

**City of Lauderhill**

Special Exception Application No.20-SE-014

Fassmer Service America, LLC

**I. APPLICANT INFORMATION**

PETITIONER

Tim Klaybor

STATUS OF PETITIONER

Managing Director

**II. BACKGROUND INFORMATION**

Requested Action

Request for a Special Exception Use General Development Order to allow in the Light Industrial (IL) zoning district an accessory Outdoor Storage use to an existing Warehouse use for the exterior storage of lifeboats, rescue boats, and containers as accessory to the existing lifeboat and rescue boat assembly, repair and parts storage use that takes place within the interior of the facility. The existing Warehouse use is on an approximately 1.0± net acre parcel. The proposed outdoor storage area is screened on all sides from the adjoining properties.

Applicable Land Development Regulations

Article IV, Part 4, Section 4.4. Approval for Special Exception Uses.

Article III, Section 2.3. Allowable land uses.

Article IV, 4.3 B. Existing zoning provisions and uses.

**III. SITE INFORMATION**

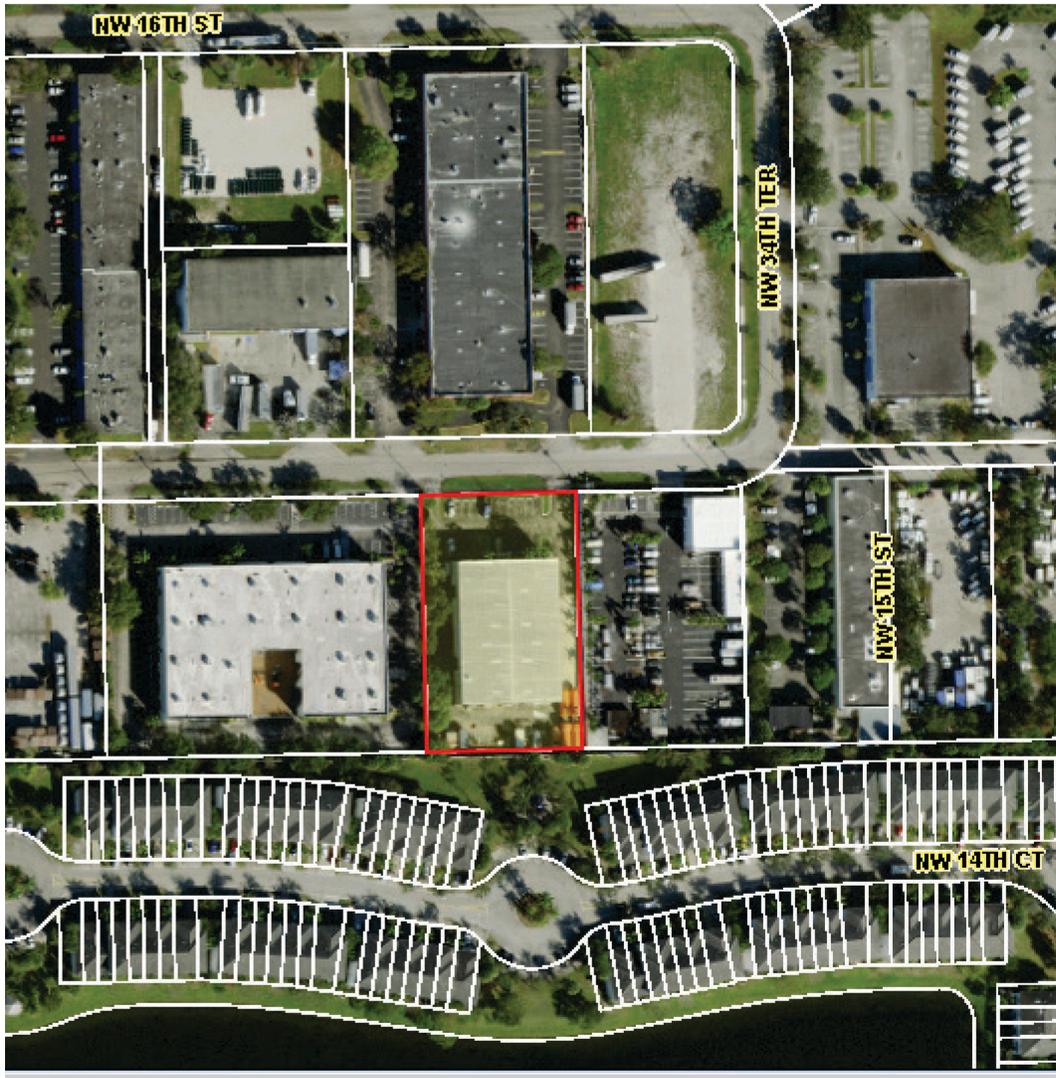
Location/Legal Description

INDUSTRIAL 100 UNIT 2, 24B AS RECORDED IN PLAT BOOK 85, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. Folio #4942 31 24 0026. More commonly known as 3650 NW 15 ST

3650 NW 15 ST  
Lauderhill, FL 33319

**LOCATION**

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Land Use/Zoning:

Existing Land Use	Light Industrial
Future Land Use Designation	Industrial
Zoning Designation	Light Industrial (IL)

Adjacent Designations:

	Existing Use	Future Designation	Zoning
North	NW 16 ST ROW then Industrial	Industrial	Light Industrial (IL)
South	Multi-Family Residential	Medium (16) Residential	Residential Townhouse at 16 Dwelling Units per acre (RT-16)
East	Industrial	Industrial	Light Industrial (IL)
West	Industrial	Industrial	Light Industrial (IL)

**IV. ZONING HISTORY**

Existing Special Exceptions

None.

Violations

None.

Existing Variances

None

**V. PLANNING ANALYSIS**

As stipulated in the Land Development Regulations, Article IV, Section 4.6 Standards for Approval, the Planning and Development Division has reviewed the proposed request pursuant to the following special exception considerations:

1. The effect of such use on surrounding properties.

2. The suitability of the use in regard to its location, site characteristics, and intended purpose.
3. Access, traffic generation and road capacities.
4. Economic benefits or liabilities.
5. Demands on utilities, community facilities, and public services.
6. Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderhill.
7. Factors relating to safety, health, and general public welfare.

The subject site is an existing stand-alone building within the Light Industrial (IL) zoning district. This parcel is bordered on the East and West sides by Light Industrially zoned properties that are occupied by manufacturing and warehouse uses. The parcel is bordered to the North by an Industrial zoned property which is occupied by a commercial Outdoor storage use. Bordering the site to the South is the Multi-Family residential townhouse community of Casa at Georgetown.

Fassmer Service America is a company which assembles and repairs lifeboats and rescue boats. The company has been open since 2005 and the Lauderhill Fassmer Service location has been in business since 2014. The facility operates daily with 14-28 employees.

The Fassmer Service America building is made up of 16,504 square feet. The interior of the building is used for the assembly and service repairs of lifeboats and rescue boats as well as the storage of spare boat parts. The exterior is used for the storage of lifeboat and rescue boats and containers. No exterior repairs or servicing of boats will take place on the exterior of the building.

The stand-alone building is surrounded on three sides by parking areas, these areas are the site of the proposed outdoor storage use. Staff recommends that should the accessory Outdoor storage use get approved, an outdoor floorplan should be submitted at the time that the updated Certificate of Use is reviewed.

The Land Development Regulations Schedule A, Land Use Classifications, Uses provides that Outdoor Storage uses be allowed through Special Exception Use approval on sites within the Light Industrial (IL) designation and within a fully enclosed screened area designed and maintained so as not to be visible at street level from abutting property or rights of way.

The Fassmer Service America site is buffered to the Multi-Family residential use to the South by an 8' masonry wall. This 8' masonry wall meets the code requirements for a sufficient buffer between and commercial zoned properties and residentially zoned

properties. Fassmer maintains a site that current is buffered from adjoining properties the remaining three sides, the East, West, and North by 8' wrought iron fences with access gates.

Based upon its review, staff finds the proposed use of accessory Outdoor Storage to be an appropriate accessory use to the primary use of a manufacturing Warehouse and that he proposed is consistent with the above considerations. As such, staff recommends approval of the special exception request subject to the recommended conditions.

## **VI. RECOMMENDATION/ACTION**

Planning and Zoning recommends approval of the Special Exception Use application for an accessory Outdoor Storage Use to an existing Lifeboat and Rescue boat assembly and warehouse use.

Planning and Zoning recommends approval of the special exception development order with the following conditions:

1. This Special Exception Use development order shall be specifically granted to Fassmer Service America, LLC and such development order cannot be assigned, leased, subleased, transferred or otherwise conveyed to another entity. Further, this special exception use development order shall automatically become null and void if any entity other than Fassmer Service America, LLC operates this use. All tenants, employees, agents, and independent contractors are subject to, and covered by, the express terms and conditions of this Special Exception Development Order.
2. Fassmer Service America, LLC will obtain Site Plan Modification approval and associated permits for any future exterior improvements associated with the accessory Outdoor storage use.
3. An exterior floorplan shall be provided at the time of application of the updated Certificate of Use required to add the Accessory Outdoor Storage use permissions. This floorplan shall be reviewed by the Planning and Zoning division as well as Fire Department for safety of exterior layout.
4. All repairs and servicing of lifeboats and rescue boats and associated equipment shall take place inside the building.
5. The storage of vehicles and equipment not associated with the primary use of assembly, repair and storage of Lifeboats and Rescue boats is prohibited.

6. Complaints to Code Enforcement or may cause the SEU approval to be reviewed by the City Commission for possible revocation.
7. 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. Further, consistent with LDR Article IV, Part 1.0., Section 1.8, this development order may be revoked, suspended or modified based on the grounds stated herein. In addition, this development order is subject to post-approval review consistent with LDR Article IV, Part 4.0., Section 4.11.

**VII. ATTACHMENTS**

1. Application submission to include site and floor plan.

Prepared by: Molly Howson, Associate Planner

Date: October 19, 2020