



Village of Biscayne Park Commission Agenda Report

Village Commission Meeting Date:	September 1, 2015
Subject:	Discussion regarding Open House signs
Prepared By:	Heidi Siegel, AICP, Village Manager
Sponsored By:	Staff

BACKGROUND

Section 12.2.1 of the Village Code of Ordinances prohibits the placement of signs within the public rights-of-way or on Village owned property. Additionally, Section 12.2.3 governs Real Estate Signs. This section does not address Open House signs. A review of neighboring municipalities' Code of Ordinances found the following:

- The City of North Miami allows temporary open house signs in the public rights-of-way or with the permission of a property owner on a private lot. The open house sign must not exceed four (4) square feet in area per face and must be composed of durable materials. The open house sign may be placed for a period of time not exceeding seventy two (72) hours during a weekend, and shall be promptly removed no later than 7:00 p.m. on Sunday. (Section 5-1504. - Signs permitted without a permit.)
- The Village of El Portal allows open house signs with a permit. The permit fee is \$60.00 with an additional refundable fee of \$100.00 that is held until the property is sold. Open House signs are permitted only on Saturday and Sunday and only during the hours of 10:00 a.m. to 6:00 p.m. Within the Village of El Portal Open House signs must remain on the property to be sold and may not be placed closer than ten feet to the front property line. The Open House sign may only be displayed when an adult person in charge of the Open House is actually on the premises. (Section 19-1. - Real estate (temporary) signs; permit, fees, display)
- The Village of Miami Shores allows Open House signs within the property to be sold. The sign cannot exceed 120 square inches and can only be displayed during the open house. (Section 504 – Signs)

Local realtors have requested that the Village consider creating regulations to allow Open House signs in the rights-of-way. If the Village Commission wishes to consider such regulations, Staff recommends such regulations should include realtor registration, nominal fee and limitations on time and location. Times should be limited to the hours of the open house and locations should be limited to freestanding signs in swale rights-of-way and be not allowed in medians.

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Any changes to these regulations will have to be reviewed by the Village Attorney in light of new Supreme Court ruling on sign regulations.

Staff is seeking direction from the Village Commission regarding the next steps.

ATTACHMENTS:

- Email correspondence from Kristen Montuori, Keller Williams Realty

Heidi Siegel

From: Kristen Montuori <kristenmontuori@gmail.com>
Sent: Monday, August 03, 2015 2:35 PM
To: Heidi Siegel
Subject: Open house directional signs

Dear Heidi,

As per our conversation today, here is the relevant information regarding Open House signs, including directional signs.

As a Realtor representing sellers in Biscayne Park, I request an update to the code section 12.2 or some other reasonable accommodation, as there is no particular mention of Open House/Open House directional signs. The current code allows for one real estate sign, indicating that the property is on the market, on the property only with no mention of any other possibilities.

There are currently 15 properties for sale in Biscayne Park, with prices up to \$392.87 per square foot. The market in our village is booming with record sales prices. Every property sold equals an increase in property taxes that directly benefits us all.

I request that there be some type of accommodation for Realtors working in the area that will allow us to hold an open house and post signs to direct potential buyers within reason. As we discussed earlier, possibilities include prior notification to village hall. Perhaps Realtors could be registered with the village in the way that contractors are, with an annual copy of a Florida DBPR license allowing open houses to be held.

Any help you can offer in this matter would be greatly appreciated. If this is something that will be brought up at the meeting tomorrow night, please let me know so that I can make plans to attend. Thank you for your time and consideration.

Sincerely,

Kristen Montuori

Keller Williams Realty
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c 305-321-8290
www.MyHomeMiami.us

p.s. My home address is 515 NE 115 Street, Biscayne Park and my License is #3295796.
Also, if I can be of any help with the upcoming opening of the new building, please give me a call. I would love to help.