

RESOLUTION NO. 19R-02-29

A RESOLUTION OF THE CITY OF LAUDERHILL EXPRESSING CONCEPTUAL SUPPORT OF THE REQUEST FROM LE PARC AT LAUDERHILL, LLC TO GRANT INCENTIVES TO ASSIST WITH THE DEVELOPMENT OF 182 GARDEN APARTMENTS, 215 MID-RISE APARTMENTS, AND A 3,500 SQUARE FEET DAY CARE FACILITY ON A ± 9.93 ACRE SITE IN THE RESIDENTIAL MULTI-FAMILY (RM-40) ZONING DISTRICT WITHIN THE CITY OF LAUDERHILL; PROVIDING THAT LE PARC AT LAUDERHILL, LLC HAS INDICATED A DESIRE TO DEVELOP CERTAIN PROPERTY AS STATED; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, CHARLES FARANDA)

WHEREAS, Le Parc at Lauderhill, LLC has expressed an interest in developing a ± 9.93 acre site in the Residential Multi-family (RM-40) Zoning District to include: 182 Garden Apartments, 215 Mid-Rise Apartments and a 3,500 Square Feet Day Care Facility on; and

WHEREAS, Le Parc at Lauderhill, LLC is requesting incentives from the City of Lauderhill in order to assist with this development;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA:

SECTION 1. That the City commission of the City of Lauderhill hereby expresses its support of the following incentives to Le Parc at Lauderhill, LLC, subject to the condition that Le Parc at Lauderhill, LLC and the City enter into a development agreement for the development, on the property legally described as a Portion of Section 31, Township 40 South, Range 42 East of Tract 1, AT&T No. 1, according to the Plat thereof, as recorded in Plat Book 127, Page 18 of the Public Records of Broward County, Florida, more commonly described as the Vacant Property adjacent to and just south of the Intersection of N.W. 38th Avenue and N.W. 15th Street, Lauderhill, Florida:

1. Waiver of building permit fees;
2. Waiver of impact fees; and
3. Waiver of real estate taxes.

SECTION 2. The City Manager and all appropriate City officials are authorized to offer Green Roads the incentives deemed appropriate and necessary to fulfill the terms of this Resolution.

SECTION 3. This Resolution shall take effect immediately upon its passage.

DATED this 25 day of February, 2019.

PASSED AND ADOPTED on first reading this 25 day of February, 2019.



PRESIDING OFFICER

ATTEST:



CITY CLERK

MOTION
SECOND

Bates
Grant

M. BATES
H. BERGER
R. CAMPBELL
D. GRANT
K. THURSTON

Yes
Yes
Yes
Yes
Yes

Approved as to Form



W. Earl Hall
City Attorney



City of Lauderhill

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File Details

File Number: 19R-3129

File ID: 19R-3129	Type: Resolution	Status: Agenda Ready
Version: 1	Reference:	In Control: City Commission Meeting
		File Created: 01/31/2019
File Name: conceptual support of Incentives re: LeParc		Final Action:

Title: RESOLUTION NO. 19R-02-29: A RESOLUTION OF THE CITY OF LAUDERHILL EXPRESSING CONCEPTUAL SUPPORT OF THE REQUEST FROM LE PARC AT LAUDERHILL, LLC TO GRANT INCENTIVES TO ASSIST WITH THE DEVELOPMENT OF 182 GARDEN APARTMENTS, 215 MID-RISE APARTMENTS, AND A 3,500 SQUARE FEET DAY CARE FACILITY ON A ± 9.93 ACRE SITE IN THE RESIDENTIAL MULTI-FAMILY (RM-40) ZONING DISTRICT WITHIN THE CITY OF LAUDERHILL; PROVIDING THAT LE PARC AT LAUDERHILL, LLC HAS INDICATED A DESIRE TO DEVELOP CERTAIN PROPERTY AS STATED; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, CHARLES FARANDA).

Notes:

Sponsors:	Enactment Date:
Attachments: RES-19R-02-29-LeParc incentives resolution.pdf	Enactment Number:
Contact:	Hearing Date:
* Drafter: apetti@laudershill-fl.gov	Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 19R-3129

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RESIDENTIAL MULTI-FAMILY (RM-40) ZONING DISTRICT WITHIN THE CITY OF LAUDERHILL; PROVIDING THAT LE PARC AT LAUDERHILL, LLC HAS INDICATED A DESIRE TO DEVELOP CERTAIN PROPERTY AS STATED; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, CHARLES FARANDA).

Request Action:

To approve a resolution expressing conceptual support of a request to grant incentives to Le Parc at Lauderhill, LLC subject to a development agreement.

Need:

To approve a resolution expressing conceptual support of a request to grant incentives.

Summary Explanation/ Background:

Le Parc at Lauderhill, LLC is interested in building a development including 182 garden apartments, 215 mid-rise apartments, and a 3,500 square feet day care facility on a +/- 9.93 acre site in the residential multi-family (RM-40) Zoning District within the City of Lauderhill. These conceptual incentives would be subject to entering into a development agreement with the City of Lauderhill as well.

Attachments:

Number all attachments consecutively.

Cost Summary/ Fiscal Impact:

Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements

Estimated Time for Presentation:

Master Plan:

Goal 1: Clean, Green Sustainable Environment

- Increase mass transit ridership
- Reduce City energy consumption
- Reduce water consumption

Goal 2: Safe and Secure City of Lauderhill

- Crime in lower 50% in Broward
- Residents feel safe in neighborhood
- Reduce emergency fatalities

Goal 3: Open Spaces and Active Lifestyle for all ages

- Increase participation in youth sports
- Add new park land and amenities
- Increase attendance at cultural programs and classes

Goal 4: Growing Local Economy, Employment and Quality of Commercial Areas

- Increase commercial tax base
- Increase employment in Lauderhill businesses
- Decrease noxious and blighted uses in commercial areas

Goal 5: Quality Housing at all Price Ranges and Attractive Communities

- Neighborhood signs and active HOAs
- Housing & streets improved, litter reduced
- Increase proportion of single family homes and owner occupied housing

Goal 6: Efficient and Effective City Government, Customer Focused & Values Diversity

- Improves City efficiency
- Increase use of Information Technology
- Increases residents perception of Lauderhill as an excellent place to live