



City of Lauderhill

City Commission
Chambers at City Hall
5581 W. Oakland Park
Blvd.
Lauderhill, FL, 33313
www.lauderhill-fl.gov

File Details

File Number: 26R-6492

File ID: 26R-6492

Type: Resolution

Status: Agenda Ready

Version: 2

Reference:

In Control: City Commission Meeting

File Created: 12/23/2025

File Name: Site Plan - AT&T Outdoor Storage

Final Action:

Title: RESOLUTION NO. 26R-01-07: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, GRANTING A SITE PLAN DEVELOPMENT ORDER WITH CONDITIONS TO AMERICAN TELEPHONE & TELEGRAPH CO. (AT&T) ALLOWING THE DEVELOPMENT OF AN OUTDOOR STORAGE USE IN THE (IL) LIGHT INDUSTRIAL ZONING DISTRICT ON A 2.2± ACRE SITE LOCATED AT 3760 NW 15 STREET, LAUDERHILL, FLORIDA; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Notes:

Sponsors:

Enactment Date:

Attachments: RES 26R-01-07 ATT - Site plan application, Attachment A - Site Plan Application, Attachment B - Applicant Narrative, Attachment C - Development Review Report (DRR) 25-SP-003 - 3760 NW 15 Street, Attachment D - Civil Plan, Attachment E - Public Notice Affidavit, Attachment F - City Commission Staff Presentation - American Tel & Tel (25-SP-003)

Enactment Number:

Contact:

Hearing Date:

* **Drafter:** dkeester@Lauderhill-fl.gov

Effective Date:

History of Legislative File

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

Text of Legislative File 26R-6492

RESOLUTION NO. 26R-01-07: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, GRANTING A SITE PLAN DEVELOPMENT ORDER WITH CONDITIONS TO AMERICAN TELEPHONE & TELEGRAPH CO. (AT&T) ALLOWING THE DEVELOPMENT OF AN OUTDOOR STORAGE USE IN

THE (IL) LIGHT INDUSTRIAL ZONING DISTRICT ON A 2.2± ACRE SITE LOCATED AT 3760 NW 15 STREET, LAUDERHILL, FLORIDA; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Request Action:

Seeking consideration for the approval of a site plan approval to allow a development order, with conditions, for a parking lot with outdoor storage. The Applicant must separately obtain special exception approval of the proposed use.

Need Summary Explanation/ Background:

A site plan application, which requires special exception approval, is considered a major review which requires City Commission approval. If approved by the City Commission, the Applicant is seeking to develop the property for an outdoor storage use. The applicant has filed a special exception application, and will be brought before the City Commission for consideration.

The Applicant held a public meeting on Wednesday, September 17, in the Meeting Room located at St. George Park (3501 NW 8 Street, Lauderhill, FL 33311) at 6 PM, to discuss the proposal. Approximately 20 residents came to the meeting to express concerns. Staff recommends approval of the site plan, with the conditions.

The proposal was reviewed and approved by the Development Review Committee, and the Planning & Zoning Board recommended approval of the proposal with the following conditions:

1. Provide a recorded copy of the release of the Unity of Title, Declaration of Restrictive Covenants, or similar document from the recorded Unity of Title (Official Records Book 25512 Page 342).
2. Obtain a Special Exception Use approval from the City Commission for the Use of Outdoor Storage for this site.
3. Ingress/egress easement must be vacated & the proposed 20 foot wide access easement must be dedicated and recorded in the public records. Applicant must provide a copy of the recorded instruments with the building permit submittal.
4. Provide a copy of the CPTED plan approved by the Police Department.
5. Address any outstanding comments issued by the Development Review Committee, and substantial conformance to the City's Code of Ordinances and Land Development Regulations.

Cost Summary/ Fiscal Impact:

Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements

Attachments:

Attachment A - Site Plan Application
Attachment B - Applicant Narrative
Attachment C - Development Review Report (DRR)
Attachment D - Civil Plan
Attachment E - Public Notice Affidavit

Attachment F - Staff Presentation

Budget Code Number(s): _____

Procurement Information: [check all that apply]

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|---|--|--------------------------------|
| ☐ RFP/Bid | ☐ Emergency Purchase | ☐ SBE |
| ☐ Proposal/Quote
Preference | ☐ State Grant Funds | ☐ Local |
| ☐ Piggyback Contract | ☐ Federal Grant Funds | |
| ☐ Sole Source | ☐ Matching Required | |