



Application Number 040-MP-18

Public Works and Environmental Services Department
HOUSING AND URBAN PLANNING DIVISION
 1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6634 F: 954-357-6521 · Broward.org/Planning

Platting & Development Application

Project Information			
Plat Name Lauderhill Mall South Out Parcels			
Plat Number 040-MP-18	Plat/Agreement Book - Page (if recorded) Book 183 Page 374		
Owner(s)/Petitioner(s) Name Lauderhill Mall Investment, LLC			
Address 4200 NW 16th St.	City Lauderhill	State FL	Zip 33133
Phone Please contact agent	Email Please contact agent		
Agent for Owner/Petitioner Hope Calhoun/Miskel Backman, LLP		Contact Person Hope Calhoun, Esq.	
Address 14 SE 4th St. Suite 36	City Boca Raton	State FL	Zip 33432
Phone 561-405-3324	Email hcalhoun@miskelbackman.com		
BCPA Folio Number(s) 494136380070; 494136380060; 494136380050			
General Location <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="text-align: center;"> west <small>north side/corner north</small> </div> <div style="text-align: center;"> <small>side of</small> N. State Road 7 <small>street name</small> </div> <div style="text-align: center;"> <small>at/between/and</small> NW 16th St. <small>street name / side/corner</small> </div> <div style="text-align: center;"> <small>and/of</small> NW 12th St. <small>street name</small> </div> </div>			

Type of Application
<p>Please check the applicable application for the request. Each application type has a checklist indicating the documentation requirements for the pre-application meeting and formal submittal. This application should be submitted to the Housing and Urban Planning Division- Platting Section for review and acceptance.</p> <ul style="list-style-type: none"> <input type="checkbox"/> New Plat <input checked="" type="checkbox"/> Plat Note Amendment <input type="checkbox"/> Tri-Party Agreement – Building Permit Prior to Plat Recording <input type="checkbox"/> Lien Release / Standard Agreements <input type="checkbox"/> Vacation <ul style="list-style-type: none"> <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 27.68) <input type="checkbox"/> Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.69)

Application Information				
Has this project been previously submitted?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:		<input type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input checked="" type="checkbox"/> N/A
What was the project number assigned by the Housing and Urban Planning Division?		Project Number <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Don't Know		
Project Name		<input checked="" 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 type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
Has the flexibility been allocated or proposed under the County Land Use Plan?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
Is this an Affordable Housing project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, provide the Affordable Housing Certification Number:		
Is this a Live Local Act project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, provide correspondence from the municipality that this project meets the Live Local Act requirements pursuant to Section 125.01055, F.S.		

Replat Information (for new plats only)	
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"/> N/A	
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? If yes, please answer the following questions. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	
Number and type of units approved in the underlying plat.	
Number and type of units proposed to be deleted by this replat.	

Does this application contain any residential units?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Has this project been issued a School Board Impact Fee Waiver?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
If the answer is "Yes" to any of the questions above provide a School Capacity Availability Determination (SCAD) Letter from the Broward County School Board.	

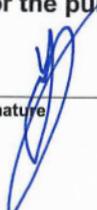
Land Use	
EXISTING	PROPOSED
Land Use Plan Designation(s) Activity Center	Land Use Plan Designation(s) Activity Center

Existing Use					
A credit against impact fees may be given for the site's current or previous use.					
Are there any existing structures on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
Land Use Type	Gross Building square foot or Dwelling Units	Date Last Occupied	EXISTING STUCTURE(S)		
			Remain the Same?	Change Use?	Has been or <u>will</u> be Demolished?
Commercial	31,133	currently occupied	YES NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES NO <input checked="" type="checkbox"/> <input type="checkbox"/>	HAS WILL NO <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Commercial	7,993	currently occupied	YES NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES NO <input checked="" type="checkbox"/> <input type="checkbox"/>	HAS WILL NO <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
Gross non-residential square footage includes the area of each floor level, measured from principal outside faces of exterior walls, including, but not limited to, corridors, mezzanines, floor surfaces with clear standing head room regardless of their use, areas totaling more than one hundred (100) square feet which are not enclosed but roofed.					

Proposed Use			
RESIDENTIAL USE		NON-RESIDENTIAL USE	
Land Use Type	Number of Dwelling Units or Rooms for Hotel use	Land Use Type	Gross Floor Area
mid-rise dwelling units	233	commercial	220,260

NOTARY PUBLIC: Owner/Agent Certification

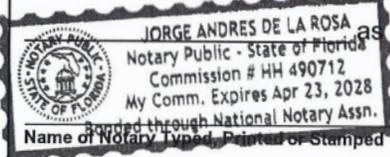
This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Owner/Agent Signature  Date 11/17/25

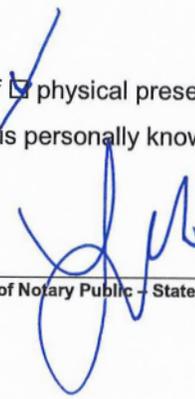
NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 17 day of November, 20 25, who is personally known to me | has produced as identification.



Name of Notary Public, Printed or Stamped

Signature of Notary Public - State of Florida 

Notary Seal (or Title or Rank) _____ Serial Number (if applicable) _____

For Office Use Only

Application Type
Note Amendment

Application Submittal Date 11/26/2025	Acceptance Date 12/2/2025	Fee \$2,090
Comments Due 1/5/2026	Report Due 1/15/2026	CC Meeting Date TBD
Adjacent Municipality N/A		
<input checked="" type="checkbox"/> Plat <input type="checkbox"/> Survey <input checked="" type="checkbox"/> Narrative <input checked="" type="checkbox"/> Title Work <input checked="" type="checkbox"/> Agent Affidavit <input checked="" type="checkbox"/> Municipal Approval <input checked="" type="checkbox"/> Pre-Application Conference Receipt		
<input checked="" type="checkbox"/> Other: Master Plan		
Distribute To <input checked="" type="checkbox"/> Full Review <input type="checkbox"/> Administrative Review		
Accepted By Nataly Miguez		



BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

Darby Desalle, Director
Public Works & Environmental Services Department
Housing & Urban Planning Division
1 N. University Dr. #102A
Plantation, FL 33324

RE: Note Amendment Lauderhill Mall South Out Parcels Plat

Dear Mr. Desalle,

Lauderhill Mall Investment, LLC (“Petitioner”) is the owner of three parcels totaling +/- 3.07 acres that are generally located at the northwest corner of the intersection of N. State Road 7 and NW 12th St. (“Property”) in the City of Lauderhill (“City”). The Property is identified as folio#’s 494136380070, 494136380060, and 494136380050 and is located on Lots 5, 6, and 7 of the Lauderhill Mall South Out Parcels plat. Lots 6 and 7 are vacant and Lot 5 is developed with a +/- 7,993 square foot automobile repair shop.

At this time, Petitioner is proposing to demolish the automobile repair shop and develop the Property with a mixed-use development containing a maximum of 233 multi-family dwelling units and +/- 13,340 square feet of commercial use (“Project”). To develop the Project, Petitioner respectfully requests the following amendment to the restrictive note on the Plat:

Existing Note Language

This Plat is restricted to 220,260 square feet of commercial use (16,289 existing; 203,971 square feet proposed)

Proposed Note Language

This Plat is restricted to 233 mid-rise multi-family dwelling units on Lots 5, 6 and 7 and 220,260 square feet of commercial use on Lots 1, 2, 3, 4, and 5.

With the development of the Project, there will be more than sufficient commercial use square footage on the plat for future allocations. The breakdown below demonstrates that after the Project is developed, there will be 44,673 square feet of commercial use constructed on the plat, leaving 175,587 square feet of commercial use available on the plat.

Existing Commercial Uses Breakdown

Lot 1: +/- 4,776 sq. ft. bank
Lot 2: +/- 19,021 sq. ft. commercial building
Lot 3: No building
Lot 4: +/- 7,336 sq. ft. restaurant
Lot 5: +/- 7,993 building to be demolished
Lot 6: no building
Lot 7: no building
Lot TC: Transit Station

Total: Existing Building Square Footage: 39,126
Proposed Commercial Use: 39,126 – 7,993 (building to be demolished) = 31,133
31,333 + 13,340 (new commercial use) = 44,673 square feet of commercial use

Thank you in advance for your consideration of this request. Please contact the undersigned should you have any questions.

Sincerely,



Miskel Backman, LLP
Hope Calhoun, Esq.