



# City of Lauderhill

City Commission  
Chambers at City Hall  
5581 W. Oakland Park  
Blvd.  
Lauderhill, FL, 33313  
www.lauderhill-fl.gov

## File Details

**File Number: 23R-5105**

**File ID:** 23R-5105

**Type:** Ordinance

**Status:** First Reading

**Version:** 1

**Reference:**

**In Control:** City Commission Meeting

**File Created:** 05/15/2023

**File Name:** Ord-Text Amendments re: mixed use developments

**Final Action:**

**Title:** ORDINANCE NO. 23O-06-113: AN ORDINANCE OF THE CITY OF LAUDERHILL FLORIDA AMENDING THE LAND DEVELOPMENT REGULATIONS (LDR) ARTICLE III, ZONING DISTRICTS, SECTION 3.1, RESIDENTIAL ZONING DISTRICTS; SECTION 3.8, MIXED USE DEVELOPMENT; AMENDING ARTICLE IV, DEVELOPMENT REVIEW REQUIREMENTS, SECTION 5.3, SITE PLAN REVIEW PROCESS; SECTION 5.9, CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) REVIEW REQUIREMENTS; AMENDING SCHEDULE C, ZONING DISTRICT DEVELOPMENT STANDARDS TO PROVIDE REGULATIONS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH).

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** ORD-23O-06-113-LDR-Art. III-Multiuse Text Amendments.pdf, AR 23O-06-113, DRR-Text Amendment multi-family and mix used development P& Z FINAL.pdf

**Enactment Number:**

**Contact:**

**Hearing Date:**

\* **Drafter:** apetti@laudershill-fl.gov

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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### Text of Legislative File 23R-5105

ORDINANCE NO. 23O-06-113: AN ORDINANCE OF THE CITY OF LAUDERHILL FLORIDA AMENDING THE LAND DEVELOPMENT REGULATIONS (LDR) ARTICLE III, ZONING DISTRICTS, SECTION 3.1, RESIDENTIAL ZONING DISTRICTS; SECTION 3.8, MIXED USE DEVELOPMENT; AMENDING ARTICLE IV, DEVELOPMENT REVIEW REQUIREMENTS, SECTION 5.3, SITE PLAN REVIEW PROCESS; SECTION 5.9, CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) REVIEW REQUIREMENTS; AMENDING SCHEDULE C,

ZONING DISTRICT DEVELOPMENT STANDARDS TO PROVIDE REGULATIONS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH).

**Request Action:**

Pass an Ordinance to amend the Land Development Regulations to add requirements regarding Multi-Family and Mixed Use Developments.

**Need:**

A request for text amendments to various sections of the land development regulations (LDR) for multi-family and mixed-use developments.

**Summary Explanation/ Background:**

City staff is requesting amendments to various sections of the land development regulations (LDR) for multi-family and mixed-use developments. The LDR did not provide for regulations on the following areas:

- Recreational amenities and open space requirements in all multifamily zoning districts
- Buffers for multifamily and mixed-use developments in commercial and Industrial Zoning Districts
- Requiring a public safety and security plan for multi-family and mixed-use developments

Staff is also requesting miscellaneous clean-ups in Schedule C and the Mixed-Use Development regulations.

**Attachments:**

Attachment A- Development Review Report

**Cost Summary/ Fiscal Impact:**

The Department 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:** Explain how this Agenda item advances one or more objectives

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

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

**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

**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

**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