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Special Exception Application – Narrative

Project: Le Parc at Lauderhill

The applicant respectfully requests approval of a Special Exception for the property known as *Le Parc at Lauderhill*, located within the City of Lauderhill. The proposed development will consist of a 385-unit multifamily residential community designed to complement the surrounding neighborhood, enhance available housing options, and promote quality urban living consistent with the City’s Comprehensive Plan and Land Development Regulations. The development will consist entirely of multistory elevator-served buildings, providing modern, accessible units that meet the needs of a diverse residential population.

The project has been thoughtfully designed to integrate architectural character, open-space amenities, and pedestrian connectivity. The applicant intends to provide needed residential units within a well-landscaped, secure, and aesthetically pleasing environment. The proposal aligns with the City’s goals of encouraging infill redevelopment, efficient land use, and provision of diverse housing opportunities.

The subject property previously received approval for a Special Exception permitting multifamily residential development. This Special Exception application seeks approval to allow 385 residential units, which represents a reduction from the 388 units previously proposed, and does not otherwise alter the nature or scope of the previously approved Special Exception.

Compatibility and Surrounding Uses

The subject site is surrounded by a mix of residential, commercial, and institutional uses. The proposed development will be compatible in both scale and function, serving as a natural transition between nearby multifamily and commercial properties. The design incorporates buffering, landscaping, and setbacks to minimize potential impacts on adjacent properties. The project will replace an underutilized site with a high-quality residential community that supports the continued revitalization of the surrounding area.

Traffic and Access

Access to the site will be provided from existing public roadways in a manner consistent with City and County standards. A traffic statement prepared by the project’s engineer demonstrates that the proposed use will not negatively impact the surrounding transportation network. Adequate vehicular and pedestrian circulation will be maintained throughout the site, with clear internal drive aisles and designated parking areas.

Infrastructure and Services

All necessary public facilities, including water, sewer, stormwater, police, and fire services, are available to serve the property. The proposed development will comply with applicable capacity and concurrency requirements. Drainage improvements and utility connections will be designed and constructed in accordance with all applicable City and County standards.

Environmental Considerations

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land use development political strategy procurement

The property does not contain environmentally sensitive areas. The project will incorporate best practices in stormwater management and landscape design, emphasizing native and drought-tolerant species to promote long-term sustainability.

Consistency with Comprehensive Plan

The proposal is consistent with the City of Lauderhill Comprehensive Plan. The development supports the Plan's objectives to encourage redevelopment of underutilized parcels, expand housing opportunities, and promote high-quality urban design. The project's density, intensity, and design are consistent with the land-use designation and zoning district.

Findings in Support of Special Exception

The City Commission, in reviewing any application for approval of a Special Exception use, considers specific factors as outlined in the City's Land Development Regulations. The applicant provides the following information in response:

A. Effect of Such Use on Surrounding Properties

The proposed 385-unit multifamily community is compatible with the surrounding mix of residential and commercial uses. The project includes appropriate setbacks, landscaping, and buffers to ensure that it integrates seamlessly into the neighborhood. The introduction of a well-managed, architecturally consistent residential development will enhance surrounding property values and strengthen the area's visual character.

B. Suitability of the Use in Regard to Its Location, Site Characteristics, and Intended Purpose

The property is well suited for the proposed use due to its size, configuration, and access to existing infrastructure. The site's characteristics allow for an efficient layout that provides adequate parking, stormwater management, and internal circulation. The multifamily use is appropriate given the site's proximity to major roadways, employment centers, and nearby services. The elevator-driven design ensures accessibility for residents of all ages and aligns with the City's intent to promote modern housing alternatives within established corridors.

C. Access, Traffic Generation, and Road Capacities

Vehicular access will be provided via existing public rights-of-way in accordance with City and County standards. A traffic statement prepared by the project's engineer indicates that the proposed development will not create adverse impacts on surrounding roadway capacities. The internal circulation plan provides safe and efficient movement for vehicles and pedestrians. Adequate parking will be provided consistent with City requirements, and coordination with City staff will ensure appropriate mitigation measures where necessary.

D. Economic Benefits or Liabilities

The project represents a significant private investment that will positively contribute to the City's economy through new construction activity, increased property values, and ongoing ad valorem revenues. The addition of nearly four hundred residential units will generate consumer spending that supports surrounding commercial establishments and services. The project will not create liabilities for the City, as it will comply with all infrastructure and concurrency requirements.

E. Demands on Utilities, Community Facilities, and Public Services

All public utilities and services necessary to serve the property are available or can be extended without undue burden. The applicant will coordinate with the appropriate agencies to ensure compliance with capacity, concurrency, and service delivery standards. Stormwater management systems will be designed to meet applicable City, County, and South Florida Water Management District standards. Police, fire, and emergency services are currently available in the area and will not be adversely affected by the proposed use.

F. Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderdale

The proposed development is consistent with both the City of Lauderdale and Broward County Comprehensive Plans. The project advances goals that encourage redevelopment of underutilized parcels, promote infill residential development, and expand housing options within the urban core. The project's design supports policies encouraging pedestrian connectivity, access to transit, and sustainable design practices.

G. Factors Relating to Safety, Health, and General Public Welfare

The proposed development will be designed and constructed in compliance with all applicable building and life safety codes. Internal circulation, lighting, and emergency access will meet City and County standards. The design incorporates features that promote safety and resident wellbeing, including controlled access, well-lit common areas, and open spaces that encourage outdoor activity and social interaction. The project will enhance the overall health, safety, and welfare of the community by replacing an underutilized site with a well-planned, managed residential community.

Business Operations and Impacts

The proposed use consists primarily of a 385-unit multifamily residential community that will include a limited daycare facility as an accessory use. The daycare will be located within the development and will primarily serve residents of the community and nearby families. Its inclusion is intended to provide a convenient amenity for working residents and to support neighborhood needs without generating excessive traffic or intensity beyond what is typical for a residential development of this size.

The multifamily portion of the project will operate as a professionally managed apartment community. Activities on-site will be residential in nature, focused on occupancy and maintenance of the premises by residents and management personnel. Common spaces will include a leasing office, fitness room, clubhouse, mail and package areas, and outdoor recreation spaces for residents. The daycare will occupy an appropriately sized portion of the ground floor and will comply with all state and local licensing and safety requirements.

The community is expected to open following completion of construction and issuance of a certificate of occupancy. On-site operations will generally occur seven days per week, with management and leasing office hours typically between 9:00 a.m. and 6:00 p.m. The residential use will employ approximately six to eight full-time staff members, including a property

manager, leasing associates, and maintenance personnel. The daycare will employ an additional small team of licensed childcare staff, generally operating weekdays during standard business hours. Combined, total on-site employment is anticipated to be 10 to 12 persons.

The proposed use will occupy 8.75 acres with multiple multistory, elevator-served buildings. The design will incorporate life-safety systems, ADA-compliant access, and on-site management to ensure proper operation and maintenance. No hazardous materials, industrial processes, or unusual fire hazards are associated with the proposed use.

The daycare and residential uses together will complement one another and benefit nearby residents by adding a needed community service, improving the appearance and activity level of the site, and contributing to neighborhood reinvestment. All lighting and noise will be maintained within levels typical of residential and childcare settings and in full compliance with City standards. Security will be provided through controlled building access, lighting, and on-site personnel, ensuring a safe environment for residents and families.

The project will utilize standard residential and daycare water demand levels, including potable water for domestic use, restroom and classroom facilities, irrigation for landscaped areas, and pool maintenance. No extraordinary water consumption, waste generation, or environmental impacts are anticipated. The development will not involve activities related to alcohol sales, live entertainment, or other commercial operations beyond the residential and daycare components described herein.

Overall, the project will provide a balanced mix of residential housing and community-serving amenities that enhance livability for residents and surrounding neighbors while maintaining compatibility with the City's zoning and land use objectives.

Conclusion

Le Parc at Lauderhill represents a well-planned, compatible, and high-quality residential development that supports the City's vision for a vibrant, livable community. Approval of this Special Exception will enable the redevelopment of the site in a manner that contributes positively to the neighborhood, the tax base, and the overall character of Lauderhill.