

**ORDINANCE NO. 25O-05-115**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, GRANTING TO AMBASSADOR INVESTMENT & REALTY LLC, A VARIANCE TO ALLOW A SPECIAL RESIDENTIAL FACILITY (CATEGORY 2) IN THE MULTI-FAMILY RESIDENTIAL (RM-18) ZONING DISTRICT RELIEF FROM THE CITY'S LAND DEVELOPMENT REGULATIONS ARTICLE III, SECTION 5.36. SPECIAL RESIDENTIAL FACILITIES, REQUIRING A MINIMUM 1,200 FEET DISTANCE FROM ANOTHER SPECIAL RESIDENTIAL FACILITY, ANY FAMILY DAY CARE HOME, OR ANY LARGE FAMILY DAY CARE HOME, SAID PROPERTY IS LOCATED ON AN APPROXIMATELY 0.17 ACRE SITE LOCATED AT 5940 NW 19 CT., LAUDERHILL, FL; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the property owner, Ambassador Investment & Realty LLC, is requesting approval of a variance to allow a Special Residential Facility (Category 2), within the Multi-Family Residential (RM-18) zoning district on property located on approximately .17 acres located at 5940 NW 19 Ct., Lauderhill, FL, with a legal description attached as **Exhibit "A"**; and

WHEREAS, "Morning Breeze Assisted Living Facility" was operating a Special Residential Facility (Category 2) at the subject property from 2013 until January 5, 2022, when their license was revoked by the Agency for Health Care Administration (AHCA); and

WHEREAS, in 2022 and 2023, Ambassador Investment & Realty, LLC, submitted two Zoning Confirmation Requests (22-ZCR-050 & 23-ZCR-009) to verify that an "Assisted Living Facility" is a permitted use at the subject property, and the City responded that the subject property did not comply with the minimum separation requirement from another Special Residential Facility (Category 2), but the proposed use was permitted as an allowable use since the location had been vested with the use, provided that the applicant obtained a Certificate of Use within 45 days of the letter; and

WHEREAS, on June 17, 2024, a Zoning Verification Request (24-ZVR-232) was submitted to the Planning & Zoning Division by Ambassador Investment & Realty, LLC, which was denied due to the discontinuation of the use as a special residential facility and the fact that another Special Residential Facility, Category 2 was operating within 1,200 feet from the subject property; and

WHEREAS, the City's Land Development Code ("LDR"), Article III, Section 5.36. Special residential facilities, states that "[a] Special Residential Facility, Category 2 shall be located at least five hundred (500) feet from any single-family residential property line and at least one thousand two hundred (1,200) feet from any other special residential facility, any family day care home, or any large family day care home"; and

WHEREAS, the City's LDR's in Article IV, Section 3.1.3, sets forth the requirements for variances, and staff having analyzed the criteria as it relates to the applicant's request finds that granting the variance would not be consistent with the requirements, and recommends **denial** of the variance request.

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

SECTION 1. That the City Commission has considered all testimony and evidence presented at the City Commission meeting, including the staff report, and having reviewed the same, has determined that the criteria set forth in Article IV, Section 3.1.3, of the LDR's **have/have not** been satisfied.

SECTION 2. That the request from the property owner, Ambassador Investment & Realty LLC, requesting approval of a variance to allow a Special Residential Facility, Category 2, to continue operations on the subject property at 5940 NW 19 CT, Lauderhill, FL, is hereby **approved/denied**.

SECTION 3. That this Ordinance shall be recorded in the public records of Broward County.

SECTION 4. This Ordinance shall take effect immediately upon its adoption.

PASSED on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

PASSED AND ADOPTED on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
DENISE D. GRANT, MAYOR  
PRESIDING OFFICER

ATTEST:

\_\_\_\_\_  
ANDREA M. ANDERSON, MMC  
CITY CLERK

FIRST READING

SECOND READING

MOTION	_____	_____
SECOND	_____	_____
R. CAMPBELL	_____	_____
M. DUNN	_____	_____
D. GRANT	_____	_____
J. HODGSON	_____	_____
S. MARTIN	_____	_____

Approved as to Form

\_\_\_\_\_  
Hans Ottinot  
Interim City Attorney