

ORDINANCE NO. 26O-06-121

AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT REGULATIONS ARTICLE IV, ENTITLED "DEVELOPMENT REVIEW REQUIREMENTS," BY CREATING SECTION 11.1 ENTITLED "TEMPORARY USE," ESTABLISHING THE PURPOSE, APPLICABILITY, PROCEDURE, REVIEW STANDARDS, EFFECT OF APPROVAL AND EXPIRATION FOR THE PROPOSED USE; PROVIDING FOR CONFLICTS, SEVERABILITY, AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, temporary uses refer to short-term activities or structures that do not permanently alter a property and are intended to operate for a fixed, limited period. They allow for flexible, community-oriented, or seasonal operations while ensuring public safety and neighborhood character are protected; and

WHEREAS, temporary use provisions would allow staff to address requests for the uses of buildings or lands which are temporary in nature and therefore do not align with the provision for yearly Certificates of Use; and

WHEREAS, the temporary uses contemplated will be compatible with surrounding uses, and can contribute to the City's economic development goals by supporting residential and business development; and

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

WHEREAS, the Planning and Zoning Board, at a duly noticed meeting and public hearing held on May 26, 2026, reviewed the request and recommended approval (4-1) of the amendments; 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 IV, entitled "Development Review Requirements" is hereby amended by creating a new section Zoning Districts," section 11.1, entitled "Temporary Use" of the Land Development Regulations, as follows (underline is added; ~~strike through is deleted~~):

Article IV - DEVELOPMENT REVIEW REQUIREMENTS

Sec.11.1. – Temporary Use.

A. Purpose. The purpose of this section is to provide a uniform mechanism for reviewing temporary use of buildings or lands in the city that do not comply with the standards in this Chapter.

B. Applicability. There are two types of Temporary Use Permit authorized by this Code: Major Temporary Use Permits and Minor Temporary Use Permits.

1. An example of a Major Temporary Use is a real estate sales office for the sale of lots and/or new houses located in a subdivision or building project, such office not to be used for the sale or rental of other property or for any other purpose.
2. An example of a Minor Temporary Use is a portable on-demand storage unit (POD).

Minor temporary uses are distinct from major temporary uses as they are an accessory to an existing and lawfully existing principal use.

C. Minor Temporary Use Procedure.

1. Step 1: Pre-Application Meeting – Required.
2. Step 2: Neighborhood Meeting – Optional.
3. Step 3: Application Submittal and Acceptance – Applicable.
4. Step 4: Staff Review and Action– Applicable. City Staff shall review and provide comment(s).
5. Step 5: Public Hearing Scheduling and Notice– Not Applicable.
6. Step 6: Advisory Body Review and Recommendation – Not Applicable.
7. Step 7: Decision-Making Body Review and Decision– Not Applicable.

D. Major Temporary Use Procedure.

1. Step 1: Pre-Application Meeting – Required.
2. Step 2: Neighborhood Meeting – Optional.
3. Step 3: Application Submittal and Acceptance – Applicable.
4. Step 4: Staff Review and Action– Applicable. City Staff shall review and provide comment(s).
5. Step 5: Public Hearing Scheduling and Notice – Applicable.
6. Step 6: Advisory Body Review and Recommendation – Not Applicable.
7. Step 7: Decision-Making Body Review and Decision– The final decision is rendered by the City Commission, following a public hearing.

E. Temporary Use Permit Review Standards. A Temporary Use Permit shall be approved only on a finding that the temporary use as proposed:

1. Is on its face temporary in nature;
2. Is in harmony with the spirit and intent of this Code;
3. Is not detrimental to property or improvements in the surrounding area, or to the public health, safety, or general welfare;
4. Does not have substantial adverse effects or noise impacts on any adjoining permanent uses or nearby residential neighborhoods;
5. Is compatible with any principal uses on the site;
6. Is located on a site containing sufficient land area to allow the temporary use and associated structures, and accommodate any associated parking and traffic movement, without disturbing environmentally sensitive lands; and
7. Complies with all applicable use-specific standards.

F. Effect of Approval. A development order for a Temporary Use Permit authorizes the submittal of an application for a Zoning Compliance Permit or a Zoning Use Certificate and any other development permit that may be required before the construction or use of the development approved by the development order for the Temporary Use Permit.

G. Expiration. A Temporary Use Permit shall be effective beginning on the date specified in the development order for the Temporary Use Permit and shall remain effective for the period indicated on the permit. In no case shall a Temporary Use Permit be valid for more than one year after its approval. This expiration period may not be extended.

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	_____	_____