



May 15, 2024

Mr. Daniel T. Keester-O'Mills
Planning & Zoning Director
City of Lauderhill
5581 W. Oakland Park Blvd.
Lauderhill, FL 33313

Re: Laudhill Village – Mixed Use development
Property located at 1267 NW 40th Ave, Lauderhill, FL
Folio nos. 494136380050, 494136380060, 494136380070
Special Exception Application Filing

Dear Mr. Keester-O'Mills:

Please consider this our formal written statement in connection with a Special Exception request for Laudhill Village “the Property”. This company represents Lauderhill Mall Investments, LLC, the owner of the subject property. We are excited to bring this project to a neighborhood in need of new housing and commercial shopping experiences within the community. In connection with this request, we attach the following documents:

1. Signed Application for Special Exception
2. Cover Sheet, Site Plan, Maps and Details, Floor Plans, Elevations, Renderings, Survey

I. The Property

The Property consists of 3 parcels of land with Folio numbers 494136380050, 494136380060, 494136380070 at the south of the existing Lauderhill Mall, on the intersection of State Road 7 and NW 12th Street. The total area of the site is 3.23 acres; presently the property contains a bus station that will be relocated to the NE end of Lauderhill Mall.

II. Zoning

The Properties are located within the Transect Zone Overlay on State Road 7 corridor and are classified as T5 Urban Center and T6 Urban Core in the Lauderhill Zoning Code as follows:

- Lot 5 - Folio number 494136380050 – T5
- Lot 6 - Folio number 494136380060 – T6



Lot 7 - Folio number 494136380070 – T5

III. **Proposed Site Plan**

The proposed site plan, floor plans, elevations and enclosed renderings illustrate three buildings as follows:

Lot 5 - Building A: 5-story mixed-use building consisting of:

1. 14,186 SF Retail/Commercial
2. 56 multi-family apartment units and associated common areas.

Lot 6 - Building B: 8-story mixed-use building consisting of:

1. 122 multi-family apartment units and associated clubhouse, amenities, etc.

Lot 7 - Building C: 5-story residential building consisting of:

1. 55 multi-family apartment units and associated common areas.

The first level of Building A of the development contains the retail and commercial uses, while the other floors contain the proposed apartment uses. The apartments are a combination of 1 & 2 bedroom units. Surface gated parking is provided for the residential units and additional parking is available for share with the Mall.

Thank you for your time and consideration in reviewing this exciting project. Please feel free to contact me at 954-512 4761 if you have any questions.

Thank you,

Jorge Ovalle
Architect