

ORDINANCE NO. 25O-04-113

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT REGULATIONS BY AMENDING ARTICLE IV, ENTITLED "DEVELOPMENT REVIEW REQUIREMENTS", SECTION 1.9 ENTITLED "PUBLIC NOTICE REQUIREMENTS", SUBSECTION 1.9.6 ENTITLED "NEIGHBORHOOD MEETINGS" BY MODIFYING APPLICABILITY REQUIREMENTS; AMENDING SCHEDULE B – ALLOWABLE USES TABLE B-1 "USES ALLOWED IN RESIDENTIAL DISTRICTS", BY MODIFYING THE ZONING DISTRICTS "PRIMARY AND SECONDARY, CHARTER AND PRIVATE SCHOOLS" AS PERMITTED USES TO BE CONSISTENT WITH "PRIMARY AND SECONDARY, PUBLIC SCHOOLS", AND B-2 "USES ALLOWED IN NONRESIDENTIAL DISTRICTS" BY MODIFYING THE ZONING DISTRICTS "PRIMARY AND SECONDARY, CHARTER AND PRIVATE SCHOOLS" AS PERMITTED USES TO BE CONSISTENT WITH "PRIMARY AND SECONDARY, PUBLIC SCHOOLS"; AMENDING SCHEDULE I, ENTITLED "SIGN REQUIREMENTS" BY MODIFYING THE DIMENSIONAL REQUIREMENTS OF ADDRESS SIGNS AND REQUIRING ADDITIONAL STANDARDS FOR COMMUNITY BUILDINGS AND COMMERCIAL SWIMMING POOLS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, City staff is making a request to change three unrelated provisions of the Land Development Regulations pertaining to (1) neighborhood meetings to clarify and expand on the types of development that should present their concepts to the community in advance of public hearings, (2) allowable zoning districts where charter schools are permitted, to be consistent with changes in the Florida Statutes and (3) requiring posted signage for community buildings and accessory uses (swimming pools) that may assist individuals calling first responders to identify the location of a victim in an emergency; and

WHEREAS, the Planning and Zoning Board, at a duly noticed meeting and public hearing held on February 25, 2025, reviewed the request and recommended approval of the amendments to City Commission; and

WHEREAS, the Planning and Zoning Department recommends approval of the Land Development Regulation amendments as set forth herein; and

WHEREAS, the City Commission, having reviewed the proposed amendments, hereby finds that modifying the regulations to be in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA:

SECTION 1. That Article IV, “Development Review Requirements”, Section 1.9 “Public Notice Requirements”, Subsection 1.9.6 “Neighborhood Meetings” of the Land Development Regulations, be amended as follows (underline is added; ~~strike through~~ is deleted):

Article IV - DEVELOPMENT REVIEW REQUIREMENTS

Sec. 1.9. - Public notice requirements.

1.9.1. *Public notice required.*

1.9.6 *Neighborhood meetings.* A neighborhood meeting is required: before approval of any site plan or other application for development, which, approval under this Code, may require a site plan application for implementation. A neighborhood meeting shall comply with the following procedures:

- A. The applicant shall schedule the neighborhood meeting for a time and place that is convenient and accessible to neighbors residing within five hundred (500) feet of the land subject to the application. It shall be scheduled after 5:00 p.m. on a weekday.
- B. Notification must be sent to all large associations and neighborhood HOAs.
- C. At the neighborhood meeting, the applicant shall explain the development proposal and application; inform attendees about the application review process; respond to questions and concerns neighbors raise about the application, and propose ways to resolve conflicts and concerns.
- D. The applicant shall prepare a written summary of the meeting that includes a list of meeting attendees, a summary of attendee comments; discussed issues related to the development proposal, and any other information the applicant deems appropriate. The meeting summary shall be included with the application materials and be made available to the public for inspection.
- E. Any person attending the neighborhood meeting may submit a written response to the applicant's meeting summary to the Planning and Zoning Director. The response may state their understanding of attendee comments and discussed issues related to the development proposal, and any other information they deem appropriate. All written responses to the applicant's summary of the neighborhood meeting shall be transmitted to the applicant and made available for public inspection.

SECTION 2. That Schedule B, entitled “Allowable Uses” of the Land Development Regulations, be amended as follows (underline is added; ~~strike through~~ is deleted):

SCHEDULE B. – ALLOWABLE USES

B-1. Uses Allowed in Residential Districts.

Land Use Category	RS-4	RS-4A	RS-5	RS-5A	RM-5	RM-8	RM-10	RT-15	RM-18	RM-22	RM-40	RM-45	RMH-50	RO
Accessory Uses ¹	A	A	A		A	A	A	A	A	A	A	A	A	A

Education														
• Primary and secondary, public schools	SE	SE	SE	SE										
• Primary and secondary, charter and private schools ¹	<u>SE</u>	<u>SE</u>	<u>SE</u>	SE										
Essential services and utilities	P	P	P	P	P									

B-2. Uses Allowed in Non-Residential Districts.

Land Use Category	CO	CN	CG	CC	CW	CE	IL	PO	PL	PR	CR	S-1	CF	UT	Not Zoned
Accessory Uses ¹	A	A	A	A	A	A	A	A	A	A	A	A	A	A	

Education ¹															
• College and university				SE		SE							SE		
• Instructional	P	P	P	P	P ²	P ²			A ²	A ²			SE		
• Pre-school	SE	P		SE									SE		
• Primary and secondary, Public schools	SE		<u>SE</u>	SE			SE						SE		
• Primary and secondary, charter and private schools ¹	SE		SE	<u>SE</u>									SE		
• Remedial		P	SE										P		
• Training	P	P	P	P	SE	SE ₂	SE		A ²	A ²			P		
Essential utilities and services	P	P	P	P	P	P	P	P	P	P	A	P	P	P	P

SCHEDULE I. - SIGN REQUIREMENTS

Sec. 5.0. - Mandatory signs.

- (a) All buildings within the city shall display their street address, in numerals or letters, or both, not less than ~~three~~ six (36) inches in height, or the minimum required by the Florida Building Code and Florida Fire Prevention as amended. Said street address shall be displayed on each building so that said numerals and letters shall be visible from the street or right-of-way upon which said building faces at all times. Should a structure be subdivided into businesses or uses or both, each subdivided use shall have a separate address posted.
- (b) All businesses located within the city shall also display said street addresses on the rear entrances of their businesses in numerals or letters or both not less than ~~three~~ six (36) inches in height which shall be readily visible to those who approach the rear entrance of said businesses, or the minimum required by the Florida Building Code and Florida Fire Prevention as amended. The chief sign official shall designate in written form all addresses for compliance with this section. Compliance with this section is a condition precedent to the issuance of a certificate of occupancy.
- (c) Community Buildings. All buildings owned and/or operated by community associations shall have the address, including building number and street name, posted on the exterior of the building at the building entrance, the association entrance or entrance to the complex, and in the lobby of the building, if a lobby exists, in numbers and letters at least six inches in height.
- (d) Community and Commercial Swimming Pools. Swimming pools owned and/or operated by community associations and commercial entities shall have the address, including building number and street name, of the swimming pool or the address of the building for which the swimming pool is included, posted so as to be visible from all areas of the swimming pool deck and at the entrance to the community or commercial complex during both daylight and non-daylight hours, in numbers and letters at least six inches in height.

SECTION 3. Conflicts. That all Ordinances or parts of Ordinances, Resolutions or parts of resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

SECTION 4. Severability. Should any section, provision, paragraph, sentence, clause or word of this Ordinance or portion hereof be held or declared by any court of competent jurisdiction to be invalid, the invalid portion shall be stricken, and such striking shall not affect the validity of the remaining portions or applications of this Ordinance.

SECTION 5. Codification. It is the intention of the City Commission that the provisions of

this Ordinance shall become and be made a part of the Code of Ordinances of the City of Lauderhill, Florida, and that the sections of this Ordinance may be renumbered or relettered and the word "Ordinance" may be changed to "section", "article" or such other word or phrase in order to accomplish such intentions.

SECTION 6. Effective Date. This Ordinance shall take effect immediately upon its adoption.

PASSED on first reading this _____ day of _____ 2025.

PASSED and ADOPTED on second reading this _____ day of _____, 2025.

DENISE D. GRANT, MAYOR
PRESIDING OFFICER

ATTEST:

ANDREA M. ANDERSON, MMC
CITY CLERK

Approved as to Form

Hans Ottinot, City Attorney

	First Reading	Second Reading
MOTION	_____	_____
SECOND	_____	_____
 R. CAMPBELL	_____	_____
M. DUNN	_____	_____
D. GRANT	_____	_____
J. HODGSON	_____	_____
S. MARTIN	_____	_____