

Attachment A- Flexibility Unit Application

The Lauderhill Community Redevelopment Agency (CRA) is requesting nine (9) flexibility units for parcel #4941-35-30-0050 located on the southeast corner of NW 19 Street and NW 55th Avenue. This parcel is in the Central Lauderhill CRA, the perimeter of the Central CRA is generally defined by the City of Sunrise to the west, the Florida Turnpike to east, Oakland Park Blvd to the north and Sunrise Blvd to the south, figure 1 shows the Central CRA boundaries.

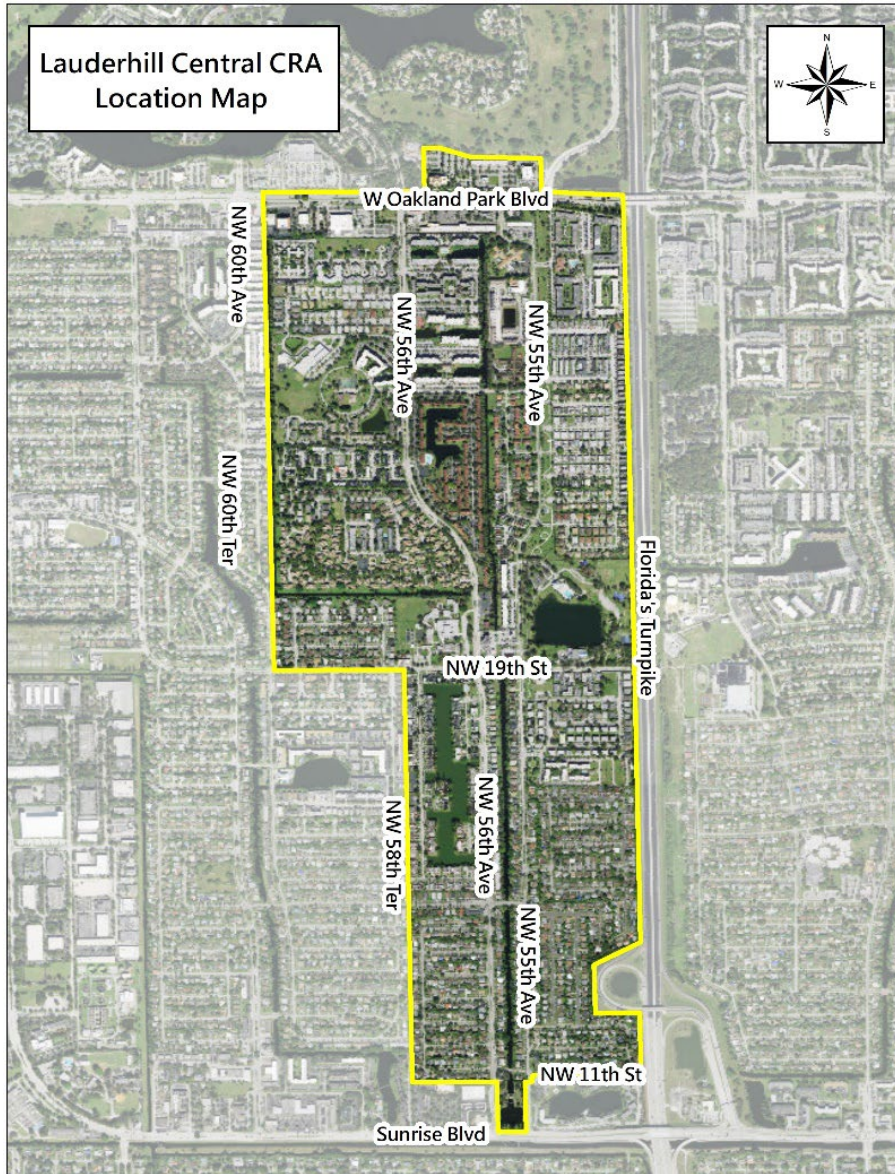


Figure 1- Central CRA Boundaries

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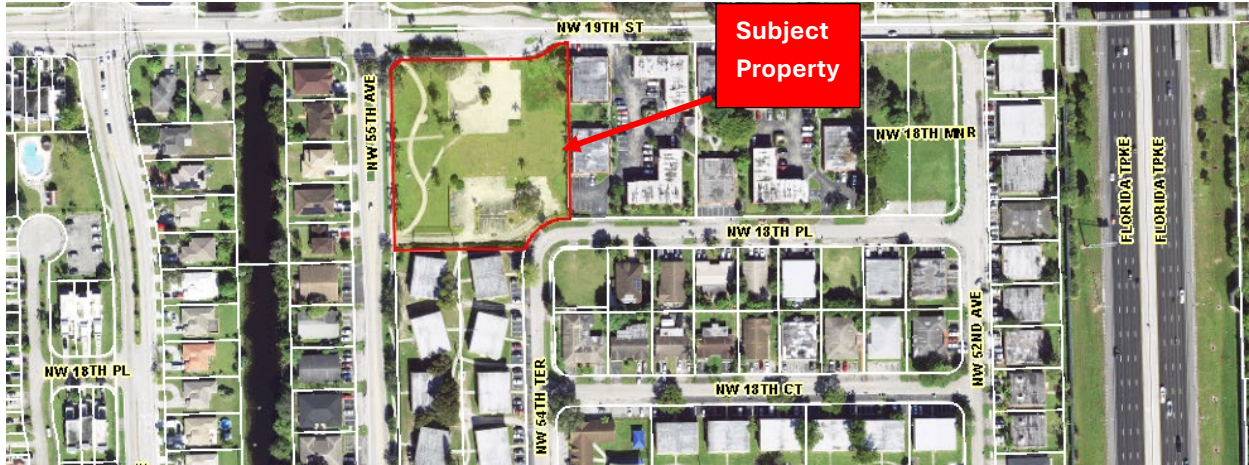


Figure2- Subject Property

The subject property is 89,745 square feet (2.1 acres) and zoning as General Commercial (CG), the parcel is currently vacant. The applicant has also submitted a rezoning application to change the zoning from CG to RS-5 Single Family.

Surrounding Zoning

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

Proposed Development

The purpose of this application is to request flexibility units for the development of nine (9) new construction market rate single family unit. The parcel is currently vacant and zoned General Commercial.

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

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Compatibility with City of Lauderhill Comprehensive Plan

The proposed re-zoning application is compatibility with the following goals of the Future Land Use Element and the Housing Element of the city'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 "Administrative 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 housing 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.

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-zonings and land use amendments to the housing unit mixes established in this plan.