



DESIGN
URBN Design

696 N.E. 125th Street | North Miami, FL 33161

January 28, 2025

Mr. Daniel T. Keester-O'Mills
Planning & Zoning Director
City of Lauderhill
5581 W. Oakland Park Blvd.
Lauderhill, FL 33313

Re: Special Exception Plan Narrative
Address: 1340 NW 40th Avenue Lauderhill, FL 33311
Folio No.: 4942-31-34-0020

Dear Mr. Keester-O'Mills:

Please consider this our formal narrative regarding the Special Exception request for our project located at 1340 NW 40th Avenue herein referred to as "the Property". This company represents AT&T, the owner of the subject property.

I. The Property

The Property consists of one (1) parcel of land with Folio No.: 4942-31-34-0020, at the intersection of and NW 15th Street. The total area of the site is 2.20 acres; presently the property contains a vacant lot.

II. Zoning

The Property is located within the Light Industrial zone.

III. Special Exception Request

Per a Pre-Application Meeting with the City of Lauderhill, conducted on December 3, 2024, staff advised the proposed use is considered outdoor storage which requires a Special Exception approval by City Commission.

Thank you for your time and consideration in reviewing this project.



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Sincerely,

Christopher Collins, P.E.
President