



City of Lauderhill

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File Details

City Commission
Chambers at City Hall
5581 W. Oakland Park
Blvd.
Lauderhill, FL, 33313
www.lauderhill-fl.gov

File Number: 21R-4024

File ID: 21R-4024

Type: Resolution

Status: Agenda Ready

Version: 1

Reference:

In Control: City Commission Meeting

File Created: 03/16/2021

File Name: Special Exception Application No. 21-SE-001
UNIVERSITY PALMS, LLC

Final Action:

Title: RESOLUTION NO. 21R-03-70: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING THE SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO UNIVERSITY PALMS, LLC., SUBJECT TO CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT THE CONTINUATION OF AN AUTOMOTIVE, REPAIR AND SALES USE ON 1.30 ± ACRE SITE AS LEGALLY DESCRIBED HEREIN AND MORE COMMONLY KNOWN AS 4907 NORTH UNIVERSITY DRIVE, LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

Notes:

Sponsors: Giles

Enactment Date:

Attachments: RES-21R-03-70-Special X - Palms University Automotive.pdf, University Palms, LLC Memo, RES 13R-10-228, (21-SEU-001) Conditions Affidavit-Unsigned.pdf, Application- Special Exception.pdf

Enactment Number:

Contact:

Hearing Date:

* **Drafter:** slangrin@laudershill-fl.gov

Effective Date:

Related Files:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 21R-4024

RESOLUTION NO. 21R-03-70: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING THE SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO UNIVERSITY PALMS, LLC., SUBJECT TO CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT THE CONTINUATION OF AN AUTOMOTIVE, REPAIR AND SALES USE ON 1.30 ± ACRE SITE AS LEGALLY DESCRIBED HEREIN AND MORE COMMONLY KNOWN AS 4907 NORTH UNIVERSITY DRIVE, LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

Request Action: Pass a resolution to approve a special exception use subject to conditions.

Need: Within the gENERAL coMMERCIAL (cg), Zoning District aN AUTOMOTIVE, REPAIR OR AN AUTOMOTIVE SALES USE is a special exception use requiring City Commission approval. The applicant needs City Commission approval in order to operate the proposed use.

Summary/Explanation:

THE propsoed use is that of An Automotive, repair and sales center. This automotive center is existing staff has determined that it appropriate to amend the existing special exception use resolution to add conditions allowing ownership to change automotive use tenants when needed without the need for further Special exception approval.

THE SUBJECT SITE IS LOCATED WITH THE gENERAL COMMERCIAL, (Cg) ZONING DISTRICT. THE PROPOSED CONVEYANCE IS FOR AN EXSITING AUTOMOTIVE CENTER WITH AUTOTIVE, REPAIR AND SALES USES. STAFF POROPOSES TO AMEND THE EXISTING RESOLUTION TO ADD A PROVISION THAT THE PLAZA OWNER, UNIVERSITY PALMS, LLC, MAY TRANSFER TENANTS WITHIN THE APPROVED AUTOMOTIVE CENTER AS NEED WITHOUT THE NEED FOR FURTHER SPECIAL EXCEPTION USE APPROVAL.

tHE SUBJECT SITE IS GENERALLY LOCATED ON THE WEST SIDE OF n UNIVERISTY DRIVE, SOUTH OF nw 50TH STREET AND nORTH OF nw 47 st. tHE SITE IS BORDERED TO THE nORTH, SOUTH AND WEST BY ZOMMERCIAL ZONED PROPERTIES. tHE SITE IS BORDERED TO THE WEST BY A RESIDENTIAL MULTI-FAMILY NEIGHBORHOOD (rm-18) AND BUFFERED TO THE NEIGHBORHOOD BY A 85' CANAL RIGHT OF WAY.

Based upon its review, staff finds the proposed AMENDED AUTOMOTIVE, REPAIR AND SALES USE to be consistent with the above considerations. As such, staff recommends approval of the special exception request.

Attachments:

- Development Review Report
- Conditions Affidavit
- Application

Cost Summary/ Fiscal Impact:

The Division finds the implementation of this Resolution/Ordinance 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: Explain how this Agenda item advances one or more objectives

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