



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: 26O-0088

File ID: 26O-0088

Type: Ordinance

Status: First Reading

Version: 1

Reference:

In Control: City Commission Meeting

File Created: 05/04/2026

File Name:

Final Action:

Title: ORDINANCE NO. 26O-05-113: AN ORDINANCE OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA, ESTABLISHING A ZONING IN PROGRESS FOR ONE YEAR TO PERMIT CERTAIN USES IN THE COMMERCIAL WAREHOUSE (“CW”) ZONING DISTRICT, AND TO PERMIT PROPERTY OWNERS OR APPLICANTS TO OBTAIN CERTIFICATES OF OCCUPANCY AND BUSINESS LICENSES FOR THE USES DESIGNATED UNDER THE COMMERCIAL WAREHOUSE ZONING DISTRICT, AND TO ESTABLISH A ZONING IN PROGRESS TO REZONE THE PROPERTY LOCATED AT 901 NORTHWEST 31ST AVENUE TO INCLUDE THE PROPERTY IN THE COMMERCIAL WAREHOUSE ZONING DISTRICT; PROVIDING FOR EXPIRATION AND EXTENSION; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER KENNIE HOBBS, JR.).

..Body

Request Action:

Requesting the City Commission to adopt a Zoning in Progress Ordinance as it relates to property at 901 NW 31st Street as a condition of a settlement of a Bert J. Harris claim filed by Akron Industries, LLC.

Need Summary Explanation/ Background:

Effective March 29, 2021, the City Commission adopted by Ordinance (21O-03-107), an amortization schedule for certain automotive uses operating along Broward Boulevard and Martin Luther King, Jr. Avenue and NW 31 Avenue, that allowed existing uses to continue until March 29, 2026, but thereafter the uses would be prohibited. Akron Industries, LLC (“Akron”), owns property located at 901 Northwest 31st Avenue, which is subject to the amortization ordinance because it has an automotive use, i.e., an automotive repair business described as a “tire repair and sales business” at the site. The Property is currently zoned Commercial General (“CG”) Zoning District with a land use designation of “Commercial.” The property was annexed from Broward County in 2005

following an executed agreement between the City and Broward County. Akron has contested the designation of the Property as an automotive use and has filed a Bert J. Harris legal claim against the City challenging the City's amortization ordinance and has requested permission to rezone its Property to be within the new Commercial Warehouse ("CW") Zoning District for development purposes, and as a settlement of its claim under Bert J. Harris. This ordinance would allow a zoning in progress to allow the property to be rezoned to Commercial Warehouse ("CW").

Cost Summary/ Fiscal Impact:

Attachments:

Ordinance

Budget Code Number(s):

Procurement Information: [check all that apply]

- RFP/Bid Emergency Purchase SBE
- Proposal/Quote State Grant Funds Local Preference
- Piggyback Contract Federal Grant Funds
- Sole Source Matching Required

Notes:

Sponsors:

Enactment Date:

Attachments: ORD 26O-05-113 Zoning in Progress Ordinance
Relating Bert J. Harris Claim for Property located 901
Northwest 31st Avenue

Enactment Number:

Contact:

Hearing Date:

* **Drafter:** phryan@lauderdale-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 26O-0088

ORDINANCE NO. 26O-05-113: AN ORDINANCE OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA, ESTABLISHING A ZONING IN PROGRESS FOR ONE YEAR TO PERMIT CERTAIN USES IN THE COMMERCIAL WAREHOUSE ("CW")

ZONING DISTRICT, AND TO PERMIT PROPERTY OWNERS OR APPLICANTS TO OBTAIN CERTIFICATES OF OCCUPANCY AND BUSINESS LICENSES FOR THE USES DESIGNATED UNDER THE COMMERCIAL WAREHOUSE ZONING DISTRICT, AND TO ESTABLISH A ZONING IN PROGRESS TO REZONE THE PROPERTY LOCATED AT 901 NORTHWEST 31ST AVENUE TO INCLUDE THE PROPERTY IN THE COMMERCIAL WAREHOUSE ZONING DISTRICT; PROVIDING FOR EXPIRATION AND EXTENSION; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER KENNIE HOBBS, JR.).

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