

ORDINANCE NO. 260-05-110

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, GRANTING A DEVELOPMENT ORDER TO THE CITY OF LAUDERHILL, TO AMEND THE ZONING DISTRICT MAP IDENTIFIED IN LAND DEVELOPMENT REGULATIONS (LDR) ARTICLE III, ZONING DISTRICTS, PART 2.0., DISTRICT REGULATIONS, SUBSECTION 2.2.1., ADOPTION OF ZONING DISTRICT MAP; CHANGING FROM COMMERCIAL ENTERTAINMENT (CE) TO THE HILL ENTERTAINMENT (THE) DISTRICT FOR THE ZONING DISTRICT OF A ±13.9 ACRE PARCEL WITH THE LEGAL DESCRIPTION AS PROVIDED HEREIN; GENERALLY LOCATED AT THE NORTHEAST CORNER OF SUNRISE BLVD & NORTH STATE ROAD 7 (SR-7), LAUDERHILL, FLORIDA; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant, The Hill District, LLC, on behalf of the City of Lauderhill, is requesting that the City Commission amend the City's Zoning District Map by changing from a General Entertainment (CE) District to The Hill Entertainment (THE) District for a ±13.9 acre parcel generally located at the northeast corner of Sunrise Boulevard and North State Road – 7; and

WHEREAS, the legal description for the property is CARISHOCA PLAT (Broward County Records: Plat Book 178 Page 161), Parcel "A"; and

WHEREAS, the Planning and Zoning Board, at a duly noticed meeting and public hearing held on May 31, 2026, reviewed the rezoning request, and as stipulated 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 changes, 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; and

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 on approximately 13.9 acres with a legal description of CARISHOCA PLAT (Broward County Records: Plat Book 178 Page 161), Parcel "A" in Lauderhill, Florida.

SECTION 3. Zoning District Map Amendment. The zoning district for the property described in section 2, above, is hereby changed from a General Entertainment (CE) to The Hill Entertainment (THE) zoning district. The Planning and Zoning Division staff is hereby directed to amend the official Zoning District Map identified in the Land Development Regulations Article III., Zoning Districts, Part 2.0, District Regulations, Subsection 2.2.1, Adoption of Zoning District Map, consistent with this Ordinance.

SECTION 4. 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 5. 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 6. 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

	First Reading	Second Reading
MOTION	_____	_____
SECOND	_____	_____
R. CAMPBELL	_____	_____
M. DUNN	_____	_____
D. GRANT	_____	_____
J. HODGSON	_____	_____
S. MARTIN	_____	_____