

ORDINANCE NO. 230-06-112

AN ORDINANCE OF THE CITY OF LAUDERHILL FLORIDA AMENDING THE LAND DEVELOPMENT REGULATIONS (LDR) ARTICLE III, ZONING DISTRICTS, SECTION 5.31.2, MINIMUM DWELLING STANDARDS, TO ESTABLISH MINIMUM DWELLING UNIT SIZES FOR MULTI-FAMILY DWELLING UNITS LOCATED IN THE TRANSIENT ORIENTED CORRIDOR (TOC) AND TO PROVIDE REGULATIONS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH)

WHEREAS, at their duly noticed meeting and public hearing of May 30, 2023, the City's Planning and Zoning Board, sitting as the Local Planning Agency (LPA) entered the Development Review Report on the proposed Ordinance and all other relevant and substantial competent evidence into the record, and forwarded the record to the City Commission with the recommendation that the proposed Ordinance be adopted; and

WHEREAS, at their duly noticed meeting and public hearing of June 12, 2023, the City Commission considered the record, adopted findings and conclusions, and approved the proposed Ordinance on first reading; and

WHEREAS, at their subsequently duly noticed meeting and public hearing of June 26, 2023, the City Commission on second reading adopted the Ordinance incorporating revisions to the Land Development Regulations;

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

SECTION 1. That Article III, Zoning Districts, Section 5.31 Residential Dwelling Unit is hereby amended to read as follows:

**Sec. 5.31 Residential dwelling unit**

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*5.31.2 Minimum dwelling unit size.* The following minimum sizes are established for residential dwelling units. Any garage, patio, walkway and similar space shall not count toward meeting the minimum dwelling unit size standard.

1. *Single-family detached and townhouse dwelling unit.* The minimum size for a single-family detached unit and townhouse unit with three (3) bedrooms or less is one thousand four hundred (1,400) square feet. Each additional bedroom shall have a minimum size of one hundred fifty (150) square feet.
2. *Multi-family dwelling unit.* The minimum sizes are:
  - a. *Efficiency.* Seven hundred (700) square feet.

- b. *One-bedroom.* Nine hundred (900) square feet.
- c. *Two-bedroom.* One thousand (1,000) square feet.
- d. *Each additional bedroom.* One hundred fifty (150) square feet.

3. *Multi-family dwelling units located within the Transit Oriented Corridor.* The minimum sizes are:

- a. *Efficiency.* Four hundred (400) square feet.
- b. *One-bedroom.* Six hundred (600) square feet.
- c. *Two-bedroom.* Eight hundred (800) square feet.
- d. *Three-bedroom.* One thousand (1,000) square feet
- e. *Each additional bedroom.* One hundred fifty (150) square feet.

\* \* \*

**SECTION 2. Findings and Conclusions.** The Development Review Report prepared by the Planning and Zoning Department is attached hereto, is incorporated herein, and are hereby adopted as the findings of fact and conclusions of law to support the Ordinance amending Land Development Regulations.

**SECTION 3. Conflict.** All ordinances or parts of ordinances, all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed as to the extent of such conflict.

**SECTION 4. Codification.** The provisions of this Ordinance shall become and be made a part of the City of Lauderhill, Florida Land Development Regulations; sections of this Ordinance may be renumbered or re-lettered to accomplish such intention; and the word "ordinance" may be changed to "article," "part," "section," or other appropriate word.

**SECTION 5. Effective Date.** This Ordinance shall take effect immediately upon its adoption.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2023.

PASSED on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

PASSED AND ADOPTED on second reading this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
PRESIDING OFFICER

ATTEST:

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CITY CLERK

FIRST READING

SECOND READING

MOTION  
SECOND

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M. DUNN  
D. GRANT  
L. MARTIN  
S. MARTIN  
K. THURSTON

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