

ORDINANCE NO. 190-08-117

AN ORDINANCE OF THE CITY OF LAUDERHILL, FLORIDA AMENDING THE LAND DEVELOPMENT REGULATIONS (LDR) ARTICLE III., ZONING DISTRICTS, PART 5.0., SPECIAL REQUIREMENTS FOR SPECIFIC LAND USE CLASSIFICATIONS, CREATING SECTION 5.52, SMALL BOX DISCOUNT STORE/DOLLAR STORES SUBSECTIONS TO PROVIDE DEFINITIONS AND SEPARATION REQUIREMENTS; CREATING SECTION 5.53, THRIFT STORE/SECOND-HAND STORE DEFINITIONS AND SEPARATION REQUIREMENTS; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, CHARLES FARANDA)

WHEREAS, at their duly noticed meeting and public hearing of June 25, 2019 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 August 26, 2019, 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 September 12, 2019 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. Land Development Regulations (LDR), Article III, Zoning Districts, Part 5, Special Requirements for Specific Land Use Classifications, is amended to add the following Sections 5.52 and 5.53 as set forth below:

5.52. - Small Box Discount Store/Dollar Stores:

5.52.1. Definition. A retail sales use with a floor area less than 12,000 square feet that offer for sale a combination and variety of convenience shopping goods and consumer shopping goods; and continuously offer a majority of the items in their inventory for sale at a price less than \$10.00.

5.52.2. Separation requirements: A Small Box Discount Store/Dollar Store is only allowed in the General Commercial Zoning District. A Small Box Discount Store/Dollar Store shall be located a minimum one mile radius from any other a

Small Box Discount Store/Dollar Store as measured by the shortest airline distance between the nearest points on the plots where a Small Box Discount Store/Dollar Store is located or proposed to be located.

5.53. - Thrift Store/Second-Hand Store:

5.53.1. Definition. Any establishment open to the general public wherein one or more items of secondhand domestic articles are sold, such as clothing, shoes, furniture and other assorted items, the value of which is a fraction of the original cost. The following conditions apply to all such thrift stores:

1. Thrift Stores shall have one designated donation off area. The donation area shall be located at the rear of the store and not visible from the public right of way and or located entirely inside the thrift store. Donations can only be accepted at the designated donation areas.
2. Donation boxes or containers located outside the building are prohibited.
3. Merchandise or donations left outside are strictly prohibited.
4. The outdoor display and/or sale of merchandise is strictly prohibited.

5.53.2. Separation requirements: A Thrift Store/Second-Hand Stores is only allowed in the General Commercial Zoning District. A Thrift Store/Second-Hand Store shall be located a minimum one mile radius from any other Thrift Store/Second-Hand Store as measured by the shortest airline distance between the nearest points on the plots where a Thrift Store/Second-Hand Store is located or proposed to be located.

SECTION 2. Findings and Conclusions. The Development Review Report prepared by the Planning and Zoning Division 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.

DATE this _____ day of _____, 2019

PASSED on first reading this _____ day of _____, 2019.

PASSED AND ADOPTED on second reading this _____ day of _____, 2019.

PRESIDING OFFICER

ATTEST:

CITY CLERK

FIRST READING

SECOND READING

MOTION
SECOND

M. BATES
H. BERGER
R. CAMPBELL
D. GRANT
K. THURSTON

