



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: 25O-0019

File ID: 25O-0019

Type: Ordinance

Status: Second Reading

Version: 1

Reference:

In Control: City Commission
Meeting

File Created: 05/22/2025

File Name: (25-RZ-001) Renaissance Plaza Rezoning

Final Action:

Title: **ORDINANCE NO. 25O-06-118: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, GRANTING A DEVELOPMENT ORDER TO THE LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY, TO AMEND THE ZONING DISTRICT MAP IDENTIFIED IN LAND DEVELOPMENT REGULATIONS (LDR) ARTICLE III, ZONING DISTRICTS, PART 2.0., DISTRICT REGULATIONS, SUBSECTION 2.2.1., ADOPTION OF ZONING DISTRICT MAP; CHANGING FROM GENERAL COMMERCIAL (CG) TO RESIDENTIAL SINGLE FAMILY (RS-5) AND INCLUDING THE ALLOCATION OF NINE (9) RESIDENTIAL FLEX UNITS FOR THE ZONING DISTRICT OF A ±2.1 ACRE PARCEL WITH THE LEGAL DESCRIPTION AS PROVIDED HEREIN; MORE COMMONLY KNOWN AS 5440 - 5456 NW 19 STREET, LAUDERHILL, FLORIDA; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

Notes:

Sponsors:

Enactment Date:

Attachments: ORD 25O-06-118 rezoning parcel and allocation of flex units, AR 25O-06-118, Attachment A - Rezoning Application, Attachment B - Flexibility Application, Attachment C - Development Review Report (DRR) - 25-RZ-001, Attachment D - Narrative, Attachment E - Survey, Attachment F - Conceptual Plans, Attachment G - Public Notice Affidavit, Attachment H - CC Presentation - Renaissance Plaza Rezoning

Enactment Number:

Contact:

Hearing Date:

*** Drafter:** MHowson@Lauderhill-fl.gov

Effective Date:

History of Legislative File

| Ver- sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---------------|--------------|-------|---------|----------|-----------|-----------------|---------|
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| 1 | City Commission Meeting | 06/09/2025 | approved on first reading | City Commission Meeting | 06/30/2025 | Pass |
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Text of Legislative File 25O-0019

ORDINANCE NO. 25O-06-118: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, GRANTING A DEVELOPMENT ORDER TO THE LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY, TO AMEND THE ZONING DISTRICT MAP IDENTIFIED IN LAND DEVELOPMENT REGULATIONS (LDR) ARTICLE III, ZONING DISTRICTS, PART 2.0., DISTRICT REGULATIONS, SUBSECTION 2.2.1., ADOPTION OF ZONING DISTRICT MAP; CHANGING FROM GENERAL COMMERCIAL (CG) TO RESIDENTIAL SINGLE FAMILY (RS-5) AND INCLUDING THE ALLOCATION OF NINE (9) RESIDENTIAL FLEX UNITS FOR THE ZONING DISTRICT OF A ±2.1 ACRE PARCEL WITH THE LEGAL DESCRIPTION AS PROVIDED HEREIN; MORE COMMONLY KNOWN AS 5440 - 5456 NW 19 STREET, LAUDERHILL, FLORIDA; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Request Action:

Seeking consideration for the approval of a rezoning and allocation of flexibility units to allow for the construction of 9 single-family houses located at the southeast corner of NW 19th Street & NW 55 Avenue (AKA: 5440 - 5456 NW 19 Street).

Need:

Action is needed to approve or deny the rezoning application accompanied by the allocation of flexibility units.

Summary Explanation/ Background:

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.

Staff finds that the proposal is generally in compliance with the city's Comprehensive Plan. 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.

On Tuesday, May 28th, 2025, the Planning & Zoning Board unanimously recommended approval of the rezoning and flexibility applications for the City Commission's consideration.

Staff has prepared a report that outlines the city's requirements, relevant applications, and adjacent uses. The Planning and Zoning Division has reviewed the information submitted by the Applicant and determined that they have satisfied the conditions of approval for granting a rezoning with the allocation of 9 flexibility units. As such, Staff recommends the City Commission approve this application.

Cost Summary/ Fiscal Impact:

The Planning & Zoning Division finds that the implementation of this resolution 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.

Attachments:

Attachment A - Rezoning Application
Attachment B - Flexibility Application
Attachment C - Development Review Report (DRR) - 25-RZ-001
Attachment D - Narrative
Attachment E - Survey
Attachment F - Conceptual Plans
Attachment G - Public Notice Affidavit
Attachment H - Staff PowerPoint Presentation

Budget Code Number(s): _____

Procurement Information: [check all that apply]

☐ RFP/Bid ☐ Emergency Purchase ☐ SBE
☐ Proposal/Quote ☐ State Grant Funds ☐ Local Preference
☐ Piggyback Contract ☐ Federal Grant Funds
☐ Sole Source ☐ Matching Required