

ORDINANCE NO. 25O-04-114

AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT REGULATIONS BY AMENDING ARTICLE III, ENTITLED "ZONING DISTRICTS," BY CREATING SECTION 5.58 ENTITLED "EVENT VENUE"; BY ESTABLISHING USE MINIMUM STANDARDS INCLUDING HOURS OF OPERATION, SITE ACCESSIBILITY, MINIMUM BUILDING SIZE, MINIMUM PARCEL SIZE, AND PARKING REQUIREMENTS; AMENDING SCHEDULE A – LAND USE CLASSIFICATIONS BY MODIFYING THE DEFINITION OF "BANQUET HALL" AND CREATING "EVENT VENUE"; AMENDING SCHEDULE B – ALLOWABLE USES TABLE B-2 "USES ALLOWED IN NON-RESIDENTIAL DISTRICTS" BY INCLUDING "EVENT VENUE"; PROVIDING FOR CONFLICTS, SEVERABILITY, AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City received a request to change the provisions of the Land Development Regulations pertaining to banquet halls and event venues to allow event venue uses in specific zoning districts. Currently, these uses are allowed only as accessory uses to hotels and country clubs; and

WHEREAS, the Planning and Zoning Board, at a duly noticed meeting and public hearing held on March 25, 2025, reviewed the request and recommended approval (5-1) 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 modifying the regulations pertaining to event revenues 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 III, entitled "Zoning Districts" be amended by creating a new section 5.58 entitled "Event Venue" of the Land Development Regulations, be amended as follows (underline is added; ~~strike through~~ is deleted):

Sec. 5.58 – Event Venue.

The following regulations shall apply to all Event Venue Uses:

- A. Hours of operation: Sunday through Saturday from 8:00AM to 11:00PM, except on New Year's Eve going into New Year's Day. Events starting on New Year's Eve may take place through 12:30AM on New Year's Day.

- B. Building size must be a minimum of 5,000 square feet within the building.
- C. Building Structure must be within a stand-alone building.
- D. Parcel size must be a minimum of 2.0 acres.
- E. Parking ratio shall be one (1) parking space for every 200 square feet of interior space.
- F. Direct access shall be provided from an arterial or collector roadway.
- G. Live Entertainment, Indoor shall be allowed as an Accessory Use to an Event Venue.
- H. Outdoor Live Entertainment shall be allowed as an Accessory Use to an Event Venue between the hours of 8:00AM and 8:00PM not to exceed 55 decibels at the nearest residential property line.
- I. The allowable hours for alcoholic beverage service shall be limited to those provided for in Section 5.3.1 of the Land Development Regulations.

SECTION 2. 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

BANQUET HALL: A personal services use ~~where the~~ accessory to a permitted primary service use, where the entire building or property (or any combination or portion of the structure / property) ~~is the temporarily rented at of any room or group of rooms, building or buildings, or portions thereof to any person to accommodate private events, functions or gatherings such as anniversaries, birthdays, graduation, weddings and similar celebrations but shall not include the use for religious worship more than five (5) days per calendar year. The sale of alcoholic beverages for on-premises consumption during the scheduled event and not open to the general public is allowed as an accessory and incidental use. This land use is allowed as a primary or principal use in some zoning districts and as an accessory use. This land use shall not be construed or interpreted to be a place of public assembly, event venue or a rental hall.~~

EVENT VENUE: A personal services use where the primary service is the temporary rental of any room or group of rooms, building or buildings, or portions thereof to any person to accommodate private events, functions or gatherings such as anniversaries, birthdays, graduation, weddings and similar celebrations but shall not include the use for religious worship more than five (5) days per calendar year. The sale of alcoholic beverages for on-premises consumption during the scheduled event and not open to the general public is allowed as an accessory and incidental use. This land use is allowed as an accessory use. This land use shall not be construed or interpreted to be a place of public assembly or a rental hall.

SECTION 3. That Schedule B, entitled “Allowable Uses” of the Land Development Regulations, be amended as follows (underline is added; ~~strike through~~ is deleted):

SCHEDULE B. – ALLOWABLE USES

B-2. Uses Allowed in Non-Residential Districts.

Land Use Category	CO	CN	CG	CC	CW	CE	IL	PO	PL	PR	CR	S-1	CF	UT	
Bandshell									SE	SE					
Banquet Hall											A		A		
Batting Cage and pitching machines, archery range but excluding gun range									P	A		P			

Essential Utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Event Venue			<u>P</u>												
Food Distribution Center													N		

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. 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 7. Effective Date. This Ordinance shall take effect immediately upon its adoption.

PASSED on first reading this _____ day of _____ 2025.

PASSED and ADOPTED on second reading this _____ day of _____, 2025.

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	_____	_____