



# City of Lauderhill

City Hall  
5581 W. Oakland Park  
Blvd.  
Lauderhill, FL, 33313  
www.lauderhill-fl.gov

## File Details

**File Number: 20R-3604**

**File ID:** 20R-3604

**Type:** Ordinance

**Status:** First Reading

**Version:** 1

**Reference:**

**In Control:** City Commission Meeting

**File Created:** 01/29/2020

**File Name:** Rezoning Three Amigos f/k/a Target

**Final Action:**

**Title:** ORDINANCE NO. 200-07-120: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, GRANTING A DEVELOPMENT ORDER TO THREE AMIGOS LAUDERHILL, LLC, SUBJECT TO CONDITIONS, TO AMEND THE ZONING DISTRICT MAP IDENTIFIED IN LAND DEVELOPMENT REGULATIONS (LDR) ARTICLE III., ZONING DISTRICTS, PART 2.0., DISTRICT REGULATIONS, SUBSECTION 2.2.1., ADOPTION OF ZONING DISTRICT MAP; CHANGING FROM GENERAL COMMERCIAL (CG) TO RESIDENTIAL MULTIFAMILY (RM-40) THE ZONING DISTRICT OF A ±13.73 ACRE PARCEL WITH THE LEGAL DESCRIPTION AS PROVIDED HEREIN; MORE COMMONLY KNOWN AS 7730 W. COMMERCIAL BOULEVARD, LAUDERHILL, FLORIDA; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY INTERIM CITY MANAGER, DESORAE GILES-SMITH).

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** ORD-200-07-120-Target-3 Amigos Rezoning.pdf, DRR Rezone- Update 7-9-2020 Updated FINAL CLEAN.pdf, Exhibit 1-Target Rezoning.pdf, Exhibit 2 Target Rezoning.pdf, Attachment A-Rezoning Application Form.pdf, Attachment B-Rezoning Criteria.pdf, Attachment C1- rezone- A100 Master Plan\_OPT1.pdf, Attachment C2 - rezone-A100 Master Plan\_OPT2.pdf, Attachment C3 - A100 Master Plan\_OPT3

**Enactment Number:**

**Contact:**

**Hearing Date:**

\* **Drafter:** apetti@laudershill-fl.gov

**Effective Date:**

**Related Files:**

## History of Legislative File

| Ver-<br>sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return<br>Date: | Result: |
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**Text of Legislative File 20R-3604**

**ORDINANCE NO. 200-07-120: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, GRANTING A DEVELOPMENT ORDER TO THREE AMIGOS LAUDERHILL, LLC, SUBJECT TO CONDITIONS, TO AMEND THE ZONING DISTRICT MAP IDENTIFIED IN LAND DEVELOPMENT REGULATIONS (LDR) ARTICLE III., ZONING DISTRICTS, PART 2.0., DISTRICT REGULATIONS, SUBSECTION 2.2.1., ADOPTION OF ZONING DISTRICT MAP; CHANGING FROM GENERAL COMMERCIAL (CG) TO RESIDENTIAL MULTIFAMILY (RM-40) THE ZONING DISTRICT OF A ±13.73 ACRE PARCEL WITH THE LEGAL DESCRIPTION AS PROVIDED HEREIN; MORE COMMONLY KNOWN AS 7730 W. COMMERCIAL BOULEVARD, LAUDERHILL, FLORIDA; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY INTERIM CITY MANAGER, DESORAE GILES-SMITH).**

**Request action:** Staff recommends that the proposed Ordinance not be adopted by the City Commission because the application inconsistent with LDR Article IV, Part 2.0. , Section 2.4 on the character of the district and its peculiar suitability for particular uses. The applicant shall be subject to any pre-existing dedications, restrictions, covenants, and easements that run with the land.

**Need:** The application proposes to amend the Zoning Designation from Commercial (CG) to Residential Multifamily (RM-40) to allow the development of a multifamily project consisting of 529 dwelling units on the Property.

**Summary Explanation/ Background:**

The application proposes to amend the Zoning Designation from Commercial (CG) to Residential Multifamily (RM-40) to allow the development of a multifamily project consisting of 529 dwelling units on the Property. Staff recommends the DRR and all other substantial competent evidence presented at the hearing be entered into the record. Staff recommends that the proposed Ordinance be adopted because the application is consistent with the LDR Article IV, Part 2.0, Section 2.4 on the character of the district and its peculiar suitability for particular uses. The Applicant shall be subject to any pre-existing dedications, restrictions, covenants and easements that run with the land.

**Attachments:**

1. Development Review Report
2. Attachment A- Application Form
3. Attachment B- Application Criteria
4. Attachment C1- Site Plan Option 1
5. Attachment C2- Site Plan Option 2
6. Attachment C3- Site Plan Option 3

**Cost Summary/ Fiscal Impact:** The Division finds the implementation of this Ordinance will not require a budget allocation or expenditure of City funds and concludes it does not have any direct fiscal impact on the City’s budget.

**Estimated Time for Presentation:** 5-20 minutes

**Master Plan:** Explain how this Agenda item advances one or more objectives

**Goal 1: Clean, Green Sustainable Environment**

- Increase mass transit ridership
- Reduce City energy consumption
- Reduce water consumption

**Goal 2: Safe and Secure City of Lauderhill**

- Crime in lower 50% in Broward
- Residents feel safe in neighborhood
- Reduce emergency fatalities

**Goal 3: Open Spaces and Active Lifestyle for all ages**

- Increase participation in youth sports
- Add new park land and amenities
- Increase attendance at cultural programs and classes

**Goal 4: Growing Local Economy, Employment and Quality of Commercial Areas**

- Increase commercial tax base
- Increase employment in Lauderhill businesses
- Decrease noxious and blighted uses in commercial areas

**Goal 5: Quality Housing at all Price Ranges and Attractive Communities**

- Neighborhood signs and active HOAs
- Housing & streets improved, litter reduced
- Increase proportion of single family homes and owner occupied housing

**Goal 6: Efficient and Effective City Government, Customer Focused & Values Diversity**

- Improves City efficiency
- Increase use of Information Technology
- Increases residents perception of Lauderhill as an excellent place to live