



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: 23R-5204

File ID: 23R-5204

Type: Resolution

Status: Agenda Ready

Version: 1

Reference:

In Control: City Commission
Meeting

File Created: 07/03/2023

File Name: Site Plan - Parabens Group, LLC.-Commerical
Commons

Final Action:

Title: 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.

Notes:

Sponsors:

Enactment Date:

Attachments: LEGISLATION AND BACKUP TO BE ADDED

Enactment Number:

Contact:

Hearing Date:

* **Drafter:** apetti@lauderhill-fl.gov

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 23R-5204

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.

Request Action:

Applicant, Prospect Real Estate Group, LLC., on behalf of Parabens Group, LLC., property owner, is submitting a site plan for a mixed use multi-family residential and commercial development inclusive of 265 dwelling units and 10,000 +/- square feet of commercial space to be located at 8456-8458 W. Commercial Blvd., Lauderhill, FL 33351.

Need:

To approve a mixed use site plan submitted by applicant, Prospect Real Estate Group, LLC., on behalf of property owner, Parabens Group, LLC. for development known as "Commercial Commons"

Summary Explanation/ Background:

The proposed development known as "Commercial Commons" is a mixed-use, multi-family residential/commercial development located on approximately 6.43 gross acres at 8456-8458 W. Commercial Blvd. The site plan proposed 265 multifamily units and approximately 10,000 +/- square feet of commercial space. The initial site plan was submitted on August 23, 2022 and re-submitted on September 2, 2022. It was re-submitted a second time on November 22, 2022 and a third time on February 16, 2023. The sizes of the units would not have met current code standards and a text amendment was put forward to reduce the required sizes of multifamily developments for mixed uses along the Transit Oriented Corridor, which would apply to this site plan. A Special Exception was previously applied for and granted to allocate 275 flex units, and a Special Exception was previously applied for and granted to allow a mixed-use development in a C-3 zoning District, and a site plan modification application to separate the commercial parcel by others site plan from this current mixed-use proposal. WGI is the planning/engineering firm working for Prospect Real Estate, the applicant.

Attachments:

Special Exception granting allocation of up to 275 flex units
Special Exception approving mixed-use development in the C-3 zoning district.
Narrative
Site Plan presentation

Cost Summary/ Fiscal Impact:

Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements

Estimated Time for Presentation:

Master Plan:

Goal 1: Clean, Green Sustainable Environment

- ☐ Increase mass transit ridership ☐ Reduce City energy consumption
- ☐ Reduce water consumption

Goal 2: Safe and Secure City of Lauderdale

- ☐ Crime in lower 50% in Broward ☐ Residents feel safe in neighborhood
- ☐ Reduce emergency fatalities

Goal 3: Open Spaces and Active Lifestyle for all ages

- ☐ Increase participation in youth sports ☐ Add new park land and amenities
- ☐ Increase attendance at cultural programs and classes

Goal 4: Growing Local Economy, Employment and Quality of Commercial Areas

- ☐ Increase commercial tax base ☐ Increase employment in Lauderdale businesses
- ☐ Decrease noxious and blighted uses in commercial areas

Goal 5: Quality Housing at all Price Ranges and Attractive Communities

- ☐ Neighborhood signs and active HOAs ☒ Housing & streets improved, litter reduced
- ☐ Increase proportion of single family homes and owner occupied housing

Goal 6: Efficient and Effective City Government, Customer Focused & Values Diversity

- ☐ Improves City efficiency ☐ Increase use of Information Technology
- ☐ Increases residents perception of Lauderdale as an excellent place to live