

RESOLUTION NO. 26-01-25

A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA, GRANTING TO AMERICAN TELEPHONE & TELEGRAPH CO. (AT&T), A SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO ALLOW OUTDOOR STORAGE IN THE LIGHT INDUSTRIAL (IL) ZONING DISTRICT ON A 2.2± ACRE SITE LOCATED AT 3760 NW 15TH STREET, LAUDERHILL, FLORIDA, AND MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING A REPEALER; 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 special exception use approval for the operation of an Outdoor Storage Use for vehicle and equipment storage on property located on a 2.2± acre site at 3760 NW 15th Street (aka 1340 NW 40th Avenue) within the Light Industrial (IL) Zoning District; and

WHEREAS, the subject property is also more particularly 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

WHEREAS, City Commission approved a site plan application for this use on January 12, 2026, via Resolution #26-01-07; 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, approval of a special exception use requires four (4) affirmative votes of the City Commission.

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 meets relevant land development regulation criteria and specifically meets the criteria set forth in section Article IV, Section 4.6, Standards for Approval, of the City's Code of Ordinances.

Section 3. The Special Exception Use Order for property located at 3760 NW 15th Street, is hereby approved, subject to the following conditions:

1. This special exception use development order to allow the Outdoor Storage Use for AT&T's fleet vehicles is specifically granted to AT&T for the location of 3760 NW 15th Street.
2. The maximum number of vehicles which may be stored at any one time is limited to the number of parking spaces approved on the associated site plan via Resolution 26R-01-07.
3. CO or CC for completion of construction required prior to Certificate of Use issuance to operate the use.
4. If there are any code enforcement violations or liens, this Special Exception Use Development Order may be brought before the City Commission to be reconsidered, at which time the development order, or the conditions of approval, may be subject to modification, suspension and/or 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.
6. The owner shall execute a trespass agreement for the police department to keep on file for enforcement.

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 _____

Approved as to Form

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

Hans Ottinot
City Attorney