

## RESOLUTION NO. 25R-03-54

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, APPROVING A PLAT NOTE AMENDMENT TO THE LE PARC AT LAUDERHILL PROJECT AND RECOMMENDING THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, APPROVE THE PLAT NOTE AMENDMENT TO THE LE PARC AT LAUDERHILL PROJECT TO INCLUDE 144 GARDEN APARTMENTS, 215 MID-RISE APARTMENTS (A TOTAL OF 359 DWELLING UNITS) AND A 2,870 SQUARE FEET DAY CARE FACILITY ON A  $\pm 9.93$  ACRE SITE IN THE RESIDENTIAL MULTI-FAMILY (RM-40) ZONING DISTRICT, LEGALLY DESCRIBED AS A PORTION OF SECTION 31, TOWNSHIP 49 SOUTH, RANGE 42 EAST OF TRACT 1, AT & T No. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS 3831 N.W. 13TH STREET, LAUDERHILL, FLORIDA; PROVIDING FOR TRANSMITTAL; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY INTERIM CITY MANAGER, KENNIE HOBBS, JR.).

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

Section 1. The City Commission hereby approves the Plat Note Amendment to the Le Parc at Lauderhill Project and transmits same to the Broward County Board of County Commissioners for review and approval, said Plat to include 144 Garden Apartments, 215 mid-rise apartments and a 2,870 square feet day care facility on a  $\pm 9.93$  acre site in the residential multifamily (RM-40) zoning district, legally described as a portion of section 31, township 40 South, Range 42, East of Tract 1, AT & T No. 1, according to the plat thereof, as recorded in plat book 127, page 18 of the public records of Broward County, Florida, more commonly known as 3831 N.W. 13<sup>th</sup> Street, Lauderhill, Florida. A copy of the Plat is attached hereto and incorporated herein as **Exhibit 1**. This Plat Note Amendment approval is subject to the following conditions:

1. A Site Plan Modification Approval is required from the Development Review Committee, the Planning and Zoning Board, and the City Commission, for the proposed multifamily development in order to increase the height of two buildings from 7 to 8 stories and for the increase in number of dwelling units from 330 to 359.
2. The Applicant shall provide to the Planning and Zoning Department the Final Recorded Plat reflecting the approved Plat Note Amendment, prior to building

permitting.

3. The Applicant shall provide to the Planning and Zoning Department the Final School Capacity Availability Determination (SCAD) prior to building permitting.

Section 2. City staff is authorized to transmit this Resolution and request to Broward County for review and processing.

Section 3. The Staff Report, attached hereto as **Exhibit 2**, is incorporated herein and hereby adopted as the findings of fact and conclusions of law to support this Resolution.

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

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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

ATTEST:

\_\_\_\_\_  
ANDREA M. ANDERSON, MMC  
CITY CLERK

MOTION \_\_\_\_\_  
SECOND \_\_\_\_\_

Approved as to Form

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

\_\_\_\_\_  
Hans Ottinot  
Interim City Attorney