

City of Lauderhill

Special Exception Application No. 20-SEU-003

Broward County Water and Wastewater Services

I. APPLICANT INFORMATION

PETITIONER

Jonathan K. Allen, Broward County Water and Wastewater Services

STATUS OF PETITIONER

Representative

II. BACKGROUND INFORMATION

Requested Action

Request for a Special Exception Use General Development Order for an Office, Government use within the Community Commercial (CC) 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

LAUDERHILL MALL OUTPARCEL B BAY 7, 36-49-41 BED SE COR OF SEC, NLY 1911.74, W 50 TO POB, N 1655, W 150, N 150, W765.26, S 1805.60, ELY 918.26 TO POB, LESS FLAIR SUB NO 3 & LESS NW 16 ST & LESS PT INC AS RECORD IN BOOK 36 PAGE 49 OF THE OFFICIAL RECORDS OF BROWARD COUNTY AND COMMONLY KNOWN AS 1267 NW 40TH AVENUE, LAUDERHILL, FLORIDA.

Folio

4941-36-00-0012

Location Map



Land Use/Zoning:

Existing Land Use	Commercial
Future Land Use Designation	TOC, Transit Oriented Corridor
Zoning Designation	Community Commercial (CC)

Adjacent Designations:

	Existing Use	Future Designation	Zoning
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North	Commercial and	TOC, Transit Oriented Corridor	CG, CO, and CF
South	Commercial	TOC, Transit Oriented Corridor	CG
East	Commercial	TOC, Transit Oriented Corridor	CG and CE
West	City Canal followed by Multi-Family Residential	Medium-High (25) Residential	PO followed by RM-22

IV. ZONING HISTORY

Existing Special Exceptions

None. This is an unconstructed outparcel building.

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 site in question is an unconstructed outparcel office and retail building which sits on the East side of the Lauderhill Mall site. The Lauderhill Mall site fronts on the arterial

roadway of NW 40 AVE, N State Road 7 and is bounded on the North and South by NW 16th Street and NW 12 Street. To the North the property abuts NW 16th Street followed by parcels zoned General Commercial (CG), Commercial Office (CO), and Community Facilities (CF). To the South the property abuts NW 12 ST followed by parcels that are zoned General Commercial (CG). Abutting to the West is an approximately one hundred foot (100') wide canal zoned Parks and Open Space (PO) followed by Park South, a multi-family residential neighborhood zoned Residential Multi-family at 22 dwelling units per acre (RM-22).

This unconstructed outparcel building will contain eleven (11) bays and be occupied by retail and office uses. The site will sit immediately north of the Broward County Regional Bus Terminal which is approved for construction on the center East side of the Lauderhill Mall Site.

Broward County Water and Wastewater Services proposes to operate an Office, Government Use at this location to serve as a payment center for the payment of water and wastewater bills. The County chose this location based on it being centrally located within Central Broward County. Additionally, this location will provide a convenient service to residents using the Broward County Regional Bus Terminal or the Lauderhill Mall.

Based upon its review, staff finds the proposed use of an Office, Government use for the operation of a Broward County Water and Wastewater Services bill payment center 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 an Office, Government use.

Recommend approval of the special exception development order with 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, Police or the Florida Board of Medicine 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.

VII. ATTACHMENTS

- A. Application submission
- B. Site Plan
- C. Elevations and Bay Location
- D. Property Owner Authorization Letter
- E. SEU Conditions Affidavit

Prepared by:
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City of Lauderdale
Date: 2/3/20