



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 – Sign Regulations (Noncommercial Signs)
Date: June 9, 2025 (Planning & Zoning Board June 24, 2025)

Staff has prepared an amendment to the Land Development Regulations (LDR's) for your consideration. This report includes a draft of the proposed changes, as well as Staff's position on the proposal.

I. BACKGROUND INFORMATION

Staff was requested to review and provide recommendations on Noncommercial and Political Signs in advance of the election. After reviewing the existing language for noncommercial signs advertising candidates running for political office, staff found that the text could be reformatted in a way to help convey the requirements.

Additionally, the sizes adopted in the LDR's were not consistent. In some instances the maximum sign area was provided, but a maximum height and width were not specified. This may have provided greater flexibility for candidates, but created confusion among staff enforcing the regulations. Staff also researched typical sizes of neighboring cities and sign manufacturer's typical sizes to help prepare the amendment.

II. PROPOSED TEXT AMENDMENTS

SCHEDULE I. - SIGN REQUIREMENTS

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Sec. 2.0. - Definitions and acronyms.

Political sign. A sign or poster advertising either a candidate or public office or a political cause subject to election.

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Sec. 8.0. - Specific sign requirements.

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3. Off-site noncommercial and political signs.

a. Temporary off-site noncommercial signs or signs advertising a candidate for public office, or a political campaign, measure or issue scheduled for an election are only permitted subject to the following requirements:

(1) Standards.

(a) Residential Zoning Districts. On property zoned residential district, the maximum sign size is three (3) square feet or eighteen (18) inches by twenty-four (24) inches. ~~The height of said sign itself shall not exceed eighteen (18) inches and the width of said sign shall not exceed twenty-four (24) inches.~~ The maximum sign size in residential zoning districts does not apply to magnetic signs temporarily affixed to

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the door of a passenger automobile. No more than one (1) sign per candidate, event, meeting, or election per residential property shall be allowed, unless the property is on a corner. Corner properties may have up to two (2) signs per candidate, event, meeting, or election. Double-sided signs shall be considered as one (1) sign.

Schedule I – Section 8 TABLE (3a.): Off-site noncommercial and political signs.					
<u>Sign Type</u>	<u>Maximum</u>				<u>Permit Requirement and Additional Standards</u>
	<u>Number of Signs</u>	<u>Sign Area</u>	<u>Sign Dimensions</u>	<u>Time</u>	
<u>Temporary noncommercial and political signs in a residential district</u>	<u>One</u>	<u>3 sq. ft.</u>	<u>24 inches by 18 inches</u>	<u>No sign in a residential district shall be installed more than ninety (90) days prior to the event, meeting, or election that is the subject of the temporary sign.</u>	<ul style="list-style-type: none"> • <u>No permit required.</u> • <u>Corner properties may have up to two (2) signs per candidate, event, meeting, or election.</u> • <u>No sign in a residential district shall be placed on public property such as a swale area, right of way or park.</u> • <u>No sign in a residential district shall be placed on fence, tree or hedge.</u> • <u>Double-sided signs shall be considered as one (1) sign.</u>

- i. No sign in a residential district shall be placed on public property such as a swale area, right of way or park.
- ii. No sign in a residential district shall be placed on fence, tree or hedge.
- iii. No sign in a residential district shall be installed more than ninety (90) days prior to the election that is the subject of the political sign.

(b) Nonresidential Districts. On property zoned non-residential, the maximum sign size is restricted to twenty-four (24) square feet, with a maximum height of 48 inches and maximum width of 72 inches. No more than one (1) sign per candidate, event, meeting, or election per nonresidential private property shall be allowed, unless the property is on a corner. Corner properties may have up to two (2) signs per candidate, event, meeting, or election. Double-sided signs shall be considered as one (1) sign. No sign shall be posted in a manner such that the top of the sign stands more than eight (8) feet in height above the ground beneath it. No sign in a nonresidential district shall be installed more than sixty (60) days prior to the election that is the subject of the political sign.

Schedule I – Section 8 (3b.) TABLE : Off-site noncommercial and political signs.						
Sign Type	Maximum					Permit Requirement and Additional Standards
	Number of Signs	Sign Area	Sign Dimensions	Maximum Height	Time	

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<u>Temporary Noncommercial and political signs in nonresidential districts</u>	<u>One</u>	<u>24 sq. ft.</u>	<u>48 inches by 72 inches</u>	<u>No sign shall be posted in a manner such that the top of the sign stands more than eight (8) feet in height above the ground beneath it.</u>	<u>No sign in a nonresidential district shall be installed more than ninety (90) days prior to the event, meeting, or election that is the subject of the temporary sign.</u>	<ul style="list-style-type: none"> <u>• No permit required</u> <u>• Corner properties may have up to two (2) signs per candidate, event, meeting, or election.</u> <u>• The time period for display of temporary replacement signs throughout the city pursuant to this section may be extended by resolution of the City Commission if the Commission determines that the six month period is insufficient to allow for the permanent replacement of the damaged or destroyed signs.</u>
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i. Placement of Signs. On property zoned non-residential, no sign. poster, banner or placard of any type shall be affixed, painted, tacked, or nailed to any utility poles, trees, fences, or buildings, or otherwise displayed, placed or located on any state, County or City rights-of-way and/or median strips within the City limits. See Florida Statute 479.11(8).

ii. No sign shall be placed within one-hundred fifty (150) feet from any polling site building entrance. Any sign so placed is subject to immediate removal. See Florida Statute 102.031(4)(a) and (b).

iii. No sign shall be placed within ten (10) feet of any City of Lauderhill permanent sign.

(2) Prohibited Signs. No sign shall be attached or otherwise applied to trees, shrubs, utility poles, bus benches, trash receptacles, sidewalks, crosswalks, curbs, hydrants, bridges, traffic signs or lights, street signs or any other unapproved supporting structure.

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(5) Enforcement Procedures.

(a) Application. With the exception of signs erected by the City, any candidate, individual or organization that intends to post a political sign or noncommercial sign, must first file an application with the Finance Department before signs are erected, providing name, address, and telephone numbers of applicant.

(b) Bond. Every applicant, who wishes to display off-site non-commercial or political signs on real property located in the City of Lauderhill must post a non-refundable cash bond in the amount of two hundred dollars (\$200.00) with the City of Lauderhill before posting any signs in the City of Lauderhill. Failure to post a bond shall result in a

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citation being issued for fifty dollars (\$50.00) per day against the candidate for political signs or against the applicant for off-site non-commercial signs. If the sign bond is depleted as a result of repeat violations, the candidate shall be required to post a new sign bond in the amount of two hundred dollars (\$200.00).

(c) Removal of Improper Political Signs and off-site noncommercial signs. Political campaign signs and off-site noncommercial signs not posted in accordance with these regulations shall be subject to removal by the candidate, the property owner, or the City. If the City removes the sign, the City shall deduct the cost and expense of removal from the posted cash bond.

(d) Date of Installation. No political sign or off-site noncommercial sign shall be displayed, erected or installed on nonresidential property prior to ~~sixty~~ ninety (~~60-90~~) days immediately preceding any election, event or meeting which is the subject matter of the sign.

(e) Date of Removal. Each and every sign posted by an applicant, a candidate, or his/her supporters must be removed within seven (7) days from the day of the event, meeting, or election in which the candidate's victory or defeat is determined. If a candidate participates in a run-off and has a general election to follow, the signs may remain up until the general election is complete, with no further sign bond required.

(f) Responsibility for Removal. For purposes of this Section, each political candidate is responsible for each sign advertising his or her candidacy, regardless of who posted the sign or whether the sign is posted with authorization from the political candidate. The person or persons posting a political candidate's campaign sign shall be regarded as an agent of the candidate. The applicant is required to remove any non-political off-site non-commercial sign.

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III. ANALYSIS

Staff has prepared the amendment to the Land Development Regulations (LDR's) for the purpose of providing clear direction to candidates and residents. The current text of the LDR's have different time periods for when candidates are allowed to post their signs in residential and nonresidential zoned properties, which created unnecessary confusion among residents, business owners and individuals running for office. In another effort to provide clarity, the size of the sign will be maintained at 24 square feet in sign area, but staff suggests having maximum dimensions for the height and width of the signs, to make it easier for Code Enforcement Officers to more quickly evaluate compliance of a posted sign.

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. N/A