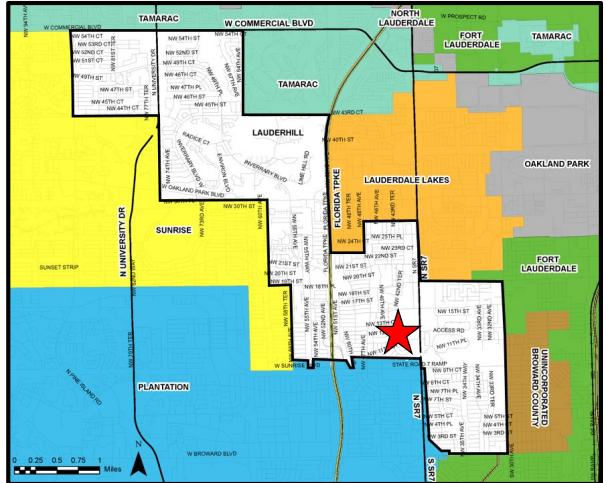




Site Plan:

Lauderhill Mall Apartments- 1267 NW 40 Avenue



Applicant Information

- ▶ Property Owner:
 - ▶ LAUDERHILL MALL INVESTMENT LLC
- ▶ Business Name:
 - ▶ LAUDERHILL MALL INVESTMENT LLC
- ▶ Agent's Representative:
 - ▶ Chris Collins, URBN Design Group
 - ▶ Hope Calhoun, Miskel Backman, LLP

Property Information

- ▶ Address: 1267 NW 40 Avenue
- ▶ *Tax Folio: 494136380050, 494136380060, 494136380070*
- ▶ Land Use: Transit Oriented Corridor (TOC)
- ▶ Zoning: Commercial Community (CC)
- ▶ Property Size: 3.23 acre site
- ▶ Legal Description:
 - ▶ Lauderhill Mall South Out Parcels

Public Notice

- ▶ Sign Posted on the property - 15 calendar days
 - ▶ *Posted on the property on or before 12/28/2025.*
- ▶ Mailed Notice - 15 calendar days
 - ▶ *Postmarked on or before 12/28/2025*
- ▶ Newspaper advertisement - 10 calendar days
 - ▶ *Published 1/2/2026*
- ▶ City Commission Meetings
 - ▶ *1/12/2026*

Proposal

- ▶ Applicant is requesting site plan approval in order to develop two new five-story buildings and one new eight story building with a total of 233 dwelling units and 14,186 square feet commercial space

Site Plan - Standards for Approval

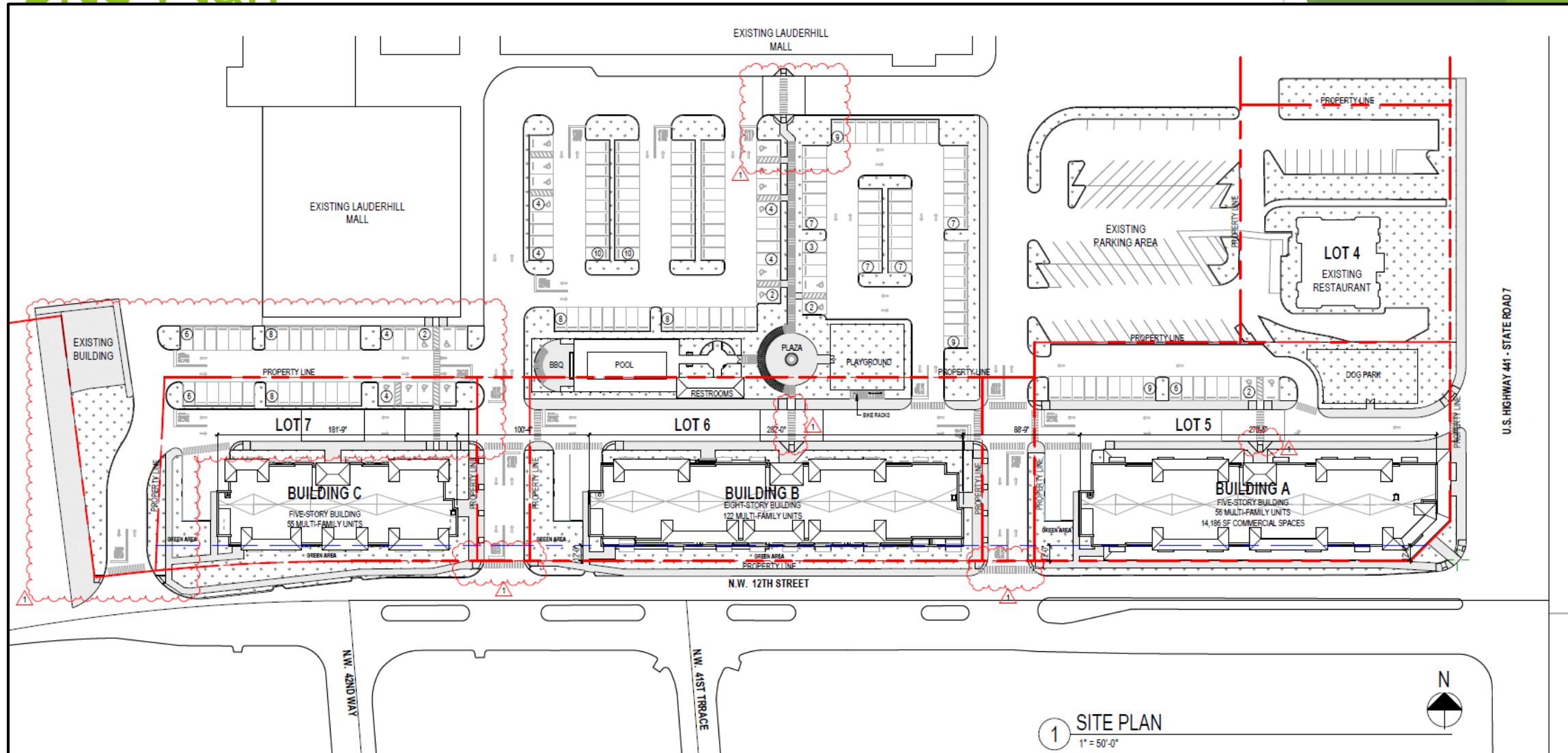
- ▶ As stipulated in the Land Development Regulations, Article IV, Section 1.4., Major Review, The Planning and Zoning Division has reviewed the proposal against the following application requirements:
 - ▶ A. The applicable provisions of the City Land Development Regulations and Code of Ordinances.
 - ▶ 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.

Aerial



Presented to the City Commission on 1/12/2026

Site Plan



Rendering



VIEW FROM INTERSECTION OF SR 7 & NW 12th ST LOOKING NORTHWEST

Rendering



VIEW FROM NW 12th ST LOOKING NORTH

Rendering



VIEW FROM EXISTING PARKING LOT LOOKING SOUTH

Rendering



VIEW FROM EXISTING PARKING LOT