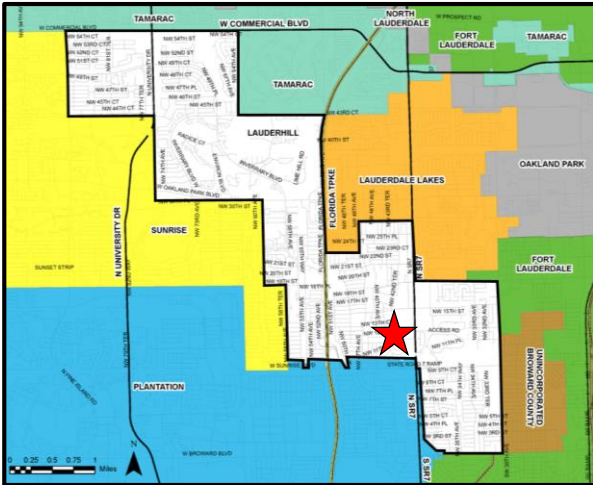




# Special Exception

Lauderhill Parking Lot - 3760 NW 15 Street



# Applicant Information

- ▶ Property Owner:
  - ▶ American Tel & Tel CO
- ▶ Business Name:
  - ▶ American Tel & Tel CO
- ▶ Agent's Representative:
  - ▶ Chris Collins, URBN Design Group

# Property Information

- ▶ Address: 1267 NW 40 Avenue
- ▶ *Tax Folio: 494231340020*
- ▶ Land Use: Industrial
- ▶ Zoning: Light Industrial (IL)
- ▶ Property Size: 2.2 acre site
- ▶ Legal Description:
  - ▶ A T & T NO. 1 127-18 B Tract 2,

# Public Notice

- ▶ Sign Posted on the property - 15 calendar days
  - ▶ *Posted on the property on or before 1/11/2026.*
- ▶ Mailed Notice - 15 calendar days
  - ▶ *Postmarked on or before 1/11/2026*
- ▶ Newspaper advertisement - 10 calendar days
  - ▶ *Published 1/2/2026*
- ▶ City Commission Meeting
  - ▶ 1/26/2026

# Proposal

- ▶ Applicant is requesting special exception use approval for an outdoor storage use in order to develop the property for outdoor storage of commercial vehicles. The proposed special exception use is associated with a conditionally approved site plan for the development which includes paving, screening, landscaping, lighting, and securing of the proposed commercial parking lot.

# Special Exception- Standards for Approval

- ▶ The City Commission, in reviewing any application for approval of a special exception use, shall consider the following:
  - ▶ A. The effect of such use on surrounding properties.
  - ▶ B. The suitability of the use in regard to its location, site characteristics, and intended purpose.
  - ▶ C. Access, traffic generation and road capacities.
  - ▶ D. Economic benefits or liabilities.
  - ▶ E. Demands on utilities, community facilities, and public services.
  - ▶ F. Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderdale.
  - ▶ G. Factors relating to safety, health, and general public welfare



# Aerial



Presented to the City Commission on 1/26/2026

