

Development Review Report (DRR)

To: Daniel T. Keester-O'Mills, AICP, *Development Services Director*
From: Molly Howson, City Planner
RE: Special Exception Application No. 25-SE-019, American Tel & Tel CO. (3760 NW 15 ST)
Date: January 12, 2026

The applicant (Christopher Collins, PE on behalf of URBN Design Group) has filed a Special Exception application on behalf of American Tel & Tel Co., property owner) for approval of a Development order for the Use of Outdoor Storage. The property is generally located one block east of North State Road 7 (AKA: NW 40 Avenue) and north of NW 13th Street. The following information has been prepared for your consideration

I. BACKGROUND INFORMATION

Requested Action

A special exception use application filed by Christopher Collins (President/Engineer of URBN Design Group), on behalf of property owner, American Tel & Tel Co. for approval of a Development order to allow an Outdoor Storage Use for the storage of commercial fleet vehicles. The proposed use approval will be associated with the approved conditional site plan which includes paving, screening, landscaping, lighting, and securing of the proposed commercial parking lot for Outdoor Storage Use within the (IL) Light Industrial zoning district (Folio # 494231340020) also known as 3670 NW 15 Street, Lauderhill, Florida, providing for an effective date.

Figure 1

3760 NW 15 St



Applicable Land Development Regulations

LDR Article IV., Part 1.0., Subsection 1.3.1., addresses the pre-application conference

LDR Article IV., Part 1.0., Subsection 1.3.2., provides for the Department to review any land development order application

LDR Article IV., Part 1.0., Subsection 1.4.4., provides that within 45 days from the acceptance of the application for development subject to major review

LDR Article IV., Part 4.0., subsection 4.5.A. requires the application set forth in detail the proposed use

LDR Article IV., Part 4.0., Subsection 4.5.B. provides the Department shall not accept a special exception use application if the property is subject to unpaid city liens, fines or fees

LDR Article III, Section 2.2., addresses assignment of zoning districts

LDR Article III, Sections 2.3 and 2.4., and Schedule B. respectively address permitted and special exception uses

Article IV., Part 4.0., Section 4.6., Standards for approval, provides the City Commission, in reviewing any application for a special exception use, shall consider seven (7) specific standards

II. SITE INFORMATION

Legal Description:

A T & T NO. 1 127-18 B Tract 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127 PAGE 18 OF THE PUBLIC RECORDS OF BROWARD.

Address:

3760 NW 15 ST, Lauderhill, Florida

Tax Folio Number(s):

49423130020

Land Use/Zoning:

Existing Use(s):	Parcel largely vacant with small AT&T operation building in SE
Future Land Use Designation:	Transit Oriented Corridor
Zoning Designation:	Light Industrial (IL)

Adjacent Designations:

	Existing Use	Future Designation	Zoning
North	Industrial	Transit Oriented Corridor	(IL) Light Industrial
South	Industrial	Transit Oriented Corridor	(IL) Light Industrial
East	Industrial	Industrial	(IL) Light Industrial
West	Multi-Family Resident , (more than 10 units)	Transit Oriented Corridor	(RM-40) Residential Multi Family at 40 units per acre

III. ZONING HISTORY

Existing Special Exceptions

Reso. NO. 26R-01-07, Conditionally approved site plan

Violations

None

Existing Variances

None

Development History

- The site was developed in 1998 with a 1,624 square foot building which serves the AT&T facility on the southern adjacent parcel. This building exists today and will remain and be separated by the proposed parking lot by site features such as curbing.
- No additional development has taken place at this site since the original development and the balance of the site has remained vacant.

IV. 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 Lauderdale.
7. Factors relating to safety, health, and general public welfare.

LDR Article III, Sections 2.3 and 2.4., and Schedule B. respectively address permitted and special exception uses. The LDR classifies an Outdoor Storage Use as allowed in the Light Industrial (IL) zoning district as a special exception use.

- 1. The effect of such use on surrounding properties:** The subject property and the surrounding properties on three sides are designated Industrail on the city's zoning map. Staff concludes that an Outdoor Storage Use for vehicular storage may not adversely impact the surrounding properties as long as any potential adverse impacts are mitigated with construction of the associate conditionally approved site plan. Staff determines with the imposition of appropriate conditions, this application is in conformance with this standard.
- 2. The suitability of the use in regards to its location, site characteristics, and intended purpose and access:** The proposed Outdoor Storage lot is located on a site abutting industrial uses on three sides. The site is easily accessible to the 441/N ST RD 7 corridor. Staff finds that with construction of the conditionally approved site plan which provides for the lighting, screening, landscaping and securing of the site, the Use is suitable in regard to location, characteristics and purpose.

3. **Access, traffic generation and road capacities:** Staff finds that there is one main and one emergency accessway to this site. The proposed Use will add commercial vehicular traffic to the NW 15 Street and NW 38 ave roadways however, based on the limited size and scope of the outdoor storage operation, staff determines that this additional traffic is well within the capacity of the connect roadways. Staff concludes conformance to this criteria.
4. **Economic benefits or liabilities:** Staff concludes that the proposed Outdoor storage use would provide both direct and indirect economic benefits. The direct benefits are the continuation of jobs within the City of Lauderhill. An additional benefit is the collected sales tax and local business receipt tax. The indirect economic benefits could include sales taxes collected due to employee expenditures within the City. Staff concludes that this application is in conformance with this standard.
5. **Demands on utilities, community facilities, and public services:** Staff finds that the operation of an Outdoor Storage Use for commercial vehicles within an appropriately developed site would not generate a greater demand on utilities and community facilities than a Use that was permitted by right, such as a Manufacturing Use. Staff concluded the application to be in conformance with this standard.
6. **Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderhill:** Staff finds that an Outdoor Storage Use is a light industrial use. The site is designated Transit Oriented Corridor on the City's Future Land Use Map and the Future Broward County Land Use Plan. Both the City and the County plans allow for similar Uses within Industrial designations. Staff finds that the proposed use is in conformance with the City and County Comprehensive plans.
7. **Factors relating to safety, health, and general public welfare:** Staff concludes that an Outdoor Storage Use for vehicular storage may not adversely impact the public safety, health, and general welfare as long as any potential adverse impacts are mitigated with reasonable conditions associated with an SEU approval. Staff determines with the imposition of appropriate conditions, this application is in conformance with this standard.

Based upon its review, staff finds the proposed use to be generally consistent with the above considerations. As such, staff recommends approval of the special exception request.

V. RECOMMENDATION/ACTION

Staff recommends approval of this special exception request for Outdoor Storage.

In order to ensure potential effects on the surrounding area is minimized, staff recommends the following conditions be imposed:

1. This special exception use development order to allow the Outdoor Storage Use for Amercian Tel & Tel CO. fleet vehicles is specifically granted to American Tel & Tel CO. for the location of 3760 NW 15 ST.

2. The maximum number of vehicles which may be stored at any one time is limited to the number of parking spaces approved on the associated site plan via Resolution 26R-01-07.
3. CO or CC for completion of construction required prior to Certificate of Use issuance to operate the use.
4. If there are any code enforcement violations or liens, 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 and/or revocation.
5. 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.
6. The owner shall execute a trespass agreement for the police department to keep on file for enforcement.

VI. ATTACHMENTS

1. Conditionally approved site plan