



## Development Review Report (DRR)

**To:** Planning & Zoning Board  
**From:** Molly Howson, City Planner  
**RE:** Amendment to the Land Development Regulations– Event Venues, M. Russell Giveans  
**Date:** March 14, 2025

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Staff has prepared an amendment to the Land Development Regulations (LDRs) for your consideration. The matter before the Planning and Zoning Board is a proposed ordinance amending the Land Development Regulations (LDRs) as they pertain to Banquet Hall and Event Venue Uses. This Ordinance proposes; changes to the existing Banquet Hall land use category, changing the name of the land use category from Banquet Hall to Event Venue, and provides for the allowance of such use within the General Commercial (CG ) zoning district, subject to supplemental regulations.

### ***I. BACKGROUND INFORMATION***

The Land Development Regulations currently prohibits Banquet Hall/Event Venue Uses as Primary Uses and only provides for Banquet Hall/Event Venue Uses as Accessory Uses 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.

The supplemental regulations proposed will facilitate the development and operation of Banquet Hall/Event Venue uses in a manner which prevents the operation of Banquet Hall/Event Venue use as illegal nightclubs or as outside promotor run events.

Staff has compared the applicant's proposed text amendment against the Land Development Regulations as they pertain to Banquet Hall Uses and have provided for changes according to the Departments recommendations.

### ***II. PROPOSED TEXT AMENDMENTS***

The amendment to the Land Development Regulations seeks to modify the following sections:

#### LDR SCH A, Land Use Classifications

BANQUET HALL: A personal services use where the accessory to a permitted primary service use, where the entire building or property (or any combination or portion of the structure / property) is the temporarily rented  
al of any room or group of rooms, building or buildings, or portions thereof to any person to accommodate  
private events, functions or gatherings such as anniversaries, birthdays, graduation, weddings and similar

celebrations but shall not include the use for religious worship more than five (5) days per calendar year. The sale of alcoholic beverages for on-premises consumption during the scheduled event and not open to the general public is allowed as an accessory and incidental use. This land use is allowed as a primary or principal use in some zoning districts and as an accessory use. This land use shall not be construed or interpreted to be a place of public assembly, event venue or a rental hall.

EVENT VENUE: A personal services use where the primary service is the temporary rental of any room or group of rooms, building or buildings, or portions thereof to any person to accommodate private events, functions or gatherings such as anniversaries, birthdays, graduation, weddings and similar celebrations but shall not include the use for religious worship more than five (5) days per calendar year. The sale of alcoholic beverages for on-premises consumption during the scheduled event and not open to the general public is allowed as an accessory and incidental use. This land use is allowed as an accessory use. This land use shall not be construed or interpreted to be a place of public assembly or a rental hall.

#### LDR SCH B Section B-2 Uses Allowed in Non-Residential Districts

Land Use Category	CO	CN	CG	CC	CW	CE	IL	PO	PL	PR	CR	S-1	CF	UT	
Bandshell									SE	SE					
Banquet Hall											A		A		
Batting Cage and pitching machines, archery range but excluding gun range									P	A		P			
Land Use Category	CO	CN	CG	CC	CW	CE	IL	PO	PL	PR	CR	S-1	CF	UT	
Essential Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Event Venue			P												
Food Distribution Center													N		

#### LDR Article III, Zoning Districts, Section 5.58 Event Venues

##### Sec. 5.58. Event Venue

##### Sec. 5.58.1 The following shall apply to all Event Venue Uses

- A. Hours of operation: Sunday through Saturday from 8:00 AM to 11:00PM
  1. Exception: New Years Eve into New Years day, events starting on New Year's Eve may take place through until 12:30am on New Year's Day
- B. Building size must be a minimum of 5,000 square feet within the building
- C. Building Structure must be within a stand-alone building
- D. Parcel size must be a minimum of 2.0 acres
- E. Parking ratio shall be one (1) parking space for every 200 square feet of interior space
- F. Direct access shall be provided from an arterial or collector roadway
- G. Live Entertainment, Indoor shall be allowed as an Accessory Use to an Event Venue
- H. Outdoor Live Entertainment shall be allowed as an Accessory Use to an Event Venue between the hours of 8:00am and 8:00pm not to exceed 55 decibels at the nearest residential property line

- I. The allowable hours for alcoholic beverage service shall be limited to those provided for in LDR ART III Section 5.3.1

### **III. ANALYSIS**

The City of Lauderhill Land Development Regulations defines a Banquet Hall/Event Venue Use as follows:

BANQUET HALL: A personal services use where the primary service is the temporary rental of any room or group of rooms, building or buildings, or portions thereof to any person to accommodate private events, functions or gatherings such as anniversaries, birthdays, graduation, weddings and similar celebrations but shall not include the use for religious worship more than five (5) days per calendar year. The sale of alcoholic beverages for on-premises consumption during the scheduled event and not open to the general public is allowed as an accessory and incidental use. This land use is allowed as a primary or principal use in some zoning districts and as an accessory use. This land use shall not be construed or interpreted to be a place of public assembly or a rental hall.

The Use is currently treated in the Land Development Regulations as an accessory use to country clubs and hotel uses and does not allow for stand alone banquet halls, rental halls, or event venues. Through this proposed text amendment, staff has worked with the applicant to craft provisions aimed to mitigate the potential negative impact such uses could have on neighboring residential and business communities. These provisions include minimum site requirements, limitations to live entertainment outdoors and limited hours of operation.

**Amendment factors.** LDR Article IV., Part 2.0., Section 2.4., requires the Board and City Commission to consider and evaluate zoning text changes in relation to all pertinent factors but with reference to six (6) specific factors. The proposed Ordinance is evaluated below against the six (6) identified factors.

**a. *The character of the district and its peculiar suitability for particular uses.***

The Ordinance proposes that Event Venues be allowed subject to supplemental regulations within the (CG) General Commercial zoning district. Within the City of Lauderhill, these zoning districts are largely located along major thoroughfares within the City making the site easily accessible to customers while preventing them from being located on local roads or within neighborhoods.

**b. *Conservation of the value of buildings and encouraging the most appropriate use of land and water throughout the City.***

The proposed Ordinance neither conserves nor wastes the value of buildings because it addresses land uses. The proposed Ordinance encourages the most appropriate use of land and water because it provides for the land use only for sites that are of the size to accommodate such uses

**c. *The applicable portions of the adopted City Comprehensive Plan and programs such as land use, trafficways, recreation, schools, neighborhoods, drainage and housing and so forth.***

Staff finds that the proposed Ordinance is generally consistent with Future Land Use Element (FLUE), Objective 2.20., Land Development Regulations, which provides in part “Maintain Land Development Regulations ... promoting well-planned, orderly, compatible, and attractive development.”

- d. ***The need of the City for land areas for specific purposes to serve population and economic activities.***

This proposed use within (CG) zoning would both serve the existing residents as well as support economic activities.

- e. ***Whether there have been substantial changes in the character of development in or near an area under consideration for rezoning.***

This factor applies to Zoning District Map amendments and not LDR text amendments. Since this is essentially an LDR text amendment, this factor does not apply.

- f. ***The facts and opinions presented to the Planning and Zoning Board through hearings.***

This Development Review Report includes data, analysis and written findings of information submitted by the Applicant. Staff reserves the right to take into consideration any additional information that may be brought to our attention.

#### ***IV. RECOMMENDATION/ACTION***

The Department recommends the Board enter into the record the Development Review Report (DRR) and all other substantial competent evidence presented at the hearing, adopt the findings and conclusions contained herein, and forward the record to the City Commission with a recommendation that the proposed Ordinance amending the LDR be adopted.

Therefore, the Planning & Zoning Department recommends approval of the proposed text amendment, with the modifications by Staff.

#### ***V. ATTACHMENTS***

1. None