

Real Estate Signs Must Conform to City Requirements

By Robert C. Solera, Community Development Director

Currently there are property owners within the City of Sunny Isles Beach that have signs that are not in compliance with the sign requirements of the City.

The City Commission adopted sign requirements back in December 2002 and granted property owners a “grace period” of 3 years to conform that expired on December 20, 2005. The City Commission granted a further extension that expired on February 17, 2007.

All signs that do not conform to the City of Sunny Isles Beach Land Development Regulations, or become nonconforming by amendments to §265-60, are considered to be illegal and shall be completely removed from the premises or altered to conform.

The information below is from the Land Development Regulations section that is specific to residential signs requirements:

265-57. Temporary signs.

The following temporary signs are authorized in the City:

B. *Real estate freestanding signs: No permit required.* [Amended 2-16-2006 by Ord. No. 2006-244; 3-15-2007 by Ord. No. 2007-278]

(1) *Residential Districts.*

- (a) Maximum number: one per lot, except corner lots may have two.
- (b) Maximum sign area: eight square feet.
- (c) Maximum sign height: four feet.
- (d) Setback: six feet from property line.
- (e) Length of display: shall be removed within 10 days after closing, or in case of property for lease, within five days after all space is leased.
- (f) Other restrictions: sign copy shall be limited to:
 - Situation, i.e., sale, rent, lease, zoning, size of property;
 - Name of owner, broker or agent;
 - Phone number;
 - Designs or trademarks not comprising more than 20% of sign area; and
 - Sign to be located on the premises to be rented, leased or sold.

The temporary sign requirements are available online at the City of Sunny Isles Beach website at www.sibfl.net - click on Office of the City Clerk and then on “Code of Ordinances Online” and enter **temporary signs** in the search box.

The Code Enforcement Section of the Community Development Department continues to issue warnings to the real estate companies and

property owners who have real estate signs that fail to conform to City requirements.

The Land Development Regulation's sign section of the Code is very specific as to the type of sign(s) allowed within the districts of the City. Based on the Code, the City Manager or its designee may ***and*** can cause the removal of any sign that does not comply with the requirements of the Code.

The City is prepared to receive the influx of property owners that need to update their signs. The Building Department ***and*** the Planning & Zoning Department are available to answer any questions regarding the erection or alteration of signs as well as our zoning requirements. You may acquire a copy of sign requirements that is specific to your zoning district and a copy of §265-60 (nonconforming signs) at the 3rd floor counter of the Sunny Isles Beach Government Center.

If you require additional information regarding issues covered in this article or any other question related to your improvement project, please feel free to contact me at (305) 792-1705.