



Development Review Report (DRR)

To: Planning and Zoning Board
From: Daniel Keester-O’Mills, AICP, Development Services Director
RE: Rezoning Application (26-RZ- 003) 1125 NW 31 Avenue
Date: June 18, 2026 (P&ZB Meeting Date: 6/30/2026)

The applicant (Jeremy Shir) represents the Petitioner, Maha McIntosh (Bogue Hill Properties, LLC), and has filed a Rezoning application to establish a zoning designation for the subject property. The following table includes relevant information on the property and application request:

| | |
|---------------------------------|----------------------------|
| Property Address: | 1125 NW 31 Avenue |
| Tax Folio ID(s): | 494231000433 |
| Property Owner: | BOGUE HILL PROPERTIES, LLC |
| Applicant Name: | Jeremy Shir, PA |
| Zoning District(s): | NZ (Not Zoned) |
| Land Use Designation(s): | Commercial (C) |

Legal Description:

NOT PLATTED – the south 200 feet of the east 200 feet of the east ½ of the southeast ¼ of the southeast ¼ of Section 31, Township 49 South, Range 42 East: Excepting therefrom the south 30 feet of the west 50 feet and also less the east 53 feet for right-of-way said lands being more particularly described on the survey submitted with the application on file with the Department of Development Services.

Applicant Request:

The Petitioner requests the granting of a proposed Ordinance for a rezoning application, amending the Zoning Designation for the property located at 1125 NW 31 Avenue, amending approximately .67 gross acres from no assigned zoning to Commercial General (CG) Zoning District for the property located at 1125 NW 31 Avenue. This change would establish a zoning designation for the property & permit businesses to occupy the building and other improvements to the property.

Application Type: Rezoning

Article IV – Development Review Requirements

2.1 - Whenever the public necessity, convenience, general welfare or good zoning practice require, the City may, by ordinance amend, supplement or change the regulations, district boundaries or classifications of property, now or hereafter established by these regulations or amendments thereto.

2.2 -In case of a petition for a change of zoning district designation, the Planning and Zoning Board shall consider whether the area described in the original petition should be enlarged in order to reflect the interests of the City and to correspond with the City Land Use Plan. The Planning and Zoning Board shall study and recommend to the City Commission such enlargement, if any, as it may deem desirable.

2.3- The Planning and Zoning Board shall carry on a continual study of zoning, zoning techniques and the relation of zoning to private developments and public improvements and any pertinent parts of any City Comprehensive Plan for the orderly growth of the City, and may from time to time submit recommendations on the amendments of these regulations.

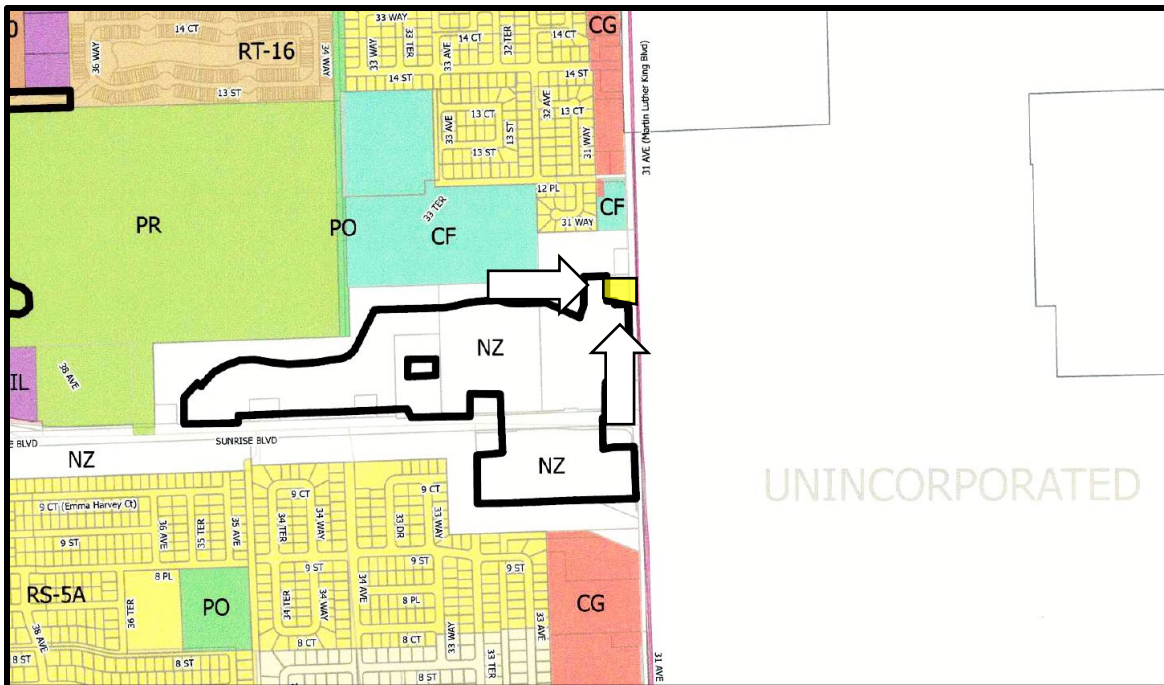
2.5 - If a petition or recommendation for a change or amendment to the zoning district regulations is not acted upon finally by the City Commission within six (6) months of the date upon which the report of the Planning and Zoning Board is filed with the City Commission, said petition shall be deemed to have been denied.

I. AERIAL & ADJACENT PROPERTIES

Figure 1 – Location Map (1125 NW 31 Avenue)



Figure 2 below provides a portion of the City of Lauderhill's Zoning Map, showing the current zoning designation for the subject properties and surrounding areas. The neighboring uses include multi-family residential uses, office building, city park, and hotel. The site is bordered to the south by a canal, beyond which are additional uses including multi-family residential, hotel, commercial office and community facilities.



Adjacent Designations:

| | Existing Use | Future Designation | Zoning |
|--------------|--|--|-------------------------------------|
| North | Former Scrap Metal Yard (Amortized Use) | Commercial | Not Zoned (NZ) |
| South | Swap Shop | Transit Oriented Corridor | Not Zoned (NZ) |
| East | Retail/ Offices Uses (Vacant Commercial Buildings) | Unincorporated Broward County (Commerce) | Unincorporated Broward County (B-3) |
| West | Swap Shop | Transit Oriented Corridor | Not Zoned (NZ) |

II. APPLICABLE LAND DEVELOPMENT REGULATIONS

Applicable Land Development Regulations

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 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 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., 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., Section 2.5. *Actions by City Commission*, provides for a timeline within which action must be taken by the City Commission for a rezoning application

LDR Article IV., 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.

III. PROPERTY HISTORY

Special Exceptions

- None

Code Violations

- CE # 26060074 – Outstanding balance for a Certificate of Use (COU)

Variances

- None

Development History

The property was annexed into the City in 2005, along with the Swap Shop, West Ken Lark, and St. George areas from unincorporated Broward County. There have been no significant development on the property since annexation. The businesses on the property included

automotive uses, which were amortized by the City by ordinance (21O-13-107) and sunset those businesses on March 29, 2026.

IV. PLANNING ANALYSIS

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

- 2.4.1. The character of the district and its peculiar suitability for particular uses.
- 2.4.2. Conversion of the value of buildings and encouraging the most appropriate use of land and water throughout the City.
- 2.4.3. 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.
- 2.4.4. The needs of the City for land areas for specific purposes to serve population and economic activities.
- 2.4.5. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.
- 2.4.6. The facts and opinions presented to the Planning and Zoning Board through hearings.

Additionally, the Planning and Zoning Division has reviewed the proposed request for consistency with the applicable City of Lauderhill Comprehensive Plan elements and finds it to be consistent. Staff has reviewed the Applicant's rezoning request, which sought to address the six criteria, and finds the following:

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

The subject property is located within an established commercial corridor characterized by a mix of commercial, service-oriented, and light industrial uses. The property carries a Commercial Future Land Use designation and has historically been utilized for automotive-related commercial activities. The proposed Commercial General (CG) zoning district is compatible with the surrounding development pattern and is appropriate for the property's location along a major transportation corridor. The rezoning will formally establish a zoning classification that reflects both the existing character of the area and the property's intended commercial function.

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

The proposed rezoning will establish a zoning designation that is consistent with the property's Commercial Future Land Use designation, thereby eliminating a longstanding zoning anomaly. Assigning an appropriate zoning classification will facilitate lawful occupancy, permit review, property improvements, and reinvestment in the site. The rezoning will encourage the continued productive use of the property while supporting the efficient utilization of existing infrastructure and commercial land resources within 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.

The proposed rezoning is consistent with the City of Lauderdale Comprehensive Plan. The property is designated Commercial on the Future Land Use Map, and the requested CG zoning district implements that designation. The rezoning supports the Comprehensive Plan's objectives of directing commercial development to established commercial corridors, promoting economic reinvestment, encouraging redevelopment and infill development, and aligning zoning classifications with adopted land use designations. No amendments to the Future Land Use Map are required.

Future 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 future resident and seasonal population in a manner that; promotes 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; protects and improves the natural and physical characteristics of the City; and, ensures the timely, cost- effective provision of public facilities and services.

Objective 1.0 Future Land Use Map

The City Commission shall adopt and maintain a 2040 Future Land Use Map that is found to be in compliance with state requirements and that is certified by the Broward County Planning Council.

POLICY 1.1.2 COMMERCIAL USES

Provide for commercial land uses, at intensities which ensure compatibility with adjacent and surrounding land uses, especially the protection of adjacent residential uses.

POLICY 1.29.4 The City shall continue to support transit ready commercial and multifamily development along major transportation corridors.

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

The City has an ongoing need for appropriately designated commercial land to support economic activity, employment opportunities, and the provision of goods and services to residents. Approval of the requested CG zoning district will enable the subject property to be occupied and improved with commercial uses consistent with the adopted Future Land Use designation. The rezoning will support reinvestment in an existing commercial property and contribute to the economic vitality of the surrounding commercial corridor.

E. Whether there have been substantial changes in the character or development of areas in or near an area under consideration for rezoning.

While no substantial change in the character of the area has occurred that necessitates rezoning, the request is justified by the correction of a longstanding zoning anomaly and the establishment of a zoning classification consistent with the property's Commercial Future Land Use designation. The surrounding area has continued to develop and function as a commercial corridor, and the proposed CG zoning district is consistent with the existing character of adjacent commercial and service-oriented uses. Establishing a zoning designation at this time will bring the property into conformity with the City's regulatory framework and provide clear standards for future use and redevelopment of the site.

F. 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 June 30, 2026 regular public hearing.

V. COMMUNITY OUTREACH

As required by the Land Development Regulations (LDR) Article IV Section 1.9.6 Neighborhood *meetings*, the Applicant conducted a Community Meeting, on June 11, 2026. A copy of the notice, presentation, summary & sign-in sheet are attached.

VI. RECOMMENDATION/ACTION

Staff finds that the proposed rezoning would be compatible with the land use designation & that criteria for consideration (Land Development Regulations, Article IV, Section 2.4 Basis for recommendations) have been addressed.

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.

VII. ATTACHMENTS

- Neighborhood Meeting – Notice & Summary

Daniel Keester-O'Mills

From: Jeremy Shir <jeremyshir@jeremyshirlawfirm.com>
Sent: Monday, June 15, 2026 10:54 AM
To: Daniel Keester-O'Mills
Cc: Molly Howson
Subject: Re: FW: Public Notice - Neighborhood Meeting for a Rezoning (1125 NW 31 Avenue)
Attachments: West Ken Lark HOA Rezoning Presentation for 1125 NW 31st Avenue Lauderhill.pptx

CAUTION: This email originated from outside of the City of Lauderhill. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Daniel,

Of course, it would be my pleasure. Attached, please find the PowerPoint presentation for the meeting with the West Ken Lark HOA.

The date, time and location of the meeting. Thursday 6/11 at 6pm, at 1321 NW 33rd Avenue, Lauderhill.

- The approximate number of attendees, if there was a sign-in sheet you can provide that, too. Approximately 12 attendees, including the City Manager, Deputy City Manager, and President of the HOA. I can ask Ms. Cooper for a copy of the sign-in sheet if you would like.

- A copy of your presentation, if you made a PowerPoint or any other visual aids. Attached.

- A summary of the meeting: the tone of the meeting, if there were questions from the public, concerns that were expressed, were there any commitments that you made to the community, any follow-ups requests, etc. General tone was curiosity. We mentioned that we would preferably like to see retail or a restaurant on the location. Comments on the previous use having overflow parking (so a new use would be better), questions on whether minority-owned businesses would have opportunities with the new zoning, question on how they can support the application, one woman was concerned there may be large trucks, President and other members of the public generally seemed pleased.

- The time that the meeting ended. We started our presentation around 6:05 and ended at 6:30.

- If there was an agenda, please provide that, too. I can ask Ms. Cooper for the agenda if you would like.

Thank you!
Jeremy

On Mon, Jun 15, 2026 at 9:45 AM Daniel Keester-O'Mills <dkeester@lauderhill-fl.gov> wrote:

Good morning, Jeremy. I wanted to follow-up with you on the Neighborhood Meeting from Thursday. I was sorry that I wasn't able to attend, but I'm reaching out to ask you for a summary of the meeting, and documents to include as back-up to the P&Z Board & City Commission.

The summary should include:

- The date, time and location of the meeting.
- The approximate number of attendees, if there was a sign-in sheet you can provide that, too.
- A copy of your presentation, if you made a PowerPoint or any other visual aids.
- A summary of the meeting: the tone of the meeting, if there were questions from the public, concerns that were expressed, were there any commitments that you made to the community, any follow-ups requests, etc.
- The time that the meeting ended.
- If there was an agenda, please provide that, too.

Please let us know if you have any questions!

Daniel T. Keester-O'Mills, AICP

Development Services Director | City of Lauderhill

o: 954-375- 6974 | [Development Services](mailto:dkeester@Lauderhill-fl.gov): 954-730-3050 | dkeester@Lauderhill-fl.gov

This e-mail conforms to the City's privacy and confidentiality policy:

<https://lauderhill-fl.gov/about-lauderhill/privacy-and-confidentiality-notice>

From: City of Lauderhill - Planning & Zoning Division <donotreply-cityoflauderhill.com@shared1.ccsend.com>

Sent: Thursday, May 28, 2026 12:15 PM

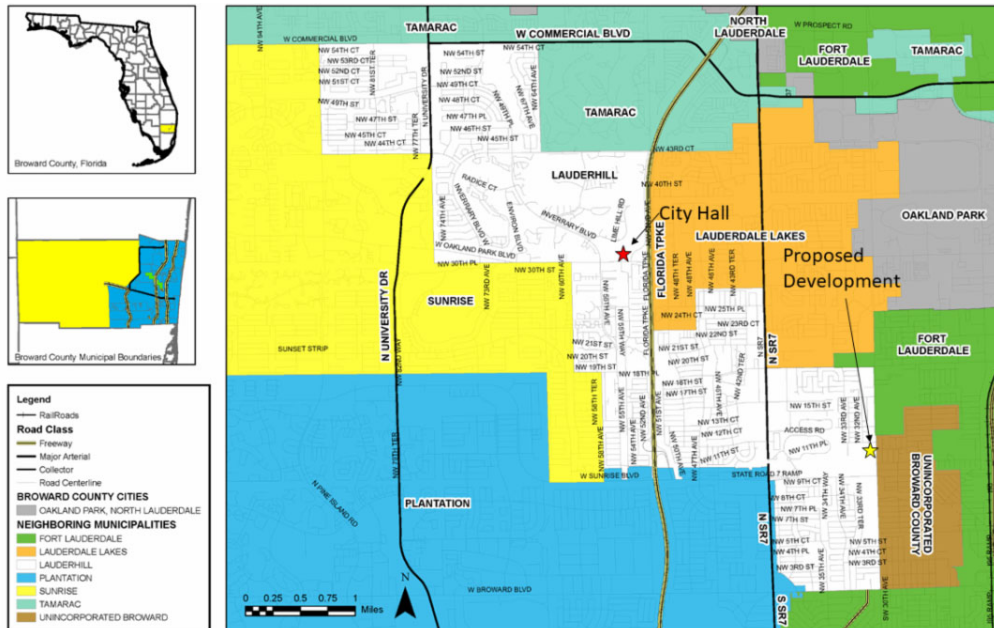
To: Daniel Keester-O'Mills <dkeester@Lauderhill-fl.gov>

Subject: Public Notice - Neighborhood Meeting for a Rezoning (1125 NW 31 Avenue)

CAUTION: This email originated from outside of the City of Lauderhill. Exercise caution when opening attachments or clicking links, especially from unknown senders.



Development Services Department
Planning & Zoning Division



Notice of Neighborhood Meeting

Rezoning - 1125 NW 31 Avenue

Neighborhood Meeting Details:

Jeremy Shir P.A. has filed an application on behalf of the owner of the property, BOGUE HILL PROPERTIES, to obtain approval to rezone the subject property, in order to establish a zoning designation for the property. The subject property does not have any zoning and they are seeking approval to zone the property to CG (Commercial, General). The subject property is generally located north of West Sunrise Blvd & west of NW 31st Avenue (AKA: 1125 NW 31 Avenue).

The Developer is hosting a neighborhood meeting at 6:00 PM on Thursday, June 11th, at the West Ken Lark Park Community Center (1321 NW 33rd Avenue Lauderhill, FL 33319) to discuss the rezoning request. You are cordially

invited to attend the meeting to listen to a presentation by the Applicant and provide comments.

Additionally, the rezoning application will be considered by the Planning & Zoning Board on June 30th (6/30/2026 at 7 PM) in the City Commission Chambers at City Hall (5581 W Oakland Park Blvd, Lauderhill, FL 33313). This meeting is also open to the public.

Project Details:

| | |
|--|--|
| Applicant / Property Owner: | BOGUE HILL PROPERTIES |
| General Location of the proposed development: | North of W Sunrise Blvd & west of NW 31 Avenue (AKA: 1125 NW 31 Avenue) |
| Proposal / Request of the developer: | The property owner is requesting consideration by the City Commission for a rezoning to establish a zoning district for the property with certain uses and standards consistent with the CG (Commercial, General) zoning designation |
| Dates of Public Meetings: | <p>June 11, 2026 (Neighborhood Meeting)</p> <p>June 30, 2026 (Planning & Zoning Board)</p> <p>July 13, 2026 (City Commission Meeting)</p> <p>August 31, 2026 (City Commission Meeting)</p> |
| Board / Governing Body: | City Commission |

Why are you receiving this notice?

The Land Development Regulations were amended in 2023 requiring that all applicants submitting site plans (or other development approvals) for consideration by the City of Lauderhill conduct a Neighborhood Meeting. Notice of this meeting shall be sent to all large associations / neighborhood Homeowner Associations, as identified by the City Commission.

Do you need to take any action?

You may either be present at the neighborhood meeting, or attend in person at one of the public meetings considering this application. Alternatively, you may be represented by counsel or submit a letter/email. All interested persons take due notice of the time(s) and place of the meeting(s) / hearing(s) of this application and govern yourselves accordingly.

All correspondence to the Advisory Board relative to this matter may be emailed to planningandzoning@lauderhill-fl.gov or mailed to 3300 Inverrary Blvd, Lauderhill, FL 33319 to the attention of the "Planning and Zoning Division." The original application and documentation may be viewed at the City Clerk's Office located at City Hall. Anyone who wishes to view the agenda materials should call the City Clerk at 954-730-3010 between the hours of 7:30 a.m. and 6:00 p.m., Monday through Thursday.



www.lauderhill-fl.gov | **Planning & Zoning Division:** (954) 730-3050



City of Lauderhill | 5581 W. Oakland Park Blvd. | Lauderhill, FL 33313 US

[Unsubscribe](#) | [Update Profile](#) | [Constant Contact Data Notice](#)



Try email marketing for free today!

--

Jeremy Shir P.A.

Phone: 954-662-3496

Email: Jeremyshir@Jeremyshirlawfirm.com

Website: <https://Jeremyshirlawfirm.com>

Address: 1221 South 21st Avenue, Hollywood, FL 33020



The information contained in this message and any documents accompanying this transmission are protected under the Electronic Communication Privacy Act, 18 U.S.C. S2510-2521, and may be attorney-client privileged or contain confidential information intended only for the use of the individual(s) or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any use of, disclosure, dissemination, distribution, reliance on the contents or copying of this communication is strictly prohibited and may result in legal action against you. If you have received this message in error, please reply to the sender advising of the error in transmission and immediately delete/destroy the message and any accompanying documents. Alternatively, you may notify us by telephone immediately. No liability is accepted for any loss or damage resulting from a computer virus or resulting from a defect in transmission of this email or any attached file. It is the duty and obligation of the sender to take practical measures to purge or safeguard and avoid providing sensitive metadata embedded in any electronic document to prevent the disclosure of confidential information. Thank you.