

**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**

WHEREAS, this property is zoned General Commercial (CG) by the City of Lauderhill Zoning Map; and

WHEREAS, pursuant to the Land Development Regulations (LDR), this use is permitted in the General Commercial zoning district by Special Exception approval only; and

WHEREAS City Staff recommends that the City Commission vote IN FAVOR OF this Special Exception Use Development Order request, subject to the following conditions;

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA:

Section 1. The Special Exception Use Order of Fassmer Service America, LLC., to allow in the Light Industrial (IL) Zoning District the ability to add outdoor storage as an ancillary use to an existing warehouse establishment use on a 43,471 ± acre 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 N.W. 15<sup>th</sup> Street, is hereby approved subject to the following conditions:

1. This Special Exception Use development order shall be specifically granted to Fassmer Service America, 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 become null and void if any entity other than Fassmer Service America, LLC

operates this use. All tenants, employees, agents, and independent contractors are subject to, and covered by, the express terms and conditions of this Special Exception Development Order.

2. Fassmer Service America, LLC will obtain Site Plan Modification approval and associated permits for any future exterior improvements associated with the accessory Outdoor storage use.
3. An exterior floorplan shall be provided at the time of application of the updated Certificate of Use required to add the Accessory Outdoor Storage use permissions. This floorplan shall be reviewed by the Planning and Zoning division as well as Fire Department for safety of exterior layout.
4. All repairs and servicing of lifeboats and rescue boats and associated equipment shall take place inside the building.
5. The storage of vehicles and equipment not associated with the primary use of assembly, repair and storage of Lifeboats and Rescue boats is prohibited.
6. Complaints to Code Enforcement or may cause the SEU approval to be reviewed by the City Commission for possible revocation.
7. 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.

Section 2. The Staff Report, as prepared by City staff, and all other substantial competent evidence presented at the Commission meeting, is incorporated herein and is hereby adopted as the findings of fact as to this special exception.

Section 3. This Resolution shall take effect immediately upon its passage.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

PASSED AND ADOPTED on first reading this \_\_\_\_\_ day of

\_\_\_\_\_, 2020.

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PRESIDING OFFICER

ATTEST:

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CITY CLERK

MOTION  
SECOND

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M. BATES  
H. BERGER  
R. CAMPBELL  
D. GRANT  
K. THURSTON

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Approved as to Form

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W. Earl Hall  
City Attorney