



Development Review Report (DRR)

To: Planning & Zoning Board
From: Daniel T. Keester-O'Mills, AICP, *Development Services Director*
RE: Amendments to the Land Development Regulations – Paint Guidelines
Date: March 19, 2026 (Planning & Zoning Board March 31, 2026)

Staff has prepared an amendment to the Land Development Regulations (LDR) for your consideration. This report includes a proposal to amend the regulations to allow more options for painting residential buildings and clarifying the painting requirements and process for multi-family and non-residential developments within the City.

I. BACKGROUND INFORMATION

The City of Lauderhill requires a free paint permit for all exterior painting on residential single-family homes, multi-family properties, and other non-residential properties. The city has a limited color palette approved for single-family houses, whereas other building owners may propose a wider range of color designs. City Staff has proposed an amendment to the restricted colors selected to offer a wider range of neutral colors that may be permitted on a single-family house.

The approved color palette was created to help maintain a cohesive community appearance. Currently, property owners must choose colors from the approved City of Lauderhill Residential Color Palette, and if repainting in the exact same color, a permit is not required. When planning exterior painting, walls, fences, and similar structures should match the main building colors. Certain items are exempt, including stone and brick exteriors, factory-finished window frames or muntins, and roofs unless they are being painted.

Paint permit applications are submitted to the Planning & Zoning Division and processed for review. Following approval, property owners must submit pictures demonstrating that the house has been painted in accordance with the approved permit. The following proposal would remove the permit requirement when painting houses in all neutral colors, or limiting the design to a single accent color. Property owners that wish to paint their homes with more than 1 accent color would need to be reviewed by the Community Appearance Committee. Overall, this would reduce the total number of paint permits being processed, making it easier for the public to get their homes painted quickly.

II. PROPOSED TEXT AMENDMENTS

LAND DEVELOPMENT – REGULATIONS

Article III - ZONING DISTRICTS

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Sec. 6.11. - Paint standards and requirements.

6.11.1. Painting and Maintenance Required. Within a residential zoning district, all building exterior wall surfaces, including detached garage, other walled structures, perimeter walls and fences, shall be painted, shall be kept free of faded or chipped paint, and shall be maintained in good repair and good condition to prevent deterioration, and shall be repainted, recovered, or cleaned when twenty-five (25) percent or

more of any exposed surface becomes discolored or is peeling. This subsection shall not apply to chain link fences or pressure-treated lumber for wood fences.

~~6.11.2. Residential Painting Guidelines. Subject to Maintenance Association. Where, on the adoption date of this section, a building, structure, wall or fence or any combination of the above are subject to an existing Homeowner's, Condominium, or Maintenance Association with a recorded Declaration of Covenants and Restrictions, Declaration of Condominiums or other similar document that specifies the exterior color of buildings, structures, walls and fences, the exterior of such building, structure, wall and fence shall be painted consistent with the colors specified in such documents.~~

~~6.11.3. Not Subject to a Homeowners, Condominium or Maintenance Association. Where, on the adoption date of this section, a building, structure, wall or fence or any combination of the above are not subject to a Homeowner's, Condominium, or Maintenance Association with an existing recorded Declaration of Covenants and Restrictions, Declaration of Condominiums or similar document that specifies the exterior color of such building, structure, walls and fences, the following additional standards and requirements shall apply:~~

A. Three (3) colors allowed. A residential building, structure, wall and fence exterior colors shall not exceed three (3), consisting of one (1) base color and not more than two (2) trim or accent colors for such areas as fascia boards, doors, door casings, window casings, shutters, columns, ~~coining~~ gouining (corner treatments), and architectural relief. Perimeter walls, fences and other structures on the property shall be painted the same colors as the building, ~~with the main body of the wall, fence or structure the same as the building, and any structure, wall or fence trim the same trim as the building.~~ Stone and brick exteriors may be left unpainted and ~~shall not~~ may be considered as one (1) of the three (3) colors.

B. Color ~~palette guidelines.~~ All colors schemes shall be selected from the paint guidelines palette approved by resolution of the City Commission, upon a recommendation of the Planning and Zoning Board.

C. Permit required.

1. A paint permit shall not be required to paint or repaint a building, structure, wall or fence provided that the base color is neutral and no more than one (1) non-neutral accent color is selected, as illustrated on the city's color guidelines.

~~In order to ensure compliance with these provisions, before a residential building, structure, wall or fence is painted, a paint permit shall be obtained from the City. The Zoning Inspector shall not issue a paint permit unless the color of the building, structure, wall and fence is consistent with the approved color palette. A permit fee shall not be imposed for this permit. A paint permit shall not be required to paint a building, structure, wall or fence the same color as it is currently, provided such building, structure, wall or fence is in compliance with the color palette. Moreover, a paint permit shall not be required when the color white is the base color.~~

D. Relief. If the Zoning Inspector denies a paint permit, the permittee property owner may seek relief to deviate from the Paint Guidelines by requesting two or more non-neutral colors they may, by filing, with and on forms provided by the Planning and Zoning Division Department, either for discretionary relief or for an appeal by the Community Appearance Committee.

1. Discretionary relief. If a person desires to paint their residential building, structure, wall or fence ~~a with two or more non-neutral colors other than authorized in paragraph 6.11.3.B. above,~~ a person may file for discretionary relief. Discretionary relief requires the permittee obtain from all property owners abutting the subject property ~~or within a three hundred (300) feet radius of the subject property, whichever is greater,~~ a signed, written statement expressing their approval or consent for the paint colors filed with the paint permit. An abutting property includes the property on either any side of the subject property, the properties directly across any dedicated right-of-way from the subject property, and the properties on either side of the properties directly across any dedicated right-of-way. The Planning & Zoning Division Zoning Inspector shall deny the discretionary relief if the permittee fails to obtain all the required signatures of all such property owners. If all such signatures are obtained and verified, the Planning & Zoning Division Zoning Inspector may reconsider the previous denial and place the proposal on a Community Appearance Committee agenda for consideration grant the permit, provided the Zoning Inspector concludes the colors are compatible with other colors in the neighborhood.

2. Appeal. If a person believes the Planning & Zoning Division Zoning Inspector has erroneously denied a paint permit, the homeowner or lessee may appeal such decision to a panel comprised of the Planning and Zoning Director, and the City Manager ~~and the Chief Building Official,~~ or their designated staff representative. The panel may confirm or overrule the decision of the Planning & Zoning Division Zoning Inspector.

6.11.3. Multi-Family & Non-Residential Painting and Maintenance Required. All building exterior wall surfaces shall be painted, shall be kept free of faded or chipped paint, and shall be maintained in good repair and good condition to prevent deterioration, and shall be repainted, recovered, or cleaned when twenty-five (25) percent or more of any exposed surface becomes discolored or is peeling. A paint permit shall not be required to re-paint a building, structure, wall or fence the same color as it is currently, provided such building, structure, wall or fence is in compliance with the color palette. A paint permit shall be required for any other alterations to the exterior appearance, and subject to the review and approval of the Community Appearance Committee.

6.11.4. Gateway Road Walls and Fences. Walls and fences along gateway roads designated elsewhere in these Land Development Regulations shall be painted uniformly.

6.11.5. Roof Surfaces. Roof surfaces are not subject to these regulations unless the roofing material is to be painted or repainted. Roof surfaces comprised of shingles, tile or aggregate material with a factory-installed color finish are not subject to these regulations. In the event that a roof surface is to be painted or repainted, only one (1) color shall be allowed, and such color used must match a color used on the building.

6.11.6. Windows. Window frames and muntins are not subject to these regulations unless the window frame and muntin is to be painted or repainted. Window frames and muntins with a factory-installed color finish are not subject to these regulations. In the event that a window frame or muntin is to be painted or repainted, only one (1) color shall be allowed, and such color used must match a color used on the building.

6.11.7. Enforcement and Penalties. The owner of any residential building, structure, wall or fence that is not in compliance with the above-described provisions shall be in violation of these Land Development Regulations. A Code Enforcement Officer shall issue a citation for such violation and, upon conviction, the owner shall be subject to a fine as provided in ~~Part II,~~ Chapter 1, General Provisions, Section 1-8 of the Code of Ordinances. Further, this penalty provision is in addition to such other remedies as may be provided by law or ordinance.

~~6.11.8. Amortization Compliance Date. The owner of residential property affected by these regulations shall bring their buildings, structures, walls and fences into compliance with these regulations by January 1, 2007. If the owner of the residential property can demonstrate extenuating circumstances or a hardship to the satisfaction of the Zoning Inspector as to why the property cannot be brought into compliance by January 1, 2007, then the Zoning Inspector may grant the owner an extension of up to two (2) years within which to come into compliance. If the owner believes the Zoning Inspector has erroneously denied an extension of time, the owner may appeal such decision to a panel comprised of the Planning and Zoning Director, the City Manager and the Chief Building Official, or their designated staff representative. The panel may confirm or overrule the decision of the Zoning Inspector.~~

(Ord. No. 030-08-175, §§ 1—13, 11-24-03)

~~7.0. ZONING INSPECTIONS [4]~~

Article IX - COMMUNITY APPEARANCE COMMITTEE

Sec. 1. - Created.

The Development Review Committee shall serve as the Community Appearance Committee.

Sec. 2. - Duties.

The Community Appearance Committee shall review:

(a) all new construction or materially altered existing construction,

(b) façade renovations (including changes to paint color or design) of non-residential structures on property abutting or visible from a designated arterial or collector road as defined by the Broward County Trafficways Plan,

(c) façade renovations (including changes to paint color or design) of multi-family structures,

...

III. ANALYSIS

The City's Land Use Element of the Comprehensive Plan does not specifically address "paint" or "painting" buildings. Generally speaking, the paint or design of a building should be compatible with the structure and neighboring uses. The City Commission adopted the paint permit and paint palette in the city's Land Development Regulations, and as a result any changes to the paint permit or palette must be approved by the City Commission. The proposal seeks to make it easier for the homeowners wishing to paint their houses with neutral colors and one accent color, whereas painting with multiple accent colors may require additional consideration.

Amendment factors. LDR Article IV., Part 2.0., Section 2.4., requires the Board and City Commission to consider and evaluate zoning text changes in relation to all pertinent factors but with reference to six (6) specific factors. The proposed Ordinance is evaluated below against the six (6) identified factors.

- a. ***The character of the district and its peculiar suitability for particular uses.***
The proposed changes maintain the City’s intent to preserve a cohesive and attractive community character while introducing greater flexibility. By expanding the neutral color palette and allowing limited accent features without review, the amendment supports neighborhood aesthetics without imposing unnecessary administrative barriers.
- b. ***Conversion of the value of buildings and encouraging the most appropriate use of land and water throughout the City.***
The proposal supports property value conservation by ensuring exterior appearances remain consistent and well-maintained, while streamlining the permitting process. Reducing permit requirements for neutral color schemes encourages timely property upkeep and reinvestment, contributing to stable and desirable neighborhoods.
- c. ***The applicable portions of the adopted City Comprehensive Plan and programs such as land use, trafficways, recreation, schools, neighborhoods, drainage and housing and so forth.***
The City’s Comprehensive Plan does not specifically address “paint” or “permitting for paint”.
- d. ***The need of the City for land areas for specific purposes to serve population and economic activities.***
The proposed amendment promotes efficient use of staff resources and reduces administrative burdens, allowing the City to better focus on broader planning and development priorities. By simplifying compliance for routine exterior improvements, the City supports ongoing residential and commercial activity without compromising community standards.
- e. ***Whether there have been substantial changes in the character of development in or near an area under consideration for rezoning.***
This factor applies to Zoning District Map amendments and not LDR text amendments. Since this is essentially an LDR text amendment, this factor does not apply.
- f. ***The facts and opinions presented to the Planning and Zoning Board through hearings.***
This Development Review Report includes data, analysis and written findings of information submitted by Staff. Staff reserves the right to take into consideration any additional information that may be brought to our attention.

IV. RECOMMENDATION/ACTION

The Department recommends the Board enter into the record the Development Review Report (DRR) and all other substantial competent evidence presented at the hearing, adopt the findings and conclusions contained herein, and forward the record to the City Commission with a recommendation that the proposed Ordinance amending the LDR be adopted.

V. ATTACHMENTS

1. Residential Exterior Paint Guidelines
2. Presentation to the City Commission made at the January 22, 2026 Workshop

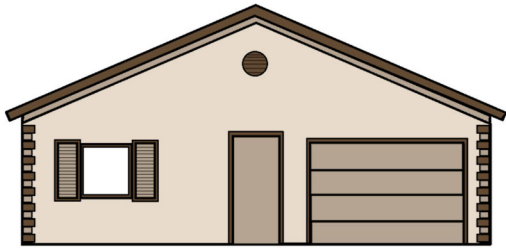
CITY OF LAUDERHILL RESIDENTIAL EXTERIOR COLOR GUIDELINES

To help you better understand when a permit or review is required before painting your home.

These guidelines are intended to make it easier for homeowners to refresh their properties using standard, neutral color schemes without requiring additional approval.

OPTION 1

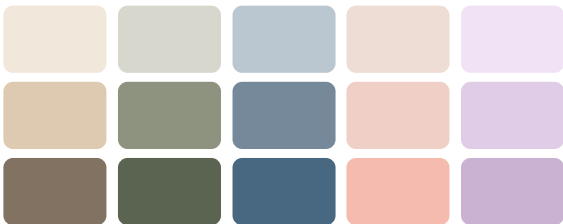
All Neutral Colors



Any number of **neutral** colors may be used

NO PERMIT REQUIRED

APPROVED Neutral Color Examples



Colors shown are representative only*

OPTION 2

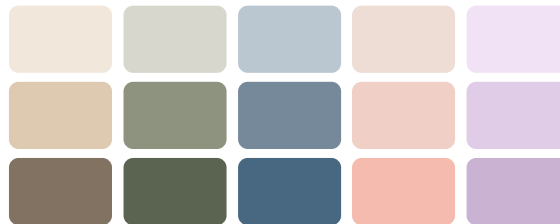
Neutrals + One Accent Color



Neutral colors with **one non-neutral accent** color only

NO PERMIT REQUIRED

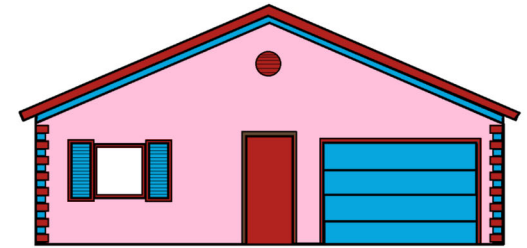
APPROVED Neutral Color Examples



Colors shown are representative only*

OPTION 3

Two or More Non-Neutral Colors



Two or more non-neutral colors used on the exterior

CAC REVIEW REQUIRED

Community Appearance Committee Review Required

Examples of Non-Neutral Colors



Colors shown are representative only*

When choosing colors, the main body color and trim/accent colors should be contrasting colors.

Questions before painting?

Planning & Zoning Division 954-730-3050 | PlanningAndZoning@Lauderhill-fl.gov

*Approved neutral and non-neutral colors are not limited to the colors shown. Final determinations are subject to the City of Lauderhill Planning & Zoning Division.

CITY OF LAUDERHILL RESIDENTIAL EXTERIOR COLOR GUIDELINES

Presented to City
Commission 1/22/2026

To help you better understand when a permit or review is required before painting your home.

These guidelines are intended to make it easier for homeowners to refresh their properties using standard, neutral color schemes without requiring additional approval.

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Any number of **neutral** colors may be used

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Colors shown are representative only*

OPTION 2

Neutrals + One Accent Color



Neutral colors with **one non-neutral accent** color only

 **NO PERMIT REQUIRED**

APPROVED Neutral Color Examples



Colors shown are representative only*

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 **CAC REVIEW REQUIRED**

Community Appearance Committee
Review Required

Examples of Non-Neutral Colors



Colors shown are representative only*

Questions before painting?

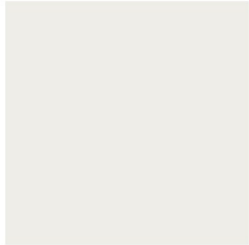
Planning & Zoning Division 954-730-3050 | PlanningAndZoning@Lauderhill-fl.gov

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Color Palette

Presented to City Commission 1/22/2026

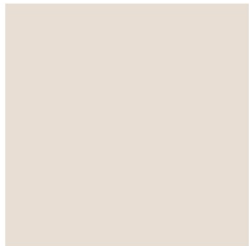
John Mullins



SW7005
Pure White



SW6241
Aleutian



SW7035
Aesthetic White



SW7604
Smoky Blue



SW7655
Stamped Concrete



SW7615
Sea Serpent

1 BRACKET DETAIL SCALE: 1"=1'-0"

2 MOLDING DETAIL **3 MOLDING DETAIL**

4 MOLDING DETAIL **5 MOLDING DETAIL**

6 DECORATIVE SHUTTER DETAIL SCALE: 1"=1'-0"

7 DECORATIVE SPIRE DETAIL SCALE: 1"=1'-0"

FRONT ELEVATION SCALE: 3/16" = 1'-0"

REAR ELEVATION SCALE: 3/16" = 1'-0"

Color Palette Legend:
 SW7005 Pure White
 SW7035 Aesthetic White
 SW6241 Aleutian
 Pre-existing Roof

Wind Pressure Legend:
 WIND PRESSURE IN PSF
 WIND SPEED IN MPH
 WIND DIRECTION

GLAZED OPENING IMPACT PROTECTION/SHUTTER NOTE:
 1. ALL GLAZED OPENINGS SHALL BE PROTECTED BY IMPACT RESISTANT GLASS OR IMPACT RESISTANT SHUTTERS. THE PROTECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
 2. IMPACT RESISTANT SHUTTERS SHALL BE INSTALLED ON ALL GLAZED OPENINGS. THE SHUTTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
 3. IMPACT RESISTANT SHUTTERS SHALL BE INSTALLED ON ALL GLAZED OPENINGS. THE SHUTTERS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

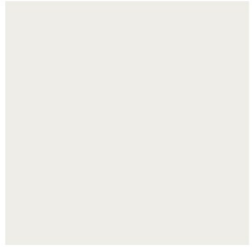
MIKLOS ARCHITECTS
 ARCHITECTS
 COPYRIGHT 2007 BY MIKLOS AND ASSOCIATES, P.A. ALL RIGHTS RESERVED.
 PROJECT: JOHN E. MULLIN PARK COMMUNITY CENTER
 2000 CITY HALL LAUDERHILL, FLORIDA
 SHEET CONTENTS: EXTERIOR ELEVATIONS
 JOB NUMBER: 0210
 DATE: OCT. 2010
 DRAWN BY: DR
 CHECKED BY: DR
 REVISIONS:
 SHEET: A201 OF 2
 As-Built Drawings
 JMW Construction
 October 20, 2011
 SHEET 1 OF 2
 MIKLOS ARCHITECTS, P.A.
 ARCHITECTS/PLANNERS
 2000 CITY HALL LAUDERHILL, FLORIDA
 PH: (954) 362-4762 FAX: (954) 750-8448 E: JAM@MIKLOSARCHITECTURE.COM
 WEBSITE: MIKLOSARCHITECTURE.COM

Color swatches viewed either on screen or printed are a representation of the true colors not an exact match. To view the true colors please reference the Sherman Williams color swatches.

Color Palette

Presented to City
Commission 1/22/2026

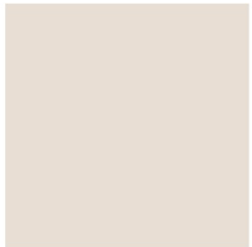
Windermere



SW7005
Pure White



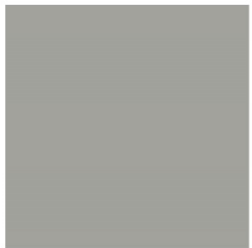
SW6241
Aleutian



SW7035
Aesthetic White



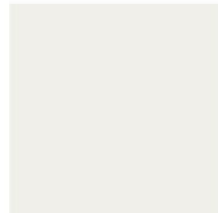
SW7604
Smoky Blue



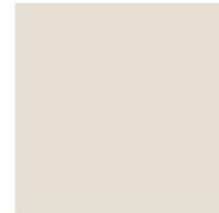
SW7655
Stamped Concrete



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SW6241
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