



City of Lauderhill

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

File Details

File Number: 26R-6669

File ID: 26R-6669

Type: Resolution

Status: Agenda Ready

Version: 1

Reference:

In Control: City Commission Meeting

File Created: 06/18/2026

File Name: Le Parc at Lauderhill, LLC modified Site Plan

Final Action:

Title: 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.

Notes:

Sponsors:

Enactment Date:

Attachments: RES 26R-06-106 Le Parc - Site plan amendment final, A. DRR CC_ (26-SP-001) Le Parc, Site Plan, modification, major, B. Site Plan - Le Parc, C. Planting Site Plan - Le Parc, D. Rendering 1 - Le Parc, E. Rendering 2 - Le Parc, F. 260126_CPTED NARRATIVE_Signed, G. NW 38th Avenue Connector Exhibit, H. (26-SP-001) Public_Notification (Affidavit) - Le Parc Site Plan

Enactment Number:

Contact:

Hearing Date:

* **Drafter:** MHowson@Lauderhill-fl.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 26R-6669

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.

Request Action:

The applicant (Stephanie Toothaker, Esq., P.A.) has filed a Site Plan application on behalf of Le Parc at Lauderhill, LLC Property Owner for approval to modify an approved Residential Multi Family development site plan to adjust building types, increase unit count, and expand the green space to an approved residential apartment community consisting of 385 dwelling unit, residential amenities, and a daycare Use within the RM-40 (Residential Multi-family at 40 dwelling units per acre) zoning district on an approximate 9.94± acre site located at 3831 NW 13 ST, Lauderhill, Florida, providing for an effective date.

Need Summary Explanation/ Background:

A Major Site Plan application is a formal request submitted to the City Commission for review and approval of a proposed development or redevelopment project. The application typically includes detailed plans showing the layout of buildings, parking, landscaping, drainage, utilities, access, and other site improvements to ensure compliance with zoning and development regulations. If approved by the City Commission, the Applicant is seeking to develop the property for a 385 dwelling units. The applicant has filed a special exception application, which is also before the City Commission for consideration.

The subject property is located on the east side of NW 40th AVE (AKA: North State Road 7/ US 441) and north of NW 13 ST and the Central Broward Regional Park (CBPR). The project previously received approvals to construct 330 dwelling units, and the Applicant has received approvals for those plans, which is currently under construction. After commencing construction, a new developer acquired the project and redesigned a portion of the site keeping the southern portion of the site untouched, and redesigning the rest of the buildings to accommodate an additional units.

The Planning & Zoning Board unanimously (6-0) recommended approval to the City Commission for the site plan, subject to three conditions that must be addressed prior to building permit approval.

1. A copy of the CPTED plan approved by the Police Office must be submitted at the time of building permitting.
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.

Cost Summary/ Fiscal Impact:

The Planning & Zoning Division finds that the implementation of this resolution will not require a budget allocation or expenditure of city funds and concludes it does not have any direct fiscal impact on the city's budget.

Attachments:

- Resolution
- Attachment A - Development Review Report (DRR)
- Attachment B - Site Plan
- Attachment C - Planting Plan
- Attachment D - Rendering 1
- Attachment E - Rendering 2
- Attachment F - CPTED Narrative
- Attachment G - Connector Road Exhibit
- Attachment H - Public Notification

Budget Code Number(s): _____

Procurement Information: [check all that apply]

- RFP/Bid Emergency Purchase SBE
- Proposal/Quote State Grant Funds Local Preference
- Piggyback Contract Federal Grant Funds
- Sole Source Matching Required