

ORDINANCE NO. 260-03-102

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 5.18A, ENTITLED "FINANCIAL INSTITUTION" AND ADOPTING STANDARDS SPECIFIC TO A DRIVE-THROUGH USE; AMENDING SCHEDULE A – LAND USE CLASSIFICATIONS BY AMENDING THE DEFINITION OF "FINANCIAL INSTITUTION, DRIVE THROUGH" TO INCLUDED UNMANNED OR STAND ALONE AUTOMATED TELLER MACHINES; PROVIDING FOR CONFLICTS, SEVERABILITY, AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City received a request to amend the provisions of the Land Development Regulations to allow unmanned or stand-alone automatic teller machine uses in specific zoning districts of the City which could be accomplished by amending the definition of "Financial Institution, Drive Through" in Schedule A of the Land Development Regulations; and

WHEREAS, the Planning and Zoning Department, having reviewed the request, also recommends amending Article III, "Zoning Districts" of the Land Development Regulations by creating a new section 5.18A, which provides standards for financial institutions with unmanned or stand-alone drive through automatic teller machines; and

WHEREAS, the Planning and Zoning Board, at a duly noticed meeting and public hearing held on January 27, 2026, reviewed the request and recommended approval (5-0) of the amendments with city staff's recommendation; and

WHEREAS, the City Commission, having reviewed the proposed amendments, hereby finds that modifying the regulations as set forth herein 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 5.18A entitled "Financial Institution" of the Land Development Regulations, as follows (underline is added; ~~strike through~~ is deleted):

* * *

Sec. 5.18.A. Financial Institution

A. A "Financial Institution, Drive-Through," which proposes an unmanned or stand-alone automatic teller machine or machines as a principal use (i.e., not structurally attached to a financial institution) shall be prohibited on parcels located within the Transit Oriented Corridor (TOC).

B. A “Financial Institutions, Drive-Through,” which proposes an unmanned or stand-alone automatic teller machine or machines as a principal use (i.e., not structurally attached to a financial institution) shall comply with the following requirements:

1. Substantial compliance with Schedule J. Landscape, Installation, Irrigation and Maintenance Standards and Requirements, Section 2.5 Parking area interior landscaping of the Land Development Regulations.
2. Drive-through lanes shall be separated with a combination of curbs, landscape islands, and bollards to separate the use from other vehicular use areas.
3. Landscaping must include a combination of ground cover (sod, grass, etc.) and low growing shrubs to maintain clear visibility to the ATM for users and CPTED standards.

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

FINANCIAL INSTITUTION: A commercial use engaged in the primary and principal business of and providing facilities for financial and banking services to consumers or clients. Financial institutions include a state or federally chartered banks, savings and loan associations, saving banks, credit unions, lending companies, investment companies or industrial loan company and automatic teller machines. It does not include a check cashing/pay day loan store as defined herein or deferred presentment providers, money services businesses, and payday lending as defined in the Florida Statutes.

FINANCIAL INSTITUTION, DRIVE-THROUGH: A financial institution with one (1) or more drive-through lanes, including unmanned, or stand-alone automatic teller machine or machines. ~~but not including one (1) or more drive-through lanes with an unmanned or stand alone automatic telling machine or machines.~~

SECTION 3. 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 4. 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 5. 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 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	_____	_____