City of Lauderhill

City Commission
Chambers at City Hall
5581 W. Oakland Park Blvd.
Lauderhill, FL, 33313
www.lauderhill-fl.gov

File Details

File Number: 24R-5985

File ID:	24R-5985	**Type:**	Resolution	**Status:**	Agenda Ready
Version:	1	**Reference:**		**In Control:**	City Commission Meeting
				File Created:	11/20/2024
File Name:	Special Exception - Gas Storage			**Final Action:**	

Title: **RESOLUTION NO. 24R-11-287: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL GRANTING TO CARLOS ARRUZA, OWNER OF SSI LUBRICANTS, LLC., A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW IN THE LIGHT INDUSTRIAL (IL) ZONING DISTRICT AN OUTDOOR STORAGE/BULK STORAGE OF GAS, OIL, AND OTHER FUELS FOR THE STORAGE OF COMMERCIAL VEHICLES AND EQUIPMENT IN A FULLY ENCLOSED SCREENED AREA USE ON AN APPROXIMATELY 0.91± NET ACRE VACANT PARCEL; GENERALLY LOCATED ON THE SOUTH SIDE OF N.W. 16TH STREET BETWEEN N.W. 34th TERRACE AND N.W. 38TH AVENUE, WITH THE ADDRESS OF 3550 N.W. 16th STREET WITHIN THE CITY OF LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

Notes:

Sponsors:		**Enactment Date:**	
Attachments:	RES-24R-11-287-Special X - SSI Lubricants outdoor fuel storage.pdf, Attachment A - SEU Application.pdf, Attachment B - Applicant Narrative.pdf, Attachment C - Survey.pdf, Attachment D - Development Review Report (DRR) (24-SE-019).pdf, Attachment E - Public Notice Affidavit.pdf, Attachment F - SEU Conditions Affidavit (unsigned).pdf	**Enactment Number:**	
Contact:		**Hearing Date:**	
*** Drafter:**	apetti@lauderhill-fl.gov	**Effective Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 24R-5985

RESOLUTION NO. 24R-11-287: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL GRANTING TO CARLOS ARRUZA, OWNER OF SSI LUBRICANTS, LLC., A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW IN THE LIGHT INDUSTRIAL (IL) ZONING DISTRICT AN OUTDOOR STORAGE/BULK STORAGE OF GAS, OIL, AND OTHER FUELS FOR THE STORAGE OF COMMERCIAL VEHICLES AND EQUIPMENT IN A FULLY ENCLOSED SCREENED AREA USE ON AN APPROXIMATELY 0.91± NET ACRE VACANT PARCEL; GENERALLY LOCATED ON THE SOUTH SIDE OF N.W. 16TH STREET BETWEEN N.W. 34th TERRACE AND N.W. 38TH AVENUE, WITH THE ADDRESS OF 3550 N.W. 16th STREET WITHIN THE CITY OF LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

Request Action:

Consider a Resolution granting SSI Lubricants, LLC, a Special Exception Use Development Order with conditions to allow in the Light Industrial (IL) zoning district an Outdoor Storage/Bulk storage of gas, oil and other fuels Use on an approximately 0.91± net acre vacant parcel.

Need: (Why is there a need for this action?)

Action is needed to allow an Outdoor Storage/Bulk storage of gas, oil and other fuels Use in the Light Industrial (IL) zoning district.

Summary Explanation/Background: (Provide a summary/background of this agenda request)

A Special Exception Use is requested to allow in the Light Industrial (IL) zoning district an Outdoor Storage/Bulk storage of gas, oil and other fuels Use in the Light Industrial (IL) zoning district Use on an approximately 0.91± net acre vacant parcel for the storage of commercial vehicles for a period greater than 24 hours in a fully enclosed screened area.

The Planning and Zoning Department recommends the City Commission approve this "outdoor storage use with bulk storage of gas, oil and other fuels" subject to the following conditions:

1. This special exception use development order is granted to SSI Lubricants, LLC, and such development order cannot be assigned, leased, subleased, transferred or otherwise conveyed to another entity. Further, this special exception use (SEU) development order shall automatically become null and void if any entity other than SSI Lubricants, 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. Within 180 days of the date of the development order SSI Lubricants, LLC will obtain Site Plan approval and associated permits for required site improvements to include but not be limited to: fencing, screening, landscaping, lighting, and drainage.

3. SSI Lubricants, LLC will obtain the associated permits, consistent with the approved site plan, for all improvements associated with the outdoor storage/bulk

storage of gas, oil and other fuels, for the storage of commercial vehicles and equipment use within one (1) year from the date of approval.

4. A site plan layout shall be provided at the time of application of the updated Certificate of Use required for outdoor storage/bulk storage of gas, oil and other fuels, for the storage of commercial vehicles and equipment use permissions. This floorplan shall be reviewed by the Planning and Zoning division as well as Fire Department for safety of exterior layout.

5. All areas used for outdoor storage shall be constructed with a hard and bonded surface that avoids dust and safeguard groundwater, subject to approval of the Planning & Zoning Director and City Engineer.

6. The use approval for Outdoor Storage shall allow for the storage of commercial vehicles for a period greater than 24 hours. The storage of vehicles as accessory to a new or used vehicle dealer is prohibited. The use of Automotive, wrecking or junkyard is prohibited.

7. Complaints to Code Enforcement or may cause the SEU approval to be reviewed by the City Commission for possible revocation.

8. 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., Section1.8, 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.

Attachments: **(Number all attachments consecutively)**

Attachment A: SEU Application
Attachment B: Applicant Narrative
Attachment C: Property Survey
Attachment D: Development Review Report (DRR)
Attachment E: Public Notice Affidavit
Attachment F: SEU Conditions Affidavit (unsigned)

Budget Code Number(s): None

Procurement Information: [check all that apply]

[ ] RFP/Bid [ ] Emergency Purchase [ ] SBE
[ ] Proposal/Quote [ ] State Grant Funds [ ] Local Preference
[ ] Piggyback Contract [ ] Federal Grant Funds
[ ] Sole Source [ ] Matching Required

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