

City of Lauderdale

Special Exception Application No. 20-SEU-010

BRIGHTSTAR CREDIT UNION

I. APPLICANT INFORMATION

PETITIONER

BRIGHTSTAR CREDIT UNION

MICHAEL A. TOMKO

STATUS OF PETITIONER

Business Owner

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 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

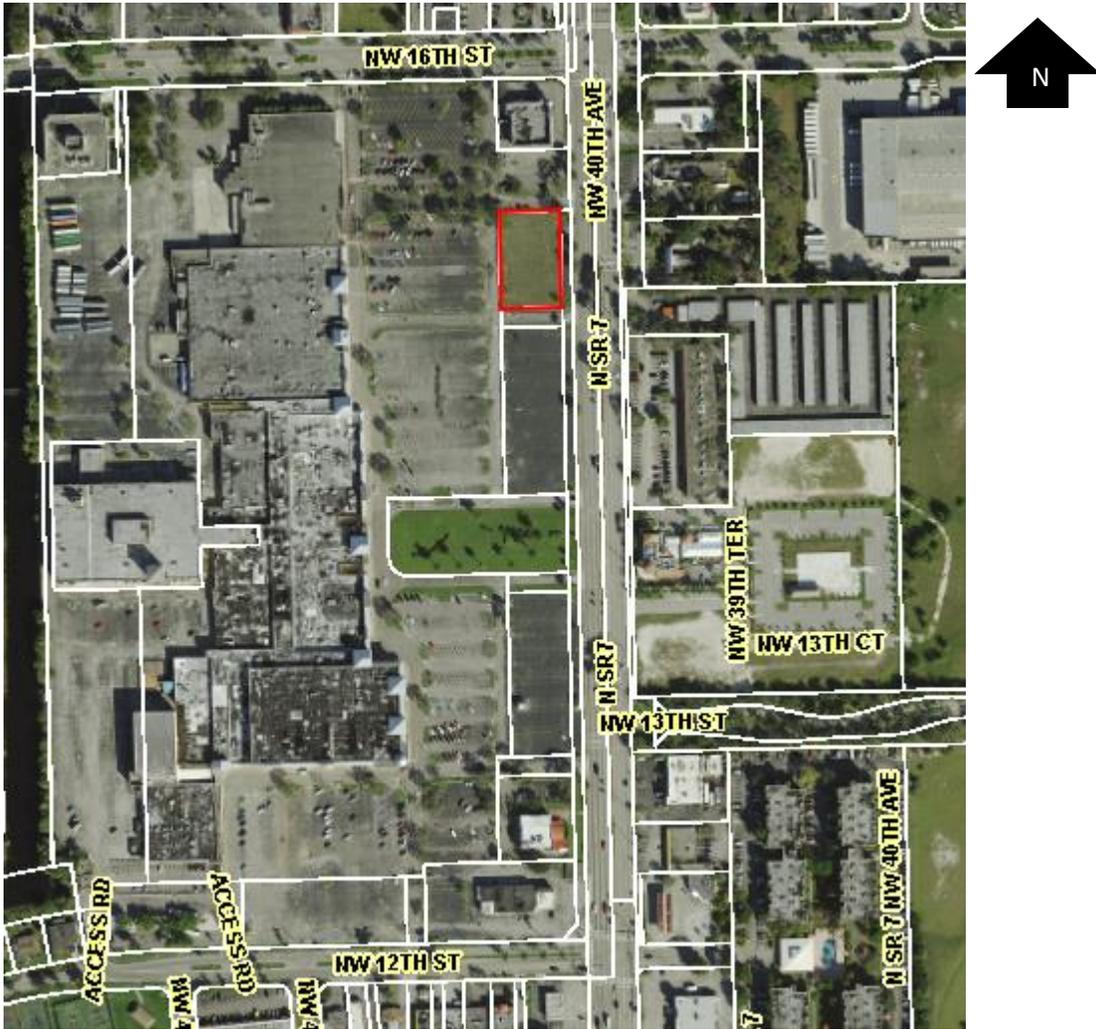
Location/Legal Description

LOT 1, OF "LAUDERHILL MALL SOUTH PARCELS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183 AT PAGE 374 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Folio

494-136-380-010

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
North	Commercial and	TOC, Transit Oriented Corridor	CC
South	Commercial	TOC, Transit Oriented Corridor	CC
East	Commercial	TOC, Transit Oriented Corridor	CG
West	Commercial	TOC, Transit Oriented Corridor	CC

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 subject property is an unimproved outparcel located on the East side of the Lauderhill Mall site. The subject property fronts N State Road 7 and is bounded to the North, South,

and West by Community Commercial zoned properties and to the East by a property zoned General Commercial.

The Applicant proposes to construct a stand-alone building consisting of approximately 4,386 square feet to house a Financial Institution Use with 3 drive-through lanes and an additional by-pass lane.

Based upon its review, staff finds the proposed use of Financial Institution Use with a Drive-through for the operation of a Brightstar Credit Union 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. This Special Exception Use development order for Financial Institution Use with a Drive-through shall be specifically granted to Brightstar Credit Union 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 Brightstar Credit Union the use.
2. 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.
3. Within 45 days of the effective date of this development order, the Applicant shall file a site plan application for all site plan related modifications.
4. 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.
5. 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.

6. 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.
7. 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. Floor Plan
- D. Inventory of Fixtures
- E. Legal Description
- F. Certified Mailings and Exhibit
- G. Contract to Purchase
- H. Property Owner Authorization
- I. Traffic Comments
- J. SEU Conditions Affidavit

Prepared by:
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City Planner
City of Lauderdale
Date: 6/24/20