

**City of Lauderhill**

Special Exception Application No.19-SE-007

Great Imperial, LLC

**I. APPLICANT INFORMATION**

PETITIONER

Alexander Kislik  
411 N. Federal Highway #715  
Pompano Beach, FL 33062

STATUS OF PETITIONER

Business Manager

**II. BACKGROUND INFORMATION**

Requested Action

Request for a Special Exception Use General Development Order for a Manufacturing- Compounding, Processing, and Storage Use within the (IL) Light Industrial zoning district

Applicable Land Development Regulations

- Article III, Section 5.25- Manufacturing
- Article III, Section 2.3- Allowable land uses.
- Article IV, Section 4.3 B- Existing zoning provisions and uses
- Article IV, Section 4.4- Approval for Special Exception Uses
- Article IV, Section 4.6- Standards for approval
- Schedule B- Allowable Uses

**III. SITE INFORMATION**

Legal Description

INDUSTRIAL 100 Unit 2 85-2 B TR E, POR DESC AS BEG AT NE COR OF SAID TR, S 219, W 370, SW 66.69, NWLY & WLY AN ARC DIST OF 93.20, ELY 83.43, N 203.29, E 421.32 TO POB, AS DESC IN OR 14604/682

Address

1618-1620 NW 34 Terrace  
Lauderhill, FL 33311

Folio

4942-31-24-0046

**LOCATION MAP**



Land Use/Zoning:

Existing Land Use	Industrial
Future Land Use Designation	Industrial
Zoning Designation	(IL) Light Industrial

Adjacent Designations:

	<b>Existing Use</b>	<b>Future Designation</b>	<b>Zoning</b>
North	Single Family Residential	Low Density (5) Residential	(RS-5A) Residential Single Family at 5 units per acre, Annexed
South	Warehouse and industrial uses	Industrial	(IL) Light Industrial
East	Single Family Residential	Low Density (5) Residential	(RS-5A) Residential Single Family at 5 units per acre, Annexed
West	Warehouse, automotive uses, and industrial uses	Industrial	Industrial

**IV. ZONING HISTORY**

Existing Special Exceptions:

None. This business is new to the City of Lauderhill

Violations:

None.

Existing Variances:

None

## **V. 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 Lauderhill.
7. Factors relating to safety, health, and general public welfare.

On August 14<sup>th</sup> 2019 Alexander Kislik on behalf of Great Imperial, LLC filed for a Special Exception Use application for a Manufacturing- Compounding, Processing, and Storage Use . Great Imperial, LLC proposes to operate a fiberglass rebar manufacturing company. Such use is classified in the Land Development Regulations Schedule A, Land Use Classifications as a Manufacturing- Compounding, Processing, and Storage Use .

The subject site is within the (IL) Light Industrial Zoning District at 1618-1620 NW 34 Terrace, Lauderhill, FL 33311.

The subject location is two bays within a multi-tenant light industrial and warehouse building. The other uses existing on the site include Automotive, Manufacturing and Storage uses. Bordering this site to the north and east is a City of Lauderhill canal and then a single family residential zoning district at five units per acre (RS-5A). The site borders other parcels within the (IL) Light Industrial zoning district to the South and West.

The proposed use of the business is for the manufacturing of rebar that is made out of fiberglass. Rebar is short for “reinforcement bar” and is a bar, typically made out of carbon steel, which is used to reinforce concrete and masonry in the construction of buildings. Rebar is installed inside of the concrete and masonry in structures to aid in keeping the structure strong during the natural expansion and contraction that occurs with concrete and bricks.

Fiberglass rebar has been developed in a response to the issue of corrosion in steel rebar when it is exposed to moisture, salt, or chemicals. Fiberglass rebar has applications to include but not be limited to; the construction of walls, facades, bridges, pilings, piers,

canals and other structures where exposure to moisture can cause corrosion of a steel product.

The business will manufacture the rebar on-site which will then be distributed via delivery truck. There will be no retail component to this business at this site.

The proposed hours of operation are from 8:00 a.m. to 6:00 p.m. Monday to Friday, with no operating hours in the evening or on weekends. Staff determines that these proposed hours of operation should aid in limiting the impacts of the use on surrounding properties as delivery trucks and staff will be coming and going from the business during normal working hours.

Based upon its review, staff finds the proposed use of a Manufacturing, Processing, Business to be consistent with the considerations provided for in the Land Development Regulations. As such, staff recommends approval of the special exception request and recommends the conditions provided for in section VI. Recommendation/Action.

## **VI. RECOMMENDATION/ACTION**

Planning and Zoning recommends approval of the Special Exception Use application for a Manufacturing, Processing use.

Recommend approval of the special exception development order with the following conditions:

1. This Special Exception Use development order for a Manufacturing, Process Use shall be specifically granted to Great Imperial, LLC. and such development order cannot be assigned, leased, subleased, transferred or otherwise conveyed to another entity. Further, this special exception use development order shall automatically expire and become null and void if any entity other than Great Imperial, LLC. operates the business.
2. This Special Exception Use development order allows for no Outdoor Storage Use. The outdoor storage of any materials, containers, and equipment is strictly prohibited.
3. The hours of operation are limited to Monday through Friday 8:00a.m. to 6:00p.m.
4. Complaints to Code Enforcement or the Police Department may cause the SEU approval to be reviewed by the City Commission for possible 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. Further, consistent with LDR Article IV, Part 1.0., Section 1.8, this development order may be revoked, suspended or modified based on the grounds stated herein. In addition, this development order is subject to post-approval review consistent with LDR Article IV, Part 4.0., Section 4.11.

**VII. ATTACHMENTS**

1. Application
2. Manufacturing details
3. Floor Plan
4. Inventory of Fixtures and Equipment
5. SEU Conditions Affidavit

Prepared by: Molly Howson, Associate Planner

Date: September 10, 2019