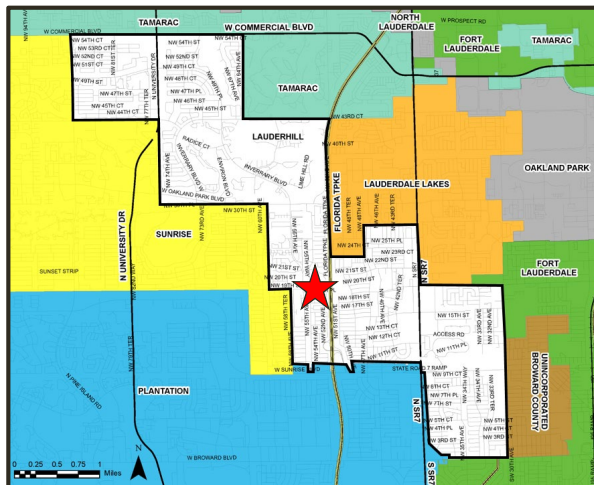




Rezoning & Flexibility Unit Allocation:

Renaissance Plaza



Applicant Information

- ▶ Property Owner:
 - ▶ LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY
- ▶ Business Name:
 - ▶ N/A
- ▶ Agent's Representative:
 - ▶ Calvin Giordano & Associates
 - ▶ Amy Dinter, Planner
 - ▶ Vicki Placide-Pickard, Planner
 - ▶ Stuart Architecture
 - ▶ Anson Stuart, Architect

Property Information

- ▶ Address: 5440-5456 NW 19 ST
 - ▶ *Tax Folio: 494135300050*
- ▶ Land Use: Commercial
- ▶ Zoning: CG (Commercial, General)
- ▶ Size: 89,745 square feet (2.06 acres)
- ▶ Legal Description:
 - ▶ SUNSHINE VILLAS 2ND ADD TRACT B
 - ▶ Plat Book 74 Page 2

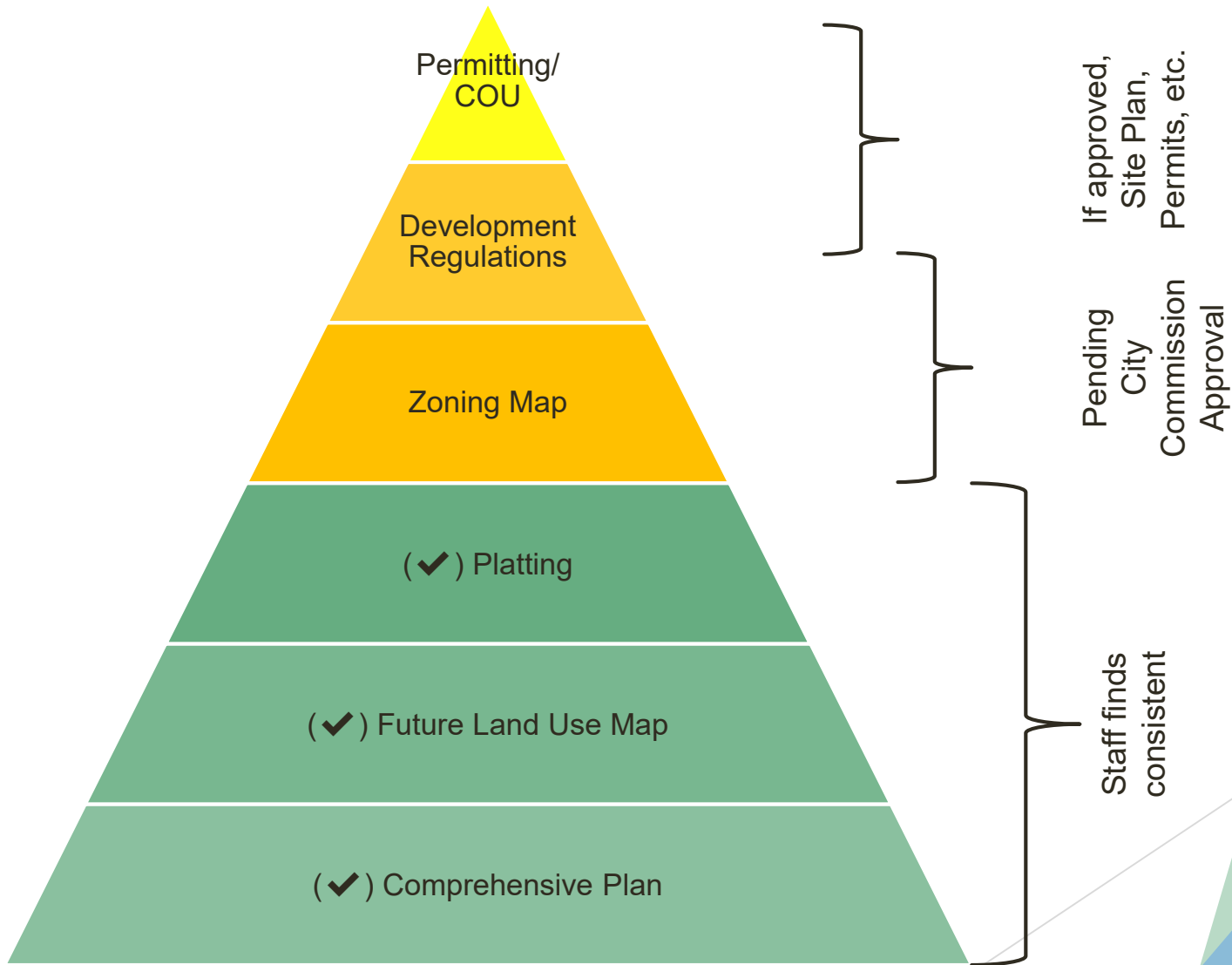
Public Notice(s)

- ▶ Sign Posted on the property – 15 calendar days
 - ▶ *Posted on the property (5/12/2025)*
- ▶ Mailed Notice – 15 calendar days
 - ▶ *Postmarked 5/12/2025*
- ▶ Newspaper advertisement – 10 calendar days
 - ▶ *Published 5/30/2025*
- ▶ HOA Email Notification: 4/22/2025
- ▶ Community Meeting: 5/27/2025
- ▶ Planning & Zoning Board Meeting: 6/24/2025
- ▶ City Commission Meetings
 - ▶ 1st Hearing: 6/9/2025
 - ▶ 2nd Hearing (Scheduled): 6/30/2025

Proposal

- ▶ Applicant is requesting rezoning approval from a commercial use (CG – Commercial, General) to a residential use (RS-5).
- ▶ The Land Use (Commercial) does not provide for any residential entitlements. Therefore the rezoning request must be accompanied by a Flexibility Allocation for 9 units.
- ▶ In Broward County, "flexibility units" are a mechanism used within the Broward County Land Use Plan (BCLUP) to allow for minor adjustments to local land use plans without a full amendment. They represent the difference between the number of dwelling units permitted by the BCLUP within a "flexibility zone" and the number permitted by a local government's certified land use plan for that same zone.

Development Process



Previous Submittals

- ▶ The CRA acquired the property in 2007.
- ▶ The property is currently vacant.
- ▶ A commercial building was demolished in 2022 as there was a determination by the Building Official that there was a threat to safety, health & public welfare.
- ▶ Prior to 2022, there were commercial uses operating, including a convenience store (KWIK PIC) which opened in 1991.

Rezoning – Standards for Approval

- ▶ The City Commission, in reviewing any application for approval of a special exception use, shall consider 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.

Flexibility Unit – Standards for Approval

- ▶ The City Commission, in reviewing any application for approval of a special exception use, shall consider the following:
 - ▶ (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.

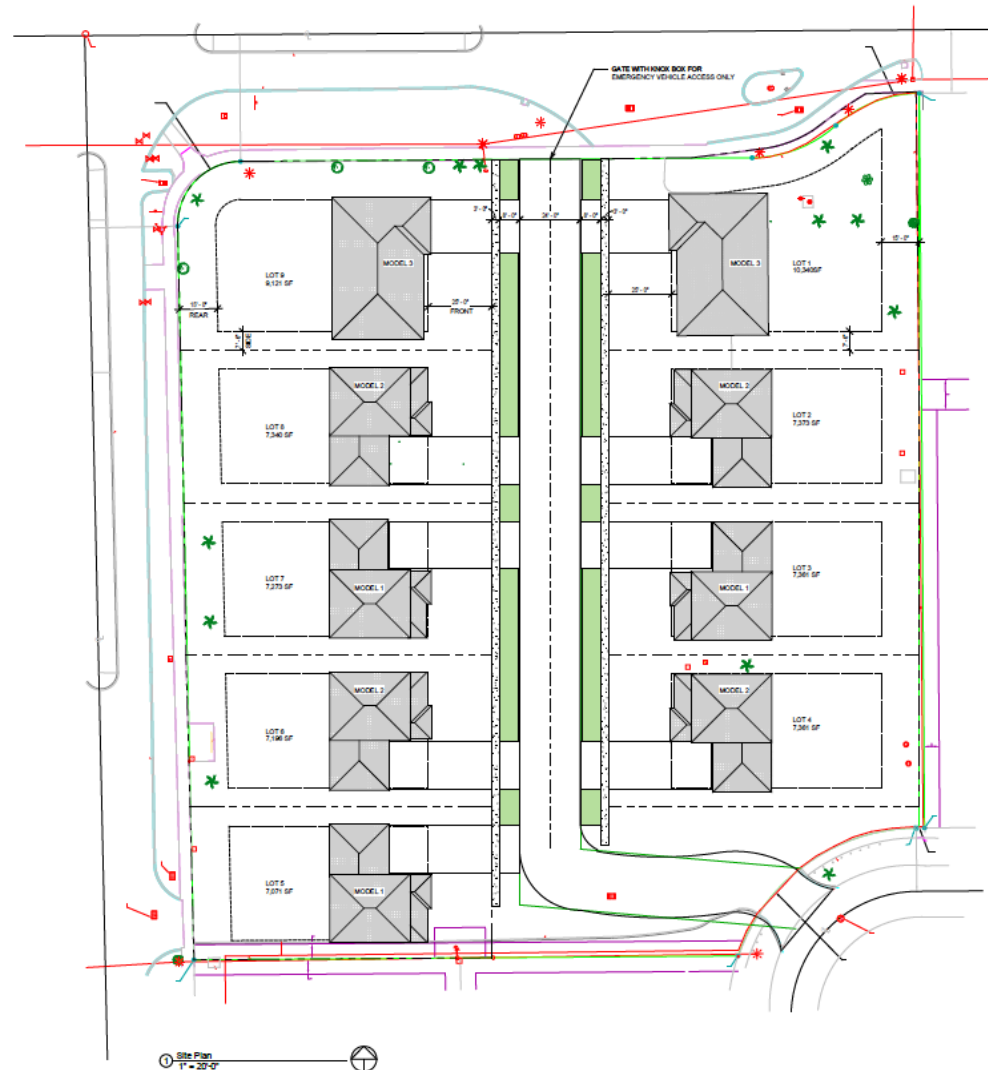
Next Steps (if approved):

- ❑ City Commission 2nd Hearing (Scheduled - 6/30/2025)
- ❑ Site Plan Application (DRC, P&ZB)
- ❑ Building Permits (Staff Review)
- ❑ Construction

Aerial



Conceptual Site Plan



STUART
ARCHITECTURE

7199 NW 49 PLACE
LAUDERHILL, FL 33319
(855) 404-7866
Web: www.stuartarch.net
Email: stuart@stuartarch.net

Amos M. Stuart
ARB7856

MISSION LAKES HOMES
MODEL 1

No.	Description	Date

SITE PLAN

Project Number: 22069
Date: 6/22/23
Drawn by: DC
Checked by: AME
SP1.0
Scale:

05/20/2014 4:28 PM