

**RESOLUTION NO. 19R-09-216**

**A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING THE SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO GREAT IMPERIAL, LLC., SUBJECT TO CONDITIONS, TO ALLOW IN THE LIGHT INDUSTRIAL (IL) ZONING DISTRICT A MANUFACTURING, PROCESSING FACILITY USE ON A ± 2.15 ACRE SITE LEGALLY DESCRIBED AS A PORTION OF TRACT B, INDUSTRIAL, 100, UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS 1600-1648 N.W. 34<sup>TH</sup> TERRACE, LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, this property is zoned Light Industrial (IL) 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 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 Great Imperial, LLC., to allow within the Light Industrial Zoning District a Manufacturing, Processing Facility on a ± 2.15 acre site legally described as a Portion of Tract B, Industrial, 100, Unit Two, according to the Plat thereof, as recorded in Plat Book 85, Page 2, of the Public Records of Broward County, Florida, more commonly known as 1600-1648 N.W. 34<sup>th</sup> Terrace, Lauderhill, Florida, is hereby approved subject to 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.

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 \_\_\_\_\_, 2019.

PASSED AND ADOPTED on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
PRESIDING OFFICER

ATTEST:

\_\_\_\_\_  
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