



**PLANNING AND ZONING BOARD
AGENDA
May 22, 2025
6:00 PM**

1. ASSEMBLY & ORGANIZATION

- A. CALL TO ORDER
- B. ROLL CALL OF BOARD MEMBERS
- C. AMENDMENTS TO THE AGENDA

2. APPROVAL OF MINUTES FROM PREVIOUS MEETING

- A. APRIL 24, 2025

3. PUBLIC HEARINGS

- A. AN ORDINANCE OF THE CITY OF LAUDERDALE LAKES, BROWARD COUNTY; APPROVING ADOPTION OF THE LAUDERDALE LAKES COMPREHENSIVE PLAN 2050; PROVIDING FOR THE ADOPTION OF THE 2024 EVALUATION AND APPRAISAL (EAR) REPORT FOR THE COMPREHENSIVE PLAN; PROVIDING FOR THE EAR-BASED PROPOSED AMENDMENTS TO ALL APPLICABLE ELEMENTS; AND PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMERCE AND OTHER APPLICABLE REVIEWING AGENCIES AS REQUIRED UNDER PART II OF CHAPTER 163, FLORIDA STATUTES.
- B. AN ORDINANCE OF THE CITY OF LAUDERDALE LAKES, BROWARD COUNTY; APPROVING A CITY-INITIATED TEXT AMENDMENT MODIFYING SECTION 903, "DEFINITIONS" AND ESTABLISHING SUBSECTION 911.1, REVISING THE DEFINITION FOR "SNIPE SIGNS" AND OUTLINING ENFORCEMENT PROVISIONS ON PUBLIC PROPERTY AND R-O-W.

4. COMMITTEE REPORTS

5. OLD BUSINESS

6. NEW BUSINESS

- A. DISCUSSION OF CITY CODES (I.E. ZONING, PUBLIC SAFETY AND LAND USE)

7. COMMUNICATIONS

- A. PLANNING AND ZONING BOARD RULES AND PROCEDURES MANUAL

UPDATE.

B. FUTURE MEETING DATES: JUNE 03, 2025 (TENTATIVE)

8. ADJOURNMENT

If a person decides to appeal any decision made by the Board, Agency, or Commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (FS 286.0105)

Any person requiring auxiliary aids and services at this meeting may contact the City Clerk's Office at (954) 535-2705 at least 24 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8770 or 1-800-955-8771.

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact:

Contract Requirement:

| |
|-------|
| Title |
|-------|

AN ORDINANCE OF THE CITY OF LAUDERDALE LAKES, BROWARD COUNTY; APPROVING ADOPTION OF THE LAUDERDALE LAKES COMPREHENSIVE PLAN 2050; PROVIDING FOR THE ADOPTION OF THE 2024 EVALUATION AND APPRAISAL (EAR) REPORT FOR THE COMPREHENSIVE PLAN; PROVIDING FOR THE EAR-BASED PROPOSED AMENDMENTS TO ALL APPLICABLE ELEMENTS; AND PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMERCE AND OTHER APPLICABLE REVIEWING AGENCIES AS REQUIRED UNDER PART II OF CHAPTER 163, FLORIDA STATUTES.

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|---------|
| Summary |
|---------|

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|----------------------|
| Staff Recommendation |
|----------------------|

Background:

Funding Source:

Fiscal Impact:

Sponsor Name/Department:

Meeting Date: 5/22/2025

ATTACHMENTS:

| Description | Type |
|-------------------------------------|-----------------|
| ☐ Comp Plan - Presentation | Presentation |
| ☐ 04-TA-25 - Comp Plan Staff Report | Backup Material |

City of Lauderdale Lakes Comprehensive Plan Update

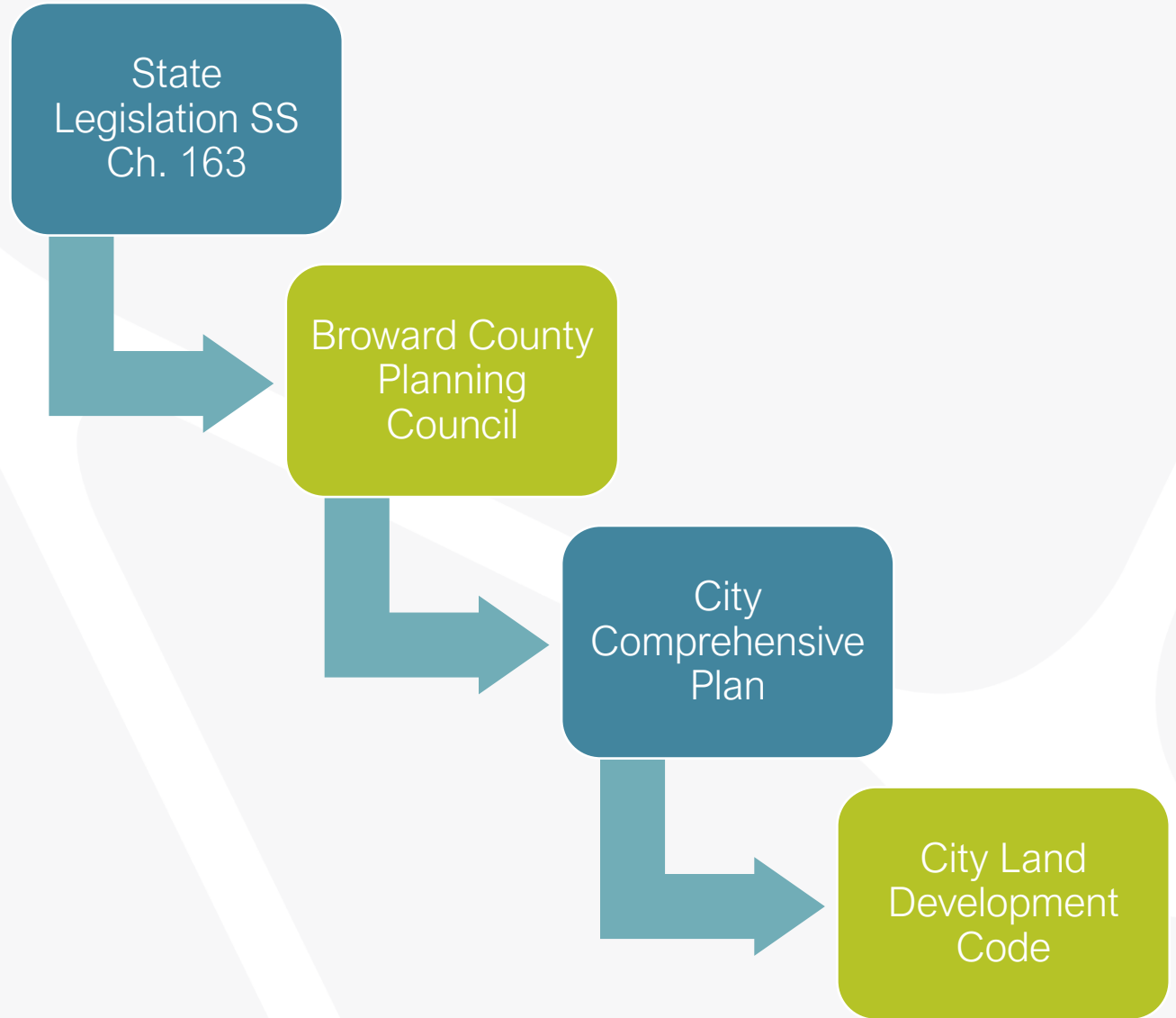


Kimley»Horn



Image Source: Homes.com Local
Guide: About Lauderdale Lakes, FL

Comprehensive Planning 101

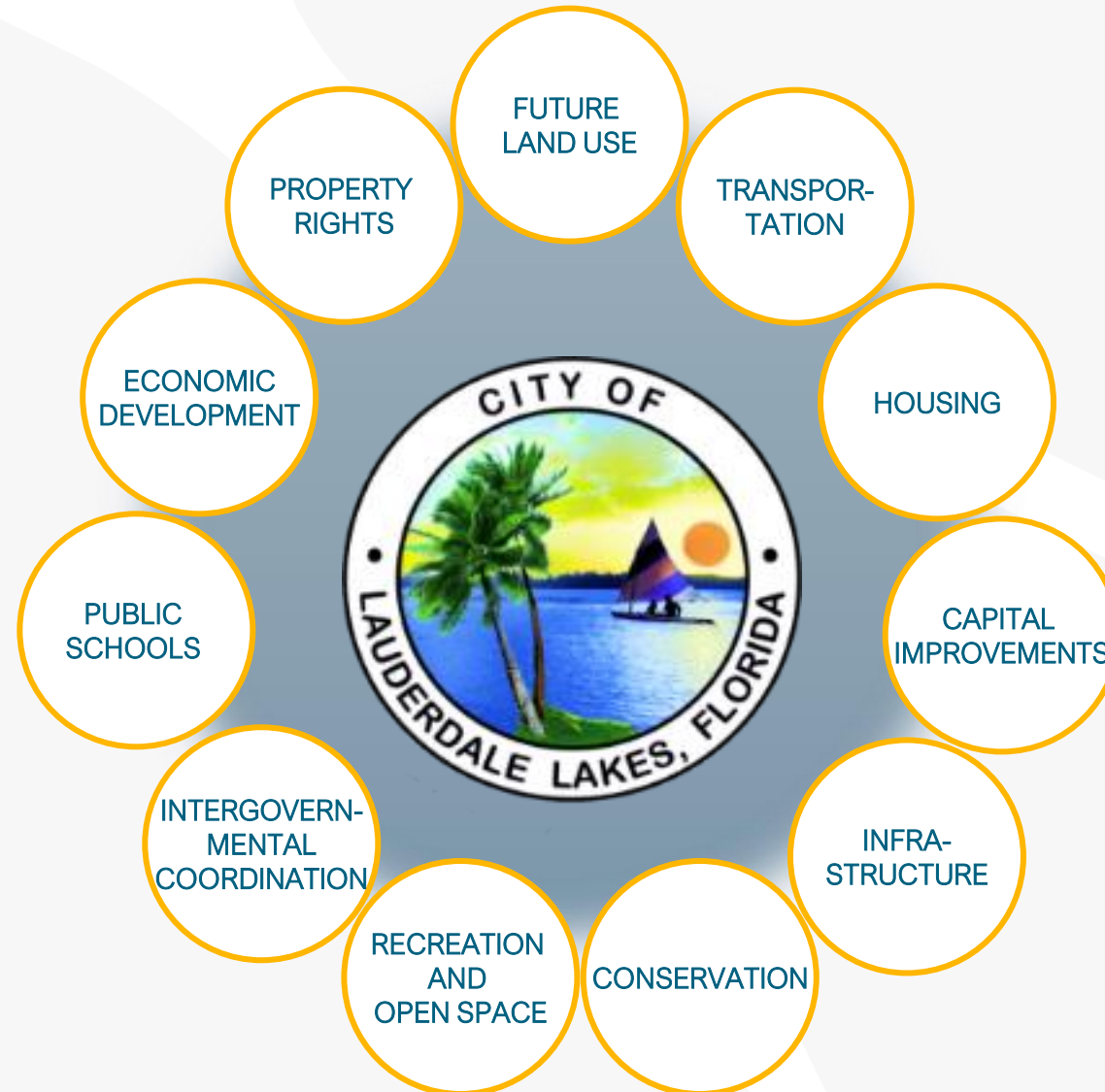


What is a Comprehensive Plan?

- The highest-level expression of a community's future aspirations (Vision)
- Blueprint for the community's long-range future (Goals)
- Compass that guides decision-making (Objectives)
- Playbook for Capital Improvements and Community Initiatives (Policies)



Current Comprehensive Plan Elements



Where are we in the process?

- ✓ Jan. 2025: Kick Off Meeting
- ✓ Feb. 2025: Evaluation and Appraisal Review (EAR) Matrix + Current Plan Analysis
- ✓ March 2025: Draft DIA + Future Land Use Map Series
- ✓ April 2025: Draft update of Goals, Objectives, and Policies
- May 2025: LPA Hearing + City Commission Workshop
- June 2025: Broward County Planning Council Meeting + City Commission First Reading + Transmittal to FloridaCommerce (60-day State Coordinated Review period)
- Sept. 2025: Adoption – City Commission

EAR-Based Updates (2019 – 2024)

- Property Rights Element
- Live Local Act
- Septic to Sewer
- 10- and 20-year Planning Horizons

ORC Updates

- Updated level of service
- Relevant and recent data inventory and analysis

Vision

“A Vibrant, Connected, Diverse and Safe Community.”

These words from the City’s Strategic Plan 2025, Vision Lauderdale Lakes: Our City Our Story, represent the City’s aspiration for its present and future.

The Comprehensive Plan will reflect this vision through guiding growth and development through the 2035 and 2050 planning horizons.



Image Source: Homes.com Local Guide: About Lauderdale Lakes, FL

Future Land Use

- Population projected to **grow an additional 10,000 residents** over the 25-year planning period
- **Focus on redevelopment** to increase density and intensity **with a mix of land uses**
- Encourage redevelopment **along transit and transportation corridors**

| FUTURE LAND USE DESIGNATIONS BY ACREAGE | |
|--|---------------------|
| Future Land Use Designation | Percentage of Total |
| Low Residential (LR) | 29.0% |
| Low-Medium Residential (LM) | 1.9% |
| Medium Residential (M) | 4.9% |
| Medium-High Residential (MH-25) | 8.6% |
| High Residential (H-50) | 4.9% |
| Commercial (C) | 9.4% |
| Industrial (I) | 1.0% |
| Community Facilities (CF) | 6.3% |
| Private Recreation (R-1) | 2.0% |
| Public Recreation (R-2) | 2.8% |
| Local Activity Center (LAC) | 5.3% |
| Utilities (U) | 0.3% |
| Undesignated (water, roads, etc.) | 23.5% |
| TOTAL | 100% |
| Source: City of Lauderdale Lakes, Accessed by Kimley-Horn in March 2025 | |

Transportation

- Design for a **multimodal transportation system**
- Encourage equitable **access** to transportation
- **Mitigate** high traffic and adverse level of service impacts
- Transition towards **alternative fuel and electric vehicles**



Infrastructure and Capital Improvements

- Ensure the maintenance of adopted level of service standards
- Coordinate with providing service entities and adjacent local governments
- Address changing needs as population grows and local conditions evolve
- Maintain solvency through sound budgeting and long-term planning



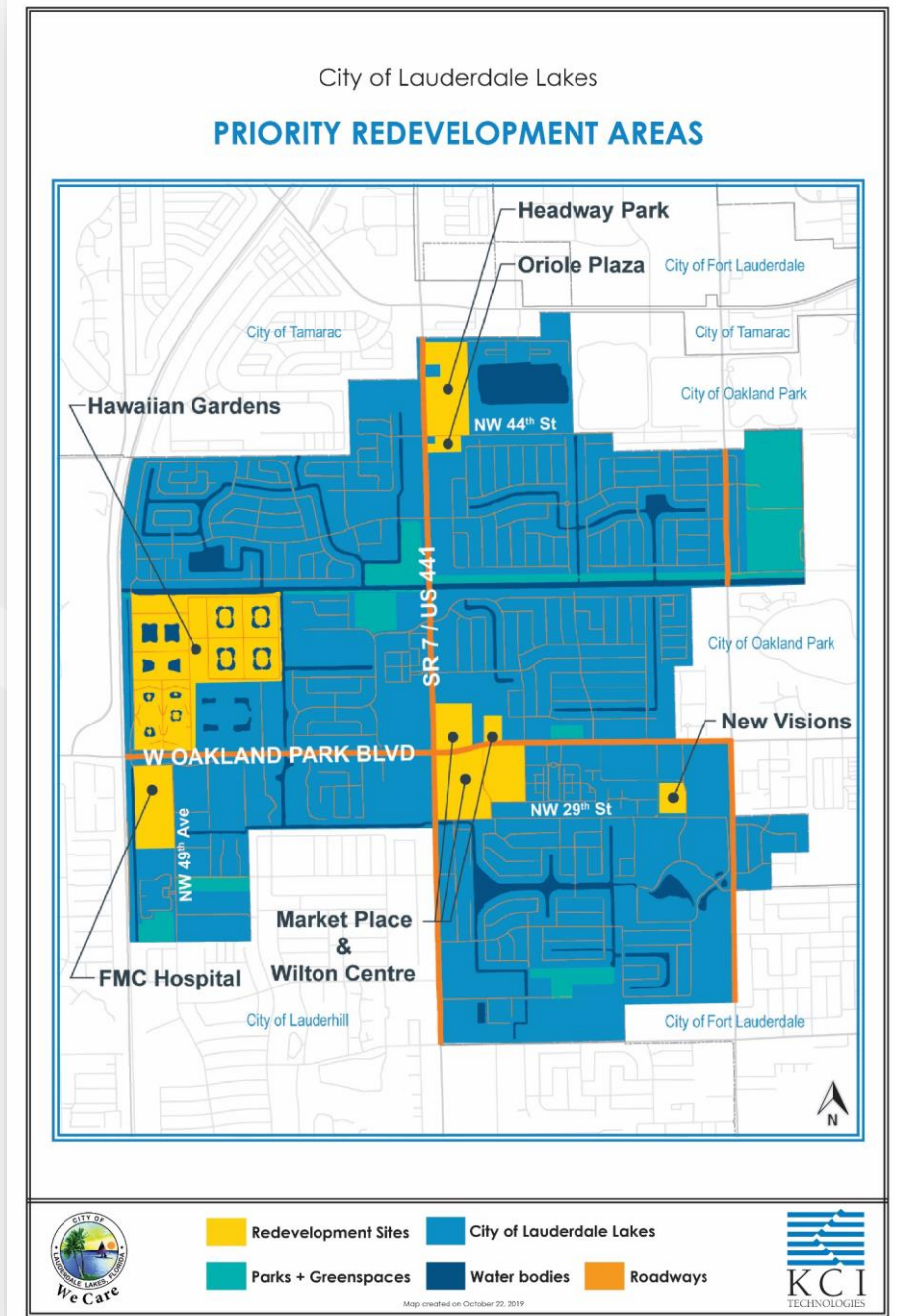
Housing and Property Rights

- City housing is **predominately low-density, single-family** detached development
- **Increased density is necessary** to meet future housing demand
- Existing policies highlight **meeting housing demand through equitable and affordable development**
- Adoption of the Property Rights Element necessary to achieve consistency with Florida Statutes



Economic Development

- Align with the Community Redevelopment Master Plan
- Retain and attract new businesses
- Create financial opportunity for Lauderdale Lakes residents
- Achieve economic sustainability and resiliency



Recreation and Open Space

- Ensure provision of recreational facilities for projected population growth
- Maintain intergovernmental coordination with Broward County in providing public recreation facilities
- Expand City-owned recreational facilities



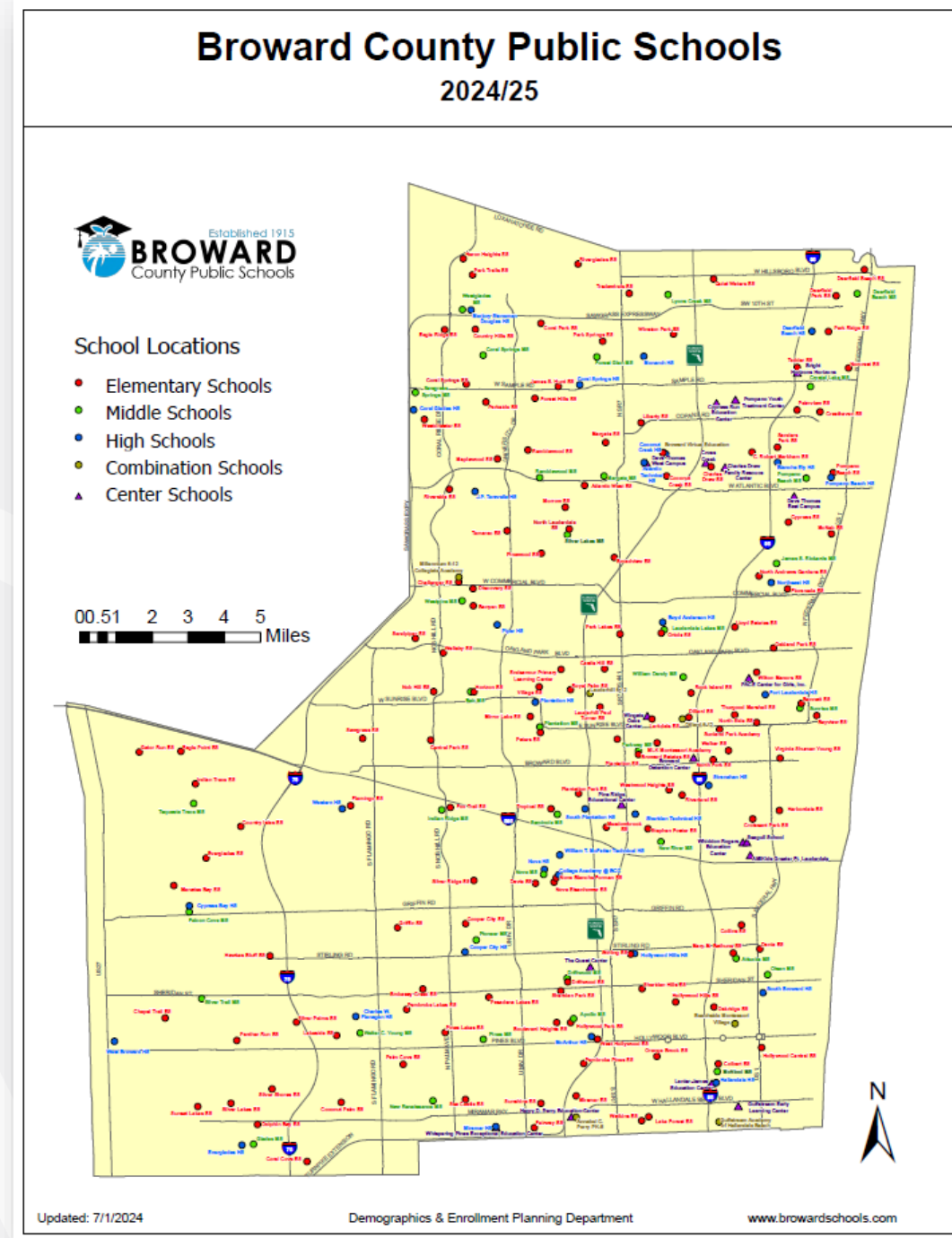
Conservation

- The City does not contain any remaining undisturbed or natural habitat, but there are still key areas for conservation efforts:
 - **Air Quality:** Encourage transition to public transit and electric vehicles
 - **Water Quality and Quantity:** Endeavor to decrease potable water demand and preserve the Floridan Aquifer System
 - **Energy Abundance:** Reduce reliance on carbon fuels and increase energy efficiency



Intergovernmental Coordination and Public Schools Facilities

- Obtain Comprehensive Plan Certification from Broward County through BrowardNEXT consistency
- Maintain a cooperative and effective culture of communication and participation with adjacent municipalities and other governmental entities
- Ensure concurrency and consistency with Broward County Public Schools Facilities planning efforts



Next Steps

- ☐ City Commission Workshop – May 27, 2025
- ☐ City Commission First Reading – June 10, 2025
- ☐ Transmittal to FloridaCommerce



Kimley»»Horn

Expect More. Experience Better.

Thank you!



Staff Report to the Planning and Zoning Board

App No.
04-TA-25

May 22, 2025

RE: 2050 Comprehensive Plan Amendment

I. PROJECT DESCRIPTION

| | | |
|---|--|---|
| <u>Project Name:</u> 2050 Comprehensive Plan Amendment | <u>Project Request: 04-TA-25</u> An Ordinance of the City of Lauderdale Lakes, Broward County; approving adoption of the Lauderdale Lakes Comprehensive Plan 2050; providing for the adoption of the 2024 Evaluation and Appraisal (EAR) Report for the Comprehensive Plan; providing for the EAR-based proposed amendments to all applicable elements; and providing for transmittal to the Department of Commerce and other applicable reviewing agencies as required under Part II of Chapter 163, Florida Statutes. | <u>Staff Recommendation:</u> Staff recommends that the P&Z Board approve the application and recommend transmittal to the City Commission with a favorable recommendation. |
| <u>Project Location:</u> Citywide | | |
| <u>Project Petitioner:</u> Tanja McCoy, AICP, CGC, CFM | <u>Project Planner:</u> Stephen Smith, Planner II | <u>Related Applications:</u> 02-TA-24 |

II. SUMMARY

REQUEST:

This is a City initiated request for approval and transmittal of the proposed ordinance to the City's Comprehensive Plan and Future Land Use Map Series for review under the state coordinated review (ER) process. The amendments are subject to the requirements of Chapter 163.3184(3)(B)(1), Florida Statutes and is associated with proposed amendments previously approved by Ordinance 2021-009, Ordinance 2021-010 and Ordinance 2024-002 unanimously.

If approved by the Planning and Zoning Board and City Commission, the amendments will be transmitted for review and comment to the Department of Commerce, the Broward County Planning Council, and all other required reviewing agencies in accordance with Section 163.3177(6)(I), Florida Statutes. The State of Florida is anticipated to issue comments within 30 days of receipt of the proposed amendments. Upon issuance of no objections, the City will receive correspondence from the State to proceed with adopting the proposed amendments as written within 180 days.

BACKGROUND:

Every seven years, the City is required by State statute to review its Comprehensive Plan and submit an Evaluation and Appraisal Review (EAR) based amendments for approval to the Florida Department of Commerce (Commerce). In accordance with Section 163.3191(1)-(5), Florida Statutes (F.S.) the City must determine if amendments to its Comprehensive Plan are necessary to reflect changes in state requirements and notify the state planning agency of its determination.

Most recently, the City transmitted EAR-based amendments of the Future Land Use and Recreation and Open Space elements of the Comprehensive Plan via Commerce reference number 24-01ER and 02-TA-24. On August 07, 2024, the Department of Commerce provided the City correspondence of its review of the proposed comp plan amendment and attached a Objections, Recommendations, and Comments (ORC) report outlining deficiencies concerning the amendment.

On January 28, 2025 the Mayor and City Commission approved authorization of a task order to Kimley-Horn and Associates, Inc, to provide the necessary modifications to the City's Comprehensive Plan to address statutory requirements and deficiencies outlined by the State and County. This collaboration seeks to complete all necessary Comprehensive Plan amendments by Q4 2025.

PUBLIC OUTREACH:

Extensive public outreach and communication efforts were conducted throughout the EAR process and plan amendment project between December 2018 and July 2021. These outreach efforts included a public outreach meeting on January 23, 2019, distribution of an online and paper-based survey, and distribution of the survey at the 2019 Spring Festival as well as duly notified public hearings.

III. ANALYSIS

COMPREHENSIVE PLAN AMENDMENT PROCESS:

The amendment process for comprehensive plans is initiated when a local government transmits a proposed or adopted comprehensive amendment to the appropriate state and regional agencies, including DEP, Department of Commerce (Commerce), Department of State, Department of Transportation, regional planning councils and water management districts. Other agencies that may be included in the review process are the Department of Education (if the amendment affects schools), Florida Department of Agriculture and Consumer Services and Florida Fish and Wildlife Conservation Commission (for county amendments); county governments (for municipal amendments); and the commanding officer of any affected military installation.

Amendments can be in the form of: 1) map amendments that propose changes to a local government's future land use map; 2) text amendments that propose changes to the goals, objectives and policies of the adopted comprehensive plan; and 3) amendments that are based on the evaluation and update of a local government's comprehensive plan. The latter may be a combination of both map and text amendments.

CONFORMANCE WITH THE LAND DEVELOPMENT REGULATIONS (LDRs):

Pursuant to Chapter 4 section 403 of the LDRs, the Comprehensive Plan may be amended in accordance with the section and applicable state statutes. The Future Land Use Element of the City's Comprehensive Plan is the effective land use for the City of Lauderdale Lakes.

PROPOSED UPDATES:

The 2050 Comprehensive Plan update provides EAR based amendments to the nine (9) existing elements of the comprehensive plan, adds a new property rights element and updates the City's Future Land Use map series as outlined below (Table 1):

TABLE 1: SUMMARY OF AMENDMENTS

| # | Elements |
|----|--|
| 1 | Future Land Use |
| 2 | Transportation |
| 3 | Housing |
| 4 | Infrastructure & Capital Improvements |
| 5 | Conservation |
| 6 | Recreation and Open Space |
| 7 | Intergovernmental Coordination |
| 8 | Public Schools |
| 9 | Economic Development |
| 10 | Property Rights (new) |
| # | Map Series |
| 1 | Future Land Use Map |
| 2 | Existing Land Use Map |
| 3 | Floodplains |
| 4 | Wetlands and Conservation Lands |
| 5 | Broward County Public Schools |
| 6 | Community Bus Routes and Stops |
| 7 | Transportation Facilities 2025 LOS |
| 8 | Transportation Facilities 2035 LOS |
| 9 | Transportation Facilities 2045 LOS |
| 10 | Public and Private Parks and Recreational Facilities |
| 11 | Public Park Facilities |
| 12 | Functional Classification |
| 13 | Community Redevelopment Area |
| 14 | Soils Survey |
| 15 | Wellhead Protection Zones |

IV. STAFF RECOMMENDATION

Based upon the assessment and findings contained within this report, Staff is recommending for the Planning and Zoning Board to approve the application as it complies with the provisions set forth in the City's Comprehensive Plan and Land Development Regulations.

V. EXHIBITS

- A. ORC Report

EXHIBIT A

July 26, 2024

The Honorable Veronica Edwards Phillips
Mayor, City of Lauderdale Lakes
4300 Northwest 36th Street
Lauderdale Lakes, Florida 33319

Dear Mayor Phillips:

The Florida Department of Commerce (FloridaCommerce) has completed its review of the proposed comprehensive plan amendment for the City of Lauderdale Lakes 24-01ER (Amendment No. 24-01ER), which was received on May 29, 2024. We have reviewed the proposed amendment in accordance with the state coordinated review process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

The attached Objections, Recommendations, and Comments Report outlines our findings concerning the amendment. We have identified an objection and have included recommendations regarding measures that can be taken to address the objection.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for final adoption and transmittal of the comprehensive plan amendment.

The second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of FloridaCommerce's attached report, or the amendment will be deemed withdrawn unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section 163.3184(4)(e)1., F.S. **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the second public hearing pursuant to Section 163.3184(4)(e)2., F.S.**

FloridaCommerce staff is available to assist the City to address the objection. If you have any questions related to this review, please contact Christina Nazaire, Planning Analyst, by telephone at (850)-717-8532 or by email at christina.nazaire@commerce.fl.gov.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/cn

Enclosures: Objections, Recommendations, and Comments Report
Procedures for Adoption
Reviewing Agency Comments

cc: Treasa Brown Stubbs, City Manager, City of Lauderdale Lakes
Isabel Cosio Carballo, Executive Director, South Florida Regional Planning Council

Objections, Recommendations and Comments Report
Proposed Comprehensive Plan Amendment
Lauderdale Lakes 24-01ER

The Florida Department of Commerce has identified an objection regarding Lauderdale Lake's proposed comprehensive plan amendment. The objection is provided below, along with recommended actions the City could take to resolve issues of concern. If the City adopts the plan amendment without adequately addressing the objection, FloridaCommerce may find the amendment not in compliance with Chapter 163, Part II, Florida Statutes (F.S.), pursuant to section 163.3184(4)(e)4., F.S.

FloridaCommerce staff has discussed the basis of the report with local government staff and is available to assist the City to address the objection.

I. Objection: Comprehensive Plan Update

The proposed amendment does not update the City's Comprehensive Plan to comply with statutory requirements relating to the City's planning period, does not establish coordination of and consistency between the elements, and is not based on relevant and appropriate data and analysis.

Chapter 2023-31, Laws of Florida, modified section 163.3177(5)(a), F.S., to require local governments to increase the two required planning periods in their comprehensive plans from 5-year and 10-year planning periods to 10-year and 20-year planning periods. While the City's Plan should contain a long-term planning period covering a period from now until 2044, the current adopted Plan includes a long-term planning period that only extends through 2017, which is seven (7) years past due. Furthermore, the proposed 2040 planning horizon does not meet the requirements of Chapter 2023-21, Laws of Florida.

The proposed Amendment 24-01ER does not update the City's Comprehensive Plan elements to address the required planning periods based upon relevant and appropriate data and analysis, consistent with the requirements of section 163.3177(1)(f), F.S., that all mandatory and optional elements of the comprehensive plan and plan amendments shall be based upon relevant and appropriate data and an analysis by the local government. Coordination of the elements of the local comprehensive plan shall be a major objective of the planning process, and the elements shall be consistent. Where data is relevant to several elements, consistent data shall be used, including population estimates and projections unless alternative data can be justified for a plan amendment through new supporting data and analysis. Updates to the required elements and optional elements of the comprehensive plan must be processed in the same plan amendment cycle.

Additionally, the proposed Amendment 24-01ER also does not update the Comprehensive Plan planning periods based upon relevant and appropriate data and analysis of permanent and seasonal population estimates and projections consistent with the requirements of sections

163.3177(1)(f)3., and 163.3177(2), F.S. The proposed Amendment 24-01ER does not update the Comprehensive Plan elements to be coordinated and consistent based upon updated population estimates and projections consistent with the requirements of sections 163.3177(1)(f)3., and 163.3177(2), F.S., and also does not update the Comprehensive Plan elements to be coordinated and consistent based upon updated population estimates and projections consistent with the requirements of sections 163.3177(1)(f)3., and 163.3177(2), F.S.

The proposed Amendment 24-01ER update to the Comprehensive Plan (Future Land Use, Housing, Infrastructure, and Transportation Elements) is not based upon relevant and appropriate data and analysis of public facilities (potable water, sanitary sewer, solid waste, stormwater and transportation facilities) addressing the following for the required updated planning periods: (1) current and projected demand upon public facilities based upon relevant and appropriate population estimates and projections; (2) current and projected designed capacity of public facilities; (3) current and projected operating levels of service of public facilities; (4) identification of any improvements that are needed to public facilities, including the timing and scope of such improvements, in order to achieve and maintain the adopted level of service standards of public facilities; and (5) coordination of any need improvements with the Capital improvements Element. The City should revise proposed Amendment 24-01ER to be based upon relevant and appropriate data analysis of public facilities for the planning period.

Lastly, the proposed Amendment 24-01ER update to the Future Land Use Element is not based upon relevant and appropriate data and analysis consistent with the requirements of Section 163.3177(6)(a)2., F.S., for the required planning periods. The proposed Amendment 24-01ER update to the Housing Element is not based upon relevant and appropriate data and analysis consistent with the requirements of section 163.3177(6)(f)2., F.S., for the required planning periods.

Statutory Authority: Sections 163.3177(1)(f), 163.3177(1)(f)3., 163.3177(2), 163.3177(5)(a), 163.3177(6)(a)2., 163.3177(6)(b), 163.3177(6)(c), 163.3177(6)(d), 163.3177(6)(e), 163.3177(6)(f)2., 163.3177(6)(g), 163.3178, 163.3184(4) and 163.3191, F.S.

Recommendation: The City must revise the amendment to include an update to the Comprehensive Plan to ensure the Plan contains at least two planning periods in accordance with the requirements set forth by section 163.3177(5)(a), F.S. The necessary update must also be based upon relevant and appropriate data and analysis. The Plan must include one planning period to cover at least the first 10-year period occurring after the plan amendment adoption and another planning period must cover at least a 20-year period. The update to the planning periods must also consider the following:

- Data and analysis of the permanent and seasonal population estimates and projections;
- Coordination of and consistency between all of the elements of the Comprehensive Plan; and

- Data and analysis of public facilities (potable water, sanitary sewer, solid waste, stormwater and transportation facilities).

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR STATE COORDINATED REVIEW

Section 163.3184(4), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (<https://fldeo.my.salesforce-sites.com/cp/>) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ Florida Department of Commerce identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format;

_____ In the case of future land use map amendment, an adopted future land use map, **in color format**, clearly depicting the parcel, its existing future land use designation, and its adopted designation;

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for state coordinated review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the Florida Department of Commerce did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the Florida Department of Commerce to the ORC report from the Florida Department of Commerce.

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact:

Contract Requirement:

| Title |
|--|
| AN ORDINANCE OF THE CITY OF LAUDERDALE LAKES, BROWARD COUNTY; APPROVING A CITY-INITIATED TEXT AMENDMENT MODIFYING SECTION 903, “DEFINITIONS” AND ESTABLISHING SUBSECTION 911.1, REVISING THE DEFINITION FOR “SNIPE SIGNS” AND OUTLINING ENFORCEMENT PROVISIONS ON PUBLIC PROPERTY AND R-O-W. |
| Summary |
| Staff Recommendation |

Background:

Funding Source:

Fiscal Impact:

Sponsor Name/Department:

Meeting Date: 5/22/2025

ATTACHMENTS:

| Description | Type |
|------------------------------------|-----------------|
| 03-TA-25 - Snipe Sign Staff Report | Backup Material |



Staff Report to the Planning and Zoning Board

App No.
03-TA-25

May 22, 2025

RE: Snipe Sign Text Amendment Ordinance

I. PROJECT DESCRIPTION

| | | |
|---|---|---|
| <u>Project Name:</u> Snipe Sign Text Amendment | <u>Project Request: 03-TA-25</u> An Ordinance of the City of Lauderdale Lakes, Broward County; approving a city-initiated text amendment modifying section 903, "Definitions" and establishing subsection 911.1, revising the definition for "snipe signs" and outlining enforcement provisions on public property and r-o-w. | <u>Staff Recommendation:</u> Staff recommends that the P&Z Board approve the application and recommend transmittal to the City Commission with a favorable recommendation. |
| <u>Project Location:</u> Citywide | | |
| <u>Project Petitioner:</u> Tanja McCoy, AICP, CGC, CFM | <u>Project Planner:</u> Stephen Smith, Planner II | <u>Related Applications:</u> N/A |

II. SUMMARY

REQUEST:

The proposed action is the consideration of an Ordinance amending Chapter 9 section 903 (Definitions) and creating subsection 911.1 (Snipe Signs) providing an update to the language regarding snipe signs and establishing more stringent enforcement provisions for the unauthorized placement of these signs on public property and rights-of-way. The amendments will redefine snipe signs and provide a clear legal foundation of enforcement actions by the City's Code Compliance Staff through immediate penalties.

BACKGROUND:

In May 2006, the Mayor and City Commission adopted the current Land Development Code (Ordinance 06-30), which included the current signage regulations. Although there have been minor modifications to the sign code since adoption, Staff is responsible to continuously review the Code and (if necessary) provide updates to respond to state/regionally mandated changes or identified deficiencies, in an effort to adapt to changes in the community and to meet the intent and purpose of each respective code section.

Pertaining to signage, Staff is accountable for providing mitigation strategies to "...avoid the visual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities and community

appearance,” that can be generated by a proliferation of signs. Snipe signs, often cheaply produced and illegally installed, undermine the City’s appearance, distract drivers, and obstruct sightlines. They are typically posted without permits and evade the oversight of the City’s temporary sign regulations. Currently, while snipe signs are referenced as prohibited under Sec. 911 of the LDRs, enforcement is hampered by the lack of detailed provisions, definitions, and an enforceable penalty structure.

In reviewing best practices and enforcement models from other jurisdictions, the Development Services Department identified the City of Jacksonville’s “Zero Tolerance on Litter” ordinance as an effective and legally defensible model. This proposed ordinance adapts Jacksonville’s key enforcement elements, including:

- Clear definition of a snipe sign and its status as litter;
- Rebuttable presumption of responsibility based on content;
- Immediate authority for sign removal;
- Escalating fine structure for repeat violations;
- Enhanced penalties for elevated or large-scale sign postings.

At the May 12 City Commission Workshop, Staff sought direction from the City Commission regarding the potential amendments and the following direction was given to Staff:

- Add language exempting political signs from this ordinance.

Subsection 911.1.5 was modified pursuant to the request and adequately addresses the request.

PROPOSED CHANGES:

A summary of the proposed changes to Chapter 9 is included below (Table 1). The modifications reflect the new and revised code sections and provide a brief description of the changes:

| Section # | Section Name | Description |
|-----------------|---------------------------|---|
| Section 903 | Definitions | Revised snipe sign definition and added definitions for code enforcement officer, person and public property. |
| Section 911.1 | Snipe Signs | Created a new subsection |
| Section 911.1.1 | Purpose and Intent | Language was added to clearly state the purpose and intent of the section. |
| Section 911.1.2 | Prohibited Conduct | Language was added to establish prohibitions towards snipe signs |
| Section 911.1.3 | Enforcement and Penalties | Language was added establishing the fine schedule to uncontested violations. |

| | | |
|-----------------|-----------------------------------|---|
| Section 911.1.4 | Contested and Additional Remedies | Language was added providing the appeal process. |
| Section 911.1.5 | Exemptions | Language was added to clearly state the types of signs that are exempt from the requirements of this section. |

TABLE 1

III. ANALYSIS

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The proposed amendments have been reviewed for compliance with the City's Comprehensive Plan and is consistent with the following policies listed under the Future Land Use (FLU), Housing (HOU) and Intergovernmental Coordination (ING) Elements:

(PSFE)(Policy 1.2.1): The City will continue to implement and update when necessary land development regulations which ensure that all facilities will either meet the adopted level of service standards identified in the comprehensive plan elements and land development regulations, and are available concurrent with the impacts of development, or development orders and permits are specifically conditioned on the availability of the facilities and services necessary to serve the proposed development.

The above policy illustrates the Comprehensive Plan's recommendation for the City to update its Land Development Regulations in order to improve and modernize standards that no longer effectively serve the community.

CONFORMANCE WITH THE LAND DEVELOPMENT REGULATIONS (LDRs):

Pursuant to Chapter 5 section 507.8 of the LDRs, when deciding to recommend approval of a proposed text amendment, the Administration, Planning and Zoning Board and the City Commission shall consider compliance with the following standards. Staff has provided their finds for each standard below:

A. The proposed amendment is legally required.

Staff Response: Staff finds that amending the Land Development Regulations is legally required. As stipulated under Ch. 163.3202 of F.S., each municipality shall adopt or amend and enforce LDRs that are consistent with and implement their adopted comprehensive plan. Although the City is currently compliant with this law, Staff remains diligent in complying with State mandates and responding to the community's needs.

B. The proposed amendment is consistent with the goals and objectives of the comprehensive plan.

Staff Response: As provided under “Consistency with the Comprehensive Plan”, Staff finds that the proposed amendments are consistent with the goals and objectives of the Comprehensive Plan.

C. The proposed amendment is consistent with the authority and purpose of the LDR.

Staff Response: Staff finds the proposed amendment to be consistent with the authority granted by the Land Development Regulations (LDRs). Section 507.1 outlines the purpose of amendments, including the need to adapt to changes within the community. In alignment with sound zoning practices, the LDRs may be amended or supplemented by ordinance. As outlined in this report, staff has determined that the implementation of stricter regulations on snipe signs appropriately addresses current community concerns

D. The proposed amendment furthers the orderly development of the city.

Staff Response: Staff finds that creating and updating a dedicated subsection for snipe signs will enhance compliance citywide and provide greater clarity about what constitutes a snipe sign.

E. The proposed amendment improves the administration or execution of the development process.

Staff Response: Staff finds the proposed amendment enhances administrative efficiency by simplifying snipe sign enforcement and promoting a more organized process.

IV. STAFF RECOMMENDATION

Based upon the assessment and findings contained within this report, Staff is recommending for the Planning and Zoning Board to approve the application as it complies with the provisions set forth in the City’s Comprehensive Plan and Land Development Regulations.

V. EXHIBITS

A. Proposed Sign Ordinance

EXHIBIT A

City of Lauderdale Lakes Proposed Snipe Sign Ordinance

Sec. 903. - Definitions.

Code Enforcement Officer means any individual duly authorized by the City to enforce its municipal codes, including this section.

Person means any individual, business, corporation, partnership, association, or other entity identified on the sign, or otherwise responsible for the placement of the sign.

Public Property means any property owned, maintained, or controlled by the City or other governmental entity, including streets, medians, sidewalks, parks, and rights-of-way.

Snipe sign means a sign that is tacked, nailed, posted, pasted, glued, or otherwise fastened or attached to trees, poles, stakes, fences, and electrical/mechanical cabinets such as those used in connection with traffic control, telephone or electrical power, but not including signs employed by the owners of such structures to identify the owner, use or location of such structure.

Snipe Sign means any sign or advertisement affixed in any manner to a tree, utility pole, utility box, streetlight, traffic signal, fence, bench, shelter, or any other structure or object located on public property or within the public right-of-way, without the express written authorization of the City or applicable public agency.

Sec. 911.1 – Snipe Signs.

911.1.1 – Purpose and Intent.

The purpose of this section is to establish a clear and enforceable policy prohibiting the unauthorized placement of snipe signs within the City of Lauderdale Lakes. The City finds that snipe signs placed on public property, utility infrastructure, or within the public right-of-way contribute to visual clutter, detract from the city's aesthetic character, and constitute a public nuisance and litter hazard. This section is intended to deter such activity and support the City's overall efforts to maintain a clean and orderly public realm.

Sec. 911.1.2 – Prohibited Conduct.

- a) No person shall post, affix, or place a snipe sign on any public property or in any public right-of way.
- b) The presence of a sign bearing the name, phone number, address, website, QR code, or any other identifying information shall create a rebuttable presumption that the person or business so identified caused or authorized the placement of the sign.

- c) Signs posted in violation of this section are hereby declared to be abandoned and may be removed and disposed of immediately by City personnel or agents.

Sec. 911.1.3 – Enforcement and Penalties.

- a) A violation of this section shall be deemed a civil infraction, enforceable by citation. Each unlawfully placed snipe sign shall constitute a separate offense.
- b) The following fine schedule shall apply to uncontested violations:
- o First offense: \$100 per sign (up to five signs), \$150 for each additional sign on the same date.
 - o Second offense: \$250 per sign.
 - o Third and subsequent offenses: \$500 per sign.
- c) If a sign is placed at a height exceeding five feet from the adjacent ground level, a minimum fine of \$350 per sign shall apply.
- d) Code enforcement may document violations by digital photograph and issue citations upon observation or based on credible evidence.

Sec. 911.1.4 – Contested and Additional Remedies.

Citations issued under this section may be contested to the City's Special Magistrate. For contested citations, there may be imposed a civil fine of up to \$500 per citation, plus attorneys' fees and costs as may be authorized by law. In addition to civil citations, the City may seek injunctive relief in a court of competent jurisdiction to prevent repeated or egregious violations.

Sec. 911.1.5 – Exemptions.

The provisions of this article shall not apply to the following:

- a) Signs installed by a governmental agency
- b) Signs otherwise permitted pursuant to the limitations set forth in section 910.
- c) Political Signs