



City of Lauderhill

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

File Details

File Number: 26R-6491

File ID: 26R-6491

Type: Resolution

Status: Pending Review

Version: 2

Reference:

In Control: City Commission
Meeting

File Created: 12/23/2025

File Name: Site Plan - Lauderhill Mall Apartments

Final Action:

Title: RESOLUTION NO. 26R-01-05: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, GRANTING A SITE PLAN DEVELOPMENT ORDER BY APPROVING SITE PLAN AND WARRANT APPLICATIONS WITH CONDITIONS ALLOWING LAUDERHILL MALL INVESTMENT, LLC, TO DEVELOP TWO NEW FIVE-STORY BUILDINGS AND ONE NEW EIGHT STORY BUILDING WITH A TOTAL OF 233 DWELLING UNITS AND A MINIMUM OF 14,000 SQUARE FEET OF COMMERCIAL SPACE ON A 3.23± ACRE SITE IN IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT GENERALLY LOCATED ON THE NORTH SIDE OF NW 12TH STREET AND WEST OF NW 40TH AVENUE (AKA: NORTH STATE ROAD 7), MORE COMMONLY KNOWN AS 1267 NW 40TH AVENUE, WITHIN THE CITY OF LAUDERHILL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE..

Notes:

Sponsors:

Enactment Date:

Attachments: RES 26R-01-05 Lauderhill Mall Apartments - Site plan application, Attachment A - Site Plan Application, Attachment B - Narrative, Attachment C - Development Review Report (DRR) 23-SP-001 - Lauderhill Apartments, Attachment D1 - Site Plan, Attachment D2 - Pedestrian Connectivity Plan, Attachment D3 - Civil Set, Attachment E - Public Notice Affidavit, Attachment F - City Commission Staff Presentation - Lauderhill Mall Apt (23-SP-001)

Enactment Number:

Contact:

Hearing Date:

* **Drafter:** dkeester@Lauderhill-fl.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 26R-6491

RESOLUTION NO. 26R-01-05: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, GRANTING A SITE PLAN DEVELOPMENT ORDER BY APPROVING SITE PLAN AND WARRANT APPLICATIONS WITH CONDITIONS ALLOWING LAUDERHILL MALL INVESTMENT, LLC, TO DEVELOP TWO NEW FIVE-STORY BUILDINGS AND ONE NEW EIGHT STORY BUILDING WITH A TOTAL OF 233 DWELLING UNITS AND A MINIMUM OF 14,000 SQUARE FEET OF COMMERCIAL SPACE ON A 3.23± ACRE SITE IN IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT GENERALLY LOCATED ON THE NORTH SIDE OF NW 12TH STREET AND WEST OF NW 40TH AVENUE (AKA: NORTH STATE ROAD 7), MORE COMMONLY KNOWN AS 1267 NW 40TH AVENUE, WITHIN THE CITY OF LAUDERHILL; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE..

Request Action:

Seeking consideration for the approval of a site plan approval and waiver to allow a development order, with conditions, to in the Commercial Community (CC) zoning district a mixed-use development proposing 233 dwelling units and at least 14,000 square feet of commercial located at 1267 NW 40 Avenue, Lauderhill, FL (more commonly known as the south side of the Lauderhill Mall).

Need Summary Explanation/ Background:

A site plan application of this size is considered a major review which requires City Commission approval. If approved by the City Commission, the Applicant is seeking 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 and to approve a warrant to reduce the percentage of openings on the ground floor permitting the design with less than 40% as required by code (Schedule P. Section 3.3).

The Applicant obtained a special exception approval, by resolution 24R-10-259, for the approval of the use subject to site plan approval. The Applicant held a public meeting on Wednesday, December 3rd, in the Meeting Room located at St. George Park (3501 NW 8 Street, Lauderhill, FL 33311) at 6 PM, to discuss the proposal; however, no one from the public attended. Staff recommends approval of the site plan, with the conditions.

The proposal was reviewed and approved by the Development Review Committee, and the Planning & Zoning Board recommended approval of the proposal with the following conditions:

1. Provide a Unity of Title, Declaration of Restrictive Covenants, or similar document, that ensures the proposed dedicated permit parking for the residential buildings will remain adjacent to project as illustrated on the site plan.

2. Provide a copy of the recorded Plat Note Amendment, allowing 233 dwelling units on the subject property.
3. Provide a School Capacity Availability Determination (SCAD) letter with a "final" approval for the site plan from Broward County.
4. A copy of the Crime Prevention Through Environmental Design (CPTED) plan approved by the Police Office must be submitted.
5. Substantial compliance with all conditions of approval with the special exception, granted by the City Commission by Resolution (24R-10-259).
6. All public artwork must be reviewed and approved by a public art committee, established by the City, in order to ensure its universal appeal and applicability.
7. A public art fee will be assessed equal to one (1) percent of construction value of improvements to real property, with a maximum payment of two hundred fifty thousand dollars (\$250,000.00) in the aggregate for the entire development as provided for in the City's Code of Ordinances (Section 6-35).
8. A Master Sign Plan must be submitted, prior to permit approval of the signs. The sign plan shall use the same colors and materials as the building, or may be part of the overall complex signage system developed in the tropical character. (Schedule P. Section 6.0)
9. Address any outstanding comments issued by the Development Review Committee, and substantial conformance to the City's Code of Ordinances and Land Development Regulations.

Cost Summary/ Fiscal Impact:

The Planning & Zoning Division finds that the implementation of this resolution 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.

Attachments:

Attachment A - Site Plan Application
Attachment B - Applicant Narrative
Attachment C - Development Review Report (DRR)
Attachment D1 - Site Plan
Attachment D2 - Pedestrian Connectivity Plan
Attachment D3 - Civil Plan
Attachment E - Public Notice Affidavit
Attachment F - Staff Presentation

Budget Code Number(s): _____

Procurement Information: [check all that apply]

<input type="checkbox"/> RFP/Bid	<input type="checkbox"/> Emergency Purchase	<input type="checkbox"/> SBE
<input type="checkbox"/> Proposal/Quote	<input type="checkbox"/> State Grant Funds	<input type="checkbox"/> Local
Preference		
<input type="checkbox"/> Piggyback Contract	<input type="checkbox"/> Federal Grant Funds	
<input type="checkbox"/> Sole Source	<input type="checkbox"/> Matching Required	