

**ORDINANCE NO. 140-02-106**

**AN ORDINANCE OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA AMENDING THE ZONING DISTRICT MAP IDENTIFIED IN LAND DEVELOPMENT REGULATIONS, ARTICLE III., ZONING DISTRICTS, PART 2.0., DISTRICT REGULATIONS, SUBSECTION 2.2.1., ADOPTION OF ZONING DISTRICT MAP; CHANGING FROM LIGHT INDUSTRIAL (IL) TO RESIDENTIAL MULTI-FAMILY AT FORTY DWELLING UNITS PER GROSS ACRE (RM-40) THE ZONING DISTRICT OF A 9.98 + ACRE VACANT SITE LEGALLY DESCRIBED AS AT&T NO. 1, TRACT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, CHARLES FARANDA)**

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 11<sup>th</sup>, 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, the Future Land Use Map Series shows that the property subject to the zoning district map amendment is designated Transit Oriented Corridor; and

WHEREAS, the City Commission enacted on June 9<sup>th</sup>, 2008 Ordinance No. 080-05-120, which Ordinance adopted the Zoning District Map; and

WHEREAS, the Zoning District Map shows that the property subject to this zoning district map amendment is zoned Light Industrial (IL) district,

which district is consistent with its Transit Oriented Corridor future land use designation; and

WHEREAS, on May 14<sup>th</sup>, 2012, the City Commission adopted Ordinance 120-04-112, which ordinance created Land Development Regulations Schedule S., SmartCode and which established a State Road 7 Overlay Transect Zone Map and the State Road 7 Connections Plan Map; and

WHEREAS, the State Road 7 Overlay Transect Zone Map and the State Road 7 Connections Plan Map show the subject property is located within the Transect 4 (T4) zone; and

WHEREAS, a Zoning District Map amendment application has been filed with the Planning and Zoning Division by the Applicant, Lawrence Kramer, Architect, on behalf of the contract purchaser, AHS Development Group, LLC, which application proposes to change the zoning district of the property from Light Industrial (IL) to Residential Multi-family at forty dwelling units per gross acre (RM-40) district in order to construct 264 garden apartments, which translates to a gross density of 26.26 dwelling units per acre; and

WHEREAS, the Land Development Regulations do not provide for a RM-40 zoning district and a Land Development Regulation amendment application has been filed with the Planning and Zoning Division by the Applicant, Lawrence Kramer, Architect, on behalf of the contract purchaser, AHS Development Group, LLC, to create such a zoning district; and

WHEREAS, the proposed RM-40 zoning district would allow multi-family dwellings as a permitted use with a gross density of up to 40 dwelling units per acre; and

WHEREAS, at their duly noticed meeting and public hearing of February 4<sup>th</sup>, 2014 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 supporting the Ordinance's adoption, and recommended the City Commission adopt the Ordinance and incorporate it into the Land Development Regulations; and

WHEREAS, at their duly noticed meeting and public hearing of February 10<sup>th</sup>, 2014 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 February 24<sup>th</sup>, 2014 the City Commission on second reading adopted the Ordinance incorporating revisions to the Land Development Regulations.

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

**SECTION 1. Property Description.** The property subject to this Zoning District Map amendment is a 9.93<sup>±</sup> net (10.05<sup>±</sup> gross) acre vacant site legally described as AT&T No. 1, Tract 1, according to the Plat thereof, as recorded in Plat Book 127, Page 18 of the Public Records of Broward County, Florida, and more commonly described as the former AT&T site.

**SECTION 2. Zoning District Map Amendment.** The zoning district for the real property described in Section 1 of this Ordinance is hereby changed from Light Industrial (IL) to Residential Multi-family at 40 dwelling units per gross acre (RM-40) as is shown in Exhibit 1. The Planning and Zoning staff is hereby directed to amend the official Zoning District Map identified in Land Development Regulations Article III., Zoning Districts, Part 2.0., District Regulations, Subsection 2.2.1., Adoption of Zoning District Map, and to allocate the residential units from the pool of available units accordingly.

**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 amending the Land Development Regulations and Zoning District Map.

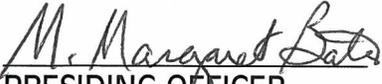
**SECTION 4. Conflict.** All ordinances or parts of ordinances, all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed as to the extent of such conflict.

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

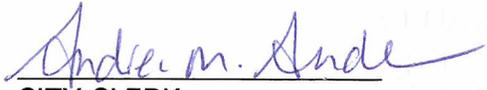
DATED this 24 day of February, 2014.

PASSED on first reading this 10 day of February, 2014.

PASSED AND ADOPTED on second reading this 24 day of February, 2014.

  
PRESIDING OFFICER

ATTEST:

  
CITY CLERK

	FIRST READING	SECOND READING
MOTION	<u>Benson</u>	<u>Benson</u>
SECOND	<u>Bates</u>	<u>Thurston</u>
M. BATES	<u>Yes</u>	<u>Yes</u>
H. BENSON	<u>Yes</u>	<u>Yes</u>
H. BERGER	<u>Yes</u>	<u>Yes</u>
K. THURSTON	<u>Yes</u>	<u>Yes</u>
R. KAPLAN	<u>Yes</u>	<u>Yes</u>



Agenda Item No. G.1.b

## DEVELOPMENT REVIEW REPORT

The matter before the Planning and Zoning Board (Board), sitting as the Local Planning Agency (LPA), is a proposed Ordinance amending the Zoning District Map by changing from Light Industrial (IL) to Residential Multi-family at 40 dwelling units per gross acre (RM-40) the zoning district of a vacant site generally located on the east side of State Road 7 and north of NW 13 Street. The proposed Ordinance is before the Board/LPA because LDR Article IV., Part 2.0., and Article VI., Section 4 requires the Board/LPA to make a recommendation to the City Commission on Zoning District Map amendment applications. *The Planning and Zoning Division recommends the Board forward the record to the City Commission with a recommendation to adopt the Ordinance approving a Zoning District Map amendment from Light Industrial to Residential Multi-family at 40 dwelling units per gross acre (RM-40) zoning district for a 9.93± net (10.05+ gross) acre site legally described as AT&T No. 1, Tract 1, according to the Plat thereof, as recorded in Plat Book 127, Page 18 of the Public Records of Broward County, Florida, and more commonly described as the former AT&T site.*

### I. BACKGROUND

This is one of four agenda requests pertaining to a 9.93± net (10.05 gross) acre vacant site generally located east of North State Road 7 and on the north side of NW 13<sup>th</sup> Street, Lauderhill, Florida (See Figure 1). This agenda request is for a Zoning District Map amendment from Light Industrial (IL) to Residential Multi-family at 40 dwelling units per gross acre (RM-40) zoning district. The other three agenda requests are a Land Development Regulation amendment creating



adopted Ordinance No. 07O-02-110, which ordinance amended the Zoning District by changing from Light Industrial to Residential Multi-family Transitional at 16 dwelling units per gross acre (RT-16) the zoning district of the property. Shortly thereafter, the housing market crashed and the developer abandoned the project. On June 9, 2008, the City Commission adopted Ordinance No. 08O-06-120, which ordinance re-adopted the Zoning District Map. In addition to adding zoning districts for the newly annexed areas into the Zoning District Map, that ordinance made several corrections and rezoned the subject property back to the Light Industrial zoning district. On May 14<sup>th</sup>, 2012, the City Commission adopted Ordinance 12O-04-112, which ordinance created Land Development Regulations Schedule S., SmartCode and which established a State Road 7 Overlay Transect Zone Map. That Map designated the subject site T4 and Civic districts.

On December 9, 2013, AHS Development Group, LLC presented to the Community Redevelopment Agency a conceptual plan providing for 264 market rate apartments on the premises (to be called Village of Lauderhill) and another conceptual plan to construct 400 market rate apartments/townhouses at the former McArthur Dairy site (to be called Lauderhill Place). Based upon the comments received at that meeting, AHS Development Groups, LLC has decided to move forward with the Village at Lauderhill project for 264 multi-family dwelling units and has submitted this Zoning District Map amendment application. A copy of the conceptual site plan and perspectives are provided in Attachment A.

## II. PROPOSED ORDINANCE

Attachment B is an Ordinance of the City Commission of Lauderhill, Florida amending the Zoning District Map identified in Land Development Regulations Article III., Zoning Districts, Part 2.0., District Regulations, Subsection 2.2.1., Adoption of Zoning District Map; changing from Light Industrial (IL) to Residential Multi-family at 40 dwelling units per gross acre (RM-40) the zoning district of a 9.93± net (10.05± gross) acre vacant site legally described as AT&T No. 1, Tract 1, according to the Plat thereof, as recorded in Plat Book 127, Page 18 of the Public Records of Broward County, Florida, and more commonly described as the former AT&T site. The application is on file with the Division and is incorporated herein by reference.

## III. DATA & ANALYSIS

Data means factual information used as a basis for reasoning, discussion or calculation. Data must be based upon professionally reliable sources and the most recently available data should be used. Analysis involves an examination of the data, any assumptions, any employed methodologies, any applicable

regulations, and deducing findings of facts and conclusions needed in order to make a recommendation.

The Division concludes the applicable Land Development Regulations (LDR) include: Article IV., Development Review Requirements, Part 1.0., which generally addresses provisions on a pre-application conference for persons proposing to submit land development order applications, the review of land development order and permit applications for technical completeness, and the application review period; LDR Article IV., Part 2.0., Subsection 2.2.1., which addresses Zoning District Map amendment requirements; Section 2.3 on the size of the area, Section 2.4., on criteria, Section 2.9 on procedural requirements and Section 2.10 on public notice requirements; and Article III., Part 2.0., Sections 2.3 and 2.4 and Schedule B on permitted and special exception uses.

- A. Pre-application conference. LDR Article IV, Part 1.0., Subsection 1.3.1., addresses the optional pre-application conference. It provides for the Applicant to meet with Division staff to discuss the development review process, the type of review required (whether major or minor), and to be informed of which other City staff members to confer with about the application.

The Division held numerous meetings with the contract purchaser and their agents to discuss the proposed development.

- B. Zoning requirements. LDR Article III, Section 2.2., addresses assignment of zoning districts.

The Division finds that the site is zoned Light Industrial (IL) district. The applicant proposes to develop 264 multi-family dwelling units on the property, which translates to a net density of 26.58 dwelling units per acre and a gross density of 26.26 dwelling units per acre. The only available zoning district within the Land Development Regulations for this project is Residential Multi-family at 45 dwelling units per acre (RM-45); however, this zoning district does not meet the contract purchaser's needs. Consequently, in conjunction with this Zoning District Map amendment application, a Land Development Regulation amendment application has been filed to create the Residential Multi-family at 40 dwelling units per gross acre (RM-40) zoning district. This application would change the site's zoning to Residential Multi-family at 40 dwelling units per gross acre (RM-40) district.

- C. Allowable land uses. LDR Article III, Sections 2.3., and 2.4., and Schedule B., respectively address permitted and special exception uses.

The Division finds the proposed RM-40 zoning district would allow townhouses and attached dwelling units as a permitted use but prohibits dwelling unit densities exceeding 40 dwelling units per gross acre. Although the proposed zoning district would allow up to 398 dwelling units to be constructed on the site, the accompanying delegation or plat note amendment limits the proposed development to 264 dwelling units.

- D. LDR. LDR Article IV., Development Review Requirements, Part 2.0., pertains to Zoning District Map and zoning regulation amendments. It requires a Zoning District Map or regulation amendment be in conformance with Section 2.2., on the size of the area, with six (6) factors identified in Section 2.4., the procedural requirements of Section 2.9., and the public notice requirements of Section 2.10.
- a. *Area for rezoning*. LDR Article IV., Part 2.0., Section 2.2., requires the Board to consider whether the area described in the application should be enlarged in order to reflect the interests of the City and to correspond with the Comprehensive Plan.

Based on Figure 1 and Table A, which displays the Future Land Use Map designation, Zoning District Map classification and existing uses on the site and surrounding area, staff concludes the area to be rezoned should not be enlarged.

**TABLE A**  
**FUTURE LAND USE DESIGNATION, ZONING DISTRICT AND EXISTING USES**

Direction	Future Land Use Map	Zoning District	Existing uses
Site	Transit Oriented Corridor	Light Industrial (IL)	Vacant land
North	Transit Oriented Corridor	Light Industrial (IL)	UPS, NE 15 <sup>th</sup> Street and Warehouse building with numerous land uses
East	Transit Oriented Corridor	Light Industrial (IL)	AT&T tele-communications facility
South	Transit Oriented Corridor	Residential Multi-family Transitional at 16 dwelling units per gross acre with a State Road 7 Overlay Civic (RT-16/CV), then Regional Park (PR)	NW 13 <sup>th</sup> Street, then the Central Broward Regional Park

West	Transit Oriented Corridor	Commercial Entertainment with a State Road 7 Overlay Transect 4 (CE/T-4)	Self-storage facility and Lalo's Restaurant Bar (under construction)
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**Sources:** City Future Land Use Map Series, City Zoning District Map, State Road 7 Overlay Transect Zone Map, and Division site and vicinity windshield survey, Planning and Zoning Division (January 2014).

Staff's conclusion is based on the fact that the properties to the north (UPS facility), south (NW 13 Street) and east (AT&T facility) are already developed and the site to the west is under construction. Moreover, the sites to the south and west were rezoned within the last 10 years.

- b. *Amendment factors.* LDR Article IV., Part 2.0., Section 2.4., requires the Board and City Commission to consider and evaluate zoning changes in relation to all pertinent factors but with reference to six (6) specific factors. The proposed application is evaluated below against the six (6) identified factors.

1. **The character of the district and its peculiar suitability for particular uses.** The subject site is proposed to be rezoned to Residential Multi-family at 40 dwelling units per gross acre district but the Land Development Regulations do not have such a district. Consequently, in conjunction with this application, a Land Development Regulation text amendment has been filed to provide for the creation of that zoning district. That proposed Ordinance provides that the character or purposes of the Residential multi-family transitional at sixteen (16) dwelling units per gross acre (RM-40) zoning district is to:

- 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;
- Provide for work-force and market rate housing;
- Allow limited commercial uses as accessory to the residential uses;
- Encourage the most appropriate use and re-use of

land and water by providing a zoning district with flexible development standards; and

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

The RM-40 zoning district also corresponds to the Transit Oriented Corridor future land use designation in the Future Land Use Element of the Comprehensive Plan. Based on the above, staff concludes the particular use is suitable with the character of the proposed district.

2. **Conservation of the value of buildings and encouraging the most appropriate use of land and water throughout the City.** The subject site is not developed and, therefore, it neither conserves nor wastes the value of buildings. The Division concludes the proposed application encourages the most appropriate use of land because it proposes development consistent with the recommendations of the Strategic Redevelopment Plan for SR-7 and the draft Citizen's Master Plan (Charrette) for SR-7 which call for the development and redevelopment of areas zoned commercial and light industrial district with residential uses.
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.** The Division concludes the application is in conformance with the following Comprehensive Plan provisions:

Future Land Use Element Sub-Policy 2.1.13.1., which provides "The following densities and intensities are allowable within the SR 7/US 441 Transit Oriented Corridor:

Commercial	5,229,208 maximum	square	feet
Industrial	1,491,908 maximum	square	feet
Residential	6,262 dwelling units maximum		
Recreation and Open Space	120.73 acres minimum		

The delegation request or plat note amendment that was filed with the Zoning District Map amendment provides for 264 dwelling units. These units would be allocated from the pool of residential units listed in FLUE Sub-policy 2.1.13.1.

4. **The need of the City for land areas for specific purposes to serve population and economic activities.** The Division finds the site is proposed to be developed with market rate apartments. The Division concludes there is a need for land areas to serve the future housing needs of the population. This conclusion is supported by the facts that the Strategic Redevelopment Plan for SR-7 and the draft Citizen's Master Plan (Charrette) for SR-7 call for the development and redevelopment of areas zoned commercial and light industrial district with residential uses.
5. **Whether there have been substantial changes in the character of development in or near an area under consideration for rezoning.** The Division concludes that there have been substantial changes in the character of development in or near the subject site. To the south, the formerly underutilized AT&T antenna site has been rezoned to Regional Park (PR) district and has been redeveloped as a 110 acre regional park, with a 5,000 permanent seat stadium, a water play area, and other recreational facilities. To the south and east, the former Worldcom telecommunications facilities have been approved for 320 townhouses. Approximately 120 townhouses have been constructed and the remainder is now under construction. To the west, the property was rezoned to Commercial Entertainment district and the Planning and Zoning Board approved site plans for the development of three, two-story buildings. Further, the City Commission has adopted the Strategic Redevelopment Plan for SR-7 and the Citizen's Master Plan (Charrette) for SR-7, which call for the development and redevelopment of areas zoned commercial and light industrial district with residential uses. In sum, substantial changes are occurring in the character of development and the proposed amendment is consistent with the on-going change in the character of the development and redevelopment activities.
6. **The facts and opinions presented to the Planning and Zoning Board through hearings.** This Development

Review Report includes data and analysis and written findings of fact and conclusions to support the Division's recommendation on the application and will be presented to the Board and entered into the record at its January 21<sup>st</sup>, 2014 regular public hearing.

- c. *Public school impacts.* The Second Interlocal Agreement for Public School Facility Planning (SIA) between the City of Lauderhill and the School Board of Broward County, Florida (SBBC) requires a public school impact application and fee be filed with the SBBC for any zoning or re-zoning that adds residential units. Attachment C is the copy of the application submitted to the SBBC demonstrating conformance with the SIA requirements. In addition, staff has conducted in own preliminary assessment of the impact on affected schools (See Attachment D).
  
- E. *Amendment procedures.* LDR Article IV., Part 2.0., Section 2.9., addresses the procedure for Zoning District Map or zoning regulation amendments. It requires the Board to make a recommendation to the City Commission at a duly noticed public hearing on changes to the Zoning District Map and zoning regulations and for the Board to forward its recommendation to the City Commission.

The Division has placed the Zoning District Map amendment application on the Planning and Zoning Board regular public hearing agenda for the February 4<sup>th</sup>, 2014 meeting. At that duly noticed public hearing, the Board will consider the application, this Development Review Report, all other substantial relevant evidence presented at the hearing, make a recommendation, and forward to the City Commission their recommendation on the application and all supporting evidence.

- F. *Amendment notice.* LDR Article IV., Part 2.0., Section 2.10., addresses public notice. Subsection 2.10.1., requires a change in zoning be published in a newspaper of general circulation in Broward County at least 10 days prior to the date of the hearing.

The Division has caused a legal notice of the Planning and Zoning Board public hearing and the City Commission public hearings to be published in the Sun-Sentinel, a newspaper of general circulation within the City and Broward County, on or before January 25<sup>th</sup>, 2014, or 10 days before the Board public hearing date. The application is included within the published legal notice for the public hearing. Proof of publication is on file with the Division and is included herein by reference. Thus, the Division concludes the application has been duly noticed consistent with the standards and requirements of LDR Article IV., Part 2.0., Section 2.10.

- G. CL CRA Plan consistency. The subject site is located within the State Road 7 Community Redevelopment Area (SR-7 CRA) and, therefore, the application must also be consistent with the CL CRA Plan. Based on the findings herein, staff concludes the proposed residential use is consistent with the SR-7 CRA Plan. In addition, at the CRA meeting of December 9, 2013, the CRA indicated that if AHS Development Group, LLC desired to move forward with the project, they should submit the required applications.

#### IV. ATTACHMENTS

- Attachment A: Conceptual Site Plan and Perspectives  
Attachment B Proposed Ordinance  
Attachment C: Development Summary Form on Public School Impacts  
Attachment D: Staff estimates of public school impacts

#### V. FINDINGS AND CONCLUSIONS

Based upon the information contained in this Development Review Report, the following findings of fact and conclusions of law are offered:

- A. Background. AHS Development Group, LLC is proposing to purchase from the bank a 9.93 net/10.05 gross acre tract generally located on the east side of SR-7 and north of NW 13<sup>th</sup> Street. The Zoning District Map shows the site is located within the Light Industrial (IL) zoning district. AHS Development Group, LLC would like to construct 264 dwelling units, which translates into a gross density of 26.26 dwelling units per acre. The only available zoning district to accommodate this density is the Residential Multi-family at 45 dwelling units per gross acre. AHS Development Group, LLC does not find this zoning district is suitable for their proposed project. Consequently, they have filed four applications with the Planning and Zoning Division (Division), which include a Land Development Regulation amendment creating the Residential Multi-family at 40 dwelling units per gross acre, a Zoning District Map amendment application to RM-40, a delegation request or plat note amendment to restrict development on the plat to 264 dwelling units, and a State Road 7 Overlay Transect Zone Map and the State Road 7 Connections Plan Map amendment to remove the property from the maps. This Development Review Report addresses the Zoning District Map amendment.

- B. Subject matter jurisdiction. The Division finds the City's adopted Land Development Regulations (LDR) provide that the Planning and Zoning Division has jurisdiction to make a recommendation to the City Commission on Zoning District Map amendments. The LDR also grants the City Commission jurisdiction to make the final determination on Zoning District Map amendment applications. The LDR further provides Zoning District Map amendment procedural and substantive standards and requirements that must be considered by the Board and City Commission when respectively recommending and making a final determination on a Zoning District Map amendment application.
- C. Zoning district consistency. The Division finds the proposed use of the property is for 264 multi-family dwelling units, which translates to a gross density of 26.26 dwelling units per acre. The Division finds that a multi-family attached unit is a permitted use within the proposed Ordinance establishing the Residential Multi-family at forty dwelling units per gross acre (RM-40) zoning district. The Division also finds the proposed is consistent with the maximum density allowed within the RM-40 zoning district.
- D. Comprehensive Plan Consistency. The Division finds the site is designated Transit Oriented Corridor, a mixed-use designation which allows 6,262 residential dwelling units. The amendment will require the allocation of 264 of those residential units.
- E. Applicable Land Development Regulations provisions. The Division finds that the LDR provisions governing the issuance of a Zoning District Map amendment development order include: Article IV., Development Review Requirements, Part 1.0., on a pre-application conference for persons proposing to submit land development order applications, the review of land development order and permit applications for technical completeness, and the application review period; LDR Article IV., Part 2.0., Subsection 2.2.1., which addresses Zoning District Map amendment requirements; Section 2.3 on the size of the area, Section 2.4., on criteria, Section 2.9 on procedural requirements and Section 2.10 on public notice requirements; and Article III., Part 2.0., Sections 2.3 and 2.4 and Schedule B on permitted and special exception uses.
- F. Application conformance with LDR standards and requirements. The Division concludes the Zoning District Map amendment application is in conformance with LDR Article IV., Part 1.0. on application filing, acceptance and review standards and requirements; LDR Article IV., Part 2.0., Subsection 2.2.1., on Zoning District Map amendment requirements; Section 2.3 on the size of the area, Section 2.4., on review criteria,

Section 2.9 on procedural requirements and Section 2.10 on public notice requirements; and Article III., Part 2.0., Sections 2.3 and 2.4 and Schedule B on permitted and special exception uses provided conditions are imposed.

- G. Public notification. The Division has provided to all property owners within 300 feet of the subject property written notice of the Board and City Commission public hearings by regular mail. The City Clerk or Division has or will post notice of the public hearings at City Hall before the Board and City Commission hearings on the application. In addition, the Division has on file a picture showing the notice of the hearing has been posted on the property and an affidavit stating the property will remain posted through the application process.
- H. CL CRA Plan consistency. The CL CRA Plan provides encourages the redevelopment of underutilized industrial property and its conversion to residential uses.
- I. Public school impacts. The Division concludes that all affected schools have capacity to accommodate the additional students generated by the development.

## VI. ALTERNATIVE ACTIONS

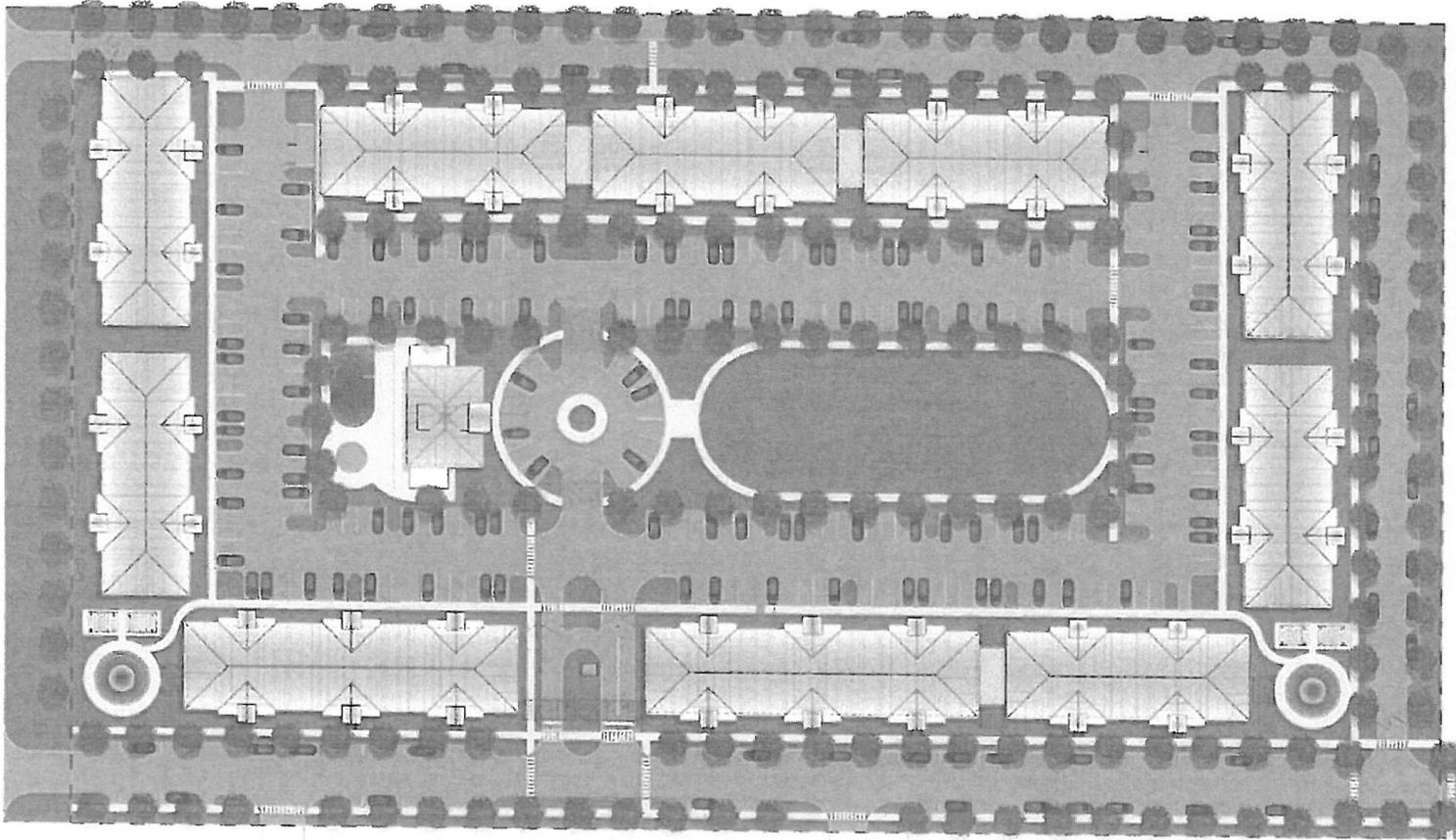
LDR Article IV, Part 1.0., requires the City Commission to act upon the application and make one of the following determinations:

- A. That the application is in compliance with the LDR applicable standards and minimum requirements or that vested rights exist with regard to any non-compliance and that a development order is issued granting approval of the application.
- B. That the application is not in compliance with the LDR applicable standards and minimum requirements and that a development order is issued denying the application.
- C. That the application is not in compliance with the LDR applicable standards and minimum requirements but conditions have been determined to be reasonably necessary to ensure compliance with the LDR applicable standards and minimum requirements and that vested rights exist with regard to any non-compliance and that a development order be issued granting approval of the application with the said conditions.

- D. That the application be tabled for up to six months because the City Commission finds that available information is insufficient on which to base either approval or denial of the application and that a study is conducted to provide the City Commission with information sufficient to form a basis on which to approve or deny the application.

## VII. RECOMMENDED ACTION

- A. Division recommendation. Staff recommends the Planning and Zoning Board enter into the record this Development Review Report and all other substantial competent evidence presented at the hearing, adopt the findings and conclusions contained herein, and forward the record to the City Commission with a recommendation that the proposed Ordinance be adopted because the application is in compliance with the LDR applicable standards and minimum requirements or that vested rights exist with regard to any non-compliance.
- B. Planning and Zoning Board recommendation. The proposed application is scheduled on the agenda for the regular February 2014 Board hearing, being held on February 4<sup>th</sup>, 2014.
- C. City Commission action. First reading of the proposed Ordinance is tentatively scheduled on the agenda for the February 10<sup>th</sup>, 2014 City Commission public hearing. If approved or approved with conditions on first reading, the adoption hearing on the proposed Ordinance is tentatively scheduled on the agenda for the February 24<sup>th</sup>, 2014 City Commission public hearing.



LOCATION MAP

SITE	2.70 ACRES	422,541 SQ. FT.
NUMBER OF RESIDENTIAL UNITS	2,056 UNITS	3,036 SQ. FT. UNITS
TOTAL	2,056 UNITS	264 UNITS
NUMBER OF PAVED SPACES	36 PARKING SPACES ON STREET 14-100'	347 PARKING SPACES ON SITE 14-100'
TOTAL	383 PARKING SPACES	PARKING RATIO: 1:81
RECALLED HAND CAP PARKING SPACES FOR SENIORS PARKING SPACES REQUIRED	8 PARKING SPACES	4 PARKING SPACES

40 20 0 40 80

GRAPHIC SCALE IN FEET  
SCALE 1" = 40'

VILLAGE @ LAUDERHILL

SOUTHEAST  
ARCHITECTS SERVICES, INC.

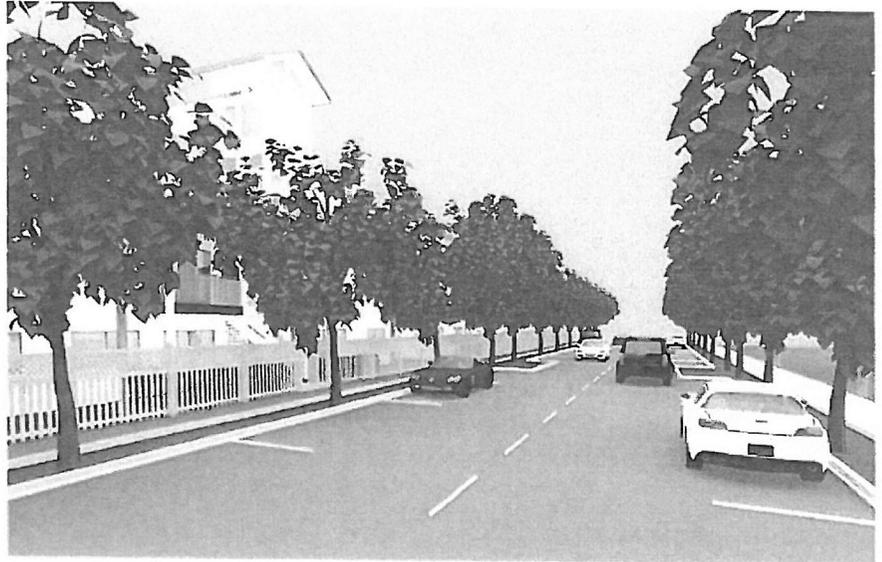
4310 WEST BROWARD Blvd., Ste. 800, Fort Lauderdale, FL 33317  
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LIC. # AA-0001893



ahs  
DEVELOPMENT GROUP

12825 RW 13th Street - Suite 202 Miami, FL 33196  
(305) 825-8227 - FAX (305) 825-0500





<b>VILLAGE @ LAUDERHILL</b>	
<b>SOUTHEAST ARCHITECTS SERVICES, INC.</b>	
<small>4310 WEST BROWARD Blvd., Ste. 3 # Portland, FL 33517          (254) 797-0221 • FAX (254) 797-0247          LIC. # AA-0001823</small>	
	
<b>ahs DEVELOPMENT GROUP</b>	
<small>12905 SW 13th Street - Suite 202 Miami, FL 33186          (305) 820-8027 • FAX (305) 820-0000</small>	
	

## **ATTACHMENT B**

### **ORDINANCE NO. 14O-02-###**

**AN ORDINANCE OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA AMENDING THE ZONING DISTRICT MAP IDENTIFIED IN LAND DEVELOPMENT REGULATIONS, ARTICLE III., ZONING DISTRICTS, PART 2.0., DISTRICT REGULATIONS, SUBSECTION 2.2.1., ADOPTION OF ZONING DISTRICT MAP; CHANGING FROM LIGHT INDUSTRIAL (IL) TO RESIDENTIAL MULTI-FAMILY AT FORTY DWELLING UNITS PER GROSS ACRE (RM-40) THE ZONING DISTRICT OF A 9.98± ACRE VACANT SITE LEGALLY DESCRIBED AS AT&T NO. 1, TRACT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, CHARLES FARANDA)**

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 11<sup>th</sup>, 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, the Future Land Use Map Series shows that the property subject to the zoning district map amendment is designated Transit Oriented Corridor; and

WHEREAS, the City Commission enacted on June 9<sup>th</sup>, 2008 Ordinance No. 08O-05-120, which Ordinance adopted the Zoning District Map; and

WHEREAS, the Zoning District Map shows that the property subject to this zoning district map amendment is zoned Light Industrial (IL) district, which district is consistent with its Transit Oriented Corridor future land use designation; and

## **ATTACHMENT B**

WHEREAS, on May 14<sup>th</sup>, 2012, the City Commission adopted Ordinance 12O-04-112, which ordinance created Land Development Regulations Schedule S., SmartCode and which established a State Road 7 Overlay Transect Zone Map and the State Road 7 Connections Plan Map; and

WHEREAS, the State Road 7 Overlay Transect Zone Map and the State Road 7 Connections Plan Map show the subject property is located within the Transect 4 (T4) zone; and

WHEREAS, a Zoning District Map amendment application has been filed with the Planning and Zoning Division by the Applicant, Lawrence Kramer, Architect, on behalf of the contract purchaser, AHS Development Group, LLC, which application proposes to change the zoning district of the property to Residential Multi-family at forty dwelling units per gross acre (RM-40) district in order to construct 264 multi-family dwelling units, which translates to a gross density of 26.26 dwelling units per acre; and

WHEREAS, the Land Development Regulations do not provide for a RM-40 zoning district and a Land Development Regulation amendment application has been filed with the Planning and Zoning Division by the Applicant, Lawrence Kramer, Architect, on behalf of the contract purchaser, AHS Development Group, LLC, to create such a zoning district; and

WHEREAS, the proposed RM-40 zoning district would allow multi-family dwellings as a permitted use with a gross density of up to 40 dwelling units per acre; and

WHEREAS, at their duly noticed meeting and public hearing of February 4<sup>th</sup>, 2014 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 supporting the Ordinance's adoption, and recommended the City Commission adopt the Ordinance and incorporate it into the Land Development Regulations; and

WHEREAS, at their duly noticed meeting and public hearing of February 10<sup>th</sup>, 2014 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 February 24<sup>th</sup>, 2014 the City Commission on second reading adopted the Ordinance incorporating revisions to the Land Development Regulations.

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

## ATTACHMENT B

**SECTION 1. Property Description.** The property subject to this Zoning District Map amendment is a 9.93+ net (10.05+ gross) acre vacant site legally described as AT&T No. 1, Tract 1, according to the Plat thereof, as recorded in Plat Book 127, Page 18 of the Public Records of Broward County, Florida, and more commonly described as the former AT&T site.

**SECTION 2. Zoning District Map Amendment.** The zoning district for the real property described in Section 1 of this Ordinance is hereby changed from Light Industrial (IL) to Residential Multi-family at 40 dwelling units per gross acre (RM-40) as is shown in Exhibit 1. The Planning and Zoning staff is hereby directed to amend the official Zoning District Map identified in Land Development Regulations Article III., Zoning Districts, Part 2.0., District Regulations, Subsection 2.2.1., Adoption of Zoning District Map, and to allocate the residential units from the pool of available units accordingly.

**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 amending the Land Development Regulations and Zoning District 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 \_\_\_\_\_, 2014.

PASSED on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

PASSED AND ADOPTED on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
PRESIDING OFFICER

ATTEST:

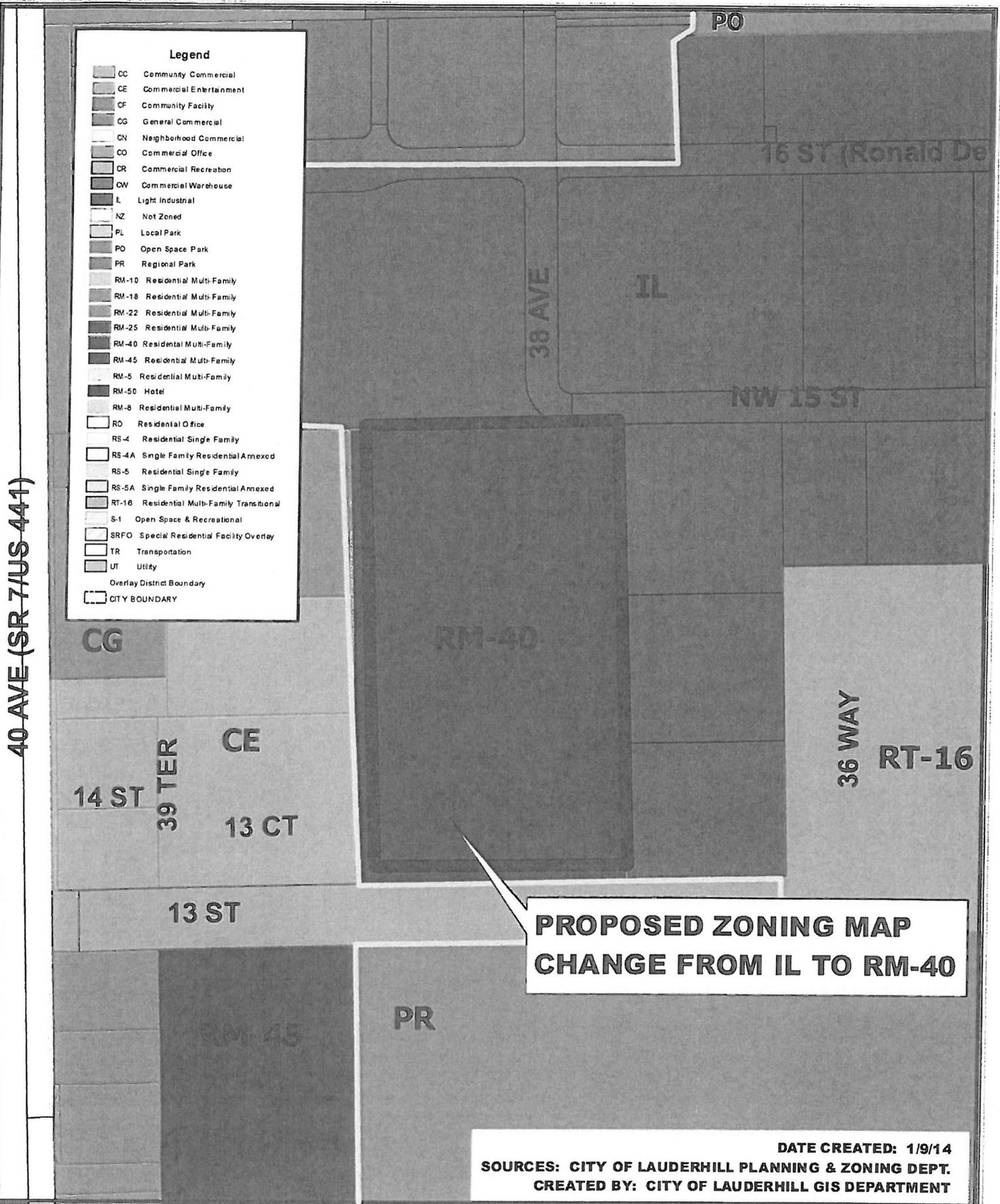
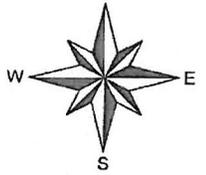
\_\_\_\_\_  
CITY CLERK

## ATTACHMENT B

	FIRST READING	SECOND READING
MOTION	_____	_____
SECOND	_____	_____
M. BATES	_____	_____
H. BENSON	_____	_____
H. BERGER	_____	_____
K. THURSTON	_____	_____
R. KAPLAN	_____	_____



# CITY OF LAUDERHILL PROPOSED RM-40 ZONING DISTRICT MAP AMENDMENT - EXHIBIT 1



**PUBLIC SCHOOL IMPACT APPLICATION**

The School Board of Broward County, Florida  
Growth Management Section  
Facility Planning and Real Estate Department  
600 SE 3rd Avenue, 8th Floor, Fort Lauderdale, FL 33301; Phone: 754-321-2177, Fax: 754-321-2179  
www.browardschools.com

**GENERAL PROJECT INFORMATION**

APPLICATION TYPE *\* CONCURRENT \**

Land Use     DRI     Rezoning     Flex/Reserve Allocation     Plat     Site Plan

**FOR INTERNAL USE ONLY**

School Board Number

County Project Number     City Project Number

Project Name

Has this project been previously submitted (since Feb. 01, 2008)?  If yes, provide the SBBC Number

Application Fee Amount Due/Paid\*     Check No.     Is proof of Payment attached?

\* Make check payable to "School Board of Broward County." No cash will be accepted.

**PROJECT LOCATION AND SIZE**

Section     Township     Range

General location of the project     Side of

at/between     and

Area Acreage     Jurisdiction

**APPLICANT INFORMATION**

Owner's Name     Phone

Address     City     State     Zip

Developer/Agent

Address     City     State     Zip

Phone     Fax Number

Agent's E-mail

**DEVELOPMENT DETAILS**

Land Use Designation    Existing     Proposed

Zoning Designation Existing IL Proposed RM 40

PERMITTED						PROPOSED		
Residential Type	Total Units	Built Units	Bedroom Mix	Un-built Units	Bedroom Mix	Residential Type	Number of Units	Bedroom Mix
Single Family			___ 3 BR or Less ___ 4 BR or >		___ 3 BR or Less ___ 4 BR or >	Single Family		___ 3 BR or Less ___ 4 BR or >
Townhouse/ Duplex/ Villa			___ 1 BR or Less ___ 2 BR_3 BR or >		___ 1 BR or Less ___ 2 BR_3 BR or >	Townhouse/ Duplex/ Villa		___ 1 BR or Less ___ 2 BR_3 BR or >
Garden Apartment			___ 1 BR or Less ___ 2 BR_3 BR or >		___ 1 BR or Less ___ 2 BR_3 BR or >	Garden Apartment		___ 1 BR or Less ___ 2 BR_3 BR or >
Mid Rise						Mid Rise	264	1 BDR - 66 2 BR - 162 3 BR - <del>36</del>
High Rise						High Rise		
Mobile Home			___ 2 BR or Less ___ 3 BR or >		___ 2 BR or Less ___ 3 BR or >	Mobile Home		___ 2 BR or Less ___ 3 BR or >
Total	0					Total	264	

Does this project include a non-residential development? NO

If yes, please describe other proposed uses \_\_\_\_\_  
 \_\_\_\_\_

**VESTED RIGHTS/EXEMPTION INFORMATION**

Amount of Vested/Exempt development (including number of units, type, and bedroom mix) \_\_\_\_\_  
 \_\_\_\_\_

Exemption Criteria (check any/all as applicable)	Vesting Criteria (check any/all as applicable)	Associated Application Number
___ Generates less than one student*	___ Located within previously approved plan amendment or rezoning with a valid mitigation agreement with the School Board through an executed and recorded DRC or Tri-Party*	
___ Age restricted to persons 18 and over*	___ Obtained site plan final approval prior to February 1, 2008*	
___ Statutory exemption* ___ Applicable Statute*	___ Site plan located within a plat for which school impacts have been satisfied*	
___ Site Plan located within a plat with a valid final SCAD letter*		Associated Plat Number: _____

\* Supporting documentation is required  
 Signature of Applicant/Agent: \_\_\_\_\_

Date: 1/10/2014

Please attach a survey of the project site  
 NOTE: 30-Day review period only commences upon a determination of completeness by School District Staff. Applicant submitting a plat application must include an official letter containing plat name and municipal project number and must indicate that the plat has been approved or accepted by the municipality  
 ALL APPLICANTS MUST SUBMIT THE APPLICATION TO THE 8th FLOOR

# Receipt For Development Review

The School Board of Broward County, Florida  
Facility Management, Planning & Site Acquisition  
Growth Management Department

600 SE 3rd Avenue, 8th Floor, Fort Lauderdale, FL 33301 | Phone (754) 321-2177 Fax (754) 321-2179  
www.browardschools.com

Date: 1/23/2014

Receipt Number: A2369298

Project Title: VILLAGE AT LAUDERHILL

Type of Submission:  Land Use  DRI  Rezoning  Plat  Site Plan  Other  
 Flex/Reserve Allocation

<u>Fee Amount</u>	<u>Fee Paid</u>	<u>Check Number</u>	<u>Date Paid</u>
<u>\$1,455.00</u>	<u>\$1,455.00</u>	<u>1550</u>	<u>1/23/2014</u>

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of person receiving fees: Bette Ray

Name of person receiving fees: Bette Ray

Signature of person paying fees: [Signature]

Name of person paying fees: HUNTER HALTEN

Date: 1/23/14

Pending Application Review

Note: All applications and fees received are subject to review by the Growth Management Department for accuracy.

**The Village at Lauderhill  
New Student Estimates**

<b>Larkdale Elementary</b>			
<b>Unit Type</b>	<b># of Units</b>	<b>Generation Rate</b>	<b>Estimated New Students</b>
One Bedroom	66	0.055	4
Two Bedroom	162	0.093	15
Three Bedroom	36	0.12	4
<b>total</b>			<b>19</b>

<b>Parkway Middle</b>			
<b>Unit Type</b>	<b># of Units</b>	<b>Generation Rate</b>	<b>Estimated New Students</b>
One Bedroom	66	0.023	2
Two Bedroom	162	0.039	6
Three Bedroom	36	0.055	2
<b>total</b>			<b>10</b>

<b>Dillard High</b>			
<b>Unit Type</b>	<b># of Units</b>	<b>Generation Rate</b>	<b>Estimated New Students</b>
One Bedroom	66	0.029	2
Two Bedroom	162	0.053	9
Three Bedroom	36	0.069	2
<b>total</b>			<b>13</b>

<b>Total For All Schools</b>			<b>42</b>
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Data Source: Generation Rate, Broward County Public Schools, Student Generation Rate/School Impact Fee Study- Phase II, Table 5, Walter H. Keller, Inc Consulting Engineers & Planners  
December 2007. Broward County Public Schools, Demographics & Student Assignments, 2013-2014 School Boundary Maps, 6/26/2013.

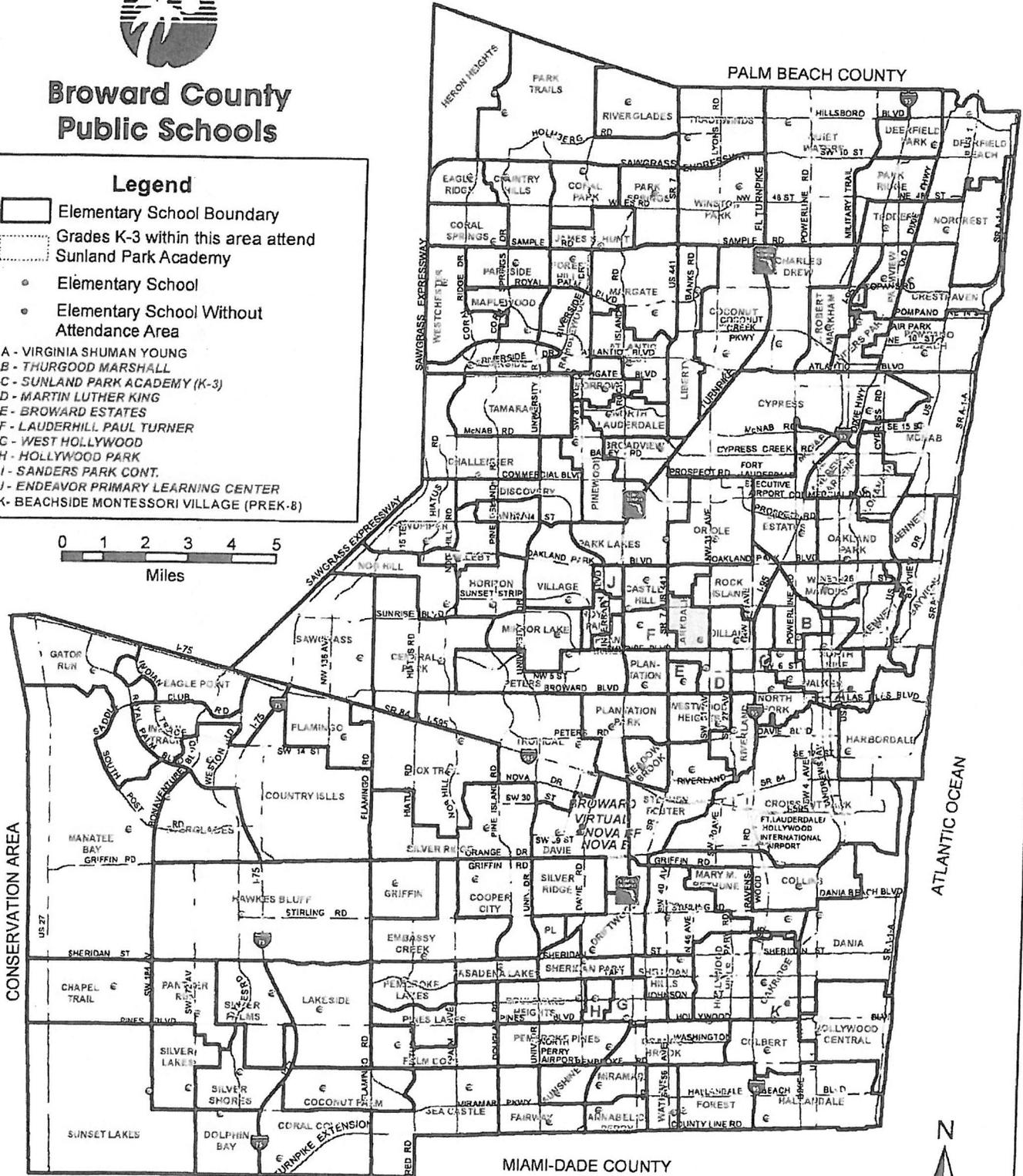
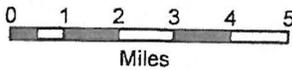
# 2013-2014 ELEMENTARY SCHOOL BOUNDARIES



## Broward County Public Schools

### Legend

- Elementary School Boundary
  - Grades K-3 within this area attend Sunland Park Academy
  - Elementary School
  - Elementary School Without Attendance Area
- A - VIRGINIA SHUMAN YOUNG  
 B - THURGOOD MARSHALL  
 C - SUNLAND PARK ACADEMY (K-3)  
 D - MARTIN LUTHER KING  
 E - BROWARD ESTATES  
 F - LAUDERHILL PAUL TURNER  
 G - WEST HOLLYWOOD  
 H - HOLLYWOOD PARK  
 I - SANDERS PARK CONT.  
 J - ENDEAVOR PRIMARY LEARNING CENTER  
 K - BEACHSIDE MONTESSORI VILLAGE (PREK-8)



CONSERVATION AREA



# 2013-2014 MIDDLE SCHOOL BOUNDARIES

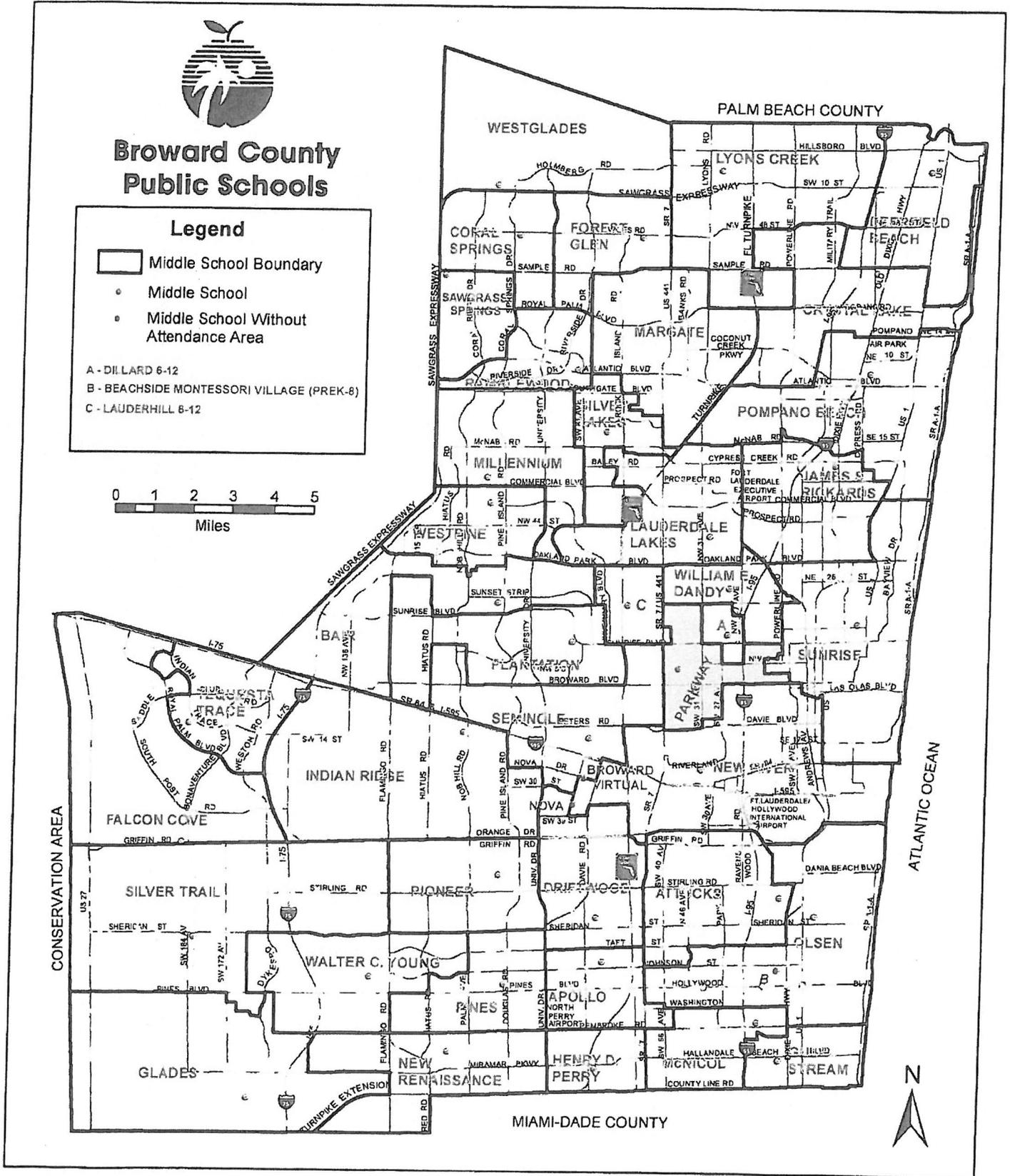
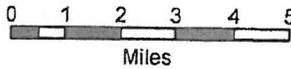


**Broward County  
Public Schools**

**Legend**

- Middle School Boundary
- Middle School
- Middle School Without Attendance Area

A - DILLARD 6-12  
 B - BEACHSIDE MONTESSORI VILLAGE (PREK-8)  
 C - LAUDERHILL 8-12



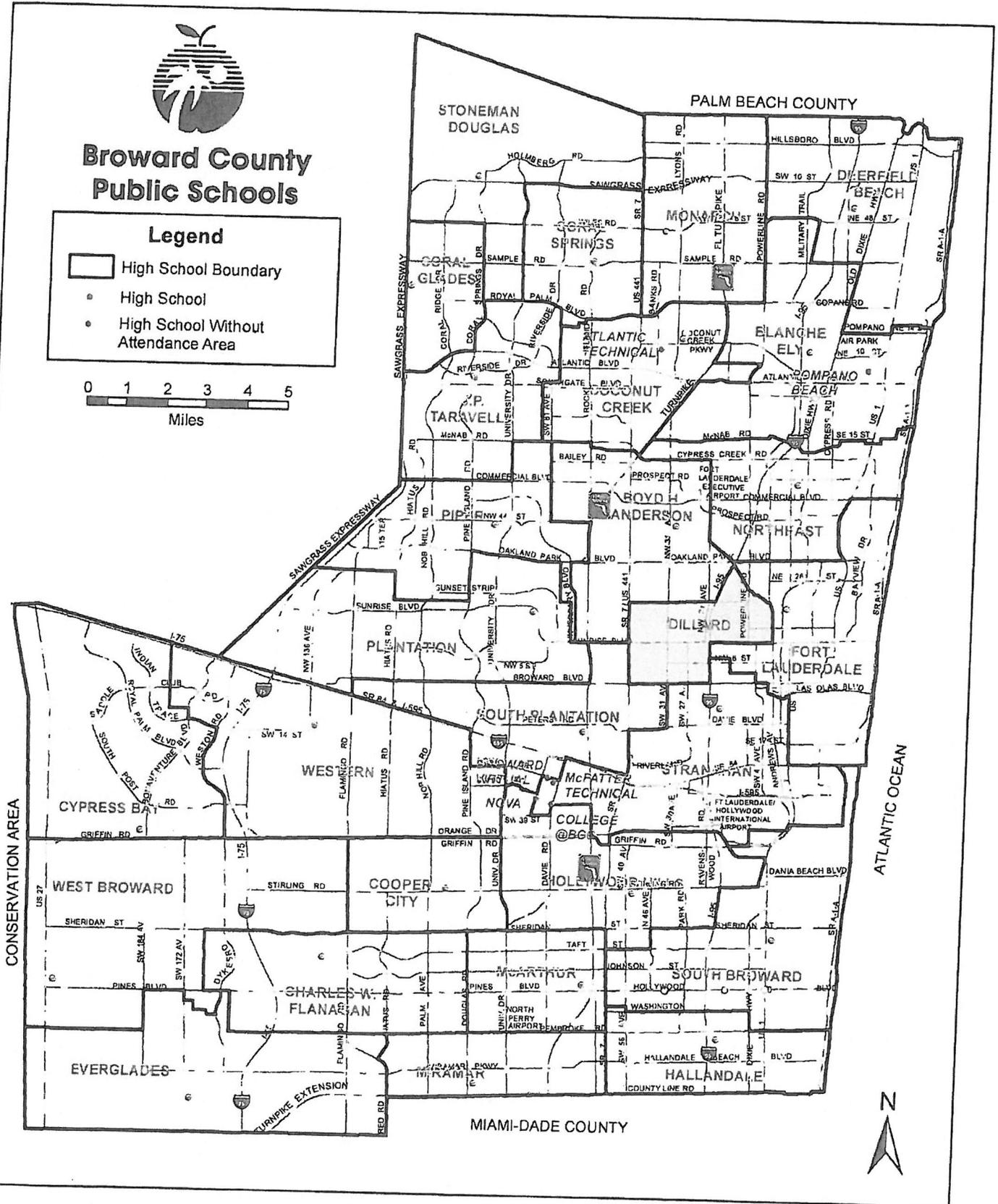
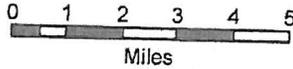
# 2013-2014 HIGH SCHOOL BOUNDARIES



## Broward County Public Schools

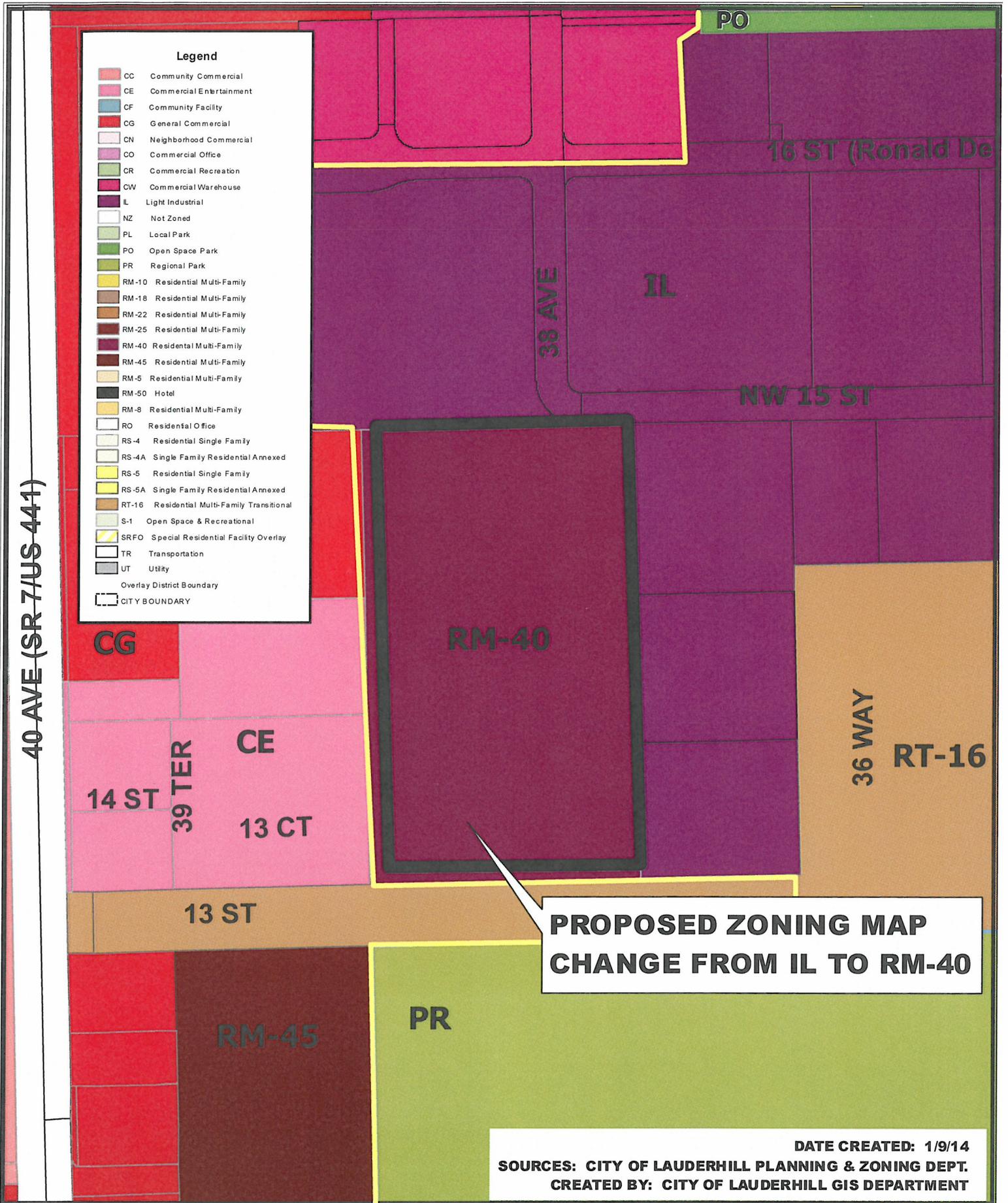
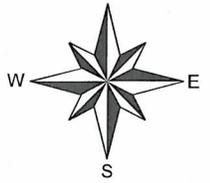
### Legend

- High School Boundary
- High School
- High School Without Attendance Area





# CITY OF LAUDERHILL PROPOSED RM-40 ZONING DISTRICT MAP AMENDMENT - EXHIBIT 1





# City of Lauderhill, FL

Suites 141-142  
5581 West Oakland Park  
Blvd.  
Lauderhill, FL

## File Details

**File Number: 12R-0771**

**File ID:** 12R-0771

**Type:** Ordinance

**Status:** First Reading

**Version:** 1

**Reference:**

**In Control:** P & Z Department

**File Created:** 01/28/2014

**File Name:** Zoning District Map Amendment to RM-40

**Final Action:**

**Title:** ORDINANCE NO. 140-02-106: AN ORDINANCE OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA AMENDING THE ZONING DISTRICT MAP IDENTIFIED IN LAND DEVELOPMENT REGULATIONS, ARTICLE III., ZONING DISTRICTS, PART 2.0., DISTRICT REGULATIONS, SUBSECTION 2.2.1., ADOPTION OF ZONING DISTRICT MAP; CHANGING FROM LIGHT INDUSTRIAL (IL) TO RESIDENTIAL MULTI-FAMILY AT FORTY DWELLING UNITS PER GROSS ACRE (RM-40) THE ZONING DISTRICT OF A 9.98± ACRE VACANT SITE LEGALLY DESCRIBED AS AT&T NO. 1, TRACT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, CHARLES FARANDA).

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** ZDMA to RM-40 Agenda package.pdf

**Enactment Number:**

**Contact:**

**Hearing Date:**

\* **Drafter:** ehahn@lauderdale-fl.gov

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Commission	02/10/2014					

**Text of Legislative File 12R-0771**

**ORDINANCE NO. 140-02-106: AN ORDINANCE OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA AMENDING THE ZONING DISTRICT MAP IDENTIFIED IN LAND DEVELOPMENT REGULATIONS, ARTICLE III., ZONING DISTRICTS, PART 2.0., DISTRICT REGULATIONS, SUBSECTION 2.2.1., ADOPTION OF ZONING DISTRICT MAP; CHANGING FROM LIGHT INDUSTRIAL (IL) TO RESIDENTIAL MULTI-FAMILY AT FORTY DWELLING UNITS PER GROSS ACRE (RM-40) THE ZONING DISTRICT OF A 9.98± ACRE VACANT SITE LEGALLY DESCRIBED AS AT&T NO. 1, TRACT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, CHARLES FARANDA).**

**Request Action:**

Adopt the Ordinance

**Need:**

The Zoning District Map shows the property is located within the Light Industrial (IL) zoning district and that district does not allow residential multi-family dwelling units. In order to develop a gated community with 264 garden apartments (i.e., a density greater than 26 dwelling units per acre), there is a need to change the zoning district of the property. Presently, there is not a zoning district available to accommodate the proposed residential development so there also is a need to create a new residential zoning district.

**Summary Explanation/ Background:**

This is one of four agenda requests on tonight's agenda pertaining to a 9.93± net (10.05± gross) acre vacant site generally located east of North State Road 7 and on the north side of NW 13th Street, Lauderhill, Florida. This agenda request is for a Zoning District Map amendment from Light Industrial (IL) to Residential Multi-family at 40 dwelling units per gross acre (RM-40) zoning district. The other three agenda requests are a Land Development Regulation amendment creating the RM-40 zoning district, a State Road 7 Overlay Transect Zone Map and the State Road 7 Connections Plan Map amendment to remove the above-referenced property from the maps, and a delegation request or plat note amendment to allow the site to be developed with 264 garden apartments (i.e., residential buildings of three stories or less).

The Zoning District Map shows the site is zoned Light Industrial (IL) district. The contract purchaser proposes to develop 264 multi-family dwelling units on the property, which translates to a net density of 26.58 dwelling units per acre and a gross density of 26.26 dwelling units per acre. The only available zoning district within the Land Development Regulations for this project is Residential Multi-family at 45 dwelling units per acre (RM-45); however, this zoning district does not meet either the contract purchaser's or the City's needs. Consequently, in

conjunction with this Zoning District Map amendment application, a Land Development Regulation amendment application has been filed to create the Residential Multi-family at 40 dwelling units per gross acre (RM-40) zoning district. This application would change the site's zoning to Residential Multi-family at 40 dwelling units per gross acre (RM-40) district.

**Attachments:**

Development Review Report

**Cost Summary/ Fiscal Impact:**

Staff 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 minutes

**Master Plan:**

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

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

The property is located within the Transit Oriented Corridor as shown on the City's Future Land Use Map Series

**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

The development will generate local parks impact fees

**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

The development will generate construction jobs and some of the residents may become employed within the City

**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

The development will create new housing stock