



City of Lauderhill

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File Details

File Number: 19R-3185

File ID: 19R-3185

Type: Resolution

Status: Agenda Ready

Version: 1

Reference:

In Control: P & Z Department

File Created: 03/27/2019

File Name: LEPARC DEVELOPMENT AGREEMENT

Final Action:

Title: RESOLUTION NO. 19R-04-67: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL APPROVING THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAUDERHILL AND LE PARC AT LAUDERHILL, LLC REGARDING THE DEVELOPMENT OF A $\pm$ 9.93 ACRE SITE TO INCLUDE 182 GARDEN APARTMENTS, 215 MID-RISE APARTMENTS AND A 3,500 SQUARE FEET DAY CARE FACILITY; PROVIDING TERMS AND CONDITIONS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, CHARLES FARANDA).

Notes:

Sponsors: Faranda

Enactment Date:

Attachments: RES-19R-04-67-Agrmt-Developer Agreement - Le Parc.pdf, Le Parc Developers Agreement 3-19-19.docx

Enactment Number:

Contact:

Hearing Date:

* **Drafter:** mmachado@lauderhill-fl.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Commission Meeting	04/08/2019					

Text of Legislative File 19R-3185

RESOLUTION NO. 19R-04-67: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL APPROVING THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAUDERHILL AND LE PARC AT LAUDERHILL, LLC REGARDING THE DEVELOPMENT OF A $\pm$ 9.93 ACRE SITE TO INCLUDE 182 GARDEN APARTMENTS, 215 MID-RISE APARTMENTS AND A 3,500 SQUARE FEET DAY CARE FACILITY; PROVIDING TERMS AND CONDITIONS; PROVIDING

FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, CHARLES FARANDA).

Request Action:

A RESOLUTION IS REQUESTED TO APPROVE THE DEVELOPMENT AGREEMENT BETWEEN LE PARC AT LAUDERHILL, LLC AND THE CITY OF LAUDERHILL

Need:

TO APPROVE TERMS AND CONDITIONS FOR DEVELOPMENT OF THE LE PARC SITE.

Summary Explanation/ Background:

APPROVAL OF THE ATTACHED AGREEMENT WILL PROVIDE FOR THE DEVELOPMENT OF QUALITY WORKFORCE HOUSING THAT IS BOTH ATTRACTIVE AND AFFORDABLE. SPECIFICALLY, LE PARC AT LAUDERHILL, LLC WILL DESIGN AND CONSTRUCT 182 GARDEN APARTMENTS, 215 MID-RISE APARTMENTS AND A 3,500 SQ FT DAY CARE FACILITY ON A 9.93 ACRE SITE, LOCATED WITHIN THE COMMUNITY REDEVELOPMENT AGENCY'S COMMERCIAL ENTERTAINMENT AND ARTS DISTRICT. THIS UCPOMING DEVELOPMENT WILL ASSIST THE CITY IN ATTRACTING WORKING PROFESSIONALS AND MILLENNIALS THAT WISH TO RELOCATE TO LAUDERHILL.

Attachments:

(1) LE PARC DEVELOPERS AGREEMENT

Cost Summary/ Fiscal Impact:

INCENTIVES APPROVED VIA RESOLUTION 19R-02-29

Estimated Time for Presentation:

NONE

Master Plan:

Goal 1: Clean, Green Sustainable Environment

☐ Increase mass transit ridership ☐ Reduce City energy consumption
☐ Reduce water consumption

Goal 2: Safe and Secure City of Lauderhill

☐ Crime in lower 50% in Broward ☐ Residents feel safe in neighborhood
☐ Reduce emergency fatalities

Goal 3: Open Spaces and Active Lifestyle for all ages

☐ Increase participation in youth sports ☐ Add new park land and amenities
☐ Increase attendance at cultural programs and classes

Goal 4: Growing Local Economy, Employment and Quality of Commercial Areas

☐ Increase commercial tax base ☒ Increase employment in Lauderhill businesses
☐ Decrease noxious and blighted uses in commercial areas

Goal 5: Quality Housing at all Price Ranges and Attractive Communities

- ☐ Neighborhood signs and active HOAs ☒ Housing & streets improved, litter reduced
- ☐ Increase proportion of single family homes and owner occupied housing

Goal 6: Efficient and Effective City Government, Customer Focused & Values Diversity

- ☐ Improves City efficiency ☐ Increase use of Information Technology
- ☐ Increases residents perception of Lauderhill as an excellent place to live