



City of Lauderhill

City Commission
Chambers at City Hall
5581 W. Oakland Park
Blvd.
Lauderhill, FL, 33313
www.lauderhill-fl.gov

File Details

File Number: 26R-6671

File ID: 26R-6671

Type: Resolution

Status: Agenda Ready

Version: 1

Reference:

In Control: City Commission Meeting

File Created: 06/18/2026

File Name: Le Parc at Lauderhill, LLC modified Special Exception Use approval

Final Action:

Title: 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 USES 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.

Notes:

Sponsors:

Enactment Date:

Attachments: RES 26R-06-105 2nd amendment to Le Parc Special Exception. final, A. SEU Application Submittal, Le Parc, B. SEU Narrative, Le Parc, C. DRR (26-SE-004) Le Parc at Lauderhill, LLC, D. Site Plan - Le Parc, E. Planting Site Plan - Le Parc, F1. Rendering 1 - Le Parc, F2. Rendering 2 - Le Parc, G. Public Notices _ 26-SE-004 - Le Parc at Lauderhill

Enactment Number:

Contact:

Hearing Date:

* **Drafter:** MHowson@Lauderhill-fl.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

Text of Legislative File 26R-6671

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 USES 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.

Request Action:

The Petitioner is requesting a Special Exception Use for a Residential Multi Family Development with 385 dwelling units and inclusive of a Day Care Center of no larger than 3,300 square feet. The City Commission originally granted the Applicant special exception approval (Resolution NO. 19R-12-275) for a multi-family development allowing the construction of 358 dwelling units, the request reflects an increase of 27 units.

Need Summary Explanation/ Background:

A Special Exception Use is an application that requires approval from the City Commission to allows a particular use or activity that is conditionally permitted within a zoning district, provided it meets specific standards and criteria established in the Land Development Regulations (LDR). Unlike a rezoning, it does not change the property's zoning classification but evaluates whether the proposed use is compatible with the surrounding area and serves the public interest. Approval is contingent upon the City Commission at a duly noticed public hearing, provided that the Applicant demonstrates approval of all the criteria. Approval of any special exception use application shall require four (4) votes by the City Commission. In the event that there shall be a quorum of fewer than four (4) Commissioners, approval must then be unanimous.

The subject property is located on the east side of NW 40th AVE (AKA: North State Road 7/ US 441) and north of NW 13 ST and the Central Broward Regional Park (CBPR). The project previously received approvals to construct 330 dwelling units, and the Applicant has received approvals for those plans, which is currently under construction. After commencing construction, a new developer acquired the project and redesigned a portion of the site keeping the southern portion of the site untouched, and redesigning the rest of the buildings to accommodate the additional units.

The Applicant held a public meeting on May 28 & June 2nd, to the West Ken Lark HOA & United Lauderhill HOA, respectively. Staff recommends approval of the special exception, subject to seven conditions that must be addressed prior to building permit approval.

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.

Cost Summary/ Fiscal Impact:

The Planning & Zoning Division finds that the implementation of this resolution will not require a budget allocation or expenditure of city funds and concludes it does not have any direct fiscal impact on the city's budget.

Attachments:

- Resolution
- Attachment A - Special Exception Application
- Attachment B - Applicant Narrative
- Attachment C - Development Review Report (DRR)
- Attachment D - Site Plan
- Attachment E - Planting Plan
- Attachment F1 - Rendering 1
- Attachment F2 - Rendering 2
- Attachment G - Public Notices

Budget Code Number(s): _____

Procurement Information: [check all that apply]

- | | | |
|---|--|---|
| <input type="checkbox"/> RFP/Bid | <input type="checkbox"/> Emergency Purchase | <input type="checkbox"/> SBE |
| <input type="checkbox"/> Proposal/Quote | <input type="checkbox"/> State Grant Funds | <input type="checkbox"/> Local Preference |
| <input type="checkbox"/> Piggyback Contract | <input type="checkbox"/> Federal Grant Funds | |
| <input type="checkbox"/> Sole Source | <input type="checkbox"/> Matching Required | |