

ORDINANCE 504

AN ORDINANCE OF THE CITY OF PORT ST. JOE, FLORIDA, AMENDING ARTICLE VI OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF PORT ST. JOE; PROVIDING FOR REGULATION OF CERTAIN NON-CONFORMING SIGNS; PROVIDING FOR DEFINATION AND REGULATION OF ROOF SIGNS; PROVIDING FOR LOCATIONS; PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ENACTED by the people of the City of Port St. Joe, Florida, as follows:

1. Article VI of the Land Development Regulations of the City of Port St. Joe, amended May 18, 2010 as Ordinance 448 is hereby amended as set forth in Exhibit "A" attached hereto.
2. REPEAL: All ordinances or parts of ordinances in conflict herewith are hereby repealed.
3. SEVERABILITY: If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder shall not be affected by such invalidity.
4. EFFECTIVE DATE: This ordinance shall become effective as provided by law.

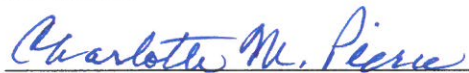
DULY PASSED AND ADOPTED by the Board of City Commissioners of Port St. Joe, Florida this 1st day of April, 2014

THE CITY OF PORT ST. JOE

By: 

MEL C. MAGIDSON, JR.
MAYOR-COMMISSIONER

ATTEST:


CHARLOTTE PIERCE
CITY CLERK

The following commissioners voted yea:

The following commissioners voted nay:

McCraw, Patterson, Shurbay
Mayor Magidson, Commissioner Buzzett

Sec. 1.0.3. Definitions.

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Incidental (accessory) sign: An announcement or other display providing information about the occupancy or conduct of business permitted on a premises, such as logos of credit cards accepted on the premises, hours of operation, a "closed" or "open" sign, emergency contact person name and telephone number, street address, "help wanted", "no loitering or solicitations", security system notices, notices require by law, and similar information.

Projecting sign: A sign attached to and projecting from the wall of a building and not in the same plane as the wall, including canopy/awning signs and blade signs.

Roof sign: A sign that is mounted on, applied to, or otherwise structurally supported by the roof of a building; ~~or any building sign that extends above the top edge of the parapet or eaves of a flat or shed roof, ridge line of a gable, hip, or gambrel roof, or the sleek line of a mansard roof. A roof sign located in an industrial zone that does not extend above the tallest component of the roof shall not be subject to Section 6.D.3(8).~~

Window sign: A sign that is placed on or behind a window pane and intended to be viewed from outside the building.

Section 6.0.7 (2)

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- c. In the case of a multi-faced sign, the area of the sign shall be considered to include all faces visible from one direction. The area shall be considered to include all lettering, wording and accompanying designs or symbols together with any background of different color than the natural color of the building.

± 2Computation of Height

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- a. The height of a sign shall be computed as the distance from the ground directly below the center of the sign or from the grade of the closest point in the traveled way of the road or street the sign is located along, whichever is higher, to the sign or sign structures highest point.

b. Signs that extend above the roof line shall maintain the scale and proportion of signs attached to adjacent buildings and shall not be substantially higher than any adjacent building sign.

6.0 Temporary Signs Allowed Without a Permit – Restrictions Apply

6.3 Commercial Signs

6.4.1 Freestanding Signs

1. Principal freestanding signs shall be monument signs or pole signs.
2. Only One (1) principal freestanding sign is allowed per parcel.
3. Maximum size of thirty-two (32) SF of signable area visible from any one direction.
4. There shall be a minimum setback of ~~five-three (53)~~ three (3) feet between any right-of-way and the nearest edge of a freestanding sign along ~~State-City right-of way, and a minimum setback of three (3) feet along City right-of way~~ Setbacks along State rights of way shall be determined in accordance with Department of Transportation rules and regulations. Signs shall not interfere with any intersection sight triangle.
5. Maximum of fourteen (14) feet high, but in no case above the height of the principal building.
6. Commercial parcels with more than 20,000 square feet of retail and/or office space restricted to thirty (30) feet in height and twelve (12) feet in width.
7. All freestanding signs shall be installed in a landscaped area of not less than twenty five (25) square feet.
8. All freestanding signs shall include the address number of the property on which the sign is to be located

6.5 Phase-out of Existing Non-Conforming Signs

1. Existing signs deemed non-conforming to this ordinance on the date of its effective date shall be grandfathered and not required to conform with this ordinance and any amendments thereof (except requirements related to maintenance, public safety or the like, -) ~~on or before June 17, 2014 or at~~ At the time of re-installation or reconstruction of a sign, change of business ownership if the name of the business changes, change in principal nature of the business, or change of business name, without change of ownership any such grandfathered non-conforming sign shall be required to come into compliance, whichever is first.
2. Existing signs deemed non-conforming to this ordinance on the date of its effective date shall not be expanded or relocated within the City limits; but normal maintenance is required.
3. Subject to the following conditions, all existing signs made non-conforming by the passage of this ordinance or by any subsequent amendment, may be continued in operation and maintained during the period of five years of its effective date. Such signs shall not be:
 - a. Replaced with another nonconforming sign.
 - b. Enlarged, extended, constructed, reconstructed, moved or structurally altered except to bring the sign into conformance with all provisions of this ordinance.
 - c. Re-established after damage or destruction if such damage to the sign exceeds fifty percent of its total surface area. The extent of the damage shall be determined by the City of Port St. Joe or its designated agent.
 - d. It shall not be re-established after it has been removed or has been discontinued or abandoned.

