



# 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-0074**

**File ID:** 26O-0074

**Type:** Ordinance

**Status:** First Reading

**Version:** 4

**Reference:**

**In Control:** City Commission Meeting

**File Created:** 02/26/2026

**File Name:** TA for Wells Fargo Drive UP ATM, Stand Alone

**Final Action:**

**Title:** **ORDINANCE NO. 26O-03-102: 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 5.18A, ENTITLED "FINANCIAL INSTITUTION" AND ADOPTING STANDARDS SPECIFIC TO A DRIVE-THROUGH USE; AMENDING SCHEDULE A - LAND USE CLASSIFICATIONS BY AMENDING THE DEFINITION OF "FINANCIAL INSTITUTION, DRIVE THROUGH" TO INCLUDED UNMANNED OR STAND ALONE AUTOMATED TELLER MACHINES; PROVIDING FOR CONFLICTS, SEVERABILITY, AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** ORD 26O-03-102 stand alone ATM text amendment.FINAL, 25-TA-004 Financial Institution, Drive Through Uses DRR - final, Plans

**Enactment Number:**

**Contact:**

**Hearing Date:**

\* **Drafter:** MHowson@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 26O-0074

**ORDINANCE NO. 26O-03-102: 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 5.18A, ENTITLED "FINANCIAL**

**INSTITUTION” AND ADOPTING STANDARDS SPECIFIC TO A DRIVE-THROUGH USE; AMENDING SCHEDULE A - LAND USE CLASSIFICATIONS BY AMENDING THE DEFINITION OF “FINANCIAL INSTITUTION, DRIVE THROUGH” TO INCLUDED UNMANNED OR STAND ALONE AUTOMATED TELLER MACHINES; PROVIDING FOR CONFLICTS, SEVERABILITY, AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**Request Action:**

Text Amendments to the Land Development Regulations require approval from the City Commission through two public hearings. This amendment was initiated by the public and has been brought before the City Commission for consideration.

**Need Summary Explanation/ Background:**

Land Development Regulations may be initiated by Staff or the public may request consideration of an amendment. This request was initiated by the public. The Applicant is Lauderhill Mall Investment, LLC and is represented by Hope Calhoun, Esq. of Miskal and Backman LLP. The initial request was submitted to add "unmanned ATM's" as a use permitted within the Land Development Regulations. Staff evaluated the request and the proposed impacts city-wide and presented the Planning & Zoning Board with the Applicant's proposal as well as Staff's recommendations & analysis.

The Land Development Regulations currently prohibit unmanned or stand-alone Automatic Teller Machine (ATM) Uses that are not affiliated with an on-site Financial Institution Use. The applicant is seeking this change to allow an unmanned or stand alone ATM at the property located at 1267 NW 40 Ave/N ST RD 7, The Lauderhill Mall. If the amended definition was approved, the use would require a special exception use approval in the CO (Commercial Office), CC (Commercial, Community) and CG (Commercial, General) zoning districts. The Lauderhill Mall is located within the City's Transit Oriented Corridor (TOC), which supports walkability & discourages automotive uses (i.e. car sales, car repair, drive-through's, etc.).

The Planning and Zoning Board heard this application at their regularly scheduled meeting on January 27, 2026. Given Staff's recommendation the Applicant requested an additional amendment that may provide for an exception for properties located within the "Community Commercial" (CC) zoning district, which is the zoning designation assigned to the Lauderhill Mall. The Planning and Zoning Board voted to approved the Text Amendment, inclusive of staff's recommendation to exclude the Use with the Transit Oriented Corridor.

Staff requests that the Text Amendment be approved by the City Commission inclusive of staff changes and excluding the applicants proposed changes of the Planning and Zoning Board hearing of January 27, 2026. .

**Cost Summary/ Fiscal Impact:ds**

There is no anticipated City expenditures or fiscal impact expected related to the implementation of this amendment to the Land Development Regulations (excluding any costs to codify the amendment in municode).

**Attachments:**

- A. Development Review Report
- B. Proposed Site Plan
- C. Ordinance

**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<br>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   |                                |