

ORDINANCE NO. 2025-_____

AN ORDINANCE AMENDING CHAPTER 62, "LAND DEVELOPMENT REGULATIONS", CODE OF ORDINANCES OF BREVARD COUNTY, FLORIDA; AMENDING ARTICLE IX, SECTION 62-3316 "ON-PREMISE SIGNS"; SPECIFICALLY AMENDING SUBSECTION (A) TO PROVIDE A SIGNAGE ALLOWANCE FOR COMMUNITY DEVELOPMENT DISTRICT (CDD) PUBLIC OR PRIVATE PARKS; AND AMENDING ARTICLE IX, TABLE 1 "SIGNS BY TYPE AND ZONING CLASSIFICATION"; SPECIFICALLY AMENDING TABLE 1 TO PROVIDE UNDER ALL ZONING CLASSIFICATIONS AN ON-PREMISES SIGNAGE ALLOWANCE FOR COMMUNITY DEVELOPMENT DISTRICT (CDD) PUBLIC OR PRIVATE PARK USE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AREA ENCOMPASSED; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES OF BREVARD COUNTY, FLORIDA.

WHEREAS, The East Viera CDD has requested signage for Woodside Park/Pieloch Dog Park for onsite uses that support the park and local community events; and

WHEREAS, Chapter 78 of Brevard County Code of Ordinances does not identify signage support for Community Development District (CDD) public or private parks; and

WHEREAS, the Board of County Commissioners, on May 20, 2025 directed preparation of an amendment to the Zoning Regulations as it relates to a signage allowance for CDD public or private parks; and

WHEREAS, the Building Construction Advisory Committee, on October 8, 2025, reviewed the proposed ordinance and made recommendations; and

WHEREAS, the Local Planning Agency, on October 13, 2025, reviewed the proposed ordinance and made recommendations; and

WHEREAS, the Board of County Commissioners has reviewed the recommendations of the Local Planning Agency and the Building Construction Advisory Committee and has considered the comments of interested citizens in public hearing; and

WHEREAS, the Board of County Commissioners has determined that the proposed amendment serves the public health, safety and welfare of the citizens of Brevard County.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, as follows:

Underline indicates additions.

~~Strike-through indicates deletions.~~

SECTION 1. Section 62-3316 (a), On-premises signs. Code of Ordinances of Brevard County, Florida, is hereby amended to include a signage allowance for public or private CDD managed parks, as follows:

Sec. 62-3316. On-premises signs.

- (a) *Maximum surface area.* A total sign surface area of two square feet for each linear foot of building frontage facing a public street or parking lot shall be allowed on each parcel or tract of land located in the IN(L), IN(H), GML(P, I, U, H), BU-1-A, BU-1, BU-2, TU-1, TU-2, RVP, RP, IU, IU-1, PBP and PIP zoning classifications; approved commercial areas within the RU-2-30, PUD or RPUD or within commercially developed agricultural tracts zoned GU, AU, PA or AGR to identify approved on-site businesses. Signage for public or private parks operated by a Community Development District (CDD) are permitted an individual sign size of up to 75 square feet and a cumulative total sign surface area of up to 150 square feet for identification and local community event purposes, regardless of the property's current zoning classification or size limitation noted above. The sign surface area of freestanding signs, wall signs, projecting signs and window signs shall be utilized to calculate the maximum allowable cumulative sign surface area.

SECTION 2. Chapter 62, Article IX, Table 1, SIGNS BY TYPE AND ZONING CLASSIFICATION. Code of Ordinances of Brevard County, Florida, is hereby amended to provide under all zoning classifications an on-premises signage allowance under the heading: Directional, identification, instructional, and directory signs for Community Development District public or private park use, as follows: (amended sections updated with yellow highlight for identification of changes).

TABLE 1. SIGNS BY TYPE AND ZONING CLASSIFICATION

On-premises Signs (Section 62-3316)

Zoning Classifications	Permanent							Temporary (Section 62-3317)				
	Canopy and roof signs (awnings and marquees)	Free-standing sign (pedestal, ground, pole and monument signs)	Wall sign, window sign	Projecting sign	Development and subdivision signs	Directional, identification, instructional, and directory signs	Flags	Portable, trailer, vehicular signs	Real Estate, (model home, open house and directional signs), project, and construction signs	Garage sale sign	Political campaign sign	Special event signs
GU, AU, PA, AGR	1	1	1	1	X	1	X		X	X	X	1
SR, RR-1, SEU, REU, EU, EU-1, EU-2, RU-1-7, RU-1-9, RU-1-11, RU-1-13, RRMH-1, RRMH-2.5, RRMH-5, TRC-1, TR-3, ARR, TR-1-A, TR-1, TR-2, RA-2-4, RA-2-6, RA-2-8 RA-2-10, EA			2		X	<u>1</u>	X		X	X	X	3

RU-2-4, RU-2-6, RU-2-8, RU-2-10, RU-2-12, RU-2-15, RU-2-30		5	2		X	1	X		X	X	X	3
RU-2-30, PUD, RPUD, THPUD		1	1	1	X	1	X	1	X	X	X	3
RVP		X	X	X	X	X	X	X	X	X	X	X
RP		X	X	X		X	X	X	X	X	X	X
BU-1-A, IN(L), IN(H)	X	X	X	X	X	X	X	X	X		X	X
BU-1, BU-2, TU-1, TU-2, IU, IU-1, PIP, PBP	X	X	X	X	X	X	X	X	X		X	X
GML (P), (I), (U), (H)		X	X			X	X		X			X
Off-Premise Signs [Section 62-3318 and subsection 62-3317(4)(f)]												
Zoning Classifications												
BU-1, BU-2, TU-1, TU-2, IU, IU-1, PIP, PBP		Billboard ⁴ and temporary directional signs for construction projects										
Right-of-Way	Signs	[Section 62-3301, subsection 62-3309(a)(1) and subsection 62-3317(2)]										
Bench and bus shelter signs, temporary directional signs for special events, garage sales, real estate model homes and open houses												

X	Permitted
1	Permitted for commercial or CDD managed public or private park uses only.
2	Maximum one square foot window or wall sign (reference subsection 62-1155(b)(1), zoning approval for business tax receipt; approval of home occupations).
3	Balloons/cold air inflatable signs are not allowed in residential districts.
4	Billboard signs pursuant to subsection 62-3309(a)(11) and subsection 62-3306(d).
5	Multifamily sign allowance per subsection 62-3316(e).

SECTION 3. Conflicting Provisions. In the case of a direct conflict between any provision of this ordinance and a portion or provision of any other appropriate federal, state or county law, rule, code or regulation, the more restrictive shall apply.

SECTION 4. Severability. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 5. Area Encompassed. This ordinance shall take effect only in the unincorporated area of Brevard County, Florida.

SECTION 6. Effective Date. A certified copy of this ordinance shall be filed with the Office of the Secretary of State, State of Florida within ten (10) days of enactment. This ordinance shall take effect upon adoption and filing as required by law.

SECTION 7. Inclusion in code. It is the intention of the Board of County Commissioners that the provisions of this ordinance shall become and be made a part of the Code of Ordinances of Brevard County, Florida; and that the sections of this ordinance may be renumbered or re-lettered and that the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intentions.

DONE, ORDERED AND ADOPTED, in regular session, this 18th day of November, 2025.

Attest:

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA

Rachel M. Sadoff, Clerk

Rob Feltner, Chair
(as approved by the Board on November
18, 2025)

(S E A L)