

ORDINANCE NO. 26O-05-113

AN ORDINANCE OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA, ESTABLISHING A ZONING IN PROGRESS FOR ONE YEAR TO PERMIT CERTAIN USES IN THE COMMERCIAL WAREHOUSE (“CW”) ZONING DISTRICT, AND TO PERMIT PROPERTY OWNERS OR APPLICANTS TO OBTAIN CERTIFICATES OF OCCUPANCY AND BUSINESS LICENSES FOR THE USES DESIGNATED UNDER THE COMMERCIAL WAREHOUSE ZONING DISTRICT, AND TO ESTABLISH A ZONING IN PROGRESS TO REZONE THE PROPERTY LOCATED AT 901 NORTHWEST 31ST AVENUE TO INCLUDE THE PROPERTY IN THE COMMERCIAL WAREHOUSE ZONING DISTRICT; PROVIDING FOR EXPIRATION AND EXTENSION; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER KENNIE HOBBS, JR.).

WHEREAS, effective March 29, 2021, the City Commission of the City of Lauderhill adopted by Ordinance (21O-03-107), an amortization schedule for certain automotive uses operating along Broward Boulevard and Martin Luther King, Jr. Avenue and NW 31 Avenue, that allowed existing uses to continue until March 29, 2026, but thereafter the uses would be prohibited (“amortization ordinance”); and

WHEREAS, Akron Industries, LLC, owns property located at 901 Northwest 31st Avenue (“Property”), which is subject to the amortization ordinance because it has an automotive use, i.e., an automotive repair business described as a “tire repair and sales business” at the site; and

WHEREAS, the Property is currently zoned Commercial General (“CG”) Zoning District with a land use designation of “Commercial.” The property was annexed from Broward County in 2005 following an executed agreement between the City and Broward County; and

WHEREAS, the City sent out letters to all property owners explaining the amortization ordinance and giving them notice that by March 29, 2026, all automotive uses must cease operations; and

WHEREAS, Akron Industries, LLC, did not take ownership of the property until July 2025, and after reviewing City files, the City can only document a letter sent to the Property dated August 22, 2024; and

WHEREAS, Akron Industries, LLC, has contested the designation of the Property as an automotive use and has filed a Bert J. Harris legal claim against the City challenging the City’s amortization ordinance; and

WHEREAS, by Resolution No. 26-02-38, adopted on February 9, 2026, the City Commission granted Akron Industries, LLC, a five (5) year extension regarding the amortization Ordinance beginning August 22, 2024, and ending August 30, 2029; and

WHEREAS, the extension of the amortization Ordinance did not address the long-term problems relating to the permitted uses that are available to Akron Industries, LLC, to operate certain businesses on the Property; and

WHEREAS, the City has a desire to expand the permitted uses in the Commercial Warehouse Zoning District to provide incentives for businesses to move to the City of Lauderhill to increase the tax base of the City; and

WHEREAS, to provide incentives to businesses to locate or relocate to Lauderhill, the City Commission of the City of Lauderhill declares a zoning in progress that would allow certain permitted uses in the Commercial Zoning District to foster business development; and

WHEREAS, Akron Industries, LLC, the owner of the property located at 901 Northwest 31st Avenue, has requested permission to rezone its Property to be within the new Commercial Warehouse ("CW") Zoning District for development purposes, and as a settlement of its claim under Bert J. Harris; and,

WHEREAS, the City Commission deems that it is in the best interest of the City to declare a zoning in progress to rezone the property located at 901 Northwest 31st Street as a condition of a settlement of the Bert J. Harris claim filed by Akron Industries, LLC; and

WHEREAS, the City Commission of the City of Lauderhill determines that the adoption of this Ordinance is in the best interests of the residents of the City of Lauderhill.

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

Section 1. The above recitations are true and correct.

Section 2. The City Commission declares a zoning in progress in the Commercial Warehouse ("CW") Zoning District for a period not to exceed one year to study whether additional permitted uses to be placed in the District. During the zoning in progress, as of the effective date of this Ordinance, the following uses are additional permitted uses in the Commercial Warehouse ("CW") Zoning District:

- (i) Electronics/electrical manufacturing.
- (ii) Precision machining, Computer Numerical Control shops, and metal/plastic fabrication, including 3-D printing;
- (iii) Medical device, pharmaceutical, or cosmetic compounding and manufacturing;
- (iv) Packaging;
- (v) Indoor Auto sales;
- (vi) Outdoor storage as accessory use;
- (vii) Museum;

(viii) Limited Datacenter, a datacenter available only to a single corporate user within a building not exceeding 62,000 square feet;

(ix) Distribution and Fulfillment Center.

For the purpose of this subsection, the term manufacturing is intended for the manufacture of small articles and products not involving the use of any materials, processes, or machinery that would pose a potential environmental or safety hazard for nearby commercial business districts or residential areas. The additional uses permitted within the CW zoning district, above, shall not be permitted for properties located within the Arts & Entertainment Overlay District.

Section 3. During this period, property owners or applicants will be allowed to apply for and obtain certificates of occupancy and business licenses for the uses designated under the Commercial Warehouse (“CW”) Zoning District. In particular, as of the effective date of this Ordinance, the Property owned by Akron Industries, LLC, located at 901 Northwest 31st Avenue, may apply for and obtain permits and business licenses for those uses designated under the Commercial Warehouse Zoning District in this Ordinance, as well as those uses currently permitted under the existing CW Zoning District as a condition of a settlement of the Bert J. Harris claim. The uses designated under this Ordinance for the Property shall not expire at the end of the period mentioned in Section 2, but rather will be incorporated in an Ordinance before the expiration of the zoning in progress period stated above.

Section 4. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. Should any section of this Ordinance 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.

Section 6. This Ordinance shall be in force and take effect immediately upon its passage and 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	_____	_____