

City of Lauderhill

Development Review Report

Plat Note Amendment No.16-PL-002

I. APPLICANT INFORMATION

PETITIONER

We Financial Credit Union

STATUS OF PETITIONER

Owner

II. BACKGROUND INFORMATION

Requested Action

Request to approve a Delegation Request or Plat Note Amendment to change the square feet allowed for bank use from 8,000 to 14, 000 to accommodate the construction of a 4039 square feet bank building with three drive- through teller lanes.

We Financial Credit Union is proposing to construct a one-story freestanding bank building with three drive-through lanes on a 1.15± acre site in the General Commercial (CG) zoning district located on West Oakland Park Boulevard east of the Lauderhill Police Station.

Applicable Land Development Regulations

Article IV, Article IV - Development Review Requirements, Sec. 1.4. - Major review.

III. SITE INFORMATION

Location/Legal Description

A 1.15±acre site in the General Commercial (CG) zoning district, legally described as a portion of Parcel "B", BAYTREE OF INVERRARY", according to the plat thereof, as recorded in Plat Book 146, Page 44 of the public records of Broward County, Florida, more commonly described as the vacant property adjacent to and just east of 6279 W. Oakland Park Blvd., Lauderhill, Florida.

Land Use/Zoning:

Existing Land Use	Commercial
Future Land Use Designation	Commercial
Zoning Designation	CG

Adjacent Designations:

	Existing Use	Future Designation	Zoning
North	Commercial	Commercial	CG
South	City of Sunrise		
East	Commercial	Commercial	CG
West	Commercial	Commercial	CG

IV. ZONING HISTORY

Existing Special Exceptions

None

Violations

None

Existing Variances

None

V. PLANNING ANALYSIS

The Baytree of Inverrary plat (PB 146-Page 44) contains a note (Plat Note 12) that restricts development to 180,000 square feet for commercial use, 20,000 square feet for office use, 8,000 square feet for bank use, and a 150-room hotel use.

The request for the Plat Note Amendment is to change the square feet allowed for bank use from 8,000 to 14, 000 to accommodate the construction of a 4,039 square feet bank building with three drive- through teller lanes.

The Land Development Regulations (LDR) does not specifically address delegation requests but historically the LDR has been interpreted to require Commission action.

VI. RECOMMENDATION/ACTION

Planning and Zoning staff recommends the City Commission adopt the proposed Resolution.

VII. ATTACHMENTS

- A. Resolution
- B. Baytree of Inverrary plat (PB 146 –Page 44)
- C. Exhibit A: Existing Plat Note No. 12 language
- D. Exhibit B: Proposed Plat Note No. 12 language

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Date: March 16, 2017