

ORDINANCE NO. 200-07-119

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, GRANTING A LAND USE PLAN AMENDMENT (LUPA) TO THREE AMIGOS LAUDERHILL, LLC AMENDING THE FUTURE LAND USE MAP IDENTIFIED IN THE CITY OF LAUDERHILL COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT, GOALS, OBJECTIVES, AND POLICIES, OBJECTIVE 1.2 FUTURE LAND USE MAP AMENDMENT; CHANGING FROM COMMERCIAL TO IRREGULAR (35.3 DU/ACRE) RESIDENTIAL THE FUTURE LAND USE 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 CITY MANAGER, DESORAE GILES-SMITH)

WHEREAS, the City Commission has adopted a Comprehensive Plan as is required by the Local Government Comprehensive Planning and Land Development Regulation Act (Act), which Comprehensive Plan was subsequently determined to be in-compliance with said Act; and

WHEREAS, Section 163.3202, Florida Statutes, requires each municipality to adopt or amend and enforce land development regulations that are consistent with and implement their adopted comprehensive plan; and

WHEREAS, on June 11th, 1990, the City Commission implement its adopted Comprehensive Plan as is required by Section 163.3202, Florida Statutes, by adopting the City of Lauderhill Land Development Regulations; and

WHEREAS, on June 24th, 2019, the Applicant's Legal Representative, Hope Calhoun, , LLC filed a Land Use Plan Amendment on behalf of the Applicant, Three Amigos Lauderhill, LLC to change ± 13.73 acres of land generally located on the northwest corner of West Commercial Boulevard and North University Drive from a Commercial Future Land Use Designation to High (50) Residential Future Land Use Designation; and

WHEREAS, at their duly noticed meeting and public hearing of January 28, 2020 the City's Planning and Zoning Board, sitting as the Local Planning Agency (LPA) entered the Development Review Report on the proposed

Ordinance into the record, adopted the findings and conclusions denying the Ordinance's adoption, and recommended the City Commission deny the Ordinance; and

WHEREAS, The Applicant has since worked with City Staff and provided three (3) conceptual development plans to address both Staff and the Community's concerns; and

WHEREAS, Staff recommends that the City Commission Adopt an Ordinance of the Commission of the City of Lauderhill, Florida granting to Three Amigos Lauderhill, LLC, a Land Use Plan Amendment (Lupa) amending The Future Land Use Map; and

WHEREAS, at their duly noticed meeting and public hearing of July 13, 2020 the City Commission on first reading entered the Development Review Report on the proposed Ordinance into the record, and adopted findings and conclusions; and

WHEREAS, at their duly noticed meeting and public hearing of August 31, 2020 the City Commission on second reading adopted the Ordinance granting a Future Land Use Plan Amendment on the Future Land Use Map; and

WHEREAS, the initial proposed ordinance requested a change from a Commercial Future Land Use Designation to a High (50 du/acre) Residential Future Land Use Designation; and

WHEREAS, after review and discussion, on June 1, 2021, the Broward County Commission voted 7-2 to approve the proposed Land Use Plan Amendment from a Commercial Future Land Use Designation to an Irregular (35.3 du/acre) Residential Future Land Use designation;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA:

SECTION 1. Property Description. The property subject to this Land Use Plan Amendment is a ± 13.73 acre parcel legally described as Universal Plaza 100-9 B PT OF PAR A DESC AS COMM NE COR OF SAID PAR A;W 40,S 203.50 TO POB CONT S 154.25,W 162.63, S 499.49,W 617.37 TO SW COR PAR A;N 1120.40 TO NW COR SAID PAR A,E 36.45,S 221.67,E 189,N 218.04,E 20,S 40.41,E 119.50,S 128.22,E 164.93,S 98.89,W 15.30, S 203.50,E 265.30 TO POB AKA: Target Tract;

More Commonly Known AS 7730 W Commercial Blvd, Lauderhill, Broward County, Florida, and more fully described in Exhibit 1, a copy of which is attached hereto and incorporated herein.

SECTION 2. Land Use Plan Amendment. That the Future Land Use designation for the real property located on a ±13.73 acre parcel with the Legal Description provided in Section 1 is hereby changed from a Commercial Future Land Use Designation to ~~High (50)~~ Irregular (35.3 du/acre) Residential Future Land Use Designation, as indicated on Exhibit 2, a copy of which is attached hereto and incorporated herein. The Planning and Zoning staff is hereby directed to amend the official Future Land Use Map identified in the City of Lauderhill's Comprehensive Plan's Future Land Use Element, Objective 1.2 2020 Future Land Use Map to include the Land Use Plan Amendment (LUPA).

SECTION 3. Findings and Conclusions. The Development Review Report prepared by the Planning and Zoning staff is attached hereto, is incorporated herein, and are hereby adopted as the findings of fact and conclusions of law to support the Ordinance granting the Land Use Plan Amendment (LUPA) amending the City of Lauderhill's Comprehensive Plan's Future Land Use Map.

SECTION 4. Conflict. All ordinances or parts of ordinances, all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed as to the extent of such conflict.

SECTION 5. Effective Date. This Ordinance shall take effect immediately upon its passage and adoption.

DATED this _____ day of _____, 2021.

PASSED on first reading this _____ day of _____, 2020.

PASSED on second reading this _____ day of _____, 2021.

PASSED AND ADOPTED on third reading this _____ day of _____, 2021.

PRESIDING OFFICER

ATTEST:

CITY CLERK

FIRST READING

SECOND READING

THIRD READING

MOTION _____
SECOND _____

MOTION _____
SECOND _____

M. BATES _____
H. BERGER _____
R. CAMPBELL _____
D. GRANT _____
K. THURSTON _____

M. DUNN _____
D. GRANT _____
L. MARTIN _____
S. MARTIN _____
K. THURSTON _____