



CITY OF GREENACRES AGENDA

PLANNING COMMISSION

GREENACRES CITY HALL - COUNCIL CHAMBERS

WEDNESDAY, February 15, 2017

7:00 P.M.

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT, THIS DOCUMENT CAN BE MADE AVAILABLE IN AN ALTERNATE FORMAT AND SPECIAL ACCOMMODATIONS CAN BE PROVIDED UPON REQUEST.

NOTICE: If any person decides to appeal any decision of the City of Greenacres Planning Commission at this meeting, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not prepare or provide such record. **FOR HEARING ASSISTANCE:** If any person wishes to use a Listen Aid hearing device, please contact the Planning and Engineering Department prior to any meeting held in the Council Chambers.

1. Call to Order and Roll Call for Planning Commission.
2. Agenda Approval - Additions, deletions, or other revisions to the agenda.
3. Approval of Minutes: None.
4. Case:

**PUBLIC
HEARING**

Ord. 2017-02 ZTA-16-04

This zoning text amendment proposes to revise Chapter 16, Article VI relating to signage; to provide regulations for LED changeable copy sign for the public purposes in the City's Government Use (GU) zoning district and provide updates to the regulations for permitted identification signage. This is a city-initiated request for a text amendment to revise the Sign Code.

5. Discussion Items:
6. Concluding Remarks:
7. Adjournment of the Planning Commission Meeting.



LAND DEVELOPMENT STAFF REPORT AND RECOMMENDATION

I. Project Description:

Petitioner: City of Greenacres

Request: Zoning Text Amendments (ZTA) to Chapter 16, Article VI.

The intent of the City initiated zoning text amendment is to clarify, add and delete certain sections within Chapter 16, Article VI of the City of Greenacres Zoning Code relating to signage.

II. Proposed Zoning Code Amendments:

The following Zoning Code regulations are impacted by the proposed Zoning Text Amendments. Text shown in ~~strike through~~ is to be deleted. Text shown in underline is to be added.

Proposed Change #1

ARTICLE VI. SIGN REGULATIONS.

Sec. 16-934. Prohibited signs.

It shall be a violation of this chapter to erect, install, place, or maintain the following signs or advertising structures in this City:

- (1) Schedule of district regulations. Any signs or advertising structures which are not specifically permitted under the following divisions regarding the district regulation or otherwise specifically permitted under this chapter.
- (2) Traffic or pedestrian hazard. Any sign or advertising structure which constitutes a traffic hazard or a detriment to traffic safety by reason of its size, location, movement, content, coloring, or method of illumination, or by obstructing the vision of drivers, or signs that obstruct or detract from the visibility of traffic-control devices or emergency vehicles. The use of flashing lights or revolving lights is prohibited as part of any sign as it constitutes a traffic hazard. Any sign which by glare or method of illumination constitutes a hazard to either vehicular or non-vehicular traffic is prohibited. Also prohibited is any sign which may be confused with or purports to be a governmental, traffic direction or safety sign, or any other sign or group of signs which create a traffic hazard as determined by the city.

- (3) Obscenities. Any sign or advertising structure with words, scenes or graphics which are obscene, indecent and prurient. Signs which exhibit obscene or illegal written messages or materials.
 - (4) Right-of-way. Any sign or advertising structure (other than those erected by a governmental agency or required to be erected by a governmental agency for a public purpose) erected, installed or placed on the right-of-way of any street, road or public way, or signs overhanging or infringing upon the right-of-way of any street, road or public way, except as specifically permitted by this chapter.
 - (5) Public property. Any sign or advertising structure erected on city property or other governmental property other than signs erected by any governmental entity for public purposes.
 - (6) Ingress and egress to buildings. Any sign or advertising structure which is erected, installed or maintained that obstructs any fire escape, required exit, window or door opening intended as a means of ingress or egress.
 - (7) Rear of a building. Any sign or advertising structure which is erected, installed or maintained upon the rear of a building, with the exception of allowing a tenant to identify the business name and/or address on a rear exit door with no greater than six (6) inch nonilluminated letters painted, printed, stenciled, or attached to the face of the rear door.
 - (8) "A" frame sign.
 - (9) Animated sign.
 - (10) Banner sign. Any banner sign, with the exception of those banner signs that are granted a temporary use permit by the city.
 - (11) Off-premises sign.
 - (12) Portable sign.
 - (13) Projecting sign.
 - (14) Snipe sign.
 - (15) Temporary sign, with the exception of those temporary signs that are granted a temporary use permit.
 - (16) Vehicular sign.
 - (17) Vee-shaped signs.
 - (18) Abandoned signs.
 - (19) Signs placed upon benches, bus shelters, or waste receptacles, except as may be authorized by the City of Greenacres or superseded by state statutes.
 - (20) Awning signs.
 - (21) Exposed neon tubing, neon signs, and LED signs that emulate the general appearance of traditional neon signs.
 - (22) Signs which emit a sound, odor or visible matter.
 - (23) Signs or sign structures any portion of which extends above the parapet, building roof line or canopy against which the sign is located.
 - (24) Any sign with an exposed unshielded light source which does not comply with the terms, conditions and provisions contained in this chapter.
 - (25) Painted wall signs.
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- (26) Hot or cold-air balloons, with the exception of those cold air balloons that are granted a temporary use permit. Inflatable shapes or figures with or without words or pictures.
- (27) Electronic Changeable copy signs, with the exception of the following, which may be displayed as set forth in this Article:
- a. ~~except~~ Time and temperature signs as defined in section 16-932(35);
 - b. ~~g~~ Gas station price signs as defined in section 16-932(16);
 - c. Ground signs for government uses located in the Government Use (GU) zoning district,
- All both subject to the requirement of section 16-985(a) note 3.
- (28) Any sign not specifically, or by reasonable implication, permitted herein.

Proposed Change #2

ARTICLE VI. SIGN REGULATIONS.

DIVISION 4. SIGN STANDARDS*

Sec. 16-985. Identification signs.

(a) Identification signs are subject to the following:

<i>Identification Signs</i>						
<i>District</i>	<i>Free-standing</i>				<i>Building^{2,9}</i>	
	<i>Number</i>	<i>Copy area per sign face³</i>	<i>Height</i>	<i>Setbacks</i>	<i>Number</i>	<i>Copy area per sign face</i>
AR RE RL RM RMH RH	1 per major access ¹	Max. of 32 sq. ft.	Max. of 6'	Min. of 5' from all property lines, and out of all sight visibility triangles	1 per frontage ^{4,8}	Max. of 32 sq. ft.
OPI	1 per frontage ^{5,7}	25% of parcel l.f., max. 60 sq. ft.	5% of parcel l.f., max. 15'		1 per frontage ⁸	1 ½ sq. ft. per l.f. of building or tenant frontage, max of 60 sq. ft.
CN MXD- OS	1 per frontage ^{5,7}	25% of parcel l.f., max. 75 sq. ft.	5% of parcel l.f., max. 15'		1 per frontage ⁸	1 ½ sq. ft. per l.f. of building or tenant frontage, max of 75 sq. ft.
CG	1 per frontage ^{5,7}	30% of parcel l.f., max. 240 sq. ft.	5% of parcel l.f., max. 20'		1 per frontage ⁸	1 ½ sq. ft. per l.f. of building or tenant frontage, max of 240 sq. ft.
CI	1 per frontage ^{5,7}	30% of parcel l.f.,	5% of parcel		1 per frontage ⁸	1 ½ sq. ft. per l.f. of building or tenant

		max. 400 sq. ft.	l.f., max. 25'			frontage, max of 240 sq. ft.
MXD-R, MXD-C	1 per frontage ^{5,7}	15% of parcel l.f., max. 12 sq. ft.	Max. 5'		1 per frontage ⁸	1 ½ sq. ft. per l.f. of building or tenant frontage, max of 30 sq. ft.
MXD-O	1 per frontage ^{5,7}	25% of parcel l.f., max. 90 sq. ft.	5% of l.f., max. 15'		1 per frontage ⁸	1 ½ sq. ft. per l.f. of building or tenant frontage, max of 60 sq. ft.
GU	1 per frontage ^{5,7}	30% of parcel l.f., max. 400 sq. ft.	Max of 6'		1 per frontage ⁸	1 ½ sq. ft. per l.f. of building or tenant frontage, max of 240 sq. ft.

¹ For planned residential developments and subdivisions, two (2) signs with one (1) copy side each, may be permitted in place of a single sign with two (2) copy areas.

² For single-use stores with over forty thousand (40,000) sq. ft. of floor area:

- a. Three (3) building signs with copy area not to exceed the maximum area allowed.
- b. There shall be a minimum separation of three (3) feet between wall signs.
- c. Side wall building signage shall not exceed fifty (50) percent of max. sq. ft. of allowable building sign copy area, or twenty-five (25) percent of max. sq. ft. of allowable building signs copy area when adjacent to residential parcels.

³ Time and temperature signs not exceeding two (2) feet in height may be included as an integral part of the identification sign copy area in CG and CI districts for banks and financial institutions with drive-thrus. Electronic changeable copy gas station price signs not exceeding twelve (12) square feet may be included as an integral part of the freestanding sign copy area for gas stations located in the CG and CI districts provided they are LED style and the sign copy is only for fuel prices. Electronic changeable copy signs for Government users are limited to messages that serve a public purpose and are not permitted to promote commercial messages of any kind. No advertising for off-site businesses is permitted in any form.

⁴ Wall signs are only applicable for non-residential uses in residential districts.

⁵ Outparcels and outbuildings within a unified development shall be permitted one (1) free-standing monument sign with a maximum height of eight (8) feet and with a maximum copy area of forty (40) sq. ft. per sign face.

⁶ l.f. = Lineal frontage.

⁷ Properties with two (2) or more street frontages are permitted one (1) free-standing sign per frontage, provided the signs are not located within 200 feet of each other as measured along the frontage line.

⁸ Properties with two (2) or more street frontages are permitted one (1) building sign per frontage.

⁹ Multi-story buildings shall be permitted 1 building identity sign, per street frontage, located at the top of the building. Building identity signs may identify the name of the building or a main occupancy, and shall be limited to one building identity per building regardless of the number of signs permitted.

(b) General provisions.

- (1) Free-standing signs shall be designed as monument signs, and oriented perpendicularly to the frontage on which they are situated. Free-standing signs must be located within the general area of the major vehicular access points, and must include the name of the development prominently displayed. Free-standing identification signs for commercial developments must also include the full range of street addresses located onsite (this will not be included as part of the copy area). Freestanding signs shall be consistent in color with those on the building. All freestanding signs shall be designed with an opaque background, so that light or a light source cannot penetrate through the sign with the exception of through the letters and logo associated with said sign. The architectural design shall be consistent with the design of the building, sharing materials, colors, and design motifs.
- (2) All signage located within any development shall maintain architectural consistency with itself, as well as with all structures, located onsite. The development may get a master sign program approval which incorporates multiple colors, fonts, and logos provided it is included in part of a theme that provides architectural consistency for the project as a whole and is approved by the City.
- (3) Unless otherwise approved a part of site and development plan approval or as necessary to maintain consistency with the majority of the existing signs in the plaza, building wall signs shall be internally illuminated individual channel letters or reverse channel letters. The trim cap and returns of the building wall sign shall be the same color as the letters and the illumination shall be with clear neon tubing. No raceways or box signs will be permitted. A maximum of 250% of the area of each building sign may incorporate a logo of any color, the logos shall not exceed the total height of the sign letters on the building and shall meet the requirements of distance from the premise area. All building signs shall be no closer than 12" from the side lines of the premises storefront and 6" to the top and bottom of the premises sign area. The height of any building sign cannot exceed the top elevation of the structure. Building signs shall be consistent in color with those on the freestanding sign.

III. Staff Analysis:

Background:

This Zoning Text Amendments are at the request of the City's Leisure Services Department to allow for LED changeable copy signs to provide information to the public related to public purposes and non-commercial messages. In addition, staff received direction from the City

Council at a workshop held on October 24, 2016 to make changes to the City's sign code related to color, size, and uniformity of signs.

Land Development Staff Comments:

The petition was reviewed by the Land Development Staff on January 12, 2017 and recommended for approval.

Planning and Engineering Department:	Incorporated into the staff report
Building Department:	Incorporated into the staff report
Fire Rescue Department:	No objections
PBSO District 16:	No objections
Public Works Department:	No objections

IV. Zoning Text Amendment Criteria:

A. *The need and justification for these changes:*

The principal intent of these proposed text amendments to the Zoning Code is to provide changes to the Code to clarify interpretations and to allow LED changeable copy signs within Government Use districts that display messages for a public purpose only.

B. *The relationship of the proposed amendments to the purpose and objectives of the City's Comprehensive Plan, and whether the proposed change will further the purposes of the City's Zoning Code regulations and other City codes, regulations and actions designed to implement the Comprehensive Plan.*

The proposed amendments are consistent with the City's Comprehensive Plan and will further the purposes of the City's Zoning Code regulations and other City Codes. Furthermore, contradictory and unclear provisions are being clarified so that the Code can be consistently applied.

V. Staff Recommendation:

Approval of ZTA-16-04 through the adoption of Ordinance 2017-04.

PLANNING COMMISSION RECOMMENDATION

CITY COUNCIL ACTION First Reading

CITY COUNCIL ACTION Adoption Hearing

Samuel J. Ferreri, Mayor

Attest:

Joanna Cunningham, City Clerk

Attachments:

1. Ordinance 2017-04

ORDINANCE NO. 2017-02

AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF GREENACRES, FLORIDA, AMENDING CHAPTER 16, ARTICLE VI, SIGN REGULATIONS, DIVISION 1, GENERALLY, SECTION 16-934, AND DIVISION 4, SIGN STANDARDS, SECTIONS 16-985; TO UPDATE AND CLARIFY THE ZONING CODE; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Engineering Department has submitted a request for a zoning text amendment to revise Chapter 16, Article VI, Sign Regulations; and

WHEREAS, it has been determined, in accordance with the Land Development Staff Report and Recommendation, "Exhibit A" dated February 10, 2017 (attached), that certain amendments to the City's zoning regulations are appropriate; and

WHEREAS, the Planning Commission on February 15, 2017, held a duly advertised public hearing and recommended approval of ZTA-16-04 and adoption of Ordinance 2017-02 as presented by staff; and

WHEREAS, the City Council of Greenacres has held two (2) duly advertised public hearings to review this request; and

WHEREAS, the City Council of Greenacres finds that it is in the best interests of the citizens of the City of Greenacres that the provisions of Chapter 16, Article VI of the City's Zoning Code be amended; and

WHEREAS, the City Council of Greenacres finds that the amendments contained within this ordinance will promote the health, safety and welfare of the citizens of Greenacres.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GREENACRES, FLORIDA, AS FOLLOWS:

Section 1. Chapter 16, Article VI is hereby amended as follows:

* * * * *

Sec. 16-934. Prohibited signs.

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- (27) Electronic Changeable copy signs, with the exception of the following, which may be displayed as set forth in this Article:
 - a. ~~except Time~~ and temperature signs as defined in section 16-932(35);
 - b. ~~Gas~~ Gas station price signs as defined in section 16-932(16);
 - c. Ground signs for government uses located in the Government Use (GU) zoning district,

All both-subject to the requirement of section 16-985(a) note 3.
- (28) Any sign not specifically, or by reasonable implication, permitted herein.

* * * * *

Sec. 16-985. Identification signs.

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CG	1 per frontage ^{5,7}	30% of parcel l.f., max. 240 sq. ft.	5% of parcel l.f., max. 20'		1 per frontage ⁸	1 ½ sq. ft. per l.f. of building or tenant frontage, max of 240 sq. ft.
CI	1 per frontage ^{5,7}	30% of parcel l.f., max. 400 sq. ft.	5% of parcel l.f., max. 25'		1 per frontage ⁸	1 ½ sq. ft. per l.f. of building or tenant frontage, max of 240 sq. ft.
MXD- R, MXD- C	1 per frontage ^{5,7}	15% of parcel l.f., max. 12 sq. ft.	Max. 5'		1 per frontage ⁸	1 ½ sq. ft. per l.f. of building or tenant frontage, max of 30 sq. ft.
MXD- O	1 per frontage ^{5,7}	25% of parcel l.f., max. 90 sq. ft.	5% of l.f., max. 15'		1 per frontage ⁸	1 ½ sq. ft. per l.f. of building or tenant frontage, max of 60 sq. ft.
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¹ For planned residential developments and subdivisions, two (2) signs with one (1) copy side each, may be permitted in place of a single sign with two (2) copy areas.

² For single-use stores with over forty thousand (40,000) sq. ft. of floor area:

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- There shall be a minimum separation of three (3) feet between wall signs.
- Side wall building signage shall not exceed fifty (50) percent of max. sq. ft. of allowable building sign copy area, or twenty-five (25) percent of max. sq. ft. of allowable building signs copy area when adjacent to residential parcels.

³ Time and temperature signs not exceeding two (2) feet in height may be included as an integral part of the identification sign copy area in CG and CI districts for banks and financial institutions with drive-thrus. Electronic changeable copy gas station price signs not exceeding twelve (12) square feet may be included as an integral part of the freestanding sign copy area for gas stations located in the CG and CI districts provided they are LED style and the sign copy is only for fuel prices. Electronic changeable copy signs for Government users are limited to

messages that serve a public purpose and are not permitted to promote commercial messages of any kind. No advertising for off-site businesses is permitted in any form.

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⁸ Properties with two (2) or more street frontages are permitted one (1) building sign per frontage.

⁹ Multi-story buildings shall be permitted 1 building identity sign, per street frontage, located at the top of the building. Building identity signs may identify the name of the building or a main occupancy, and shall be limited to one building identity per building regardless of the number of signs permitted.

(b) General provisions.

- (1) Free-standing signs shall be designed as monument signs, and oriented perpendicularly to the frontage on which they are situated. Free-standing signs must be located within the general area of the major vehicular access points, and must include the name of the development prominently displayed. Free-standing identification signs for commercial developments must also include the full range of street addresses located onsite (this will not be included as part of the copy area). Freestanding signs shall be consistent in color with those on the building. All freestanding signs shall be designed with an opaque background, so that light or a light source cannot penetrate through the sign with the exception of through the letters and logo associated with said sign. The architectural design shall be consistent with the design of the building, sharing materials, colors, and design motifs.
- (2) All signage located within any development shall maintain architectural consistency with itself, as well as with all structures, located onsite. The development may get a master sign program approval which incorporates multiple colors, fonts, and logos provided it is included in part of a theme that provides architectural consistency for the project as a whole and is formally approved by the City.
- (3) Unless otherwise approved a part of site and development plan approval or as necessary to maintain consistency with the majority of the existing signs in the plaza, building wall signs shall be internally illuminated individual channel letters or reverse channel letters. The trim cap and returns of the building wall sign shall be the same color as the letters and the illumination shall be with clear neon tubing. No raceways or box signs will be permitted. A maximum of 250% of the area of each building sign

may incorporate a logo of any color, the logos shall not exceed the total height of the sign ~~letters on the building and shall meet the requirements of distance from the premise area.~~ All building signs shall be no closer than 12" from the side lines of the premises storefront and 6" to the top and bottom of the premises sign area. The height of any building sign cannot exceed the top elevation of the structure. Building signs shall be consistent in color with those on the freestanding sign.

[Sections 16-931 through 16-93, 16-935 through 16-984, and 16-986 through 16-997 to remain unchanged and are omitted for brevity]

* * * * *

Section 2. Repeal of Conflicting Ordinances.

All Ordinances or parts thereof or parts of the Code conflicting or inconsistent with the provisions of this Ordinance are hereby repealed.

Section 3. Severability.

If any section, part of a section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holdings of invalidity shall not affect the remaining portion of this Ordinance and it shall be construed to have been the legislative intent to pass the Ordinance without such unconstitutional, invalid or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held valid as if such part or parts had not been included therein, or if this Ordinance or any of the provisions thereof shall be held inapplicable to any person, group of persons, property, kind of property, circumstances, or set of circumstances, such holdings shall not affect the applicability thereof to any other person, property or circumstances.

Section 4. Inclusion in Code

It is the intention of the City Council, entered as hereby ordained, that the provisions of this Ordinance shall become and be made a part of the Code of Laws and

Ordinances of the City of Greenacres, Florida; that the Section(s) of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word "Ordinance" may be changed to "Section", "Article" or another word.

Section 5. Effective Date.

The provisions of this Ordinance shall become effective five (5) days after it is adopted.

Passed on the first reading this ____ day of ____, 2017.

PASSED AND ADOPTED on the second reading this ____ day of ____, 2017.

Voted

Samuel J. Ferreri
Mayor

()
Jonathan G. Pearce
Deputy Mayor

Attest:

Joanna Cunningham
City Clerk

()
Lisa Rivera
Councilwoman, District I

()
Peter Noble
Councilman, District II

()
Judith Dugo
Councilwoman, District III

()
Paula Bousquet
Councilwoman, District V

Approved as to Form and Legal Sufficiency:

James D. Stokes
City Attorney