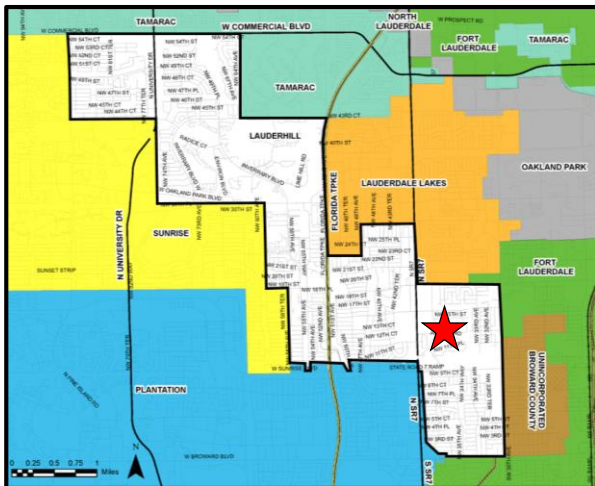




# Site Plan:

Le Parc at Lauderhill- 3831 NW 13 St



# Applicant Information

- ▶ Property Owner:
  - ▶ Le Parc at Lauderhill LLC
- ▶ Business Name:
  - ▶ Le Parc at Lauderhill LLC
- ▶ Agent's Representative:
  - ▶ Stephanie Toothaker, Esq., P.A.

# Property Information

- ▶ Address: 3831 NW 13 Street
- ▶ *Tax Folio: 494131340010*
- ▶ Land Use: Multi-family Residential Future Land Use: Transit Oriented Corridor (TOC)
- ▶ Zoning: Residential Multi-family at 40 DU per Acre (RM-40)
- ▶ Property Size: 9.94<sub>±</sub> acre site
- ▶ Legal Description:
  - ▶ AT&T Plat Tract 1

# Public Notice

- ▶ Sign Posted on the property - 15 calendar days
  - ▶ *Posted on the property on or before 6/12/2026.*
- ▶ Mailed Notice - 15 calendar days
  - ▶ *Postmarked on or before 6/12/2026*
- ▶ Newspaper advertisement - 10 calendar days
  - ▶ *Published on or before 6/18/2026*
- ▶ City Commission Meetings
  - ▶ **6/29/2026**

# Proposal

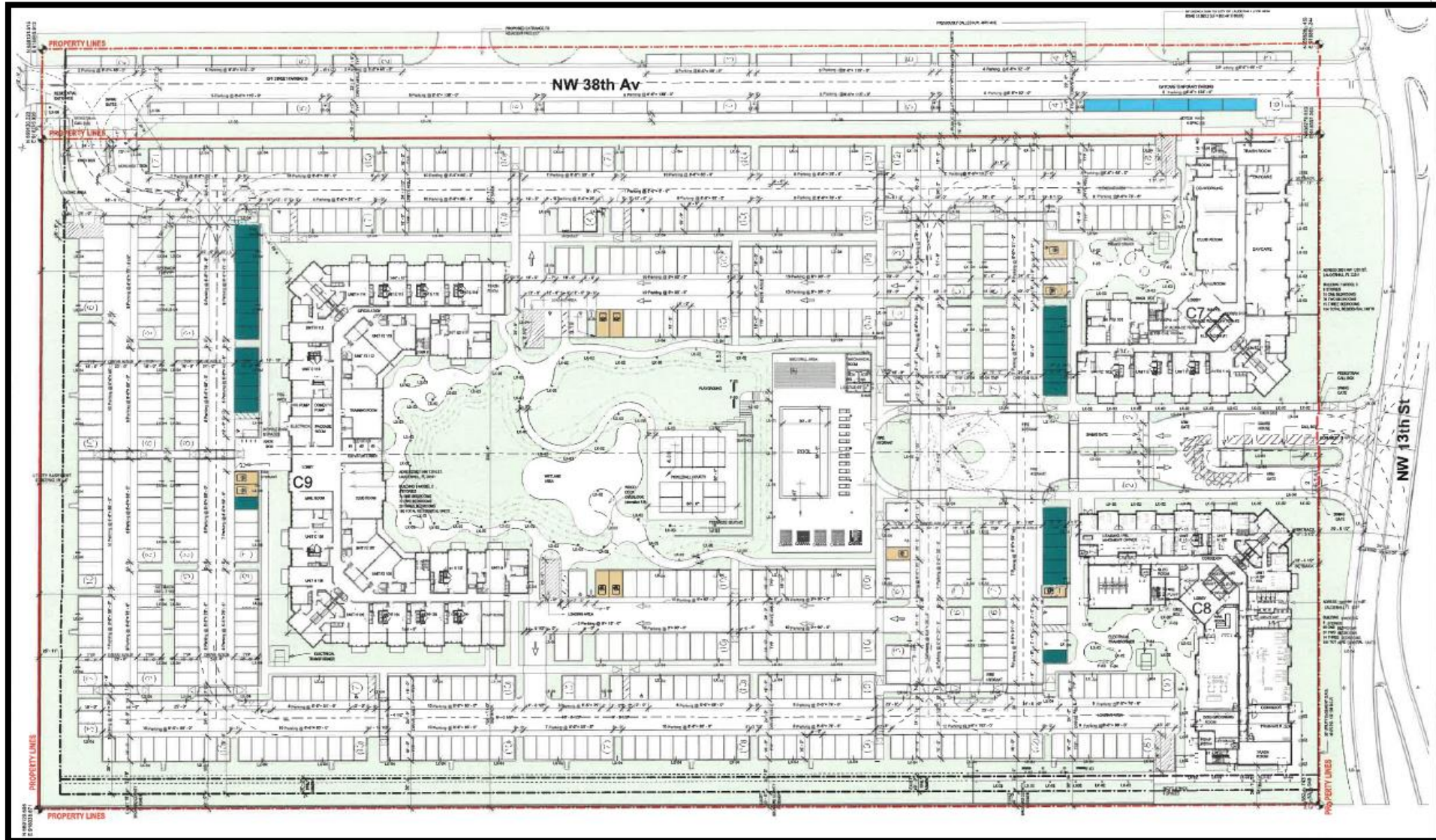
- ▶ Applicant is requesting to modify an approved site plan in order to develop three new midrise eight-story buildings with a total of 385 dwelling units, residential recreational amenities, green space, and a community day care center.

# Site Plan - Standards for Approval

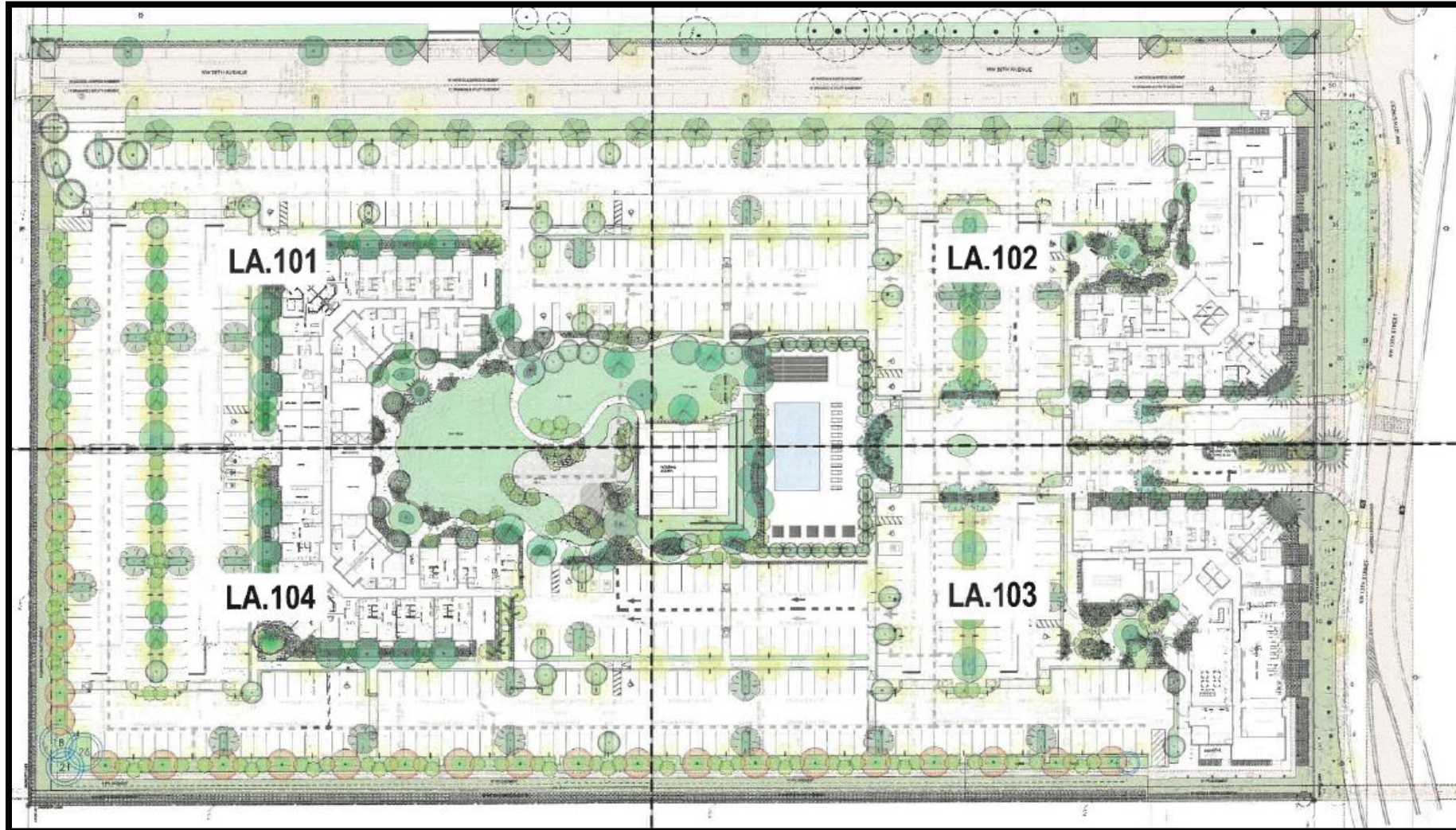
- ▶ As stipulated in the Land Development Regulations, Article IV, Section 1.4., Major Review, The Planning and Zoning Division has reviewed the proposal against the following application requirements:
  - ▶ A. The applicable provisions of the City Land Development Regulations and Code of Ordinances.
  - ▶ B. The applicable provisions of the City Comprehensive Plan.
  - ▶ C. The Florida Building Code, most current edition.
  - ▶ D. Any applicable federal, state and county laws, rules and regulations.



# Site Plan



# Planting Site Plan



Presented to the City Commission on 07/29/2020

# Renderings



1 CENTRAL PARK



2 MAIN ENTRANCE



3 DOG PARK



4 BUILDING OF COURTYARD

# Rendering

