



## Legislation Text

File #: 12-0248, Version: 1

**RESOLUTION NO. 17R-02-71: A RESOLUTION GRANTING TO 7-ELEVEN, INC. A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT A GAS SERVICE STATION AND CONVENIENCE STORE BUILDING CONSISTING OF 4,285 SQUARE FEET ON AN APPROXIMATELY 0.918 ACRE SITE LEGALLY DESCRIBED AS TRACT A OF TEXACO LAUDERHILL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; LOCATED AT 5590 WEST OAKLAND PARK BLVD, LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

**Request Action:**

Pass a Resolution approving a Special Exception for 7-Eleven to have a gas service station and convenience store building consisting of 4,285 square feet.

**Need:** The Land Development Regulations, Schedule B, provides that within the General Commercial (CG) zoning district, a convenience store and gas or service station is a special exception use requiring City Commission approval.

**Summary Explanation/ Background:** 7-Eleven, Inc. is the tenant of a 0.918 acre parcel zoned General Commercial (CG) district located in the Inverness Center, generally located at the southeast corner of West Oakland Park Boulevard and NW 56 Avenue. The Owner proposes to develop the site with a 4,285 square feet, freestanding convenience store and gas station

**Attachments:**

- Development Review Report
- Signed Affidavit of Conditions
- Special Exception Application
- Site Location Map
- Legal Notice

**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:**

**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