



City of Lauderhill

Attend via Computer:
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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: 20R-3921

File ID: 20R-3921

Type: Resolution

Status: Agenda Ready

Version: 1

Reference:

In Control: City Commission Meeting

File Created: 11/05/2020

File Name: Special Exception - Popeyes (G.I. Commercial)

Final Action:

Title: RESOLUTION NO. 20R-11-238: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA granting TO G.I. OF COMMERCIAL, LLC. A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW in the GENERAL COMMERCIAL (CG) zoning district A RESTAURANT, FAST FOOD, WITH DRIVE THROUGH USE ON A .66± ACRE SITE legally described as COMMERCIAL BOULEVARD SHOPPES NO 2, 107-43 B LOT 11 according to the plat thereof as recorded in official records book 107 page 43 of the public records of Broward County, Florida, more commonly known as 7040 W. COMMERCIAL BLVD., LAUDERHILL, Florida; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE

Notes:

Sponsors:

Enactment Date:

Attachments: RES-20R-11-238-Special X -GI Inc.pdf, DRR (20-SE-012) DRR Popeyes, Exhibit A - Special Exception Use Application with fee, Exhibit A1 - Special Exception Justification, Exhibit B - Deed, Exhibit B1 - Declaration of Restrictions - Draft, Exhibit C - Site Plan, Exhibit D - Survey - Vacant Property, Exhibit E - Floor Areas-Layout1, Exhibit F - Equipment plan-Layout1, Exhibit G - Traffic Statement, Exhibit G1 - Traffic Statement Review, Exhibit H - (20-SE-012) SEU Conditions Affidavit, Popeyes

Enactment Number:

Contact:

Hearing Date:

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

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 20R-3921

RESOLUTION NO. 20R-11-238: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA granting TO G.I. OF COMMERCIAL, LLC. A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW in the GENERAL COMMERCIAL (CG) zoning district A RESTAURANT, FAST FOOD, WITH DRIVE THROUGH USE ON A .66± ACRE SITE legally described as COMMERCIAL BOULEVARD SHOPPES NO 2, 107-43 B LOT 11 according to the plat thereof as recorded in official records book 107 page 43 of the public records of Broward County, Florida, more commonly known as 7040 W. COMMERCIAL BLVD., LAUDERHILL, Florida; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE

SPECIAL EXCEPTION APPLICATION NO.20-SE--12: WITHIN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT A Restaurant, Fast Food, with drive through 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 APPLICANT IS PROPOSING A 2,977 SQUARE FOOT RESTAURANT, FAST FOOD RESTAURANT (POPEYES) WITH A DOUBLE DRIVE THROUGH WHICH REQUIRES SPECIAL EXCEPTION APPROVAL BY THE CITY COMMISSION.

AS SUCH, A SPECIAL EXCEPTION USE IS BEING REQUESTED TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT A RESTAURANT, FAST FOOD, WITH DRIVE THROUGH USE ON A 0.66 ± ACRE PARCEL GENERALLY LOCATED ON THE SOUTHERN SIDE OF WEST COMMERCIAL BLVD BETWEEN NORTH UNIVERSITY DRIVE AND NW 70TH AVENUE.

Attachments: DEVELOPMENT REVIEW REPORT, SITE PLAN, FLOOR PLAN, AFFIDAVIT OF CONDITIONS

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