



# City of Lauderhill

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

## File Details

**File Number: 19R-3472**

**File ID:** 19R-3472

**Type:** Resolution

**Status:** Agenda Ready

**Version:** 1

**Reference:**

**In Control:** City Commission Meeting

**File Created:** 10/15/2019

**File Name:** SPECIAL EXCEPTION APPLICATION 19-SE-009  
JAMAICA HOUSE RESTAURANT, INC.

**Final Action:**

**Title:** RESOLUTION NO. 19R-10-243: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING THE SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO JAMAICA HOUSE RESTAURANT BROWARD, INC. D/B/A JAMAICA HOUSE RESTAURANT II, SUBJECT TO CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT A RESTAURANT, FAST FOOD WITH DRIVE THROUGH WITH OUTDOOR SEATING USE ON A 0.48± ACRE SITE LEGALLY DESCRIBED AS TRACTS A AND B, BROWNS BROWARD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 103, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS 3351 WEST BROWARD BOULEVARD, LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

### Notes:

**Sponsors:** Faranda

**Enactment Date:**

**Attachments:** RES-19R-10-243-Special X - Jamaica Restaurant, DRR (19-SE-009) DRR Jamaica House Restaurant Broward Inc. DBA Jamaica House II, A. SEU Application, Jamaica House.pdf, Jamaica House, Proposed Site plan, Floor Plan, and Elevations (1).pdf, Jamaica House Legal Opinion.pdf

**Enactment Number:**

**Contact:**

**Hearing Date:**

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

**Effective Date:**

### History of Legislative File

| Ver-<br>sion: | Acting Body:            | Date:      | Action: | Sent To: | Due Date: | Return<br>Date: | Result: |
|---------------|-------------------------|------------|---------|----------|-----------|-----------------|---------|
| 1             | City Commission Meeting | 10/28/2019 |         |          |           |                 |         |

**Text of Legislative File 19R-3472**

**RESOLUTION NO. 19R-10-243: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING THE SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO JAMAICA HOUSE RESTAURANT BROWARD, INC. D/B/A JAMAICA HOUSE RESTAURANT II, SUBJECT TO CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT A RESTAURANT, FAST FOOD WITH DRIVE THROUGH WITH OUTDOOR SEATING USE ON A 0.48± ACRE SITE LEGALLY DESCRIBED AS TRACTS A AND B, BROWNS BROWARD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 103, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS 3351 WEST BROWARD BOULEVARD, LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE**

**Request Action:**

A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA granting to JAMAICA HOUSE RESTAURANT BROWARD, INC. D/B/A Jamaica House Restaurant II. A SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO ALLOW in the general commercial (cg) zoning district a Restaurant, Fast food with Drive through with outdoor seating use on a 0.48± acre site legally described As tracts a and b, browns broward, ACCORDING TO THE Plat thereof, as recorded in official records book 103, page 48, of the public records of Broward County, Florida, more commonly known as 3351 w. broward blvd, LAUDERHILL, Florida.

**Need:**

Within the General Commercial (CG) Zoning District a Restaurant, Fast Food with Drive Through is a special exception use requiring City Commission approval. The applicant needs City Commission approval in order to operate the proposed use.

**Summary Explanation/ Background:**

The site in question is a commercial site which fronts on an arterial roadway, W. Broward Blvd. The site abuts a commercial plaza to the East, NW 34th Ave and then a commercial site to the west, a vacant lot and then single family residential to the North and W. Broward Blvd and then the City of Fort Lauderdale to the South. The site was the former site of Moby's Fish and Chicken restaurant which has been out of operation for more than one year. The site is designed with a standalone building, single drive through lane, parking area, landscaping, and a dumpster enclosure. Based upon its review, staff finds the proposed use of a Restaurant, Fast Food, with Drive Thru use, to be consistent with the above considerations. As such, staff recommends approval of the special exception request. This was approved with AMENDED conditions - removing outdoor seating and agreeing to sign trespass agreement.

**Attachments:**

DEVELOPMENT REVIEW REPORT  
AFFIDAVIT OF CONDITIONS  
SEU APPLICATION  
SITE PLAN  
LEGAL OPINION

**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:**

**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