



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: 21R-4071

File ID: 21R-4071

Type: Ordinance

Status: First Reading

Version: 1

Reference:

In Control: City Commission
Meeting

File Created: 04/27/2021

File Name: Popeyes Variance

Final Action:

Title: ORDINANCE NO. 21O-05-115: AN ORDINANCE GRANTING A VARIANCE REQUEST FROM G.I. OF COMMERCIAL, LLC., SUBJECT TO CONDITIONS, FOR RELIEF FROM THE LAND DEVELOPMENT REGULATIONS, ARTICLE IV, PART 3.0, SUBSECTION 3.1.3, MINIMUM DISTANCE REQUIREMENTS, TO ALLOW A VARIANCE FROM THE MINIMUM 200 FOOT SEPARATION DISTANCE REQUIREMENTS FOR OUTDOOR MENU BOARDS FROM ANY RESIDENTIALLY ZONED PROPERTIES ON AN APPROXIMATE ± 1.33 ACRE SITE IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT LEGALLY DESCRIBED AS LOTS 10 AND 11, COMMERCIAL BOULEVARD SHOPPES NO.2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGE 43, OF THE OFFICIAL PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS 7040-7050 WEST COMMERCIAL BOULEVARD, LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

Notes:

Sponsors:

Enactment Date:

Attachments: ORD-21O-05-115-VARIANCE-Popeyes.pdf, DRR Variance Popeyes Menu Board, Attachment A, BCPA Report - 7040 W Commercial Blvd, BCPA Report - 7050 W Commercial Blvd, Deed - 7040 W Commercial Blvd, Deed - 7050 W Commercial Blvd, Variance Application Fee Check Copy, Variance Application Form, Variance Application Justification, Authorization Letter, Attachment C, Popeye's Combined Plan Set_4-21-2021

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 21R-4071

ORDINANCE NO. 21O-05-115: AN ORDINANCE GRANTING A VARIANCE REQUEST FROM G.I. OF COMMERCIAL, LLC., SUBJECT TO CONDITIONS, FOR RELIEF FROM THE LAND DEVELOPMENT REGULATIONS, ARTICLE IV, PART 3.0, SUBSECTION 3.1.3, MINIMUM DISTANCE REQUIREMENTS, TO ALLOW A VARIANCE FROM THE MINIMUM 200 FOOT SEPARATION DISTANCE REQUIREMENTS FOR OUTDOOR MENU BOARDS FROM ANY RESIDENTIALLY ZONED PROPERTIES ON AN APPROXIMATE ± 1.33 ACRE SITE IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT LEGALLY DESCRIBED AS LOTS 10 AND 11, COMMERCIAL BOULEVARD SHOPPES NO.2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGE 43, OF THE OFFICIAL PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS 7040-7050 WEST COMMERCIAL BOULEVARD, LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

Requested Action: Minimum Separation Distance Requirements for Outdoor Menu Boards Variance- G.I. of Commercial, LLC (Popeyes)

Need: A proposed Ordinance granting a Variance to G.I. of Commercial, LLC from Land Development Regulations Article III., Section 5.32.2.G to provide for an Outdoor Menu Board located approximately 99.42 feet from an abutting Residential Property where a minimum distance of 200 feet is required.

Summary Explanation/ Background: The Applicant, G.I. of Commercial, LLC, filed an application (Attachment B) for a Variance from Land Development Regulations Article III., Section 5.32.2.G on January 06, 2021 to provide for an Outdoor Menu Board located approximately 99.42 feet from an abutting Residential Property where a minimum distance of 200 feet is required.

The intent of the proposed Variance is to provide an Outdoor Menu Board that can serve a double drive through and alleviate internal circulation congestion that is currently occurring at the Existing Popeye's site. It is also important to note that the Existing Popeye's Site has an existing Outdoor Menu Board (approximately 110 feet away from the abutting Residential Zoning District) that does not meet

the 200-foot distance requirement from the Residentially Zoned properties to the South.

Attachments: Development Review Report including attachment

Cost Summary/ Fiscal Impact: The Division finds the implementation of this Resolution may not require a budget allocation or expenditure of City funds and concludes it may 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