Attachment "A"

City of Lauderhill
Planning & Zoning Department
5581 W. Oakland Park Blvd., Lauderhill, FL 33313
Phone: 954.730.3050

Special Exception – Application

Property Description		
Street Address: 3831 NW 13th Street	**Folio Number(s):** 4942-3134-0010	
Nearest Cross Street:		
Subdivision:	**Block:**	**Lot:**

Business Information	
Business Name (if applicable):	**Business Owner:**
Mailing Address:	**City, State & Zip Code:**
Phone Number:	**Email:**

Applicant, Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): Le Parc at Lauderhill, LLC	**Business Name (if applicable):** Le Parc at Lauderhill, LLC
Name and Title: Vivian Z. Dimond, Managing Member of Le Parc at Lauderhill, LLC	**Name and Title:** Vivian Z. Dimond, Managing Member of Le Parc at Lauderhill, LLC
Signature: Vivian Z Dimond	**Signature:** Vivian Z Dimond
Date: 8/29/24	**Date:** 8/29/24
Mailing Address: 2665 S. Bayshore Drive, Suite M102	**Mailing Address:** 2665 S. Bayshore Drive, Suite M102
City, State & Zip: Miami, FL 33133	**City, State & Zip Code:** Miami, FL 33133
Phone Number: 305.856.6131 Ext:348	**Phone Number:** 305.856.6131 Ext:348
Email: aalam@bayshoregrovecapital.com	**Email:** vdimond@bayshoregrovecapital.com
All communication will be sent to the Landowner (Owner of Record) and Applicant.	

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Architect	Engineer
Business Name (if applicable): Behar Font & Partners, P.A.	**Business Name (if applicable):**
Name and Title: Javier Font	**Name and Title:**
Signature:	**Signature:**
Date:	**Date:**
Mailing Address: 4533 Ponce de Leon Boulevard	**Mailing Address:**
City, State & Zip: Coral Gables, FL 33146	**City, State & Zip Code:**
Phone Number: 305.740.5442	**Phone Number:**
Email: javier@beharfont.com	**Email:**

Attorney	Other
Business Name (if applicable):	**Business Name (if applicable):**
Name and Title:	**Name and Title:**
Signature:	**Signature:**
Date:	**Date:**
Mailing Address:	**Mailing Address:**
City, State & Zip:	**City, State & Zip Code:**
Phone Number:	**Phone Number:**
Email:	**Email:**

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Site Data		
Development / Project Name: Le Parc at Lauderhill		
Briefly describe the special exception requested (a project narrative must be submitted separately that explains in greater detail the request & address each review standard 4.6. Standards for approval):		
We are hereby seeking approval from the City Commission of Lauderhill to allow within the residential multifamily (RM-40) zoning district the new construction of a multifamily development consisting of 358 dwelling units.		

Additional Information		
Have any other applications been submitted for this site?	(●) Yes	( ) No
If so, list the other applications & provide reference to the Meeting Date/ Results:		
Pre-Application Conference Date:		

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Special Exception – Application

AFFIDAVIT

I AM THE LANDOWNER OF RECORD (OR I HAVE FURNISHED THE CITY OF LAUDERHILL WITH A NOTARIZED LETTER FROM THE LANDOWNER AUTHORIZING ME TO SUBMIT THIS APPLICATION ON THEIR BEHALF), AND DO HEREBY SWEAR OR AFFIRM THE FOLLOWING:

1. THAT ALL OF THE INFORMATION CONTAINED IN THIS APPLICATION AND THE ATTACHMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
2. CONSISTENT WITH THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF LAUDERHILL, FLORIDA, I WILL CAUSE A SIGN AT LEAST THREE (3) SQUARE FEET IN SIZE TO BE POSTED ON THE SUBJECT PROPERTY FACING AND VISIBLE FROM THE STREET AT LEAST TEN (15) DAYS PRIOR TO THE PUBLIC HEARING. MOREOVER, I CERTIFY THE SIGN WILL REMAIN POSTED FOR THE DURATION OF THE TIME REQUIRED FOR THE POSTING OF THE SUBJECT PROPERTY AND A PHOTOGRAPH OF THE SIGN POSTED ON THE SUBJECT PROPERTY WILL BE PROVIDED TO THE CITY OF LAUDERHILL PLANNING AND ZONING DEPARTMENT AT LEAST SEVEN (7) DAYS PRIOR TO THE PUBLIC HEARING. I WILL CAUSE THIS SAME SIGN TO BE REMOVED WITHIN SEVEN (7) CALENDAR DAYS AFTER THE HEARING.
3. CONSISTENT WITH THE LAND DEVELOPMENT REGULATIONS, I WILL PROVIDE WRITTEN NOTICE TO ALL PROPERTY OWNERS WTIHIN 500 FEET OF THE SUBJECT PROPERTY POSTMARKED NO FEWER THAN 15 CALENDAR DAYS BEFORE THE HEARING DATE. THE SAME WRITTEN NOTICE WILL BE PROVIDED TO ALL LARGE ASSOCIATIONS, BASED ON THE E-MAIL DISTRIBUTION LIST FURNISHED BY THE CITY.

Landowner's Name: VIVIAN F. DIMOND
(or Authorized Official – Owner's Authorization Letter required if not the Owner of Record)

Address: 2665 S. BAYSHORE DRIVE, SUITE M102

MIAMI (City) | FL (State) | 33133 (Zip Code)

Signature of Owner or Authorized Representative

SWORN AND SUBSCRIBED before me this 29TH day of AUGUST, 2024 by means of [ ] physical presence or [ ] online notarization.

NOTARY PUBLIC, STATE OF FLORIDA

ANA ALAM
(Name of Notary Public: Print, stamp, or Type as Commissioned.)

Ana Alam
Notary Public
State of Florida
Comm# HH109555
Expires 3/28/2025

[X] Personally know to me, or
[ ] Produced identification: _____
(Type of Identification Produced)

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ADDITIONAL RESOURCES:
REAL ESTATE RESEARCH SERVICES

The following companies have provided the required certified mailing list for previous applicants. This is not a comprehensive list of companies that provide this service, nor shall this be construed as a list of companies the City endorses. This is merely a list of businesses who have provided this service in the past.

Please refer to the yellow pages or internet search engine for additional sources.

Alldata Real Estate Systems, Inc.
290 NE 51st Street
Ft. Lauderdale, FL
(954) 772-1800

Cutro & Associates, Inc.
1025 Yale Drive
Hollywood, FL
(954) 920-2205

SIGN SPECIFICATIONS:

Sign will be three (3) feet by three (3) feet in size and of a durable material. The applicant is required to post the sign on the property for which approval is sought at least fifteen (15) days before the public hearing. No permit shall be required for such sign.

The sign shall be posted upon the property so as to face, and be visible from, the street upon which the property is located.

SIGN must be WHITE background, BLACK letters.

SIGN must be securely attached to two, 2" x 4" posts (with nails or screws), and must be a minimum of 3 feet above ground level.

POSTS shall be set a minimum of 18" below ground level.

CITY OF LAUDERHILL
NOTICE
OF
PUBLIC HEARING

SPECIAL EXCEPTION

DATE:

TIME:

LOCATION:

COMMISSION CHAMBERS

5581 WEST OAKLAND PARK BLVD

LAUDERHILL, FLORIDA

FOR ADDITIONAL INFORMATION PLEASE CALL 954-730-3050