

RESOLUTION NO. 23R-07-184

A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA APPROVING, SUBJECT TO CONDITIONS, THE SITE DEVELOPMENT PLAN APPLICATION SUBMITTED BY APPLICANT, PROSPECT REAL ESTATE GROUP, LLC ON BEHALF OF PARABENS GROUP LLC, PROPERTY OWNER, FOR THE CONSTRUCTION OF A PROPOSED MIXED-USE MULTI-FAMILY RESIDENTIAL AND COMMERCIAL DEVELOPMENT INCLUSIVE OF 265 DWELLING UNITS AND 10,000± SQUARE FEET OF COMMERCIAL SPACE ON A 6.43± ACRE VACANT SITE IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT, LEGALLY DESCRIBED AS COMMERCIAL BOULEVARD SHOPPES NO 1 109-28 B LOTS 8,9,10,11,12,13,14,15,16,17, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 28, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS 8456 - 8458 W. COMMERCIAL BLVD, LAUDERHILL, FL 33351; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the applicant, Prospect Real Estate Group, LLC., submitted a Site Plan Development Application on behalf of the property owner, Parabens Group, LLC. for the construction of a mixed-use multifamily residential and commercial development inclusive of 265 dwelling units and +/- 10,000 square feet of commercial space on a +/- 6.43 acre vacant site in the General Commercial (CG) Zoning District, as legally described herein, located at 8456-8458 W. Commercial Blvd., Lauderhill, FL (the development project is more commonly known as "Commercial Commons"); and

WHEREAS, the City of Lauderhill Planning and Zoning Board reviewed and approved the Site Plan at their meeting on July 5, 2023; and

WHEREAS, City Staff recommends that the Site Plan application be approved subject to conditions; and

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

Section 1. The Site Plan Development application submitted by applicant, Prospect Real Estate Group, LLC., on behalf of the property owner, Parabens Group, LLC. for the construction of a mixed-use multifamily residential and commercial development inclusive of 265 dwelling units and +/- 10,000 square feet of commercial space on a +/- 6.43 acre vacant site in the General Commercial (CG) Zoning District, legally described as Commercial Boulevard Shoppes No. 1 109-28 B Lots **8,9,10,11,12,13,14,15,16,17**, according to the Plat thereof, as recorded in Plat Book 109, Page 28, Public Records of Broward County, Florida, more commonly known as 8456-8458 W. Commercial Blvd., Lauderhill, FL, is hereby approved, subject to the following conditions:

1. The applicant shall be subject to any pre-existing dedications,

restrictions, covenants, and easements that run with the land.

2. The Site Plan was reviewed and approved by the Development Review Committee and forwarded to the Planning and Zoning Board and the City Commission for Final Approval.

3. The applicant shall satisfy outstanding Planning and Zoning Comments pertaining to the modification of the roof top amenity and pool deck. Staff may require the applicant to resubmit to the DRC for modification to the approved site plan specific to the roof deck amenity area.

4. The applicant shall satisfy the outstanding Engineering comments in relation to an upgraded lift station to serve the development and set timeline for upsizing of the forcemain, to be approved by the City Engineer.

5. The applicant shall satisfy the outstanding Fire comments in relation to the Fire Hydrant locations to serve the development, to be approved by the Fire Marshall.

6. The property owner shall provide for adequate maintenance of the landscaping, right-of-way areas, water body maintenance areas, and swale areas. Provide Maintenance Agreement to be reviewed by Legal.

7. The applicant shall satisfy the Land Development Regulation requirements provided for in LDR ART II - Public Art Program as they pertain to Public Art.

8. The applicant shall provide to the City sufficient evidence of traffic approval from Broward County, whom governs the W. Commercial Blvd corridor, before the issuance of a building permit.

9. The applicant shall provide sufficient evidence of a dedication or covenant associated with Lot parcel folio number to memorialize the restriction related to the acreage already being assigned to residential dwelling units and not being eligible to be included in calculations for future residential development.

Section 2. The Staff Report, as prepared by City staff, and all other substantial competent evidence presented at the Commission meeting, is incorporated herein and is hereby adopted as the findings of fact as to this site development plan approval.

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

DATED this _____ day of _____, 2023.

PASSED AND ADOPTED on first reading this _____ day of _____, 2023.

PRESIDING OFFICER

ATTEST:

CITY CLERK

MOTION
SECOND

M. DUNN
D. GRANT
L. MARTIN
S. MARTIN
K. THURSTON

Approved as to Form

Angel Petti Rosenberg
City Attorney