

RESOLUTION NO. 26R-06-105

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, GRANTING LE PARC AT LAUDERHILL, LLC, A SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO MODIFY AN EXISTING SPECIAL EXCEPTION UES DEVELOPMENT ORDER TO ALLOW IN THE RESIDENTIAL MULTI-FAMILY (RM-40) ZONING DISTRICT A THREE BUILDING MID-RISE MULTIFAMILY DWELLING UNIT DEVELOPMENT, WITH CHILDCARE CENTER ON A 9.93± ACRE SITE LOCATED AT 3831 NW 13 ST, LAUDERHILL, FLORIDA AND MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Le Parc at Lauderhill LLC, property owner, has filed a Special Exception Use application to amend two previously approved special exception use orders (Resolution No. 19R-12-275 and 24R-10-260) to increase the proposed unit count in a three-building midrise multifamily dwelling unit development from 358 to 385 dwelling units and to include a Day Care Center of no larger than 3,300 square feet on property located at 3831 NW 13th Street; and

WHEREAS, the property is located in the Residential Multi-Family at 40 dwelling units per acre (RM-40) Zoning District on a 9.93± acre site; and

WHEREAS, the subject property is legally described as A T & T NO. 1 TRACT "B" 1 LESS E6 60' THEREOF, ACCORDING TO THE PLAT THEREFORE RECORDED IN THE PLAT BOOK 127, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, and generally located one block East of NW 40th Avenue and between NW 13th Street and NW 15th Street; and

WHEREAS, City Staff has analyzed the application and the City's Code of Ordinances and finds that the request meets the criteria as set forth in the code of ordinances; and

WHEREAS, approval of a special exception use requires four (4) affirmative votes of the City Commission.

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

Section 1. The above recitations are true and incorporated herein.

Section 2. The City Commission, having considered all testimony and evidence presented at the Commission meeting, including the staff report, and pursuant to the City's Code of Ordinances, hereby finds that the request meets relevant land development regulation criteria and specifically meets the criteria set forth in section Article IV, Section 4.6, Standards for Approval, of the City's Code of Ordinances.

Section 3. The Special Exception Use Order for property located at on property located at 3831 NW 13th Street is hereby approved, subject to the following conditions:

1. This Special Exception Use development order for a Multifamily Dwelling Units, Attached Use shall be specifically granted to Le Parc at Lauderhill, LLC.
2. A Site Plan Modification Approval is required from the Planning & Zoning Board (P&ZB), and subsequently the City Commission, for the proposed Multifamily Development in order to increase the number of dwelling units from 358 to 385.
3. The owner shall execute a trespass agreement for the police department to keep on file for enforcement.
4. The property management office will operate Monday through Friday from 9:00 a.m. to 6:00 p.m. and 9:00 a.m. to 3:00 p.m. on Saturdays.
5. If there are any code enforcement violations or liens, this Special Exception Use Development Order may be brought before the City Commission to be reconsidered, at which time the development order, or the conditions of approval, may be subject to modification, suspension and/or revocation.
6. Any violation of these conditions of approval may result in a public hearing before the City Commission and may result in the modification, suspension or revocation of this special exception use development order or its conditions or both.
7. Any special exception approval granted by the City Commission shall expire one hundred eighty (180) days after the date of approval, unless a site plan modification is submitted and subsequently approved within the one hundred eighty-day period.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED this _____ day of _____, 2026.

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
City Attorney