



DESIGN
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696 N.E. 125th Street | North Miami, FL 33161

February 18, 2025

Mr. Daniel T. Keester-O'Mills
Planning & Zoning Director
City of Lauderhill
5581 W. Oakland Park Blvd.
Lauderhill, FL 33313

PLANNING & ZONING DIVISION

FEB 19 2025

RECEIVED

Re: Site Development Plan Narrative
Address: 1340 NW 40th Avenue Lauderhill, FL 33311
Folio No.: 4942-31-34-0020

Dear Mr. Keester-O'Mills:

Please consider this our formal narrative regarding the Site Development Plan submittal for our project located at 1340 NW 40th Avenue herein referred to as "the Property". This company represents AT&T, the owner of the subject property.

I. The Property

The Property consists of one (1) parcel of land with Folio No.: 4942-31-34-0020, at the intersection of NW 15th Street. The total area of the site is 2.20 acres; presently the property contains a vacant lot. The property was previously used by ATT, which owns the property to the South. The former use was training exercises for ATT along with a small drainage area.

II. Zoning

The Property is located within the Light Industrial zone. The proposed use of outdoor storage is allowed by Special exception approval by the City of Lauderhill City Council.

III. Proposed Site Plan

The proposed use of the site is short/long term vehicular storage rental. The site will be properly secured with a fence as shown and a concrete wall along the western boundary due to the intended residential use to the west.



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In addition, the site plan package includes code required landscape, lighting in addition to security cameras. The proposed site plan involves the development of a parking lot consisting of a total of 153 spaces and there are no proposed structures as a part of this development application.

Thank you for your time and consideration in reviewing this project.

Sincerely,

Christopher Collins, P.E.
President