



Development Review Report (DRR)

To: Planning & Zoning Board
From: Daniel T. Keester-O’Mills, AICP, *Development Services Director*
RE: Development Agreement – Le Parc
Date: February 13, 2025

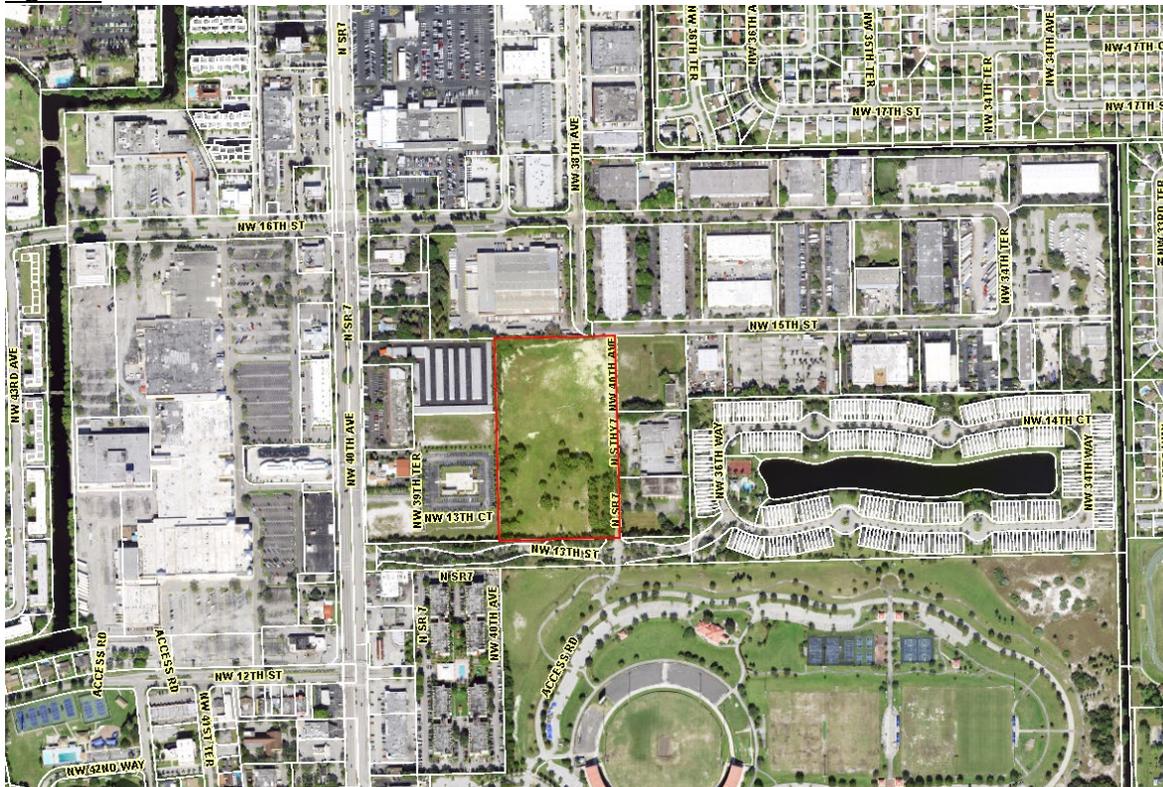
The developer, Vivian Dimond, is representing LE PARC AT LAUDERHILL LLC, and has worked with the City officials to prepare a second amendment to the Development Agreement. Figure 1, below, provides an aerial of the subject site generally located east of NW 40th Avenue (AKA: North State Road 7) and south of NW 16th Street. The following information has been prepared for your consideration:

I. BACKGROUND INFORMATION

Requested Action

The developer is requesting consideration from the City Commission of the City of Lauderhill to approve the Development Agreement. The terms of the second amendment to the agreement are limited to: amend the development start date from December 31, 2024 to July 1, 2025, with the authority for the City Manager or designee to grant an additional 6 month extension for good cause.

Figure 1



Applicable Land Development Regulations

LDR Article IV., Section 8.1., Purposes and Intent

LDR Article IV., Section 8.2., Definitions

LDR Article IV., Section 8.3., Effect of a development agreement

LDR Article IV., Section 8.4., Application and fee

LDR Article IV., Section 8.5., Duration of a development agreement

LDR Article IV., Section 8.6., Application processing and review

LDR Article IV., Section 8.7., Public hearing requirements

LDR Article IV., Section 8.8., Public notice requirements

LDR Article IV., Section 8.9., Determination standards

LDR Article IV., Section 8.10., Recording

LDR Article IV., Section 8.11., Effective Date

LDR Article IV., Section 8.12., Periodic review

LDR Article IV., Section 8.13., Enforcement

LDR Article IV., Section 8.14., Amendments, termination, cancellation and revocation

LDR Article IV., Section 8.15., Processing times

II. SITE INFORMATION

Legal Description:

A T & T NO. 1 Tract 1 Plat Book 127 Page 18 of the public records of Broward County, Florida

Address:

3831 NW 13th Street

Tax Folio Number(s):

494231340010

Land Use/Zoning:

Existing Use(s):	Vacant
Future Land Use Designation:	Transit Oriented Corridor
Zoning Designation:	RM-40 (Residential Multi-Family - 40 dwelling units per acre)

Adjacent Designations:

	Existing Use	Future Designation	Zoning
North	Shipping and Distribution (United Parcel Service “UPS”)	Transit Oriented Corridor (TOC)	Light Industrial (IL)
South	Residential Multi-Family followed by, Central	Transit Oriented Corridor (TOC)	Residential Townhome at 16 dwelling units per acre (RT-

	Broward Regional Park CBRP		16) followed by Regional Park (PR)
East	AT&T Corporate office	Transit Oriented Corridor (TOC)	Light Industrial (IL)
West	Restaurant Bar (Lallo's Roti) and Self Service Storage Facility	Transit Oriented Corridor (TOC)	CG (Commercial, General)

III. ZONING HISTORY

Existing Special Exceptions

Resolution NO. 19R-02-29

February 25, 2019 - The City Commission granted Resolution NO. 19R-02-29 to Le Parc at Lauderhill, LLC approving incentives to assist with the development of 182 garden apartments, 215 midrise apartments and a 3,500 square feet day care facility at the subject site.

Resolution NO. 19R-04-67

April 8, 2019 - The City Commission granted Resolution NO. 19R-04-67 to Le Parc at Lauderhill, LLC approving the development agreement between the City of Lauderhill and Le Parc at Lauderhill, LLC regarding the development of 182 garden apartments, 215 midrise apartments and a 3,500 square feet day care facility at the subject site.

Resolution NO. 19R-12-275

December 9, 2019 - The City Commission granted Resolution NO. 19R-12-275 to Le Parc at Lauderhill, LLC approving, with conditions, a special exception use (SEU) development order to allow within the multi-family (RM-40) zoning district a multi-family development inclusive of 330 dwelling units at the subject site.

Resolution NO. 24R-11-260

November 25, 2024 - The City Commission granted Resolution NO. 24R-10-260 to Le Parc at Lauderhill, LLC approving, with conditions, a special exception use (SEU) development order to allow within the multi-family (RM-40) zoning district a multi-family development inclusive of 358 dwelling units at the subject site.

Development History

In 2019 Special Exception Use (SEU) approval with conditions (19R-12-275) was granted to Le Parc of Lauderhill, LLC for construction of a multi-family development with the (RM-40) and (TOC) zoning districts.

In 2020, site plan approval was obtained through the Development Review Committee (DRC) for the construction of a multifamily development consisting of 330 dwelling units and associated, parking, waste facilities, and residential amenities to include a pool and clubhouse.

In 2024 Special Exception Use (SEU) approval with conditions (24R-10-260) was granted to Le Parc of Lauderhill, LLC for construction of a multi-family development with the (RM-40) and (TOC) zoning districts and increased the maximum unit count from 330 to 358 units.

Based on the limitation of the existing recorded plat, which limited the maximum dwelling unit count to 330, a Plat note amendment is required to increase the allowable unit count.

Staff shows that the zoning history to date provides for conditional approvals. Each of the SEU Resolutions, as well as the originally approved site plan, condition approvals on the dedication of the NW 38th Avenue public roadway to facilitate connection between the Commercial Warehouse (CW) Arts and Entertainment (A&E) Overlay district with the Lauderhill Performing Arts Center (LPAC) and the Market Place site (Currently known as “The Hill”).

Violations

None

Existing Variances

None

IV. PLANNING ANALYSIS

As stipulated in the Land Development Regulations, Article IV, Section 8.9, Determination standards, The Planning and Zoning Department has reviewed the proposed request pursuant to the following considerations:

- 8.9.1. The character of the property owner, contract purchaser and developer.
- 8.9.2. The duration of the term of the agreement.
- 8.9.3. The consistency of the proposed development with its zoning district and with the adopted City Future Land Use Map and the Future Broward County Land Use Plan Map Series designations.
- 8.9.4. The land use and public facility impacts of the proposed development.
- 8.9.5. The economic and financial impacts.
- 8.9.6. Any periodic review report on whether there is a good faith compliance with the terms of the development agreement.
- 8.9.7 .Any conditions, terms, restrictions, or other requirements needed to protect the health, safety, or welfare of the City of Lauderhill citizens.

The purpose for the second amendment to the development agreement is to update the construction start date.

Based upon its review, staff finds the proposed use to be generally consistent with the above considerations. As such, staff recommends approval of the development agreement.

V. COMMUNITY OUTREACH

As required by the Land Development Regulations (LDR) Article IV Section 1.9.6 *Neighborhood meetings*, the Applicant attended a meeting on February 4, 2025 concurrent with the Homeowner’s Association Meeting (United Lauderhill Homeowner’s Association) at the Sadkin Community Center.

VI. RECOMMENDATION/ACTION

Staff is recommending approval of this development agreement for the City Commission’s consideration.

VII. ATTACHMENTS

1. Public Notice Letter
2. Notification to HOA’s

**NOTICE OF PUBLIC HEARING
LE PARC - DEVELOPMENT AGREEMENT**

YOU ARE HEREBY NOTIFIED of a Petition by the Applicant / Property Owner (listed below), before the City of Lauderhill, Florida at City Hall in the Multi-purpose Room 134, located at 5581 West Oakland Park Blvd., Lauderhill, FL 33313. The details of the applicant, subject property and specific request is below:

Applicant / Property Owner:	LE PARC AT LAUDERHILL LLC
Subject Property (Address):	3831 NW 13 ST LAUDERHILL FL 33311
Subject Property (Tax Folio ID(s)):	494231340010
Request:	
AN ORDINANCE OF THE CITY OF COMMISSION OF THE CITY LAUDERHILL APPROVING THE SECOND AMENDMENT TO THE REAL ESTATE DEVELOPMENT AGREEMENT AND ADDENDUM BETWEEN THE CITY OF LAUDERHILL AND LE PARC AT LAUDERHILL, LLC, TO CHANGE THE COMMENCEMENT OF CONSTRUCTION START DATE FROM DECEMBER 31, 2024 TO JULY 1, 2025 FOR THE DEVELOPMENT PROJECT TO BE CONSTRUCTED ON THE PROPERTY LOCATED AT 3831 NW 13TH STREET, LAUDERHILL, FLORIDA; PROVIDING THE CITY MANAGER OR DESIGNEE WITH THE AUTHORITY TO GRANT AN ADDITIONAL SIX (6) MONTHS EXTENSION OF THE CONSTRUCTION COMMENCEMENT DATE FOR GOOD CAUSE; PROVIDING FOR AN EFFECTIVE DATE.ATE.	

Decision Making Body or Advisory Board:	PLANNING & ZONING BOARD
Date & Time of Public Meeting:	TUESDAY, FEBRUARY 25, 2025 AT 7 PM

Why did I receive this notice? You received this notice because you are the owner of property within 500 feet of the subject parcel. All property owners within this distance from the subject property have received this notice.

Do I need to take any action? You may either be present in person at the hearing of this application, represented by counsel or submit a letter/email. All interested persons take due notice of the time and place of the hearing of this application and govern yourselves accordingly.

One or more City Commissioners may attend the meeting and hearing.

All correspondence to the Advisory Board relative to this matter may be emailed to planningandzoning@lauderhill-fl.gov or mailed to 5581 W Oakland Park Blvd, Lauderhill, FL 33313 to the attention of the "Planning and Zoning Department." The original application and documentation may be viewed at the City Clerk's Office located at City Hall. Anyone who wishes to view the agenda materials should call the City Clerk at 954-730-3010 between the hours of 7:30 a.m. and 6:00 p.m., Monday through Thursday.

Any person who decides to appeal any decision of the City Advisory Board or City Commission with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

All lobbyist as defined in Lauderhill City Code Section 2-24 must register with the City Clerk contemporaneously with lobbying activities. A copy of Code Section 2-24 may be obtained from the office of the City Clerk.

Special Accommodations: Any person who believes they have a disability that requires reasonable accommodation in order to fully participate in the meeting should call the City Clerk, Andrea Anderson at 954-730-3013 at least 72 hours prior to the meeting.

COMPANY PREPARING NOTICE:

PREPARED BY:

Daniel Keester-O'Mills

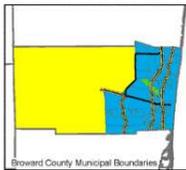
From: City of Lauderhill - Planning & Zoning Department <donotreply-cityoflauderhill.com@shared1.ccsend.com>
Sent: Monday, February 17, 2025 6:10 PM
To: Daniel Keester-O'Mills
Subject: Public Notice - Neighborhood Meeting (Arthouse 441 / Development Agreement)

CAUTION: This email originated from outside of the City of Lauderhill. Exercise caution when opening attachments or clicking links, especially from unknown senders.

DRAFT - SCHEDULED TO SEND 2/18/2025

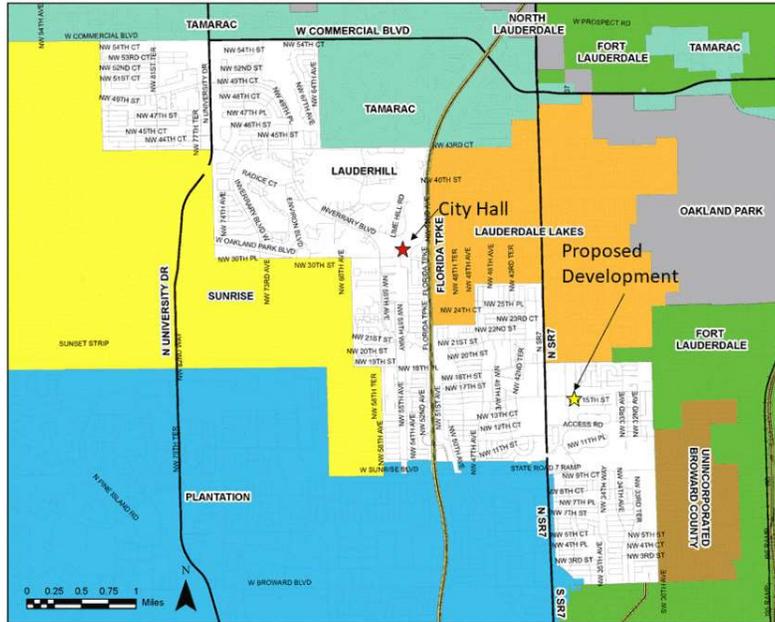


PLANNING AND ZONING



Legend

- Rail/Roads
- Road Class**
 - Freeway
 - Major Arterial
 - Collector
 - Road Centerline
- BROWARD COUNTY CITIES**
 - OAKLAND PARK, NORTH LAUDERDALE
- NEIGHBORING MUNICIPALITIES**
 - FORT LAUDERDALE
 - LAUDERDALE LAKES
 - LAUDERHILL
 - PLANTATION
 - SUNRISE
 - TAMARAC
 - UNINCORPORATED BROWARD



Notice of Public Meetings

Le Parc - 2nd Amendment to Development Agreement

Project Details:

Applicant / Property Owner:	LE PARC AT LAUDERHILL LLC
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General Location of the proposed development:	3831 NW 13th Street East of NW 40th Avenue (AKA: North State Road 7) and south of NW 16th Street
Proposal / Request of the developer:	The developer is requesting consideration by the City Commission of the terms of the developer's agreement. The terms of the second amendment to the agreement are limited to: amend the development start date from December 31, 2024 to July 1, 2025, with the authority for the City Manager or designee to grant an additional 6 month extension for good cause.
Dates of Public Meetings:	February 25, 2025 March 31, 2025 April 14, 2025
Board / Governing Body:	Planning & Zoning Board (2/25/2025) CRA (3/31/2025) City Commission (3/31/2025) CRA (4/14/2025) City Commission (4/14/2025)

Why are you receiving this notice?

The Land Development Regulations were amended in 2023 requiring that all applicants submitting site plans (or other development approvals) for consideration by the City of Lauderhill conduct a Neighborhood Meeting. Notice of this meeting shall be sent to all large associations / neighborhood Homeowner Associations, as identified by the City Commission.

Do you need to take any action?

You may either be present at the neighborhood meeting, or attend in person at one of the public meetings considering this application. Alternatively, you may be represented by counsel or submit a letter/email. All interested persons take due notice of the time(s) and place of the meeting(s) / hearing(s) of this application and govern yourselves accordingly.

All correspondence to the Advisory Board relative to this matter may be emailed to planningandzoning@lauderhill-fl.gov or mailed to 5581 W Oakland Park Blvd, Lauderhill, FL 33313 to the attention of the "Planning and Zoning Department." The original application and documentation may be viewed at the City Clerk's Office located at City Hall. Anyone who wishes to view the agenda materials should call the City Clerk at 954-730-3010 between the hours of 7:30 a.m. and 6:00 p.m., Monday through Thursday.



www.lauderhill-fl.gov | **Planning & Zoning Department:** (954) 730-3050



City of Lauderhill | 5581 W. Oakland Park Blvd. | Lauderhill, FL 33313 US

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