



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-0100

File ID: 26O-0100

Type: Ordinance

Status: First Reading

Version: 1

Reference:

In Control: City Commission Meeting

File Created: 07/01/2026

File Name: Rezoning - 1125 NW 31 Avenue

Final Action:

Title: **ORDINANCE NO. 26O-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.**

Notes:

Sponsors:

Enactment Date:

Attachments: ORD 26O-07-127 Zoning Map 1125 NW 31 Ave, Attachment A - Development Review Report (DRR) (26-RZ-003), Attachment B - Application, Attachment C - Survey, Attachment D - Narrative, Attachment E - Public Notice Affidavit

Enactment Number:

Contact:

Hearing Date:

* **Drafter:** dkeester@Lauderhill-fl.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 26O-0100

ORDINANCE NO. 26O-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.

Request Action:

Requesting consideration to establish a zoning designation to the property annexed into the City without a zoning district; the proposal would be to assign the CG (Commercial General) zoning district and standards to the property.

Need Summary Explanation/ Background:

The Development Review Report (DRR) prepared by staff outlines the rezoning request and compatibility and criteria for considering a rezoning. The item was considered by the Planning & Zoning Board at the Meeting held on June 30, 2026. The Board unanimously (6-0) recommended approval to the City Commission for their consideration.

The proposed rezoning will establish a zoning designation that is consistent with the property's Commercial Future Land Use designation, thereby eliminating a longstanding zoning anomaly. Assigning an appropriate zoning classification will facilitate lawful occupancy, permit review, property improvements, and reinvestment in the site. The rezoning will encourage the continued productive use of the property while supporting the efficient utilization of existing infrastructure and commercial land resources within the City.

The subject property is located within an established commercial corridor characterized by a mix of commercial, service-oriented, and light industrial uses. The property carries a Commercial Future Land Use designation and has historically been utilized for automotive-related commercial activities. The proposed Commercial General (CG) zoning district is compatible with the surrounding development pattern and is appropriate for the property's location along a major transportation corridor. The rezoning will formally establish a zoning classification that reflects both the existing character of the area and the property's intended commercial function.

As required by the Land Development Regulations (LDR) Article IV Section 1.9.6 Neighborhood meetings, the Applicant conducted a Community Meeting, on June 11, 2026. A copy of the notice, presentation, summary & sign-in sheet are attached to the DRR.

Staff is recommending approval of the rezoning.

Cost Summary/ Fiscal Impact:

N/A - there is no direct cost or fiscal impact related to this ordinance

Attachments:

- Attachment A - Development Review Report (DRR)
- Attachment B - Application
- Attachment C - Survey
- Attachment D - Narrative
- Attachment E - Public Notice Affidavit

Budget Code Number(s): _____

Procurement Information: [check all that apply]

- RFP/Bid Emergency Purchase SBE
- Proposal/Quote State Grant Funds Local Preference
- Piggyback Contract Federal Grant Funds
- Sole Source Matching Required