Attachment "B"

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**SSI Outdoor Storage - Special Exception Criteria Narrative**

**STANDARDS FOR APPROVAL**

The City Commission, in reviewing any application for approval of a special exception use, shall consider the following:

A. The effect of such use on surrounding properties.
B. The suitability of the use in regard to its location, site characteristics, and intended purpose.
C. Access, traffic generation and road capacities.
D. Economic benefits or liabilities.
E. Demands on utilities, community facilities, and public services.
F. Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderhill.
G. Factors relating to safety, health, and general public welfare.

**The subject site is a +/- 1-acre vacant parcel located within the City of Lauderhill's Light Industrial (IL) zoning district. The site is located on the south side of NW 16th Street and east of SR7/441. The current owner of the site obtained a special exception approval on June 10, 2024 (Reso. 24R-06-113) for outdoor storage. Subsequent to that approval, the owner decided to market the site for sale and the applicant is the current contract purchaser. The applicant is seeking to use the site for this already approved use; however, Lauderhill's code does not allow for transfer of special exception approvals. Therefore, the applicant is making this application.**

**The applicant proposes to use the site for outdoor storage of commercial vehicles. More specifically, the applicant is a fuel and lubricants distributor, and their planned use of the property is to park their trucks. *The property is not proposed to be used as a distribution facility.* The products SSI distributes are sourced in Port Everglades, FL and from their warehouse in Belle Glade, FL. In most cases, the parked trucks will be empty. Occasionally the trucks may be preloaded to contain ultra-low sulfur or biodiesel. Preloaded means that a truck is loaded at Port Everglades in the afternoon and then delivered to SSI's customer the following morning. The applicant is committed to ensuring the safety of its trucks and the surrounding area. The applicant will comply with any safety requirements which will be addressed at the time of site plan. The site will be secured with fencing, surveillance cameras, and a key FOB will be required for access. The general public will not have access to the site. Fire extinguishers are equipped on all trucks to meet all DOT requirements.**

**The site is surrounded on all sides by industrial uses and zoning. The nearest residentially zoned property to the north is approximately 350 feet away and to the east is approximately 1,000 feet away. Those neighborhoods are also separated from the industrial area by a canal, which will help mitigate any potential impacts, in addition to there being no direct vehicle access from the industrial area to those neighborhoods. The nearest residentially zoned property to the south is approximately 500 feet away. The subject site's relative distance from commercial and residentially zoned areas further minimizes potential disruptions, and the site fronts on NW 16th Street. It is a direct route along NW 16th Street to and from SR7/441.**

**Since the proposed use is limited to commercial parking without any loading or delivery operations, traffic impacts are expected to be minimal. Likewise, demands on utilities, community facilities, and public services are relatively low compared to other, more intense uses. Additionally, outdoor commercial vehicle storage currently exists on two parcels to the east of the subject site, further supporting the suitability of the proposed use in this location.**

**The City of Lauderhill has a relatively small area dedicated to industrial uses. The proposed use in this location helps support the city's industrial base while also providing economic benefits by introducing a new business into the City and developing a site that is currently vacant. Providing outdoor storage for commercial vehicles supports local businesses and industries that rely on these vehicles for operation. It helps meet the demand for space to park and store vehicles used in logistics, transportation, construction, and in this case fuel and lubricant distribution - all key components of industrial economies.**

**Industrial uses are compliant with the City's Comprehensive Plan as the property is designated Industrial on the City's land use map. The site will be required to comply with the City's Land Development Regulations which ensure compatibility and will require improvements such as landscaping, screening, and drainage, that help improve the site and mitigate any potential environmental or visual impacts from outdoor storage.**

**Based upon the above information, the proposed special exception for outdoor storage is an appropriate use for this site.**

**INFORMATION ABOUT THE BUSINESS / USE**

1. Business Description (list all activities conducted at your business)
   **Response: SSI Lubricants, LLC is a fuel and lubricants distribution company and will utilize the property to park trucks that make deliveries. The property will not be used as a distribution facility. The applicant is committed to ensuring the safety of its trucks and the surrounding area. The applicant will comply with all safety requirements which will be addressed at the time of site plan. The site will be secured with fencing, camera surveillance, and a key FOB will be required for access. The general public will not have access to the site. Fire extinguishers are equipped on all trucks to meet all DOT requirements.**

2. Date the business is expected to open.

**Response: SSI Lubricants, LLC has been operating since 1964.**

3. Days and Hours of Operation for the Business (include the estimated number of employees on duty per day)
   **Response: Trucks will have access to park at the site 24 hours/7 days a week. The property will be secured with fencing and a key FOB will be required for entry/exit.**

4. Estimated number of persons that the business will employ
   **Response: 15-20 Employees will park vehicles on the property.**

5. List the job titles and approximate salaries for the proposed employees
   **Response: 15-20 Delivery Drivers – with a hourly range of $30-35 averaging 60 hours per week and 1 Driver Supervisor at $45 per hour.**

6. Size of the building area that the business will occupy
   **Response: No building proposed.**

   Describe how your business will affect the residents who live close by.
   **Response: The business will not effect residents who live close by. There is no direct vehicle access from the industrial area or the site to the neighborhoods existing +/- 350 feet to the north, 500 feet to the south, and 1,000 feet to the east. The proposed use of the site for commercial vehicle storage is not expected to produce nuisances such as odor or noise that may be associated with more intense industrial uses.**

7. Describe how this business/ use will affect neighboring businesses.
   **Response: The effect on neighboring business will be minimal. Approximately 15-20 trucks per day are expected to park on the property. The site is surrounded on all sides by properties zoned for Light Industrial land uses.**

8. Explain what site characteristics make this location suitable for your business/ use.
   **Response: The site is surrounded on all sides by properties zoned for Light Industrial land uses. The site's relative distance from commercial and residentially zoned areas minimizes potential disruptions and the site fronts on NW 16th Street which directly accesses SR7/441 to the west. Additionally, outdoor commercial vehicle storage currently exists on two parcels to the east of the property, further supporting the suitability of the proposed use in this location.**

   **The City of Lauderhill has a relatively small area dedicated to industrial uses. The proposed use in this location helps support the city's industrial base while also providing economic benefits by introducing a new business into the City and developing a site that is currently vacant. Providing outdoor storage for commercial vehicles supports local businesses and industries that rely on these vehicles for operation. It helps meet the demand for space to park and store vehicles used in logistics, transportation, and construction, key components of industrial economies.**

9. Explain how this business/ use will affect the community economically.
   **Response: The proposed use in this location helps support the city's industrial base while also providing economic benefits by introducing a new business into the City and**

**developing a site that is currently vacant. Providing outdoor storage for commercial vehicles supports local businesses and industries that rely on these vehicles for operation. It helps meet the demand for space to park and store vehicles used in logistics, transportation, and construction, key components of industrial economies.**

10. Describe any fire hazards associated with the business/ use.
    **Response: SSI will utilize the property to park their fleet of trucks. The products SSI distributes are sourced in Port Everglades, FL and from their warehouse in Belle Glade, FL. In most cases, the parked trucks will be empty. Occasionally the trucks may be preloaded to contain ultra-low sulfur or biodiesel. Preloaded means that a truck is loaded at Port Everglades in the afternoon and then delivered to SSI's customer the following morning. The applicant is committed to ensuring the safety of its trucks and the surrounding area. The applicant will comply with any safety requirements which will be addressed at the time of site plan. The site will be secured with fencing, surveillance cameras, and a key FOB will be required for access. The general public will not have access to the site. Fire extinguishers are equipped on all trucks to meet all DOT requirements.**

11. Describe what security measures the business/ use will require.
    **Response: The property will be secured with fencing and surveillance cameras 24/7. A key FOB will be required for entry/exit.**

12. Describe any chemicals, fluids, gases or potentially hazardous substances that the business/ use requires or stores on-site.
    **Response: SSI will utilize the property to park their fleet of trucks. The products SSI distributes are sourced in Port Everglades, FL and from their warehouse in Belle Glade, FL. In most cases, the parked trucks will be empty. Occasionally the trucks may be preloaded to contain ultra-low sulfur or biodiesel. Preloaded means that a truck is loaded at Port Everglades in the afternoon and then delivered to SSI's customer the following morning. The applicant is committed to ensuring the safety of its trucks and the surrounding area. The applicant will comply with any safety requirements which will be addressed at the time of site plan. The site will be secured with fencing, surveillance cameras, and a key FOB will be required for access. The general public will not have access to the site. Fire extinguishers are equipped on all trucks to meet all DOT requirements.**

13. Describe the water demand that the business/ use may require (above "normal" bathroom needs for employees and customers to use toilets and washing).
    **Response: The proposed outdoor storage use does not require above normal water demand. No building is proposed on the site.**

14. Describe any activity the proposed business/ use will utilize city park facilities.
    **Response: The proposed use will not utilize park facilities.**

15. Describe any activity the proposed business/ use will generate noise, light or vibrations.

**Response: The proposed use is not expected to generate excessive noise or vibrations. Any lighting on the site will comply with the City's Land Development Regulations.**

16. Describe transit, automobile or pedestrian traffic that the proposed business/ use will create in the area.
**Response: Since the proposed use is limited to storage and long-term parking without any loading or delivery operations, traffic impacts are expected to be minimal. Approximately 15-20 trucks per day are expected to park on the property.**

17. Describe any activity of the proposed business/ use may engage in related to alcohol, music or live entertainment.
**Response: None.**

18. Describe any other aspects of the business/ use that may be relevant to the City's review not requested.
**Response: None.**