

RESOLUTION NO. 26R-06-106

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, GRANTING LE PARC AT LAUDERHILL, LLC, A SITE PLAN DEVELOPMENT ORDER TO MODIFY AN EXISTING SITE PLAN DEVELOPMENT ORDER TO ALLOW IN THE RESIDENTIAL MULTI-FAMILY (RM-40) ZONING DISTRICT A THREE BUILDING MIDRISE MULTIFAMILY DWELLING UNIT DEVELOPMENT, WITH CHILDCARE CENTER ON A 9.93± ACRE SITE LOCATED AT 3831 NW 13 STREET, LAUDERHILL, FLORIDA, AND MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Le Parc at Lauderhill LLC, property owner, has filed a Site Plan application to modify an existing approved site plan in the Residential Multi-Family (RM-40) Zoning District, which was approved for 358 dwelling units with associated residential amenities, parking, landscaping and a day care center on property located at 3831 NW 13th Street; and

WHEREAS, the proposed modification is being requested to increase the unit count from 358 to 385, modify the housing/building types to include a three-building midrise multifamily dwelling unit development, expand the on-site green space, and reinstate the formerly proposed day care center; and

WHEREAS, the subject property is legally described as A T & T NO. 1 TRACT "B" 1 LESS E6 60' THEREOF, ACCORDING TO THE PLAT THEREFORE RECORDED IN THE PLAT BOOK 127, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, a 9.93± acre site, and generally located one block East of NW 40th Avenue and between NW 13th Street and NW 15th Street; and

WHEREAS, City Staff has analyzed the applications and the City's Code of Ordinances and finds that the request for a site plan amendment meets the criteria as set forth in the Code of Ordinances; and

WHEREAS, the Planning and Zoning Board reviewed the request and recommends approval with conditions.

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

Section 1. The above recitations are true and incorporated herein.

Section 2. The City Commission having considered all testimony and evidence presented at the Commission meeting, including the staff report, and pursuant to the City's Code of Ordinances, hereby finds that the request for a site plan modification complies with the City's Land Development Regulations.

Section 3. The Site Plan Amendment for Property with an address of 3831 NW 13th Street and generally located one block East of NW 40th Avenue and between NW 13th Street and NW 15th Street is hereby approved, allowing, among other things, 385 dwelling units to be built; and a Site Plan Development Order is granted, subject to the following conditions.

Prior to building permit approval, the Property Owner must:

1. Provide a copy of the CPTED plan approved by the Police Department.
2. Address all outstanding comments issued by the Development Review Committee and Planning and Zoning Board and provide for substantial conformance to the City's Code of Ordinances and Land Development Regulations.
3. Finalize construction of the NW 38th Avenue public connector roadway.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED this _____ day of _____, 2026.

DENISE D. GRANT, MAYOR
PRESIDING OFFICER

ATTEST:

ANDREA M. ANDERSON, MMC
CITY CLERK

MOTION _____
SECOND _____

Approved as to Form

R. CAMPBELL _____
M. DUNN _____
D. GRANT _____
J. HODGSON _____
S. MARTIN _____

Hans Ottinot
City Attorney