

RESOLUTION NO. 25R-10-205

A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA, GRANTING 1701 NW 31 LLC, ON BEHALF OF COASTAL WASTE & RECYCLING INC., A SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO ALLOW IN THE LIGHT INDUSTRIAL (IL) ZONING DISTRICT AN OUTDOOR STORAGE USE FOR COMMERCIAL VEHICLES AND A RESOURCE METAL ACCEPTANCE SITE ON AN APPROXIMATELY 1.99± ACRE PARCEL LOCATED AT 1701 NORTHWEST 31ST AVENUE AND AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the property owner, 1701 NW 31 LLC, on behalf of its tenant, Coastal Waste & Recycling Inc., is requesting a special exception use development order to allow an outdoor storage use within the Light Industrial (IL) zoning district on an approximate 1.99± acre site for the storage of commercial vehicles and a resource metal acceptance site in a fully enclosed screened area, located at 1701 Northwest 31st Avenue #G, Lauderhill, Florida 33311; and

WHEREAS, the subject property is legally described as East 175 feet of the North 210 feet of the West 420 feet of the East 455 feet of the Southeast ¼ of the Northeast ¼ of the Northeast ¼ of Section 31, Township 49 South, Ranger 42 East, less road dedications, said lands situate, lying and being in Broward County, Florida, together with Parcel "A", "I.G.M." Plat, according to the map or plat thereof as recorded in Plat Book 172, Page 30, Public Records of Broward County, Florida.; 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.

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 the criteria as set forth in section Article IV, Section 4.6 of the City's Code of Ordinances.

Section 3. The Special Exception Use Development Order for Property generally located at 1701 Northwest 31st Avenue #G, is hereby approved, subject to the following conditions:

1. This special exception use development order is granted to 1701 NW 31 LLC. 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 1701 NW 31 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. The property owner will obtain the associated permits, consistent with the approved site plan, for all improvements associated with the outdoor storage use for the storage of commercial vehicles and a resource metal acceptance site within one (1) year from the date of approval.
4. A floor plan layout shall be provided at the time of application of the updated Certificate of Use required for outdoor storage use for the storage of commercial vehicles and a resource metal acceptance site permission. The floor plan 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 Development Services Director and City Engineer.
6. The use approval for Outdoor Storage shall allow for the storage of commercial vehicles and a resource metal acceptance site 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. If any code enforcement violations or liens are not addressed timely by the property owner, 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.
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., 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.

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 _____, 2025.

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