



Legislation Text

File #: 19R-3107, **Version:** 1

RESOLUTION NO. 19R-01-27: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING TO 5 STAR SEAL COATING, INC. THE CONVEYANCE OF A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, WITH CONDITIONS, TO ALLOW THE CONTINUED OPERATION IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT OF AN AUTOMOTIVE REPAIR SHOP ON AN APPROXIMATELY ±0.51 ACRE SITE LOCATED ON THE EAST SIDE OF N.W. 31ST AVENUE AND SOUTH OF N.W. 14TH STREET, LEGALLY DESCRIBED AS A PORTION OF SECTION 31, TOWNSHIP 49 SOUTH, RANGE 42 EAST AND MORE COMMONLY KNOWN AS 1391 N.W. 31ST AVENUE, LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

Request Action: (State the action requested of the Commission and why the action is necessary. What is the expected outcome of the action?)

Adopt a Resolution granting to 5 Star Seal Coating, Inc., a Special Exception Use Development Order with conditions to allow in the General Commercial (CG) zoning district an Automotive Repair Use on a .51+/- net acre site legally described as a portion of land in Section 31, Range 41 East, Township 42 South and located in Broward County Florida according to the plat thereof and recorded in Plat Book 80, Page 17, of the public records of Broward County, Florida and more commonly known as 1391 NW 31 Avenue, Lauderhill, FL.

Need: (Why is there a need for this action?)

Within the General Commercial (CG) zoning district, any vehicular related use requires special exception approval from the City Commission. 5 Star Seal Coating, Inc., tenant, has been authorized by the property owner, 31 Avenue Investments, LLC, to request approval.

Summary Explanation/ Background: (Provide a summary/background of this agenda request)

A Special Exception Use is requested to allow in the General Commercial (CG) zoning district the continued operation of an existing automotive repair/tire shop on approximately 0.51 net acre parcel generally located on the east side of NW 31st Avenue and south of NW 14th St. On September 14, 2009, the City of Lauderhill Commission adopted Resolution No. 09R-09-217, granting to the previous business owner, Crosstown Motors, Inc. a Special Exception Use Development Order with conditions to allow a new/used car dealership with the outdoor display and storage of vehicles with accessory minor vehicular repair services. As a condition of approval, the special exception use development order could not be assigned, subleased, or transferred. The site has been operated as an automobile sales and repair use since being annexed into Lauderhill in 2006. Mr. B's Auto Sales and Repairs formerly occupied this site, prior to Crosstown Motors, Inc.

Attachments: (Number all attachments consecutively)

1. Application
2. Resolution NO. 09R-09-217
3. Site Plan & Floor Plan
4. Deed, Legal Description, & Lease

5. Development Review Report

Cost Summary/ Fiscal Impact: (Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements)

None

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 Lauderdale

- ☐ 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 Lauderdale 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 Lauderdale as an excellent place to live