

**RESOLUTION NO. 26R-03-68**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, APPROVING AND AUTHORIZING A REDUCTION OF MINIMUM HOUSING INSPECTION FEES FOR THE WESTGATE COMMUNITY IN RECOGNITION OF ITS RECENT CONSTRUCTION AND THE ABSENCE OF PRIOR FEE ABATEMENTS DURING THE DEVELOPMENT PROCESS; PROVIDING FOR CONDITIONS; AUTHORIZING THE CITY MANAGER TO DO ALL THINGS NECESSARY TO IMPLEMENT THE TERMS OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, KENNIE HOBBS, JR.).**

WHEREAS, 77 Lauderhill Holdings, LLC (“Owner”) owns and operates a residential development located at 5451–5575 N. University Drive within the City of Lauderhill (the “Development”); and

WHEREAS, the Development consists of newly constructed residential units that received a Certificate of Occupancy in 2024; and

WHEREAS, pursuant to Article III, Section 5.31.1 of the City of Lauderhill Land Development Regulations, the City assesses certain minimum housing standard inspection-related fees associated with residential rental units; and

WHEREAS, the Owner has requested relief from such fees, asserting that the Development recently underwent all required inspections associated with construction and issuance of the Certificate of Occupancy; and

WHEREAS, the City finds that the purpose of the inspection requirements is to ensure safe and compliant living conditions, and that newly constructed developments that have recently satisfied all applicable building and code inspections present a unique circumstance; and

WHEREAS, the City desires to provide limited relief in recognition of the recent completion of construction and the absence of any abatements or financial incentives provided during the construction process, and finds such limited relief to be reasonable, equitable, and in the best interest of the City; and

WHEREAS, the City Commission recognizes that Section 3.2 of the City’s Land Development Regulations authorizes the granting of waivers where no other avenue for relief exists, and finds that the limited relief provided herein is appropriate under the circumstances and consistent with applicable law and does not adversely impact the public health, safety, or welfare of the community.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF

LAUDERHILL, FLORIDA, that:

Section 1. The City Commission hereby approves a case-specific reduction of the minimum housing inspection fees applicable to the residential development known as the Westgate Community (the “Development”), subject to the terms and conditions set forth herein, as follows:

- Years 1–2: 100% reduction
- Year 3: 75% reduction
- Year 4: 50% reduction
- Year 5: 25% reduction

Thereafter, all applicable fees shall be imposed in full in accordance with the Code of Ordinances.

Section 2. The fee reduction granted herein is conditioned upon the Development’s continued compliance with all applicable life safety and property maintenance codes, cooperation with all inspections required by the City, and the absence of any material change in use or condition of the Development that would warrant additional inspection oversight. Failure to comply with these conditions may result in revocation of the fee reduction by the City Commission.

Section 3. The City Manager, or designee, is authorized to implement the provisions of this Resolution and coordinate with the appropriate departments to apply the approved reductions.

Section 4. This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
DENISE D. GRANT, MAYOR  
PRESIDING OFFICER

ATTEST:

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ANDREA M. ANDERSON, MMC  
CITY CLERK

MOTION  
SECOND

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

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Approved as to Form

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Hans Ottinot  
City Attorney