



Application Number 172-MP-85

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 A.T. & T. No. 1			
Plat Number 172-MP-85		Plat/Agreement Book - Page (if recorded) Book 127, Page 18	
Owner(s)/Petitioner(s) Name LE PARC AT LAUDERHILL LLC			
Address 231 SW 28th Road		City Miami	State FL
		Zip 33129	
Phone 561.777.0276 (Agent)		Email stephanie@toothaker.org & estefania@toothaker.org (Agent)	
Agent for Owner/Petitioner Stephanie J. Toothaker, Esq., P.A.		Contact Person Estefania Mayorga	
Address 501 SW 2nd Avenue, Suite 1		City Fort Lauderdale	State FL
		Zip 33301	
Phone 561.777.0276		Email stephanie@toothaker.org & estefania@toothaker.org	
BCPA Folio Number(s) 494231340010			
General Location East side of N SR 7 at/between/and NW 13th St and/of NW 15th St <small>north side/corner north street name street name / side/corner and/of street name</small>			

<p>Type of Application</p> <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> <p><input type="checkbox"/> New Plat</p> <p><input checked="" type="checkbox"/> Plat Note Amendment</p> <p><input type="checkbox"/> Tri-Party Agreement – Building Permit Prior to Plat Recording</p> <p><input type="checkbox"/> Lien Release / Standard Agreements</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Vacating Plats, or any Portion Thereof (BCCO 5-205)</p> <p><input type="checkbox"/> Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.68)</p> <p><input type="checkbox"/> Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.69)</p>

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 type="checkbox"/> N/A
What was the project number assigned by the Housing and Urban Planning Division?		Project Number <input type="checkbox"/> N/A <input type="checkbox"/> Don't Know		
Project Name		<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 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 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 type="checkbox"/> No <input checked="" 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 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.	

School Concurrency (for residential applications only)	
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 type="checkbox"/> No <input checked="" 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? Yes No

Land Use Type	Gross Building square foot or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO

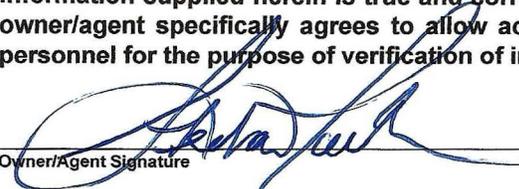
Gross non-residential square footage includes the area of each floor level, measured from principal outside faces of exterior walls, including, but not limited to, corridors, mezzanines, floor surfaces with clear standing head room regardless of their use, areas totaling more than one hundred (100) square 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 Units	388 units	Daycare	2,870 SF
		Telecommunications Equipment	66,408 SF

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

December 8, 2025
Date

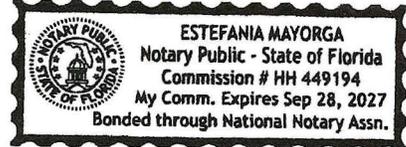
NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 8th day of December, 2025, who is personally known to me | has produced _____ as identification.

Estefania Mayorga
Name of Notary Typed, 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 12/11/2025	Acceptance Date 12/12/2025	Fee \$2,090.00
Comments Due 01/12/2026	Report Due 01/22/2026	CC Meeting Date TBD
Adjacent Municipality None		

- Plat
 Survey
 Narrative
 Title Work
 Agent Affidavit
 Municipal Approval
 Pre-Application Conference Receipt

Other: **Site plan**

Distribute To
 Full Review
 Administrative Review

Accepted By
Adrien Osias

December 8, 2025

VIA E-MAIL & HAND DELIVERY

Ms. Jennifer Lu-Chong, AICP
Planning Section Manager
Broward County Resilient Environment Department
Urban Planning Division
1 North University Drive, Box 1002
Plantation, FL 33324

RE: Plat Note Amendment to AT&T No. 1 (172-MP-85) Plat

Ms. Lu-Chong:

This firm represents LE PARC AT LAUDERHILL, LLC (the "Applicant"), as owner of the real property located at 3831 NW 13 St, Lauderhill, FL 33311, Folio No. 494231340010, (the "Property") in the City of Lauderhill, Florida (the "City").

On behalf of the Applicant, we are requesting a plat note amendment. 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. 120303785:

This Plat is restricted to 144 garden apartments, 214 mid-rise units, and 2,870 square feet of daycare use on Tract 1; the remainder of the plat is restricted to 66,408 square feet of telecommunications equipment.

Applicant will be submitting a special exception and site plan modification request to the City to increase the maximum number of units within the Property from 358 units to 388 units and modify the unit type to all mid-rise units.

The Applicant requests to amend the Plat Note to conform to the same number and type of units that will be permitted under the special exception and modified site plan and respectfully requests the Broward County Board of County Commissioners approve a Plat Note amendment as follows:

*The Plat is restricted to **388 mid-rise units** and 2,870 square feet of daycare use on Tract 1; the remainder of the plat is restricted to 66,408 square feet of telecommunications equipment.*

If you have any questions or require additional information, please do not hesitate to contact stephanie@toothaker.org and estefania@toothaker.org.

Respectfully,

 Digitally signed by
Stephanie J. Toothaker, Esq.
Date: 2025.12.08 15:09:03
-05'00'

Stephanie J. Toothaker, Esq.

Stephanie J. Toothaker, Esq.
land use development political strategy procurement



December 29, 2025
Amended

Stephanie J. Toothaker, Esq., P.A.
Attn: Stephanie J. Toothaker, Esq.
501 SW 2 Avenue, Suite 1
Fort Lauderdale, FL 33301
Email: stephanie@toothaker.org

CC: Le Parc at Lauderhill, LLC
Attn: Mauricios Girault Domenge, Manager
231 SW 28th Road
Miami, FL 33129

RE: Letter of No Objection to Plat Note Amendment
SUBJECT PROPERTY: 3831 NW 13 Street, Lauderhill, FL 33311
Parcel ID(s): 494231340010

Stephanie Toothaker,

The Planning and Zoning Division has received your letter wherein you requested a letter of no objection for an amendment to a plat note. 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. 120303785:

This Plat is restricted to 144 garden apartments, 214 mid-rise units, and 2,870 square feet of daycare use on Tract 1; the remainder of the plat is restricted to 66,408 square feet of telecommunications equipment.

The Applicant is seeking to amend the Plat Note as follows:

The Plat is restricted to 388 mid-rise units and 2,870 square feet of daycare use on Tract 1; the remainder of the plat is restricted to 66,408 square feet of telecommunications equipment.

As noted in the letter, the proposed change is an increase of 30 additional units, which will require an updated special exception application and amendment to the site plan application; however, the request is consistent with the land use (Transit Oriented Corridor) and density permitted on the property. The gross acreage of the property 9.93 acres, and the 388 units requested would be under with the maximum 40 units per acre allowed by the zoning designation (RM-40 – Residential Multi-Family 40 units/acre).

Should you have any additional questions or require additional information, feel free to visit our offices during business hours, or contact us at 954-730-3050 or via email at planningandzoning@lauderhill-fl.gov.

Regards,
The City of Lauderhill

Daniel T. Keester-O'Mills, AICP
Development Services Director

DK/dk
R:\Applications\Plats\2025\25-PNA-003 _ 3831 NW 13 ST _ Le Parc Amended (Plat Note Amendment)\(25-PNA-003)_ 3831 NW 13 ST - Le Parc - Amended.docx