

RESOLUTION NO. 25R-07-129

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, APPROVING A PLAT NOTE AMENDMENT TO THE LAUDERHILL MALL INVESTMENTS, LLC'S LAUDERHILL MALL APARTMENTS MIXED-USE PROJECT, APPROVE THE PLAT NOTE AMENDMENT TO THE LAUDERHILL MALL APARTMENTS, MIXED-USE PROJECT TO ALLOW THE DEVELOPMENT OF RESIDENTIAL USES, CURRENTLY RESTRICTED ON THE PLAT, AND TO MAINTAIN 220,260 SQUARE FEET COMMERCIAL USES ON LOTS 1, 2, 3, 4, AND 5, COMPRISING A +/- 3.07 ACRE AREA ALONG THE SOUTH SIDE OF THE LAUDERHILL MALL AND IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT, LEGALLY DESCRIBED AS LAUDERHILL MALL OUTPARCELS B, BOOK 183, PAGE 374 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS FOLIOS 494136380050, 494136380060, 494136380070, OR 1201 NW 40 AVE, LAUDERHILL, FLORIDA; PROVIDING FOR TRANSMITTAL; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, KENNIE HOBBS, JR.).

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

Section 1. The City Commission hereby approves the Plat Note Amendment to the Lauderhill Mall Investments, LLC's Lauderhill Mall Apartments' mixed-use project to allow the development of residential uses, currently restricted on the plat, and to maintain 220,260 square feet commercial uses on lots 1, 2, 3, 4, and 5, comprising a ± 3.07 acre area along the south side of the Lauderhill Mall, and in the Community Commercial (CC) zoning district, legally described as LAUDERHILL MALL OUTPARCELS B, BOOK 183, PAGE 374 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, and more commonly known as folios 494136380050, 494136380060, 494136380070 or 1201 NW 40th Avenue, Lauderhill, Florida. A copy of the Plat is attached hereto and incorporated herein as **Exhibit 1**. This Plat Note Amendment approval is subject to the following conditions:

1. A Site Plan Approval is required from the Development Review Committee, the Planning and Zoning Board, and the City Commission, for the proposed mixed-use

development in order to approve the 233 proposed dwelling units and 13,340 square feet of commercial space.

2. The Applicant shall provide to the Planning and Zoning Department with a copy of the Final Recorded Plat reflecting the approved Plat Note Amendment, prior to building permit approval.
3. The Applicant shall provide to the Planning and Zoning Department the Final School Capacity Availability Determination (SCAD) prior to building permitting.

Section 2. City staff is authorized to transmit this Resolution and request to Broward County for review and processing.

Section 3. The Staff Report, attached hereto as **Exhibit 2**, is incorporated herein and hereby adopted as the findings of fact and conclusions of law to support this Resolution.

Section 4. This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED this _____ day of _____, 2025.

DENISE D. GRANT, MAYOR
PRESIDING OFFICER

ATTEST:

ANDREA M. ANDERSON, MMC
CITY CLERK

MOTION _____
SECOND _____

Approved as to Form

R. CAMPBELL _____
M. DUNN _____
D. GRANT _____
J. HODGSON _____
S. MARTIN _____

Hans Ottinot
City Attorney