



Lauderhill Village

NW 12th Street & State Road 7

November 18, 2025

Planning and Zoning Meeting

Property History

Special Exception Approved:

Resolution No. 24R-10-259-Mixed Use Development

- 233 dwelling units
- 14,186 square feet of commercial uses

Development History

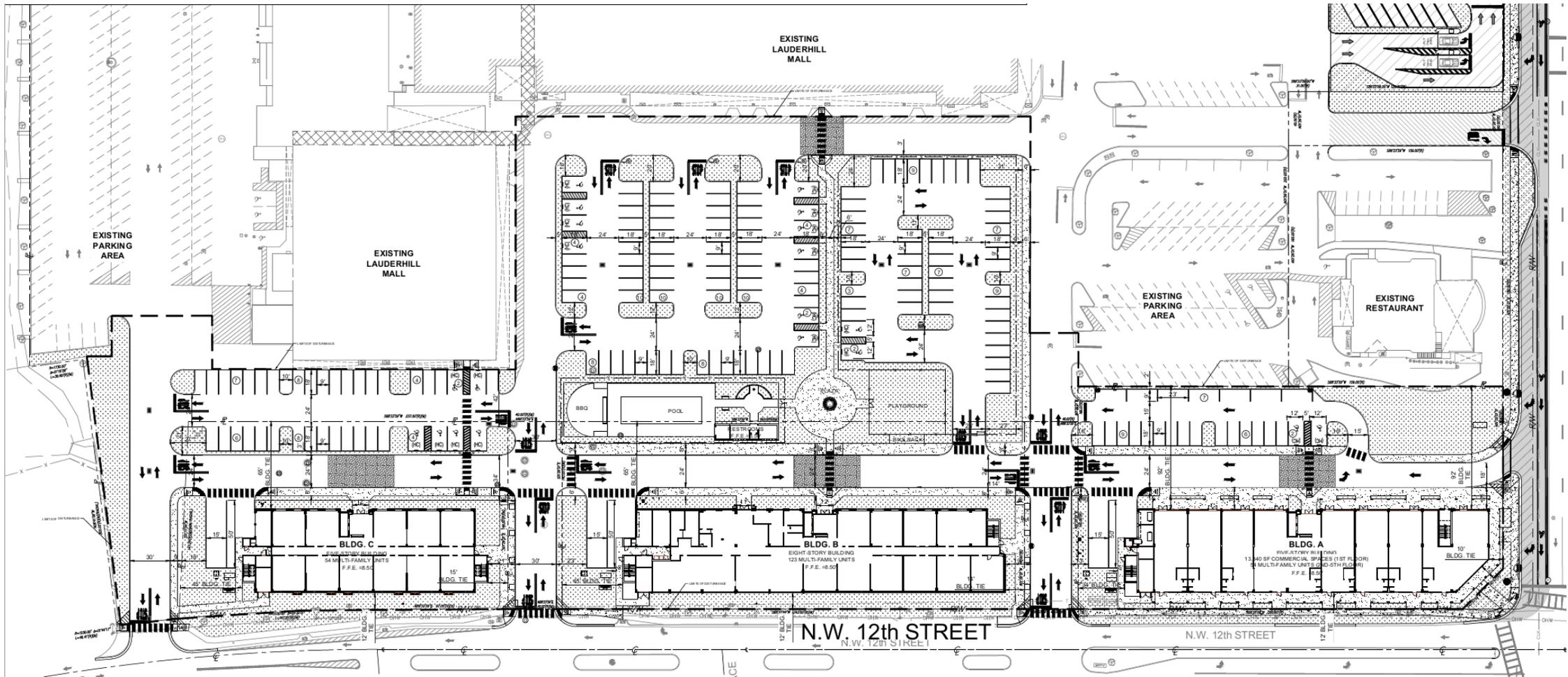
- The Lauderhill Mall opened in 1966, and the original building footprint was about 400,000 square feet.
- The property largely remained the same until 2021. The owner dedicated a portion of the property to support the creation of the Broward County Bus Transfer Station.



Existing Conditions

Applicant Requests

- Approve the site plan for two new five-story buildings and one new eight story building for a total of 233 dwelling units, which includes 14,186 square feet of commercial space,
- Approve a warrant to reduce the percentage of openings on the ground floor permitting the design with less than 40% as required by LDR
 - LDR Schedule P, Section 3.3.1: Transparent windows must take up a minimum of forty (40) percent of the building face at the street level, limiting expanses of solid walls along streets. Reflective surfaces must be avoided so pedestrians may view interior activities.



Proposed Site Plan

Site Plan Data

ZONING & PROJECT DATA LOT 5 - BUILDING A		
CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA		
PROPERTY INFORMATION		
PLAT	183/374	
PROPERTY ADDRESS	NW 12TH STREET & STATE ROAD 7, LAUDERHILL, FL. 33313 - LOT 5	
TANSECT ZONE	T5 URBAN CENTER	
LOT USE	RESIDENTIAL AND COMMERCIAL	
LOT AREA	51,849 S.F.	
BUILDING CONFIGURATION	PERMITTED	PROVIDED
PRINCIPAL BUILDING	5 STORIES MAX. 2 MIN.	5 STORIES
OUTBUILDING	2 STORIES MAX.	N/A
LOT OCCUPATION		
LOT WIDTH	18FT. MIN. 180FT. MAX.	165 FT.
LOT COVERAGE	80% MAX. = 41,479 S.F.	20,460 S.F. = 39.4%
BUILDING SETBACKS		
PRINCIPAL FRONT (SOUTH) - NW. 12TH ST.	0 FT. MIN. 12 FT. MAX.	12 FT.
SIDE (WEST)	0 FT. MIN. 24 FT. MAX.	34 FT.
SIDE (EAST)	0 FT. MIN. 24 FT. MAX.	10 FT.
REAR (NORTH)	3 FT. MIN.	92 FT.

ZONING & PROJECT DATA LOT 7 - BUILDING C		
CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA		
PROPERTY INFORMATION		
PLAT	183/374	
PROPERTY ADDRESS	NW 12TH STREET , LAUDERHILL, FL. 33313 - LOT 7	
TANSECT ZONE	T5 URBAN CENTER	
LOTE USE	RESIDENTIAL	
LOT AREA	33,993 S.F.	
BUILDING CONFIGURATION	PERMITTED	PROVIDED
PRINCIPAL BUILDING	5 STORIES MAX. 2 MIN.	5 STORIES
OUTBUILDING	2 STORIES MAX.	N/A
LOT OCCUPATION		
LOT WIDTH	18FT. MIN. 180FT. MAX.	140 FT.
LOT COVERAGE	80% MAX. = 27,194 S.F.	10,629 S.F. = 31.2%
BUILDING SETBACKS		
PRINCIPAL FRONT (SOUTH) NW. 12TH ST.	0 FT. MIN. 12 FT. MAX.	12 FT.
SIDE (WEST)	0 FT. MIN. 24 FT. MAX.	45 FT.
SIDE (EAST)	0 FT. MIN. 24 FT. MAX.	15 FT.
REAR (NORTH)	3 FT. MIN.	65 FT.

ZONING & PROJECT DATA LOT 6 - BUILDING B		
CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA		
PROPERTY INFORMATION		
PLAT	183/374	
PROPERTY ADDRESS	NW 12TH STREET , LAUDERHILL, FL. 33313 - LOT 6	
TANSECT ZONE	T6 URBAN CORE	
LOTE USE	RESIDENTIAL	
LOT AREA	48,020 S.F.	
BUILDING CONFIGURATION	PERMITTED	PROVIDED
PRINCIPAL BUILDING	20 STORIES MAX. 2 MIN.	8 STORIES
OUTBUILDING	N/A	N/A
LOT OCCUPATION		
LOT WIDTH	18FT. MIN. 700FT. MAX.	140 FT.
LOT COVERAGE	80% MAX. = 43,218 S.F.	17,667 S.F. = 36.7%
BUILDING SETBACKS		
PRINCIPAL FRONT (SOUTH) - NW. 12TH ST.	0 FT. MIN. 12 FT. MAX.	12 FT.
SIDE (WEST)	0 FT. MIN. 24 FT. MAX.	45 FT.
SIDE (EAST)	0 FT. MIN. 24 FT. MAX.	14 FT.
REAR (NORTH)	3 FT. MIN.	65 FT.



LDR Article IV, Section 1.4 Major Review Standards

- The Project will be in conformance with the following:
 - a) The applicable provisions of the City Land Development Regulations and Code of Ordinances.
 - b) The applicable provisions of the City Comprehensive Plan.
 - c) The Florida Building Code, most current edition.
 - d) Any applicable federal, state and county laws, rules and regulations.

LDR Article IV, Section 1.4(a) Consistency with LDR and Municipal Code

- The proposal has been received approval, with conditions, by the Development Review Committee on September 23, 2025.
- A Transportation Analysis was submitted by the applicant & reviewed by the city's Traffic Engineers. The study finds that the existing driveways and access are sufficient to support the future development.
- The Proposed Site Plan will comply with applicable district, use, and development standards in the Code and LDR as shown on the tables

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LOT AREA	51,849 S.F.	
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PLAT	183/374	
PROPERTY ADDRESS	NW 12TH STREET , LAUDERHILL, FL. 33313 - LOT 7	
TANSECT ZONE	T5 URBAN CENTER	
LOTE USE	RESIDENTIAL	
LOT AREA	33,983 S.F.	
BUILDING CONFIGURATION		
	PERMITTED	PROVIDED
PRINCIPAL BUILDING	5 STORIES MAX. 2 MIN.	5 STORIES
OUTBUILDING	2 STORIES MAX.	N/A
LOT OCCUPATION		
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LDR Article IV, Section 1.4(b) Consistency with Comprehensive Plan

The proposal is located within the Transit Oriented Corridor, and therefore the redevelopment of underutilized parking area is aligned with the general vision for the area. Staff finds that the Use is suitable regarding location, characteristics and purpose

This proposed site plan supports the goals, policies and objectives from the City's Comprehensive Plan in accordance with the following:

- FLU Element Policy 1.21.1: The City shall encourage the establishment of functionally mixed land uses through development, redevelopment, and urban infill activities.
- FLU Element Policy 1.5.3: The Land Development Regulations shall continue to include provisions to encourage a variety of housing opportunities, in varying price ranges, including housing for very low, low, and moderate-income families in large-scale residential developments.
- FLU Element Policy 1.1.1: Provide for a variety of housing types and densities, which offer convenient and affordable housing opportunities to the City's permanent and seasonal population, while maintaining a desired quality of life and adequate public services and facilities.
- FLU Element Policy 1.1.12: Provide for mixed use development along transit corridor, such as SR 7/US 441, consistent with the requirements of the Broward County Land Use Plan's Transit Oriented Corridor future land use category.

LDR Article II, Section 2.5.2 Warrant

- The applicant is requesting a warrant for a reduction on the fenestration on the ground floor. The proposal includes commercial uses on the ground floor of one building, but the other two buildings propose the amenities and residential units on the first floor. As a result, staff finds that the minimum fenestration requirements would not be compatible with the residential uses.
- The requested warrant meets the intent outlined in 1.3.1 of the LDR:
 - That development and redevelopment should be compact, pedestrian-oriented and Mixed use.
 - That Mixed use developments should be the preferred pattern of development and that Districts specializing in a single use should be the exception.
 - That ordinary daily living activities should occur within walking distance of most dwellings.
 - That interconnected networks of Thoroughfares should be designed to disperse and reduce the length of automobile trips.
 - That within neighborhoods, a range of housing types and price levels should be provided to accommodate diverse ages and incomes.
 - That appropriate building densities and land uses should be provided within walking distance of transit stops.



VIEW FROM INTERSECTION OF SR 7 & NW 12th ST LOOKING NORTHWEST



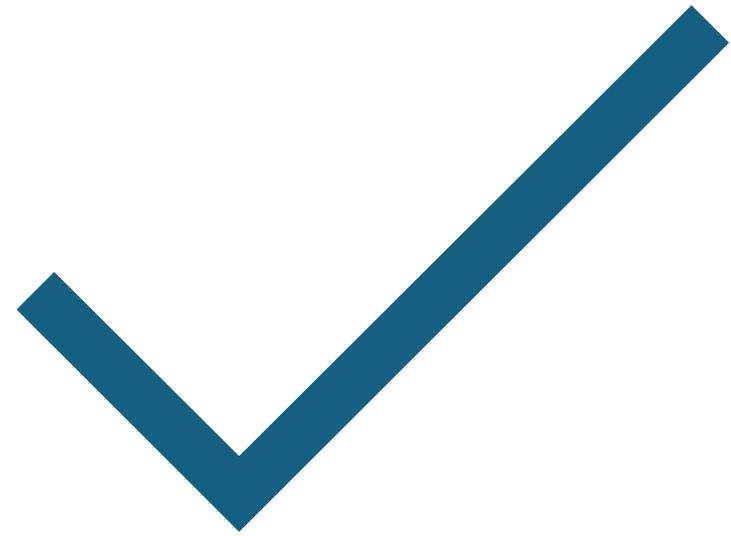
VIEW FROM NW 12th ST LOOKING NORTH



VIEW FROM EXISTING PARKING LOT LOOKING SOUTH



VIEW FROM EXISTING PARKING LOT



THANK YOU!