



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Application Number 172-MP-85

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name A.T. & T. No. 1			
Plat/Site Number 172-MP-85		Plat Book - Page (if recorded) Book 127, Page 18	
Owner/Applicant/Petitioner Name Le Parc at Lauderhill, LLC			
Address 3831 NW 13 Street		City Lauderhill	State FL
Zip 33311			
Phone See agent information		Email See agent information	
Agent for Owner/Applicant/Petitioner Greenberg Traurig		Contact Person Barbara Hall	
Address 401 E. Las Olas Blvd., Suite 2000		City Fort Lauderdale	State FL
Zip 33315			
Phone 954.468.1728		Email hallb@gtlaw.com	
Folio(s) 4942 3134 0010			
Location East side of 441 at/between/and NW 13 Street and/of NW 15 Street <small>north side/corner north street name street name / side/corner street name</small>			

Type of Application (this form required for all applications) Please check all that apply (use attached Instructions for this form). <input type="checkbox"/> Plat (fill out/PRINT Questionnaire Form, Plat Checklist) <input type="checkbox"/> Site Plan (fill out/PRINT Questionnaire Form, Site Plan Checklist) <input checked="" type="checkbox"/> Note Amendment (fill out/PRINT Questionnaire Form, Note Amendment Checklist) <input type="checkbox"/> Vacation (fill out/PRINT Vacation Continuation Form, Vacation Checklist , use Vacation Instructions) <input type="checkbox"/> Vacating Plats, or any Portion Thereof (BCCO 5-205) <input type="checkbox"/> Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29) <input type="checkbox"/> Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30) <input type="checkbox"/> Vacation (Notary Continuation Form Affidavit required, fill out Business Notary if needed)
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Application Status			
Has this project been previously submitted?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input type="checkbox"/> Entire Project	<input checked="" type="checkbox"/> Portion of Project	<input type="checkbox"/> N/A
What was the project number assigned by the Urban Planning Division?	Project Number 172-MP-85	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name Le Parc		<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.			

Replat Status	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat	Project Number
Is the underlying plat all or partially residential?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Number and type of units approved in the underlying plat.	
Number and type of units proposed to be deleted by this replat.	
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.	

School Concurrency (Residential Plats, Replats and Site Plan Submissions)	
Does this application contain any residential units? (If "No," skip the remaining questions.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If the answer is "Yes" to any of the questions above	
RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Transit Oriented Corridor	Land Use Plan Designation(s) Same
Zoning District(s) RM-40	Zoning District(s) Same

Existing Land Use

A credit against impact fees may be given for the site's current or previous use. **No credit will be granted for any demolition occurring more than three (3) years of Environmental Review of construction plans.** To receive a credit, complete the following table. **Note:** If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within three (3) years of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.

Are there any existing structures on the site?


☐ Yes ☒ No

Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or <u>will</u> be Demolished?
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO

*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

Proposed Use

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
Garden Units	144 units	Daycare	2,870 sf
Mid-Rise Units	214 units		

NOTARY PUBLIC: Owner/Agent Certification	
<p>This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.</p>	
<p><u><i>[Signature]</i></u> Owner/Agent Signature</p>	<p><u>2/6/25</u> Date</p>
NOTARY PUBLIC	
<p>STATE OF FLORIDA COUNTY OF BROWARD</p>	
<p>The foregoing instrument was acknowledged before me by means of <input type="checkbox"/> physical presence <input type="checkbox"/> online notarization, this <u>6th</u> day of <u>February</u>, 20<u>25</u>, who <input checked="" type="checkbox"/> is personally known to me <input type="checkbox"/> has produced _____ as identification.</p>	
<p><u>Mary M. Knight</u> Name of Notary Typed, Printed or Stamped</p>	<p><u><i>[Signature]</i></u> Signature of Notary Public - State of Florida</p>
	
Notary Seal (or Title or Rank)	Serial Number (If applicable)

For Office Use Only		
<p>Application Type Note Amendment</p>		
<p>Application Date 02/26/2025</p>	<p>Acceptance Date 03/04/2025</p>	<p>Fee \$2,090.00</p>
<p>Comments Due 04/03/2025</p>	<p>Report Due 04/14/2025</p>	<p>CC Meeting Date TBD</p>
<p>Adjacent City or Cities N/A</p>		
<p> <input checked="" type="checkbox"/> Plats <input checked="" type="checkbox"/> Surveys <input checked="" type="checkbox"/> Site Plans <input type="checkbox"/> Landscaping Plans <input type="checkbox"/> Lighting Plans <input checked="" type="checkbox"/> City Letter <input type="checkbox"/> Agreements </p>		
<p><input checked="" type="checkbox"/> Other: Narrative, SCAD Letter.</p>		
<p> <input checked="" type="checkbox"/> Full Review <input type="checkbox"/> Planning Council <input type="checkbox"/> School Board <input type="checkbox"/> Land Use & Permitting <input type="checkbox"/> Health Department <input type="checkbox"/> Zoning Code Services (BMSD only) <input type="checkbox"/> Administrative Review </p>		
<p><input type="checkbox"/> Other:</p>		
<p>Received By Adrien Osias</p>		

FEBRUARY 24, 2025


Re: Le Parc at Lauderhill
3831 NW 13 Street, Lauderhill, FL
(Folio No. 4942 3134 0010)

To Whom It May Concern:

The above-described property ("Property") is owned by Le Parc at Lauderhill, LLC ("Owner"). The Owner authorizes Barbara A. Hall of Greenberg Traurig, P.A., to act as its agent with respect to all development approvals for the Property sought from the City of Lauderhill and and Broward County.

Yours truly,

Le Parc at Lauderhill, LLC


Name: Veva Demonas
Title: MANAGER

STATE OF FLORIDA)


COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24 day of FEBRUARY, 2025, by VEVA DEMONAS
MANAGER of Le Parc at Lauderhill, LLC.

[SEAL]



Ana Alam
Notary Public
State of Florida
Comm# HH109555
Expires 3/28/2025


Signature of Notary
ANA ALAM
Print Name
Expires: 3.28.25

Personally Known X (OR) Produced Identification _____ (Type of Identification Produced)



Application Number 172-MP-85

Development and Environmental Review Online Application Questionnaire Form

Type of Application

☐ Plat

☐ Site Plan

☒ Note Amendment

Project Questionnaire

Please answer the questions marked for the type of application checked.

1. Why is this property being platted? Attach an additional sheet(s) if necessary.

Plat note amendment to increase midrise units from 186 midrise units to 214 midrise units

2. Is this project within an existing Development of Regional Impact (DRI) or Florida Quality Development (FQD)? If "Yes", indicate DRI or FQD name and Latest Ordinance number ☐ Yes ☒ No or Official Record Book and Page Number.

DRI Name	FQD Name
Latest Ordinance Number	Official Record Book and Page Number

3. Is the project subject to any existing or proposed agreement(s) with Broward County or a municipality? If "Yes", state the title and subject of the agreement(s) and attach a copy(s). ☐ Yes ☒ No

X 4. Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? ☐ Yes ☒ No

If YES, LUPA Number

X 5. Does the note represent a change in TRIPS? ☒ Increase ☐ Decrease ☐ No Change

X 6. Does the note represent a major change in Land Use? ☐ Yes ☒ No

7. Are any off-site roadway improvements being required by any government agency or proposed by the applicant? If "Yes", attach any sheets and describe fully. ☐ Yes ☒ No

8. Does this property or project have an adjudicated or vested rights status? If "Yes", please attach the appropriate documentation. ☐ Yes ☒ No

9. Does the owner have any financial interest in properties near or adjacent to this project? If "Yes", please attach a sheet(s) and describe fully. ☐ Yes ☒ No

10. Does this property abut a State Road? If "Yes", see Supplemental Documentation Requirement No. 19 for required letter from Florida Department of Transportation (FDOT). ☐ Yes ☒ No

	11. Has consideration been given to public transportation routes, shelters, or turnouts for the proposed project? If "Yes", please attach sheet(s) and describe fully.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	12. Are bikeways and walkways to be provided to connect residential areas to school or recreational sites? If "Yes", attach five (5) drawings showing facilities (if not show on plat).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	13. Is credit being requested for private recreational facilities? If "Yes", attach two (2) sets of plans showing facilities. (APPLIES TO PROJECTS IN THE UNINCORPORATED AREA ONLY.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	14. Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	<div style="border: 1px solid black; padding: 2px;">Name/Title</div>	
	15. If a school site will be reserved or dedicated on the property, is the site delineated on the plat or site plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	16. Are there any natural features located on the property (e.g. wetlands, dunes, areas of native tree canopy wildlife, habitats, etc.)? If "Yes", attach a sheet(s) and describe fully. For information, contact Aquatic and Wetland Resources Section, Environmental Permitting Division (EPD).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	17. Does the property contain any portion of lands identified as "Natural Resource Areas?" If "Yes" see Supplemental Documentation Requirement No. 8. For locations, contact Aquatic and Wetland Resources Section (EPD).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	18. Does the property contain any portion of lands identified as an "Urban Wilderness Area" or "Vegetative Resource Category Local Area of Particular Concern?" If "Yes", please see Supplemental Documentation Requirement No. 9. For locations, contact Aquatic and Wetland Resources Section (EPD).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	19. Does the property contain any portion of lands identified as a "Cultural Resource Category Local Area of Particular Concern" which include archaeological sites and/or historic sites and structures? If "Yes", for archaeological sites, see Supplemental Documentation Requirement No. 10. For historic locations, contact the Broward County Historic Preservation Officer.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	20. Will any dredging or major filling operation be necessary, or is a waterway involved in the proposed project? If "Yes", permits may be required from Broward County. Please contact Broward County Aquatic and Wetland Resources Section (EPD).	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
X	21. Is the project to be served by an approved potable water system? If "Yes", state the name of facility and facility address.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	<div style="border: 1px solid black; padding: 2px;">Facility Name</div> <div style="border: 1px solid black; padding: 2px;">City of Lauderdale</div> <div style="border: 1px solid black; padding: 2px;">Address</div> <div style="border: 1px solid black; padding: 2px;">2101 NW 49th Avenue, Lauderdale, FL 33313</div>	
X	22. Is this project to utilize on-site wells for its potable water? If "Yes", see Supplemental Documentation Requirement No. 13 for required letter.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
X	23. Is this project to be served by an approved wastewater (sewage) treatment plant? If "Yes", state the name of facility and facility address.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	<div style="border: 1px solid black; padding: 2px;">Facility Name</div> <div style="border: 1px solid black; padding: 2px;">City of Lauderdale</div> <div style="border: 1px solid black; padding: 2px;">Address</div> <div style="border: 1px solid black; padding: 2px;">2101 NW 49th Avenue, Lauderdale, FL 33313</div>	

X	24. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	25. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector. <div style="border: 1px solid black; padding: 2px;">Solid Waste Collector</div> <div style="border: 1px solid black; padding: 2px;">Waste Management</div>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	26. Has any contact been made with FPL and AT&T regarding service availability and easement requirements? If "Yes", state name and title of the person contacted. <div style="border: 1px solid black; padding: 2px;">FPL – Name/Title</div> <div style="border: 1px solid black; padding: 2px;">AT&T – Name/Title</div>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
X	27. Estimate or state the total number of on-site parking spaces to be provided.	<div style="text-align: right;">Spaces</div> <div style="text-align: center; font-size: 1.2em;">533</div>
X	28. If applicable, state the seating capacity of any proposed restaurant or public assembly facility, including day care centers or schools, or places of worship.	<div style="text-align: right;">Seating</div> <div style="text-align: center; font-size: 1.2em;">n/a</div>

Cushla E. Talbut
Tel 954.468.1728
Fax 954.765.1477
talbutc@gtlaw.com

February 25, 2025

Broward County
Urban Planning Division
1 N. University Drive, Box 102
Plantation, FL 3324

Re: Plat Note Amendment – Tract 1 of A.T.&T No. 1 (PB 127, Page 18)
3831 NW 13 Street (Folio No. 4942 3134 0010)

Dear Staff:

On behalf of the Owners of the Le Parc at Lauderhill project located at 3831 NW 13 Street (the "Property"), we are requesting a plat note amendment to increase the number of mid-rise units that can be developed on the Property from 186 midrise units to 215 midrise units.

The Property is all of Tract 1 of the AT&T No. 1 Plat recorded in Plat Book 127, Page 18 and is subject to the following plat note ("Plat Note") contained in Instrument No. 116799369:

The Plat is restricted to 144 garden apartments, 186 midrise units and 2,870 square feet of daycare use on Tract 1; the remainder of the plat is restricted to 66,406 square feet of telecommunications equipment center.

On December 9, 2019, the City Commission of the City of Lauderhill adopted several resolutions, which contemplated 182 garden units and 215 midrise units for a total of 397 units on the Property. However, when the site plan was approved by the staff in 2020, that site plan reflected only 330 units and the Plat Note was amended to coincide with the 2020 site plan approval.

On November 25, 2024, the Lauderhill City Commission approved a special exception to increase the maximum number of units within the Property from 330 units to 358 units. The Owner is also undergoing a site plan modification to also reflect the increase in units. The Plat Note Amendment request is current in process with the City of Lauderhill.

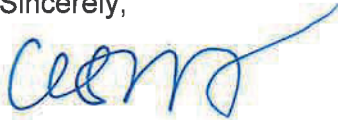
The Owner wishes to amend the Plat Note to conform to the same number of units permitted under the special exception by increasing the number of midrise units by 28 units. Therefore, the Owner requests the Broward County Board of County Commissioners approve a Plat Note amendment as follows:

*The Plat is restricted to 144 garden apartments, **214** midrise units and 2,870 square feet of daycare use on Tract 1; the remainder of the plat is restricted to 66,406 square feet of telecommunications equipment center.*

Broward County
February 25, 2025
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Please let us know if you need anything further to process this request. Thank you for your assistance in this matter.

Sincerely,



Cushla E. Talbut