

RESOLUTION NO. 26R-01-05

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, GRANTING A SITE PLAN DEVELOPMENT ORDER BY APPROVING SITE PLAN AND WARRANT APPLICATIONS WITH CONDITIONS ALLOWING LAUDERHILL MALL INVESTMENT, LLC, TO DEVELOP TWO NEW FIVE-STORY BUILDINGS AND ONE NEW EIGHT STORY BUILDING WITH A TOTAL OF 233 DWELLING UNITS AND A MINIMUM OF 14,000 SQUARE FEET OF COMMERCIAL SPACE ON A 3.23± ACRE SITE IN IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT GENERALLY LOCATED ON THE NORTH SIDE OF NW 12TH STREET AND WEST OF NW 40TH AVENUE (AKA: NORTH STATE ROAD 7), MORE COMMONLY KNOWN AS 1267 NW 40TH AVENUE, WITHIN THE CITY OF LAUDERHILL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the property owner, Lauderhill Mall Investments, LLC, through its agent, URBN Design Group, is requesting (1) approval of a site plan to develop two new five-story buildings and one new eight story building with a total of 233 dwelling units and 14,186 square feet of commercial space and (2) approval of a warrant to reduce the percentage of openings on the ground floor permitting the design with less than 40% as required by the City's code on the southern portion of the subject site commonly known as the "Lauderhill Mall", in the Community Commercial (CC) zoning district (Folio # 494136380050, 494136380060, and 494136380070) also known as 1267 NW 40 Avenue, Lauderhill, Florida; and

WHEREAS, the subject property is legally described as A PORTION OF PLAT OF "LAUDERHILL MALL SOUTH PARCELS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183 AT PAGE 374 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, and generally located on the west side of North State Road 7 (AKA: NW 40 Avenue) and north of NW 12th Street; and

WHEREAS, in 2024, the City approved a special exception use order for this site to allow 233 dwelling units and 14,186 square feet of commercial uses; and

WHEREAS, City Staff has analyzed the applications and the City's Code of Ordinances and finds that the requests for site plan approval and warrant approval meet the criteria as set forth in the Code of Ordinances; and

WHEREAS, the Planning and Zoning Board reviewed the requests 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 requests comply with the City's Land Development Regulations.

Section 3. The Site Plan and Warrant Applications for Property generally located on the west side of North State Road 7 (AKA: NW 40 Avenue) and north of NW 12th Street are hereby approved, and a Site Plan Development Order is granted, subject to the following conditions.

Applicant must:

1. Provide a Unity of Title, Declaration of Restrictive Covenants, or similar document, that ensures the proposed dedicated permit parking for the residential buildings will remain adjacent to project as illustrated on the site plan.
2. Provide a copy of the recorded Plat Note Amendment, allowing 233 dwelling units on the subject property.
3. Provide a SCAD letter with a "final" approval for the site plan from Broward County.
4. Provide a copy of the CPTED plan once approved by the Police Department
5. Substantially comply with all conditions of approval with the special exception, granted by the City Commission via Resolution (24R-10-259).
6. Ensure all public artwork must be reviewed and approved by a public art committee, established by the City, in order to ensure its universal appeal and applicability.
7. Pay a public art fee that will be assessed equal to one (1) percent of construction value of improvements to real property, with a maximum payment of two hundred fifty thousand dollars (\$250,000.00) in the aggregate for the entire development as provided for in the City's Code of Ordinances (Section 6-35).
8. Submit a Master Sign Plan prior to permit approval of the signs. The sign plan shall use the same colors and materials as the building or may be part of the overall complex signage system developed in the tropical character. (Schedule P. Section 6.0).
9. Address any outstanding comments issued by the Development Review Committee, and substantial conformance to the City's Code of Ordinances and Land Development Regulations.

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 _____

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