



# City of Lauderhill

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## File Details

**File Number: 18R-3075**

**File ID:** 18R-3075

**Type:** Resolution

**Status:** Agenda Ready

**Version:** 1

**Reference:**

**In Control:** City Commission Meeting

**File Created:** 12/31/2018

**File Name:** Plat Note Amendment

**Final Action:**

**Title:** RESOLUTION NO. 19R-01-03: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA RECOMMENDING THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA 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 IN THE RESIDENTIAL MULTI-FAMILY (RM-40) ZONING DISTRICT, LEGALLY DESCRIBED AS A PORTION OF SECTION 31, TOWNSHIP 49 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; PROVIDING FOR TRANSMITTAL; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, CHARLES FARANDA).

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** RES-19R-01-03-Plat Note Amendment-Multifamily.pdf, DRR for AT&TNo-1 plat note amendment-Modified-1-02-2019 (1).pdf, Plat.pdf, Exhibit A-Existing Plat Language.pdf, Exhibit B-Proposed Plat language.pdf

**Enactment Number:**

**Contact:**

**Hearing Date:**

\* **Drafter:** apetti@laudershill-fl.gov

**Effective Date:**

## History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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**Text of Legislative File 18R-3075**

**RESOLUTION NO. 19R-01-03: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA RECOMMENDING THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA 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 IN THE RESIDENTIAL MULTI-FAMILY (RM-40) ZONING DISTRICT, LEGALLY DESCRIBED AS A PORTION OF SECTION 31, TOWNSHIP 49 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; PROVIDING FOR TRANSMITTAL; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, CHARLES FARANDA).**

**Request action:** Adopt the Resolution

**Need:** A delegation request or plat note amendment is needed in order to include 182 garden apartments, 215 mid-rise apartments and 3,500 square feet day care facility on a 9.93±acre site. The Land Development Regulations (LDR) does not specifically address delegation requests but historically the LDR has been interpreted to require Commission action.

**Summary Explanation/ Background:** The A.T. & T. No. 1 (PB 127 Page 18) contains a note (Plat Note OR 28589/955) that restricts development to 66,408 square feet of Telecommunications Equipment Center and Commercial and retail uses are not permitted.

The request for the Plat Note Amendment is to include 182 garden apartments, 215 mid-rise apartments and 3,500 square feet day care facility.

**Staff Recommendation:** Planning and Zoning staff recommends the City Commission adopt the proposed Resolution.

**Attachments:** Resolution

- A.T. & T. No. 1 (PB 127 Page 18)
- Exhibit A: Existing (Plat Note OR 28589/955) language
- Exhibit B: Proposed Plat Note language

**Cost Summary/ Fiscal Impact:** Staff finds the implementation of this Resolution 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.

Presentation: 5 minutes

**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