



City of Lauderhill

City Hall
5581 W. Oakland Park
Blvd.
Lauderhill, FL, 33313
www.lauderhill-fl.gov

File Details

File Number: 19R-3523

File ID: 19R-3523

Type: Resolution

Status: Agenda Ready

Version: 1

Reference:

In Control: P & Z Department

File Created: 11/26/2019

File Name: SPECIAL EXCEPTION APPLICATION NO 19-SE-014
LE PARC AT LAUDERHILL, LLC

Final Action:

Title: RESOLUTION NO. 19R-12-275: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING TO LE PARC AT LAUDERHILL, LLC, A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW WITHIN THE RESIDENTIAL MULTIFAMILY (RM-40) ZONING DISTRICT A MULITFAMILY DWELLING UNITS ATTACHED USE ON A 9.93 ± ACRE SITE LEGALLY DESCRIBED AS TRACT 1, AT&T NO. 1 127-18B TRACT 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS FOLIO #494231340010, N.W. 40TH AVENUE., LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

Notes:

Sponsors: Faranda

Enactment Date:

Attachments: RES-19R-12-275-Special X - Le Parc.pdf

Enactment Number:

Contact:

Hearing Date:

* **Drafter:** slangrin@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-3523

RESOLUTION NO. 19R-12-275: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING TO LE PARC AT LAUDERHILL, LLC, A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW WITHIN THE RESIDENTIAL MULTIFAMILY (RM-40) ZONING DISTRICT A MULITFAMILY DWELLING UNITS ATTACHED USE ON A 9.93 ± ACRE SITE

LEGALLY DESCRIBED AS TRACT 1, AT&T NO. 1 127-18B TRACT 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS FOLIO #494231340010, N.W. 40TH AVENUE., LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

Request Action:

A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA granting to Le Parc at Lauderhill, LLC A SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO ALLOW in the RESIDENTIAL MULTI-FAMILY (RM-40) zoning district a MULTIFAMILY DWELLING UNITS, ATTACHED USE on a 9.93 ± acre site legally described as Tract 1, A T & T NO. 1 127-18 B TRACT 1 of the public records of Broward County, Florida, more commonly known as folio # 494231340010, NW 40th Ave, LAUDERHILL, Florida..

Need:

Within the Residential Multi-Family (Rm-40) Zoning District, A Multifamily Dwelling Units, Attached Use is a Special Exception Use requiring City Commission approval. The applicant needs City Commission approval in order to operate the proposed use.

Summary Explanation/ Background:

THE PROPOSED USE IS THAT OF A MULTIFAMILY DWELLING UNITS, ATTACHED USE. THE SUBJECT SITE IS LOCATED WITH THE Residential Multi-Family (Rm-40) Zoning District, THE PROPOSED OPERATING LOCATION FOR THE MULTIFAMILY DWELLING UNITS, ATTACHED USE IS A VACANT LOT, CONSISTING OF APPROXIMATELY 9.93 ACRES, BOUNDED BY NORTHWEST 15 STREET TO THE NORTH, NORTHWEST 40 AVENUE TO THE EAST, AND NORTHWEST 13 STREET TO THE SOUTH. BORDERING THE SITE TO THE NORTH AND EAST IS LIGHT INDUSTRIAL ZONING DISTRICT (IL), TO THE SOUTH IS RESIDENTIAL MULTI-FAMILY TRANSITIONAL ZONING DISTRICT (RT-16), AND TO THE WEST ARE BOTH COMMERCIAL ENTERTAINMENT ZONING DISTRICT (CE) AND GENERAL COMMERCIAL ZONING DISTRICT (CG). BASED UPON ITS REVIEW, STAFF FINDS THE PROPOSED MULTIFAMILY DWELLING UNITS, ATTACHED USE TO BE CONSISTENT WITH THE ABOVE CONSIDERATIONS. AS SUCH, STAFF RECOMMENDS APPROVAL OF THE SPECIAL EXCEPTION REQUEST.

Attachments:

Development Review Report

Cost Summary/ Fiscal Impact:

The Division finds the implementation of this Resolution/Ordinance 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.

Estimated Time for Presentation: 5 MINUTES

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