



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: 25R-6222

File ID: 25R-6222

Type: Resolution

Status: Agenda Ready

Version: 1

Reference:

In Control: City Commission
Meeting

File Created: 06/18/2025

File Name: Plat Note Amendment, Lauderhill Mall Apartments,
Mixed-Use

Final Action:

Title: RESOLUTION NO. 25R-07-129: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, APPROVING A PLAT NOTE AMENDMENT TO THE LAUDERHILL MALL INVESTMENTS, LLC'S LAUDERHILL MALL APARTMENTS MIXED-USE PROJECT, APPROVE THE PLAT NOTE AMENDMENT TO THE LAUDERHILL MALL APARTMENTS, MIXED-USE PROJECT TO ALLOW THE DEVELOPMENT OF RESIDENTIAL USES, CURRENTLY RESTRICTED ON THE PLAT, AND TO MAINTAIN 220,260 SQUARE FEET COMMERCIAL USES ON LOTS 1, 2, 3, 4, AND 5, COMPRISING A +/- 3.07 ACRE AREA ALONG THE SOUTH SIDE OF THE LAUDERHILL MALL AND IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT, LEGALLY DESCRIBED AS LAUDERHILL MALL OUTPARCELS B, BOOK 183, PAGE 374 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS FOLIOS 494136380050, 494136380060, 494136380070, OR 1201 NW 40 AVE, LAUDERHILL, FLORIDA; PROVIDING FOR TRANSMITTAL; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, KENNIE HOBBS, JR.).

Notes:

Sponsors:

Enactment Date:

Attachments: RES 25R-07-129 Resolution approving Plat Note Amendment Lauderhill Mall Investments,
Attachment A: Plat Application, Attachment B:
Narrative & Proposed Plat Note, Attachment C: Copy
of Plat & Current Plat Note, Attachment D:
Development Review Report (DRR)

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:
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Text of Legislative File 25R-6222

RESOLUTION NO. 25R-07-129: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, APPROVING A PLAT NOTE AMENDMENT TO THE LAUDERHILL MALL INVESTMENTS, LLC'S LAUDERHILL MALL APARTMENTS MIXED-USE PROJECT, APPROVE THE PLAT NOTE AMENDMENT TO THE LAUDERHILL MALL APARTMENTS, MIXED-USE PROJECT TO ALLOW THE DEVELOPMENT OF RESIDENTIAL USES, CURRENTLY RESTRICTED ON THE PLAT, AND TO MAINTAIN 220,260 SQUARE FEET COMMERCIAL USES ON LOTS 1, 2, 3, 4, AND 5, COMPRISING A +/- 3.07 ACRE AREA ALONG THE SOUTH SIDE OF THE LAUDERHILL MALL AND IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT, LEGALLY DESCRIBED AS LAUDERHILL MALL OUTPARCELS B, BOOK 183, PAGE 374 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS FOLIOS 494136380050, 494136380060, 494136380070, OR 1201 NW 40 AVE, LAUDERHILL, FLORIDA; PROVIDING FOR TRANSMITTAL; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, KENNIE HOBBS, JR.).

Request Action:

Consider a resolution for a plat note amendment, as requested by Lauderhill Mall Investments, LLC, to allow 233 residential dwelling units allowed on the property, in addition to the 220,260 square feet of commercial use to be consistent with the approved special exception.

Need:

Applicant is requesting approval of a plat note amendment, to increase the maximum number of dwelling units permitted from 0 dwelling units to 233 dwelling units ("midrise" units).

Summary Explanation/ Background:

The Petitioner requests an amendment of a Plat note amendment. A Plat is the legal document that delineates a particular piece of property, and the notes on a plat further restrict uses on the property. Plat notes typically identify what type of uses are, or are not, permitted on a particular piece of property.

The proposed plat note amendment is in line with the intent of the Transit Oriented Corridor (TOC) and the Transect Zone Overlay District which is, in part, to provide for districts which encourage Mixed Use development in areas that are easily accessible to public transportation. Additionally, the proposed amendment is in conformance with the subject underlying zoning district, of Community Commercial (CC), which allows for Mixed-Use development consisting of a mix of Residential and Commercial Uses via Special Exception Use approval.

The proposed plat note amendment is consistent with the Special Exception Use (SEU) development order, Resolution NO. 24R-10-259, granted by the City Commission on January 13, 2025 to allow a Mixed-Use development consisting 233 Residential mid-rise dwelling units and 14,186 square feet of commercial use(s) within the southern outparcels of the Lauderhill Mall. Further, this Special Exception Use Development order is contingent on the approval of this plat note amendment. The amendment proposal is also consistent with the pending site plan application for the same development.

As outlined more fully in the Development Review Report (DRR), the Planning and Zoning Department recommends the City Commission approve this application subject to the following conditions:

1. Site plan approval is required from the Development Review Committee (DRC), the Planning & Zoning Board (P&ZB), and subsequently the City Commission, for the proposed Mixed-Use Development in order to approve the 233 proposed dwelling units and 13,340 square feet of commercial space.
2. The applicant shall provide to the Planning and Zoning Department with a copy of the Final Recorded Plat Note Amendment, prior to building permit approval.
3. The applicant shall provide to the Planning and Zoning Department the Final SCAD (School Capacity Availability Determination) prior to building permitting.

Cost Summary/ Fiscal Impact:

The Planning & Zoning Division finds that the implementation of this resolution/ordinance 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:

Attachment A: Plat Application
Attachment B: Narrative & Proposed Plat Note
Attachment C: Copy of Plat & Current Plat Note
Attachment D: Development Review Report (DRR)

Budget Code Number(s): _____

Procurement Information: [check all that apply]

<input type="checkbox"/> RFP/Bid	<input type="checkbox"/> Emergency Purchase	<input type="checkbox"/> SBE
<input type="checkbox"/> Proposal/Quote	<input type="checkbox"/> State Grant Funds	<input type="checkbox"/> Local
Preference		
<input type="checkbox"/> Piggyback Contract	<input type="checkbox"/> Federal Grant Funds	
<input type="checkbox"/> Sole Source	<input type="checkbox"/> Matching Required	