

City of Lauderdale

Special Exception Application No. 24-SE-001

Boye's Inc.

I. APPLICANT INFORMATION

PETITIONER

Charles F. Boye

STATUS OF PETITIONER

President

II. BACKGROUND INFORMATION

Requested Action

Request for a Special Exception Use General Development Order to allow in the Light Industrial (IL) zoning district an Outdoor Storage use on an approximately 0.91± net acre parcel for the storage of commercial vehicles and equipment in a fully enclosed screened area.

Applicable Land Development Regulations

Article IV, Part 4, Section 4.4. Approval for Special Exception Uses.

Article III, Section 2.3. Allowable land uses.

Article IV, 4.3 B. Existing zoning provisions and uses.

III. SITE INFORMATION

Location/Legal Description

INDUSTRIAL 100 UNIT 2 85-2 B TR E, POR DESC AS COMM AT SE COR OF SAID TR, N 329.65, W 1080.33, N 203.95 TO POB, CONT N 204.17, E 97.53, S 204.06, W 97.61 TO POB DESC IN OR 17866/376 TOG WITH A POR OF TR E DESC AS COM

AT SE COR SAID TR E, THEN N 329.65, W 982.63, N 203.95 TO POB, THEN CONT N 204.06, E 97.71, S 203.94, W 97.71 TO POB, AS RECORDED IN PLAT BOOK 85, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. Folio #4942 31 24 0042, more commonly known as 3550 NW 16 ST.

3550 NW 16 ST
Lauderhill, FL 33311

LOCATION



Land Use/Zoning:

Existing Land Use	Vacant Land
Future Land Use Designation	Industrial
Zoning Designation	Light Industrial (IL)

Adjacent Designations:

Direction	Existing Use	Future Designation	Zoning
North	NW 16 ST ROW then Industrial	Industrial	Light Industrial (IL)
South	Industrial	Industrial	Light Industrial (IL)
East	Industrial	Industrial	Light Industrial (IL)
West	Easement	Industrial	Light Industrial (IL)

IV. ZONING HISTORY

Existing Special Exceptions

None.

Violations

None.

Existing Variances

None

V. PLANNING ANALYSIS

As stipulated in the Land Development Regulations, Article IV, Section 4.6 Standards for Approval, the Planning and Development Division has reviewed the proposed request pursuant to the following special exception considerations:

1. The effect of such use on surrounding properties.
2. The suitability of the use in regard to its location, site characteristics, and intended purpose.
3. Access, traffic generation and road capacities.
4. Economic benefits or liabilities.
5. Demands on utilities, community facilities, and public services.
6. Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderdale.
7. Factors relating to safety, health, and general public welfare.

The subject site is a vacant parcel in the Light Industrial (IL) zoning district. This parcel is surrounded on all sides by properties zoned Light Industrial and Manufacturing Land Uses. This proposed site lies more than 500 feet from residential zoned property at its closest point. The site's relatively far distance from General Commercial and

Residentially zoned property will help mitigate any noise created by commercial vehicle traffic to and from the site. Traffic is not expected to be significantly impacted based on the proposed use as storage/long term parking with no loading or delivery taking place.

The Land Development Regulations Schedule A, Land Use Classifications, Uses provides that Outdoor Storage uses be allowed through Special Exception Use approval on sites within the Light Industrial (IL) designation and within a fully enclosed screened area designed and maintained so as not to be visible at street level from abutting property or rights of way. Therefore, should approval be granted, a Site Plan Modification application would be required to install the required fencing and screening as well as to address landscape, paving, lighting and drainage improvements.

Based upon its review, staff finds the proposed use of Outdoor Storage to be consistent with the above considerations. As such, staff recommends approval of the special exception request subject to the recommended conditions.

VI. RECOMMENDATION / ACTION

Planning and Zoning recommends approval of the Special Exception Use application for an Outdoor Storage Use.

Planning and Zoning recommends approval of the Special Exception development order with the following conditions:

1. This Special Exception Use (SEU) development order shall be specifically granted to Boye's Inc. and such development order cannot be assigned, leased, subleased, transferred or otherwise conveyed to another entity. Further, this special exception use development order shall automatically become null and void if any entity other than Boye's Inc. 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 Boye's Inc. will obtain Site Plan Modification approval and associated permits for required site improvements to include but not be limited to: fencing, screening, landscaping, lighting, and drainage.
3. Boye's Inc., will obtain Site Plan Modification approval and associated permits for any future exterior improvements associated with the Outdoor storage use.
4. A site plan layout shall be provided at the time of application of the updated Certificate of Use required for Outdoor Storage 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., 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.

VII. ATTACHMENTS

1. Application submission.

Prepared by: Nadine Fearon, Associate Planner

Date: February 27, 2024