

# City of Lauderhill City Commission Meeting June 9, 2025

## Renaissance Plaza Rezoning Application



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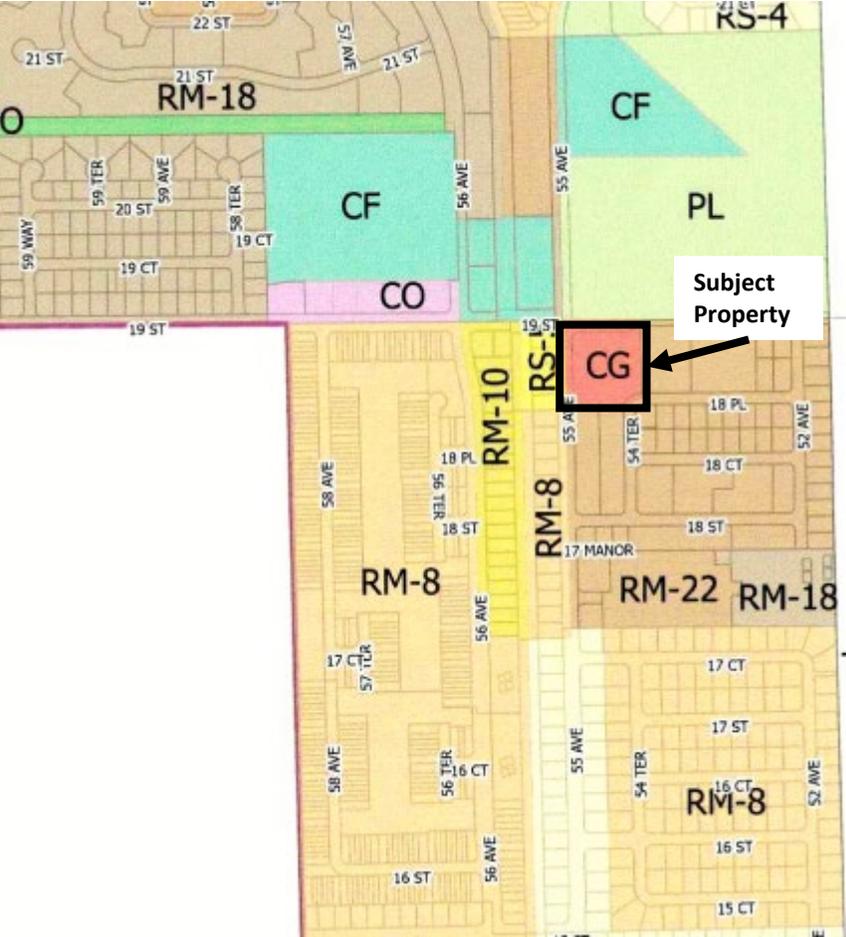


# Project Details

- Property Address 5440-5456 NW 19<sup>th</sup> Street (SE corner of NW 55<sup>th</sup> Avenue and NW 19<sup>th</sup> Street)
- Rezoning application request to change from Commercial General (CG) to Residential Single Family (RS-5)
- There is a concurrent application requesting flexibility units to allow nine (9) single family units.



# City Zoning Districts for Surrounding Area



## Proposed Zoning Change

Property	Existing Zoning	Existing Use	Proposed Zoning	Proposed Use
Folio number 4941-35-30-0050	CG	Vacant Lot	RS-5	Market Rate Single Family Homes

# Compatibility with Surrounding Land Uses



Direction	Zoning	Existing Use
North	PL, CF	Recreation John E. Mullin Park,
South	RM-22	Multi-Family. Windermere Condominium
East	RM-22	Multi-Family. Riviera Hills Apartments
West	RS-5	Single Family Homes

- The Community facilities support the new neighborhood.
- The surrounding residential uses are compatible with the proposed residential zoning of single-family homes.
- Market rate single-family homes will benefit the neighborhood and provide much needed housing options consistent with the City's Comprehensive Plan.

# Safe Neighborhood Improvement District

- Windermere - the community just south of the Renaissance Plaza Project is a Safe Neighborhood Improvement District.
- CRA intends to include the proposed Renaissance Plaza Project in the Windermere Safe Neighborhood Improvement District.



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# Compatibility with the City of Lauderhill's Comprehensive Plan

## ➤ Land Use

### Goal 1:

*The City Commission Shall provide for a distribution of land use by type, density, and intensity to meet the needs of the current and seasonal population in a manner that; promotes a compatible development, redevelopment and urban infill; promotes a land use pattern that supports a multimodal transportation system, with an emphasis on pedestrian ways and walkability.*

## ➤ Sub-policy 1.1.2.3 Commercial to Residential Flexibility:

*Residential uses, up to 10 acres are permitted via the City of Lauderhill City Commission allocation of "flexibility units" and/or "redevelopment units" provided that residential uses do not exceed 10% of the land designated "commerce" within the City on the Broward Land Use Plan. The allocation shall be in accordance with the Broward Land Use Plan, the rules established within the "Administration Rules Document Broward County Land Use Plan."*

## ➤ Housing Element

### Goal 1:

*The City shall ensure provisions for the availability of a variety of quality housing choices for residents that are safe, decent, sanitary or the existing and expected to reside population. Due to the large concentration of affordable rental units, the City shall encourage homeownership programs and facilitate the creation of attractive, single-family home developments which meet the demand for future workforce and executive housing.*

# Compatibility with the City of Lauderhill's Comprehensive Plan

➤ Objective 1: Adequate Housing Sites:

*The City Shall provide for the locations of approximately 1,000 additional new housing units by the year 2040 to meet present and future housing needs.*

➤ Policy 1-3:

*The City shall compare and regulate re-zoning and land use amendments to the housing mixes established in this plan.*



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# Existing Site

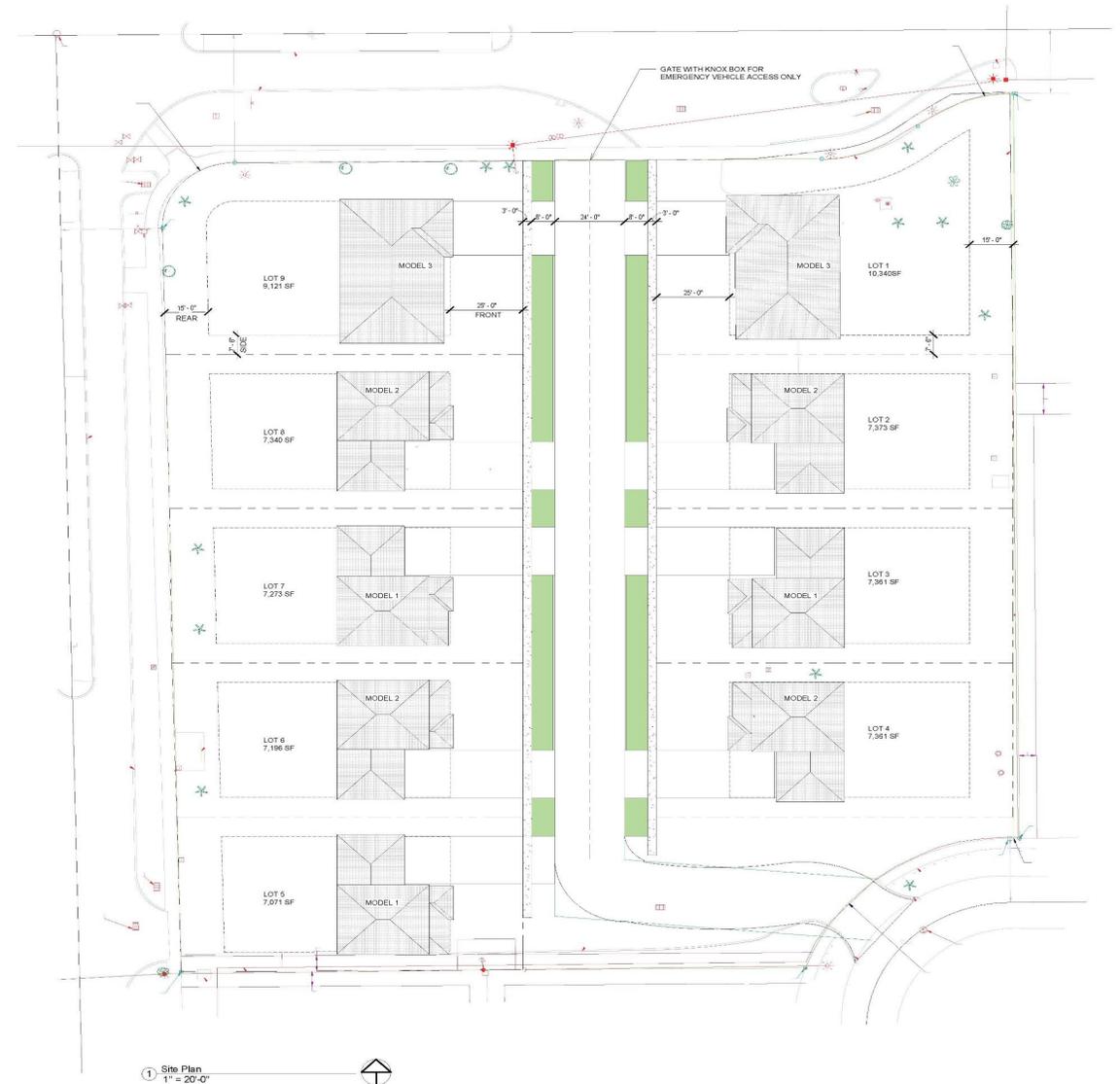


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# Proposed Development

- **Nine (9) Single Family Homes**
- **Three (3) different models**
- **Three (3) bedrooms with 2.5 baths and 2 baths**
- **Lot sizes range from 7,196 SF to 10,340 SF**



# Proposed Design-1



③ South  
1/4" = 1'-0"



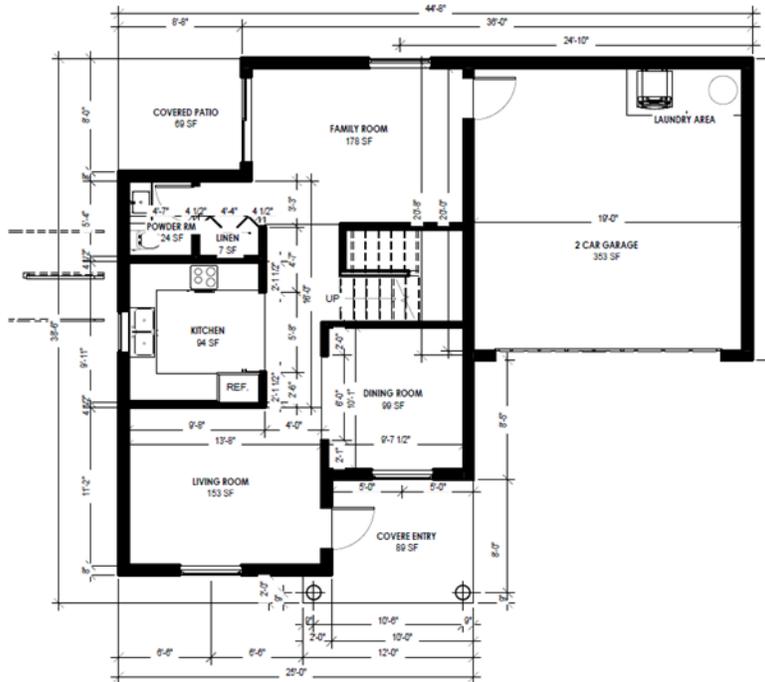
④ West  
1/4" = 1'-0"



① East  
1/4" = 1'-0"

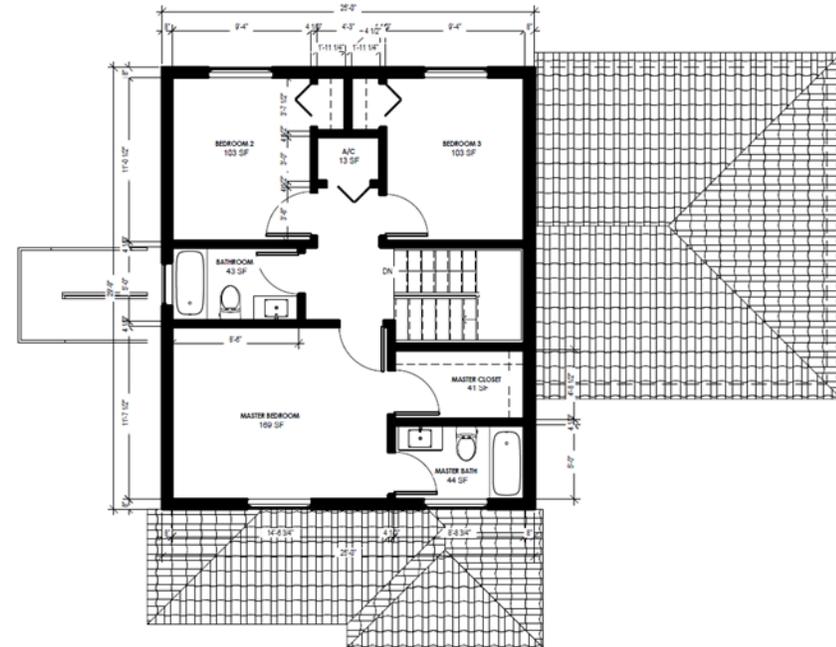
# Proposed Design-1 1,944 SF

## First Floor



① FIRST FLOOR  
1/8" = 1'-0" 1,194 SF

## Second Floor



② SECOND FLOOR  
1/8" = 1'-0" 750 SF

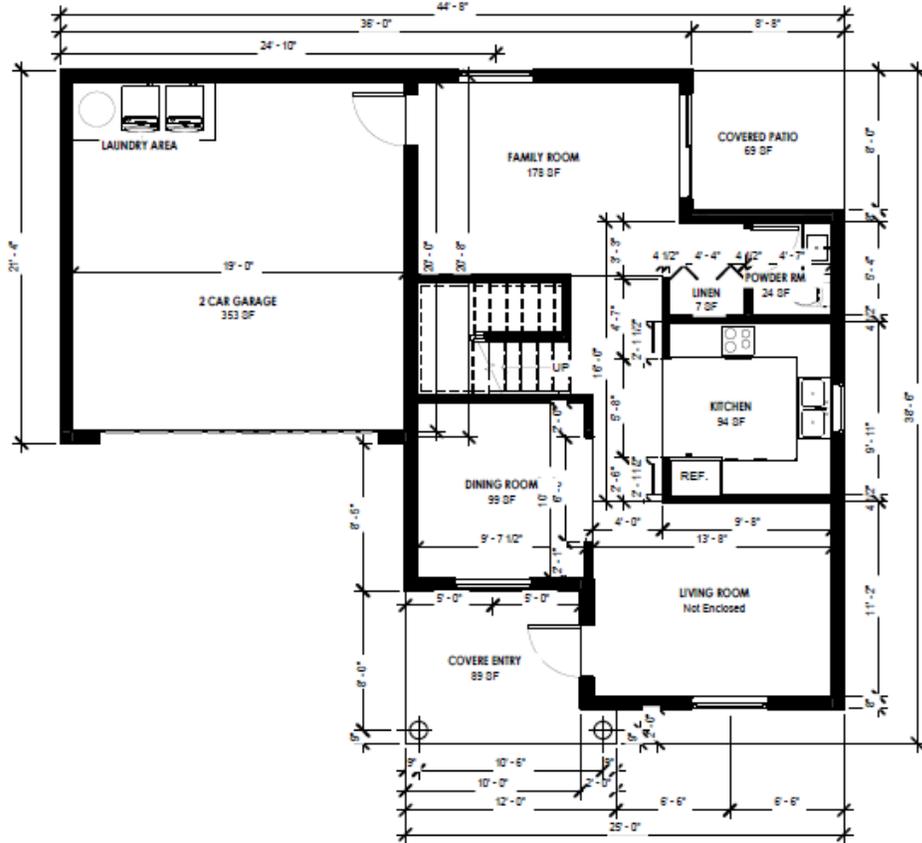
# Proposed Design-2



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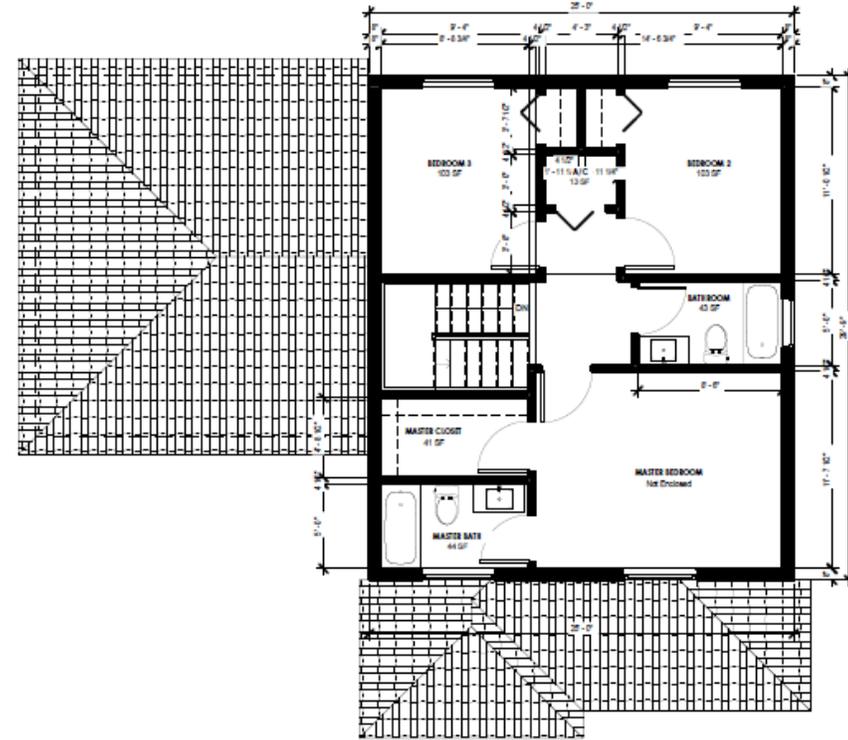


# Proposed Design-2 1,944 SF



1 FIRST FLOOR  
1/8" = 1'-0"

1,194 SF



2 SECOND FLOOR  
1/8" = 1'-0"

750 SF

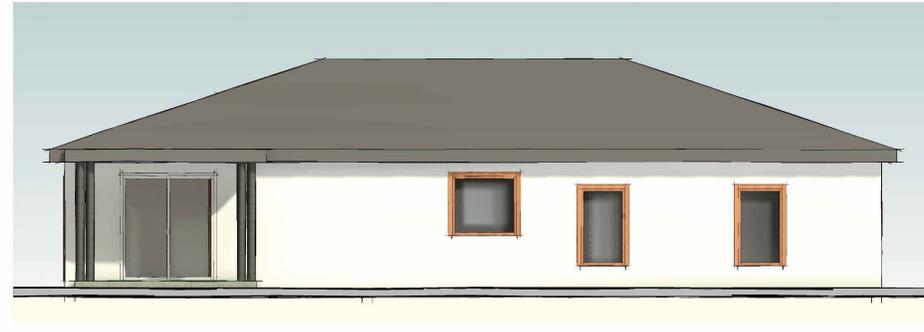
# Proposed Design- 3



2) South  
1/4" = 1'-0"

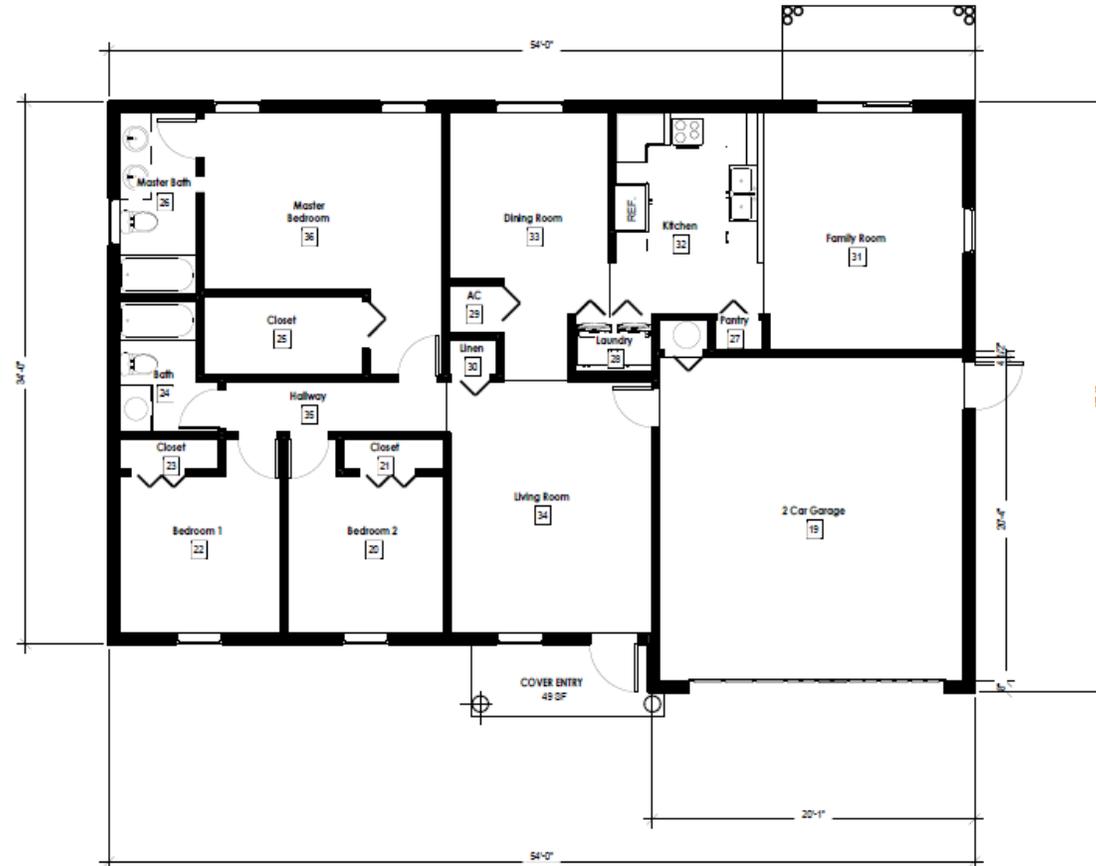


1) West  
1/4" = 1'-0"



3) North  
1/4" = 1'-0"

# Proposed Design- 3 1,896 SF



① FIRST FLOOR  
1/8" = 1'-0"



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# Thank You

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