



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: 1267 NW 40TH AVENUE LAUDERHILL, FL 33313	Folio Number(s): 494136380050, 494136380060 AND 49413680070	
Nearest Cross Street: PLEASE SEE ATTACHED PROPERTY APPRAISER CARDS.		
Subdivision: LAUDERHILL MALL SOUTH	Block:	Lot: LOT 7

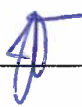

Business Information	
Business Name (if applicable): LAUDHILL VILLAGE	Business Owner: LAUDERHILL MALL INVESTMENTS LLC
Mailing Address: 696 NW 125TH STREET	City, State & Zip Code: NORTH MIAMI, FL 33161
Phone Number: 321-217-6247	Email: CCOLLINS@URBNDESIGNGROUP.COM

Applicant, Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): URBN DESIGN GROUP	Business Name (if applicable): LAUDERHILL MALL INVESTMENTS LLC
Name and Title: CHRISTOPHER COLLINS, P.E., PRESIDENT	Name and Title: YORAM IZHAK, MANAGER
Signature: 	Signature:
Date: 05/22/2024	Date: 05/22/2024
Mailing Address: 666 NE 125TH STREET, SUITE 247	Mailing Address: 696 NW 125TH STREET
City, State & Zip: NORTH MIAMI, FL 33161	City, State & Zip Code: NORTH MIAMI, FL 33161
Phone Number: 321-217-6247	Phone Number: 321-217-6247
Email: CCOLLINS@URBNDESIGNGROUP.COM	Email: CCOLLINS@URBNDESIGNGROUP.COM
All communication will be sent to the Landowner (Owner of Record) and Applicant.	



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Architect	Engineer
Business Name (if applicable): URBN DESIGN GROUP	Business Name (if applicable): URBN DESIGN GROUP
Name and Title: JORGE OVALLE, VICE PRESIDENT	Name and Title: CHRISTOPHER COLLINS, P.E., PRESIDENT
Signature: 	Signature: 
Date: 05/22/2024	Date: 05/22/2024
Mailing Address: 666 NE 125TH STREET, SUITE 247	Mailing Address: 666 NE 125TH STREET, SUITE 247
City, State & Zip: NORTH MIAMI, FL 33161	City, State & Zip Code: NORTH MIAMI, FL 33161
Phone Number: 954-612-4761	Phone Number: 321-217-6247
Email: JOVALLE@URBNDESIGNGROUP.COM	Email: CCOLLINS@URBNDESIGNGROUP.COM
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: LAUDHILL VILLAGE
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): MIXED-USE DEVELOPMENT THAT WILL PROVIDE NEW, HIGH-QUALITY RESIDENTIAL LIVING FACILITIES AND COMMERCIAL USES FOR COMMUNITY. THE NEW COMMERCIAL USES WILL PROVIDE A PEDESTRIAN ENVIRONMENT AND WILL SUPPORT THE NEW RESIDENTIAL USES WHICH WILL PROVIDE NEW HOUSING OPPORTUNITIES FOR COMMUNITY. THE SITE IS IN TRANSIT OVERLAY DISTRICT AND ADJACENT TO RECENTLY CONSTRUCTED BUS FACILITY AND LAUDERHILL MALL, IDEAL FOR MIXED-USE. THE NEW MIXED-USE PRODUCT WILL HELP IMPROVE ECONOMIC BACKGROUND OF SURROUNDING COMMUNITY. OWNER WILL PROVIDE 24-HR SECURITY, CAMERAS, AND LIGHTING. AN AMENITY AREA WITH A POOL IS BEING PROPOSED ON NORTHERN SIDE OF RESIDENTIAL BUILDING. PROJECT WILL ADD RESIDENTS TO AREA, INCLUDING INCREASE OF TRAFFIC AND PEDESTRIANS, AND IS PERFECTLY SITUATED NEXT TO BROWARD COUNTY TRANSIT FACILITIES. THE COMMERCIAL AREAS OF THE BUILDING PRESENT THE OPPORTUNITY FOR A FUTURE RESTAURANT. NO MUSIC OR LIVE ENTERTAINMENT ACTIVITIES WILL TAKE PLACE IN THE PROJECT.

Additional Information		
Have any other applications been submitted for this site?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If so, list the other applications & provide reference to the Meeting Date/ Results: SITE PLAN APPLICATION (STILL IN PROGRESS)		
Pre-Application Conference Date: FEBRUARY 1, 2022		



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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 WITHIN 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: YORAM IZHAK, MANAGER
(or Authorized Official – Owner's Authorization Letter required if not the Owner of Record)

Address: 696 NW 125TH STREET
NORTH MIAMI FL 33161
(City) (State) (Zip Code)


Signature of Owner or Authorized Representative

SWORN AND SUBSCRIBED before me this 22 day of MAY, 2024 by means of physical presence or online notarization.

NOTARY PUBLIC, STATE OF FLORIDA

KHALEAH EVELYN 
(Name of Notary Public: Print, stamp, or Type as Commissioned.)



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