

ITEM 4.B

Public Hearing - First Reading - Proposed Ordinance # 25-21 - Land Development Code Text Amendment (Chapter 14-2: Terms Defined and Chapter 14-11: Signs)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF KISSIMMEE, FLORIDA CODE OF ORDINANCES TITLES; REORGANIZING AND UPDATING CHAPTER 14-11 SIGNS; UPDATING SIGNAGE DEFINITIONS IN CHAPTER 14-2; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE

Request

Amendments to Chapter 14-2 (Definitions) and Chapter 14-11 (Signs) of the Land Development Code.

Explanation

This is a request to amend Chapter 14-2 (Definitions) and Chapter 14-11 (Signs) of the Land Development Code. The need to amend these chapters was largely triggered by a Supreme Court determination (*Reed v. Town of Gilbert*) that signage cannot be treated differently based on content. It was also necessary to update the signage standards following the 2020 update to the Land Development Code, which established the Form-Based Code Area and replaced the development guidelines in the Vine Overlay and Downtown Community Redevelopment Area Overlay (DCRAO) Design Manual.

Throughout this project, staff worked with a consultant to develop an updated code that is clearer, simplified, and uses imagery and more accessible language. After meeting with the public, businesses, sign companies, City Commission, and the Planning Advisory Board, it was obvious that there was a need to create more transparency within the standards and establish a code that was both user-friendly and comprehensible. Considering this feedback, the proposed signage regulations have been streamlined to be clearer and more standardized. Photo examples were also incorporated throughout to provide back-up and assist with interpretation of the Code.

The last major update to the sign code was in 2012. At that time, sign standards were split into three locations: the Vine Overlay, the DCRAO Design Manual, and the general code. During the 2020 update to the Land Development Code, the Vine Overlay and DCRAO were replaced with the Form-Based Code area; the Vine Overlay sign standards were added as a section of the general sign code and the DCRAO manual remained in place. The proposed amendments would incorporate all standards for signage within the City into one cohesive document while remaining considerate of the needs of the two Community Redevelopment Areas.

As mentioned above, the Supreme Court made a determination in the case of *Reed v. Town of Gilbert* that signage cannot be treated differently based on content. For example, the current code has standards for "Garage Sale Signs," and "Political Signs" separately, which are not content neutral; therefore,, Garage Sale Signs, Political Signs, and others have been combined into a category labeled "Yard Signs." Language was updated throughout the code to provide standards for size, height, structure, placement, and other characteristics of a sign and eliminate the standards that refer to content.

The Planning Advisory Board reviewed this item on December 3, 2025, and determined that a requirement restricting the timeframe of yard signs, specifically for properties for lease or sale, to 12 months or until the property is leased or sold, whichever is less, would place an undue burden on landowners, real estate agents, and Code Enforcement. Thus, the Board recommended approval of City of Kissimmee

this ordinance subject to removal of that timeframe. These changes have been incorporated into the proposed ordinance included in this agenda packet.

Recommendation

The Planning Advisory Board made a recommendation of approval by a vote of 6-0, subject to the condition that the statement in Table 11-5, Temporary Signs (Yard Signs), remove the 12-month time restriction for properties offered for rent or sale.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Development Services

Presenter: Ashley Cornelison

Attachment(s):

1. Proposed Ordinance 25-21
2. Signs Memo
3. Advertisement