



City of Lauderhill

City Commission
Chambers at City Hall
5581 W. Oakland Park
Blvd.
Lauderhill, FL, 33313
www.lauderhill-fl.gov

File Details

File Number: 25O-0008

File ID: 25O-0008

Type: Ordinance

Status: Agenda Ready

Version: 2

Reference:

In Control: City Commission Meeting

*** Requester:** Daniel Keester-O'Mills

File Created: 01/28/2025

File Name:

Final Action:

Title: ORDINANCE 25O-02-105: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, GRANTING TO AIRPORT COMMERCE, LLC, A VARIANCE TO ALLOW A NEW FAST FOOD RESTAURANT WITH A DRIVE-THROUGH WITHIN THE COMMERCIAL GENERAL (CG) ZONING DISTRICT WHICH IS RELIEF FROM THE CITY'S LAND DEVELOPMENT REGULATIONS ARTICLE III, SECTION 5.32.2.E, REQUIRING A MINIMUM 1000 FEET DISTANCE FROM ANOTHER FREESTANDING FAST FOOD DRIVE-THROUGH RESTAURANT; SAID PROPERTY IS LOCATED ON AN APPROXIMATELY 4.8 ACRE SITE LOCATED AT 5517-5577 WEST PARKLAND PARK BOULEVARD, LAUDERHILL; AND PROVIDING FOR AN EFFECTIVE DATE.

Notes:

Agenda Date: 02/10/2025

Sponsors:

Enactment Date:

Attachments: ORD. NO. 25O-02-105, Attachment A - Application, Attachment B - Development Review Report (DRR), Attachment C - Narrative, Attachment D - Conceptual Site Plan, Attachment E - Survey, Attachment F - Public Notice Affidavit, Legal Description airport commerce- EXHIBIT A

Enactment Number:

Contact:

Hearing Date:

*** Drafter:** dkeester@Lauderhill-fl.gov

Effective Date:

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 25O-0008

Request Action:

Seeking consideration for the review of a variance application to allow a new fast food restaurant with a drive-through within the Commercial, General (CG) zoning district, that does not comply with the minimum separation requirement from another freestanding fast food drive-through restaurant.

Need:

Action is needed to approve or deny a variance.

Summary Explanation/ Background:

The Petitioner, Yoram Izhaki, Manager of Airport Commerce, LLC, has filed a variance application. The subject site is an existing shopping plaza with an undeveloped outparcel within the Commercial General (CG) zoning district. The shopping plaza is occupied by several commercial uses, including: restaurants, Prescribed Pediatric Extended Care (PPEC), personal services and retail uses. On the subject property, there is an existing drive-through for the Subway & CVS Pharmacy.

Staff has prepared a report that outlines the city's requirements, relevant applications, adjacent uses, and a list of conditions (if approved by the City Commission). The Planning and Zoning Department has reviewed the information submitted by the Applicant and determined that they have not satisfied the criteria for approval. As such, Staff recommends the City Commission deny this application as it is not aligned with the city's Land Development Regulation and there are no special circumstances on this property that do not generally apply to other properties in the same zoning district.

Cost Summary/ Fiscal Impact:

The Planning & Zoning Department finds that the implementation of this resolution 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.

Attachments:

Attachment A: Application
Attachment B: Development Review Report (DRR)
Attachment C: Narrative
Attachment D: Conceptual Site Plan
Attachment E: Survey
Attachment F: Public Notice Affidavit

Budget Code Number(s): _____

Procurement Information: [check all that apply]

<input type="checkbox"/> RFP/Bid	<input type="checkbox"/> Emergency Purchase	<input type="checkbox"/> SBE
<input type="checkbox"/> Proposal/Quote	<input type="checkbox"/> State Grant Funds	<input type="checkbox"/> Local
Preference		
<input type="checkbox"/> Piggyback Contract	<input type="checkbox"/> Federal Grant Funds	
<input type="checkbox"/> Sole Source	<input type="checkbox"/> Matching Required	