



City of Lauderhill

City Commission
Chambers at City Hall
5581 W. Oakland Park
Blvd.
Lauderhill, FL, 33313
www.lauderhill-fl.gov

File Details

File Number: 25O-0016

File ID: 25O-0016

Type: Ordinance

Status: First Reading

Version: 2

Reference:

In Control: City Commission Meeting

File Created: 04/15/2025

File Name: Event Venue Text Amendment (Public Initiated)

Final Action:

Title: ORDINANCE NO. 25o-04-114: AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT REGULATIONS BY AMENDING ARTICLE III, ENTITLED "ZONING DISTRICTS," BY CREATING SECTION 5.58 ENTITLED "EVENT VENUE"; BY ESTABLISHING USE MINIMUM STANDARDS INCLUDING HOURS OF OPERATION, SITE ACCESSIBILITY, MINIMUM BUILDING SIZE, MINIMUM PARCEL SIZE, AND PARKING REQUIREMENTS; AMENDING SCHEDULE A - LAND USE CLASSIFICATIONS BY MODIFYING THE DEFINITION OF "BANQUET HALL" AND CREATING "EVENT VENUE"; AMENDING SCHEDULE B - ALLOWABLE USES TABLE B-2 "USES ALLOWED IN NON-RESIDENTIAL DISTRICTS" BY INCLUDING "EVENT VENUE"; PROVIDING FOR CONFLICTS, SEVERABILITY, AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Notes:

Sponsors:

Enactment Date:

Attachments: 25O-04-114 event venue text amendment for 4.28.25 meeting, Attachment A - Development Review Report (DRR), Attachment B - Application, Attachment C - Narrative

Enactment Number:

Contact:

Hearing Date:

* **Drafter:** dkeester@Lauderhill-fl.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 25O-0016

ORDINANCE NO. 25o-04-114: AN ORDINANCE OF THE CITY OF COMMISSION OF

THE CITY OF LAUDERHILL, FLORIDA, AMENDING THE CITY’S LAND DEVELOPMENT REGULATIONS BY AMENDING ARTICLE III, ENTITLED “ZONING DISTRICTS,” BY CREATING SECTION 5.58 ENTITLED “EVENT VENUE”; BY ESTABLISHING USE MINIMUM STANDARDS INCLUDING HOURS OF OPERATION, SITE ACCESSIBILITY, MINIMUM BUILDING SIZE, MINIMUM PARCEL SIZE, AND PARKING REQUIREMENTS; AMENDING SCHEDULE A - LAND USE CLASSIFICATIONS BY MODIFYING THE DEFINITION OF “BANQUET HALL” AND CREATING “EVENT VENUE”; AMENDING SCHEDULE B - ALLOWABLE USES TABLE B-2 “USES ALLOWED IN NON-RESIDENTIAL DISTRICTS” BY INCLUDING “EVENT VENUE”; PROVIDING FOR CONFLICTS, SEVERABILITY, AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Request Action:

Requesting consideration of a text amendment to the Land Development Regulations (LDR) submitted by the public.

Need Summary Explanation/ Background:

The Land Development Regulations currently prohibits "Event Venue" as primary use, and only provides for "Banquet Hall" when accessory to hotels and country clubs. The applicant, M. Russell Giveans, has proposed a Text Amendment to the Land Development Regulations to allow for Event Venue Uses in specific zoning districts. The proposed text amendment provides for supplemental regulations that are designed to mitigate any potential negative impacts such use could have on the surrounding business and residences.

The applicant, M. Russell Giveans, is seeking this change to allow an Event Venue Use at the property located at 6650 W. Commercial Blvd. The applicant has experience developing and operating a similar venue in Arizona, Desert View Weddings & Events in Apache Junction. If approved, this proposed amendment will affect properties citywide within the (CG) General Commercial zoning district.

If approved, City Commission would allow for the creation of a new use "EVENT VENUE," as a permitted use in the CG zoning district citywide. The proposed standards include parking regulations, hours of operation, and minimum property and building sizes. The Planning and Zoning Board reviewed the request at the March 25, 2025 Meeting and recommended approval of the amendment (affirmative vote of 5 members in support and 1 opposed). Staff is recommending approval of the amendment to the Land Development Regulations.

Cost Summary/ Fiscal Impact:

N/A

Attachments:

Attachment A - Development Review Report (DRR)
Attachment B - Application
Attachment C - Narrative

Budget Code Number(s): _____

Procurement Information: [check all that apply]

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|---|--|--------------------------------|
| <input type="checkbox"/> RFP/Bid | <input type="checkbox"/> Emergency Purchase | <input type="checkbox"/> SBE |
| <input type="checkbox"/> Proposal/Quote
Preference | <input type="checkbox"/> State Grant Funds | <input type="checkbox"/> Local |
| <input type="checkbox"/> Piggyback Contract | <input type="checkbox"/> Federal Grant Funds | |
| <input type="checkbox"/> Sole Source | <input type="checkbox"/> Matching Required | |