



## Legislation Details (With Text)

**File #:** 12-0249      **Version:** 1      **Name:** WE Financial Plat Note Amendment

**Type:** Quasi-Judicial      **Status:** First Reading

**File created:** 3/15/2017      **In control:** City Commission Meeting

**On agenda:** 3/27/2017      **Final action:**

**Title:** RESOLUTION NO. 17R-03-104: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA RECOMMENDING THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA 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 4,039 SQUARE FEET BANK BUILDING WITH THREE DRIVE-THROUGH TELLER LANES ON 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; PROVIDING FOR TRANSMITTAL; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, CHARLES FARANDA).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. RES-17R-03-104-Plat Note Amendment-WE Financial.pdf, 2. AR 17R-03-104.pdf, 3. WE Financial DRR -PLAT NOTE AMENDMENT-3-16-2017.pdf, 4. WE Financial Attachment A Site Plan (2).jpg, 5. We Financial-Baytree Plat.pdf, 6. We Financial-Exhibit A-Plat Orig Language.pdf, 7. We Financial-Exhibit B Amended Language.pdf

Date	Ver.	Action By	Action	Result
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**RESOLUTION NO. 17R-03-104: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA RECOMMENDING THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA 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 4,039 SQUARE FEET BANK BUILDING WITH THREE DRIVE-THROUGH TELLER LANES ON 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; PROVIDING FOR TRANSMITTAL; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CITY MANAGER, CHARLES FARANDA).**

**Request action :** Adopt the Resolution

**Need:** A delegation request or plat note amendment is needed in order 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 on a 1.15±acre site. The Land Development Regulations (LDR) does not specifically address delegation requests but historically the LDR has been interpreted to require Commission action.

**Summary Explanation/ Background:** The Baytree of Inverrary plat (PB 146 Page44) 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 (16-PL-002) 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.

**Staff Recommendation:** Planning and Zoning staff recommends the City Commission adopt the proposed Resolution.

**Attachments:** Resolution and Baytree of Inverrary plat (PB 146 Page44)

**Cost Summary/ Fiscal Impact:** Staff finds the implementation of this Resolution will not require a budget allocation or expenditure of City funds and concludes it does not have any direct fiscal impact on the City's budget.

**Estimated Time for Presentation:** 5 minutes

**Master Plan:**

**Goal 1: Clean, Green Sustainable Environment**

- Increase mass transit ridership
- Reduce City energy consumption
- Reduce water consumption

**Goal 2: Safe and Secure City of Lauderhill**

- Crime in lower 50% in Broward
- Residents feel safe in neighborhood
- Reduce emergency fatalities

**Goal 3: Open Spaces and Active Lifestyle for all ages**

- Increase participation in youth sports
- Add new park land and amenities
- Increase attendance at cultural programs and classes

**Goal 4: Growing Local Economy, Employment and Quality of Commercial Areas**

- Increase commercial tax base
- Increase employment in Lauderhill businesses
- Decrease noxious and blighted uses in commercial areas

**Goal 5: Quality Housing at all Price Ranges and Attractive Communities**

- Neighborhood signs and active HOAs
- Housing & streets improved, litter reduced
- Increase proportion of single family homes and owner occupied housing

**Goal 6: Efficient and Effective City Government, Customer Focused & Values Diversity**

- Improves City efficiency
- Increase use of Information Technology
- Increases residents perception of Lauderhill as an excellent place to live