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### **Three Amigos Lauderhill, LLC Rezoning Criteria**

Three Amigos Lauderhill, LLC (“Applicant”) is the owner of the 14.16 gross acre parcel located at 7730 W. Commercial Blvd. in the City of Lauderhill (“Property”). The Applicant is proposing to construct a new multi-family development consisting of 529 dwelling units (“Project”) on the Property. The Property currently has a CG (General Commercial) zoning designation. A land use plan amendment application has been submitted in connection with the Project to change the land use to residential. The Project is intended to replace an existing vacant commercial retail box store located on the Property. In order to develop the Project, the Applicant is requesting to change the zoning designation on the Property to RM-40. Section 2.4 of the City Code requires the Applicant to demonstrate compliance with the following criteria for the rezoning request:

#### **1. The character of the district and its peculiar suitability for particular uses.**

The character of the district is suitable for the particular use. In fact, the Project is consistent with the purpose of the RM-40 zoning district. Specifically, Section 3.1.15A of the City Code states that the purposes of “the residential multi-family at forty (40) dwelling units per gross acre (RM-40) zoning district is to:

1. Allow vacant commercial and light industrial lands and underutilized or obsolete commercial and light industrial uses to be developed or redeveloped with residential multi-family uses;

*The existing use on the Property is a large, vacant retail box store. The redevelopment of the Property for a multi-family residential project is directly in line with the purpose of the RM-40 zoning district to redevelop underutilized commercial properties for multi-family residential uses.*

2. Provide for market rate housing;

*The rezoning of the Property to RM-40 will allow the site to be redeveloped with a multi-family housing project that will consist of over 500 market rate housing units. This directly corresponds with the purpose of the RM-40 zoning district to provide market rate housing units.*

3. Allow limited commercial uses as accessory to the residential uses;

*There are no commercial uses included with the proposed residential project. However, the existing commercial uses surrounding the Property will continue to flourish given the number of new residents that will move into the area once the Project is complete.*

4. Encourage the most appropriate use and re-use of land and water by providing a zoning district with flexible development standards; and

*Given the fact that the Project will utilize a space currently occupied by a vacant commercial building, the proposed use is an appropriate use for the Property. The flexible development standards provided in the RM-40 zoning district will allow the Property to be redeveloped in a manor that is beneficial to the community. The Property is located at the intersection of two major commercial corridors, N. University Dr. and W. Commercial Blvd. Redeveloping the site from the existing vacant retail box store to a multi-family residential project will create a mixed-use space in the area, allowing residents to easily walk to existing nearby retail and restaurant uses.*

5. Implement the recommendations of the Strategic Redevelopment Plan for SR-7 and the Citizen's Master Plan (Charette) for SR-7 which call for the development and redevelopment of some areas zoned commercial and light industrial district with residential uses.

*As the Property is not on SR-7, this criterion does not apply.*

## **2. Conversion of the value of buildings and encouraging the most appropriate use of land and water throughout the City.**

*The Property is located at the intersection of two major commercial corridors, N. University Dr. and W. Commercial Blvd. Redeveloping the site from the existing vacant retail box store to a multi-family residential project will create a mixed-use space in the area, allowing residents to easily walk to existing nearby retail and restaurant uses. With the addition of over 500 dwelling units to the area, the multi-family residential project will support the existing nearby commercial uses. This relationship between the two uses will support the economic base of the City of Lauderhill by adding residential dwelling units while still maintaining, and increasing support for the existing commercial uses along the corridors.*

- 3. The applicable portions of the adopted City comprehensive plan and programs such as land use, trafficways, recreation, schools, neighborhoods, drainage and housing, and so forth.**

*A land use plan amendment is being submitted concurrent with the rezoning request. The land use plan amendment application demonstrates compliance with all the portions of the Comprehensive Plan provided above.*

- 4. The needs of the City for land areas for specific purposes to serve population and economic activities.**

*In April of 2019, the City of Lauderdale commissioned an Urban Land Institute (ULI) panel to examine and produce a report with recommendations regarding the redevelopment of three sites in the City. The Applicant's Property is included in this report as "the Target Site."*

*The report specifically identifies the Target Site as "one of the city's few opportunities for higher end residential development and presents an excellent opportunity to catalyze further development in the area with an opportunity to link to transit"(ULI Technical Assistance Panel Report, page 4). The report recommends that the City should encourage a mix of residential and commercial uses at this intersection. This can be accomplished by maintaining the existing commercial fronting the public rights-of-ways and adding residential uses behind the commercial.*

*The proposed Project is directly in line with the recommendations from the ULI Panel Report and what is needed to best serve the surrounding population and boost the City's economy. It will add the residential uses to the area that will create a synergy with the existing commercial uses fronting the public rights-of-ways.*

- 5. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.**

*The character of the Property and the surrounding parcels abutting the roadways (N. University Dr. & W. Commercial Blvd.) is made up of commercial and retail uses. The nature of the of the commercial uses has changed in the area in recent years as the large retail box stores have closed down, leaving abandoned retail stores. This is in part due to the fact that the surrounding residential uses cannot support these types of stores. Many of the nearby commercial uses have closed or would improve by the introduction of a new residential use on the Property.*

*Rezoning the Property to RM-40 to allow the redevelopment of an underutilized commercial site to construct a multi-family housing project with over 500 dwelling units will help increase the economic base and support for the existing commercial uses along the corridors and create a mixed-use character for the area.*

**6. The facts and opinions presented to the Planning and Zoning Board through hearings.**

*The responses provided in this document will be presented to the Planning & Zoning Board at the scheduled public hearing.*