

ORDINANCE NO. 26O-06-120

AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT REGULATIONS BY AMENDING SCHEDULE B - ALLOWABLE USES, B-2. USES ALLOWED IN NONRESIDENTIAL DISTRICTS, BY ADDING THE "HOOKAH LOUNGE/BAR" USE AS A SPECIAL EXCEPTION WITHIN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT TO THE TABLE IDENTIFYING THE ZONING DISTRICTS WHERE PERMITTED; PROVIDING FOR CONFLICTS, SEVERABILITY, AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in 2023, the City of Lauderhill amended its Land Development Regulations (LDRs) to formally establish "hookah lounge" and "cigar bar" as defined uses and to identify the zoning districts in which these establishments may operate. As part of the 2023 LDR amendment, hookah lounges and cigar bars were permitted within the Community Commercial (CC), Commercial Warehouse (CW), and Commercial Entertainment (CE) zoning districts; and

WHEREAS, General Commercial (CG) zoning district was not included in the 2023 amendment and therefore does not currently permit these uses. However, expanding "Hookah Lounges" within this district can provide additional opportunities for businesses or offer enhanced amenities to existing restaurants or bars; and

WHEREAS, City staff finds that allowing Hookah Lounges/Bar as a special exception within the General Commercial (CG) zoning district will be in the best interest of the City; and

WHEREAS, the Planning and Zoning Board, at a duly noticed meeting and public hearing held on April 28, 2026, reviewed the request and recommended (4-2) approval of the amendment to City Commission; and

WHEREAS, the City Commission, having reviewed the proposed amendment, hereby finds that modifying the regulations pertaining to Hookah Lounges/Bar 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 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 Nonresidential Districts.

Land Use Category	CO	CN	CG	CC	CW	CE	IL	PO	PL	PR	CR	S-1	CF	UT	NOT ZONED
Accessory uses	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
...															
Holiday sales			SE/L	SE/L	SE/L	P			SE	SE					
Hookah Lounge/Bar			SE	SE	SE	SE									
Horticulture (i.e., garden store, nurseries and greenhouses)			A												
...															

SECTION 2. 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 3. 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 4. 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 5. 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	_____	_____