

Attachment D: ☐ Site Plan Application



APPLICATION NUMBER
16-SE-010



SPECIAL EXCEPTION USE APPLICATION FOR

ENTER TYPE OF USE /BUSINESS:

Business Name: WE Financial Credit Union
Business Address: 1982 North State Rd 7
Margate, FL 33063
Business Telephone Number: (954) 745-2400
Business Email: NBourdon@wefloridafinancial.com

APPLICANT AND CONTACT INFORMATION

Applicant Name: Daniel A. Fee, PE / CDI Engineering & Planning
Applicant Address: 8461 Lake Worth RD, #440
Lake Worth, FL 33467
Applicant Telephone Number: (954) 524-9800
Applicant Mobile Telephone Number: (954) 547-2760
Applicant Email address: TeamCDI@aol.com

FILL IN BELOW THE CONTACT INFORMATION FOR ANYONE ELSE WHO SHOULD RECEIVE COPIES OF NOTICES /CORRESPONDENCE

Name: Jack Hugentugler RA / CES Design Group, Inc
Address: 210 SW Natura Ave, Suite B
Deerfield Beach, FL 33441
Telephone Number: (954) 564-3044 **Mobile:** (954) 695-5826
Email address: jack@cesdgroup.com

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Name: _____

Address: _____

Telephone Number: _____ Mobile _____

Email address: _____

INFORMATION ABOUT THE USE/ BUSINESS

Business Description (Please list all activities conducted at your business):

Proposed Bank with 3 drive thru tellers

Date the business opened or is expected to be opened: Expected

The Days and Hours of operation for the business :

**LIST NEXT TO EACH DAY, THE HOURS
YOU WILL BE OPEN**

**LIST NEXT TO EACH DAY THE
OF EMPLOYEES ON DUTY**

Sunday	NA	to	NA		
Monday	8 AM	to	5 PM		8
Tuesday	8 AM	to	5 PM		8
Wednesday	8 AM	to	5 PM		8
Thursday	8 AM	to	5 PM		8
Friday	8 AM	to	5 PM		8
Saturday	9 AM	to	1 PM		8

How many persons will the proposed business employ? 8

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List the job titles and approximate salaries for the proposed employees?

Branch Manager: \$37,200-\$69,600 Branch Service Manager: \$37,200-\$55,920

Sr. Branch Service Specialist: \$32,480-\$48,720

Branch Service Specialist: 22,320-\$43,920

Square footage of building space to be occupied by the business : _____

INFORMATION ABOUT THE SITE

Property Owner Name: WE Florida Financial

Property Owner Street Address: 1982 North State Rd 7

City, State & Zip Code: Margate, FL 33063

Telephone #: (954) 745-2400 Email NBourdon@weflordafinancial.com

STANDARDS FOR APPROVAL THE EFFECTS OF YOUR USE/BUSINESS ON THE COMMUNITY

Describe how your business will affect the residents who live close by: _____
NA, the site is surrounded by other commercial uses

Describe how this business/use will affect neighboring businesses:

This parcel was planned for a future commercial development. It shares an access with the existing business on the Baytree at Inverrary plat. It was also incorporated into the drainage permit for the Lauderhill Complex

What site characteristics make this location suitable for your use/ business:

The property is an outparcel in the Lauderhill Complex that was designated for future commercial development. It is located on a major arterial roadway which is ideal for a bank/credit union use. The master drainage system and access are in place to serve the development

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How will this use/ business affect the community economically?

The property was aquired from the City of Lauderdale, therefore it was
put back on the tax rolls to generate revenue. The proposed credit union
will also create jobs and be available to provide banking and credit
services for the city's residents and businesses.

ADDITIONAL DEMANDS ON UTILITIES, COMMUNITY FACILITIES, AND PUBLIC SERVICES

Describe any fire hazards associated with your business: NA, a bank use is a
very low fire risk

Describe what security measures your business will require: The development will
include all of the typical security measures that would be provided on
any bank/credit union, including CCTV, security guard, etc

Describe any chemicals, fluids, gases or potentially hazardous substances that your
business will use or store on site: None

Describe any activity in your business that will use water other than normal washing and
toilet use None

Describe any activity in your business that will utilize City park
facilities: None

Describe any activity in your business that will generate noise, light or vibration:
None

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Describe transit, automobile or pedestrian traffic that your business will create in the area:

There is an existing transit bus stop located immediatly in front of the site which provides easy access for mass transit users. There is an existing signalized access drive that this parcel shares with the existing shopping center and public works complex.

Describe any activity in your business that will involve alcohol, music or live entertainment:

None

Describe any other aspects of your business about which you feel that the reviewer should know:

The floor plan has been designed with a meeting room that is intend to be available for community use and events. We have provided additional parking above code to accomodate community meetings.

ATTACH THESE DOCUMENTS TO THIS APPLICATION

1. Site Plan
2. Floor Plan
3. Inventory of Fixtures and Equipment
4. Legal Description
5. Certified Mailing list with two (2) sets of labels for all property owners within 300 feet of the site.
6. Copy of Lease (For Applicants who are renting)
7. Copy of Deed or Contract to Purchase (For Applicant who own or intends to own)
8. Letter from property owner authorizing you to apply for a special exception.

NOTE: STAFF MAY REQUIRE ADDITIONAL INFORMATION.

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AFFIDAVIT

I, Daniel A. Fee, DO HEREBY SWEAR OR AFFIRM

1. THAT ALL OF THE INFORMATION CONTAINED IN THIS APPLICATION AND THE ATTACHMENTS IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
2. CONSISTENT WITH THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF LAUDERHILL, FLORIDA, SPECIFICALLY, SCHEDULE E, SUBSECTION 5.(9), PARAGRAPH (B), I WILL CAUSE A SIGN AT LEAST THREE (3) SQUARE FEET IN SIZE TO BE POSTED ON THE SUBJECT PROPERTY FACING AND VISIBLE FROM THE STREET AT LEAST TEN (10) DAYS PRIOR TO THE PUBLIC. MOREOVER, I CERTIFY THE SIGN WILL REMAIN POSTED FOR THE DURATION OF THE TIME REQUIRED FOR THE POSTING OF THE SUBJECT PROPERTY AND A PHOTOGRAPH OF THE SIGN POSTED ON THE SUBJECT PROPERTY WILL BE PROVIDED TO THE CITY OF LAUDERHILL PLANNING AND ZONING DEPARTMENT AT LEAST SEVEN (7) DAYS PRIOR TO THE PUBLIC HEARING.
3. I WILL CAUSE THIS SAME SIGN TO BE REMOVED WITHIN SEVEN (7) CALENDAR DAYS AFTER THE HEARING.

PRINT YOUR NAME: Daniel A. Fee
SIGN YOUR NAME: [Signature]
DATE: 11-29-16

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY
OF November, 20 16, BY Daniel A. Fee, WHO IS
PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED [Signature]
AS IDENTIFICATION AND WHO DID TAKE AN OATH.

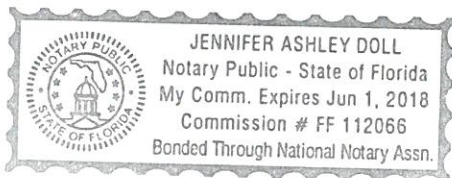
NOTARY PUBLIC

SIGN: [Signature]

PRINT: Jennifer Doll

STATE OF FLORIDA AT LARGE SEAL

MY COMMISSION EXPIRES: 6/1/18



YOUR SUBMISSION

1. The original application with Attachments 1 -8 .
2. A check made payable to the City of Lauderhill for the appropriate fee amount.

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Fees

Special Exception Use Application Fee.....	\$600.00
Cost of Mailing (minimum amount or actual cost of mailing, whichever is greater).....	90.00
Criminal Background Check(for child/elder care facility, game room or convenience store) PER PERSON.....	38.50

Should you have any questions concerning this application, please call Planning and Zoning at 954-730-3050.

SIGN SPECIFICATIONS:

Sign will be three (3) feet by three (3) feet in size and of a durable material. The applicant is required to post the sign on the property for which approval is sought at least ten (10) days before the public hearing. No permit shall be required for such sign. The sign shall be posted upon the property so as to face, and be visible from, the street upon which the property is located.

SIGN must be
WHITE background, BLACK letters.

SIGN must be securely attached to two, 2" x 4" posts (with nails or screws), and must be a minimum of 3' above ground level.

POSTS shall be set a minimum of 18" below ground level.

CITY OF LAUDERHILL NOTICE OF PUBLIC HEARING

SPECIAL EXCEPTION

DATE:

TIME:

LOCATION:

COMMISSION CHAMBERS
5581 WEST OAKLAND PK BLVD
LAUDERHILL, FLORIDA

FOR ADDITIONAL INFORMATION
PLEASE CALL 954-730-3050

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REAL ESTATE RESEARCH SERVICES

Alldata Real Estate Systems, Inc.
290 NE 51st Street
Ft. Lauderdale, FL
(954) 772-1800

Cutro & Associates, Inc.
1025 Yale Drive
Hollywood, FL
(954) 920-2205

Florida Real Estate Decisions, Inc.
1500 West Cypress Creek Road
Suite 409
Ft. Lauderdale, FL
(954) 761-9003

Florida Real Estate Decisions, Inc.
12765 W. Forest Hill Boulevard
Suite 1314
Wellington, FL
(561) 798-4423

Florida Real Estate Decisions, Inc.
16375 NE 18th Avenue
Suite 300
Miami, FL
(305) 757-6884

***The above mentioned companies have provided the required certified mailing list for previous applicants.**

This is not a recommendation just a list of companies who have provided this service in the past.

Please refer to the yellow pages for additional sources.

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SPECIAL EXCEPTION USE APPLICATION ADDITIONAL REQUIREMENTS FOR

CHILD CARE/SCHOOLS

THE FOLLOWING REQUIREMENTS ARE IN ADDITION TO THOSE LISTED ON THE SPECIAL EXCEPTION USE APPLICATION. PLEASE SUBMIT THE FOLLOWING WITH YOUR APPLICATION (1 COPY ONLY):

1. Provide evidence of financial responsibility: Submit monthly profit and loss statements for a 1 year period and a bank statement showing sufficient resources to cover any losses.
2. Provide evidence of ownership of the property or a contract or option to purchase or lease.
3. Provide evidence of a letter submitted to the Department of Public Services, Social Services Division, acknowledging your desire operate a child care facility.
4. Evidence of past job and education experience or both showing that the applicant and employees of the applicant are qualified to operate a child care facility.
5. List of all persons with a financial interest in the facility, along with affidavits from each stating whether or not that person was ever convicted of a crime. Also provide a copy of each person's driver's license and social security number.
6. The owner or operator of any child care facility shall annually provide proof that said facility has obtained and will continue in effect a Comprehensive General Liability Insurance Policy in the minimum amount of three hundred thousand dollars (\$300,000.00) for bodily injury and property damage. Proof of such insurance policy shall be provided to the Finance Department in conjunction with the filing of the Local Business Tax Receipt application. Said owner or director shall also provide the Finance Department thirty (30) days prior notice of the expiration or cancellation of said insurance policy.
7. Demonstrate conformance with the usable indoor floor space, outdoor play area, staff-to-child ratio, and toilet and bath facility requirements in Florida Administrative Code Section 65C-22.002, as may be amended from time-to-time.
8. If transportation services are provided, the following requirements shall apply:
 - a. The transportation services requirements specified in the Florida Administrative Code as may be amended from time-to-time.
 - b. Annually provide proof that said facility has obtained and will continue in effect a Comprehensive General Liability Insurance Policy in the minimum amount of one million dollars (\$1,000,000.00) for bodily injury and property damage. Proof of such

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insurance policy shall be provided to the Finance Department in conjunction with the filing of the Local Business Tax Receipt application. Said owner or director shall also provide the Finance Department thirty (30) days prior notice of the expiration or cancellation of said insurance policy.

9. Any other documentation that the Planning and Zoning Director deems relevant to the operation of such facility.