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January 13, 2025

Daniel Keester-O'Mills
City of Lauderhill
5581 W. Oakland Park Blvd.
Lauderhill FL 33313

Re: Plat Note Amendment – Le Parc at Lauderhill
3831 NW 13 Street (Folio No. 4942 3134 0010)

Dear Daniel:

On behalf of the Owners of the Le Parc at Lauderhill project (the "Property"), we are requesting a plat note amendment to increase the number of mid-rise units that can be developed on the Property from 186 midrise units to 215 midrise units.

The Property is all of Tract 1 of the AT&T No. 1 Plat recorded in Plat Book 127, Page 18 and is subject to the following plat note ("Plat Note") contained in Instrument No. 116799369:

The Plat is restricted to 144 garden apartments, 186 midrise units and 2,870 square feet of daycare use on Tract 1; the remainder of the plat is restricted to 66,406 square feet of telecommunications equipment center.

On December 9, 2019, the City Commission adopted several resolutions, which contemplated 182 garden units and 215 midrise units for a total of 397 units on the Property. However, when the site plan was approved by the DRC in 2020, that site plan reflected only 330 units and the Plat Note was amended to coincide with the 2020 site plan approval.

On November 25, 2024, the City Commission approved a special exception to increase the maximum number of units within the Property from 330 units to 358 units. The Owner is also undergoing a site plan modification to also reflect the increase in units.

The Owner wishes to amend the Plat Note to conform to the same number of units permitted under the special exception by increasing the number of midrise units by 28 units. Therefore, the Owner requests the City Commission approve a Plat Note amendment as follows:

The Plat is restricted to 144 garden apartments, 215 ~~186~~ midrise units and 2,870 square feet of daycare use on Tract 1; the remainder of the plat is restricted to 66,406 square feet of telecommunications equipment.

Please let us know if you need anything further to process this request. Thank you for your assistance in this matter.

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Sincerely,


Barbara Hall