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

WHEREAS, this property is zoned Light Industrial (IL) by the City of Lauderhill Zoning Map; and

WHEREAS, pursuant to the Land Development Regulations (LDR), this use is permitted in the Light Industrial (IL) zoning district by Special Exception approval only; and

WHEREAS, the prior owner, Boye`s Gas Service, Inc. previously obtained a Special Exception Use Development Order via Resolution 24R-06-113 for an outdoor storage use; and

WHEREAS, the new potential purchaser of the property, Carlos Arruza, Owner of SSI Lubricants, LLC, is applying for a Special Exception Use Development Order to allow for 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; and

WHEREAS City Staff recommends that the City Commission vote IN FAVOR OF of this Special Exception Use Development Order request, subject to the following conditions;

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA:

Section 1. The Special Exception Use Order of Carlos Arruza, Owner of SSI Lubricants, LLC., to allow in the Light Industrial (IL) Zoning District an outdoor storage use/bulk storage of gas, oil, and other fuels for the storage of commercial vehicles and equipment in a fully enclosed screened area 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, is hereby approved, 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.

Section 2. The Staff Report, as prepared by City staff, and all other substantial competent evidence presented at the Commission meeting, is incorporated herein and is hereby adopted as the findings of fact as to this special exception.

Section 3. This Resolution shall take effect immediately upon its passage.

DATED this _____ day of _____, 2024.

PASSED AND ADOPTED on first reading this _____ day of _____, 2024.

_____
PRESIDING OFFICER

ATTEST:

_____
CITY CLERK

MOTION _____
SECOND _____

R. CAMPBELL _____
M. DUNN _____
J. HODGSON _____
S. MARTIN _____
D. GRANT _____

Approved as to Form

_____
Angel Petti Rosenberg
City Attorney