



Development Review Report (DRR)

To: Planning and Zoning Board
From: Molly Howson, City Planner
RE: Rezoning & Flexibility Application (25-RZ- 001) Renaissance Plaza - (5440-5456 NW 19 ST)
Date: May 21, 2025

The applicant Calvin Giordano & Associates (James Hickey, Director of Planning) is representing the Petitioner, Lauderhill Community Redevelopment Agency (Sean Henderson, Executive Director), and has filed two (2) applications for the construction of nine (9) single family residential houses: (1) a rezoning application and (2) a flexibility unit allocation application. The following information has been prepared for your consideration:

I. BACKGROUND AND SITE INFORMATION

Requested Action(s)

The Land Development Regulations (LDR) Article IV., Part 2.0., and Article VI., Section 4 requires the Planning and Zoning Board/LPA make a recommendation to the City Commission on Zoning District Map Amendments applications. Staff recommends the Board forward the record to the City Commission with a recommendation to Adopt an Ordinance of the Commission of the City of Lauderhill, Florida granting to Lauderhill Community Redevelopment Agency, a development order amending the Zoning District Map identified in The City of Lauderhill's Land Development Regulations (LDR) Article III., Zoning Districts, Part 2.0, District Regulations, Subsection 2.2.1., Adoption of Zoning District Map; changing from a from a General Commercial (CG) to Residential Single Family (RS-5) Zoning Designation for a 2.1 approximate acre parcel located at 5440-5456 NW 19 Street, Lauderhill, FL.

Additionally, 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.

Legal Description

Folio No.:- 4941 35 30 0050

Address: 5440–5456 NW 19 Street, Lauderhill, Florida

Tract "B" SUNSHINE VILLAS SECOND ADDITION, according to the plat thereof, as recorded in Plat Book 74, Page 2, of the public records of Broward County, Florida. More commonly known as 5440-5456 NW 19 ST, Lauderhill, Florida.

RE: Rezoning & Flexibility Units Application No. 25-RZ-001 (5440 – 5456 NW 19 Street)

Land Use/Zoning:

Existing Zoning Designation:	Commercial (CG)
Future Land Use Designation:	Commercial
Existing Use(s):	Commercial (Vacant)
Proposed Zoning Designation:	Residential Single-Family (RS-5)
Proposed Use(s):	Residential: 9 single family houses

Adjacent Designations:

	Existing Use	Future Designation	Zoning
North	Local Park	Low-Medium (10) Residential and Recreation-Open Space	PL (Local Park)
South	Multi-family Residential	Medium-High (25) Residential	RM-22 (Residential Multi-family, 22 dwelling units per acre)
East	Multi-family Residential	Medium-High (25) Residential	RM-22 (Residential Multi-family, 22 dwelling units per acre)
West	Single Family Residential	Low-Medium (10) Residential	RS-5 (Residential Single Family, 5 dwelling units per acre)

Figure 1, below, provides an aerial of the subject site located on the NE corner of NW 55 Avenue and NW 19 Street (south of John Mullins Park).



Figure 2, below, illustrates the Central CRA boundaries



II. **Proposed Ordinance**

The proposed Ordinance is before the Planning & Zoning Board (“Board”) /Local Planning Agency (“LPA”) as required by The City of Lauderhill’s Land Development Regulations (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. Staff recommends the Board forward the record to the City Commission with a recommendation to Adopt an Ordinance of the Commission of the City of Lauderhill, Florida granting to Lauderhill Community Redevelopment Agency a development order amending the Zoning District Map identified in The City of Lauderhill’s Land Development Regulations (LDR) Article III., Zoning Districts, Part 2.0, District Regulations, Subsection 2.2.1., Adoption of Zoning District Map; changing from a from a General Commercial (CG) zoning district to Residential Single Family (RS-5) Zoning Designation for a 2.1± acre parcel legally described as:

TRACT "B" SUNSHINE VILLAS SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE COMMONLY KNOWN AS 5440–5456 NW 19 ST, LAUDERHILL, FLORIDA.

III. **PLANNING ANALYSIS – Rezoning**

Applicable Land Development Regulations

LDR Article IV., Section 1.3.1. *Pre-application conference*, addresses the pre-application conference

LDR Article IV., Section 1.3.2. *Completeness of application*, provides for the Department to review any land development order application.

LDR Article III, Sections 2.2.1 *Adoption of Zoning District Map*, address changes, amendments, and reassignments to the zoning district map

LDR Article IV., Section 2.2. *Area for rezoning*, provides that the Planning and Zoning Board should consider for recommendations to the City Commission if the area for rezoning should be enlarged

LDR Article IV., Part 2.0., Section 2.4. *Basis for recommendation*, provides 6 factors that the Planning and Zoning Board and the City Commission must consider when approving any application for a rezoning

LDR Article IV., Part 2.0., Section 2.5. *Actions by City Commission*, for a timeline within which action must be taken by the City Commission for a rezoning application

LDR Article IV., Part 2.0., Section 2.9. *Procedure for amendments* 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.

Considerations:

As stipulated in the Land Development Regulations, Article IV, Section 2.4 Basis for recommendations; in reviewing and formulating recommendations to the City Commission on requested or proposed changes in the zoning district regulations, the Planning and Zoning Board shall consider and evaluate the changes in relation to all pertinent factors, including the following:

- A. The character of the district and its peculiar suitability for particular uses
- B. Conversion of the value of buildings and encouraging the most appropriate use of land and water throughout the City.

- C. The applicable portions of the adopted City comprehensive plan and programs such as land use, trafficways, recreation, schools, neighborhoods, drainage and housing so forth.
- D. The needs of the City for land areas for specific purposes to serve population and economic activities.
- E. The facts and opinions presented to the Planning and Zoning Board through hearings.

The Planning and Zoning Division has reviewed the proposed request pursuant to the following rezoning considerations:

Staff has reviewed the Applicant's rezoning request, which sought to address the five criteria, and finds the following:

A. The character of the district and its peculiar suitability for particular uses

Purpose and intent. The purpose of the Residential single-family at five (5) dwelling units per gross acre (RS-5) zoning district is to protect existing areas with single-family detached residences and to allow new residential. The RS-5 zoning district corresponds to the Low (5) Residential future land use designation in the Future Land Use Element of the Comprehensive Plan.

Staff finds that providing for low density residential areas within this neighborhood support the Community Redevelopment Agencies goals of decreasing the density within the Central neighborhood as well as providing the entitlement for the construction of more single family homes within the area and thus providing more home ownership opportunities.

B. Conversion of the value of buildings and encouraging the most appropriate use of land and water throughout the City.

The RS-5 zoning district provides for development of single family residential dwelling units. Staff finds that this is the most appropriate use of land as it is consistent with the Community Redevelopment plan for the area and will provide for less density and more homeownership within the area.

C. The applicable portions of the adopted City comprehensive plan and programs such as land use, trafficways, recreation, schools, neighborhoods, drainage and housing so forth.

Staff finds the request for rezoning (in conjunction with the flexibility units) to be consistent with the following portions of the City comprehensive plan:

Land Use Element

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 Lauderdale 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.

D. The needs of the City for land areas for specific purposes to serve population and economic activities.

The Petitioner has indicated that they intend to construct nine (9) single family homes within the RS-5 zoning district, the should this rezoning application be approved, and intends to use the allocation of nine (9) flexibility units in order to accomplish this.

Staff recognized the need for market rate housing within the city of Lauderdale and find these applications in conformance with the housing and economic goals of the City at large and of the Community Redevelopment Agency, Central.

E. 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 May 27, 2025 regular public hearing.

IV. PLANNING ANALYSIS – Flexibility Units

Applicable Regulations

City of Lauderhill Comprehensive Plan (Sub-policy 1.1.1.2) Residential Densities - Residential development is allowable in the City of Lauderhill, subject to the following density requirements:

...

4. *Flexibility - The residential density allocated to a particular site may be increased, without amending the Future Land Use Map Series and the Broward County Land Use Plan, subject to the requirements of Subpolicy 2.1.1.4.*

Broward Next – Administrative Rules, Article 3 Flexibility, Redevelopment units and Special Residential Facilities

3.2 FLEXIBILITY UNITS

- (A) Flexibility units, as defined in Section 2, “Definitions” of the Broward County Land Use Plan, shall equal the difference between the number of dwelling units permitted within a flexibility zone by the Broward County Land Use Plan and the number of dwelling units permitted within the local government’s certified future land use plan map, plus additional remaining permitted dwelling units, fixed at the adoption date of the 2017 Broward County Land Use Plan and formerly defined as “Reserve Units” which were equal to two percent (2%) of the total number of dwelling units permitted by the local government’s certified future land use plan map.
- (B) Assignment of flexibility units by a local government is subject to all of the following rules and regulations:
 - (1) Assignment of flexibility units shall be subject to meeting the provisions of Policy 2.10.1 of the Broward County Land Use Plan concerning compatibility with adjacent land uses and impacts on public schools;
 - (2) Flexibility units must be assigned by the municipality, at a minimum, through (re)zoning or other official action. An amendment to the local land use plan may be required by the applicable municipality.
 - (3) Upon assignment of flexibility units, the local government shall notify the Planning Council in writing and submit revised charts, as contained within the certified local land use plan, which reflect the current total.
 - (4) Flexibility units shall not be assigned from areas circumscribed by dashed lines on the Broward County Land Use Plan, nor be reflected within the “flexibility unit chart” of the certified local land use plan.
 - (5) The Planning Council, upon determination that a local government has failed to report assignment of flexibility units in a timely or sufficient manner or has assigned flexibility units improperly, shall take such actions as may be necessary and proper, including decertification of the local land

use plan, to enforce the requirements of the Broward County Land Use Plan and this document.

Considerations:

The property has a commercial land use designation, and the proposed zoning district designation is a residential use. Given that commercial land use does not have any residential entitlements, flexibility units are required to allow the residential use. As stipulated in the Comprehensive Plan & Broward Administrative Rules, the proposed flexibility units must be allocated by ordinance in conjunction with the rezoning. If adopted by the City Commission, Staff will transmit the ordinance to the Planning Council for their records.

The Planning and Zoning Division has reviewed the proposed request and find it consistent with the conditions in the relevant planning documents, and recommends approval of the flexibility units.

V. *RECOMMENDATION/ACTION*

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 application **is in compliance** with LDR Article IV, Part 2.0. , Section 2.4

VI. *ATTACHMENTS*

1. N/A