upon which the sign is located for sale.

Real estate leasing sign shall mean a sign erected by the owner or agent advertising the premises or real property upon which the sign is located for rent or lease.

Residential district shall mean a single family, duplex, multifamily, or townhouse zoning district.

Roof line shall mean a horizontal line intersecting the highest point(s) of a roof.

Roof sign shall mean a sign which is attached to, painted on, fastened to, or supported by the roof or erected over the roof.

Semaphore shall mean any sign consisting of two dual-face signs extending horizontally from a light standard. ~~It may be located in the parking lot of a shopping center to identify the location of parking areas.~~ No advertising is permitted on the sign.

Shopping center shall mean ~~an area zoned a property used for business or commercial purposes with four (4) or more tenants where at least 250 feet of street frontage has been zoned for commercial purposes under one application and under one ownership, and where it contains at least two tiers of in-front parking, contains two or more retail uses, and is subject to site plan or plot use approval as a condition of the applicable resolution or ordinance.~~

Sign shall mean any display of characters, letters, logos, numbers, identification, description, illustration, ornamentation, or device illuminated or nonilluminated, which is visible from any outdoor ~~place area~~ and which directs attention to a product, service, place, activity, person, institution, or business. A sign includes any permanently installed or situated merchandise; or any emblem, painting, banner, pennant, placard, designed to advertise, announce, identify, indicate direction, or convey information. Exempted from the definition of a sign are customary window displays, official public notices required by federal, state or local regulations, newspapers, leaflets and books intended for individual distribution to members of the public, attire that is being worn, badges, and similar personal gear. The term shall also exclude architectural features, or part thereof, not intended to communicate information. Use of merchandise, products, vehicles, equipment, inflated balloons, or the like as an attention attractor or advertising device, with or without a printed or written message or advertisement, shall be considered a sign.

Sign area shall mean the area within the smallest regular geometric shape which contains the entire sign copy, but not including any supporting framework, braces, or supports. Refer to Sec. 30-90.13.

Sign copy shall mean the linguistic or graphic content, including trim and borders, of a sign.

Sign face shall mean the part of a sign that is or may be used to display sign copy.

Sign height shall mean the vertical distance from the finished grade at the base of the supporting structure to the top of the sign, or its frame or supporting structure, whichever is higher.

Sign structure shall mean any construction used or designed to support a sign.

Snipe sign shall mean any sign of any material, including paper, plastic, cardboard, wood or metal when tacked, nailed or attached in any way to trees, poles, stakes, fences, the ground, or other objects where such sign may or may not be applicable to the present use of the property upon which such sign is located.

Special event shall mean a dedication, groundbreaking event, holiday event, celebration, anniversary, unique event associated with a business, going out of business and/or grand opening announcement, relocation of business, or announcement relating to sporting events, festivals, carnivals, or any public, charitable, educational or religious events or functions.

Snipe sign shall mean a sign that is tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, or other objects.

Storefront shall mean the façade of a store or tenant space, typically on the ground floor or street level.

Temporary sign shall mean any sign which is designed or installed on a short-term basis not permanently affixed or installed or is displayed for a limited period. A permanent sign with periodic changes to the message shall not be considered a temporary sign.

Unauthorized sign shall mean any sign erected on or attached to public or private property, real or personal, without the express permission of the owner of such property.

Vehicle sign shall mean any sign affixed to a vehicle.

Wall shall mean for sign purposes, that portion of the building's exterior, horizontal surface on the same plane, regardless of vertical or horizontal indentations, and including the surface of parapets and pylons projecting from the building. A plane is defined, for purposes of this division, as a continuous architectural façade which may include projections and/or recesses.

Wall sign shall mean any sign painted on or attached to and erected parallel to the face of, or erected and confined within the limits of the outside wall of any building and supported by such wall or building and which displays only one advertising surface.

Wind sign shall mean any device, including but not limited to, one or more banners, flags, pennants, ribbons, spinners, streamers, captive balloons, or other objects or materials fastened in such a manner as to move upon being subjected to wind pressure.

Window area shall mean the entire glass area of a window or door used for calculation of maximum sign area, including any mullions or transoms within a window or door, but excluding the supporting structures of such window or door.

Window sign shall mean a sign located on the inside of a window or within a building or other enclosed structure, where the sign face is visible and legible from the exterior through a window or other opening.

Yard or Garage sale sign shall mean a sign advertising yard or garage sales.

Sec. 30-90.6. Maintenance of signs.

- (a) All signs allowed by this division, including their supports, braces, guys and anchors, electrical parts and lighting fixtures, and all painted and display areas, shall be maintained in accordance with building and electrical codes.
- (b) Signs and sign structures shall be properly maintained in a safe, legible, and good condition.
- (c) The vegetation and landscaping around, in front of, behind, and underneath the base of freestanding signs ~~for a distance of 50 feet or to the nearest right of way or waterway shall be neatly trimmed and free of unsightly weeds, and no rubbish or debris that would constitute a fire or health hazard shall be permitted under or near the sign shall be maintained to prevent obstruction of the signs.~~
- (d) Where the rear of any sign is visible from a street, waterway, park, residence or business, the exposed structural members shall be either concealed or painted latticework, slats, ~~or be~~ painted or decorated, ~~and the back screening shall be designed, painted~~, and maintained.

(Ord. No. 08-20, § 1, 10-6-2008)

Sec. 30-90.7. Interpretation.

Only those signs that are specially authorized by this division shall be permitted. Those that are prohibited within this division, those not listed or authorized shall be deemed prohibited.

Sec. 30-90.8. Permit required; compliance with codes.

- (a) No sign, unless exempted by this division, shall be constructed, posted, painted, erected, installed, operated, used, maintained, enlarged, illuminated, relocated, or altered without first obtaining a permit. Before any permit is issued, an application on a form provided by the village for a permit shall be filed together with two (2) sets of drawings and/or specifications to describe the location; method of construction; type of materials; manner of illumination; method of erection, securing or fastening; number and type of signs; and, advertisement content.
- (b) The application for a permit shall describe the size, shape, and nature of the proposed advertisement, advertising sign or advertising structure, and its actual or proposed locations with sufficient accuracy to ensure its proper identification.
- (c) A separate permit application is required for each building elevation. All sign-face changes shall require a separate permit. Electrically illuminated signs shall require a separate electrical permit.
- (d) No sign shall be placed on any property unless the applicant has the written consent of the owner and the lessee, if any, or the authorized agents of the property.
- (e) For multiple occupancy complexes, individual occupants may apply for a sign permit, but they shall be issued in the name of the lot owner or agent, rather than in the name of the individual occupants. The lot owner, and not the village, shall be responsible for allocating allowable sign area to individual occupants.
- (f) No sign shall be erected or used to advertise any use or matter which would conflict with the regulations for the applicable zoning district in which it is located or be in conflict with the use permitted under the certificate of use, or certificate of occupancy for the property.
- (g) No sign, where a permit is necessary, shall be exhibited unless the required permit fees are paid.
- (h) Each sign requiring a permit shall carry the permit number and the name of the person or firm placing the sign on the premises. The markings shall be permanently attached and clearly visible from the ground.
- (i) The owner and/or tenant of the premises, and the owner and/or erector of the sign shall be held responsible for any violation of this division; provided, however, that when the sign has been erected in accordance with the provisions of this division, the sign company shall be relieved of further responsibility after final inspection of the sign.
- (j) All signs shall be erected on or before 90 days from the date of issuance of the permit. Upon written application for an extension prior to the expiration of the initial permit,

the village may provide up to an additional 90-day extension upon a showing of good cause. Failure to erect the sign or obtain an extension prior to expiration of the permit shall result in the permit being null and void.

- (k) For traffic signs, street name signs, directional signs erected by governmental authorities within public rights-of-way, a detailed specification plan shall be submitted for review and approval by the village.
- (l) For commercial signs that include the name of a municipality or a geographic location as a part of the business name on the sign, "Palmetto Bay" is the preferred name to include to prevent any confusion or mislead visitors seeking to locate the business.

Sec. 30-90.9. Right of entry for inspection.

- (a) No sign shall be approved for use nor erected unless it complies with all requirements of this division, and applicable technical codes and available for inspection. ~~The holder of a permit for a sign shall request inspections as follows:~~
 - (1) ~~Foundation inspection to include the method of fastening to building or other approved structure;~~
 - (2) ~~Shop inspection to include electrical and/or structural where indicated on the permit and/or approved plan;~~
 - (3) ~~Final inspection to include structural framing, electrical work, identification of permit number and erector of sign; and,~~
 - (4) ~~Any additional inspections which may be specified on the permit and/or approved plans.~~
- (b) Appropriate village employees in the performance of their functions and duties and under the provisions of this division may enter into and upon any land upon which advertising signs or advertisements are displayed and make examinations and surveys as may be relevant, subject to constitutional limitations and state law.

Sec. 30-90.10. Signs permitted without a sign permit.

- (a) Within all zoning districts, the following signs, whether temporary or permanent, when not electrically illuminated shall be permitted and exempt from the requirement to obtain a sign permit.
 - (1) Emergency signs erected by governmental authorities within public rights-of-way.
 - (2) Legal notices, identification, or informational signs erected by or on behalf of governmental bodies.
 - (3) Signs as required by law to display building permits or other similar required public notices.
 - (4) Construction signs not exceeding six (6) square feet.
 - (5) No trespassing and private property signs not exceeding two (2) square feet feet in area.

- (6) Vacancy/no vacancy signs not exceeding two (2) square feet in area.
- (7) Address and street number signs not exceeding two (2) square feet.
- (8) Personal expression signs limited to two (2) per lot or parcel for single-family uses, or in the case of duplex, townhouse or multi-family uses, one (1) per dwelling unit, expressing personal views or opinions not exceeding 620 square inches in area, providing such signs are otherwise in compliance with applicable local, state and federal laws and displayed for a period of not more than 90 days in any year.
- (9) Signs placed within interior courtyards, the inside fence line of recreational fields and on golf courses, provided these signs are visible only to those persons visiting the site.
- (10) Disabled, handicapped or child, and baby stroller, EV, or hybrid parking signs, nonstructural in nature.
- (11) Warning signs, including: "danger," "no parking," "bad dog," not exceeding two (2) square feet.
- (12) ~~Temporary on premises real estate signs. Not more than one temporary real estate sign on premises, per street face advertising the sale, rental or lease of only the premises on which the sign is located. The signs shall not exceed 144 square inches 1 square foot in area in residential zoning districts and six square feet in area in all other zoning districts. No more than two riders to the principal temporary real estate sign may be added of a dimension not to exceed the length of the principal sign and each rider shall not exceed six inches in height. One temporary "open house" sign shall be permitted on premises as provided under subsection (13), below.~~

Temporary on premises sign regulations for business, real estate, construction, and election/free speech signs.

- (a) Purpose and intent. Temporary on premises signs are being regulated equally, ensuring the same setback, height, and other regulations for temporary signs. The terms "temporary business, real estate, construction, future construction and election/free speech signs" are by way of example and are not meant to be utilized to improperly distinguish content.
- (b) Setback, height regulations for temporary business, real estate, construction, and election/free speech signs. Unless affixed to a fence or an existing building, detached signs shall be setback five (5) feet from any property line. The maximum height to the top of a detached sign affixed to posts or a fence shall be five (5) feet above grade in residential districts and 12 feet above grade in all other districts. The maximum height to the top of a flat sign affixed to a building shall not extend above the first floor in residential districts and shall not extend above the second story of such building in all other districts.
- (c) Timeframe, removal. Temporary signs shall only be allowed for a period beginning with the temporary activity which is the subject of the sign and must be removed within seven (7) days from the date the temporary activity ceases.

Temporary business signs may be erected and maintained for a period not to exceed 30 days and be limited to four (4) times per year, except that the Community and Economic Development Director may approve an extension of time for the business to erect and maintain such signs beyond the 30 days, after the Director finds that such extension is necessary to mitigate the impacts of public construction on visibility of, or access to, the business. Such extension beyond 30 days shall terminate concurrent with the termination of the public construction.

(d) Number. There shall be a maximum of one (1) temporary sign per street frontage, with the exception of election/free speech signs, as per Subsection 15.

(e) Copy. Artistic murals or ornamental signs are permitted on construction fences surrounding a construction site, subject to the provisions contained herein and design review approval.

(f) Type. Signs may be flat wall signs, part of a fence, or rigid detached signs, affixed to posts or a construction fence. The sign area for window signs shall not exceed twenty-five percent (25%) of total window area.

(g) Size, single-family or two-family. The sign area for single-family signs shall not exceed four (4) square feet.

(h) Size, townhouse or multifamily. The sign area for a townhouse or multifamily zoning district shall not exceed 16 square feet.

(i) Size, all other districts. The sign area for all other districts shall not exceed 40 square feet.

(13) Temporary off-premises real estate signs, otherwise known as "open house" signs shall be permitted to advertise residential property for sale, rent or lease on premises other than the property for sale, rent or lease in all districts, provided the size of the sign is no greater than two feet by two four (4) square feet measured from grade to top of sign, with one "open house" sign allowed on the premises being advertised, and no more than three (3) off-site to be located five (5) feet from edge of roadway pavement or back of curb, which signs may not be illuminated. The "open house" signs are permitted only within the hours of 11:00 a.m. to 6:00 p.m. The attachment of balloons, streamers, flags, or other attention attracting devices is prohibited and shall be a violation of this division.

(14) Yard or g~~g~~arage sale signs. Up to four (4) signs providing directions to a garage sale are permitted to be placed off-site from the location of the garage sale; two (2) of the signs advertising a garage sale are permitted to be displayed on private property where the garage sale is being held. The signs advertising a garage sale shall not be displayed until the first day of the sale and shall be removed at the end of the last day of the sale. Signs shall not be larger than 22 inches by 28 inches. The garage sale signs shall include the property address of the garage sale and the garage sale permit number. Charitable, civic, educational, or religious organizations shall additionally be allowed to display one banner not to exceed three (3) feet by ten (10) feet in size at the site of the sale, provided

the sale occurs at the location of the organization. No off-site banners are allowed.

(15) Temporary political campaign signs announcing the candidacy of a candidate for public office not exceeding 620 square inches in size in residential zoning districts and in area in all other zoning districts. Setback and location shall be at least five feet from the official right-of-way and five feet from property under different ownership. Only one political campaign sign, per candidate, per street face is permitted. Political signs may be installed 90 days prior to the election.

Temporary political campaign signs shall be removed within seven (7) days after the last election or within seven (7) days of withdrawal of a candidate from running for elected office. If such signs are not removed within this period of time, the village may remove such signs and may charge the candidate the actual cost for such removal. Failure to remove signs is a violation of this Code division and is enforceable pursuant to the village's code enforcement ordinance.

(16) Religious symbols.

(17) Holiday and seasonal decorations shall not be construed as signs, providing that these contain no commercial advertising message, and further provided that such decoration is not up more than 90 days for a single holiday.

(18) Flags and insignia, except as provided in this Code.

(19) Signs within a building or structure not visible from the exterior of the building or structure, provided they are not hazardous nor require electrical permits.

(20) Temporary window signs placed from within the interior of a building or structure, provided coverage does not exceed 25 twenty-five percent (25%) of the total window coverage.

(b) Within all nonresidential districts, the following signs, whether temporary or permanent, when not electrically illuminated shall be permitted and exempt from the requirement to obtain a sign permit.

- (1) Decals, limited to those as required by law, which are affixed to or painted upon store windows, store equipment, fuel pumps or other types of vending equipment used for dispensing retail products.
- (2) Lettering only, for the purpose of providing ownership, licensing, and emergency contact information, when placed upon doors and windows of lawfully licensed businesses, with letters not exceeding three (3) inches in height and limited to a maximum area of two (2) square feet.
- (3) Building signs, historical markers, memorial signs, tablets or plaques, or the name of a building and the date of erection, when cut into any masonry surface or when constructed of bronze or other permanent material.
- (4) Professional nameplates for physicians, surgeons, dentists, lawyers, architects, teachers, and other professional persons placed on the premises occupied by

the person(s), not exceeding two (2) square foot in sign face area, provided the professional has a valid occupational license.

- (5) Signs denoting the name and profession of an occupant of a building, placed flat against the exterior surface of the building, and not exceeding two (2) square feet in sign face area, and provided the occupant has a valid occupational license.
- (6) Restaurant menu boards, in accordance with subsection 30-90.22(a) of this division.

Sec. 30-90.11. Prohibited signs.

Signs in all zoning districts must be constructed pursuant to valid building and sign permits, when required under this division or the Building Code, and authorized or mandated by this division. This shall not be interpreted to require the removal of a billboard or other off premises sign pursuant to 70.20, F.S.

- (a) Signs that violate the building code or electrical code.
- (b) Any sign that presents safety, traffic or pedestrian hazard including signs which obstruct visibility.
- (c) Blank signs.
- (d) Animated signs.
- (e) Signs with visible moving, revolving, or rotating parts or visible mechanical movement of any description or other apparent visible movement achieved by electrical, electronic, or mechanical means, except for governmental traffic devices and signs and automated changeable signs in Business (B) Districts.
- (f) Signs with the optical illusion of movement by means of a design that presents a pattern capable of giving the illusion of motion or changing of copy.
- (g) Signs with lights or illuminations that flash, move, rotate, scintillate, blink, flicker, or vary in intensity or color, to include animated signs and automatic changeable message devices.
- (h) Strings of light bulbs used on commercially developed parcels for commercial purposes, other than traditional holiday decorations.
- (i) Wind, balloon or inflatable signs.
- (j) Signs that incorporate projected images, emit any sound that is intended to attract attention, or involve the use of live animals and/or humans.
- (k) Signs that emit audible sound, odor, or visible matter such as smoke or steam.
- (l) Signs or sign structures that interfere with free use of any fire escape, emergency exit, or standpipe, 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 this Code.
- (m) Nongovernmental signs that resemble any official sign or marker erected by any governmental agency, or that by reason of position, shape or color, would conflict with the proper functioning of any traffic sign or signal, or be of a size, location,

movement, content, color, or illumination that may be reasonably confused with or construed as, or conceal, a traffic-control device.

- (n) Nongovernmental signs that use the words "stop," "look," "danger," or any similar word, phrase, or symbol, or which is a copy or imitation of an official sign that may be reasonably confused with or construed as, or conceal a traffic device.
- (o) Off-premises signs, vehicles carrying portable billboards or advertisements or off-premises signs, and/or signs painted or affixed in any manner to any vehicle, trailer, or pickup truck, van, or similar transportable device and which is used to advertise a place of business or activity as viewed from a public road. This shall not be interpreted to prohibit identification of commercial vehicles provided such vehicles are operational, move, and are used daily for delivery or service purposes and are not used, or intended for use, as portable signs. This sign shall also not be interpreted to apply to buses, taxicabs, and similar common carrier vehicles which are licensed or certified by Miami-Dade County or other governmental agencies. Prima facie evidence of a vehicle sign being used as a prohibited portable sign shall be: (1) when the vehicle is parked and visible from a distance of 100 feet of the street right-of-way for more than 60 consecutive minutes (not in the midst of commercial service or delivery enterprise); and/or (2) is not regularly used in the conduct of the business advertised on the vehicle.
- (p) Signs that obstruct the vision of pedestrians, cyclists, or motorists traveling on or entering public streets thereby creating a safety hazard for the public.
- (q) Signs, within ten (10) feet of public right-of-way or 100 feet of traffic-control lights, that contain red or green lights that might be confused with traffic control lights, thereby creating a safety hazard for the public.
- (r) Signs that are of such intensity or brilliance as to cause glare or impair the vision of any motorist, cyclist, or pedestrian using or entering a public way, or that are a hazard or a nuisance to occupants of any property because of glare or other characteristics.
- (s) Signs that contain any lighting or control mechanism that causes unreasonable interference with radio, television, or other communication signals.
- (t) Searchlights used to advertise or promote a business or to attract customers to a property.
- (u) Signs that are painted, pasted, or printed on any curbstone, flagstone, pavement, or any portion of any sidewalk or street, and traffic control signs.
- (v) Signs placed upon benches, bus shelters or waste receptacles, except as may be authorized in writing pursuant to ~~F.S. §~~ 337.407, F.S.
- (w) Signs erected over or across any public street except as may otherwise be expressly authorized by this Code.
- (x) Vehicles carrying advertising signs for any reason, including dealing with the candidacy of individuals for elected office are prohibited as a visual nuisance. Political campaign signs shall not be used as advertising on vehicles viewable from the public rights-of-way.

- (y) Portable signs, including those that are tied down with metal straps, chaining, or otherwise temporarily anchored to an existing structure or building ~~and including A-frame signs.~~
- (z) Roof signs.
- (aa) Signs placed, posted, or erected upon land adjacent to adjoining public streets and highways, without the written consent of the owner.
- (bb) Signs placed upon any tree, utility pole, lamp post, hydrant, or fence.
- (cc) Signs on any public building or property without a properly issued permit.
- (dd) Billboards.
- (ee) Signs with obscene, lewd, or lascivious language or graphic representation of the human body.
- (ff) Snipe signs ~~located in public rights-of-way.~~
- (gg) Political campaign signs shall be prohibited on village property, other public property or on public rights-of-way. Illegally placed political campaign signs shall be removed by the village's code compliance officer(s) without notice to the candidate or abutting property owner or occupant.
- (hh) Vehicles carrying advertising signs, advertising propositions to be submitted and voted upon by the people.
- (ii) Wall signs in residential districts.
- (jj) Signs attached to fences in all districts.
- (kk) Advertisement(s) placed or affixed onto any face of a building or structure.
- (ll) Freestanding signs projecting over a public right-of-way.
- (mm) Pole signs.
- (nn) Cabinet signs.
- (oo) Obsolete or abandoned signs.
- (pp) Human or animal signs.
- (qq) Wind signs, except for new business which are allowed up to 30 days.

Sec. 30-90.12. Mobile signs exemption.

Mobile signs or off-premises signs that are parked on public or private property shall be prohibited. This prohibition, however, does not apply to:

- (1) Identification of a firm or its principal products on a vehicle operating during the normal hours of business or parked at the owner's residence; provided, however, that no such vehicle shall be parked on public or private property with signs attached or placed on a vehicle for the purpose of advertising a business or firm or calling attention at the location of a business or firm.

(2) Vehicles which require governmental identification, markings, or insignias of a local, state or federal government agency.

Sec. 30-90.13. Sign area, number, computation.

- (a) For freestanding signs, the sign area shall be the area within the smallest geometric shape that touches the outer points or edges of the sign face.
- (b) For building, wall, or window signs, the sign area shall be the area within the smallest geometric shape that touches the outer points of raised portions of the sign or of all borders or trims, or in the absence of such border or trim, the outer points of the letters or pictures.
- (c) For freestanding signs, where two (2) or more sign faces are placed back to back on a single sign structure, and the faces are at no point more than four (4) feet apart, the sign area shall be the area of one of the faces.
- (d) For freestanding signs, where four (4) sign faces are arranged in a square, rectangle, or diamond, the sign area shall be the area of the two (2) largest faces.
- (e) Where a freestanding or building sign is in the form of a three-dimensional object, the sign area shall be the area within the smallest geometric shape that touches the outer points or edges of the largest possible two-dimensional outline of the three-dimensional object and multiplying that area by two (2).
- (f) In calculating the number of signs, a single sign shall be permitted to contain content advertisement on each side thereof, and shall be counted as one (1) sign.
- (g) In calculating the sign size, the area of a sign shall include borders and framing. Heights shall be measured to the top extremity of the sign and distances to the farthest point. The square footage in a circular rotating, or revolving sign shall be determined by multiplying one-half (0.5) of the circumference by the height of the rotating sign, except in the case of the flat rotating sign, the area will be determined by the square footage of one (1) side of the sign. The director shall have the discretion of determining the area of any sign which is irregular in shape and in such cases will be guided by calculations as made by a licensed, registered engineer when same are shown on the drawing.
- (h) A ground floor establishment shall be permitted a maximum of two (2) window signs. The maximum area of the window sign shall be twenty-five percent (25%) of the total window area.
- (hi) Permitted temporary signs shall not be counted as part of allowable area for freestanding, monument, or buildings signs.

Sec. 30-90.14. Illumination standards.

- (a) Illumination for wall signs shall be channel letter or reverse channel letter.
- (b) Sign lighting may not be designed or located to cause confusion with traffic control lights.

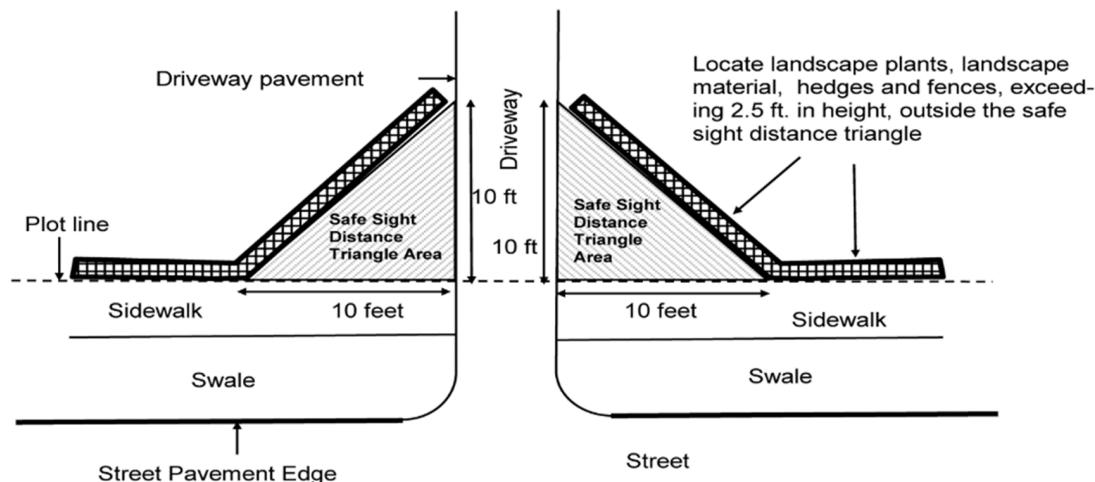
- (c) Illumination of the sign is permissible, provided that none of the light emitted shines directly onto an adjoining property or into the eyes of motorists or pedestrians using or entering public streets.
- (d) Illuminated signs shall not have lighting mechanisms that project more than 18 inches perpendicularly from any surface of the sign over public space.
- (e) ~~All The illumination of permanent signs, and the illumination thereof, shall be designed, constructed, and maintained in conformity with applicable provisions of the Florida Building Code.~~
- (f) Electrical transformer boxes, raceways, conduit and junction boxes shall be concealed from public view. Any exposed metal surfaces of the raceway should be finished to match the background wall or integrated into the overall design of the sign.

Sec. 30-90.15. Placement standards.

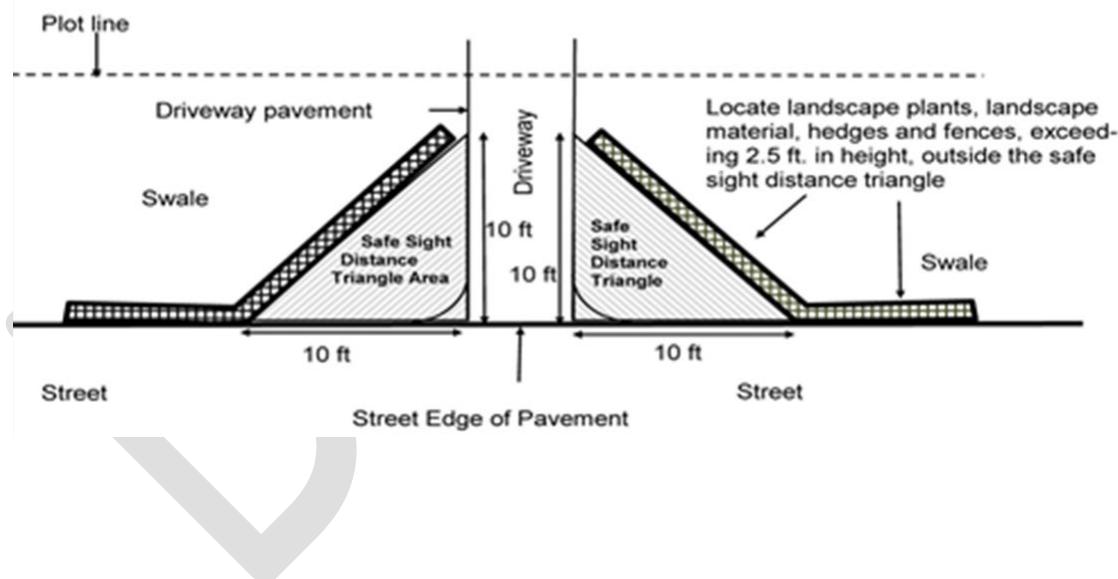
- (a) *In right-of-way.* Supports for signs or sign structures shall not be placed in or upon a public right-of-way or public easement ~~including utility poles~~, except under the terms of a lease between the owner of the easement or right-of-way and the owner of the sign or with the written approval of the Village of Palmetto Bay.
- (b) *Location.* ~~All signs and sign structures shall be located completely on the site where the principal building is located, except as provided for in (a) above.~~
- (c) *Setbacks.* ~~Freestanding signs that are permanent signs may be placed in required setbacks, provided that no sign shall be permitted within ten (10) feet of any adjacent property line, within setbacks adjacent to residential lots, or within required corner sight distance triangles.~~
- (d) *Blocking exits and/or fire escapes and exits.* No sign or sign structure shall be erected that impedes use of any fire escape, emergency exit, or standpipe.
- (e) *Blocking ventilation.* ~~No sign shall be attached in any way that will interfere with any ventilation opening.~~
- (f) *Near certain properties.* ~~No sign or sign structure shall be within 15 feet of the outside boundary of any public highway or within 200 feet of any church, school, cemetery, public park, public playground or residential district. The distance to the sign shall be measured along the public highway on which the advertisement is located; provided, however, that signs may be erected on any business lot within 120 feet of any residential district or may be affixed or painted upon any business building located within any business district.~~

(g) Blocking visibility. No sign or sign structure shall be erected that blocks pedestrian and vehicular visibility on private property or public R.O.W as shown in the illustrations below.

Safe Sight Distance Triangle on Private Property



Note: there may or may not be a public sidewalk in the ROW



- (1) The safe sight distance triangle must not contain obstructions to cross-visibility at a height of two and one-half (2.5) feet or more above ground/grade. Obstructions include, but are not limited to, fences and landscape plants and materials.
- (2) Low-hanging limbs and tree canopy of trees located within the sight triangles must be to a minimum height of six (6) feet above ground/grade level.

Sec. 30-90.16. Clearance standards.

- (a) Over *pedestrian ways*. All signs over pedestrian ways shall provide a minimum of ~~seven~~ eight (8) feet ~~six inches~~ of clearance.
- (b) Over *vehicular ways*. All signs over vehicular ways shall provide a minimum of ~~13~~ 16 feet ~~six inches~~ of clearance.

Sec. 30-90.17. Signs requiring a permit.

- (a) *Real estate, subdivision, entrance feature, construction, and future construction signs that exceed the sizes established in section 30-90.10 require a permit.*

Type of Signs	Maximum Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
Real estate	<u>In business and mixed use districts: up to 40 square feet.</u> <u>In agricultural and residential districts: up to 1.5 square feet.</u> <u>Residential Districts: 1.5 square feet.</u> <u>Non-Residential</u>	<u>1 One per frontage.</u>	<u>No closer than five feet to an official R.O.W. line unless attached to an existing building; 15 feet to an interior side property line or centered on a lot between interior side property lines.</u> <u>Five (5) Feet to R.O.W., 15 feet to interior side property line</u>	Permitted.	<u>8 Eight feet from grade.</u>	<u>Only permitted on premises advertised for rent or for sale.</u> <u>No sign shall be maintained on the premises for more than 90 30 days, without an approved extension.</u> <u>Upon the expiration of the approved period,</u>

	<u>Districts: 40 square feet.</u>		<u>ROW: 5 feet.</u> <u>Interior property line: 15 feet.</u>			the sign shall be removed from the premises.
Subdivision	Maximum of up to 40 square feet each.	3 Three	Not closer than 15 feet to official R.O.W.; not closer than 15 feet to property under a different ownership. 15 Feet to R.O.W., 15 feet to interior side property line <u>ROW: 15 feet.</u> <u>Interior property line: 15 feet.</u>	Permitted.	Signs shall not exceed eight feet measured from grade to top of sign. <u>8</u> Eight feet from grade.	No sign shall be maintained on the premises for more than 90 days, without an approved extension. Upon the expiration of the approved period, the sign shall be removed from the premises.
Construction	Maximum: of up to 40 square feet. When construction signs are painted on an approved construction shed, there is no size limitation	One general sign and one for each trade; provided the total sign area does not exceed	15 feet from official R.O.W.; 15 feet to property under different ownership or centered between interior property lines. 15 Feet to R.O.W., 15 feet to interior side property line <u>ROW: 15 feet.</u>	Permitted.	Signs shall not exceed eight feet measured from grade to top of sign. <u>8</u> Eight feet from grade.	No sign shall be maintained on the premises for more than 90 days, without an approved extension. Upon the expiration of the approved period, the sign shall be removed from the premises.

	<u>1 One general sign and one for each trade: total sign area cannot exceed 256 square feet.</u>	<u>256 square feet.</u> <u>Varies</u>	<u>Interior property line: 15 feet.</u>			
Future construction signs	<u>Maximum: of Residential and Agriculture Districts: 24 square feet.</u> <u>Business and Mixed Use Districts: 40 square feet. in business and mixed use districts</u> <u>24 square feet in agricultural and residential districts.</u>	<u>1 One</u>	<u>Not closer than 15 feet to official R.O.W.; not closer than 15 feet to property under a different ownership.</u> <u>15 Feet to R.O.W., 15 feet to interior side property line</u> <u>ROW: 15 feet.</u> <u>Interior property line: 15 feet.</u>	Permitted.	<u>Shall not exceed eight feet from ground level to top of sign.</u> <u>8 Eight feet from grade.</u>	<u>No sign shall be maintained on the premises for more than 90 30 days, without an approved extension.</u> <u>Upon the expiration of the approved period, the sign shall be removed from the premises.</u> <u>Shall be removed within 30 days of issuance of C.O. or C.U. or if construction ceases.</u> <u>Upon issuance of the C.O. or C.U. or if construction ceases, the sign shall be removed</u>

						<u>from the premises</u> <u>within 30 days.</u>
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(b) Permanent point of sale signs for single family, two-family, and townhouse, and multi-family residential zoning districts, including religious facilities, schools, and universities. Type of signs permitted: detached and flat.

~~All lettering or numbering shall be a minimum of three inches in height, and placed in location visible to public right-of-way for identification purposes. A nonconforming use(s) in a residential district is permitted a flat sign only of the same size as if the use was established on a property in a zoning district permitting the use concerned. Religious facilities, schools and universities when located in these districts shall be permitted one freestanding, detached sign not to exceed 24 square feet. In lieu of a freestanding sign, schools may have a 24 square foot sign at the property entrance which is affixed to a perimeter masonry wall. Illuminated signs shall be backlit with LED fixtures. Religious facilities, schools, universities, and governmental uses may in addition provide a flat, wall, awning, or canopy attached building sign per use, not to exceed six square feet per attached sign.~~

- (1) Lettering or numbering: Minimum of three (3) inches in height and placed in a location visible to public right-of-way.
- (2) A nonconforming use in a residential district: flat sign only of the same size as if the use was in a zoning district permitting the use concerned.
- (3) Religious facilities, schools, and universities: One (1) freestanding, detached, or monument sign per frontage not to exceed 40 square feet, a 24 square foot sign at the property entrance which is and/or affixed to a perimeter masonry wall.
- (4) Illuminated signs shall be backlit with LED fixtures.

Type of Signs	Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
Detached	1.5 square feet.	One	15 feet from R.O.W. line five feet to interior property line.	See general section on illumination lighting. permitted if does not	20 feet from grade to top of sign.	No permit, if sign is not illuminated and sign is 1.5 square feet or less.

				conflict with adjacent property.		
Flat (wall and cantilever)	1.5 square feet.	One	Not applicable.	Same as Detached.	Not applicable.	No permit, if sign is not illuminated and sign is 1.5 square feet or less. Same as Detached.

(c) ~~Permanent point of sale signs for AU. Type of signs permitted: detached and/or flat. Religious facilities, schools and universities when located in this district shall be permitted one sign not to exceed 24 square feet. Religious facilities, schools, universities, and governmental uses may in addition provide a flat, wall, awning, or canopy attached building sign per use, not to exceed six square feet per attached sign.~~

Type of Signs	Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
Detached	24 square feet.	One	15 feet from R.O.W. line five feet to interior property line.	See general section on illumination lighting permitted if does not conflict with adjacent property.	20 feet from grade to top of sign.	Permit required
Flat (wall and cantilever)	24 square feet	One	Not applicable	Same as detached.	Not applicable	Permit required

(d) ~~Permanent point of sale signs in R-3, R-3B and R-3M districts. Type of signs permitted: detached, flat, awning, canopy, projecting and marquee.~~

Type of Signs	Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
Detached	permitted six square feet, except for which are permitted 24 square feet. R-3B and permitted 24 square feet.	One An additional office sign of not more than 1.5 square feet is permitted.	15 feet from R.O.W. five feet from interior side property.	Illumination permitted; see general provision on illumination.	20 feet from grade to top of sign.	Not applicable.
Flat (wall and cantilever)	Same as detached.	Same as detached.	Not applicable	Same as detached.	Cantilever signs shall not extend vertically above the roof line or parapet wall, whichever is higher.	Not applicable.
Awning, canopy	Same as detached.	Same as detached.	15 feet from R.O.W. five feet to interior side property line.	No illumination permitted.	Not applicable	No permit required. Letters attached or painted to fabric shall be limited to the identification of the occupant and/or use of the property.

Projecting	Same as detached.	Same as detached.	Same as detached.	Same as detached.	9 or 8? feet from grade to bottom of sign.	Not applicable.
Marquee	Same as detached.	Same as detached.	Same as detached.	Same as detached.	Not applicable.	Not applicable.

(e) ~~Permanent point of sale signs in the R-4L zoning district.~~ Type of signs permitted: detached, flat, marquee, awning, canopy, projecting, and pylon.

Type of Signs	Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
Detached	24 square feet.	Two; and An additional office sign no more than 1.5 square feet. is permitted.	15 feet from R.O.W. line five feet to interior side property line.	Illumination permitted; see general provision on illumination.	20 feet from grade to top of sign.	Not applicable.
Flat (wall and cantilever)	40 square feet for a building not exceeding 15 feet in height; thereafter, a fourth of a square foot for each foot above 15 feet measured to the lowest point of the sign on the building.	Same as detached.	Not applicable.	Same as detached.	Cantilever signs shall not extend vertically above the roof line or parapet wall.	Not applicable.

Marquee	40 square feet.	Same as detached.	Same as detached.	Same as detached.	Not applicable.	Not applicable.
Awning, canopy, and/or umbrella	24 square feet.	Same as detached.	Same as detached.	No illumination.	Not applicable.	No permit required. Letters attached or painted to fabric shall be limited to eight inches in height and shall be limited to the identification of the occupant and/or use of the property.
Projecting	24 square feet.	Same as detached.	Same as detached.	Same as detached.	Not applicable.	Not applicable.
Pylon	40 square feet.	Same as detached.	Not applicable.	Same as detached.	Not applicable.	See definition for pylon sign.

(f) Permanent point of sale signs in the R-4 zoning districts. Type of signs permitted: Detached, marquee, flat, awning, canopy, projecting or pylon. General conditions within R-4: Hotels, motels and apartment hotels may use signs to advertise cocktail lounge, swimming pool, cabanas, coffee shop and other facilities approved and available on the premises providing the sign indicates that the use is available and restricted to their patrons only. The advertisement of these incidental uses must be incorporated in the sign, advertising the name of the hotel, apartment hotel or motel. The lettering advertising the incidental facilities and uses shall be the same size as the restriction notifying the public that the use is available for patrons only, and in no event shall either exceed four inches in height. Hotels and motels in addition to all other signs authorized for their use shall be permitted one additional sign for the sole purpose of advertising and displaying credit club membership or association insignia, provided the sign or display shall be of a box type with glass or plastic sides with inner illumination, constructed in accordance with existing sign regulations and

~~electrical code requirements, and shall contain an overall area not in excess of 25 square feet, with lettering not to exceed 12 inches in height; provided further, that such signs or displays may only advertise or display the proprietor's membership in credit clubs or other association, or such club or association insignia but the same may in addition thereto include the identification of the hotel or motel so advertising (these signs are permitted in addition to the two signs permitted below) An additional office sign of no more than one and one half square feet is permitted.~~

Type of Signs	Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
Detached	24 square feet	Two	15 feet from R.O.W. line five feet to interior side property line ten feet between signs.	Illumination permitted; see general provision on illumination.	20 feet from grade to top of sign.	See general comments above.
Marquee	Total of 40 square feet.	Two	Same as detached.	Same as detached.	Not applicable.	See general comments above.
Flat (wall and cantilever)	40 square feet for a building not exceeding 15 feet in height; thereafter, a fourth of a square feet for each foot above 15 feet measured to the lowest point of the sign on the building.	Two	Not applicable.	Same as detached.	Cantilever signs shall not extend vertically above the roof line or parapet wall.	See general comments above.

Awning, canopy	24 square feet.	Two	Same as detached.	No illumination.	Not applicable.	No permit required.
Projecting	24 square feet.	Two	Not applicable.	Same as detached.	Not applicable.	See general comments above.
Pylon	40 square feet.	Two	Not applicable.	Same as detached.	Not applicable.	Same as detached.

<u>Type of Signs</u>	<u>Use</u>	<u>Maximum Size</u>	<u>Number</u>	<u>Setback and Spacing</u>	<u>Illumination</u>	<u>Maximum Height</u>	<u>Special Conditions</u>
Detached	<u>Single-family and two-family</u>	<u>1.5 square feet.</u>	1	<u>ROW: 15 feet.</u> <u>Interior property line: 5 feet.</u>	<u>See general section on illumination lighting.</u> <u>Sec. 30-90.14.</u>	<u>20 feet from grade to top of sign.</u>	<u>No permit if sign is not illuminated and sign is 1.5 square feet or less.</u>
	<u>Townhouse and multi-family</u>	<u>6 square feet.</u>	<u>2</u> <u>An additional office sign of not more than 1.5 square feet.</u>	<u>ROW: 15 feet.</u> <u>Interior property line: 5 feet.</u> <u>Spacing between signs: 10 feet.</u>	<u>See general section on illumination lighting.</u> <u>Sec. 30-90.14.</u>	<u>20 feet from grade to top of sign.</u>	<u>Not applicable.</u>
	<u>Hotels, religious facilities, schools, and universities</u>	<u>24 square feet.</u>	<u>2</u> <u>An additional office sign no more</u>	<u>ROW: 15 feet.</u> <u>Interior property line: 5 feet.</u>	<u>See general section on illumination lighting.</u>	<u>20 feet from grade to top of sign.</u>	<u>Not applicable.</u>

			<u>than 1.5 square feet.</u>	<u>Spacing between signs: 10 feet.</u>	<u>Sec. 30-90.14.</u>		
<u>Flat (wall and cantilever)</u>	<u>Single-family and two-family</u>	<u>1.5 square feet.</u>	<u>1</u>	<u>Not applicable.</u>	<u>See general section on illumination lighting. Sec. 30-90.14.</u>	<u>Not applicable.</u>	<u>No permit if sign is not illuminated and sign is 1.5 square feet or less.</u>
	<u>Townhouse and multi-family</u>	<u>6 square feet.</u>	<u>2</u> <u>An additional office sign no more than 1.5 square feet.</u>	<u>Not applicable.</u>	<u>See general section on illumination lighting. Sec. 30-90.14.</u>	<u>Cantilever signs shall not extend vertically above the roof line or parapet wall, whichever is higher.</u>	<u>Not applicable.</u>
	<u>Hotels, religious facilities, schools, and universities</u>	<u>Buildings not exceeding 15 feet in height: 40 square feet.</u> <u>Buildings exceeding 15 feet in height: 0.25 square feet for each foot</u>	<u>2</u> <u>An additional office sign no more than 1.5 square feet.</u>	<u>Not applicable.</u>	<u>See general section on illumination lighting. Sec. 30-90.14.</u>	<u>Cantilever signs shall not extend vertically above the roof line or parapet wall, whichever is higher.</u>	<u>Not applicable.</u>

		<u>above 15 feet</u>					
<u>Awning, canopy, and umbrella</u>	<u>Single-family and two-family</u>	<u>Not permitted.</u>	<u>Not permitted.</u>	<u>Not permitted.</u>	<u>Not permitted.</u>	<u>Not permitted.</u>	<u>Not permitted.</u>
	<u>Townhouse and multi-family</u>	<u>Not permitted.</u>	<u>Not permitted.</u>	<u>Not permitted.</u>	<u>Not permitted.</u>	<u>Not permitted.</u>	<u>Not permitted.</u>
	<u>Hotels, religious facilities, schools, and universities</u>	<u>24 square feet.</u>	<u>2</u>	<u>ROW: 15 feet.</u> <u>Interior property line: 5 feet.</u>	<u>Not permitted.</u>	<u>Not applicable</u>	<u>Letters attached or painted to fabric shall be limited to 8" in height and to the identification of the occupant and/or use of the property.</u>
<u>Projecting</u>	<u>Single-family and two-family</u>	<u>Not permitted.</u>	<u>Not permitted.</u>	<u>Not permitted.</u>	<u>Not permitted.</u>	<u>Not permitted.</u>	<u>Not permitted.</u>
	<u>Townhouse and multi-family</u>	<u>Not permitted.</u>	<u>Not permitted.</u>	<u>Not permitted.</u>	<u>Not permitted.</u>	<u>Not permitted.</u>	<u>Not permitted.</u>
	<u>Hotels, religious facilities, schools, and universities</u>	<u>24 square feet.</u>	<u>2</u>	<u>ROW: 15 feet.</u> <u>Interior property line: 5 feet.</u>	<u>See general section on illumination lighting. Sec. 30-90.14.</u>	<u>Minimum clearance: 8 feet.</u>	

Marquee	<u>Single-family and two-family</u>	<u>Not permitted.</u>	<u>Not permitted.</u>	<u>Not permitted.</u>	<u>Not permitted.</u>	<u>Not permitted.</u>	<u>Not permitted.</u>
	<u>Townhouse and multi-family</u>	<u>Not permitted.</u>	<u>Not permitted.</u>	<u>Not permitted.</u>	<u>Not permitted.</u>	<u>Not permitted.</u>	<u>Not permitted.</u>
	<u>Hotels, religious facilities, schools, and universities</u>	<u>40 square feet.</u>	<u>2</u>	<u>ROW: 15 feet. Interior property line: 5 feet. Spacing between signs: 10 feet.</u>	<u>See general section on illumination lighting. Sec. 30-90.14.</u>	<u>Not applicable.</u>	<u>Not applicable.</u>
Monument	<u>Single-family and two-family</u>	<u>Not permitted.</u>	<u>Not permitted.</u>	<u>Not permitted.</u>	<u>Not permitted.</u>	<u>Not permitted.</u>	<u>Not permitted.</u>
	<u>Townhouse and multi-family</u>	<u>32 square feet</u>	<u>1 per frontage</u>	<u>ROW: 15 feet. Interior property line: 5 feet. Spacing between signs: 10 feet.</u>	<u>See general section on illumination lighting. Sec. 30-90.14.</u>	<u>8 feet from grade to top of sign</u>	<u>Not applicable</u>
	<u>Hotels, religious facilities, schools, and universities</u>	<u>40 square feet.</u>	<u>1 per frontage</u>	<u>ROW: 15 feet. Interior property line: 5 feet.</u>	<u>See general section on illumination lighting.</u>	<u>8 feet from grade to top of sign</u>	<u>Not applicable.</u>

				Spacing between signs: 10 feet.	Sec. 30- 90.14.		
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(g)(c) Permanent point of sale signs for the ~~R-5 zoning districts~~ office uses. Type of sign permitted: Only flat (wall or cantilever) sign.

Type of Signs	Maximum Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
Flat (wall and cantilever)	12 square feet.	1 One for each street frontage.	Not applicable.	Illumination permitted; see general provision on illumination. Sec. 30-90.14	Not applicable.	Sign shall be mounted on building wall or on a cantilever parallel with the wall.

(h)(d) Permanent point of sale signs for shopping centers. Type of signs permitted: detached, attraction board, flat, pylon, awning, canopy, umbrella, and semaphore. Service stations in a shopping center are permitted the same type and number of signs that are permitted a service station in a business districts and shall comply with all applicable regulations.

(1) *Detached sign setbacks and spacing:* Setbacks for all street rights-of-way is seven ten (10) feet for a sign not exceeding 40 square feet; thereafter 0.8125 feet of additional setback for each ten (10) square feet of sign (calculated to the nearest half-foot). Interior side setback is a minimum of three and one-half five (5) feet for a sign not exceeding 40 square feet; thereafter the interior side setback shall be increased by ten percent (10%) of the calculated street frontage up to 100 lineal feet and by 20twenty percent (20%) off the calculated street frontage where it exceeds 100 lineal feet but does not exceed 200 lineal feet; then increases by 30thirty percent (30%) of the calculated street frontage above the 200 lineal feet. Minimum space between detached signs shall be 20 feet.

Type of Signs	Maximum Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
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Detached and Monument	<p><u>Up to 40 square feet for first 50 feet of frontage plus 0.75 square feet for each additional foot of frontage to a maximum sign size of 300 square feet.</u></p> <p><u>First 50 feet of frontage: 40 square feet.</u></p> <p><u>Buildings exceeding 50 feet of frontage: 0.75-0.50 square feet for each additional foot. Maximum sign size shall not exceed 300 200 square feet.</u></p>	<p><u>One, if less than 500 feet of lineal street frontage; if more than 500 lineal street frontage, then, either one 300-square foot or two 200-square foot signs;</u></p> <p><u>shopping centers on a corner lot are permitted an additional 40 square feet sign on a side street.</u></p> <p><u>Less than 500 feet of lineal street: 1</u></p> <p><u>More than 500 feet of lineal street frontage: either 1 300-square-foot sign, or, 2 200-square-foot signs.</u></p> <p><u>Shopping centers on</u></p>	See (h)(1), above.	<p>Illumination permitted; see general provision on illumination.</p> <p><u>Sec. 30-90.14</u></p>	<p>30 feet from grade to top of sign <u>for property signage located along US-1, 20 feet abutting other R.O.W.</u></p>	<p>Sign shall be used only to identify the shopping center and/or as a directory of tenants in the shopping center.</p>
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		<u>corner lots: an additional 40-square-foot sign on a side street.</u>				
Flat (wall and cantilever)	<u>10% Ten percent of the wall area for a building that does not exceed 15 feet in height, then 1.5% one-half percent increase for each foot of building height above grade measured to the bottom of the sign.</u>	<u>2 Two</u>	Not applicable.	Illumination permitted; see general provision on illumination. <u>Sec. 30-90.14</u>	Not applicable.	Signs permitted only for individual tenants shopping center must be placed flat against building or on a cantilever, or pylon.
Awning, canopy, and or umbrella	24 square feet.	<u>2 Two</u>	<u>7 Seven feet from R.O.W.</u>	Illumination permitted; see general provision on illumination. <u>Sec. 30-90.14</u>	Not applicable.	No permit required.

(i)(e) Permanent point of sale signs in the business zoning districts, except shopping centers. Type of signs permitted: detached, marquee, monument, flat, awning, canopy, umbrella, projecting, and pylon. Shopping centers shall comply with (h) above. Automated changeable signs (ACS's) are permitted in business (B) zoning districts in accordance with the provisions of subsection 30-90.22(c).

(1) For detached and monument signs, the following setbacks and spacing shall apply: Setbacks for all street rights-of-way is seven ten (10) feet for a sign not exceeding 40 square feet; thereafter 0.8125 feet of additional setback for each ten (10) square feet of sign (calculated to the nearest half-foot); maximum required setback need not be greater than 20 feet. Interior side setback is a minimum of three and one-half five (5) feet for a sign not exceeding 40 square feet; thereafter the interior side setback shall be increased by ten percent (10%) of the calculated street frontage up to 100 lineal feet and by 20twenty percent (20%) off the calculated street frontage where it exceeds 100 lineal feet but does not exceed 200 lineal feet; then increases by 30thirty percent (30%) of the calculated street frontage above the 200 lineal feet.

~~Setbacks and spacing: Setback for all street rights of way is seven feet for a sign not exceeding 40 square feet; thereafter .8125 feet of additional setback for each ten square feet calculated to the nearest half foot; maximum required setback need not be greater than 20 feet. Interior side setback is a minimum of three and one-half feet for a sign not exceeding 40 square feet; thereafter the interior side setback shall be increased by ten percent of the calculated street frontage up to 100 lineal feet and by 20 percent of the calculated street frontage where the same exceeds 100 lineal feet but does not exceed 200 lineal feet; then increases by 30 percent where the calculated street frontage is above the 200 lineal feet.~~

(2) ~~Minimum spacing between detached and/or monument signs shall be ten feet.~~

(32) For detached and monument signs, the following special conditions shall apply:

Type and number of point-of-sale signs permitted for a single individual business on a lot will be based on the following formula:

Lot Frontage by Footage:	Number of Signs Allowed with Dimensions:
0—75	<u>2</u> Two signs but no detached or monument type signs.
76—150	<u>3</u> Three signs, <u>1</u> one of which may be detached.
151 or more	<u>4</u> Four signs; <u>1</u> one of which may be detached or a monument type sign. In addition, a corner lot with minimum dimensions of 300 feet by 300 feet will be allowed <u>4</u> four signs, <u>2</u> two of which may be detached or monument signs provided that the second sign is no greater than half the size allowed for the first sign and provided the separation between the two signs is at least equal to <u>50%</u> percent of the total amount of frontage on both streets or roadways. Where multiple businesses are located on a given lot, each business use shall be permitted a wall sign only.

Type of Signs	Maximum Size	Number	Setback and Spacing	Illumination	Maximum Height	Special Conditions
Detached and Monument	<p>40 square feet maximum for first 50 feet of initial street frontage, plus .75 square feet for each additional feet of street frontage to a maximum size of 300 square feet.</p> <p><u>First 50 feet of frontage: 40 square feet.</u></p> <p><u>Buildings exceeding 50 feet of frontage:</u></p> <p><u>0.75 square feet for each additional foot.</u></p> <p><u>Maximum sign size shall not exceed 300 square feet.</u></p>	See special conditions.	See (i)(1), above.	See general section on illumination. <u>Sec. 30-90.14</u>	30 feet from grade to top of sign.	See (i)(2), above. <u>Minimum spacing between detached and/or monument signs: shall be 10 feet.</u>
Marquee	40 square feet.	Same as detached.	15 feet from R.O.W. five feet from	Same as detached.	30 feet from grade to top of sign.	Same as detached. In addition, for

			<u>interior side property line.</u> <u>ROW: 15 feet.</u> <u>Interior property line: 5 feet.</u>			<p>purpose of counting signs, each face of a marquee shall count as an individual sign.</p>
Flat (wall and cantilever)	Ten percent of the wall area for a building that does not exceed 15 feet in height; then one-half percent increase for each feet of building height above the 15 feet measured to bottom of the sign.	Same as detached.	Not applicable.	Same as detached.	Not applicable.	Not applicable.
Awning, canopy, <u>and or</u> umbrella	24 square feet.	Same as detached.	Same as detached.	Same as detached.	Not applicable.	No permit required <u>for</u> eight-inch letter height.
Projecting	40 square feet.	Same as detached.	<u>Seven feet from R.O.W.</u> <u>ROW: 15 feet.</u>	<u>Same as detached.</u>	<u>Not applicable.</u>	<u>Same as detached.</u>

			<u>Interior property line: 5 feet.</u>			
No closer than five feet to interior side property line	Same as detached.	Not applicable.	Same as detached.			

(k f) *Directional signs on private property.* Permitted only in connection with the specified uses. Directional signs, to direct traffic flow and locate entrances and exists, shall be permitted in all zoning districts in connection with any permitted use provided they do not exceed three 3 square feet in area and do not exceed four 4 feet in height above grade; and providing they are shown and approved on site plans which indicate sign size, location, and copy. Logos, names, and advertising are not permitted on directional signs.

Use	Type	Maximum Size	Number	Setbacks	Locations	Maximum Illumination
<u>Colleges</u> <u>Universities</u> , <u>Hospitals</u> , <u>Housing</u> <u>Developments</u> , <u>Shopping</u> <u>Centers</u>	Detached only	Maximum 18 square feet	Depends on site plan approval. The number of signs shall be determined for each facility by site plan review of the facility, the type and number of structures to be identified, and the need for a sign at a given location.	Signs shall be located on private property and no sign shall be closer than 75 feet to a public R.O.W. <u>75 feet from any public R.O.W.</u> Other sign setbacks and spacing will be determined as part of the site plan review process.	Directional signs shall be located at points of entry to the facility from the public road(s) provided that signs may be located elsewhere and/or in addition to entries based on need as determined by	No neon lighting permitted. ; also see other requirements under general provisions for illumination. See general section on illumination. Sec. 30-90.14 Lighting should be in character with overall design of the

			<u>Shall be determined during site plan approval on a case-by-case basis.</u>		the site plan review process.	project as determined by site plan review.
Hospitals	Same as colleges	Same as colleges	Same as colleges	Same as colleges	Same as colleges	Same as colleges
Housing developments	Same as colleges	Same as colleges	Same as colleges	Same as colleges	Same as colleges	Same as colleges
Shopping centers	Same as colleges	Same as colleges	Same as colleges	Same as colleges	Same as colleges	Same as colleges

Uses	Maximum Height	Minimum Site Size	Special Conditions
Colleges Universities	<u>10 feet to top of sign with The maximum height of a directional sign shall be ten feet to top of sign with a minimum clearance of four 4 feet from the bottom of sign to grade.; provided, however, that signs that are affixed to the ground need not provide the four 4 feet clearance.</u>	Minimum 20 net acres.	At least two-2 buildings on the site.
Hospitals	Same as colleges.	Minimum ten-10 net acres.	At least two-2 buildings on the site.
Housing developments	Same as colleges.	Minimum ten-10 net acres.	At least two-2 buildings on the site.
Shopping centers	Same as colleges.	Minimum 30 net acres.	Minimum of 400,000 square feet of gross leasable floor area and at least two-2 full

			line department stores as lead tenants. Sign permits shall be issued only to the owner of the shopping center. Only major tenants with a minimum of 75,000 square feet gross leasable floor area may be identified on the sign.
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(g) Permanent point of sale signs for Downtown Zoning district.

(1) Neighborhood sector.

<u>Type of Signs</u>	<u>Use</u>	<u>Maximum Size</u>	<u>Number</u>	<u>Setback and Spacing</u>	<u>Illumination</u>	<u>Maximum Height</u>	<u>Special Conditions</u>
<u>Detached</u>	<u>Single-family and two-family</u>	<u>1.5 square feet.</u>	<u>1</u>	<u>ROW: 15 feet.</u> <u>Interior property line: 5 feet.</u>	<u>See general section on illumination lighting.</u> <u>Sec. 30-90.14.</u>	<u>20 feet from grade to top of sign.</u>	<u>No permit if sign is not illuminated and sign is 1.5 square feet or less.</u>
	<u>Townhouse and multi-family</u>	<u>6 square feet.</u>	<u>2</u> <u>An additional office sign of not more than 1.5 square feet.</u>	<u>ROW: 15 feet.</u> <u>Interior property line: 5 feet.</u> <u>Spacing between signs: 10 feet.</u>	<u>See general section on illumination lighting.</u> <u>Sec. 30-90.14.</u>	<u>20 feet from grade to top of sign.</u>	<u>Not applicable.</u>

(2) Main Street, Eureka, and Island Sectors

For multi-family, nonresidential, and mixed-use.

<u>Type of Signs</u>	<u>Sector</u>	<u>Maximum Size</u>	<u>Number</u>	<u>Setback and Spacing</u>	<u>Illumination</u>	<u>Maximum Height</u>	<u>Special Conditions</u>
<u>Detached</u>	<u>Main Street</u>	<u>12 square feet.</u>	<u>2</u> <u>An additional office sign of not more than 1.5 square feet.</u>	<u>ROW: 15 feet.</u> <u>Interior property line: 5 feet.</u> <u>Spacing between signs: 10 feet.</u>	<u>See general section on illumination lighting.</u> <u>Sec. 30-90.14.</u>	<u>20 feet from grade to top of sign.</u>	<u>Not applicable.</u>
	<u>Eureka</u>	<u>24 square feet.</u>	<u>2</u> <u>An additional office sign no more than 1.5 square feet.</u>	<u>ROW: 15 feet.</u> <u>Interior property line: 5 feet.</u> <u>Spacing between signs: 10 feet.</u>	<u>See general section on illumination lighting.</u> <u>Sec. 30-90.14.</u>	<u>20 feet from grade to top of sign.</u>	<u>Not applicable.</u>
	<u>Island</u>	<u>24 square feet.</u>	<u>2</u> <u>An additional office sign no more than 1.5 square feet.</u>	<u>ROW: 15 feet.</u> <u>Interior property line: 5 feet.</u> <u>Spacing between</u>	<u>See general section on illumination lighting.</u> <u>Sec. 30-90.14.</u>	<u>20 feet from grade to top of sign.</u>	<u>Not applicable.</u>

				<u>signs: 10 feet.</u>			
<u>Flat (wall and cantilever)</u>	<u>Main Street</u>	<u>12 square feet.</u>	<u>2</u> <u>An additional office sign no more than 1.5 square feet.</u>	<u>Not applicable.</u>	<u>See general section on illumination lighting.</u> <u>Sec. 30-90.14.</u>	<u>Cantilever signs shall not extend vertically above the roof line or parapet wall, whichever is higher.</u>	<u>Not applicable.</u>
	<u>Eureka</u>	<u>Buildings not exceeding 24 feet or 2 stories in height: 40 square feet.</u> <u>Buildings exceeding 24 feet or 2 stories in height: 0.25 square feet for each foot</u>	<u>2</u> <u>An additional office sign no more than 1.5 square feet.</u>	<u>Not applicable.</u>	<u>See general section on illumination lighting.</u> <u>Sec. 30-90.14.</u>	<u>Cantilever signs shall not extend vertically above the roof line or parapet wall, whichever is higher.</u>	<u>Not applicable.</u>

		<u>above 15 feet.</u>					
	<u>Island</u>	<u>Buildings not exceeding 24 feet or 2 stories in height: 40 square feet.</u> <u>Buildings exceeding 24 feet or 2 stories in height: 0.25 square feet for each foot above 15 feet.</u>	<u>2</u> <u>An additional office sign no more than 1.5 square feet.</u>	<u>Not applicable.</u>	<u>See general section on illumination lighting.</u> <u>Sec. 30-90.14.</u>	<u>Cantilever signs shall not extend vertically above the roof line or parapet wall, whichever is higher.</u>	<u>Not applicable.</u>
<u>Awning, canopy, and umbrella</u>	<u>Main Street</u>	<u>16 square feet.</u>	<u>2</u>	<u>ROW: 15 feet.</u> <u>Interior property line: 5 feet.</u>	<u>Not permitted.</u>	<u>Not applicable.</u>	<u>Letters attached or painted to fabric shall be limited to 8" in height and to the identification of the occupant and/or use of the property.</u>
	<u>Eureka</u>	<u>24 square feet.</u>	<u>2</u>	<u>ROW: 15 feet.</u>	<u>Not permitted.</u>	<u>Not applicable.</u>	<u>Letters attached or painted to fabric shall be</u>

				<u>Interior property line: 5 feet.</u>			<u>limited to 8" in height and to the identification of the occupant and/or use of the property.</u>
	<u>Island</u>	<u>24 square feet.</u>	<u>2</u>	<u>ROW: 15 feet.</u> <u>Interior property line: 5 feet.</u>	<u>Not permitted.</u>	<u>Not applicable</u>	<u>Letters attached or painted to fabric shall be limited to 8" in height and to the identification of the occupant and/or use of the property.</u>
<u>Projecting</u>	<u>Main Street</u>	<u>16 square feet.</u>	<u>2</u>	<u>ROW: 15 feet.</u> <u>Interior property line: 5 feet.</u>	<u>See general section on illumination lighting.</u> <u>Sec. 30-90.14.</u>	<u>Minimum clearance: 8 feet.</u>	
	<u>Eureka</u>	<u>24 square feet.</u>	<u>2</u>	<u>ROW: 15 feet.</u> <u>Interior property line: 5 feet.</u>	<u>See general section on illumination lighting.</u> <u>Sec. 30-90.14.</u>	<u>Minimum clearance: 8 feet.</u>	
	<u>Island</u>	<u>24 square feet.</u>	<u>2</u>	<u>ROW: 15 feet.</u> <u>Interior property line: 5 feet.</u>	<u>See general section on illumination lighting.</u> <u>Sec. 30-90.14.</u>	<u>Minimum clearance: 8 feet.</u>	
<u>Marquee</u>	<u>Main Street</u>	<u>24 square feet.</u>	<u>2</u>	<u>ROW: 15 feet.</u>	<u>See general section on</u>	<u>Not applicable.</u>	

				<u>Interior property line: 5 feet.</u> <u>Spacing between signs: 10 feet.</u>	<u>illumination lighting.</u> <u>Sec. 30-90.14.</u>		
	<u>Eureka</u>	<u>40 square feet.</u>	<u>2</u>	<u>ROW: 15 feet.</u> <u>Interior property line: 5 feet.</u> <u>Spacing between signs: 10 feet.</u>	<u>See general section on illumination lighting.</u> <u>Sec. 30-90.14.</u>	<u>Not applicable.</u>	<u>Not applicable.</u>
	<u>Island</u>	<u>40 square feet.</u>	<u>2</u>	<u>ROW: 15 feet.</u> <u>Interior property line: 5 feet.</u> <u>Spacing between signs: 10 feet.</u>	<u>See general section on illumination lighting.</u> <u>Sec. 30-90.14.</u>	<u>Not applicable.</u>	<u>Not applicable.</u>
	<u>Monument</u>	<u>Main Street</u>	<u>32 square feet.</u>	<u>1 per frontage.</u>	<u>ROW: 15 feet.</u> <u>Interior property line: 5 feet.</u> <u>Spacing between</u>	<u>See general section on illumination lighting.</u> <u>Sec. 30-90.14.</u>	<u>8 feet from grade to top of sign.</u> <u>Not applicable.</u>

				<u>signs: 10 feet.</u>			
	<u>Eureka</u>	<u>32 square feet.</u>	<u>1 per frontage.</u>	<u>ROW: 15 feet.</u> <u>Interior property line: 5 feet.</u> <u>Spacing between signs: 10 feet.</u>	<u>See general section on illumination lighting.</u> <u>Sec. 30-90.14.</u>	<u>8 feet from grade to top of sign.</u>	<u>Not applicable.</u>
	<u>Island</u>	<u>40 square feet.</u>	<u>1 per frontage.</u>	<u>ROW: 15 feet.</u> <u>Interior property line: 5 feet.</u> <u>Spacing between signs: 10 feet.</u>	<u>See general section on illumination lighting.</u> <u>Sec. 30-90.14.</u>	<u>8 feet from grade to top of sign.</u>	<u>Not applicable.</u>

(h) Permanent point of sale signs for VMU district. Signage shall be reviewed as part of an overall master plan.

(i) Permanent point of sale signs in Old Cutler Neighborhood Commercial district. Signage shall comply with the standards in division 30-90 except as modified herein.

(1) Uniform signage plan.

a. Uniform signage plan. No building permit shall be issued for an individual sign requiring a permit unless and until a uniform signage plan for the lot on which the sign will be erected has been submitted as conforming with this section.

1. Uniform signage plan requirements.

- i. An accurately scaled site plan of the subject property;
- ii. Location of buildings, parking lots, driveways, and landscaped areas;
- iii. Tabular summary with a computation of the maximum total sign area, the maximum area for individual signs, the height of signs, the number of signs permitted and setbacks if applicable;
- iv. The following details about the proposed signage must be indicated:
 - (A) Color scheme;
 - (B) Lettering or graphic style;
 - (C) Lighting;
 - (D) Location of each sign on the buildings;
 - (E) Material type;
 - (F) Sign proportions

(2) Permanent signs.

- a. Wall signs. One wall sign for each building or store front on a lot. The maximum area of such sign shall be in accordance with the following table:

<u>Location of Sign on Building</u>	<u>Square Footage of Signage for each Linear foot of Building or Store Frontage</u>
<u>1 or 2-stories</u>	<u>1</u>
<u>3 to 4 stories</u>	<u>1.5</u>

This sign shall not encompass more than 75 percent of the width of store front or building. On corner lots the owner may elect to have two wall signs provided that the total sign area of the two wall signs shall not exceed the total area permitted for one such sign.

1. Walls sign standards:

- i. All wall signs constructed, erected, placed or modified shall consist only of individual, or channel letters, numbers, figures and other symbols.
- ii. Wall signs shall be located only on the wall face containing the main entrance to the building or establishment on which it is placed. In the case of corner properties, a second wall sign may be permitted.
- iii. Wall signs shall not extend above the eaves of a building with a pitched roof nor be situated so as to block doors or windows

wholly or partially, conceal architectural details or obscure the composition of the facade where they are located.

- iv. Wall signs shall be architecturally compatible with the style, composition, materials, colors, and details of the building, as well as with other signs used on the building or its vicinity.
- v. Walls signs shall be mounted so that the method of installation is concealed. Signs applied to masonry surfaces should be mechanically fastened to mortar joints only and not directly into brick or stone. Drilling to provide electrical service should also follow the same rule.
- vi. Wall signs located on buildings within the same block-face shall be placed at the same height in order to create a unified sign band.

b. Hanging signs. One hanging sign shall be permitted per tenant in a multi-tenant center.

1. Hanging sign standards:

- i. Hanging signs for the purpose of this section are signs that suspend perpendicular to a building wall, down from and supported by or attached to the underside of a structure or to an extension of a structure.
- ii. Hanging signs must be securely fastened to an approved overhang with a maximum size of one foot by three feet providing eight feet clearance between the bottom of the sign and the walkway below.
- iii. Hanging signs shall not be electrified in any manner.
- iv. No part of a hanging sign shall extend beyond the edge of the overhang.
- v. The copy of a hanging sign must pertain to the premises.
- vi. Wood and painted metal are the preferred materials for hanging signs. Wood signs shall use only high-quality exterior grade wood with suitable grade finishes.

c. Monument signs. Each lot having a street frontage of 100 feet or more shall be permitted one monument sign in accordance with the following table:

<u>Bldg. footprint Gross Floor Area (sq. ft)</u>	<u>Total Sign Height (feet)</u>	<u>Area per sign side (sq. ft.)</u>	<u>Total Face Area (for 2- sided signs) (sq. ft.)</u>	<u>Minimum Letter Size</u>	<u>Maximum Letter Size</u>
<u>Less than 5,000</u>	<u>3</u>	<u>20</u>	<u>40</u>	<u>5"</u>	<u>18"</u>
<u>Greater than 5,000</u>	<u>4</u>	<u>25</u>	<u>50</u>	<u>5"</u>	<u>18"</u>

The dimensions of monument signs permitted within this district shall not exceed these dimensions.

1. Monument sign standards:

- i. Minimum setbacks: a monument sign shall not be located (leading edge) less than seven feet from any public right-of-way line, five feet from any adjacent property line, or 25 feet from any public right-of-way intersection.
- ii. Landscaping: a monument sign shall be located in a landscaped area of a minimum of 100 square feet of additional landscaping in accordance with a landscape plan, in addition to the other applicable landscaping requirements, which shall be required as a condition of erecting and maintaining a monument sign.
- iii. Materials: a monument sign shall be constructed of the same or aesthetically comparable materials and products of which the principal building finish on the same property is constructed.

(3) Murals shall be permitted in this district pursuant to the procedures in section 30-160.

a. Murals easily accessible or clearly visible to the general public from adjacent public property such as a street or other public thoroughfare or sidewalk shall be subject to review pursuant to section 30-160.6.

b. Murals for the purpose of this section are any mosaic, painting, or graphic art technique applied, implanted, or placed directly onto a building, exterior wall, or site that contains no copy, advertising symbols, or trademarks.

c. Murals are not permitted on any façade directly abutting a residentially zoned property or directly across a public right-of-way from a residentially-zoned property. A primary façade is defined (for purposes of this section) as the building elevation that faces the adjacent street right-of-way and is the primary entrance.

d. Design standards:

1. The location, scale, and content of the proposed mural shall be integrated with the building's façade and other elements of the property to enhance the architecture and aesthetics of a building, exterior wall, or site;

2. The proposed mural, by its design, construction, and location will not have an adverse effect on an abutting property or the permitted use thereof;

3. The mural will not have a detrimental effect on the structural integrity of the exterior wall on which it is applied or affixed.

4. Mural dimensions will be reviewed on a case-by-case basis.
- e. Additional materials required for a conditional use application of a mural:
 1. A scaled detailed drawing indicating the location of the proposed mural on the building or site;
 2. An elevation plan of the existing building, exterior wall, or site;
 3. Materials and methods of installation;
 4. The name of the artist and the anticipated process and timeline;
 5. Maintenance plan.
- f. Maintenance:
 1. The mural shall be kept in good condition for the life of the mural according to a maintenance.
 2. The display surface shall be kept clean and neatly painted and free from corrosion.
 3. A maintenance plan and budget for the mural is required. This plan will allocate responsibility for monitoring the condition of the mural on a regular basis, for decision-making related to repair and removal.
 4. Any mural that is not maintained, faded, or is in disrepair shall be ordered removed or covered with opaque paint, similar to the primary building materials, colors, or other appropriate material by the mayor and village council.

(4) Prohibited signs.

- a. Prohibited signs are found in section 30-90.11. Additionally, back-lighting, incandescent lighting, LED, marquee, neon and pylon signs are prohibited in this district.

(l) *Permanent point of sale signs for planned area development zone.* Residential signs in accordance with requirements which best reflect the residential use of the PAD as determined by site plan review. Detached signs and signs visible from public roads, for permitted retail convenience facilities, are prohibited. All other uses as permitted in the PAD shall conform to the applicable zoning district requirements for signs.

(m) *Village Mixed Use District.* Signage shall be permitted on the exterior of any structure, not to exceed five percent of the square footage area of the exterior façade of any structure. Monument signage shall also be permitted, not to exceed ten feet in height, and shall otherwise comply with shopping center signage requirements.

(n) *Franjo Triangle, & U.S. 1 Island (FT&I) Sectors.*

- (1) *Permanent point of sale signs.* Permanent point of sale signs shall be permitted in all sub-districts in conjunction with permitted business uses: building identification, detached, monument, flat-attached, hanging, awning, and cantilever projecting.
 - a. Cantilever projecting signs shall be mounted and perpendicular to the building.
 - b. The copy of an awning sign shall only be located on the valance of the awning.
 - c. The bottom of a hanging sign shall be located at a minimum height of eight feet from the finished floor.
- (2) Maximum size, location, and number of signs shall be as follows:

Core	Center	Number of Signs
Building identification at top of building: 150 square feet.	Building identification at top of building: 75 square feet.	One per building
Flat-attached: 24 square feet.		One of each type per tenant per street frontage
Cantilever: eight square feet		
Hanging, awning, detached, six square feet		

- (3) Maximum height shall be eight feet above grade to top of sign for detached or monument signs and shall otherwise comply with shopping center signage requirements. Sign copy on the valance of an awning shall not exceed one foot.

(Ord. No. 08-20, § 1, 10-6-2008; Ord. No. 2015-15, § 2, 11-2-2015)

Sec. 30-90.18. Shopping center & Unified sign plan.

- (a) *Requirement for a unified sign plan.* After the initial effective date adoption of these regulations, all new nonresidential development or redevelopment of existing developments, which shall contain spaces or units for more than one business or

occupant on a unified parcel or parcels, shall provide a unified sign plan with the application for any new building permits. All subsequent applications for sign permits shall comply with the approved unified sign plan. The unified sign plan shall comply with the provisions of this division and shall also demonstrate a consistent theme and architectural design with the associated ~~shopping center~~ nonresidential development with respect to each of the following:

- (1) Manner and type of construction including materials to be used, installation method and mounting details;
- (2) Means of illumination, if any, and hours of illumination; and,
- (3) Size, color, lettering, location and graphic style.

(b) Types of permanent point of sale permitted signs for ~~shopping centers~~ nonresidential development: ~~detached~~, monument, attraction board, flat, pylon, awning, or canopy, umbrella, or semaphore.

(c) Where new or replacement signage is proposed for existing ~~shopping centers~~ nonresidential development, the property owner, or designee, shall establish a sign plan, approved by the village, that shall be implemented for each replacement sign in the development. Once the plan has been established for a ~~shopping center~~ nonresidential development, the plan shall be applied to the entire ~~center~~ nonresidential development, as well as each individual occupant, and shall remain as long as the ~~center~~ development exists, regardless of change of ownership or management. The plan may only be changed if all signs in the ~~shopping center~~ nonresidential development are changed to conform to the new plan, and which plan is to be approved by the village.

(d) Written consent to the plans and criteria must be provided by the owner(s) of the building, structure or land to which or on which the sign structure is to be erected, relocated, maintained, or altered.

(e) *Requirement to display street number.* All businesses shall display the street number in a manner that is prominent and clearly readable to vehicular and pedestrian traffic, as appropriate. Street numbers shall be displayed on all freestanding signs and over front doors or primary entryways.

Sec. 30-90.19. Entrance features.

(a) Entrance features within residential zoning districts shall be limited to:

- (1) For single family and two-family residential subdivisions and developments containing ten (10) or more residential lots, where individual lots are accessed from a common internal roadway, one entrance feature, including a sign, identifying the name of the subdivision shall be allowed at each entrance from a collector or arterial street.
 - a. *Size permitted:* 32 total square feet of sign face area.
 - b. *Maximum height of sign:* Eight (8) feet.

- c. *Type allowed:* Freestanding or monument style. Where more than one (1) sign is allowed, each such sign erected shall be constructed and designed in the same manner.
- d. These signs shall be externally illuminated with ground-mounted lighting only. Any lighting shall project from the ground onto the sign only, and shall not be directed towards any street or residential lot.

(2) For multi-family residential uses, one (1) entrance feature, to include a sign identifying the name of the multi-family development shall be allowed at each entrance. Internal directional signs and signs identifying buildings shall also be allowed limited to three (3) feet in height and eight (8) square feet in sign face area.

- a. *Size permitted:* 60 square feet of sign face area.
- b. *Maximum height of sign:* Eight (8) feet.
- c. *Type allowed:* Freestanding or monument style. Where more than one (1) entrance feature is allowed, each sign erected in conjunction with the entrance feature shall be constructed and designed in the same manner.
- d. *Illumination:* The entrance features may only be externally illuminated with ground mounted lighting. Any lighting shall project from the ground onto the feature, and shall not be directed towards any street, vehicular drive or residential unit.

(b) Entrance features are permitted within all commercial districts provided that:

- (1) Shall not exceed 96 square feet in area or eight (8) feet in height;
- (2) No development shall have more than one (1) freestanding sign, including a monument sign, associated with the entrance feature;
- (3) They are located consistent with the setback requirements as set forth in this Code;
- (4) They are not located in the right-of-way.

(c) Entrance features that are placed on private property shall be continually and properly maintained by the owners. To assure the proper maintenance of entrance features the owners shall execute a covenant stating that all structures shall be maintained in good condition and repair and that all landscaping shall likewise be so maintained. This covenant shall be delivered to the village for review and, upon approval shall be recorded prior to the issuance of any permits.

(d) Entrance features may be placed within public rights-of-way provided:

- (1) Prior approval is granted by Miami-Dade County or the village public works department, as applicable, depending upon jurisdiction over the public rights-of-way;

- (2) A bond is submitted to Miami-Dade County or the village public works department, as applicable, in an amount to cover the removal of said features if deemed necessary at a later date by the governing authority. The bond shall have an initial ten-year life and shall be renewed for five-year periods thereafter; and,
- (3) An executed covenant, stating that all structures shall be maintained in good condition and repair and that all landscaping shall likewise be so maintained, shall be delivered to Miami-Dade County or the village public works department, as applicable, for review and, upon approval, shall be duly recorded prior to the issuance of any permits.
- (e) Entrance features shall be placed so as not to encroach upon utility lines or traffic control devices, whether such lines or devices be located overhead or underground; and where a conflict is indeed encountered, the developer or designated property owner shall be responsible for removal or relocation of the entrance features, or parts thereof.
- (f) Entrance features shall be placed so as not to cause a visual obstruction and thereby create a traffic hazard, and should the use of illumination be incorporated in said features, such illumination shall be placed so as to be unobtrusive to moving traffic lanes or adjacent properties.
- (g) The character and scale of entrance features shall be of a design such that said features are complementary to the identified development and compatible with the immediate neighborhood insofar as its overall impact is concerned.
- (h) All structures within entrance features shall meet all standard of the *Florida Building Code* and any other applicable standards, and all water bodies with depths greater than 18 inches shall meet all applicable standard of Chapter 30, applicable to reflecting pools and water features, standards.
- (i) Applications for permits for entrance features shall be made by the fee owner of the property in question and shall be submitted to the village. Applications shall include an accurately dimensioned plot use plan identifying all structures and landscaping incorporated in the feature(s) and identifying all setbacks and elevations of the feature(s).
- (j) Upon receipt of all necessary information, the documents shall be reviewed by the county and/or village and shall issue a staff report and render a decision approving, modifying, or denying the request. A copy of the decision shall be published in a newspaper of general circulation. All approvals or modifications shall not be effective until 15 days after the village's decision is published in a newspaper of general circulation. The decision shall be recorded on the official zoning maps of Miami-Dade County and the Village of Palmetto Bay.
- (k) The applicant, or any aggrieved property owner in the area, may appeal the decision to the village council.

(l) Any person violating any of the provisions of this section shall be punished by a fine not to exceed \$500.00 or by imprisonment in the county jail for a period not to exceed 60 days, or by both, in the discretion of the county court. Each day's violation shall be considered a separate violation. Any continuing violations of this section may be enjoined and restrained by injunctive order of the circuit court in appropriate proceedings instituted for such purpose.

(m) *Village Mixed Use.* Entrance features shall be permitted within the village mixed use districts upon a showing that the location and means of access do not create a visual obstruction that results in a traffic hazard, are complimentary in character and scale to the development on the property, and are maintained in a manner acceptable to the village.

Sec. 30-90.20. Flag display standards.

(a) *Maximum height.* Except as otherwise provided herein, flags shall be displayed on flag poles. Such poles in nonresidential zoning districts shall not exceed the allowed structure height of the zoning district, or 60 feet, whichever is less. Flag poles may not be placed on top of buildings or light poles. Flag poles in residential districts shall not exceed 20 feet.

Zoning District	Maximum Pole Height
Residential	20 feet.
Mixed-Use or Nonresidential	60 feet or the maximum structure height of the district, whichever is less.

(b) *Maximum number and size.*

(1) The maximum dimensions of any flag shall be proportional to the flag pole height. The hoist side of the flag shall not exceed 20-twenty percent (20%) of the vertical height of the pole. In addition, flags are subject to the following limitations:

Pole Height	Maximum Flag Size
Up to 25 feet	24 total square feet
26 to 39 feet	40 total square feet
40 to 49 feet	60 total square feet
50 to 60 feet	150 total square feet

(2) Each property shall be allowed a maximum of three (3) flag poles. A maximum of two (2) flags shall be allowed per flag pole. References to flag pole height in this division refer to vertical flag poles. References to the number of flags and flag poles and flag dimensions refer to both vertical flag poles and mast-arm flag poles (staff extending at an angle from a building). On United States and Florida holidays, there shall be no maximum flag size, number of flags or other limitations on manner of display.

- (c) *Flags on permanent fixtures other than poles.* Flags that are attached to the side of a structure without a pole shall not, individually or cumulatively, cover more than the greater of 24 square feet or ten percent (10%) of the façade of the structure on which the flag is mounted. One (1) flag is permitted on up to two (2) building façades.
- (d) *Setback.* A vertical flag pole shall be set back at least five (5) feet from all property boundaries.
- (e) *Condition of flag and pole or other permanent mounting.* The flag and flag pole or other permanent mounting shall be maintained in good repair. Flag poles with broken halyards shall not be used, and torn or frayed flags shall not be displayed.
- (f) *Use of flags as attention-attractors prohibited.* The placement of flags upon merchandise or structures to draw the public's attention to such items shall be considered to render such flags "attention attractors" and shall be prohibited.

(Ord. No. 08-20, § 1, 10-6-2008)

Sec. 33-90.21. Landscaping and freestanding sign construction standards.

- (a) A planting bed at least three (3) feet in width shall surround all freestanding signs. In no case shall the planting be less than 18 inches in height. The bed planting shall contain shrubs and supplemental ground cover and shall be shown on the site plan.
- (b) An application for a freestanding sign shall include an accurate and up-to-date survey of the property indicating the lot dimensions, the proposed location of the sign with all setbacks to property lines, and a landscaping plan.
- (c) Solid CBS and stucco construction is required for all permanent monument signs. Structural components shall not be covered by a material that is high-gloss, reflective, or illuminated. The solid ground-mounted base of a monument sign shall be equal to or greater than the length of the sign face.

(Ord. No. 08-20, § 1, 10-6-2008)

Sec. 30-90.22. Miscellaneous sign regulations.

- (a) *Restaurant menu board sign:* A restaurant menu board may be placed temporarily upon a movable stand in conjunction with an approved sidewalk café permit or permanently mounted on a building wall at a restaurant pedestrian entrance in accordance with the following conditions:

<u>Number of signs</u>	<u>1 per establishment.</u>
<u>Maximum sign area</u>	<u>6 square feet.</u>
<u>Maximum height</u>	<u>6 feet.</u>
<u>Setbacks</u>	<u>Movable stand or on a pedestrian way: At property sidewalk line, provided there is no disruption to pedestrian traffic.</u> <u>Wall mounted: Adjacent to the front entrance.</u>
<u>Display length</u>	<u>Movable stand signs: Only during normal business hours.</u>

<u>Illumination</u>	Indirect light solely for illuminating menu copy.
<u>ADA requirements</u>	In accordance with all accessibility requirements.

(1) Maximum number: One per establishment.

(2) Maximum sign area: Six square feet.

(3) Height: Six feet.

(4) Setback: If placed on a movable stand, the sign may be located at the property sidewalk line or on a pedestrian way provided there is no disruption to pedestrian traffic; otherwise the sign shall be wall mounted adjacent to the establishment front entrance.

(5) Length of display: Movable stand signs shall be displayed only during normal business hours.

(6) Illumination: Indirect light solely for illuminating menu copy.

(7) In accordance with all accessibility (ADA) requirements.

(b) A-Frame signs: a removable temporary sign in the shape of an "A" may be placed temporarily upon a sidewalk or pedestrian way, provided there is no disruption to pedestrian traffic or accessibility.

<u>Number of signs</u>	1 per establishment.
<u>Maximum sign area</u>	6 square feet.
<u>Maximum height</u>	4 feet.
<u>Setbacks</u>	Movable stand or on a pedestrian way: At property sidewalk line, provided there is no disruption to pedestrian traffic. Wall mounted: Adjacent to the front entrance.
<u>Display length</u>	Only during normal business hours.
<u>Illumination</u>	Prohibited.
<u>ADA requirements</u>	In accordance with all accessibility requirements.

(c) Changeable copy signs:

(1) Drive-through facilities: In addition to other permitted signs, drive-through facilities shall be permitted to have a changeable copy sign showing featured items, provided it has a transparent protective locked cover; it is affixed to a wall of the establishment adjacent to the drive-in service window or located freestanding within and parallel to the drive-in lane area; sign shall not exceed six (6) feet in sign height or 32 square feet in sign area; a landscaped area screening the base of all such signs. Additionally, whenever such sign is visible from a right-of-way a landscape material shall also be required and located so as to screen the sign from the right-of-way.

- (2) All changeable copy signs, other than drive through facilities, are permitted, provided it has a transparent protective locked cover, it is part of a monument sign, and meets the design requirements for a monument sign.
- (d) *Automated changeable signs (ACS), subject to the following mandatory conditions:*
 - (1) Shall be limited to the B-1 and B-2 Business (B) Districts ~~business districts~~ on a minimum lot size of ten (10) acres gross of improved land area.
 - (2) Provided the ACS is incorporated into a "point of sale" sign.
 - (3) Provided the ACS does not exceed 48 square feet in area.
 - (4) Provided the ACS does not increase the maximum display area permitted.
 - (5) Provided the content of an ACS is limited solely to the promotion of products or services offered on the premises. The only fixed message shall be the name of the company possessing a valid certificate of use and occupancy for the subject premises.
 - (6) Incandescent lamps/bulbs in excess of nine (9) watts are prohibited in an ACS. Incandescent lamps/bulbs in an ACS shall not be exposed but shall be covered by a translucent lenses or filter.
 - (7) Provided the ACS is equipped with an automatic dimmer control to produce a distinct illumination change from a higher illumination level to a lower level for the time period between one-half (0.5) hour before sunset to one-half (0.5) hour before sunrise.
 - (8) The following operating modes of an ACS are prohibited:
 - a. *Flash.* The condition created by displaying the same message intermittently by turning it on and off, on and off, with rapidity, or any other delivery mode that creates a flashing effect. The copy on messages may not move or appear to move. A change of message may occur at no more than six-second intervals.
 - b. *Zoom.* The look or condition created by expanding a message from a central point to its full size.
 - c. Any signs which use the word "stop" or "danger" or imply the need or requirement of stopping, or which are copies or imitations of official signs.
 - d. Red, green or amber (or any color combination thereof) revolving or flashing light, giving the impression of a police or caution light shall be prohibited.
 - (9) An ACS shall be limited to locations only on a major thoroughfare including principal and minor arterials as depicted in the village's comprehensive plan.
 - (10) A freestanding ACS shall be of a monument type and shall comply with the sign height and size regulations for monument signs within the B-1 and B-2 Business (B) Districts.

(11) A detached ACS shall be surrounded by a minimum of 25 square feet of landscaped area. A plan indicating such landscaped area shall be submitted to the village at time of building permit application.

(12) The applicant for an ACS shall file a declaration of use, on a form prescribed and approved by the village, which will govern the operation of the ACS and contain penalties for abatement and removal of the ACS for violations of the declaration of use and provisions herein.

(13) An ACS shall conform to all sign size, placement, setback, and quantity limitations as provided elsewhere in this division and shall comply with all building code requirements.

(e) *Gasoline station canopies.* A company logo not to exceed four (4) square feet shall be permitted on each side of a gasoline station canopy. Wall signs shall be prohibited on gasoline station canopies.

(f) *Rear of signs.* Where the rear or side of any sign is visible from any street or from any adjoining residential zoning district, such side or rear face shall present a completely finished appearance to screen structural support systems, electrical conduits and boxes, and unpainted surfaces as determined by the village.

(g) Nonresidential uses on Old Cutler Road.

(1) Except as otherwise provided in this article, signs along Old Cutler Road shall only be erected in accordance with chapter 74-400, F.S., which provides as follows: Signs shall not be erected within 300 feet of either side of the paved surface of Old Cutler Road, except as follows:

- a. Official road signs, including traffic control devices, erected by the department of transportation, by the village or county having jurisdiction over the portion of the road involved;
- b. Signs not visible from the road;
- c. Markers indicating points of historical interest erected or approved by the State Department of Transportation and Bureau of Historic Preservation;
- d. Signs that do not exceed six (6) square feet in area advertising the sale or lease of the property upon which they are located; or
- e. Signs advertising only the name or nature of the business being conducted upon or the products, facilities, goods or services being sold, supplied, or distributed upon or from the premises where the signs are located, if such signs do not exceed a total of 30 square feet in area for any one business.

Sec. 30-90.23. Light pole banners.

The installation of light pole banners shall require written approval of the village, after submittal of the proposed light pole banner design. No commercial or for-profit organization banners shall be allowed on public light-poles. The village shall only grant requests for not-for-profit or governmental events and/or organizations to place banners on light poles within the public rights-of-way. The maximum duration for a public right-of-

way light pole banner display shall be 45 days and shall be limited to four (4) times a year. Village banners shall be excluded from compliance with the 45-day requirement of this section. Exceptions to this policy may be granted by the village manager, with the consent of the mayor and village council, via resolution. Light pole banners shall be no bigger than: three (3) feet by eight (8) feet and shall otherwise comply with the criteria of this Code division as it relates to types of permitted and prohibited signs.

(Ord. No. 08-20, § 1, 10-6-2008)

Sec. 30-90.24. Special event signs.

A special event permit is required. Within residential districts the special event may not be held for a commercial purpose; not-for-profit purposes are allowed. One (1) three-foot by ten-foot (3' x 10') special event banner or other temporary sign is permitted on-premises per for special events in commercial nonresidential and mixed use districts. The banner may be two sided. If the banner is placed on property with more than one folio number, but, one unified use, the banner may be located on any of the folio numbered properties due to the uniform use of the site. No off-premises banners are permitted. The maximum duration for a special event banner display shall be 30 days and limited to four (4) times a year. After 30 days the banners shall be deemed illegal. All banners shall otherwise comply with the criteria of this Code division as it relates to the types of permitted and prohibited signs. A special event permit is required. Within residential districts the special event may not be held for a commercial purpose; not-for-profit purposes are allowed.

(Ord. No. 08-20, § 1, 10-6-2008)

Sec. 30-90.25. Nonconforming signs.

- (a) A sign existing within the village, or an area subsequently annexed to the village, upon the passage of this division or any future amendment to this division, which because of its height, square foot area, location, design or other characteristic, does not conform to this division in all respects is declared to be a legal nonconforming sign if it was approved with a permit prior to the effective date of this division, as amended.
- (b) If any nonconforming sign is damaged by any cause and the cost of repairing the sign equals 50-fifty percent (50%) or more of the original cost of the sign structure, then its classification as a nonconforming sign shall be automatically revoked and the sign shall be removed, repaired, or replaced to meet all the requirements established in this division.
- (c) *Loss of nonconforming status.*
 - (1) *Immediate loss of nonconforming status.* A nonconforming sign shall immediately lose its nonconforming status if:
 - a. The sign is altered in any way (except for the normal use of changeable copy signs or cabinet or other signs, where message can be changed without altering the sign, and normal maintenance) that renders the sign less in

compliance with the requirements of this division than it was before the alteration (including alteration of the technology used in the sign);

- b. The sign is relocated to a position making it less in compliance with the requirements of this division; or
- c. The sign is replaced or abandoned for a period of six (6) months or more.

If any one of these events occurs, the sign shall be immediately brought into compliance with this division.

(2) *Nonconforming sign maintenance and repair.* Nothing in this division shall relieve the owner or user of a nonconforming sign, or the owner of the property on which the nonconforming sign is located, from the provisions of this division, regarding safety, maintenance and repair of signs or removal of an on-premise sign of compliance cannot be achieved.

(3) *Notification of repair or alteration to nonconforming signs.* The owner of a nonconforming sign who desires to make any repair or alteration to a sign shall, in addition to compliance with the applicable building code requirements, submit an application describing the nature of the repair or alteration to the village. Nonconforming signs and sign structures shall not be enlarged, altered, or moved without the entire sign being brought into compliance with this division. All final determinations as to the nonconforming status of any sign shall be made by the planning and zoning director, or designee.

Sec. 30-90.26. Violation constitutes nuisance; abatement.

Any advertisement, advertising sign or advertising structure which is constructed, erected, operated, used, maintained, posted or displayed in violation of this Code division is hereby declared to be a public and private nuisance and shall be removed, forfeited to the public, and subject to confiscation. Any portable sign such as snipe signs or real estate signs may be removed without notification of to the property owner, if the sign is placed in public rights-of-way. The village shall have the right to recover the full cost of removal and disposal of the sign from the owner or person placing the sign, or from the benefactor of the sign.

Sec. 30-90.27. Removal for reasons of safety, obsolete content, lack of maintenance or illegal status.

- (a) *Unsafe signs.* Where any sign is in eminent danger of falling, is a threat to the safety of persons or property, or otherwise in violation of or in noncompliance with the *Florida Building Code*, the sign shall be removed, repaired or replaced, if otherwise lawful.
- (b) Lawful signs found to be decrepit, dilapidated or showing neglect shall be removed, repaired, or replaced by the owner of the property after notice.
- (c) Signs advertising obsolete content related to establishments, commodities, or services previously associated with the premises on which the sign is erected, shall be removed within 60 days from the time the activity ceases, or in the case of a

painted sign, painted out. Sign removal shall be the responsibility of the owner of the property. If the owner fails to remove the sign the village is entitled to remove the sign, after issuing notice. The expense associated therewith shall be the property owner and sign owner's financial responsibility.

- (d) All signs that are installed ~~after the enactment of this division~~ that are contrary to the prohibited sign provisions of this division shall be deemed illegal and shall be removed. A code compliance action may result ~~to remove in the removal~~ of illegal signs.
- (e) All signs that are replaced or removed after the enactment of this division, as amended, shall be replaced with signs that conform to the provisions of this division.

Sec. 30-90.28. Sign amortization.

- (a) This section recognizes that the elimination, over time, of certain existing signs not in conformity with these regulations, is in the best interest of the village and would be prohibited as any new signs that would violate these regulations. It is also the intent of this section to protect private property rights to the extent required by law. This procedure shall not apply to off-premises signs governed by the provisions of 70.20, F.S.
- (b) These sign amortization procedures shall apply to all signs prohibited by section 30-90.11. This procedure shall not apply to off-premises signs governed by the provisions of 70.20, F.S.
- (c) Subject to the sign amortization schedule below, a nonconforming sign may be continued for the length of the applicable amortization period, and shall be maintained in good condition, and shall conform with the regulations applicable to nonconforming structures in the village.
- (d) All nonconforming signs in existence upon the effective date of their prohibition by the adopted regulations, and which previously conformed to all legal requirements, but which are made nonconforming by the provisions of these regulations, shall be brought into conformity or shall be removed in accordance with the following amortization plan:

<u>Schedule of time periods for removal, replacement, or alteration of signs based upon the cost of original installation</u>	
<u>Cost of Original Installation</u>	<u>Time Period to Conform (Years)</u>
<u>\$1,000.00 and under</u>	<u>3</u>
<u>\$1,001.00 – \$5,000.00</u>	<u>4</u>
<u>\$5,001.00 - \$10,000.00</u>	<u>5</u>
<u>\$10,000.00 - \$19,999.00</u>	<u>6</u>
<u>\$20,000.00 and over</u>	<u>7</u>

- (e) Procedure for enforcement of amortization requirements.

(1) This section shall apply to all zoning districts within the village. Properties that receive an amortization letter from the village shall be required to amortize the applicable sign(s) in accordance with the timeframe provided for in such letter or as otherwise extended, in writing, by the director. The amortization schedule applicable to each sign determined to be subject to this subsection shall be determined by the director or designee, based upon a review of building permits to determine the original cost of installation of the sign. If an original building permit is not available, the value will be determined by the professional estimation of the village building official. The period of nonconformity shall begin as of the effective date of the adopted regulations. Prior to the village enforcing the amortization period against any sign, it shall be the responsibility of the director, or designee, to make an inventory and a record of all nonconforming signs subject to the amortization requirement and to serve notification of the commencement of amortization regulations on the owners of such signs. Such inventory shall include the following information:

- a. Owner;
- b. Location;
- c. Valuation; and
- d. Photo of nonconforming sign.

(2) An owner of a sign who desires an amortization period longer than that specified in the amortization schedule shall file an application for extension with the department within 30 days of notification of the commencement of amortization regulations. The application shall be on a form provided by the department and shall include a statement setting forth the cost of the nonconforming sign, the date of installation, and/or the cost and date of the most recent renovation. An extension of an amortization period may be granted if the director finds that the amortization period set forth in this division is unreasonable. The director's decision may be appealed to the village council by the applicant within 30 days of the determination.

Attachment B
Village Sign Survey PowerPoint

Existing Sign Survey

Village of Palmetto Bay

April 8, 2024



Wall signs



Wall signs



Window signs



Hanging - Canopy signs



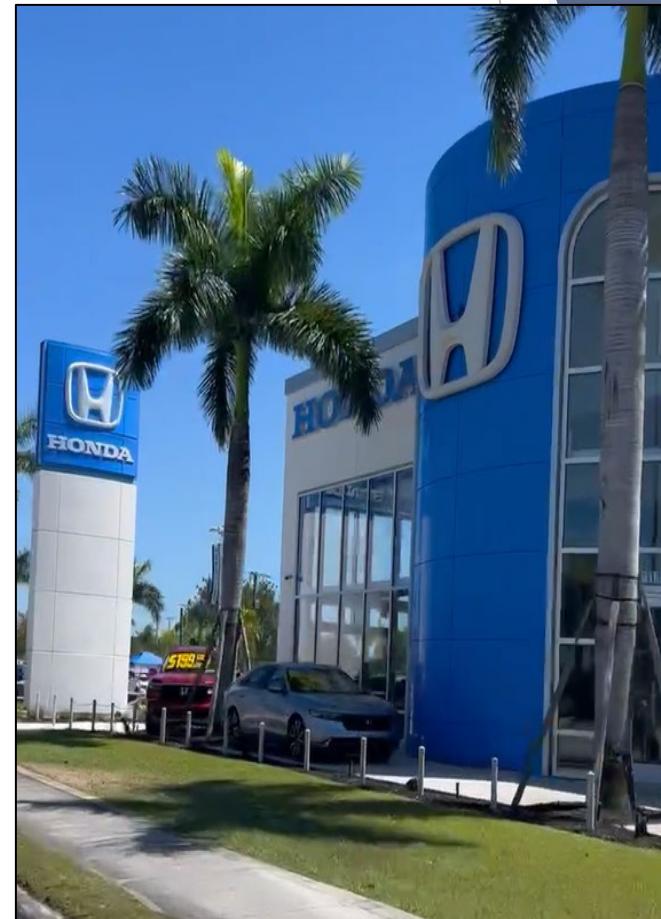
Flag - Banner signs



Semaphore sign



Monument signs



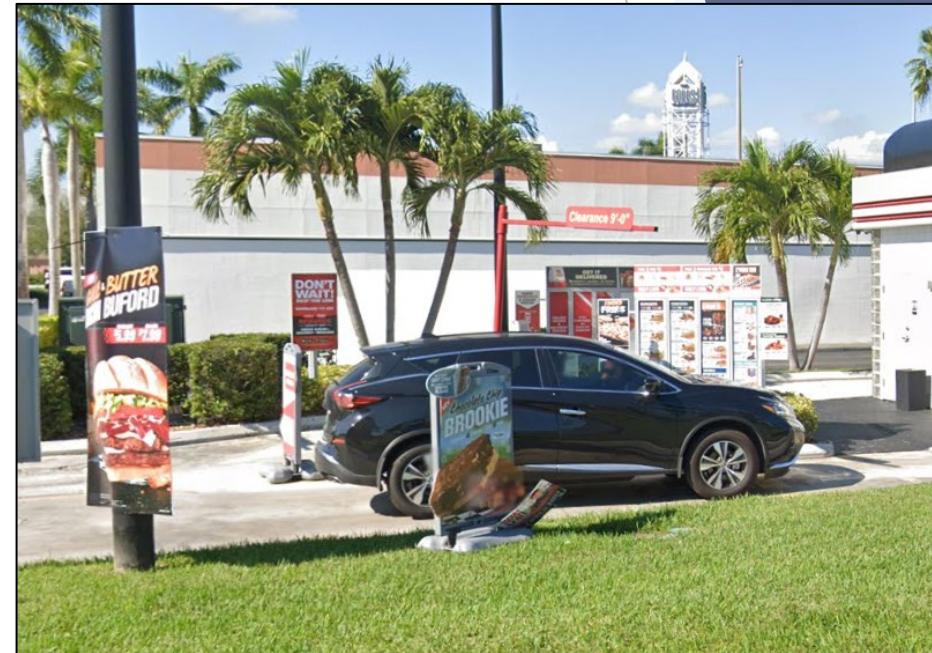
Pole - Pylon signs



Billboard sign



A-Frame & Menu Board signs



Human signs



Entrance Features



Old Cutler Road



Old Cutler Road



Mural or Wall sign?



Unknown



THANK YOU

Contact: Alex A. David, AICP
Calvin, Giordano & Associates
adavid@cgasolutions.com



Attachment C
Survey of Other Municipalities' Signage PowerPoint

Existing Sign Survey Other Municipalities

June 5, 2024



Wall signs



Wall signs



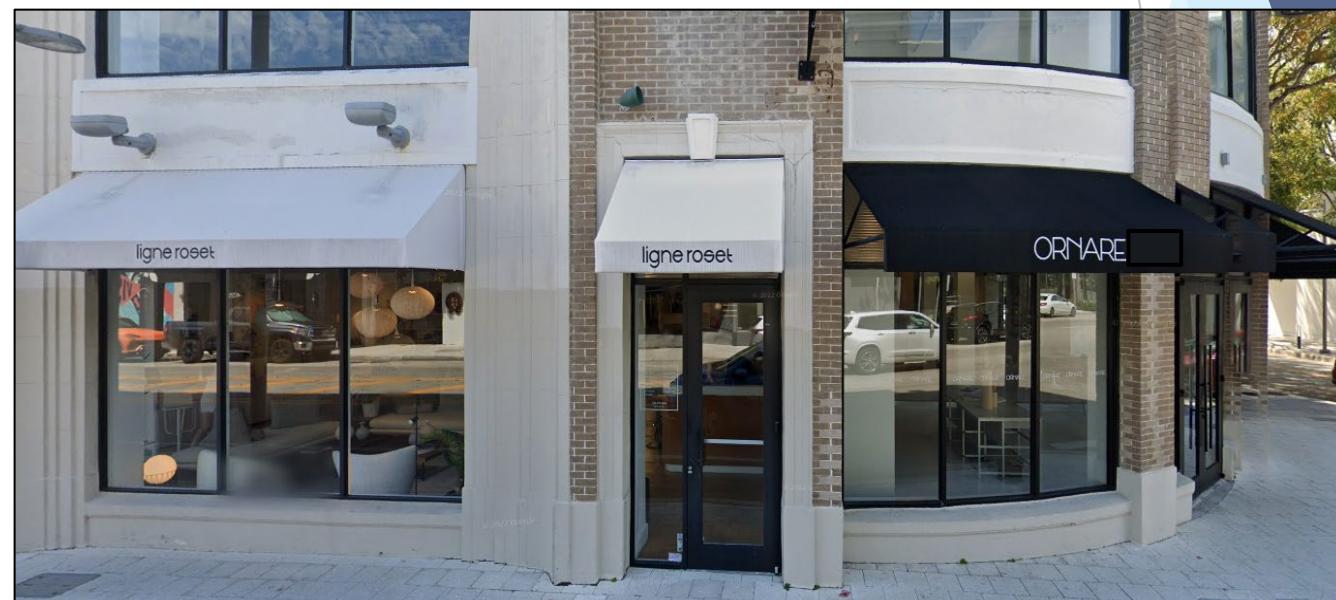
Wall signs



Window signs



Hanging - Canopy signs



Projecting signs



Marquee signs



Flag - Banner signs



Monument signs



Pole - Pylon signs



A-Frame & Menu Board signs



Mural



Mural



THANK YOU

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adavid@cgasolutions.com

