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696 N.E. 125th Street | North Miami, FL 33161

June 19, 2024

**Mr. Daniel T. Keester-O'Mills
Planning & Zoning Director
City of Lauderhill
5581 W. Oakland Park Blvd.
Lauderhill, FL 33313**

**Re: Laudhill Village – Mixed Use development
Property located at 1267 NW 40th Ave, Lauderhill, FL
Folio nos. 494136380050, 494136380060, 494136380070
Warrant Application Filing**

Dear Mr. Keester-O'Mills:

Please consider this our formal written statement in connection with a Warrant request for Laudhill Village “the Property”. This company represents Lauderhill Mall Investments, LLC, the owner of the subject property. We are excited to bring this project to a neighborhood in need of new housing and commercial shopping experiences within the community. In connection with this request, we attach the following documents:

1. Signed Warrant Application
2. Cover Sheet, Site Plan, Elevations &
3. Survey

I. The Warrant

The City of Lauderhill zoning code requires the minimum percentage of opening on the street level to be minimum 40%:

- New construction shall have the maximum amount of transparent window area on the street front elevations or a percentage relative to the square footage of the building wall in which it is contained as determined by development review. A minimum of forty (40) percent opening is required.

Based on the residential use of these buildings, a 40% is not practical and would require oversized windows. We are applying for a warrant to allow this requirement to be approved per calculations and diagrams included on sheet A7.01. The diagrams and elevations show the percentage of openings on buildings A, B & C along NW 12th Street & State Road 7.



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STREET FRONT FENESTRATION		
BLDG.	REQUIRED 40% GLAZED MIN.	PROVIDED
A (SOUTH)	FRONT ELEVATION WALL AREA 13,960 SF. x 40% = 5,584 SF.	GLAZING TOTAL AREA 4,876 SF. = 35.0%
A (EAST)	FRONT ELEVATION WALL AREA 3,657 SF. x 40% = 1,462 SF.	GLAZING TOTAL AREA 1,165 SF. = 31.87%
B (SOUTH)	FRONT ELEVATION WALL AREA 22,209 SF. x 40% = 8,884 SF.	GLAZING TOTAL AREA 8,172 SF. = 36.79%
C (SOUTH)	FRONT ELEVATION WALL AREA 8,322 SF. x 40% = 3,328 SF.	GLAZING TOTAL AREA 2,974 SF. = 35.7%

II. **The Property**

The Property consists of 3 parcels of land with Folio numbers 494136380050, 494136380060, 494136380070 at the south of the existing Lauderhill Mall, on the intersection of State Road 7 and NW 12th Street. The total area of the site is 3.23 acres; presently the property contains a bus station that will be relocated to the NE end of Lauderhill Mall.

III. **Zoning**

The Properties are located within the Transect Zone Overlay on State Road 7 corridor and are classified as T5 Urban Center and T6 Urban Core in the Lauderhill Zoning Code as follows:

Lot 5 - Folio number 494136380050 – T5

Lot 6 - Folio number 494136380060 – T6

Lot 7 - Folio number 494136380070 – T5

IV. **Proposed Site Plan**

The proposed site plan, floor plans, elevations and enclosed renderings illustrate three buildings as follows:

Lot 5 - Building A: 5-story mixed-use building consisting of:

1. 14,186 SF Retail/Commercial
2. 56 multi-family apartment units and associated common areas.

Lot 6 - Building B: 8-story mixed-use building consisting of:

1. 122 multi-family apartment units and associated clubhouse, amenities, etc.



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Lot 7 - Building C: 5-story residential building consisting of:

1. 55 multi-family apartment units and associated common areas.

The first level of Building A of the development contains the retail and commercial uses, while the other floors contain the proposed apartment uses. The apartments are a combination of 1 & 2 bedroom units. Surface gated parking is provided for the residential units and additional parking is available for share with the Mall.

Thank you for your time and consideration in reviewing this exciting project. Please feel free to contact me at 954-512 4761 if you have any questions.

Thank you,

Jorge Ovalle
Architect