

RESOLUTION NO. 20R-02-47

A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO BROWARD COUNTY WATER AND WASTEWATER SERVICES TO ALLOW WITHIN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT A GOVERNMENT OFFICE USE PROVIDER ON A 1.04 ± ACRE SITE WITH THE LEGAL DESCRIPTION AS PROVIDED HEREIN; MORE COMMONLY KNOWN AS FOLIO # 494136000012, LAUDERHILL MALL OUTPARCEL #2, LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, this property is zoned Community Commercial (CC) by the City of Lauderhill Zoning Map; and

WHEREAS, pursuant to the Land Development Regulations (LDR), this use is permitted in the Community Commercial zoning district by Special Exception approval only; and

WHEREAS City Staff recommends that the City Commission vote IN FAVOR OF of this Special Exception Use Development Order request, subject to the following conditions;

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA:

Section 1. The Special Exception Use Development Order of Broward County Water and Wastewater Services, to allow within the Community Commercial (CC) Zoning District a government office use provider on an approximate 1.04 ± acre site as legally described in the Development Review Report attached hereto, more commonly known as Folio #494136000012, Lauderhill Mall Outparcel #2, is hereby approved subject to the following conditions:

1. This Special Exception Use development order for an Office, Government use shall be specifically granted to Broward County Water and Wastewater Services and such development order cannot be assigned, leased, subleased, transferred or otherwise conveyed to another entity. Further, this special exception use development order shall automatically expire and become null and void if any entity other than Broward County Water and Wastewater Services operates the use.

2. All business operations associated with this Office, Government use must be maintained within the confines of the building, to include queuing.
3. Complaints to Code Enforcement or the Police Department may cause the SEU approval to be reviewed by the City Commission for possible revocation.
4. Any violation of these conditions of approval may result in a public hearing before the City Commission and may result in the modification, suspension or revocation of this special exception use development order or its conditions or both. Further, consistent with LDR Article IV, Part 1.0., Section 1.8, this development order may be revoked, suspended or modified based on the grounds stated herein. In addition, this development order is subject to post-approval review consistent with LDR Article IV, Part 4.0., Section 4.11.

Section 2. The Staff Report, as prepared by City staff, and all other substantial competent evidence presented at the Commission meeting, is incorporated herein and is hereby adopted as the findings of fact as to this special exception.

Section 3. This Resolution shall take effect immediately upon its passage.

DATED this _____ day of _____, 2020.

PASSED AND ADOPTED on first reading this _____ day of _____, 2020.

PRESIDING OFFICER

ATTEST:

CITY CLERK

MOTION
SECOND

M. BATES
H. BERGER
R. CAMPBELL
D. GRANT
K. THURSTON

Approved as to Form

W. Earl Hall
City Attorney