



Development Review Report (DRR)

To: Planning & Zoning Board
From: Daniel T. Keester-O'Mills, AICP, *Development Services Director*
RE: Site Plan & Warrant Application No. 23-SP-001 (1267 NW 40 Avenue)
Date: November 6, 2025

The applicant (Christopher Collins on behalf of URBN Design Group) has filed a Site Plan & Warrant application on behalf of Lauderhill Mall Investments, LLC. The property is generally located on the west side of North State Road 7 (AKA: NW 40 Avenue) and north of NW 12th Street. The following table includes relevant information on the property and application request:

Property Address:	1267 NW 40 Avenue
Tax Folio ID(s):	494136380050, 494136380060, 494136380070
Property Owner:	LAUDERHILL MALL INVESTMENT LLC
Applicant Name:	Christopher Collins on behalf of URBN Design Group
Zoning District(s):	CC (Commercial, Community)
Land Use Designation(s):	TOC (Transit Oriented Corridor)

Legal Description:

A PORTION OF PLAT OF "LAUDERHILL MALL SOUTH PARCELS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183 AT PAGE 374 OF THE PUBLIC RECORDS OF BROWARD.

Applicant Request:

A site plan application and a warrant application filed by Christopher Collins (President/Engineer of URBN Design Group), on behalf of property owner, Lauderhill Mall Investment LLC, for approval 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) on the southern portion of the subject site commonly known as the "Lauderhill Mall" in the Community Commercial (CC) zoning district (Folio # 494136380050, 494136380060, and 494136380070) also known as 1267 NW 40 Avenue, Lauderhill, Florida, providing for an effective date.

Application Type: Site Plan & Warrant

A site plan application serves as the formal process through which a city reviews a proposed development to ensure it complies with all applicable land development, zoning, and design regulations before construction or land alteration begins.

A Warrant is a ruling that would permit a practice that is not consistent with a specific provision of this Schedule but is justified by the provisions of Section 1.3 Intent. The DRC shall have the authority to approve, approve with conditions, or deny administratively a request for a Warrant pursuant to regulations established by the DRC.

Any application for a development required or authorized under these regulations shall require approval by the Development Review Committee, the Planning and Zoning Board, and the City Commission prior to issuance of a development order or permit.

There are four conditions for approval for a site plan. All conditions must be addressed in order to grant approval, or conditions may be included on a development order to ensure compliance prior to the issuance of a building permit.

I. AERIAL & ADJACENT PROPERTIES



Adjacent Designations:

	Existing Use	Future Designation	Zoning
North	Lauderhill Mall	Transit Oriented Corridor	CC (Commercial, Community)
South	Commercial uses – Retail & Offices	Transit Oriented Corridor	CC (Commercial, Community)
East	Commercial Uses- Gas Station & Offices	Transit Oriented Corridor	CG (Commercial, General)
West	Single-Family Homes	Low Residential (5)	RS-4 (Single-Family Residential)

II. 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 III, Section 3.8., provides use specific standards for a Mixed-Use Development

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

LDR Article IV., Subsection 1.3.2., 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

III. PROPERTY HISTORY

Special Exceptions

- Resolution No. 24R-10-259 – Mixed Use Development
 - 233 dwelling units and 14,186 square feet of commercial uses
 - Eight (8) Conditions of approval, including substantial conformance with the city's Land Development Regulations and all applicable Code of Ordinances, prior to the issuance of a development order.

Code Violations

- None

Variances

- None

Development History

- The Lauderhill Mall opened in 1966, and the original building footprint was about 400,000 square feet.
- Over the years, a couple buildings were renovated & repurposed. In 2016, the building on the west side of the mall was renovated for a self-storage operator, and building at the south east corner of the property was renovated for Joys Roti restaurant.
- The property largely remained the same until 2021, when the Broward County Bus Transfer Station was constructed alongside a new outparcel building fronting on State Road 7.
- The following year (2022) a new financial intuition, Brightstar Credit Union, was constructed.

IV. 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 proposal has been received approval, with conditions, by the Development Review Committee on September 23, 2025.
- A Transportation Analysis was submitted by the applicant & reviewed by the city's Traffic Engineers. The study finds that the existing driveways and access are sufficient to support the future development.
- The city has adopted standards for mixed-use developments (Article III, Sec. 3.8 – Mixed Use Development), and the plans have incorporated the applicable Standards.
- The applicant is requesting a warrant for a reduction on the fenestration on the ground floor. The proposal include commercial uses on the ground floor of one building, but the other two buildings propose the amenities and residential units on the first floor. As a result, staff finds that the minimum fenestration requirements would not be compatible with the residential uses.

2. The applicable provisions of the City Comprehensive Plan.

The proposal is located within the Transit Oriented Corridor, and therefore the redevelopment of underutilized parking area is aligned with the general vision for the area. Staff and the applicant are working together to ensure that the proposed development is successful for both future residents of the development and customers and businesses of the Lauderhill Mall. Staff finds that the Use is suitable in regard to location, characteristics and purpose.

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.

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. A plat note must be amended to permit the proposed mixed-use development on the property; however, the proposal is otherwise consistent with the County's land use designation.

V. COMMUNITY OUTREACH

As required by the Land Development Regulations (LDR) Article IV Section 1.9.6 *Neighborhood meetings*, the Applicant will conduct a Community Meeting, prior to placement on the City Commission agenda.

VI. 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. 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 SCAD letter with a “final” approval for the site plan from Broward County.
4. A copy of the 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.

VII. ATTACHMENTS

1. Resolution No. 24R-10-259 / Special Exception Approval

RESOLUTION NO. 24R-10-259

A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA, GRANTING LAUDERHILL MALL INVESTMENTS, LLC, A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT A MIXED-USE DEVELOPMENT INCLUSIVE OF 233 DWELLING UNITS AND 14,186 SQ. FT. OF COMMERCIAL USES ON A 3.23± ACRE SITE LEGALLY DESCRIBED AS A PORTION OF THE "LAUDERHILL MALL SOUTH OUT PARCELS" PLAT AS RECORDED IN PLAT BOOK 183, PAGE 374, OF THE OFFICIAL PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS 1267 N.W. 40TH AVENUE, LAUDERHILL, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, this property is zoned General Commercial (CG) by the City of Lauderhill Zoning Map; and

WHEREAS, pursuant to the Land Development Regulations (LDR), this use is permitted in the General Commercial (CG) zoning district by Special Exception Use Development Order approval only; and

WHEREAS City Staff recommends that the City Commission VOTE IN FAVOR OF this Special Exception Use Development Order request for a mixed-use development inclusive of 233 dwelling units and 14,186 square feet of commercial uses, subject to the following conditions.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA:

Section 1. The Special Exception Use Development Order requested by Lauderhill Mall Investments, LLC, in the General Commercial (CG) Zoning District a mixed-use development inclusive of 233 dwelling units and 14,186 square feet of commercial uses on a 3.23+/- acre site legally described as a Portion of the "Lauderhill Mall South Out Parcels" Plat as recorded in Official Records Book 183, Page 374, of the Official Public Records of Broward County, Florida; more commonly known as 1267 N.W. 40th Avenue, Lauderhill, Florida, is hereby approved, subject to the following conditions:

1. This special exception use development order for a mixed-use development with 233 dwelling units and 14,186 square feet of commercial use shall be granted to Lauderhill Mall Investments, LLC, and such development order cannot be conveyed to another person or entity. Any change of corporate ownership affecting 51% percent or more of the interest of the business or any of its assets in any manner shall trigger this provision. Notwithstanding, the service station and convenience stores may be operated by other business entities so long as there is no change in ownership as specified herein.

2. The mixed-use development, as proposed in the City's site plan application (23-SP-001), is restricted to the south portion of the property. Consistent with Land Development Regulations Article IV., Part 4.0., Section 4.3., the expansion, alteration, enlargement or

removal to another location of this use is prohibited and shall be unlawful unless the City Commission amends this development order or grants a new development order to allow such expansion, alteration, enlargement or removal to another location. Notwithstanding the above, through the site plan modification process, the City Commission delegates to the Development Review Committee (DRC) the authority to allow the floor plan to be altered; however, the DRC is without authority to allow the expansion, enlargement, or removal of the use to another location.

3. If there are any code enforcement violations or liens, this Special Exception Use Development Order may be brought before the City Commission to be reconsidered, at which time the development order, or the conditions of approval, may be subject to modification, suspension and/or revocation.

4. Any violation of these conditions of approval may result in a public hearing before the City Commission and may result in the modification, suspension or revocation of this special exception use development order or its conditions or both.

5. Any special exception approval granted by the City Commission shall expire one hundred eighty (180) days after the date of approval, a site plan application consistent with the request is submitted and subsequently approved within the one hundred eighty-day period.

6. The site plan application (23-SP-001) must demonstrate substantial conformance with the city's Land Development Regulations (LDR), and all applicable Code of Ordinances, prior to the issuance of any development order.

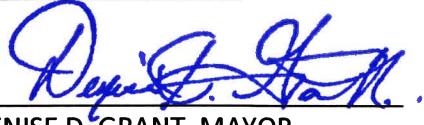
7. If a use which has been granted a special exception shall cease to operate for a continuous period of one (1) year, the special exception approval shall expire.

8. The owner shall execute a trespass agreement for the police department to keep on file for enforcement.

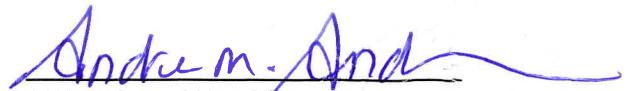
Section 2. The Staff Report and all other substantial competent evidence presented at the Commission meeting, are incorporated herein, and are hereby adopted as the findings of fact as to this special exception.

Section 3. This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED this 13 day of January, 2025.


DENISE D. GRANT, MAYOR
PRESIDING OFFICER

ATTEST:



ANDREA M. ANDERSON, MMC
CITY CLERK

MOTION
SECOND

Martin
Campbell

R. CAMPBELL
M. DUNN
D. GRANT
J. HODGSON
S. MARTIN

Yes
No
Yes
Yes
Yes

Approved as to Form



Hans Ottinot
Interim City Attorney