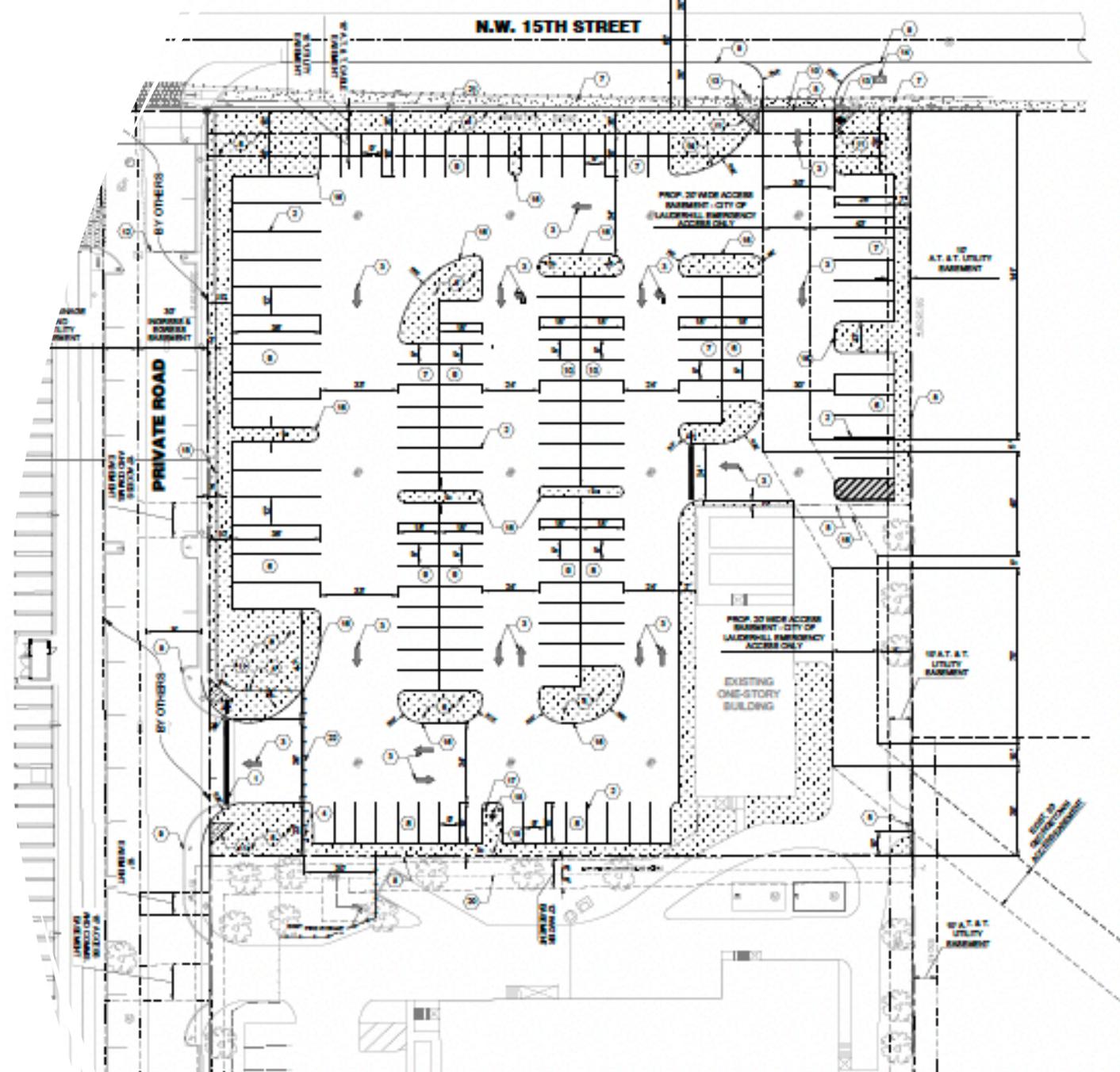


NW 15th Steet – Parking

- 3760 NW 15th Street – Lauderdale
- January 12, 2026
- City Commision Hearing



Property Details

- Current Zoning: IL – Light Industrial (no proposed changes)
- Current Land Use: Industrial (no proposed changes)
- Site Folio: 494231340020
- Site Size: 1.87 acres



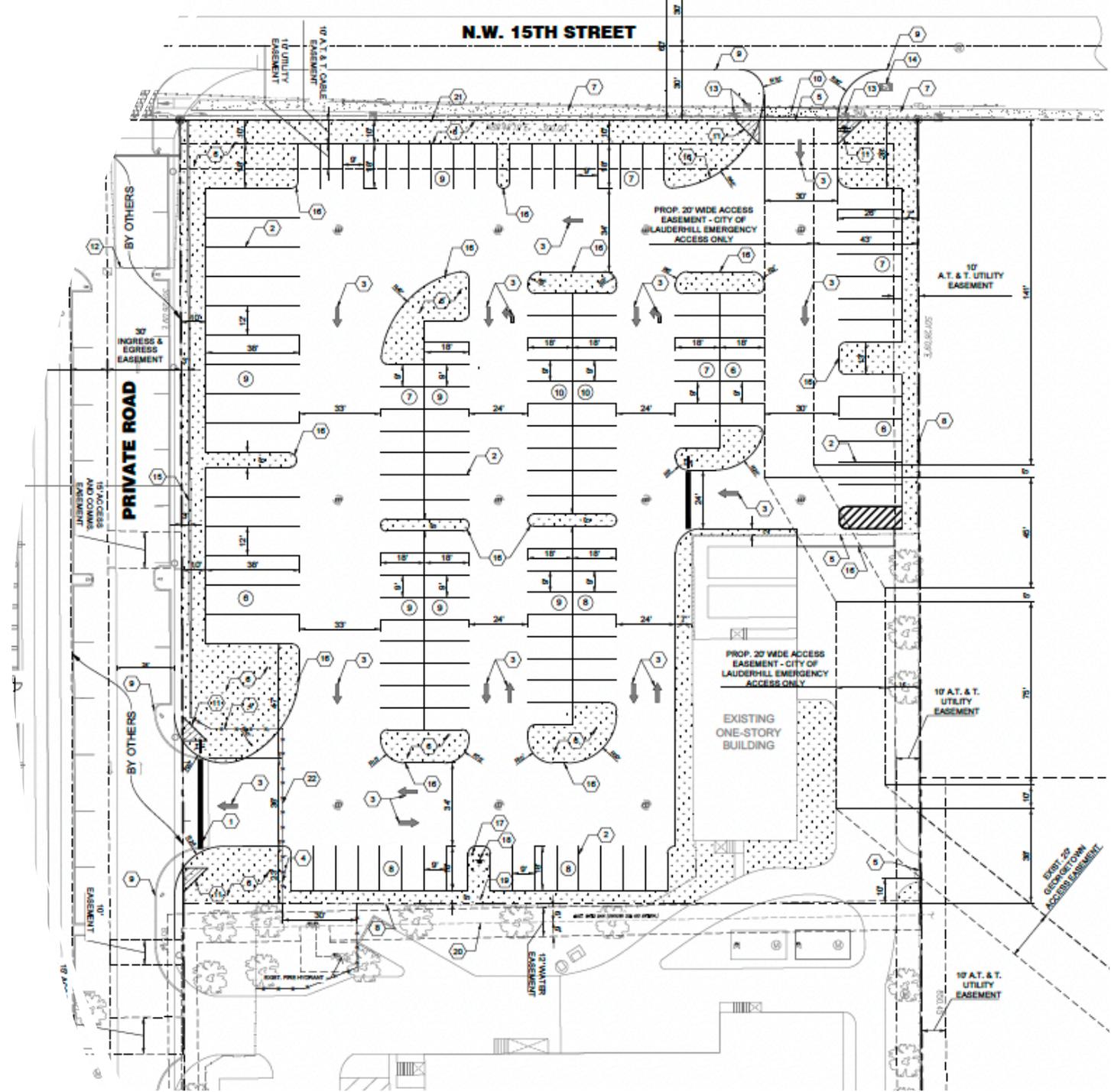
Site Background and Existing Conditions

- Site was developed in 1998 with 1,624 SF building serving AT&T facility (supports additional AT&T building to the south of the subject property). The existing building will remain.
- There are no active violations or variance in place or proposed.
- Property is primarily vacant with exception of small drainage area and providing additional fire access to Georgetown Residential Community (access to remain).



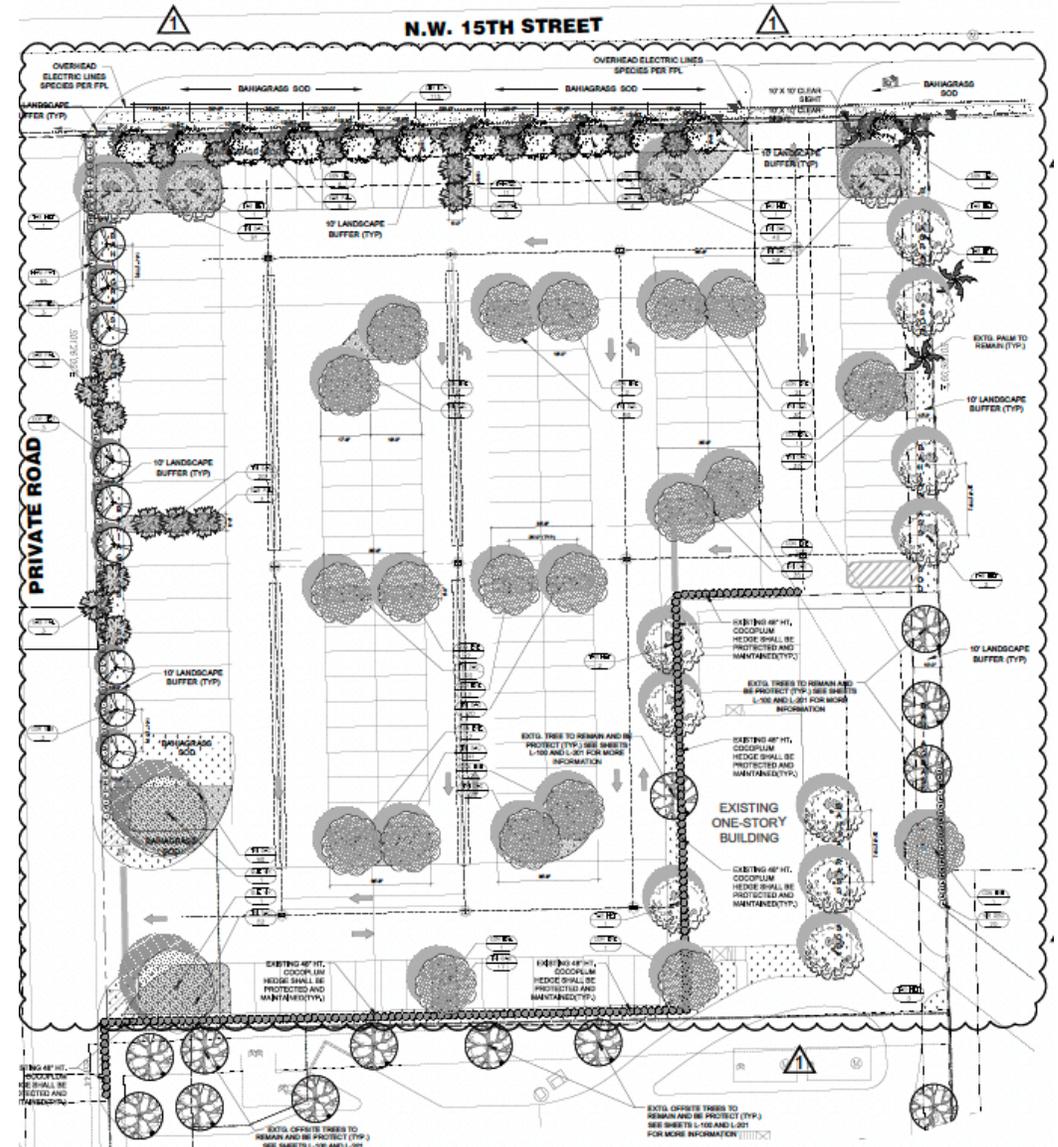
Proposed Development

- Proposed Site Plan meets all current Zoning requirements including open space, drainage requirements, landscape and a proposed wall along western property line.
- Project requires Special Exception Use approval for outdoor vehicular storage in IL- Light Industrial Zoning Category.
- There are no proposed structures as a part of the application.



Site Security, Lighting, Landscape

- Key Notes:
 - A security consultant was retained and provide a report with design recommendations that was reviewed and approved by the City Police Department.
 - Property is entirely secured by walls and fences at all times.
 - 24-7 security camera monitoring and extensive perimeter landscape design package.



Planning Analysis

- Planning and Zoning Division reviewed the application as required to the Land Development Regulations, Article IV, Section 1.4, Major Review
- Staff approved at the Development Review Committee on August 19, 2025.
- Per the City's staff report "redevelopment of the underutilized site for light industrial outdoor storage in lieu of a more intensive industrial use is aligned with the general vision for the area and Transit Orientated Corridor."
- Proposed use will generate significantly less traffic than any other potential development use on the property.
- Applicant is in agreement with Staff's recommendation for APPROVAL subject to the conditions proposed.

