

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY GOVERNING INSTALLATION OF COMMERCIAL SIGNAGE ON COMMUNITY ENTRANCE TOWERS AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, the Harmony Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to adopt resolutions as may be necessary for the conduct of district business; and

WHEREAS, various parcels within the District are zoned for commercial or retail use (“**Non-Residential Parcels**”) and such parcels pay debt assessments and/or operations and maintenance assessments to the District on an annual basis (“**Non-Residential Parcels**”); and

WHEREAS, businesses within the District occupying Non-Residential Parcels (“**Business(es)**”) lack front footage along major thoroughfares, and various Businesses have indicated a desire to place signage (“**Signage**”) on the entrance towers located at the northern corners of the intersection of Harmony Square Drive and East Irlo Bronson Memorial Drive within the District (“**Entrance Towers**”); and

WHEREAS, the District’s Board of Supervisors (“**Board**”) finds that it is in the best interests of the District to adopt by resolution certain standards regarding the installation of Signage on the Entrance Towers (the “**Signage Policy**”) for immediate use and application.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARMONY COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. A Signage Policy is hereby adopted pursuant to this resolution and shall remain in full force and effect until amended or rescinded by the Board of Supervisors.

SECTION 2. The following policies shall govern the installation of commercial signage on the Entrance Towers:

- a. In keeping with the District’s aesthetic values and in the interest of promoting safety, no Signage shall be permitted to be posted on the Entrance Towers except as provided herein.
- b. The District Manager will determine the exact size and shape of the Signage that is permitted to be installed on the Entrance Towers. The size and shape of

all Signage shall be uniform. The District Manager shall also determine the number of signs to be posted at any given time on the Entrance Towers, with the intent not to detract from the pleasing aesthetics of the Entrance Towers. Only the name of the Business shall be permitted to be placed on the Signage. However, the District Manager may approve Signage which instead generally states the nature of the Business such as “Law Firm,” “Insurance,” etc.

- c. The location of the Signage on the Entrance Towers shall be determined by the District Manager. Signage that violates any applicable local, state, or federal laws, code, ordinances, or other requirements is not permitted. Signage that is obscene, contains profanity or is otherwise offensive is not permitted. Nothing contained herein excuses the Business from obtaining required sign permits from Osceola County, if any. No additional lighting of signage is permitted.
- d. The District Manager shall identify a preferred vendor from whom the Signage must be purchased and installed, and subsequently removed (“Vendor”).
- e. On behalf of the District, the District Manager may grant a Business, a non-exclusive license to have Signage installed on the Entrance Towers, pursuant to a written license agreement (“License”) between District and the Business. The License shall be revocable by the District Manager or District Board at any time and for any reason in its absolute and sole discretion, and the Business shall be entitled to no remuneration. The form of the License shall be approved by District Counsel.
- f. The Business shall pay 1) the cost to fabricate and install the Signage, 2) a license fee ranging from \$100 to \$500 per every two years as specifically set by the Board from time to time, and 3) a deposit fee ranging from \$500 to \$1000 as specifically set by the Board from time to time to ensure the prompt removal of the Signage after expiration or termination of the License (“Deposit”). Such fees and Deposit shall be paid at the time of delivery of the executed License. The cost for the purchase, fabrication and installation of the Signage shall be at the actual rate negotiated by the District Manager with the Vendor.
- g. Once all of the locations for Signage on the Entrance Towers are subject to a License, the District Manager shall create a waiting list (“Waiting List”). After two years have elapsed from the installation of Signage pursuant to particular License, the District Manager shall offer to renew the existing License for an additional two-year period at the fee stated above, provided there are no Businesses on the Waiting List. If there are Businesses on the Waiting List, the Signage location shall first be offered to the Businesses on the waiting list on a chronological basis from the date the Businesses were first placed on the waiting list.
- h. The Business shall be fully responsible for paying for subsequent removal of the signs. If the actual cost of removal of the Signage is less than the Deposit,

the District Manager shall refund the balance of the Deposit after deducting the cost of removal. If the actual cost of removal of the Signage is more than the Deposit, the District Manager shall caused the deposit to be paid to the District and shall bill the balance to the Business. If the Business does not pay the balance, the Business, and any future Business subsequently occupying the same physical address as the Business that did not pay, shall be barred from being added to the Waiting List and having its Signage on the Entrance Towers until such time as the balance is paid.

- i. The Board of Supervisors reserves the right to modify or rescind this Signage Policy at any time and for any reason.

SECTION 3. If any provision or part of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 27th day of March, 2025.

ATTEST:

**HARMONY COMMUNITY
DEVELOPMENT DISTRICT**

ASSISTANT SECRETARY

CHAIR / VICE CHAIR