



# 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: 25R-6112**

**File ID:** 25R-6112

**Type:** Resolution

**Status:** Agenda Ready

**Version:** 1

**Reference:**

**In Control:** City Commission  
Meeting

**File Created:** 03/04/2025

**File Name:** Le Parc - Plat Note Amendment

**Final Action:**

**Title:** RESOLUTION NO. 25R-03-54: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, APPROVING A PLAT NOTE AMENDMENT TO THE LE PARC AT LAUDERHILL PROJECT AND RECOMMENDING THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, APPROVE THE PLAT NOTE AMENDMENT TO THE LE PARC AT LAUDERHILL PROJECT TO INCLUDE 182 GARDEN APARTMENTS, 215 MID-RISE APARTMENTS AND A 2,870 SQUARE FEET DAY CARE FACILITY ON A ±9.93 ACRE SITE IN THE RESIDENTIAL MULTI-FAMILY (RM-40) ZONING DISTRICT, LEGALLY DESCRIBED AS A PORTION OF SECTION 31, TOWNSHIP 49 SOUTH, RANGE 42 EAST OF TRACT 1, AT & T No. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS 3831 N.W. 13TH STREET, LAUDERHILL, FLORIDA; PROVIDING FOR TRANSMITTAL; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY INTERIM CITY MANAGER, KENNIE HOBBS, JR.).

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 25R-03-54 Resolution approving Le Parc Plat Amendment, Attachment A - Application, Attachment B - Narrative, Attachment C - Copy of Recorded Plat & Current Plat Note, Attachment D - Plat Note Amendment Request, Attachment E - Development Review Report (DRR) - Le Parc (PNA)

**Enactment Number:**

**Contact:**

**Hearing Date:**

\* **Drafter:** dkeester@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 25R-6112

**RESOLUTION NO. 25R-03-54: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, APPROVING A PLAT NOTE AMENDMENT TO THE LE PARC AT LAUDERHILL PROJECT AND RECOMMENDING THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, APPROVE THE PLAT NOTE AMENDMENT TO THE LE PARC AT LAUDERHILL PROJECT TO INCLUDE 182 GARDEN APARTMENTS, 215 MID-RISE APARTMENTS AND A 2,870 SQUARE FEET DAY CARE FACILITY ON A ±9.93 ACRE SITE IN THE RESIDENTIAL MULTI-FAMILY (RM-40) ZONING DISTRICT, LEGALLY DESCRIBED AS A PORTION OF SECTION 31, TOWNSHIP 49 SOUTH, RANGE 42 EAST OF TRACT 1, AT & T No. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS 3831 N.W. 13TH STREET, LAUDERHILL, FLORIDA; PROVIDING FOR TRANSMITTAL; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY INTERIM CITY MANAGER, KENNIE HOBBS, JR.).**

### **Request Action:**

Consider a resolution for a plat note amendment, as requested by Le Parc Lauderhill, LLC, to increase the maximum number of dwelling units allowed on the property to be consistent with the approved special exception.

### **Need:**

Applicant is requesting approval of a plat note amendment, to increase the maximum number of dwelling units permitted from 330 dwelling units (144 garden apartments, 186 midrise units) to 358 dwelling units (144 garden apartments and 215 midrise units).

### **Summary Explanation/ Background:**

The Petitioner requests an amendment of a Plat note amendment. A Plat is the legal document that delineates a particular piece of property, and the notes on a plat further restrict uses on the property. Plat notes typically identify what type of uses are, or are not, permitted on a particular piece of property.

When the property was originally platted, it was restricted to 66,408 square feet of Telecommunications Equipment Center (Commercial and Retail uses were not permitted). In 2019, the City Commission authorized by Resolution (19R-01-03) the first plat note amendment to allow residential uses on the property: 182 garden apartments and 215 mid-rise units and 3,500 square feet of day care facility. When submitting to the County, the developer reduced the request from 215 mid-rise units to 186 mid-rise units, which was recorded in the Broward County Records.

The Developer has amended their plans to increase the total number of units from 330 to 358 dwelling units, which instigated the need to revise the plat note. The special exception has been approved to increase the number of units, and plans must be submitted to the Development Review Committee to demonstrate the proposal adheres to all zoning, building and fire requirements (prior to building permit approval). The proposed multi-family development of 358 are located within the Residential Multi-Family at 40 dwelling units per acre (RM-40) zoning district and within the Transit Oriented Corridor (TOC) on an approximately 9±

acre site located at 3831 NW 13 Street, Lauderhill, Florida 33311. If approved by the City Commission, the applicant must submit the plat note amendment to Broward County to record the updated plat note. Additionally, the Applicant must proceed with the site plan review for the revisions to the development.

As outlined more fully in the Development Review Report (DRR), the Planning and Zoning Department recommends the City Commission approve this application subject to the following conditions:

1. A Site Plan Modification Approval is required from the Development Review Committee (DRC), the Planning & Zoning Board (P&ZB), and subsequently the City Commission, for the proposed Multifamily Development in order to increase the height of two buildings from 7 to 8 stories and for the increase in number of dwelling units from 330 to 358.
2. The applicant shall provide to the Planning and Zoning Department the Final Recorded Plat reflecting the approved Plat Note Amendment, prior to building permitting.
3. The applicant shall provide to the Planning and Zoning Department the Final SCAD (School Capacity Availability Determination) prior to building permitting.

**Cost Summary/ Fiscal Impact:**

The Planning & Zoning Department finds that the implementation of this resolution/ordinance 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:**

Attachment A: Plat Application  
Attachment B: Narrative  
Attachment C: Copy of Plat & Current Plat Note  
Attachment D: Plat Note Amendment Request  
Attachment E: Development Review Report (DRR)

**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	