



## JEREMY SHIR LAW FIRM PA

LAND USE & ZONING PRACTICE

Jeremy B. Shir  
JEREMY SHIR LAW FIRM, PA  
1221 S 21<sup>st</sup> Ave  
Hollywood, FL 33020  
DIRECT (954) 662-3496  
EMAIL [JeremyShir@JeremyShirLawfirm.com](mailto:JeremyShir@JeremyShirLawfirm.com)

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Mr. Daniel T. Keester-O'Mills, Development Services Director  
City of Lauderdale, Ken Thurston Inverrary Community Development Center  
3300 Inverrary Blvd.,  
Lauderhill, FL 33319

PLANNING & ZONING DIVISION

APR 29 2026

**RECEIVED**

**RE: Rezoning Narrative for 1125 NW 31<sup>st</sup> Avenue, Lauderdale, FL**

Dear Mr. Keester-O'Mills:

On behalf of my client Bogue Hill Properties LLC, this narrative provides background for the requested approval of a rezoning of the subject property 1125 NW 31<sup>st</sup> Avenue from an unzoned designation to CG (Commercial General) in order to establish an appropriate zoning classification and permit commercial uses consistent with the City's Comprehensive Plan and surrounding development pattern.

### **A. Existing Conditions of Property:**

The subject property is currently designated as unzoned and does not have an assigned zoning classification under the City of Lauderdale Land Development Regulations. As a result, the property is limited in its ability to accommodate permitted uses or obtain development approvals. The property is located along NW 31<sup>st</sup> Avenue within an area characterized by commercial and service-oriented uses. The property also has an existing commercial Future Land Use designation, confirming its suitability for commercial zoning.

### **B. Purpose and Justification:**

#### **I. Correction of Zoning Anomaly**

The requested rezoning will correct an irregular condition in which a developable parcel lacks a zoning designation.

## II. Consistency with Comprehensive Plan

The subject property carries a Commercial Future Land Use designation under the City of Lauderhill Comprehensive Plan and, therefore, the requested CG (Commercial General) zoning is consistent with the adopted Future Land Use Map. No Future Land Use Plan Amendment is required. The proposed rezoning implements the City's Comprehensive Plan by aligning zoning with the underlying land use designation and facilitating appropriate permitted commercial development. The City's Future Land Use Element encourages a distribution of land uses that promotes compatible redevelopment, urban infill, and economic activity along major corridors. The requested zoning classification is consistent with Policy 1.1.2, which provides for commercial uses, including retail, office, service, and light industrial activities, within areas designated for commercial land use.

## III. Compatibility with Surrounding Area

The subject property is located near to the Sunrise Boulevard corridor, which is characterized by a mix of commercial, service-oriented, and light industrial uses. Adjacent and nearby properties include commercial and industrial designations. The CG zoning district is appropriate in this context, as it permits a range of commercial and service uses that are consistent with the established development pattern. The location along a major arterial roadway further supports commercial zoning, as the Comprehensive Plan directs higher-intensity and non-residential uses to major transportation corridors. The requested rezoning will not introduce incompatible uses, but instead will formalize and regulate uses that are consistent with the surrounding area and existing character of the corridor.

## IV. Support for Economic Activity

The requested rezoning will support economic activity by enabling lawful commercial uses consistent with the property's Future Land Use designation. Currently, the lack of zoning limits the ability to market to potential tenants, obtain permits and reinvest in the property. Approval of the CG zoning classification will allow for a range of commercial, office, and service uses, thereby promoting job creation, small business opportunities, and reinvestment in an underutilized site. Rezoning will also act as a catalyst and benefit the adjacent former Swap Shop site. This is consistent with the Comprehensive Plan's goal of encouraging redevelopment and infill development that supports economic growth and efficient use of land. The Property owner is excited to work with the City to ultimately redevelop the site.

## V. Consistency with City Vision

The requested rezoning is consistent with the City of Lauderhill's vision for revitalization of commercial corridors and the promotion of economic development. The Comprehensive Plan emphasizes redevelopment, urban infill, and the strengthening of commercial areas along major roadways. The subject property, located near Sunrise Boulevard, is well-positioned to contribute to this vision by transitioning from an un-zoned and underutilized condition to a productive commercial use. The rezoning will facilitate reinvestment, improve site conditions over time, and contribute to the overall aesthetic and functional improvement of the corridor, consistent with the City's long-term planning objectives.

VI. Public Benefit

The proposed rezoning provides a clear public benefit by enabling productive use of a currently underutilized property. The establishment of a formal zoning designation will allow for code-compliant development, improve regulatory oversight, and enhance compatibility with surrounding uses. The rezoning will contribute to the City's tax base, support local economic activity, and encourage reinvestment in an aging property. Additionally, activation of the site will improve the visual character and functionality of the corridor. By aligning zoning with the Future Land Use designation, the request promotes orderly development and advances the public health, safety, and welfare.

C. **Conclusion:**

The requested rezoning is reasonable, appropriate, and consistent with planning objectives. We look forward to working together with staff to align this property with the City's vision.

Very truly yours,

A handwritten signature in blue ink that reads "Jeremy Shir". The signature is written in a cursive style with a large, stylized initial "J".

Jeremy Shir