

City of Lauderhill

Development Review Report

Plat Note Amendment No.19-PL-001

I. APPLICANT INFORMATION

PETITIONER

LeParc at Lauderhill, LLC

STATUS OF PETITIONER

Owner

II. BACKGROUND INFORMATION

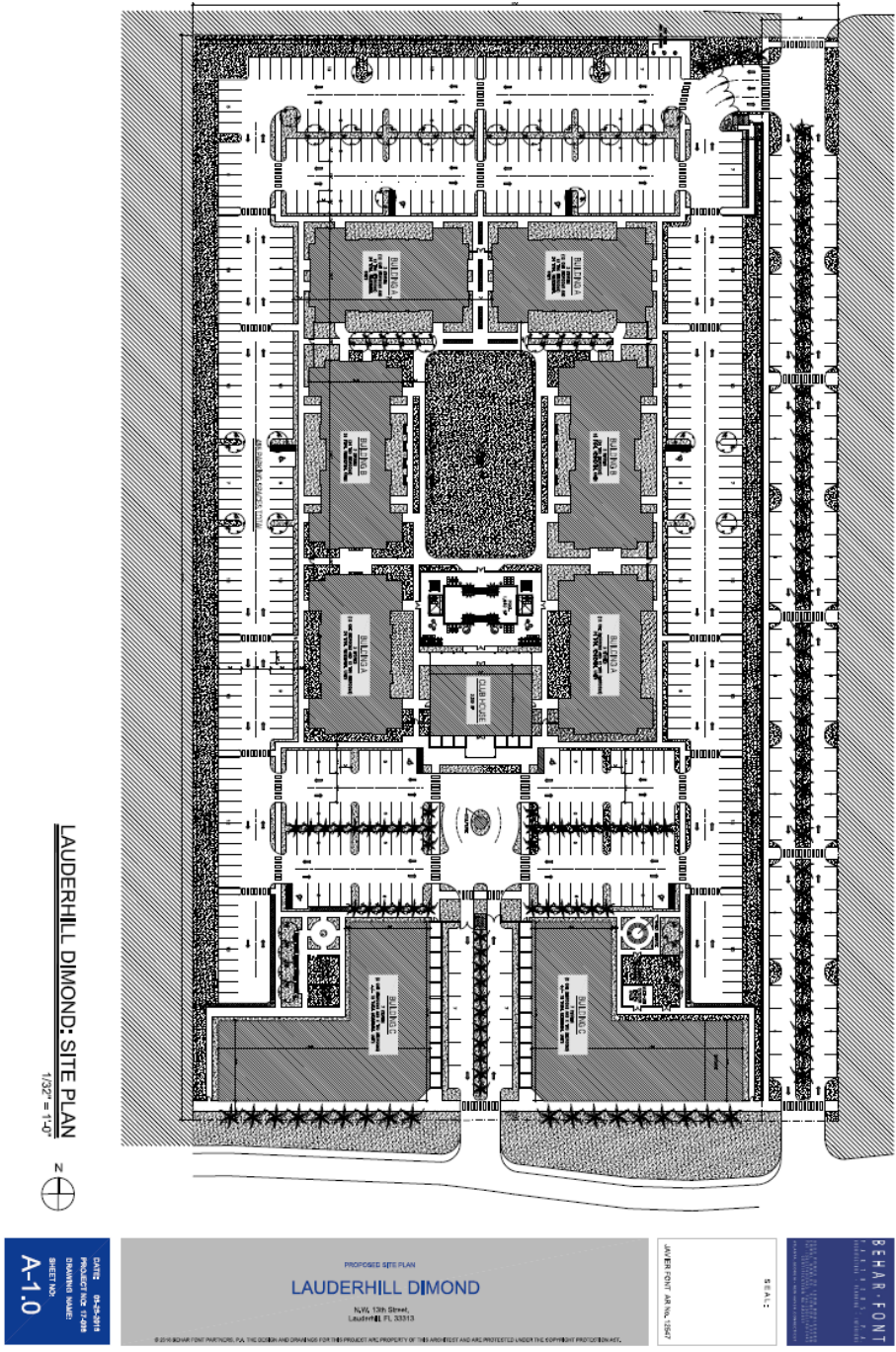
Requested Action

Request to approve a Delegation Request or Plat Note Amendment to include 182 garden apartments, 215 mid-rise apartments and 3,500 square feet day care facility on a 9.93± acre site located on the plat known as AT&T No. 1 (as recorded in the OR Plat Book 127, Page 18) a Portion of Section 31, Township 49 South, Range 42 East, City of Lauderhill, Broward County, Florida.

LeParc at Lauderhill, LLC is proposing to construct a residential development consisting of two, seven story residential buildings of 182 total dwelling units , six, three story residential buildings of 215 dwelling units , a clubhouse with pool and a day care facility of 3, 500 square feet located in the Residential Multifamily (RM_40) zoning district located at the intersection of NW 38 Avenue and NW 15 Street



SITE PLAN



III. Applicable Land Development Regulations

Article IV, Development Review Requirements, Sec. 1.4.1 - Major review, Applicability.

IV. SITE INFORMATION

Location/Legal Description

A 9.93±acre site in the Residential Multi-family (RM-40) zoning district, legally described according to the plat thereof, AT&T No. 1 (as recorded in the OR Plat Book 127, Page 18) a Portion of Section 31, Township 49 South, Range 42 East, located at the intersection of NW 38 Avenue and NW 15 Street, City of Lauderhill, Broward County, Florida.

Land Use/Zoning:

Existing Land Use	Residential
Future Land Use Designation	Residential
Zoning Designation	RM-40

Adjacent Designations:

	Existing Use	Future Designation	Zoning
North	Light Industrial	Light Industrial	IL
South	Residential/Parks	Residential/Parks	RT-16/PR
East	Light Industrial	Light Industrial	IL
West	Commercial/Commercial Entertainment	Commercial/Commercial Entertainment	CG/CE

V. ZONING HISTORY

Existing Special Exceptions

None

Violations

None

Existing Variances

None

VI. PLANNING ANALYSIS

The AT&T Plat No. 1 plat (PB 127-Page 18) contains a plat note (PB 28589, Page 955) that restricts development to 66,408 square feet of Telecommunications Equipment Center. Commercial/Retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these issues for increased impact.

The request for the Plat Note Amendment is to include 182 garden apartments, 215 midrise apartments and 3,500 square feet of daycare space to be located on Tract 1, consisting of 9.93 acres(432,408 square feet)

The Land Development Regulations (LDR) does not specifically address delegation requests but historically the LDR has been interpreted to require Commission action.

VII. RECOMMENDATION/ACTION

Planning and Zoning staff recommends the City Commission adopt the proposed Resolution with the following recommended conditions of approval:

1. Staff finds the applicant shall provide an approved traffic analysis (traffic study) as determined by the Broward County Office of Planning. Alterations to capacity on the State Highway Network shall require the FDOT review. Satisfaction of this condition is required prior to plat recordation.
2. Staff finds the applicant shall provide a potable water capacity analysis for review and approval by the City Engineer that potable water service is available and must be based upon a demonstration that an existing water treatment facility has sufficient capacity to provide for the potable water needs of the application.
3. Staff finds the applicant shall provide a wastewater capacity analysis for review and approval by the City Engineer that wastewater service is available and must be based upon a demonstration that an existing wastewater treatment facility has sufficient capacity to provide for the wastewater needs of the application.

VIII. ATTACHMENTS

1. Proposed Resolution
2. AT&T Plat No. 1 plat (PB 127-Page 18)
3. Exhibit A: Existing Plat Note No. 2 language
4. Exhibit B: Proposed Plat Note No. 2 language
5. Plat Note (PB 28589, Page 955)

Prepared by: Stephen Tawes, RLA, ASLA, CLARB
City Planner

Date: January 2, 2019