

ORDINANCE NO. 260-07-127

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, AMENDING THE ZONING DISTRICT MAP REFERENCED IN ARTICLE III "ZONING DISTRICTS," SECTION 2.2 "ASSIGNMENT OF ZONING DISTRICTS AND ADOPTION OF ZONING DISTRICT MAP" OF THE CITY OF LAUDERHILL CODE OF ORDINANCES FOR AN APPROXIMATELY +/- .67 GROSS ACRE SITE GENERALLY LOCATED WEST OF NW 31ST AVENUE AND NORTH OF WEST SUNRISE BOULEVARD WITH AN ADDRESS OF 1125 NORTHWEST 31ST AVENUE, FROM THE CURRENT NOT ZONED (NZ) ZONING DISTRICT TO A COMMERCIAL GENERAL (CG) ZONING DISTRICT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the property owner, Bogue Hill Properties, LLC is requesting an amendment to the City's Zoning District Map for property located at 1125 NW 31 Avenue, by amending approximately .67 gross acres from a Not Zoned (NZ) Zoning District to a Commercial General (CG) Zoning District; and

WHEREAS, the property is generally located West of NW 31st Avenue and North of West Sunrise Boulevard with a legal description as follows: NOT PLATTED – the south 200 feet of the east 200 feet of the east ½ of the southeast ¼ of the southeast ¼ of Section 31, Township 49 South, Range 42 East: Excepting therefrom the south 30 feet of the west 50 feet and also less the east 53 feet for right-of-way said lands being more particularly described on the survey submitted with the application on file with the Department of Development Services; and

WHEREAS, the Planning and Zoning Board, at a duly noticed meeting and public hearing held on June 30, 2026, reviewed the rezoning request, and as set forth in the Land Development Regulations, Article IV, Section 2.4, considered and evaluated the changes in relation to all pertinent factors, including the following:

- A. The character of the district and its peculiar suitability for particular uses.
- B. Conversion of the value of buildings and encouraging the most appropriate use of land and water throughout the City.
- C. The applicable portions of the adopted City comprehensive plan and programs such as land use, trafficways, recreation, schools, neighborhoods, drainage and housing so forth.
- D. The needs of the City for land areas for specific purposes to serve population and economic activities.
- E. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.
- F. The facts and opinions presented to the Planning and Zoning Board through hearings.

WHEREAS, the Planning and Zoning Board recommends approval of the application to the

City Commission; and

WHEREAS, the City Commission, having reviewed the requested change, the staff report, and the recommendation of the Planning and Zoning Board, hereby finds that the application is in compliance with the City's Land Development Regulations and consistent with the Comprehensive Plan, and therefore rezones the property and amends the zoning map as requested.

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

SECTION 1. Recitations. The above recitations are true and correct and hereby incorporated as findings of fact and conclusions of law.

SECTION 2. Property Description. The property subject to this zoning request is located at 1125 NW 31 Avenue on approximately .67 gross acres and is more generally West of NW 31st Avenue and North of West Sunrise Boulevard.

SECTION 3. Rezoning. The zoning district for the property described in section 2, above, is hereby rezoned from a Not Zoned (NZ) Zoning District to a Commercial General (CG) Zoning District.

SECTION 4. Zoning District Map Amendment. The Planning and Zoning Division is hereby directed to amend the official Zoning District Map consistent with this Ordinance and as referenced in Article III, Zoning Districts, Section 2.2 "Assignment of Zoning District and Adoption of Zoning District Map."

SECTION 5. Conflicts. That all Ordinances or parts of Ordinances, Resolutions or parts of resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

SECTION 6. Severability. Should any section, provision, paragraph, sentence, clause or word of this Ordinance or portion hereof be held or declared by any court of competent jurisdiction to be invalid, the invalid portion shall be stricken, and such striking shall not affect the validity of the remaining portions or applications of this Ordinance.

SECTION 7. Effective Date. This Ordinance shall take effect immediately upon its adoption.

PASSED on first reading this _____ day of _____ 2026.

PASSED and ADOPTED on second reading this _____ day of _____, 2026.

DENISE D. GRANT, MAYOR
PRESIDING OFFICER

ATTEST:

ANDREA M. ANDERSON, MMC
CITY CLERK

Approved as to Form

Hans Ottinot, City Attorney

MOTION
SECOND

First Reading

Second Reading

R. CAMPBELL
M. DUNN
D. GRANT
J. HODGSON
S. MARTIN

