



Development Review Report (DRR)

To: Planning & Zoning Board
Via: Daniel T. Keester-O'Mills, AICP, *Development Services Director*
From: Molly Howson, City Planner
RE: Site Plan No. 25-SP-003 (3760 NW 15 Street)
Date: November 6, 2025

The applicant (Christopher Collins, PE on behalf of URBN Design Group) has filed a Site Plan application on behalf of American Tel & Tel Co., property owner) for the Use of Outdoor Storage. The property is generally located one block east of North State Road 7 (AKA: NW 40 Avenue) and north of NW 13th Street. The following table includes relevant information on the property and application request:

Property Address:	3760 NW 15 ST (aka 1340 NW 40 Avenue)
Tax Folio ID(s):	494231340020
Property Owner:	American Tel & Tel Co.
Applicant Name:	Christopher Collins on behalf of URBN Design Group
Zoning District(s):	IL (Light Industrial)
Land Use Designation(s):	Industrial
Legal Description: 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.	
Applicant Request: A site plan application filed by Christopher Collins (President/Engineer of URBN Design Group), on behalf of property owner, American Tel & Tel Co. for approval to develop of the subject site for the Use of Outdoor storage of commercial vehicles. The proposed development includes paving, screening, landscaping, lighting, and securing of the proposed commercial parking lot for Outdoor Storage within the (IL) Light Industrial zoning district (Folio # 494231340020) also known as 3670 NW 15 Street, Lauderhill, Florida, providing for an effective date.	
Application Type: Site Plan A site plan application serves as the formal process through which a city reviews a proposed development to ensure it complies with all applicable land development, zoning, and design regulations before construction or land alteration begins. Any application for a development required or authorized under these regulations shall require approval by the Development Review Committee, the Planning and Zoning Board, and the City Commission prior to issuance of a development order or permit. There are four conditions for approval for a site plan. All conditions must be addressed in order to grant approval, or conditions may be included on a development order to ensure compliance prior to the issuance of a building permit.	

I. AERIAL & ADJACENT PROPERTIES



Adjacent Designations:

	Existing Use	Future Designation	Zoning
North	Industrial	Transit Oriented Corridor	IL (Light Industrial)
South	Industrial	Transit Oriented Corridor	IL (Light Industrial)
East	Industrial	Industrial	IL (Light Industrial)
West	Multi-Family Residential, (More than 10 Units)	Transit Oriented Corridor	(RM-40) Residential, Multifamily at 40 dwelling units per acre

II. APPLICABLE LAND DEVELOPMENT REGULATIONS

LDR Article III, Section 2.2., addresses the assignment of zoning districts

LDR Article III, Sections 2.3 and 2.4., and Schedule B. respectively address permitted and special exception uses

LDR Article IV., Subsection 1.3.1., addresses the pre-application conference

LDR Article IV., Subsection 1.3.2., provides for the Department to review any land development order application

LDR Article IV., Subsection 1.4.4., provides that the acceptance of the application for development subject to major review shall be performed in accordance with the LDR (Article IV 1.3)

LDR Article IV., Subsection 5.3. outlines the site plan review process & submittal requirements

III. PROPERTY HISTORY

Special Exceptions

- None (*Note – this use requires a special exception approval*)

Code Violations

- None

Variances

- None

Development History

- The site was developed in 1998 with a 1,624 square foot building which serves the AT&T facility on the southern adjacent parcel. This building exists today and will remain and be separated by the proposed parking lot by site features such as curbing.
- No additional development has taken place at this site since the original development and the balance of the site has remained vacant.

IV. PLANNING ANALYSIS

As stipulated in the Land Development Regulations, Article IV, Section 1.4., Major Review, The Planning and Zoning Division has reviewed the proposal against the following application requirements:

- A. The applicable provisions of the City Land Development Regulations and Code of Ordinances.
- B. The applicable provisions of the City Comprehensive Plan.
- C. The Florida Building Code, most current edition.
- D. Any applicable federal, state and county laws, rules and regulations.

Below is a brief summary of Staff's analysis of the relevant sections of the Land Development Regulations, zoning requirements, land use compatibility and applicable Code of Ordinances.

- 1. The applicable provisions of the City Land Development Regulations and Code of Ordinances.**
 - The DRC reviewed the proposed site plan through a three rounds series of plan submittals and reviews with comments from individual disciplines.
 - The proposal received approval, with conditions, from the Development Review Committee on August 19, 2025.
 - LDR ART IV provides for the requirements for a site plan approval and provide that; a site plan, subject to major review, shall be approved by the Planning and Zoning Board, the City Commission, or both. This site plan will be heard by both the Planning and Zoning Board and the City Commission.

- 2. The applicable provisions of the City Comprehensive Plan.**

The proposal is located within the Light Industrial Zoning District and within the Transit Oriented Corridor. The redevelopment of the underutilized site for a light intensity Outdoor Storage Use, in lieu of a more intensive industrial use, is aligned with the general vision for the area and for the Transit Oriented Corridor.

3. **The Florida Building Code, most current edition.**

The Chief Building Official is a member of the Development Review Committee and has provided the applicant of the relevant Florida Building Code standard and edition that will be reviewed in full detail upon submittal of a building permit application.

4. **Any applicable federal, state and county laws, rules and regulations.**

The applicant must adhere to any federal state and county laws that would apply to their project. The proposal is consistent with the County's land use designation.

V. COMMUNITY OUTREACH

As required by the Land Development Regulations (LDR) Article IV Section 1.9.6 *Neighborhood meetings*, the Applicant held a Community Meeting at a meeting room located within the St. George Park Community Center (3501 NW 8 Street, Lauderhill, FL 33311) on September 17, 2025.

VI. RECOMMENDATION/ACTION

The Development Services Department has presented the proposal to the Development Review Committee (DRC), in accordance with the Land Development Regulations. The back-up and comments issued by the DRC are recorded and on file with the Development Services Department.

Should the Board find that the application has provided competent, substantial evidence to satisfy the review standards for a Major Site Plan approval, the Development Services Department recommends approval of the application subject to the following conditions, prior to building permit approval:

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.

VII. ATTACHMENTS

1. DRC Approved with Conditions, Site Plan