

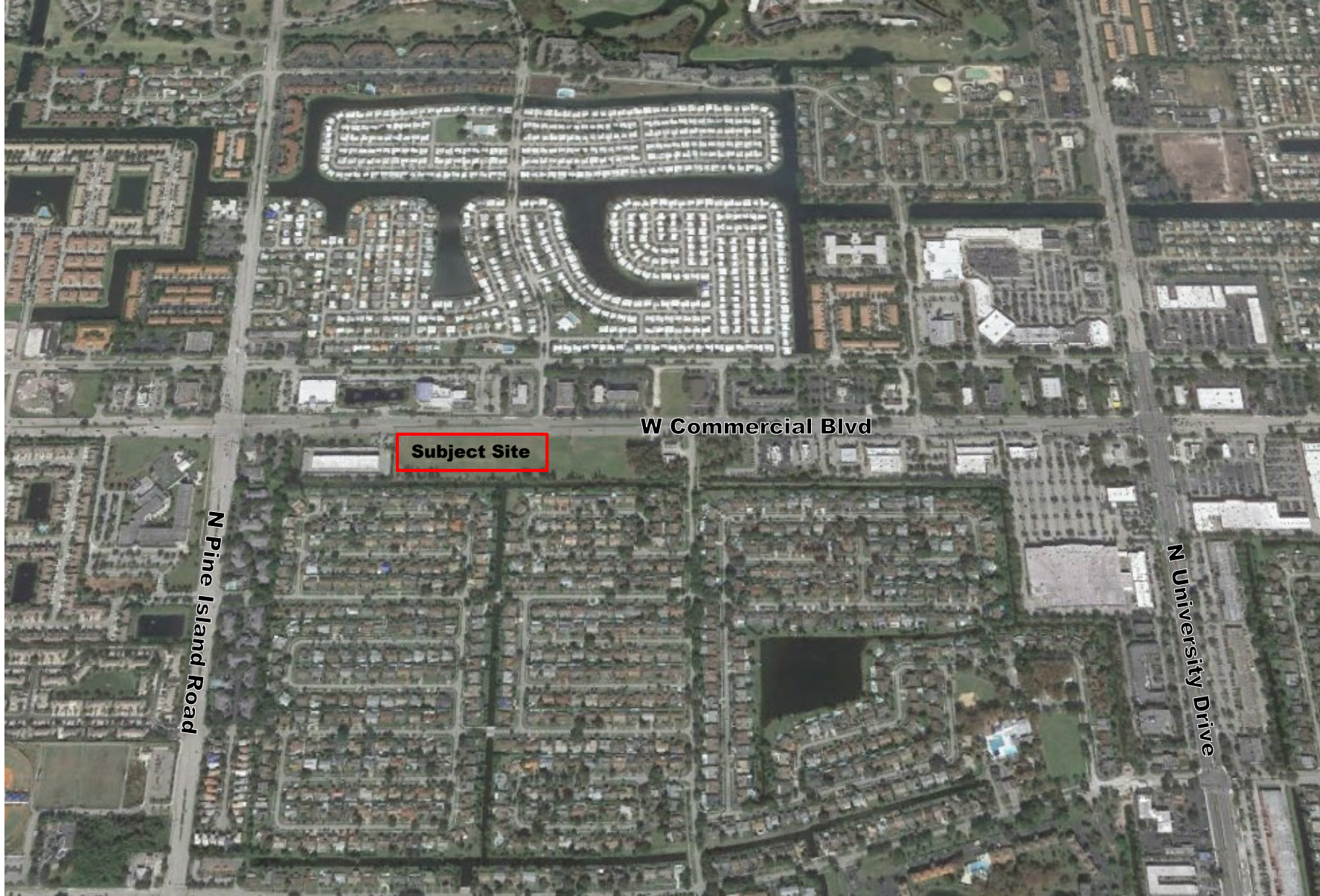
An architectural rendering of a modern commercial building at night. The building features large glass windows and balconies, with interior and exterior lighting. Palm trees and other landscaping are visible in the foreground and around the building. A few people are walking on a path in the foreground, and a car is parked on the left. The sky is dark with some stars visible.

Commercial Commons City Commission Meeting

July 10th, 2023

5581 West Oakland Park Boulevard
Lauderhill, FL 33313







Project Location

Address: 8356 W Commercial Blvd.,
Lauderhill, FL 33351
Folio Number: 494-1160-800-80
Size: 6.43 Acres (Gross), 5.43 acres (Net)

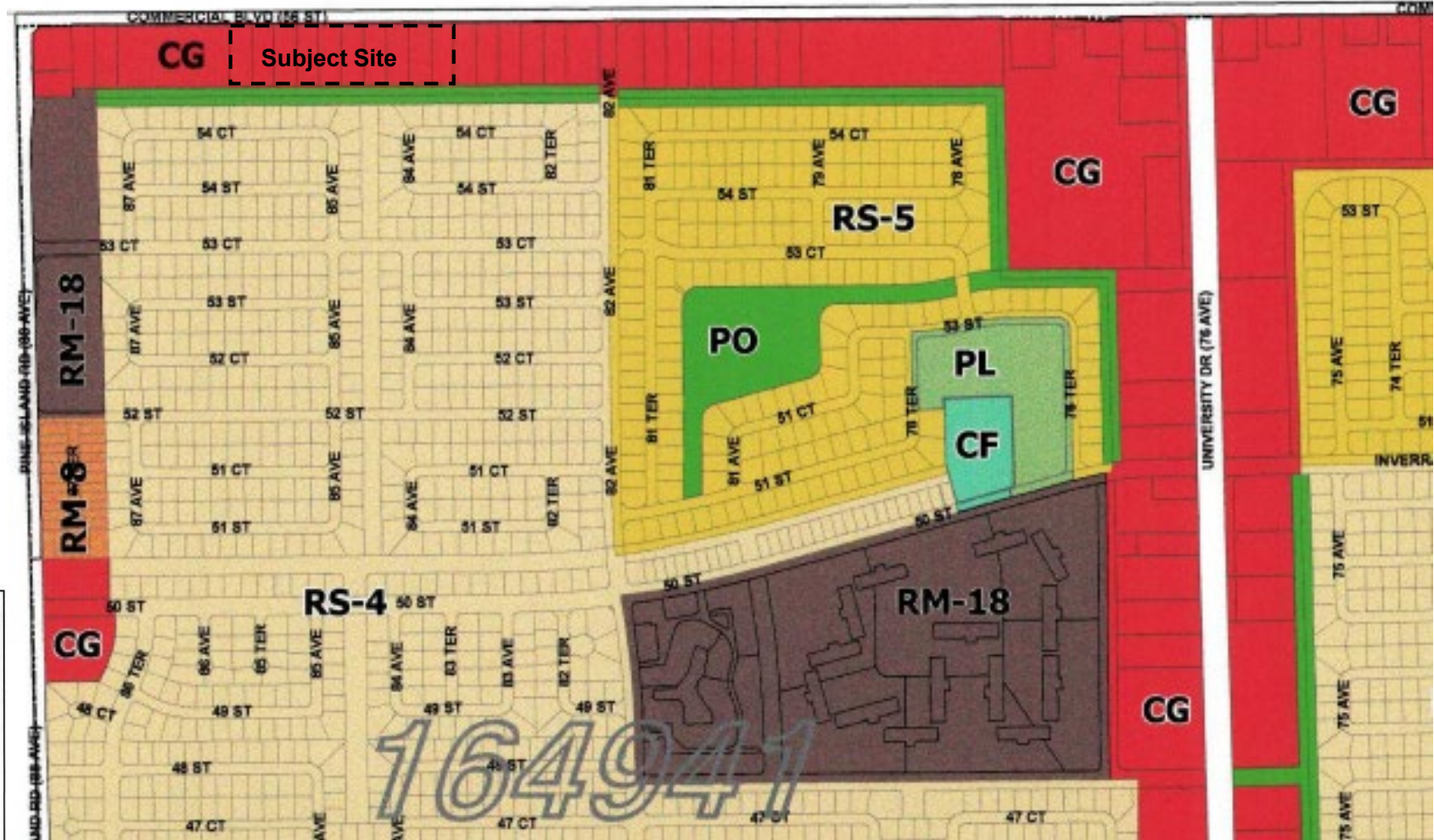
Subject Site

**Commercial
Parcel by others**

Project Location

Zoning Designation: CG/C-3 (General Commercial)

Legend			
	Commerce Park Overlay		PL Local Park
	Transect Overlays		PO Open Space Park
	CC Community Commercial		PR Regional Park
	CE Commercial Entertainment		RM-10 Residential Multi-Family
	CF Community Facility		RM-18 Residential Multi-Family
	CG General Commercial		RM-22 Residential Multi-Family
	CN Neighborhood Commercial		RM-25 Residential Multi-Family
	CO Commercial Office		RM-40 Residential Multi-Family
	CR Commercial Recreation		RM-45 Residential Multi-Family
	CW Commercial Warehouse		RM-5 Residential Multi-Family
	IL Light Industrial		RM-8 Residential Multi-Family
	NZ Not Zoned		RM-50 Hotel
			RM-8 Residential Multi-Family
			RO Residential Office
			RS-4 Residential Single Family
			RS-4A Single Family Residential Annexed
			RS-5 Residential Single Family
			RS-5A Single Family Residential Annexed
			RT-15 Residential (15) Townhouse
			RT-16 Residential Multi-Family Transitional
			S-1 Open Space & Recreational
			SRFO Special Residential Facility Overlay
			TR Transportation
			UT Utility



Special Exception

- To allow mixed use development in the General Commercial zoning district.
- To allocate 275 flex units for the multifamily residential component of the mixed-use development.
- Approved at City Commission on September 14th, 2022.

Site Development Plan

- Mixed-use development in the General Commercial Zoning District
- 265 dwelling units (up to 275 allowed with Special Exception)
- ~ 9,700 Commercial Square Footage
- Approved at DRC on April 4th, 2023

Waiver Application

- Waiver requested to allow more than 5,000 square feet of commercial in a mixed-use development within the General Commercial District.
- Approved at DRC on April 4th, 2023



Commercial Commons

- Development Program
 - Mixed-Use
 - Multifamily Residential 265 units (up to 275 units allowed)
 - Commercial (~9,700 SF)
 - Wrapped Parking Garage
 - Surface Parking (82 spaces)
 - Building Height (Main roof): 53' – 4"





Retail & Event Space

- ~5,700 SF of retail use
- ~3900 SF of restaurant use
- Plaza space intended for community programming
 - Yoga
 - Farmer markets
 - Community organization gathering space



City and Resident Benefits



View of retail plaza at main entrance



View of retail plaza from Commercial Blvd



**View of retail and residential façade from
Commercial Blvd**





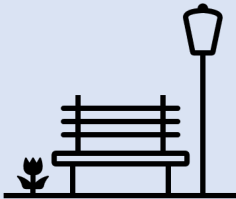
View of residential buffer from the south



Landscape Buffer

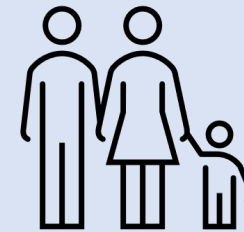
City Benefits

- Provides a mixed-use development on the property consistent with the desire of the neighborhood
- Creates a vibrant use on the corridor on a currently under-utilized parcel
- Impact fee revenue to improve parks, mobility, schools, and infrastructure services
- Contributes more tax revenue to the City



City Resident Benefits

- Vibrant housing options for residents
- Desirable development for young professionals and families



An architectural rendering of a modern, multi-story building at night. The building features a mix of light-colored panels and brickwork, with large glass windows and balconies. The ground floor is brightly lit, suggesting an open-plan living or commercial space. In the foreground, there is a paved plaza with several people walking. To the left, a dark car is parked. The scene is landscaped with trees, including palm trees, and modern light poles. The sky is dark with some stars visible.

Thank you!
Questions?