



APPLICATION NUMBER

SITE DEVELOPMENT PLAN APPLICATION FOR

DEVELOPMENT DESCRIPTION

Development Name:

LAUDERHILL MALL APARTMENTS I070

Proposed development by use and intensity:

PROPERTY DESCRIPTION

Nearest cross streets: N-SR7/NW 40TH AVENUE AND NW 12TH STREET

Site address or location: NW 40TH AVENUE LAUDERHILL, FL 33313

Property folio number: 494136380050, 494136380060, 494136380070

Gross acres: _____ Net acres: _____

OWNER, APPLICANT AND OTHER INFORMATION

Property Owner Name: LAUDERHILL MALL INVESTMENTS LLC

Mailing Address: 696 NW 125TH STREET

City, State & Zip Code: NORTH MIAMI, FL 33161

Phone #: 305-720-2079 EXT 141 Mobile Phone #: 321-217-6247

Email: CCOLLINS@URBNDESIGNGROUP.COM Fax #: N/A

Applicant Name: CHRISTOPHER COLLINS/URBN DESIGN GROUP

Mailing Address: 666 NE 125TH STREET, SUITE 247

City, State & Zip Code: NORTH MIAMI, FL 33161

Phone #: 305-720-2079 EXT 141 Mobile Phone #: 321-217-6247

Email: CCOLLINS@URBNDESIGNGROUP.COM Fax #: N/A



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Besides the applicant, who else should be provided copies of written correspondence?

Owner Architect Attorney
 Engineer Other (Specify) _____

Architect Name: JORGE OVALLE/URBN DESIGN GROUP

Address: 666 NE 125TH STREET, SUITE 247

City, State & Zip Code: NORTH MIAMI, FL 33161

Phone #: 305-720-2079 EXT 147 Mobile Phone #: 954-612-4761

Email Address: JOVALLE@URBNDESIGNGROUP.COM Fax #: N/A

Engineer Name: CHRISTOPHER COLLINS/URBN DESIGN GROUP

Address: 666 NE 125TH STREET, SUITE 247

City, State & Zip Code: NORTH MIAMI, FL 33161

Phone #: 305-720-2079 EXT 141 Mobile Phone # 321-217-6247

Email Address: CCOLLINS@URBNDESIGNGROUP.COM Fax #: N/A

Attorney Name: HOPE CALHOUN/DUNAY MISKEL BACKMAN

Address: 14 SE 4TH STREET, SUITE 36

City, State & Zip Code: BOCA RATON, FL 33432

Phone #: 561-405-3324 Mobile Phone # 561-405-3300

Email Address: HCALHOUN@DMBBLAW.COM Fax #: 561-409-2341



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SUMMARY OF SITE DEVELOPMENT PLAN REQUEST

<input checked="" type="checkbox"/> Residential uses	<input type="checkbox"/> Recreational uses
<input checked="" type="checkbox"/> Commercial retail uses	<input type="checkbox"/> Commercial recreational uses
<input type="checkbox"/> Commercial office uses	<input type="checkbox"/> Community facility uses
<input type="checkbox"/> Commercial warehouse uses	<input type="checkbox"/> Utility uses
<input type="checkbox"/> Industrial uses	<input type="checkbox"/> Other uses _____

RESIDENTIAL USES

1. How many residential dwelling units by housing type and bedrooms are being requested?

Housing Type	Efficiency Unit	One (1) Bedroom	Two (2) Bedrooms	Three (3) Bedrooms	4 or more Bedrooms	Total
Single Family						
Connected Units						
Duplex						
Triplex						
Quadrplex						
Townhouse						
Condominium						
Apartment		120	113			233
Other						
Total Units						
Total Bedrooms		120	113			233

NONE – NONRESIDENTIAL PROJECT



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2. Calculate the net and gross residential densities by acreage and bedrooms.

Density	By Acreage	By Bedrooms
Net	Lot 5 Building A: 1.19 Acres /56 units = 47.05 units per Acre Lot 6 Building B: 1.10 Acres/ 123 units =11.81 units per Acre	
Gross	Lot 7 Building C: 0.78 Acres/ 54 units= 69.23 units per Acre.	

3. How do you intend to market the residential dwelling units?

Sale Rental Sale and rental

4. How many lots will be created by this development? _____ N/A

5. Identify any accessory uses and their net square feet:

N/A

NONRESIDENTIAL USES

1. For each on-residential use identified on the site plan, identify the gross and net floor area in square feet.

Non-residential Use	Gross Floor Area	Net Floor Area
RETAIL/RESTAURANT	13,239 SQ FT	13,239 SQ FT
Total (add another sheet if necessary)		



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2. Calculate the net intensity of the proposed development.

Non-residential Use in Square Feet	Net Property Size in Square Feet	Net Intensity
13,239 SQ FT PROPOSED	1,807,142	SEE CIVIL SHEET C-3.0

PARKING REQUIREMENTS

1. For each use identified in the site plan, please identify the off-street parking requirement (including handicapped parking spaces), the number of parking spaces required, and the parking spaces provided. **See LDR Art III, Sec 6.5 for Parking Standards.**

Land Use Classification	Parking Ratio Requirement	Required Parking	Provided Parking
SEE CIVIL SHEET C-3.0			

2. For each use identified in the site plan, please identify the off-street loading requirement, the number of loading spaces required, and the loading spaces provided. **See LDR Art III, Sec 6.6 for Loading Standards.**

Off-street Loading Standard for Each Use Identified on the Site Plan	Loading Spaces Required	Loading Spaces Provided
SEE CIVIL SHEET C-3.0		



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PERVIOUS AND IMPERVIOUS SURFACE REQUIREMENTS

1. Identify the landscape requirements, the number of trees required, and the trees provided. **See LDR, Schedule J for Standards.**

Minimum Landscape Standard	Trees Required	Trees Provided
Landscaping abutting a right-of-way		
Perimeter landscaping abutting property line		
Perimeter landscaping abutting building		
Storage area, dumpster & equipment area landscaping		
Parking Lot medians		
Parking Lot islands		
PLEASE SEE LANDSCAPE LEGEND		
Total landscaped areas		

2. Identify the size and the extent of land devoted to previous surfaces. **See LDR, Schedule J, Part 2.0 for Standards.**

Non-residential Use	Square Feet	Percent Impervious
Total landscaped areas	SEE LANDSCAPE PLAN	
Open space area	SEE CIVIL C-3.0 SHEET	
Water retention area (calculate only 1/2 of square feet)		
Other (identify)	0	
Total	1,807,142 SF	



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3. Identify the size and extent of land devoted to impervious surfaces.
See LDR, Schedule J, Part 2.0 for Standards.

Impervious Surface	Square Feet	Percent Pervious
Building coverage	SEE CIVIL SHEET C-3.0	
Access way coverage		
Driveway coverage		
Parking area coverage		
Storage, dumpster & equipment area coverage		
Sidewalk coverage		
Total pervious surface coverage		

ADDITIONAL INFORMATION

Have any other applications been submitted for this site? No Yes

Describe: MULTIPLE APPLICATIONS PREVIOUSLY FOR LAUDERHILL MALL

Pre-application Conference Date MARCH 15, 2022

Official Zoning District Map classification:

CC

Future Land Use Map Series designation:

TRANSIT ORIENTED CORRIDOR



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AFFIDAVIT

I, CHRISTOPHER COLLINS, DO HEREBY SWEAR OR AFFIRM

1. THAT ALL OF THE INFORMATION CONTAINED IN THIS APPLICATION AND THE ATTACHMENTS IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
2. CONSISTENT WITH THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF LAUDERHILL, FLORIDA, I WILL CAUSE A SIGN AT LEAST THREE (3) SQUARE FEET IN SIZE TO BE POSTED ON THE SUBJECT PROPERTY FACING AND VISIBLE FROM THE STREET AT LEAST TEN (10) DAYS PRIOR TO THE PUBLIC HEARING. MOREOVER, I CERTIFY THE SIGN WILL REMAIN POSTED FOR THE DURATION OF THE TIME REQUIRED FOR THE POSTING OF THE SUBJECT PROPERTY AND A PHOTOGRAPH OF THE SIGN POSTED ON THE SUBJECT PROPERTY WILL BE PROVIDED TO THE CITY OF LAUDERHILL PLANNING AND ZONING DEPARTMENT AT LEAST SEVEN (7) DAYS PRIOR TO THE PUBLIC HEARING.
3. I WILL CAUSE THIS SAME SIGN TO BE REMOVED WITHIN SEVEN (7) CALENDAR DAYS AFTER THE HEARING.

PRINT YOUR NAME: CHRISTOPHER COLLINS

SIGN YOUR NAME: CC

DATE: 01/21/2022

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY
OF June, 20 22, BY Christopher Collins, WHO IS
PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED

AS IDENTIFICATION AND WHO DID TAKE AN OATH.

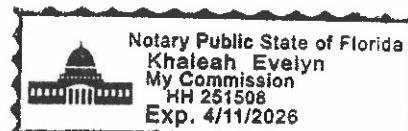
NOTARY PUBLIC

SIGN: Khaleah Evelyn

PRINT: Khaleah Evelyn

STATE OF FLORIDA AT LARGE SEAL

MY COMMISSION EXPIRES:





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ADDITIONAL DOCUMENTS REQUIRED AT TIME OF SUBMISSION

1. A check made payable to the "City of Lauderhill" for the appropriate application fee.
2. Certified Mailing list with two (2) sets of labels for all property owners within 300 feet of the site.
3. Copy of Deed or Contract to Purchase
4. Letter from property owner authorizing the Applicant to apply for a site development plan order (If applicable).
5. One (1) complete signed and sealed site plan package
6. Twelve (12) copies of site plan package. Site Plan drawings should be no larger than 24"X36".

Package should include:

- a. Cover sheet with project description, contact information, location map and index.
- b. Recent survey showing all existing conditions (including utility lines and sewer) with flood elevation
- c. Proposed site plan
- d. Civil drawings (paving, drainage, water, sewer)
- e. Landscape, Irrigation and Tree Survey
- f. Architectural elevations
- g. Floor plans and tabular data.
- h. Photometric plans
- i. Color renderings with materials description

Fees

Site Development Plan Application Fee (To be calculated by Staff).....

Cost of Mailing (minimum amount or actual cost of mailing, whichever is greater)..... 90.00

Cost of Design Review: Any review wherein the city requires assistance by outside consultants, applicant shall pay consultant's fees.

DEPOSIT..... 2,450.00



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REAL ESTATE RESEARCH SERVICES

Alldata Real Estate Systems, Inc.
290 NE 51st Street
Ft. Lauderdale, FL
(954) 772-1800

Cutro & Associates, Inc.
1025 Yale Drive
Hollywood, FL
(954) 920-2205

Florida Real Estate Decisions, Inc.
1500 West Cypress Creek Road
Suite 409
Ft. Lauderdale, FL
(954) 761-9003

Florida Real Estate Decisions, Inc.
12765 W. Forest Hill Boulevard
Suite 1314
Wellington, FL
(561) 798-4423

Florida Real Estate Decisions, Inc.
16375 NE 18th Avenue
Suite 300
Miami, FL
(305) 757-6884

***The above mentioned companies have provided the required certified mailing list for previous applicants.**

This is not a recommendation just a list of companies who have provided this service in the past. Please refer to the yellow pages for additional sources.



APPLICATION NUMBER

LIGHTING FIXTURE GUIDELINES

Unacceptable Fixtures

Fixtures that produce glare and light trespass



Unshielded Floodlights
or Poorly-shielded Floodlights

Unshielded Bollard

Unshielded Wallpacks
& Unshielded or
Poorly-shielded Wall
Mount Fixtures

Drop-Lens & Sag-Lens Fixtures
w/ exposed bulb / refractor lens

Unshielded Streetlight

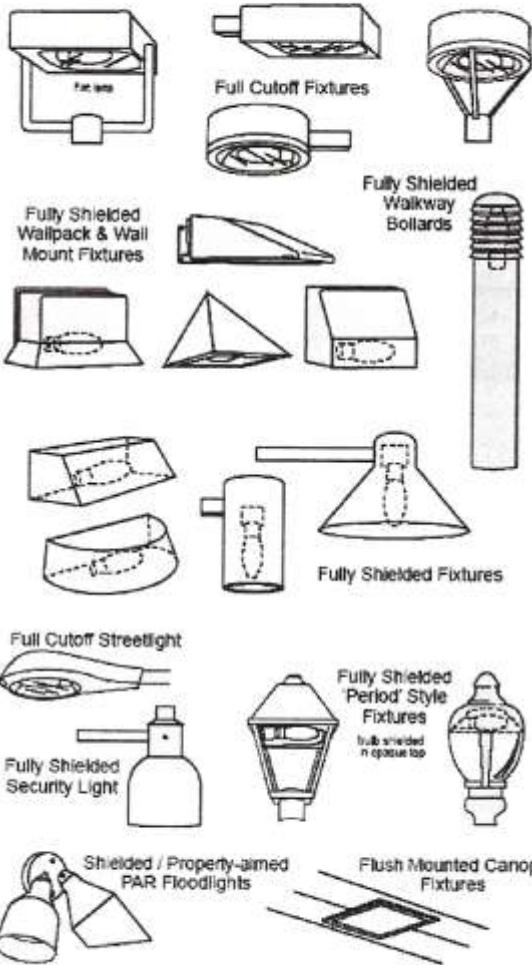
Unshielded Security Light

Unshielded PAR
Floodlights

Drop-Lens Canopy
Fixtures

Acceptable Fixtures

Fixtures that shield the light source to minimize glare and light trespass
and to facilitate better vision at night



Full Cutoff Fixtures

Fully Shielded
Walkway
Bollards

Fully Shielded
Wallpack & Wall
Mount Fixtures

Fully Shielded Fixtures

Full Cutoff Streetlight

Fully Shielded
Period Style
Fixtures

Hub shielded
in opaque top

Flush Mounted Canopy
Fixtures