

City of Lauderhill

Special Exception Application No. 21-SEU-010

Truist

I. APPLICANT INFORMATION

PETITIONER

Truist

Maria Coffey

STATUS OF PETITIONER

Certified Area Operations Officer

II. BACKGROUND INFORMATION

Requested Action

Request for a Special Exception Use General Development Order for a Financial Institution Use with a Drive-through within the General Commercial (GC) Zoning District.

Applicable Land Development Regulations

Article IV, Part 4, Section 4.4. Approval for Special Exception Uses.

Article III, Section 2.3. Allowable land uses.

Article IV, 4.3 B. Existing zoning provisions and uses.

III. SITE INFORMATION

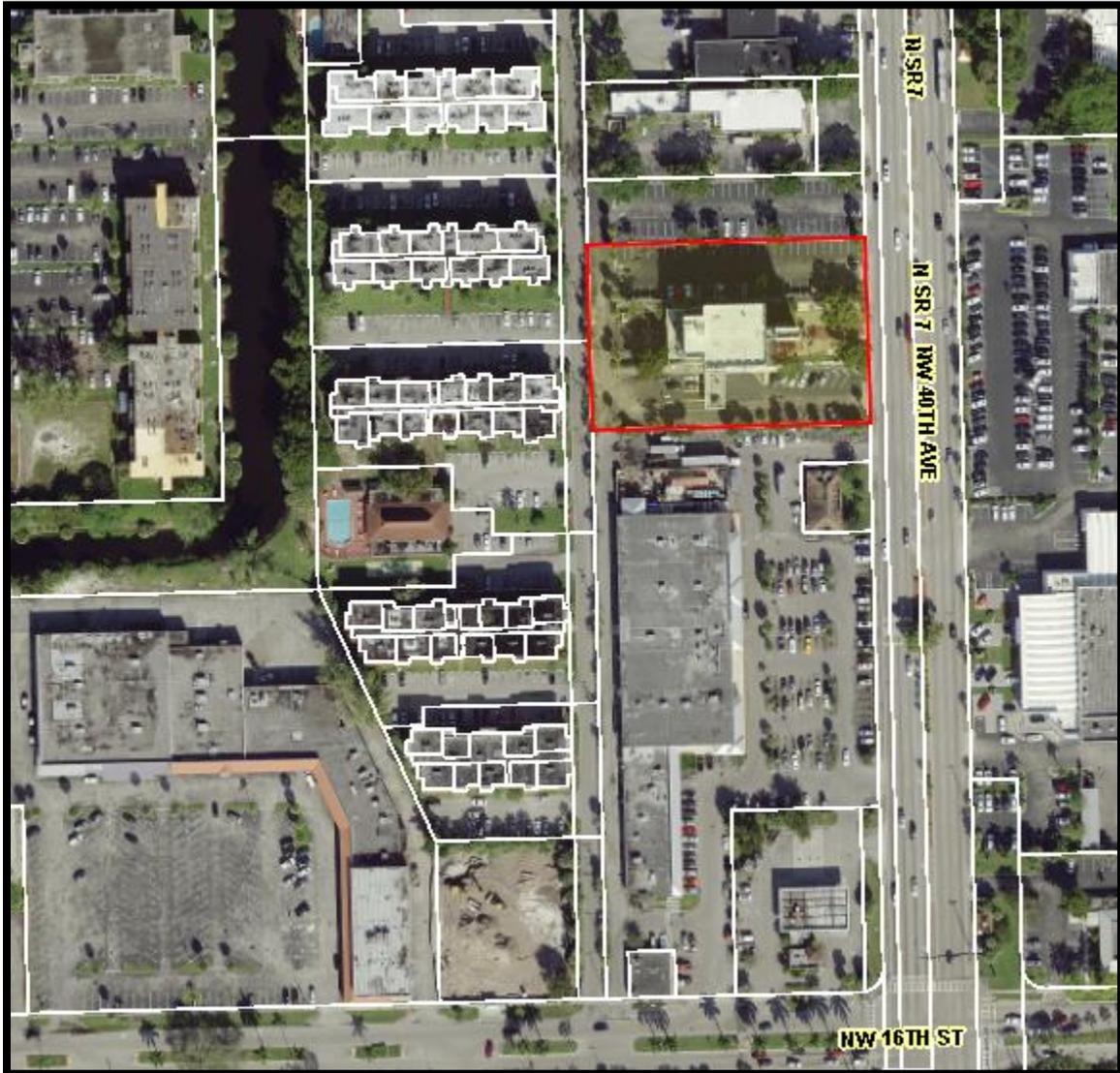
Location/Legal Description

ATLANTIC FEDERAL LAUDERHILL 69-27 B ALL PARCEL A

Folio

4941-3623-0010

Location Map



Land Use/Zoning:

Existing Land Use	Commercial
Future Land Use Designation	TOC, Transit Oriented Corridor
Zoning Designation	General Commercial (CG)

Adjacent Designations:

	Existing Use	Future Designation	Zoning
North	Commercial	TOC, Transit Oriented Corridor	CG
South	Commercial	TOC, Transit Oriented Corridor	CG
East	Commercial	TOC, Transit Oriented Corridor	CG
West	Multifamily	TOC, Transit Oriented Corridor	RM-45

IV. ZONING HISTORY

Existing Special Exceptions

None.

Violations

None.

Existing Variances

None

V. PLANNING ANALYSIS

As stipulated in the Land Development Regulations, Article IV, Section 4.6 Standards for Approval, the Planning and Development Division has reviewed the proposed request pursuant to the following special exception considerations:

1. The effect of such use on surrounding properties.
2. The suitability of the use in regard to its location, site characteristics, and intended purpose.
3. Access, traffic generation and road capacities.
4. Economic benefits or liabilities.
5. Demands on utilities, community facilities, and public services.
6. Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderhill.
7. Factors relating to safety, health, and general public welfare.

The subject site is located on the West side of State Road 7 approximately 601 feet North of NW 16 ST. The property is located within the General Commercial Zoning District and is surround by Commercial Uses to the East, North, and South. The property abuts a Multifamily Use to the West.

The Applicant proposes to continue operating the Financial Institution Use with a Drive-through under an updated business name located at 1771 NW 40th Avenue. The Existing BB&T recently merged with Suntrust and is now know as Truist. The proposed Financial Institution Use with a Drive-through (Truist) will continue to operate in the same fashion as BB&T and will not have an adverse impact as the Use will be the same.

Based upon its review, staff finds the continuation of the Financial Institution Use with a Drive-through for the operation of Truist to be consistent with the above considerations. As such, staff recommends approval of the special exception use request.

VI. RECOMMENDATION/ACTION

Planning and Zoning recommends approval of the Special Exception Use application for a Financial Institution Use with a Drive-through.

Recommend approval of the special exception development order with the following conditions:

1. All business operations associated with this Financial Institution Use with a Drive-through must be maintained within the confines of the building. All vehicular queuing shall remain within the site.
2. Complaints to Code Enforcement, Police or the Florida Board of Medicine may cause the SEU approval to be reviewed by the City Commission for possible revocation.
3. If the City's Code Enforcement Board assesses a lien for landscaping, trash or other unsightly or unsafe conditions, this special exception use development order may be brought before the City Commission to be reconsidered, at which time the development order or the conditions of approval may be subject to modification, suspension or revocation.
4. If the City's Police Department or Code Department records more than three instances regarding noise, loitering, parking or criminal activity, either from observation by police officers or verified from complaints by three or more

unrelated individuals, within any ninety (90) day period, the special exception use may be brought before the City Commission to be reconsidered, at which time the development order or the conditions of approval may be subject to modification, suspension or revocation.

5. 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.
6. 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.
7. If a use which has been granted a special exception shall cease to operate for a continuous period of one (1) year, the special exception approval shall expire.
8. The owner shall execute a trespass agreement for the police department to keep on file for enforcement.

VII. ATTACHMENTS

- A. Application submission
- B. Site Plan
- C. Floor Plan/Fixtures
- D. SEU Conditions Affidavit

Prepared by:
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City Planner
City of Lauderhill
Date: 6/9/21