



Development Review Report (DRR)

To: City Commission
Via: Daniel T. Keester-O’Mills, AICP, *Development Services Director*
From: Molly Howson, *City Planner*
RE: Le Parc, Modification, Site Plan Application No. 26-SP-001
Date: May 11, 2026 (City Commission Hearing Date 6/29/2026)

The applicant, Le Parc at Lauderhill LLC., property owner, has filed a Site Plan application to modify and existing approved Residential Multi Family development site plan which was approved for 358 dwelling units with associated residential amenities, parking, landscaping and a day care center. This modification is in order to; increase the unit count from 358 to 385, (consistent with the associated amended Plat Note), modify the housing/building types, expand the on-site green space, and reinstate the formerly proposed day care center. The property is generally located on the East side of N. ST Road 7 (NW 40 AVE) and East of Tropi Restaurant and Bar (formerly Lалos Roti) and North of NW 13 ST. The following table includes relevant information on the property and application request:

Property Address:	3831 NW 13 ST, Lauderhill, Florida 33313
Tax Folio ID(s):	4942-3134-0010
Property Owner:	Le Parc at Lauderhill
Applicant Name:	Stephanie Toothaker, Esq., P.A.
Zoning District(s):	RM-40 (Residential Multi-family at 40 Dwelling units per acre)
Land Use Designation(s):	Residential, Multi-family (more than 10 units)
A T & T NO. 1 TRACT "B" 1 LESS E6 60' THEREOF, ACCORDING TO THE PLAT THEREFORE RECORDED IN THE PLAT BOOK 127, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, and generally located one block East of NW 40 Avenue and between NW 13 Street and NW 15 Street and commonly known as 3138 NW 13 ST	
Applicant Request: The applicant (Stephanie Toothaker, Esq., P.A.) has filed a Site Plan application on behalf of Le Parc at Lauderhill, LLC Property Owner for approval to modify an approved Residential Multi Family development site plan to adjust building types, increase unit count, and expand the green space to an approved residential apartment community consisting of 358 dwelling unit, residential amenities, and a daycare Use within the RM-40 (Residential Multi-family at 40 dwelling units per acre) zoning district on an approximate 9.94± acre site located at 3831 NW 13 ST, Lauderhill, Florida, providing for an effective date.	
Application Type: Site Plan	

Adjacent Designations:

	Existing Use	Future Designation	Zoning
North	UPS	Transit Oriented Corridor (TOC)	W. Commercial Blvd R.O.W
South	NW 13 ST and Central Broward Regional Park	Medium (16) Residential	Muli-family residential (RT-16)
East	AT&T	Transit Oriented Corridor	Light Industrial (IL)
West	Tropi Restaurant and Bar (formerly Lалlos), shopping plaza and Public Storage location	Transit Oriented Corridor	Commercial Entertainment Zoning District (CE) and General Commercial Zoning District (CG)

Applicable Land Development Regulations

LDR Article III, Section 2.2., addresses the assignment of zoning districts

LDR Article III, Sections 2.3 and 2.4., and Schedule B. respectively address permitted and special exception uses

LDR Article IV., Part 1.0., Subsection 1.3.1., addresses the pre-application conference

LDR Article IV, Section 1.3.2 – Completeness of Application, provides for the Department to review any land development order application

LDR Article IV., Subsection 1.4.4., provides that the acceptance of the application for development subject to major review shall be performed in accordance with the LDR (Article IV 1.3)

LDR Article IV., Subsection 5.3. outlines the site plan review process & submittal requirements

II. PROPERTY HISTORY

Special Exceptions and Development Agreements

Resolution NO. 19R-02-29

February 25, 2019 - The City Commission granted Resolution NO. 19R-02-29 to Le Parc at Lauderhill, LLC approving incentives to assist with the development of 182 garden apartments, 215 midrise apartments and a 3,500 square feet day care facility at the subject site.

Resolution NO. 19R-04-67

April 8, 2019 - The City Commission granted Resolution NO. 19R-04-67 to Le Parc at Lauderhill, LLC approving the development agreement between the City of Lauderhill and Le Parc at Lauderhill, LLC regarding the development of 182 garden apartments, 215 midrise apartments and a 3,500 square feet day care facility at the subject site.

Resolution NO. 19R-12-275

December 9, 2019 - The City Commission granted Resolution NO. 19R-12-275 to Le Parc at Lauderhill, LLC approving, with conditions, a special exception use (SEU) development order to allow within the

multi-family (RM-40) zoning district a multi-family development inclusive of 330 dwelling units at the subject site.

Resolution NO. 24R-11-260

November 25, 2024 - The City Commission granted Resolution NO. 24R-10-260 to Le Parc at Lauderhill, LLC approving, with conditions, a special exception use (SEU) development order to allow within the multi-family (RM-40) zoning district a multi-family development inclusive of 358 dwelling units at the subject site.

Code Violations

- None

Variances

- None

Development History

In 2019 Special Exception Use (SEU) approval with conditions (19R-12-275) was granted to Le Parc of Lauderhill, LLC for construction of a multi-family development with the (RM-40) and (TOC) zoning districts.

In 2020, site plan approval was obtained through the Development Review Committee (DRC) for the construction of a multifamily development consisting of 330 dwelling units and associated, parking, waste facilities, and residential amenities to include a pool and clubhouse.

In 2024 Special Exception Use (SEU) approval with conditions (24R-10-260) was granted to Le Parc of Lauderhill, LLC for construction of a multi-family development with the (RM-40) and (TOC) zoning districts and increased the maximum unit count from 330 to 358 units.

Based on the limitation of the existing recorded plat, which limited the maximum dwelling unit count to 330, a Plat note amendment is required to increase the allowable unit count.

Staff shows that the zoning history to date provides for conditional approvals. Each of the SEU Resolutions, as well as the originally approved site plan, conditioned approvals on the dedication of the NW 38th Avenue public roadway to facilitate connection between the Commercial Warehouse (CW) Arts and Entertainment (A&E) Overlay district with the Lauderhill Performing Arts Center (LPAC) and the Market Place site (Currently known as “The Hill”).

III. PLANNING ANALYSIS

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.

Below is a brief summary of Staff's analysis of the relevant sections of the Land Development Regulations, zoning requirements, land use compatibility and applicable Code of Ordinances.

1. **The applicable provisions of the City Land Development Regulations and Code of Ordinances.**
 - The DRC reviewed the proposed site plan through two rounds of plan submittals and reviews with comments from individual disciplines.
 - The proposal received approval, with conditions, by the Development Review Committee on March 17, 2026.
 - LDR ART IV provides for the requirements for a site plan approval and provide that; a site plan, subject to major review, shall be approved by the Planning and Zoning Board, the City Commission, or both. This site plan will be heard by both the Planning and Zoning Board and the City Commission.
2. **The applicable provisions of the City Comprehensive Plan.**
 - Element Policy 1.1.12, which addresses Transit Oriented Corridor (TOC) Uses, in the most applicable including sub-policy 1.2.12.1
The Applicant has deeded a 60 foot wide area of land which will help to facilitate pedestrian and vehicular circulation as part of the 38th Avenue Concept Master Plan and also provide ample internal and external walking paths in order to meet the intent of SUBPOLICY 1.1.12.1.e.
3. **The Florida Building Code, most current edition.**

The Chief Building Official is a member of the Development Review Committee and has provided the applicant of the relevant Florida Building Code standard and edition that will be reviewed in full detail upon submittal of a building permit application and an engineering permit application.
4. **Any applicable federal, state and county laws, rules and regulations.**

The applicant must adhere to any federal state and county laws that would apply to their project.

IV. COMMUNITY OUTREACH

As required by the Land Development Regulations (LDR) Article IV Section 1.9.6 *Neighborhood Meetings*, the Applicant has conducted neighborhood meetings with both the West Kenlark HOA and the United Lauderhill HOA. During which items were addressed to include but not be limited to; traffic, noise, connectivity, green-space, and the community child care facility.

V. RECOMMENDATION/ACTION

The Development Services Department has presented the proposal to the Development Review Committee (DRC), in accordance with the Land Development Regulations. The back-up and comments issued by the DRC are recorded and on file with the Development Services Department.

Should the Board find that the application has provided competent, substantial evidence to satisfy the review standards for a Major Site Plan approval, the Development Services Department recommends approval of the application subject to the following conditions, prior to building permit approval:

1. A copy of the CPTED plan approved by the Police Office must be submitted at the time of building permitting.
2. Address all outstanding comments issued by the Development Review Committee and Planning and Zoning Board, and provide for substantial conformance to the City's Code of Ordinances and Land Development Regulations.
3. Finalize construction of the NW 38th Avenue public connector roadway

VI. ATTACHMENTS

- A. 38th Avenue Connector exhibit