



# City of Lauderhill

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## File Details

City Hall  
5581 W. Oakland Park  
Blvd.  
Lauderhill, FL, 33313  
[www.lauderhill-fl.gov](http://www.lauderhill-fl.gov)

**File Number: 20R-3882**

**File ID:** 20R-3882

**Type:** Resolution

**Status:** Agenda Ready

**Version:** 1

**Reference:**

**In Control:** City Commission Meeting

**File Created:** 10/13/2020

**File Name:** Special Exception - Fassmer Service America, LLC

**Final Action:**

**Title:** RESOLUTION NO. 20R-10-220: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA GRANTING FASSMER SERVICE AMERICA, LLC. A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW IN THE LIGHT INDUSTRIAL (IL) ZONING DISTRICT TO ADD OUTDOOR STORAGE AS AN ANCILLARY USE TO AN EXISTING WAREHOUSE ESTABLISHMENT USE ON A 43, 417 SQUARE FEET SITE LEGALLY DESCRIBED AS A PORTION OF TRACT "E", INDUSTRIAL "100" UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 85 PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS 3650 NW 15 STREET, LAUDERHILL, FLORIDA; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** RES-20R-10-220-Special X - Fassmer accessory storage.pdf

**Enactment Number:**

**Contact:**

**Hearing Date:**

\* **Drafter:** [apetti@laudershill-fl.gov](mailto:apetti@laudershill-fl.gov)

**Effective Date:**

**Related Files:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

### Text of Legislative File 20R-3882

**RESOLUTION NO. 20R-10-220: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA GRANTING FASSMER SERVICE AMERICA, LLC. A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW IN THE LIGHT INDUSTRIAL (IL) ZONING DISTRICT TO ADD OUTDOOR STORAGE AS AN ANCILLARY USE TO AN EXISTING WAREHOUSE ESTABLISHMENT USE ON A 43, 417 SQUARE FEET SITE LEGALLY DESCRIBED AS A PORTION OF TRACT "E", INDUSTRIAL "100" UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 85 PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS 3650 NW 15 STREET, LAUDERHILL, FLORIDA; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE.**

**Need:** Within the LIGHT INDUSTRIAL (IL) Zoning District TO ADD OUTDOOR STORAGE AS AN ANCILLARY USE TO AN EXISTING WAREHOUSE establishment use is a special exception use requiring City Commission approval. The applicant needs City Commission approval in order to operate the proposed use.

**Summary Explanation/ Background:**

A Special Exception Use is requested to allow in the light industrial (il) zoning district TO ADD OUTDOOR STORAGE AS AN ANCILLARY USE TO AN EXISTING WAREHOUSE establishment use on a 43,417 square feet parcel generally located on the sOUTH side of nW 15 STREET and nw 34th TERRACE.

The site is a STAND ALONE BUILDING known as FASSMER AMERICA INVEST, LLC. the site is bordered to the North by the continuation of COMMERCIAL WAREHOUSES THEN TRANSPORTATION AND PARKING. south of the site is a RESIDENTIAL TOWNHOUSE (RT) ZONING DISTRICT AT 16 DWELLING UNITS PER ARCE. The site is bordered to the west by COMMERCIAL WAREHOUSE and then SURFACE PARKING. The site is bordered to the east by AUTO STORAGE followed by COMMERCIAL WAREHOUSE.

OUTDOOR STORAGE establishment uses are allowable as accessory uses to WAREHOUSE. OUTDOOR STORAGE establishments are uses that allow for KEEPING OF PERSONAL BUSINESS PROPERTY OUTSIDE OF AN ENCLOSED BUILDING FOR A PERIOD OF GREATER THAN 24 HOURS BUT WITHIN A FULLY SCREENED AREA. OUTDOOR STORAGE establishments **do not allow** for AUTOMOTIVE WRECKING AND JUNKYARD OR INCIDENTAL OR ACCESSORY TO A NEW AND USED VEHICULAR DEALERS.

**Attachments:** Development Review Report, Site Plan, Floor Plan, Conditions

Affidavit of

**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:** 5 Minutes

**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