



## Legislation Text

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File #: 12-0247, Version: 1

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**RESOLUTION NO 17R-02-70: A RESOLUTION GRANTING TO WE FLORIDA FINANCIAL A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT A FREESTANDING BANK BUILDING WITH THREE DRIVE-THROUGH LANES ON AN APPROXIMATELY 1.15 ACRE SITE LEGALLY DESCRIBED AS BAYTREE OF INVERRARY 146-44 B PORTION OF PARCEL B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 146, PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; LOCATED AT 6079 WEST OAKLAND PARK BOULEVARD, LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

**Request action:**

Pass a Resolution to approve a Special Exception for We Florida Financial to allow three drive-through lanes.

**Need:** The Land Development Regulations, Schedule B, provides that within the General Commercial (CG) zoning district, a drive-through lane is a special exception use requiring City Commission approval.

**Summary Explanation/ Background:** We Florida Financial is the owner of a 1.15 acre site zoned General Commercial (CG) district and generally located on the north side of West Oakland Park Boulevard and west of Inverrary Boulevard. The site is cleared and located adjacent to the Lauderhill Police Department headquarters. The Owner proposes to develop the site with a 4,039 square feet, freestanding building with three drive-through lanes in order to accommodate We Financial Credit Union.

**Attachments:** Development Review Report

**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