

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.

WHEREAS, the property owner, American Telephone & Telegraph Co. ("AT & T" or Applicant), through its agent, URBN Design Group, is requesting site plan approval to develop outdoor storage for commercial vehicle and equipment storage on property located on a 2.2± acre site at 3760 NW 15 Street (aka 1340 NW 40th Avenue). The proposed development will include paving, screening, lighting, and securing the property for the operation of the proposed use; and

WHEREAS, the subject property is legally described as A T & T NO. 1 127-18 B Tract 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127 PAGE 18 OF THE PUBLIC RECORDS OF BROWARD, and generally located one block east of North State Road 7 (AKA: NW 40th Avenue) and north of NW 13th Street; and

WHEREAS, City Staff has analyzed the application and the City's Code of Ordinances and finds that the request meets the criteria as set forth in the Code of Ordinances; and

WHEREAS, the Planning and Zoning Board reviewed the request and recommends approval with conditions.

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

Section 1. The above recitations are true and incorporated herein.

Section 2. The City Commission having considered all testimony and evidence presented at the Commission meeting, including the staff report, and pursuant to the City's Code of Ordinances, hereby finds that the request complies with the City's Land Development Regulations.

Section 3. The Site Plan Application for Property generally located one block east of North State Road 7 (AKA: NW 40th Avenue) and north of NW 13th Street is hereby approved, and a Site Plan Development Order is granted, subject to the following conditions:

1. Applicant must 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. Applicant must obtain a Special Exception Use approval from the City Commission for the Use of Outdoor Storage for this site.
3. The Ingress/egress easement must be vacated and 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. Applicant must provide a copy of the CPTED plan approved by the Police Department.
5. Applicant must address any outstanding comments issued by the Development Review Committee, and substantial conformance to the City's Code of Ordinances and Land Development Regulations.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED this _____ day of _____, 2026.

DENISE D. GRANT, MAYOR
PRESIDING OFFICER

ATTEST:

ANDREA M. ANDERSON, MMC
CITY CLERK

MOTION _____
SECOND _____

R. CAMPBELL _____
M. DUNN _____
D. GRANT _____
J. HODGSON _____
S. MARTIN _____