



Development Review Report (DRR)

To: Planning & Zoning Board
Via: Daniel T. Keester-O’Mills, AICP, Development Services Director
From: Molly Howson, City Planner
RE: Amendments to the Land Development Regulations – Education, Instructional Uses in (RMH-50)
Date: April 16, 2026 (Planning & Zoning Board April 28, 2026)

Staff has prepared an amendment to the Land Development Regulations (LDR) for your consideration. This report includes a proposal to amend the standards pertaining to Education, Instructional Uses to be permitted within the (RMH-50) Zoning district provided certain criteria can be met.

I. BACKGROUND INFORMATION

The City of Lauderhill has received a request from an applicant, ScentsAbility, an existing business operating as an accessory business to Chateau Mar Golf Resort. ScentsAbility is seeking to provide DIY (“do-it-yourself”) candle-making workshops within the RMH-50 zoning district at the Chateau Mar Golf Resort & Hotel as an accessory use to the hotel. In response to this request, Staff has prepared the following proposal.

Education and Instructional Uses may include, but are not limited to, fine arts instruction, music instruction, and athletic or wellness-related classes such as yoga and exercise. Staff finds that expanding permitted uses within the RMH-50 zoning district to include such classes and workshops can serve as a valuable programming component for hotels. Specifically, these types of experiential and educational offerings can enhance the overall guest experience, promote longer stays, and support the evolving hospitality industry trend toward amenity-rich and activity-oriented destinations. Additionally, allowing limited instructional uses as accessory to hotels may create opportunities for local entrepreneurs and artisans, foster community engagement, and activate underutilized spaces within existing developments.

Such uses are generally low-impact in nature, are compatible with hotel operations, and can contribute to the City’s economic development goals by diversifying tourism offerings and increasing local spending. As such, Staff supports the inclusion of instructional and workshop-based uses within the RMH-50 zoning district, subject to appropriate standards to ensure compatibility with surrounding uses.

II. PROPOSED TEXT AMENDMENTS

LAND DEVELOPMENT – REGULATIONS

SCHEDULE A. - Land Use Classifications

EDUCATION, INSTRUCTIONAL: An educational use for the express purpose of imparting specific knowledge or skills through short, intensive direct instruction from an expert to students individually or in groups. Illustrative examples are fine arts instruction (e.g., arts, dance, drama, and music), sports and competitive activities instruction (e.g., baseball, basketball, football, golf, gymnastics, netball, tennis, soccer, and swimming) martial arts instruction (e.g., karate, kung fu), cheerleading instruction, exercise and physical fitness instruction, and etiquette instruction. Instructional education does not include general

education, remedial education or any substitute for or supplement to primary and secondary school education.

Instructional education is further distinguished from primary and secondary education and training education by the following characteristics:

- They do not serve food and do not allow students to bring food to the facility;
- They do not offer classes lasting longer than two (2) hours; and
- They do not have individual students on premises for more than two (2) hours in one (1) day.

SCHEDULE B. - ALLOWABLE USES

B-1. Uses Allowed in Residential Districts.

Land Use Category	RS-4	RS-4A	RS-5	RS-5A	RM-5	RM-10	RT-15	RM-18	RM-22	RM-40	RM-45	RMH-50	RO
Education, Instructional												<u>P</u>	

III. ANALYSIS

Staff finds that expanding the allowable zoning districts which permit Education, Instructional Uses to add (RMH-50) districts will be an enhancement to the Land Development Regulations which currently allow such Uses in all districts where Hotels are allowed with the exception of (RMH-50).

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 proposed zoning designation (RMH-50) is intended to accommodate hotel uses. Allowing accessory “Education and Instructional Uses” within this district can provide direct economic support to hotel operations by enhancing on-site amenities and guest experiences. These accessory uses are anticipated to have minimal impacts on surrounding properties, as they are secondary to the principal hotel use and are expected to primarily serve hotel guests, with limited participation from nearby residents.

Additionally, such uses are generally low-intensity in nature, occur within existing structures, and are compatible with the character and function of hotel developments. As a result, they are not expected to generate significant increases in traffic, noise, or demand for infrastructure beyond what is already associated with permitted hotel operations.

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

The proposed amendment enhances property value by allowing hotels within the RMH-50 zoning

district to incorporate accessory instructional and workshop-based uses. These low-intensity, revenue-generating activities promote the adaptive and efficient use of existing structures without requiring additional land or significant physical expansion.

As accessory uses limited in scale, these activities are compatible with surrounding development and make efficient use of existing land and infrastructure. Accordingly, the proposal represents an appropriate and beneficial use of land within 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 and so forth.***
The City's Comprehensive Plan does not specifically address accessory uses.
- d. *The need of the City for land areas for specific purposes to serve population and economic activities.***
The proposal may allow organizations to provide DIY arts and crafts as well as an Accessory Use to an existing hotel within the city. This approach supports the most appropriate use of land by maximizing the functionality of established hotel sites, aligning with evolving hospitality trends, and helping properties remain competitive. Experiential amenities, such as instructional workshops, can increase the property's overall attractiveness, supporting higher occupancy, longer stays, and increased economic activity.
- 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 Staff. 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.