

ORDINANCE NO. 260-05-109

AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT REGULATIONS BY AMENDING ARTICLE I, ENTITLED "GENERAL PROVISIONS," BY AMENDING DEFINITIONS FOR CERTAIN DWELLING UNIT TYPES; AMENDING ARTICLE III, SECTION 1.2 ENTITLED "ESTABLISHMENT OF ZONING DISTRICTS," BY AMENDING THE LIST OF COMMERCIAL ZONING DISTRICTS AND CREATING "THE HILL ENTERTAINMENT (THE)" DISTRICT; BY DELETING SECTION 4.3 ENTITLED "SPECIAL RESIDENTIAL FACILITY OVERLAY," AND RENAMING IT AS "THE HILL ENTERTAINMENT (THE) DISTRICT" AND ESTABLISHING THE PURPOSE, INTENT, PERMITTED USES, ACCESSORY USES AND DEVELOPMENT STANDARDS FOR SAME; BY AMENDING SCHEDULE A – LAND USE CLASSIFICATIONS BY ADDING THE DEFINITION FOR A "DOME"; PROVIDING FOR CONFLICTS, SEVERABILITY, AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in 2023, the Hill District, LLC, submitted an unsolicited proposal to the City of Lauderhill which included public benefits such as a commercial kitchen for the Lauderhill Performing Arts Center, public green and event spaces, and a parking garage with at least 400 spaces. Thereafter, the City entered into a comprehensive agreement with the Hill District, LLC, in 2024 and the parties have been working on developing the project; and

WHEREAS, the next step in the proposed project is to seek an amendment to the Land Development Regulations (LDR) to create a new zoning district on property that is generally located north of West Sunrise Boulevard and east of North State Road – 7; and

WHEREAS, the property is currently zoned as Commercial Entertainment (CE) and it is being proposed to rezone the property to The Hill Entertainment (THE) to allow a mixture of commercial entertainment, commercial recreation and other complementary uses, that support and are compatible with nearby arts and recreational facilities; and

WHEREAS, this ordinance will describe the Hill Entertainment (THE) District, its purpose, its permitted principal and accessory uses and structures, and, among other things, its development standards; and

WHEREAS, City staff has determined that creating the Hill Entertainment (THE) District would foster development as contemplated in the Comprehensive Agreement between the City of Lauderhill and Hill District, LLC ; and

WHEREAS, the Planning and Zoning Board, at a duly noticed meeting and public hearing held on March 31, 2026, reviewed the request and recommended approval (6-0) of the amendments to City Commission; and

WHEREAS, the Planning and Zoning Department recommends approval of the Land Development Regulation amendments as set forth herein; and

WHEREAS, the City Commission, having reviewed the proposed amendments, hereby finds that creating the Hill Entertainment (THE) District to be in the best interest of the City.

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

SECTION 1. That Article I, "General Provisions," Section 1.5 "Definitions, general" of the Land Development Regulations, be amended as follows (underline is added; ~~strike through~~ is deleted):

Article I – GENERAL PROVISIONS

Sec. 1.5 – Definitions, general.

Concurrency statements: Written reports issued by either the City Administration or outside Concurrency Review Agencies summarizing existing and anticipated levels of service for those public services and facilities potentially affected by a proposed development subject to a request for development order.

~~*Connected units:* Two or more units which are connected or attached by other than a common party or fire wall. Connected units shall be treated as townhouses or rowhouses, except as provided for in Schedule C.~~

Conservation uses: Activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats.

Dwelling unit: A residential use where the primary emphasis is on providing a room or group of rooms located within a dwelling and forming a single habitable unit with facilities used or intended to be used for living, sleeping, sanitation, cooking and eating.

Dwelling unit, connected: A building containing two or more units which are connected or attached by a common party or fire wall. Connected units may also be referred to as a "duplex," "triplex," "quadplex," "townhouses," or "rowhouses" depending on how many units are connected.

Dwelling, group: A building, or part thereof, in which several unrelated persons or families permanently reside, in which individual cooking facilities are not provided for the persons or families. Group dwelling may include a rooming house, fraternity house, sorority house, convent, monastery or private club in which one (1) or more members have a permanent residence. Group dwelling shall not be deemed to include a hotel, motel, tourist home, bed and breakfast, or mobile home park.

Dwelling, multi-family: A building containing three (3) or more dwelling units, including apartment buildings, garden apartment buildings, triplexes and townhouses.

Dwelling, one-family: A building containing one (1) dwelling unit. Also referred to as a single-family dwelling. Also, a dwelling with six (6) or fewer residents as defined in Chapter 419, Florida Statutes.

Dwelling, four-family: A detached building containing four (4) dwelling units, but not including a townhouse.

Dwelling, three-family: A detached building containing three (3) dwelling units, but not including a townhouse.

Dwelling, townhouse (AKA: "rowhouse"): A single-family dwelling unit located in a structure containing three or more attached dwelling units, arranged side-by-side, where each unit shares one or more common walls with adjacent units and extends from foundation to roof. Each townhouse unit shall have a separate exterior entrance and no dwelling units located above or below another unit. Townhouses may be arranged in rows, clusters, and are designed to function as individually occupied attached dwellings.

Dwelling, two-family: A building containing two dwelling units.

Easement: Any strip of land created by a subdivider for public or private utilities, drainage, sanitation, or other specified uses having limitations, the title to which shall remain in the name of the property owner, subject to the right of use designated in the reservation of the servitude.

SECTION 2. That Article III, "Zoning Districts," Section 1.2 "Establishment of zoning districts" of the Land Development Regulations, be amended as follows (underline is added; ~~strike through~~ is deleted):

Sec. 1.2. - Establishment of zoning districts.

The following zoning districts are established:

1.2.1. *Base zoning districts.* These base zoning districts are applied to specific parcels of land, for the reasons established in Section 1.1., Purpose.

A. Residential zoning districts.

1. Single Family at four (4) dwelling units per acre (RS-4).
2. Residential, Single Family at five (5) dwelling units per acre (RS-5).
3. Residential, Multi-family at eight (8) dwelling units per acre (RM-8)
4. Residential, Multi-family at ten (10) dwelling units per acre (RM-10).
5. Residential, Multi-family at eighteen (18) dwelling units per acre (RM-18).
6. Residential, Multi-family at twenty-five (25) dwelling units per acre (RM-25).
7. Residential, Multi-family at forty-five (45) dwelling units per acre (RM-45).
8. Residential, Multi-family per diem at fifty (50) dwelling units per acre (RMH-50).
9. Planned Unit Development (PUD).

B. Commercial zoning districts.

1. Commercial, Neighborhood (CN).
2. Commercial, Community (CC).
3. Commercial, General (CG).
4. Commercial, Warehouse (CW).
5. Commercial, Office (CO).
6. Commercial, Recreation (CR).
7. The Hill Entertainment (THE)

C. Industrial zoning district.

1. Industrial, Light (IL).

D. Transportation and Utility zoning districts.

1. Transportation Facility (TF).
2. Utility Facility (UF).

E. Recreation zoning districts.

1. Open Space and Recreation (PO).
2. Local Parks (PL).
3. Regional Park (PR).

F. Community Facility zoning district.

1. Community Facility (CF).

G. Conservation zoning districts.

1. Conservation (CS).

H. Mixed Use zoning districts.

1. Traditional Neighborhood Development (TND).
2. Transit Oriented Development (TOD).

SECTION 3. That Article III, "Zoning Districts," Section 4.3 "Special Residential Facility Overlay (Reserved)" of the Land Development Regulations, is hereby deleted and a new "The Hill Entertainment (THE)" District is hereby created as follows (underline is added; strike through is deleted):

Sec. 4.3. - ~~Special Residential Facility Overlay (Reserved).~~ The Hill Entertainment (THE) District.

A. Purpose and intent. The primary purpose and intent of The Hill Entertainment (THE) District is to allow a mixture of commercial entertainment, commercial recreation and other complementary uses that support and are compatible with nearby arts and recreational facilities, to be planned and developed as a whole (as a single operation or an approved series of operations) on one (1) or more parcels joined by and subject to a unity of control and is subject to a Public Private Partnership Agreement pursuant to Florida Statutes, Section 255.065. This zoning district is limited to parcels adjacent to City of Lauderhill performing arts center facilities having a minimum of 1000 seats. This zoning district is intended to provide greater flexibility than a conventional zoning district. This specialized commercial zoning district is also intended to implement and further the following purposes:

1. To promote economic development, a "sense of place," and a family-oriented environment through a mixture of commercial entertainment, commercial recreation and other complementary uses through the seamless integration of abutting public recreation and cultural arts facilities and uses;
2. To allow for a diversification of uses, structures and open spaces when not in conflict with existing land uses on abutting properties;
3. To reduce improvement costs through a more effective use of land and a smaller network of utilities and streets than is possible through the application of standards contained in conventional land-development regulations;
4. To provide the opportunity for application of innovative site planning concepts that result in the creation of an aesthetically pleasing environment for living, working and playing on properties of adequate size, shape and location;
5. To ensure that development will occur within the guidelines and intent of the city comprehensive plan; and

6. To reduce the number of vehicle trips on the surrounding roadway network through a mixture of compatible and complementary land uses and public transit, pedestrian and bicycle enhancing improvements. The THE zoning district corresponds to the Commercial, Transit Oriented Corridor, Transit Oriented Development and Local Activity Center future land use designations in the Future Land Use Element of the Comprehensive Plan.

B. *Permitted principal uses and structures.* The following types of land uses and structures are allowed within the THE zoning district as a permitted use and structure:

1. Amphitheater, arena, movie theatre, dome and performing arts center, with no more than four hundred ninety-nine (499) seats;
2. Amusement room, game room or recreation center, such as pinball, air hockey, electronic games, and similar coin, token or ticket operated games when an attendant is on duty;
3. Bars, nightclubs and taverns, including microbrewery;
4. Billiard or pool hall;
5. Bowling alley;
6. Clubs, athletic, country, fraternal, private, social;
7. Education, instructional, but limited to cultural arts entertainment and sports training and instruction, such as dance, fine arts, music, theatre, sports and similar cultural, entertainment and recreation training and instructional uses;
8. Essential utilities and services;
9. Financial institutions, walk-up but excluding drive-through facilities;
10. Fitness center, gym, health spa;
11. Freestanding and mobile vendors, such as kiosks and pushcart type vehicles, notwithstanding Code of Ordinances Chapter 12, Article I, Sections 12-5 and 12-6;
12. Holiday sales;
13. Hotel, motel and similar facilities, subject to the standards and requirements in Article III., Part 5.0.;
14. Live entertainment, indoor and outdoor;
 15. Museums, art galleries;
 16. Offices, business and professional;
 17. Offices, government such as consular offices, fire and police substations but excluding general government offices;
 18. Open space, including plazas, village greens and similar outdoor public areas;
 19. Personal services, including tanning salon;
 20. Public safety facilities and services, such as police and fire;
 21. Restaurant (indoor and outdoor seating and carry-out) and other dining and eating establishment uses;
 22. Restaurant bar (indoor and outdoor seating);

23. Retail sales (indoor and outdoor), neighborhood-scale and community-scale but excluding auction house, consignment shop, convenience store, firearm and ammunition store, flea market, furniture store, pawn shop, supermarket, thrift store, and vehicular and vehicular related uses;
24. Skating rinks but excluding skateboarding;
25. Telecommunication facility, antenna and equipment; and
26. Kiosks for food and beverages.

C. Accessory uses and structures. The following types of land uses and structures are allowed when part of, or accessory to, the principal land use:

1. Auditoriums and convention halls, including conference facilities which provide a complete range of activities, such as exhibit hall, food preparation, meeting rooms and trade center, as accessory to a hotel use or business and professional office use;
2. Office, medical with non-controlled substance provider as accessory to a business, and professional office use but excluding clinics, counseling services, hospitals and veterinary-related uses;
3. Fences and walls;
4. Gazebo, street furniture and other amenities designed to enhance the entertainment and pedestrian experience;
5. Landscaping and irrigation, sculptures, water falls and fountains, and other decorative features;
6. Lighting;
7. Maintenance and storage facilities incidental to the development project;
8. Parking facilities, such as bicycle racks and shelters, parking lot and parking structure;
9. Pedestrian transportation facilities and amenities, such as arcades, boardwalks, greenways, sidewalks and similar pathways;
10. Public restrooms;
11. Public transit facilities and amenities, such as benches, busbays, community bus terminal, kiosks, shelters, and telephones;
12. Refuse areas, such as compactor, dumpster, and recycling containers, enclosures and equipment;
13. Signs;
14. Storage of inventory within the same structure as where the sale of good occurs;
15. Swimming pool, including cabanas, deck and life guard stand;
16. Vehicular transportation facilities incidental to the development, such as accessways, driveways, and loading zones;
17. Utilities incidental to the use;

18. Education, training but excluding religious training

D. Special exception uses and structures. The following types of land uses and structures are allowed as a special exception use within the THE district:

1. Amphitheater, arena, movie theatres, domes and performing arts center with five hundred (500) seats or more;
2. Bingo parlor;
3. Childcare, day, evening and weekend;
4. Education, college and university;
5. Mixed use, i.e., multi-family, townhouse, or fee simple residential component; and
6. Telecommunication facility uses, such as antenna support structure, equipment buildings, and antenna.

E. Review and approval process.

1. A zoning district map amendment to the THE zoning district shall require a recommendation from the Planning and Zoning Board and approval by majority vote of the City Commission present at the hearing.

2. The use of any land within the THE zoning district shall require site plan approval by the Planning and Zoning Board or site plan modification approval by the Development Review Committee consistent with Article IV., Development Review Requirements, Part 5.0., Development Plan/Site Plan Review. Notwithstanding the foregoing, no site plan is required and review shall be limited to the Development Review Committee as a condition of permits for a dome of 499 seats or less, or kiosks installed to support such dome.

3. A special exception use, including the allocation of residential units from the pool of available residential units, must be approved or approved with conditions by the City Commission consistent with Article IV., Development Review Requirements, Part 4.0., Special Exception Use.

4. In established structures, uses shall be allowed upon application to and approval by the Chief Building Official for a certificate of occupancy and the Finance Department for an occupational license.

5. Any lot or parcel that is not platted shall require preliminary plat approval by the Development Services Department as an administrative approval, prior to the recording of the plat in the public records of Broward County, Florida.

F. Development standards. The development standards as set forth herein shall apply within the THE zoning district.

1. Minimum lot size. The minimum lot size shall be established as part of the site plan or site plan modification approval process.

2. Minimum lot street frontage. The minimum lot street frontage shall be established as part of the site plan or site plan modification approval process.

3. Maximum lot coverage. Up to eighty (80) percent of the net size of the property may be covered with impervious surfaces.

4. Minimum setback standards. Building setback standards shall be established as part of the site plan or site plan modification approval process. Minimal setback standards shall be the rule provided that such setbacks facilitate public transit or pedestrian-oriented development.

5. Building height. The minimum building height for any building fronting on an arterial roadway shall be two (2) stories. The maximum building height shall be established as part of the site plan or site plan modification approval process. All buildings and structures, however, shall be designed so that it enhances the pedestrian experience.

G. Supplemental district regulations. The supplemental district regulations in Article III., Part 6.0., and the Schedules shall apply except as modified herein.

1. Access. Each development shall have access to a public street either directly or indirectly via an approach, private road, pedestrian way, court or other area dedicated to public or private use of common easement guaranteeing access. Permitted uses are not required to front on a dedicated road. The City shall be allowed access onto privately owned roads, easements and common open space to ensure the police and fire protection of the area, to meet emergency needs, to conduct City services, including code enforcement, and to generally ensure the health and safety of the residents of the development.

2. Off-street parking standards and requirements. The off-street parking standards and requirements in Article III., Part 6.0., Section 6.5. shall apply except as modified below.

a. Required parking spaces. The site plan or site plan modification review process shall be used to determine the number and location of required parking spaces.

b. The developer may submit a shared parking analysis to the City Commission for approval that demonstrates sufficient parking will be provided for the proposed development. In determining required parking, the first 1500 square feet of each structure shall be exempt from parking calculations.

3. Off-street loading standards. The off-street loading standards and requirements in Article III., Part 6.0., Section 6.6. shall apply except as modified below.

a. Required loading spaces. The site plan or site plan modification review process shall be used to determine the number and location of required loading spaces.

b. Location. Loading and unloading shall be restricted to side and rear yards and shall be prohibited within the front setback area.

4. Signage. The purpose of this overlay is to promote a high tech entertainment-related development that incorporates state of the art tech features, including but not limited to, digital displays, digital art, video displays and art, fiber optic, LED, projection display, and interactive technology. Such displays may occur both indoor and outdoors along any part of the building or structures (including parking structures) on the site. It is recognized that technology will continue to advance and such technology features shall be liberally allowed to be placed and incorporated on the site.

a. No exterior signage that involves sponsorship by the City of Lauderhill or Lauderhill Performing Arts Center shall be deemed a billboard.

b. For signage that is visible along US-441 and Sunrise Blvd, an offsite lighting plan shall be provided showing that such lighting intensity is reasonably compatible with offsite residential properties. Provided such signage is consistent with this high-tech development and the proposal is not deemed by the City Manager (or designee) as a distraction to drivers, there are no size, number or other regulations restricting signage except as provided herein.

c. The signage standards and requirements in Schedule I shall apply, where not in conflict with this section. In the event of a conflict, the overlay district standards shall apply.

5. Landscaping and irrigation standards and requirements. The landscaping and irrigation standards and requirements in Schedule J and Article III., Part 6.0., Section 6.8. shall apply except as modified below.

a. Perimeter boundary. A landscape boundary shall be provided along the perimeter of each development within the THE zoning district if bounded on two (2) sides by an arterial roadway. Parking structures, perimeter roadways, and other paving is not allowed within this peripheral greenbelt except for bicycle paths, sidewalks, greenway or access roads that provide ingress and egress for traffic and that are generally perpendicular to the greenbelt. The width of the greenbelt shall be:

(1.) Fifteen (15) feet minimum, when abutting commercial and industrial zoned property;

(2.) Twenty-five (25) feet minimum, when abutting an arterial or collector road;

(3.) Forty (40) feet, when abutting property zoned residential district; and

(4.) As determined by the site plan or site plan modification process for abutting property zoned Regional Park district or Community Facility district.

(a.) If not bounded on two (2) sides by an arterial roadway, then the site plan or site plan modification process shall be used to determine whether or not and the extent to which a perimeter landscape boundary shall be provided.

(b.) Other landscape areas. The landscape standards and requirements for other areas shall be determined through the site plan or site plan modification process. The landscape treatment for plazas, streets, paths, and service and parking areas shall be designed as an integral part of a coordinated landscape and street furniture design.

6. Lighting standards and requirements.

a. Parking lots and garages. All non-residential parking lots and garages shall be provided with a minimum half (0.5) foot-candle of light on the parking and walking surface from dusk until thirty (30) minutes after the termination of each business day. A maximum to minimum foot-candle level shall not exceed a ratio of twelve to one (12:1). The lighting system shall be designed, installed and maintained as not to create light spillover or trespass or glare to any adjacent property not being part of the site plan.

b. Other areas. The lighting standards and requirements for other areas shall be determined through the site plan or site plan modification process.

7. Architectural design guidelines.

a. The architectural design guidelines in Schedule P shall apply.

b. Individual buildings shall be related to each other in design, masses, materials, placement and connections so as to provide a visually and physically integrated development. Treatment of the sides and rear of buildings shall be comparable in amenity and appearance to the treatment given in the front.

H. Special regulations. The special regulations as set forth herein shall apply within the THE zoning district.

1. Minimum district size and street frontage standards. The minimum area that may be zoned THE is five (5) acres, inclusive of areas required for public dedication. THE zoned property shall have a minimum two hundred (200) linear feet of frontage on an arterial roadway.

2. Addition of property to district. Notwithstanding the paragraph above, additional lands may be added to the THE district provided that the property proposed to be added to the district:

a. Abuts or is contiguous to property zoned THE district; and

b. Is under unified control.

3. Underground utilities. All utilities, including telephone, television cable and electrical systems, within the boundaries of the THE district shall be installed underground. Primary facilities providing service to the site may be granted a waiver from the underground requirement. Appurtenances to the utility systems that are normally located above ground are exempted from the underground

requirement; however, when located above ground they shall be screened in a manner approved by the Planning and Zoning Board or the Development Review Committee.

4. Unified control. Any property proposed for inclusion within the THE zoning district shall be under unified control (an individual, partnership, joint venture or corporation; or group of individuals, partnerships, or corporation). Any zoning district map amendment, site plan, or site plan modification application shall include legal documents, acceptable to the City Attorney, which constitute evidence of unified control of the entire area within the THE zoning district. Further, the entity with unified control must be able to bind the entire area within a proposed THE district to the terms, conditions, uses and site plan.

5. Common area maintenance. All common open space and public plazas shall conform to their intended use through deeds, covenants, or other arrangements, as approved by the City Attorney, that run with the land.

6. Gateway or entranceway feature.

a. A gateway or entranceway into a development is required. The gateway shall be compatible in size, shape, dimension, texture, construction materials, colors and design with the overall development.

b. Appropriate landscaping and irrigation shall be provided to enhance and maintain the gateway or entranceway feature.

7. Public transit, pedestrian and bicycle improvements. The Comprehensive Plan encourages maximizing a building's floor area within the SR-7 Corridor when significant public transit improvements are provided. To qualify for maximum building heights, the following public transit and pedestrian enhancing improvements must be provided.

a. Public transit improvements.

(1.) Bus bay. As a means to address Broward County's transportation concurrency standards and requirements, a bus bay or bays meeting State, County or City standards and requirements shall be provided, where appropriate, as determined by the Broward County Mass Transit Division or the Planning and Zoning Department. Consistent with City off-street parking standards and requirements, the provision of a bus bay abutting the development allows for a fifteen (15) percent credit from the required number of off-street parking spaces.

(2.) Public transit stop amenities. If a public transit stop sign abuts the boundaries of a development within the THE zoning district, an illuminated public transit shelter, a bench, a trash receptacle, information kiosk and landscaping with irrigation abutting the sidewalk must be provided. The above-described public transit amenities shall be compatible with the design of the overall development.

(a.) If the public transit stop is proposed to be used for rapid bus transit, the illuminated shelter must provide for at least ten (10) seats and a pad for handicapped seating. A ten (10) percent parking credit shall be provided for such improvements.

(b.) If the proposed public transit stop is intended for regular public transit, the illuminated shelter must provide for at least five (5) seats and a pad for handicapped seating. A five (5) percent parking credit shall be provided for such improvements.

(c.) Further, a minimum eight (8) feet wide covered and illuminated walkway must be provided connecting the public transit shelter to a covered entrance of a major building within the development.

(3.) Signage. As an incentive for the provision of a public transit shelter, bench and amenities, the public transit shelter may include a sign depicting the development or project name.

b. Pedestrian improvements.

(1.) The minimum width of a sidewalk or pedestrian way within or fronting on a public right-of-way for an arterial road shall be twelve (12) feet.

(2.) A covered and illuminated walkway or arcade at least eight (8) feet wide shall front on at least one (1) side each local street. This requirement may be modified through the site plan or site plan modification process where landscaping and other appropriate treatments are used to protect the pedestrian from the elements.

(3.) There shall be an adequate amount of pedestrian ways and landscape spaces to limit pedestrian use of vehicular ways, and to separate pedestrian ways and public transportation loading places from general vehicular circulation.

(4.) The location and design of pedestrian ways should emphasize desirable views of new and existing on-site and off-site developments.

(5.) Pedestrian friendly connections shall be provided, at appropriate locations, for the seamless integration of a development with recreation and cultural facilities on abutting property zoned Regional Park district. The site plan or site plan modification process shall be used to determine the extent (e.g., dimensions, size, type of construction, etc.) and location of the connection.

(6.) Each development within a THE zoning district shall provide for at least one (1) public plaza or common/village green and appropriate pedestrian amenities.

c. Bicycle improvements. A bicycle rack, locker or shelter shall be provided at appropriate locations as determined through the site plan or site plan modification process.

8. Days and hours of operation.

a. The days and hours of operation for both indoor and outdoor live entertainment are:

(1.) Sunday through Thursday from 10:00 a.m. to 4:00 a.m.

(2.) Friday, Saturday and legal holidays from 9:00 a.m. to 4:00 a.m.

(3.) The City Manager, through the special permit process, may extend the hours of operation for a specific event.

b. Alcoholic beverage establishment hours during which sales and consumption are prohibited shall follow Article III, Section 5.3.1.

9. Alcoholic beverage sales and consumption within the district. These provisions shall supersede the general standards and requirements in Article III., Part 5.0. to the extent of any conflict.

a. Separation requirements. Within the THE zoning district, separation or minimum distance requirements between and among other uses licensed by the State and City to sell alcoholic beverages either for consumption on or off premises shall not apply.

b. Portability. In accordance with State and City permitting and licensing requirements, alcoholic beverages sold for consumption on the premises by a

vendor may be consumed, held, carried and transported in the original or substitute container, at any location within the district.

c. Outdoor sales. Those persons or entities within the district licensed under State beverage laws, may sell and serve beer, wine, and alcoholic beverages of any type regardless of alcohol content at any location within the district licensed for such sale and under the control of such license, including, but not limited to, sidewalk cafes, outdoor areas designated for food and beverage consumption or both adjacent to and operated in concert with a business operated within enclosed premises, licensed freestanding structures including outdoor bars and kiosks selling food or beverages including alcoholic beverages and pushcart type vehicles, provided that all such operators of such outdoor facilities vending and serving alcoholic beverages shall be duly licensed by the State and allowed to operate pursuant to the City Code of Ordinances and the Land Development Regulations.

10. Synergies with abutting zoning districts. Due to the five (5) acre minimum size, the type and intensity of allowable uses, the flexibility of setback and other standards and requirements, developments within the THE zoning district shall create synergies with the uses on the abutting zoning districts, to the maximum extent possible. The site plan or site plan modification process may be used to impose additional standards and requirements on the development in order to further such synergies.

11. Other considerations.

a. Overhead doors shall be prohibited from facing the right-of-way of an arterial or collector roadway and are discouraged on local roads.

b. Roads, pedestrian ways, and open space shall be designed and shall be properly related to buildings and appropriately landscaped.

c. If the development provides for freestanding structures, such as outdoor push-cart vehicles, canopies, and kiosks, for mobile vendors, such structures shall be depicted on the site plan or site plan modification. The site plan or site plan modification shall assure a sufficiently sized and dimensioned area is available for such structures that do not conflict with pedestrian and vehicular flow.

d. Waivers. The City Commission may grant reasonable waivers of any term or condition of the THE to effectuate the purpose and intent of this district as set forth herein.

e. Setbacks, Maximum Height, Maximum Building Intensity. Provided that pedestrian improvements as specified herein for the THE District are provided,

there shall be no setback, maximum height, or maximum building intensity requirements.

f. Conflicts. To the extent of any conflict between the regulations set forth in this THE district and any other term or provision of the City Code of Ordinances of Land Development Code whatsoever, the provisions of this THE shall control. The provisions of the THE District shall be liberally construed to effectuate the goals and objectives of the THE District.

SECTION 4. That Schedule A, entitled “Land Use Classifications” of the Land Development Regulations, be amended as follows (underline is added; ~~strike through~~ is deleted):

SCHEDULE A. - LAND USE CLASSIFICATIONS

DISTRIBUTION AND FULFILLMENT CENTER: A facility where goods or products are stored on-site temporarily for the purpose of delivery to a consumer. Such facilities may store refrigerated goods, and may include office space and a process area to be used by employees for sorting and packaging goods for delivery from available, on-site inventory. The delivery and sale of Alcohol and tobacco products shall require proper licensing from the Florida Division of Alcoholic Beverages and Tobacco and shall be for off-premises consumption only. The delivery and sale of medical marijuana shall be prohibited.

Dome: A spherical structure that is designed for a wide range of immersive shows and events including, but not limited to, education programs, movies, live events, sporting broadcasts, community and business meetings, planetarium, and digital art exhibitions.

DOMESTIC AND BUSINESS SERVICE: Window cleaning, floor waxing, office cleaning and janitorial services; Septic tank service; Catering service; Linen, work clothing and uniform supply when laundry facilities are not located on the same premises; Maintenance, distribution and erection of display boards, signs, posters and related materials; Other domestic and business services of a similar nature.

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. Codification. It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Lauderhill, Florida, and that the sections of this Ordinance may be renumbered or relettered and the word "Ordinance" may be changed to "section", "article" or such other word or phrase in order to accomplish such intentions.

SECTION 8. 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 | _____ | _____ |