



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: 20R-3603

File ID: 20R-3603

Type: Ordinance

Status: Second Reading

Version: 1

Reference:

In Control: City Commission Meeting

File Created: 01/29/2020

File Name: LUPA-Three Amigos f/k/a Target

Final Action:

Title:

ORDINANCE NO. 200-07-119: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, GRANTING A LAND USE PLAN AMENDMENT (LUPA) TO THREE AMIGOS LAUDERHILL, LLC AMENDING THE FUTURE LAND USE MAP IDENTIFIED IN THE CITY OF LAUDERHILL COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT, GOALS, OBJECTIVES, AND POLICIES, OBJECTIVE 1.2 FUTURE LAND USE MAP AMENDMENT; CHANGING FROM COMMERCIAL TO IRREGULAR (35.3 DU/ACRE) RESIDENTIAL THE FUTURE LAND USE OF A ± 13.73 ACRE PARCEL WITH THE LEGAL DESCRIPTION AS PROVIDED HEREIN; MORE COMMONLY KNOWN AS 7730 W. COMMERCIAL BOULEVARD, LAUDERHILL, FLORIDA; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH).

Notes:

Sponsors:

Enactment Date:

Attachments: 200-07-119-Target-3 Amigos LUPA REVISED 6-16-21.pdf, DRR LUPA Target Update 6-8-2021, Exhibit 1-Target LUPA.pdf, Exhibit 2 Target LUPA.pdf, Attachment A- LUPA Application Form, Attachment B- LUPA Application 1-7-20, Attachment C-LUPA Applicant Exhibits, Attachment D1-LUPA-A100 Master Plan_OPT1.pdf, Attachment D2 - LUPA -A100 Master Plan_OPT2.pdf, Attachment D3 - LUPA-A100 Master Plan_OPT3.pdf, Site Plan

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:
1	City Commission Meeting	07/13/2020	approved on first reading	City Commission Meeting	08/31/2020		

Text of Legislative File 20R-3603

ORDINANCE NO. 200-07-119: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, GRANTING A LAND USE PLAN AMENDMENT (LUPA) TO THREE AMIGOS LAUDERHILL, LLC AMENDING THE FUTURE LAND USE MAP IDENTIFIED IN THE CITY OF LAUDERHILL COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT, GOALS, OBJECTIVES, AND POLICIES, OBJECTIVE 1.2 FUTURE LAND USE MAP AMENDMENT; CHANGING FROM COMMERCIAL TO IRREGULAR (35.3 DU/ACRE) RESIDENTIAL THE FUTURE LAND USE OF A ± 13.73 ACRE PARCEL WITH THE LEGAL DESCRIPTION AS PROVIDED HEREIN; MORE COMMONLY KNOWN AS 7730 W. COMMERCIAL BOULEVARD, LAUDERHILL, FLORIDA; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH).

Request action: Staff recommends the proposed Ordinance not be adopted by the City Commission because the application is not in compliance with Objective 1.2 Future Land Use Map Amendments, of the City of Lauderhill’s Future Land Use Element within the Comprehensive Plan.

Need: The initial application proposed to amend the Future Land Use designation of the property from a Commercial Future Land Use Designation to a High (50 du/acre) Future Land Use designation to allow the development of a multifamily project consisting of 529 dwelling units on the Property. After review and discussion, the Broward County Commission instead approved the change to Irregular (35.3 du/acre) Residential Future Land Use Designation.

Summary Explanation/ Background:

The subject property operated as South Florida’s first Super Target from 2001 to 2018. An Ordinance (NO. 010-06-38) was passed by the City of Lauderhill’s City Commission granting relief from LDR, Article III, Zoning Districts, Part 5.0, Special Requirements for Specific Land Uses Classification and 5.18.16, requiring an 8 foot high wall to buffer Residential from Commercial Uses for the South side of the property.

In December of 2018, Three Amigos Lauderhill, LLC (the Applicant) purchased the property for 9 million dollars with the original intent of developing the entire property as multifamily residential.

The Applicant’s Legal Representative submitted a Future Land Use Map Amendment Application on June 24, 2019.

Due to a pending Code violation (Broward County Case NO. 19001205MO30A) the application could not move forward until November 2019.

A pre-application with City Staff took place on November 14, 2019 to address the pending Future Land Use Map Amendment. Due to COVID restrictions, the quasi-judicial matter was not previously placed on a prior city commission agenda.

Staff recommends the DRR and all substantial competent evidence presented at the hearing be entered into the record, with a recommendation that the proposed Ordinance be adopted because the application is in compliance with Objective 1.2 Future Land Use Map Amendments of the City of Lauderhill's Future Land Use Element within the Comprehensive Plan. The applicant shall be subject to any pre-existing dedications, restrictions, covenants, and easements that run with the land.

After review and discussion, on June 1, 2021, the Broward County Commission voted to approve the change from Commercial Future Land Use to Irregular (35.3 du/acre) Residential Future Land Use Designation. Due to the substantive change of the designation, a third reading of the ordinance will take place on July 12, 2021.

Attachments:

1. Development Review Report
2. Attachment A- Application Form
3. Attachment B- Application 1-7-20
4. Attachment C- Applicant Exhibits
5. Attachment D1- Site Plan Option 1
6. Attachment D2- Site Plan Option 2
7. Attachment D3- Site Plan Option 3

Cost Summary/ Fiscal Impact: The Division 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: 5-20 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