

## **ORDINANCE NO. 250-06-118**

**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.**

WHEREAS, the Lauderhill Community Redevelopment Agency (CRA), through its representatives, is petitioning the City to amend the City's Zoning District Map by changing from a General Commercial (CG) to Residential Single Family (RS-5) Zoning Designation for an approximate 2.1 acre parcel located at 5440-5456 NW 19 Street, Lauderhill, FL, and it is also requesting a nine (9) flexibility unit allocation in order to construct nine (9) single family residences on the parcels; and

WHEREAS, the Planning and Zoning Board, at a duly noticed meeting and public hearing held on May 27, 2025, reviewed the rezoning request, and as stipulated in the Land Development Regulations, Article IV, Section 2.4, considered and evaluated 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.

WHEREAS, the Planning and Zoning Board also reviewed the request for the nine (9) flexibility units and found that the request was consistent with the regulations applicable to flexibility units; and

WHEREAS, the Planning and Zoning Board recommends approval of the application to the City Commission; and

WHEREAS, the City Commission, having reviewed the requested changes, the staff report, and the recommendation of the Planning and Zoning Board, hereby finds that the application is in compliance with the Land Development Regulations, and therefore rezones the property and amends the zoning map as requested; and

WHEREAS, the City Commission, having reviewed the applicable regulations governing flexibility units, hereby approves the allocation request for nine flexibility units.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA:

**SECTION 1. Recitations.** The above recitations are true and correct and hereby incorporated as findings of fact and conclusions of law.

**SECTION 2. Property Description.** The property subject to this zoning request is located on approximately 2.1 acres with a legal description of 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, and commonly known as 5440-5456 NW 19 ST, Lauderhill, Florida. The property is also described in **Exhibit 1**.

**SECTION 3. Zoning District Map Amendment.** The zoning district for the property described in section 1, above, is hereby changed from a General Commercial (CG) to Residential Single Family (RS-5) zoning district. The Planning and Zoning staff is hereby directed to amend the official Zoning District Map identified in the Land Development Regulations Article III., Zoning Districts, Part 2.0, District Regulations, Subsection 2.2.1, Adoption of Zoning District Map, consistent with this Ordinance.

**SECTION 4. Flexibility Allocation.** Nine (9) flexibility units are hereby allocated and assigned to the property described in section 1 in accordance with City and Broward County regulations. City staff shall notify Broward County in accordance with its regulations.

**SECTION 5. Conflicts.** That all Ordinances or parts of Ordinances, Resolutions or parts of resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

**SECTION 6. Severability.** Should any section, provision, paragraph, sentence, clause or word of this Ordinance or portion hereof be held or declared by any court of competent jurisdiction to be invalid, the invalid portion shall be stricken, and such striking shall not affect the validity of the remaining portions or applications of this Ordinance.

**SECTION 7. Effective Date.** This Ordinance shall take effect immediately upon its adoption.

PASSED on first reading this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

PASSED and ADOPTED on second reading this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

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DENISE D. GRANT, MAYOR  
PRESIDING OFFICER

ATTEST:

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ANDREA M. ANDERSON, MMC  
CITY CLERK

Approved as to Form

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Hans Ottinot, City Attorney

	First Reading	Second Reading
MOTION	_____	_____
SECOND	_____	_____
R. CAMPBELL	_____	_____
M. DUNN	_____	_____
D. GRANT	_____	_____
J. HODGSON	_____	_____
S. MARTIN	_____	_____