

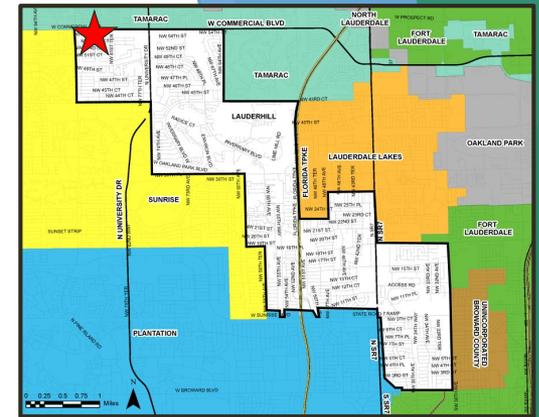


Development in the City

Approved development & upcoming opportunities for redevelopment

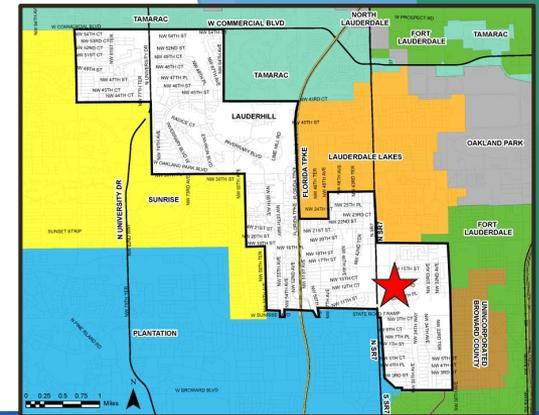
Commercial Commons

- ▶ *Developer:* Advantis MCA Lauderhill, LLC
- ▶ *Project Details:* Mixed-Use Residential & Commercial; 265 dwelling units & 9,676 square feet commercial
- ▶ *Status:* In Permitting (Site Modifications)



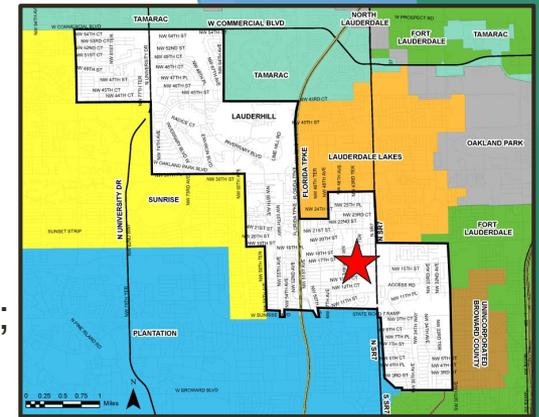
Le Parc

- ▶ *Developer:* Le Parc at Lauderhill
- ▶ *Project Details:* 358 multi-family housing
- ▶ *Status:* Approved / Pending Permits



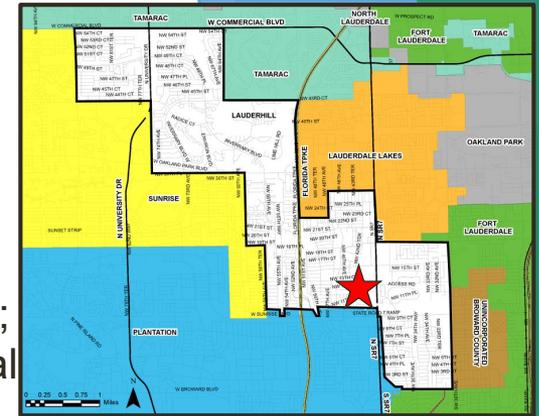
Arthouse Apartments

- ▶ *Developer:* Strategic Capital Realty
- ▶ *Project Details:* Mixed-Use Residential & Commercial; 248 dwelling units & 7,000 square feet of commercial
- ▶ *Status:* Approved / Pending Permits



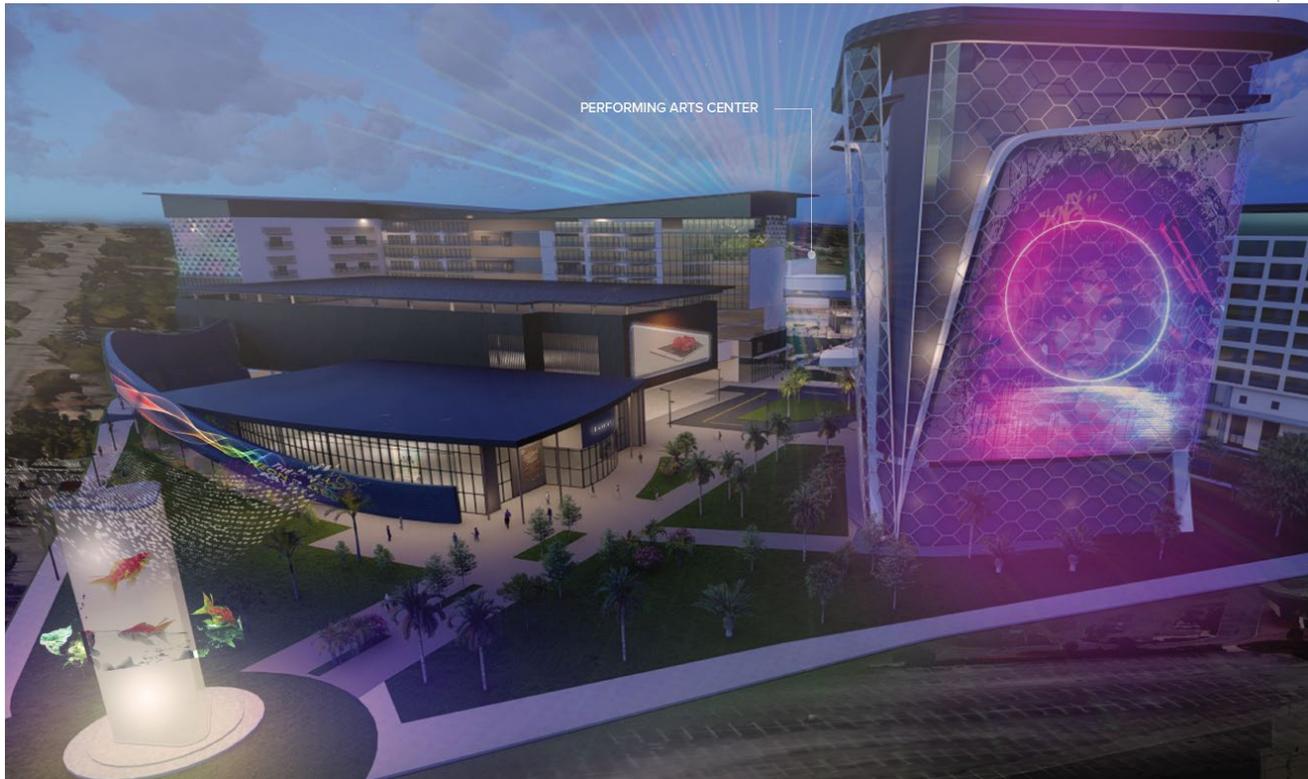
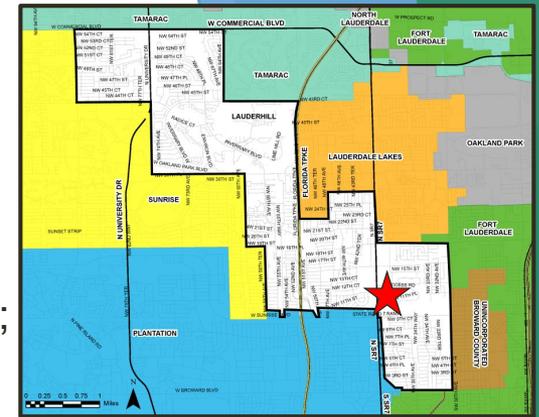
Laudhill Village

- ▶ *Developer:* Lauderhill Mall Investments, LLC
- ▶ *Project Details:* Mixed-Use Residential & Commercial; 233 dwelling units & 15,000 square feet of commercial
- ▶ *Status:* Special Exception approved (1/13/2025), which conditioned Applicant to obtain site plan approval within 270 days (10/10/2025)



The Hill

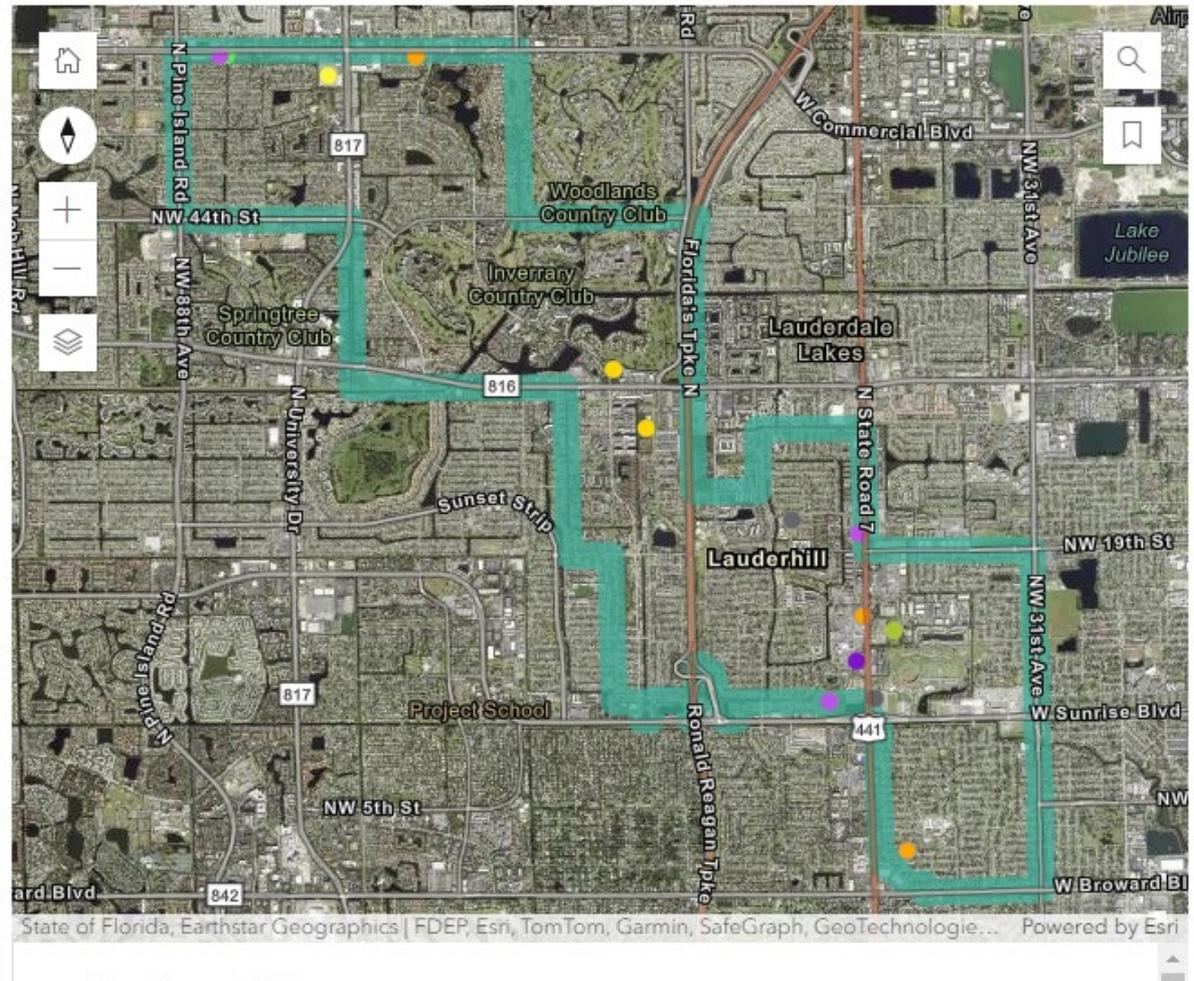
- ▶ *Developer:* The Hill District, LLC
- ▶ *Project Details:* Mixed-Use Residential & Commercial; ~500 dwelling units & ~70,000 sq. ft. of commercial, public parking, commercial kitchen
- ▶ *Status:* Pending Plan Submittal



Development Map (Online)

- ▶ Online – updated routinely

Lauderhill - Development Map



Concurrency - Transportation

- ▶ Some of these applications that Planning & Zoning Department reviews require staff to evaluate “concurrency.”
- ▶ Concurrency is a mechanism to ensure that the proposed development and public facilities are in place simultaneously.
- ▶ The public facilities subject to concurrency are roads, sanitary sewer, solid waste, drainage, potable water and parks/recreation, as provided in the Florida Statutes (Chapter 163.3180) and re-iterated in the City’s LDR.

Concurrency - Transportation

- ▶ The City requires a certain “level of service (LOS)” for roadways.
- ▶ New applications must submit a traffic analysis to demonstrate that the new development will not diminish the adopted level of service.
- ▶ Article IV – Section 7.3 of the City’s LDR includes the adopted level of service for roadways:
 - ▶ Arterial Roadways: Peak Hour LOS “D”
 - ▶ Collector Roadways: Peak Hour LOS “D”
 - ▶ Local Roadways: Peak Hour LOS “D”
- ▶ LOS “D” is defined in the Highway Capacity manual as: approaching unstable flow. Speeds slightly decrease as traffic volume slightly increases. Freedom to maneuver within the traffic stream is much more limited and driver comfort levels decrease. Vehicles are spaced about 160 ft (50m) or 8 car lengths. Minor incidents are expected to create delays. Examples are a busy shopping corridor in the middle of a weekday, or a functional urban highway during commuting hours. It is a common goal for urban streets during peak hours, as attaining LOS C would require prohibitive cost and societal impact in bypass roads and lane additions.