



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Public Hearing

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H.2.

11/18/2025

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### Subject:

Second and Final Public Hearing RE: Adoption of Amendments to Chapter 62, Article IX, Section 62-3316, "On-premises signs" and Chapter 62, Article IV, Table 1, "Signs by type and zoning classification," in order to allow Community Development Districts to have specified signage for parks within certain zoning classifications

### Fiscal Impact:

None

### Dept/Office:

Planning & Development

### Requested Action:

Staff is requesting the Board of County Commissioners conduct the second of two public hearings to adopt the attached ordinance, amending Chapter 62, Article IX, Section 62-3316, "On-premises signs" and Chapter 62, Article IV, Table 1, "Signs by type and zoning classification."

### Summary Explanation and Background:

This public hearing is to consider an ordinance to amend Chapter 62, Article IX, specifically amending Section 62-3316, "On-premises signs," and Table #1, "Signs by type and zoning classification," for the purpose of adding an allowance for Community Development District (CDD) Park Signage use. On May 20, 2025, the Board of County Commissioner approved legislative intent and permission to advertise this Ordinance amendment. On October 8, 2025, the Building Construction Advisory Committee ("BCAC") met and unanimously recommended approval of the attached ordinance. On October 13th, the Planning and Zoning Board met and unanimously recommended approval of the attached Ordinance. On November 6, 2025, during the Board's Zoning Meeting, it conducted the first public hearing on this Ordinance Amendment and voted unanimously for approval.

The intent of this ordinance is to allow a CDD to utilize signage for identification and local community event purposes regardless of the property's current zoning classification or existing site-built building mass. As many parks may not contain substantial buildings to create large signs, this ordinance creates an individual sign allowance of up to 75 square feet in area, and when multiple signs are proposed, a cumulative sign surface area of no more than 150 square feet.

In conjunction with this endeavor, Table #1 (Signs by type and zoning classification) has been amended to allow all zoning classifications to be able to support the commercial signage use of a CDD park as permanent signage under the column identified as: Directional, Identification, Instructional, and Directory Signs. Those additional zoning classifications include the: 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, RU-2-4, RU-2-6, RU-2-8, RU-2-10, RU-2-12, RU-2-15, RU-2-30 zoning classifications.

This Ordinance will not have effect within the Area of Critical State Concern in the South Beaches Area until Florida Commerce conducts its review for consistency with the guiding principles contained within the Brevard Barrier Island Protection Act.

**Clerk to the Board Instructions:**

Once ordinance is filed with the State, please return two copies to Planning & Development.



## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

November 20, 2025

Rachel Sadoff  
County Clerk  
Brevard County  
Post Office Box 999  
Titusville, FL 32781-0999

Dear Rachel Sadoff,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Brevard County Ordinance No. 25-21, which was filed in this office on November 20, 2025.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/dp



Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001  
Fax: (321) 264-6972  
Kimberly.Powell@brevardclerk.us

November 19, 2025

**M E M O R A N D U M**

**TO:** Billy Prasad, Planning and Development Director

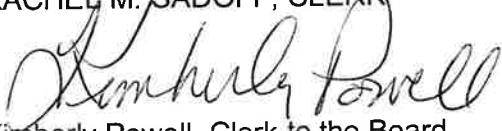
**RE:** Item H.2., Second and Final Public Hearing for Adoption of Amendments to Chapter 62, Article IX, Section 62-3316, "On-Premises Signs" and Chapter 62, Article IV, Table 1, "Signs by Type and Zoning Classification", in Order to Allow Community Development Districts (CDDs) to have Specified Signage for Parks within Certain Zoning Classifications

The Board of County Commissioners, in regular session on November 18, 2025, conducted the second of two public hearings and adopted Ordinance No. 25-21, amending Chapter 62, Article IX, Section 52-3316, "On-premises signs" and Chapter 62, Article IV, Table 1, "Signs by type and zoning classification", in order to allow CDDs to have specified signage for parks within certain zoning classifications. Enclosed are two fully-executed Ordinances.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK

  
Kimberly Powell, Clerk to the Board

/ds

Encls. (2)

**ORDINANCE NO. 2025- 21**

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.

Officially filed with the Secretary of State on November 19, 2025.

~~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		X		1	X		X	X	3
RU-2-30, PUD, RPUD, THPUD		1	1		X	1	X		1	X		X		3
RVP		X	X		X		X		X	X		X		X
RP		X	X		X		X		X	X		X		X
BU-1-A, IN(L), IN(H)	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
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 <sup>4</sup> 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:

  
\_\_\_\_\_  
Rachel M. Sadoff, Clerk  
(SEAL)

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

  
\_\_\_\_\_  
Thad Altman, Chair  
(as approved by the Board on November  
18, 2025)



BOARD OF COUNTY COMMISSIONERS

## **Business Impact Estimate**

*This form must be uploaded into Granicus to be included in the agenda packet for the item under which the proposed ordinance is to be considered, and must be posted on the County's website by the time notice of the proposed ordinance is published.*

Proposed ordinance's title/reference: CDD Park Signage Ordinance

Pursuant to Section 125.66, Florida Statutes, a business impact estimate is **not** required if any of the following statements apply. Check all that apply and include this page in the agenda packet for the proposed ordinance under consideration.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
  - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
  - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
  - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of Section 125.66, Florida Statutes, and in the absence of an exemption listed above, the County hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare): The ordinance proposes to grant Community Development Districts (CDDs) a sign size allowance of up to 150 square feet for onsite and local community event signage. The ordinance also adds several zoning classifications to the existing table where signage is permissible for CDD usage.

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the County:

☒ *No direct economic impact is expected.*

Estimated impact:

3. Estimate of direct compliance costs that businesses may reasonably incur if enacted:

☒ *No direct compliance costs for businesses are reasonably expected.*

Estimated compliance costs:

4. Any new charge or fee imposed on businesses subject to the proposed ordinance, or for which businesses will be financially responsible:

☒ *No new charges or fees will be imposed by the proposed ordinance.*

New charges or fees imposed:

5. Estimate of the County's regulatory costs, including estimated revenues from any new charges or fees that will be imposed on businesses to cover such costs:

☒ *No increase in County regulatory costs is expected.*

Estimated regulatory costs:

6. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: Unknown

7. Additional information that the Board of County Commissioners determines useful:

[If any, but may wish to include the methodology used to derive information for #1 and #2 above. For example: County staff solicited comments from businesses in the County as to the potential impact of the proposed ordinance by contacting chambers of commerce, social media posting, direct mail or direct email, posting on County website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses based on feedback from businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not impose costs only upon businesses.]

Proposed ordinance may foster/support the relationship between a CDD and its community.

**Board Meeting Date**

11/18/25

Item Number: H. 2.

Motion By: RF

Second By: KD

Nay By: \_\_\_\_\_

Commissioner	DISTRICT	AYE	NAY
Commissioner Delaney	1		
Vice Chair Goodson	2		
Commissioner Adkinson	3		
Commissioner Altman	5		
Chairman Feltner	4		