



City of Lauderhill

City Commission Chambers
at City Hall
5581 W. Oakland Park Blvd.
Lauderhill, FL, 33313
www.lauderhill-fl.gov

Legislation Details (With Text)

File #:	19R-3185	Version:	1	Name:	LEPARC DEVELOPMENT AGREEMENT
Type:	Resolution	Status:	Passed		
File created:	3/27/2019	In control:	P & Z Department		
On agenda:	4/8/2019	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 ± 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).				
Sponsors:	Charles Faranda				
Indexes:					
Code sections:					
Attachments:	1. RES-19R-04-67-Agrmt-Developer Agreement - Le Parc.pdf, 2. AR 19R-04-67, 3. Le Parc Developers Agreement 3-19-19.pdf				

Date	Ver.	Action By	Action	Result
4/8/2019	1	City Commission Meeting	approved on the Consent Agenda	

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 ± 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 UPCOMING DEVELOPMENT WILL ASSIST THE CITY IN ATTRACTING WORKING PROFESSIONALS AND MILENNIALS 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