



TO: Darby Delsalle, AICP, Director
Broward County Housing and Urban Planning Division

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Lauderhill Mall South Out Parcels
(040-MP-18) City of Lauderhill

DATE: December 29, 2025

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat.

The Future Land Use Element of the City of Lauderhill Comprehensive Plan is the effective land use plan for the City of Lauderhill. That plan designates the area covered by this plat for the uses permitted in the "Transit Oriented Corridor" land use category. This plat is generally located on the northwest corner of Northwest 12 Street and State Road 7/U.S. 441.

Regarding the existing and proposed residential and commercial uses, the subject Transit Oriented Corridor permits a maximum of 6,262 dwelling units and 5,229,208 square feet of commercial uses. To date, including this proposed development, 4,905 dwelling units and 2,773,567 square feet of commercial use have been proposed by plat or granted development permits, resulting in 1,357 dwelling units and 2,455,641 square feet of commercial use remaining. Therefore, the proposed 233 dwelling units and 220,260 square feet of commercial uses are in compliance with the permitted uses of the effective land use plan.

Planning Council staff notes that this plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendments PC 06-3/PCT 06-4, which were approved by the Broward County Commission on June 27, 2006, recognizing the following voluntary commitment:

- Payment of cost per student station fees for additional permitted dwelling units including restricting the unit type and bedroom mix, as recorded in Official Record Book 44608, Pages 361-388.

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

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BBB: HHA

cc: Kennie Hobbs, Jr., City Manager
City of Lauderhill

Daniel T. Keester-O'Mills, Director, Planning and Zoning Department
City of Lauderhill

