



August 8, 2024

Zoning Confirmation Letter: 24-ZCR-038

TRI Holdings, LLC
Attn: Scarlett Rogers
610 Newport Center Drive, Suite 330
Newport Beach, CA 92660
Email: srogers@totalintermodal.com

SUBJECT PROPERTY: 901 NW 31st AVE, Lauderhill, FL 33311
Parcel ID(s): 504206000041

Scarlett Rogers,

The Planning and Zoning Department is in receipt of your letter requesting zoning confirmation for the above reference property. Please find, below, the information requested:

1. What is the current zoning designation for the property?

The subject property is located within the CG (Commercial, General) zoning district.

2. What are the permitted uses?

The Land Development Regulations (LDR), specifically Schedule B, list the allowable uses in the each zoning district. A copy of Table B-2. "Uses Allowed in Non-Residential Districts" has been attached to this letter for your convenience.

3. What is the future land use designation for the property?

The future land use designation for the subject property is Commercial (C).

4. Is there an approved site plan on file?

The city does not have an approved site plan for the entire property, as developed; however, plans were submitted in 2016 for a telecommunication facility on the site. The partial site plan has been attached to this letter for your convenience.

5. What are the minimum parking requirements for all Uses?

Schedule G, of the City's LDR's, outline the Minimum number of required Automobile Off-Street Parking Requirements for each use. A copy of this table has been included with this letter for your reference.

6. Is the property located in any special, restrictive or overlay district?

No, the property is located within the General Commercial (CG) Zoning District and not within any additional special, restrictive, or overlay district.

7. Would change of ownership effect any special provisions for future land use?

Currently, "Wingfoot Commercial Tire Systems, LLC" is operating as a "Tire Repair and Sales." This Use is deemed an "Automotive, Repair, Minor Use." The LDR Schedule H Section 1.18 'Amortization period for automotive uses along Broward Blvd and NW 31 Ave' states that this is a **prohibited use**. The continued operation of retreading and storage of tires is permitted even after a change of ownership as long as the Use does not cease to operate for a period of one year or more. **Any lawfully existing business are permitted to continue until March 29, 2026.**

DK/dl

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8. Would change of tenant effect any special provisions for future land use?

As stated, above, this Use is deemed an "Automotive, Repair, Minor Use." The LDR Schedule H Section 1.18 'Amortization period for automotive uses along Broward Blvd and NW 31 Ave' states that this is a **prohibited use**. The continued operation of retreading and storage of tires is permitted even after a change of tenant as long as the Use does not cease to operate for a period of one year or more. **Any lawfully existing business are permitted to continue until March 29, 2026.**

Please be advised that a zoning confirmation letter is not considered an official approval for a business use or development approval. To obtain approval for a business, please submit a Zoning Verification Request to the City's Planning & Zoning Department. Zoning Verification Requests (for a Commercial Certificate of Use) are reviewed within 7 business days. Please contact the Economic Development Division at (954) 730-3041 for additional questions on the Certificate of Use. Depending on the scope of work, a site plan or other approval may also be required. Please contact the Planning & Zoning Department at (954) 730-3050 or planningandzoning@lauderhill-fl.gov. For questions regarding building permits, please contact the Building Division Customer Service at (954) 730-3030.

Should you have any additional questions or require additional information, feel free to visit our offices during business hours, or contact us at 954-730-3050 or via email at planningandzoning@lauderhill-fl.gov.

Regards,
The City of Lauderhill

Daniel T. Keester-O'Mills

Daniel T. Keester-O'Mills, AICP
Planning & Zoning Director

SCHEDULE B. ALLOWABLE USES

B-2. Uses Allowed in Nonresidential Districts

Land Use Category	CO	CN	CG	CC	CW	CE	IL
Accessory Uses ¹	A	A	A	A	A	A	A
Adult day care	SE		SE		SE		
Alcoholic beverage establishment ¹							
• Bars and taverns	SE		SE	SE	P ²	P ²	
• Hotel bar	SE		SE	SE			
• Package store			SE	SE			
• Restaurant bar	SE		P	P	P	P	
Amphitheatre, arena, movie theatres and performing arts center ¹							
• Minor with 499 seats or less						P	
• Major with 500 seats or more						SE	
Amusement room, game room, recreation center ¹			SE	P ²	SE	P ²	
Animal hospital			P	P			
Athletic courts (e.g., basketball, croquet, lawn bowling, handball, netball, tennis and shuffleboard)							
Athletic field, (e.g., baseball, cricket, croquet, football, lawn bowling, soccer, etc.)							
• Daytime use							
• Nighttime use (where field lights exceed a 25' height)							
Auctions ¹			P				
Auditoriums and convention halls						A ²	
Automobile repair (major) ¹			SE				P
Automobile repair (minor) ¹			SE/A				P
Automobile sales, car rental (outdoor) ¹			SE	SE			P
Automobile sales, car rental (indoor) ¹			P	P			P
Bandshell							
Banquet hall							
Batting Cage and pitching machines, archery range but excluding gun range							

Land Use Category	CO	CN	CG	CC	CW	CE	IL
Billiard or pool parlor			SE	SE	P	P	
Bingo parlor ^{Art. III, Sec. 5.8}			SE	SE		SE	
Boat ramp and docks							
• Maintenance							
• Recreation							
Bowling alley ¹			SE	SE	P	P	
Bulk storage of gas, oil and other fuels ¹							SE
Camping, temporary							
Car wash			SE/A	SE/A			
Check cashing/Pay Day Loan Store			N	N			
Childcare ¹							
• Day	SE			SE			
• Evening	SE			SE			
• Weekend	SE			SE			
Clubs: Athletic (e.g., aquatic, golf, tennis, soccer), country, fraternal, private, social	SE		SE	SE	P	P	
Commercial kennel (enclosed building)			SE	SE			
Commercial, radio, T.V., microwave and telecommunication towers	SE	SE	SE	SE	SE		
Community gardens ¹							
Community service (outreach service)		SE					
Concession facilities							
Consignment shop			P	P	P		
Convenience stores ¹		P	SE	SE	SE		
Correctional and judicial facilities ¹			N	N			
Dance Hall						P	
Data processing and computer centers	P		P	P			
Diagnostic laboratory testing facility			P	P			
Distribution and Fulfillment Center ^{1,5}					SE		SE
Domestic and Business Service ¹			SE	P		P	
Education ¹							
• College and university				SE		SE	
• Instructional	P	P	P	P	P ²	P ²	
• Pre-school	SE	P		SE			

Land Use Category	CO	CN	CG	CC	CW	CE	IL
• Primary and secondary, Public schools	SE			SE			SE
• Primary and secondary, charter and private schools ¹	SE		SE				
• Remedial		P	SE				
• Training	P	P	P	P	SE	SE ²	SE
Essential utilities and services	P	P	P	P	P	P	P
Food Distribution Center							
Financial institutions ¹							
• Walk-up	P	P	P	P	SE	P	
• Drive-through	SE		SE	SE			
Firearm and ammunitions sales ¹			SE				
Fishing							
Fitness center, gym, health and wellness spa	SE		P	P	P	P	SE
Flea market ¹							
Freestanding and mobile vendors					P ²	P ²	
Funeral establishments ¹			SE	SE			
Gas or service stations ¹			SE	SE			
Golf course and golf driving range							
Golf course, Mini ¹			P	P		P	
Government administration services, maintenance building and outdoor storage of equipment and vehicles ¹	P	SE	P	SE			P
Grocery store			P	P			
Helipad, Heliport ¹							SE
Holiday sales ¹			SE/L	SE/L	SE/L	P	
Horticulture (i.e., garden store, nurseries and greenhouses) ¹			A				
Hospitals							
Hotel or motel ¹	SE		SE	SE		P	
House of religious worship ¹	P	P	P	P	P	P/A	P
Jewelry store			P	P	P		
Junkyards ¹							SE
Laboratories, research, film or testing							P
Laundromat, self service			SE	SE			
Laundry and Dry cleaning, full service			P	P			
Libraries, Museums and cultural facilities	P		P				

Land Use Category	CO	CN	CG	CC	CW	CE	IL
Limousine service and taxi stand ¹						SE ²	
Live entertainment ¹							
• Indoors			SE	SE	P	P	
• Outdoors	SP		SP	SP	SP	P	SP
Manufacturing ¹							
• Brewery, Microbrewery (Taproom Included)					P		P
• Compounding, processing and storage			SE				SE
• Assembly, and repair					P		P
• Stamping, dyeing, shearing, punching of metal not over 1/8-inch of thickness					P		P
Medical Marijuana Treatment Center							
Medical Marijuana Health Care Establishment	SE		SE	SE	SE		SE
Medical Marijuana Dispensing Center							
Mental health facility ¹	P		P	P			
Minor food outlet							
Mixed use (with residential use) ¹	SE		SE	SE	P	P	
Mobile Ice Cream Vendor ¹	P	P	P	P	P	P	P
Mobile Food Vendor ¹	EP	EP	EP	EP	EP	EP	EP
Mobile Vendor ¹	EP	EP	EP	EP	EP	EP	EP
Newspaper publishing and printing					P		P
Offices ¹							
• Business and professional	P	P	P	P	P	P	
• Government	SE	SE	SE	SE	SE	P ²	
• Medical with noncontrolled substance practitioner	P		P	P	P	A2	
• Medical with controlled substance practitioner	SE		SE	SE	SE		
• Medical after hours	SE		SE	SE	SE		
Open space (e.g., natural land, water bodies, greenways and other pathways)						P	
Outdoor storage ¹							SE
Parking facility			SE	SE		A	
Pattern making							P

Land Use Category	CO	CN	CG	CC	CW	CE	IL
Personal services ¹	A	P	P	P	P	P	
Pest control services ¹				SE	P		P
Pharmacy ¹							
• Walk-up			P	P			
• Drive-through			SE	SE			
Public parks administration	P		P	P	P		A
Public safety facilities and services (Police, Fire, Emergency, Lifeguard)	P		P	P	P	P	P
Public transit ¹	SP	SP	SP	SP	SP	A	SP
Publishing, lithography, engraving shop					P		P
Recycling facility							SE
Refuse area; dumpster enclosure ¹	A	A	A	A	A	A	A
Restaurants ¹							
• Sit Down/High Turnover Restaurant	P		P	P	P	P	
• Sit Down/High Turnover-Drive- Through Restaurant			SE	SE	SE		
• Sit Down/Low Turnover Restaurant	P		P	P	P	P	
• Fast Food/In-Line Restaurant			SE	SE	SE		
• Fast Food/Drive -Through ⁴			SE				
Retail sales ¹							
• Neighborhood-scale	P	P	P	P	P	P	
• Community-scale			P	P	P	P	
• City-scale			SE	P			
• Regional-scale			SE	SE			
Scrap Metal Processing Plant							
Self-service storage facility ¹			SE	P			SE
Sexually oriented businesses ¹							P
Skating rink but excluding skateboarding			SE	SE		P	
Small appliance repair		P	P		P		
Small engine repair			P		P		
Special residential facilities (Category 3) ¹			SE				
Specialty food store			P	P	P		
Stadiums ¹							
• Minor 499 seats or less							
• Major 500 seats or more							
Street and transportation corridors	P		P	P	P		P

Land Use Category	CO	CN	CG	CC	CW	CE	IL
Studios ¹							
• Studio office use			SE		SE		P
• Studio operations			SE		SE		P
• Studio production/post-production use			SE		SE		P
• Studio property			SE		SE		P
• Studio use			SE		SE		P
• Support use			SE		SE		P
Supermarkets ¹			P	P			
Swimming pool ¹	P		P	P	P	A	
Tattoo parlors					P		
Telecommunication facility ¹							
• Antenna and equipment	P		P	P	P	P	P
• Antenna support structure, freestanding	SE		SE	SE	SE	SE	SE
Tobacco store ¹		P	P	P	P	P	
Tool, die and gauge shops					P		P
Transformer and electrical switching station							
Veterinary services			P	P			
Warehouse/storage building					P		P
Water play areas, water slide, tube rides							
Welding shop 1					SE		SE
Wholesale establishments							P

Footnotes:

SE = Special exception use

P = Permitted use

A = Accessory use

SP = Special permit

N = Nonconforming use

L = Promotional license

¹ = See Article III, Zoning Districts, Part 5.0, Special Regulations for Specific Land Use Classifications and Structures for additional requirements.

² = See the specific zoning district regulations in Article III., Part 3.0. for specific regulations regarding this specific land use.

³ = These uses will sunset and expire on December 31, 2019 and will no longer be allowed in this district.

⁴ = Fast food/drive-through restaurant is not permitted in the General Commercial (CG)/Transect Overlay Zone zoning district along Rt. 441/SR7.

⁵ = Permitted Use within the Arts and Entertainment Overlay District.

A blank cell indicates the land use is prohibited.

SCHEDULE G. - MINIMUM AUTOMOBILE OFF-STREET PARKING REQUIREMENTS

Sec. 1. - Off-street parking and loading.

1.1. General requirements:

1.1.1. Every building, use or structure, instituted or erected after December 11, 1984, shall be provided with off-street parking facilities in accordance with the provisions of this section for the use of occupants, employees, visitors or patrons. Buildings, uses and structures instituted or erected on or before December 11, 1984 shall be required to provide off-street parking facilities in accordance with the provisions of this section within six (6) months of their sale or transfer anytime after June 1, 1999.

1.1.2. Such off-street parking facilities shall be maintained and continued as an accessory use as long as the main use is continued.

1.1.3. Where a building existed on December 11, 1984, provided there is no increase in floor area or capacity and there is no change of occupancy, such building may be modernized, altered or repaired, without providing additional off-street parking facilities.

1.1.4. Where a building or use, which existed on December 11, 1984, is enlarged in floor area, volume, capacity, or space occupied, off-street parking facilities as specified herein shall be provided for the additional floor area, volume, capacity or space so created or occupied.

1.1.5. It shall be unlawful for an owner or operator of any building, structure or use affected by this code to discontinue, change or dispense with, or to cause the discontinuance or reduction of the required parking facilities apart from the discontinuance, sale, or transfer of such structure or use, without establishing alternative vehicle parking facilities which meet the requirements of this section. It shall be unlawful for any person, firm, or corporation to utilize such building, structure or use without providing the off-street parking facilities to meet the requirements of and be in compliance with this section.

1.1.6. All off street parking shall be in compliance with those standards set forth in LDR Article III, Section 6.5.1.C.

1.1.7. [Reserved.]

1.1.8. [Reserved.]

1.1.9. [Reserved.]

1.2. Location and design standards:

1.2.1. The off-street parking facilities required by this section shall be located on the same plot or parcel of land they are intended to serve; provided, however, when practical difficulties, as determined by the City Commission, prevent the establishment of such facilities upon the same plot, the off-street parking facilities shall be provided on land which abuts the premises they are to serve and are within seven hundred (700) feet of the premises they are to serve, and the owner of said parking area and the owner of the property to be served shall enter into written agreement with the City whereby the land providing the parking area shall never be sold or disposed of except in conjunction with the sale of the building the parking area serves so long as these parking facilities are required, and said agreement shall be recorded at the expense of the owner of the property on which the facilities will be located and shall run with the land to bind the heirs, successors and assigns of said owner. Said written agreement may be voided by the City Commission if other provisions are made for off-street parking facilities pursuant to this section.

1.2.2. Each parking space required and provided pursuant to the provisions of this section shall not be less than nine (9) feet in width, and eighteen (18) feet in length, except for spaces utilized for parallel parking. The parallel parking space shall not be less than nine (9) feet in width and twenty-three (23) feet in length.

1.2.3. Off-street parking facilities required by this section shall be arranged or designed in the same manner as depicted in Table 1-1, "Minimum Space Requirements at Various Parking Angles for Self-Parking Facilities."

TABLE 1-1. MINIMUM SPACE REQUIREMENTS AT VARIOUS PARKING ANGLES FOR SELF-PARKING FACILITIES

Parking Pattern Degrees	Aisle Width (feet)	Parking Space Width (feet)	Parking Space Length (feet)
0 (Parallel Parking)	12*	9	23
20—50	15*	9	18
60	18*	9	18
70	20*	9	18
75	22*	9	18

80	24*	9	18
90	24	9	18

*Note: Dimensions are for one-way direction movement only.

1.2.4. The required off-street parking facilities shall be clearly delineated by four-inch, visible, painted striping, except for single-family dwellings. Parking and vehicle service areas which abut landscaped areas, shall be designed with bumper guards, wheel stops, or contiguous curbing. The required bumper guards or wheel stops shall be located a minimum of two and one-half (2.5) feet from any landscaped area, sidewalk structure or property line. The required off-street parking facilities, including access aisles and driveways shall be surfaced with hard, durable, dustless material, and maintained in a smooth well graded condition.

1.2.5. All required parking spaces shall be directly accessible from a public or private street, alley or easement. All off-street parking areas shall be designed to permit convenient maneuvering of vehicles and each space shall be accessible without driving over or through any other parking space. Backout parking shall not be permitted on any street or highway designated on the Lauderhill Land Use Plan Map, except for parking spaces required for single-family dwellings.

1.2.6. All off-street parking facilities required by this code shall be drained so as to retain run-off on site and not to cause any nuisance on adjacent or public property, and any lighting thereon shall be so arranged and designed as to prevent any glare or excessive light on adjacent property or public streets. Such facilities shall be arranged for convenient access and safety of pedestrians and vehicles.

1.2.7. A plan shall be submitted with every application for a building permit for any use or structure required to provide off-street parking under these regulations, which plan shall clearly and accurately designate the required parking spaces, access aisles and driveways, and relation to the uses or structures these off-street parking facilities are intended to serve.

1.2.8. In a Tree Preservation District, the Community Development Director may authorize up to twenty-five percent (25%) of the required parking spaces to be designed for compact cars (nine (9) feet by sixteen (16) feet). Compact parking spaces must be clearly marked.

1.2.9. Backlot area. Backlot areas of motion picture studios shall not be off-street parking areas.

1.3. *Amount of off-street parking.* The off-street parking required by this section shall be provided and maintained on the basis of the following minimum requirements:

1.3.1. One-, two-and three-family dwellings.

- (a) Dwelling, single-family: Two (2) parking spaces, a minimum of one (1) shall be within a garage. Access may be through either parking space. The C.A.C. may waive the requirement of one parking space within a garage if occupancy by bona fide permanent residents thereof has increased since time of original occupancy and exceeds available bedroom facilities; but two parking spaces must be available on the property.
- (b) Dwelling, two-family and three-family: Two (2) parking spaces for each dwelling unit. Garage and carport included. Access to one of the two (2) spaces may be through or over one or the other, notwithstanding other provisions of this Section.

1.3.2. Dwelling, multi-family, four (4) units or more:

1.3.2.1. One and one-half (1.5) parking pads for each efficiency or one bedroom apartment unit.

1.3.2.2. Two (2) parking spaces per each two-or more bedroom apartment unit. Plans presented showing one, two, and three-bedroom units and including a "den," "library," a "convertible," or other extra room shall count such extra room as a bedroom for purpose of computing parking space requirements.

1.3.2.3. Two and one-quarter (2.25) parking spaces per each townhouse or rowhouse unit.

1.3.3. Rooming houses, lodginghouses, boarding houses: One (1) parking space for each one (1) rental sleeping room, plus one (1) parking space for each employee.

1.3.4. Dormitories, fraternities: One (1) parking space for each two (2) beds, plus one (1) parking space for the manager or operator, plus one (1) parking space for each employee.

1.3.5. Hotels, apartment hotels: Three (3) parking spaces for each four (4) sleeping rooms, or three (3) parking spaces for each four (4) bathrooms, whichever may be greater. If, in addition to sleeping rooms, there are other uses operated in conjunction with and/or as part of the hotel, additional off-street parking spaces shall be provided for such other uses as would be required by the section if such uses were separate from the hotel, to the extent of thirty-five (35) percent of the off-street parking specified in this section for retail stores, offices, service establishments, bars, restaurants, dining rooms, night clubs, cabarets, ballrooms, banquet hall, meeting rooms, and auditoriums.

1.3.6. Motels, tourist homes, guest cabins, villas, house courts: One (1) parking space for each guest room, cabin or rental unit, plus one (1) parking space per each employee.

1.3.7. Trailer courts, camps or parks (transient use): One and two-tenths (1.2) parking spaces for each trailer.

1.3.7.1. Mobile home parks and mobile home subdivisions: Two (2) parking spaces for each site.

1.3.8. Hospitals: One (1) parking space per patient bed plus one (1) parking space per one thousand (1,000) square feet of gross floor area.

1.3.9. Sanitariums, asylums, orphanages, convalescent homes, homes for the aged and infirm: One (1) parking space for each three (3) beds for patients or inmates.

1.3.10. Theatres and other places of assembly having fixed seats: One (1) parking space for each three (3) seats, except when a theatre is part of a shopping center with greater than fifty thousand (50,000) square feet of gross floor area, one (1) parking space for each five (5) seats shall be required.

1.3.11. Places of public assembly, including assembly hall, (except as provided in paragraph 1.3.10), exhibition halls, convention halls, skating rinks, sports arenas: One (1) parking space for each seventy-five (75) square feet of floor area occupied by guests, customers, patrons, members, or other occupants; or one (1) parking space for each two hundred (200) feet of gross floor area, whichever is greater.

1.3.12. Private clubs, lodges, fraternal buildings, union halls: One (1) parking space for each fifty (50) square feet of floor area occupied by guests, customers, patrons, or members; or one (1) parking space for each two hundred (200) square feet of gross floor area, whichever is greater.

1.3.13. Churches: One (1) parking space for each fifty (50) square feet of auditorium or chapel area, not including Sunday School classrooms.

1.3.14. Stadiums, racetracks, fairgrounds, circus grounds: One (1) parking space for each five (5) seats.

1.3.15. Bowling alleys: Five (5) parking spaces for each alley, plus additional spaces as required for other uses on the same premises.

1.3.16. Mortuaries: One (1) parking space for each fifty (50) square feet of floor area in public assembly rooms.

1.3.17. Medical, dental, chiropractic offices and clinics: One (1) parking space for each two hundred (200) square feet of gross floor area.

1.3.18. Business, professional and governmental offices: One (1) parking space for each two hundred fifty (250) square feet of gross floor area including covered walkways.

1.3.19. Restaurants, fast-food restaurants, lounges, bars, nightclubs: If part of a shopping center: One (1) parking space for every fifty (50) square feet of customer-service floor area and one (1) parking space for every two hundred (200) square feet of all other area. All restaurants, fast-food restaurants, lounges, bars and nightclubs which are not part of a shopping center: One (1) parking space for every thirty (30) square feet of floor area in rooms for customer service, including customer waiting area.

1.3.20. Elementary schools, middle schools, whether public, private or parochial: One and one-half (1.5) parking spaces for each classroom, plus one-half (0.5) of the parking spaces for rooms used for public assembly as otherwise required by this section. Additionally, there shall be a designated area for temporary parking to include five (5) parking spaces per classroom.

1.3.21. Senior high schools, colleges, business schools, whether public, private or parochial schools: One (1) parking space for each classroom, plus one (1) parking space for each five (5) students, or one-half (0.5) of the parking spaces for rooms used for public assembly as otherwise required by this section, whichever is greater.

1.3.22. Retail stores, personal service shops, household repair or equipment shops: One (1) parking space for every two hundred (200) square feet of gross floor area.

1.3.23. Banks, savings and loans, financial institutions, credit unions, convenience stores: One (1) parking space for each two hundred (200) square feet of gross floor area.

1.3.24. Shopping centers: One (1) parking space for each two hundred (200) square feet for the first fifty thousand (50,000) square feet of gross floor area and one (1) parking space for each two hundred fifty (250) square feet of that area in excess of fifty thousand (50,000) a square feet of gross floor area. Whenever a shopping center shall contain restaurants, fast-food restaurants, lounges, bars, nightclubs or any combination thereof, the terms of Section 1.3.19 shall apply to the extent applicable, any other provision of this Section 1.3.24 notwithstanding.

1.3.25. Manufacturing and industrial use research and testing laboratories, warehouses, motor vehicle salesrooms, wholesale establishments, and storage buildings: One (1) parking space for each five hundred (500) square feet of gross floor area of the building.

1.3.26. Auto repair shops, auto service stations, paint and body shops, service facilities accessory to motor vehicle showrooms: One (1) parking space for each three hundred fifty (350) square feet of gross floor area.

1.3.27. Game rooms, amusement room center: One (1) parking space for each seventy-five (75) square feet of floor area occupied by guests, customers, patrons, members or other occupants.

1.3.28. Adult congregate living facilities: One-quarter (0.25) parking space per resident, and one (1) parking space for each staff person.

1.3.29. Motion picture studios:

- (a) There shall be no off-site parking.
- (b) One (1) parking space for each permanent employee shall be provided on-site and shall meet all off-street parking requirements, including size, striping, landscaping and handicapped parking.
- (c) Parking shall be provided for non-employees and oversized vehicles on-site. Off-street parking requirements, including striping and landscaping, need not be met, but the parking area must be designated on the site plan so as not to impede flow of emergency vehicles.

1.3.30. Self-service storage facility:

- (a) Indoor climate controlled self storage units: One (1) parking space for every five thousand (5,000) square feet of gross floor area.
- (b) Drive-up rows of garage type storage units: One (1) parking space for every two hundred (200) units, plus a minimum ten (10) foot parking lane along either side of any driveway which provides access to storage units (garage type).
- (c) Office space: One (1) parking space for every two hundred fifty (250) square feet of gross floor area.
- (d) Manager's quarters: Two (2) parking spaces.

1.3.31. Auctions: One parking space for every forty (40) square feet of fixed or nonfixed seating plus one parking space for every two hundred (200) square feet of gross floor area. Gross floor area not to include seating area.

1.3.32. Measurement: For the purposes of this section, gross floor area shall mean the gross floor area inside of the exterior walls, except as specifically provided herein. In hospitals, bassinets shall not count as beds. In stadiums, sport arenas or other places of assembly in which occupants utilize benches, pews or other similar seating facilities, each twenty (20) lineal inches of such seating facilities shall be counted as one (1) seat for the purpose of computing off-street parking requirements.

1.4. *Combined off-street parking.* Nothing in this section shall be construed to prevent collective provision for, or joint use of, off-street parking facilities for two (2) or more buildings or uses by two (2) or more owners or operations; provided, that the total of such parking spaces, when combined or used together, shall not be less than the sum of the requirements of the several individual uses computed separately in accordance with this section. The owners of both properties must enter into a written

agreement with the City which shall provide for the mutual use of the parking facilities. Said agreement shall be recorded at the expense of the property owners, and may not be cancelled without the prior consent of the City Commission.

1.5. *Nonconforming uses.* In the case of a building occupied by a use which is not permitted as a new use in the district in which such building is located, additions shall not be permitted unless and until the off-street parking requirements of this section for a new use of the type involved, are applied to such existing use and are fully provided for.

1.6. *Use of required off-street parking by another building.* No part of an off-street parking area required for any building or use by this section shall be included as a part of an off-street parking area similarly required for another building or use, unless the type of use indicates that the periods of usage will not overlap or be concurrent with each other, as determined by the City Commission, by resolution, or unless one of the buildings has excess parking and the terms of Section 1.4 are complied with.

1.7. *Parking of commercial vehicles.* Off-street parking facilities supplied by the owner or operator to meet the requirements of this section shall not be used by commercial vehicles owned, operated or used in the business of such owner or operator during regular hours of business.

1.8. *Off-street loading standards:*

1.8.1. On the same plot with every structure or use hereafter erected or created, there shall be provided and maintained adequate space for loading and unloading of materials, goods, or things, and for delivery and shipping, so that vehicles for these services may use this space without encroaching on or interfering with the public use of streets and alleys by pedestrians and vehicles.

1.8.2. Where any structure is enlarged or any use is extended so that the size of the resulting occupancy comes within the scope of this section, the full amount of off-street loading space shall be supplied and maintained for the structure or use in its enlarged or extended size. Where the use of a structure or land or any part thereof is changed to a use requiring off-street loading space under this section, the full amount of off-street loading space shall be supplied and maintained to comply with this section.

1.8.3. For the purposes of this section, an off-street loading space shall be an area at the grade level at least ten (10) feet wide by twenty-five (25) feet long with fourteen-foot vertical clearance. Each off-street loading space shall be directly accessible from a street or alley without crossing or entering any other required off-street loading space, and arranged for convenient and safe ingress and egress by motor truck and/or trailer combination. Such loading space shall also be accessible from the interior of any building it is intended to serve.

1.8.4. Off-street loading space shall be provided and maintained in accordance with the following Schedule:

1.8.4.1. For each retail store, shopping center, warehouse, wholesale establishment, industrial plant, factory, freight terminal, market, restaurant, mortuary, laundry, dry cleaning establishment, motion picture studio, or similar use which has an aggregate floor area of:

Square Feet	Number Spaces Required
Under 10,000	1
Over 10,000 but not over 30,000	2
Over 30,000 but not over 50,000	4
Over 50,000 but not over 75,000	5
Over 75,000 but not over 120,000	6
Over 120,000 but not over 200,000	7
Over 200,000 but not over 290,000	8
Plus, for each 90,000 over 290,000	1

1.8.4.2. For each multiple dwelling or apartment having at least fifty (50) dwelling units but not over one hundred (100) dwelling units: One (1) loading space.

1.8.4.3. For each multiple dwelling or apartment having over one hundred (100) dwelling units: One (1) loading space, plus one (1) loading space for each additional one hundred (100) dwelling units or major fraction thereof.

1.8.4.4. For each auditorium, convention hall, exhibition hall, museum, hotel, office building, sports arena, stadium, hospital, sanitarium, or similar use which has an aggregate gross floor area of:

Square Feet	Number Spaces Required

Over 20,000 but not over 40,000	1
Plus, for each additional 40,000 over 40,000 or major fraction thereof	1

1.8.4.5. For any use not specifically mentioned in this section, the requirements for off-street loading for a use which is so mentioned and to which the unmentioned use is similar shall apply. The determination shall be at the sole discretion of the Director of Community Development.

1.8.4.6. For each self-service storage facility: Two (2) loading spaces.

1.8.5. Off-street loading facilities supplied to meet the needs of one (1) use shall not be considered as meeting off-street loading needs of any other use.

1.8.6. No area or facilities supplied to meet the required off-street parking facilities for a use shall be utilized for or be deemed to meet the requirements of this section for off-street loading facilities.

1.8.7. Nothing in this section shall prevent the collective, joint or combined provision of off-street loading facilities for two (2) or more buildings or uses, provided that such off-street loading facilities are equal in size and capacity to the combined requirements of the several buildings or uses and are so located and arranged as to be usable thereby.

1.8.8. Plans for building or uses requiring off-street loading facilities under the provisions of this section shall clearly indicate the location, dimensions, clearances and access of all such required off-street loading facilities.

1.9. Dead storage area as accessory use in commercial buildings. One (1) parking space for each five hundred (500) square feet of gross floor area of dead storage space. Dead storage area as used in this section shall mean space improved only for storage.

1.10. Retail uses. When there has been no change in use as to the space to be used since original approval of the shopping center, and when that use has consistently been retail, parking shall be determined as it was required at the time that the original approval was granted for the shopping center.

MINIMUM AUTOMOBILE OFF-STREET PARKING

Land Use Category	Minimum Number of Parking Spaces Required Per Indicated Unit	Unit of Measure
Residential:		
Dwelling, Single Family	2	Per dwelling unit including garage
Dwelling, Two and Three Family	2	Per dwelling unit including garage
Dwelling, Multi-Family—Four or More Units	1.5	Efficiency or one bedroom unit
	2	Two or more bedroom apt. units
	2.25	Townhouse or rowhouse unit
Miscellaneous:		
Rooming Houses, Lodging Houses, Boarding Houses	1 plus 1	Sleeping room and employees
Dormitories, Fraternities	1 plus 1 plus 1	Each two beds—Managers and employees
Hotels, Apartment Hotels	3	Each four sleeping rooms or bathrooms or bathrooms, whichever is greater, plus all other uses calculated by use in addition

Motel, Tourist Homes, Guest Cabins, Villas, House Courts	1 plus 1	Each guest room and each employee
Trailer Courts, Camps or Parks	1.2	Each trailer
Mobile Home Parks or Subdivisions	2	Each site
Hospitals	1 plus 1	Each bed and 1,000 sq. feet of gross floor area
Sanitariums, Asylums, Orphanages, Convalescent Homes, Homes for the Aged and Infirm	1	Each three beds for patients or inmates
Theatres, and Other Places of Assembly Having Fixed Seats	1	For each three seats in shopping center greater than 50,000 sq. feet
Or	1	For each five seats
Public Assembly: Convention Halls, Skating Rinks, Sports Arenas	1	For 75 sq. feet of floor area for guests
Or	1	For 200 sq. feet of gross floor area, whichever is greater
Private Clubs, Lodges, Fraternal Bldgs., Union Halls	1	For each 50 sq. feet of floor area occupied by guests, customers, patrons or members
Or	1	For 200 sq. feet of gross floor area, whichever is greater
House of Worship	1	For each 50 sq. feet of auditorium or chapel area, not including Sunday School classrooms

Stadiums, Racetracks, Fairgrounds, Circus Grounds	1	For each 5 seats
Bowling Alleys	5	For each alley plus requirement for all other uses
Funeral Homes	1	For each 50 sq. feet of area in public assembly area
Medical, Dental, Chiropractic Offices and Clinics	1	For each 200 sq. feet of gross floor area
Business, Governmental and Professional Offices	1	For each 250 sq. feet of gross floor area including covered walkways
Restaurants, Fast Food Restaurants, Lounges, Bars, Night Clubs (Part of Shopping Center)	1	For each 50 sq. feet of customer service floor area, and one space for each other 200 sq. feet of other area
Or (If Not Part of a Shopping Center)	1	For Each 30 sq. feet of floor area for customer service area including waiting areas
Elementary, Middle, Public, Private or Parochial Schools	1.5 plus .5	For each classroom Each room for public assembly
Senior High Schools, Colleges, Business Schools, Public or Parochial Schools	1 plus 1 plus .5	For each classroom and for each five students For rooms of public assembly, whichever is greater [sic]
Retail Stores, Personal Service Shops, Household Repair or Equipment Shops	1	For every 200 sq. feet of gross floor area

Banks, Savings and Loans, Financial Institutions, Credit Unions and Convenience Stores	1	For every 200 sq. feet of gross floor area
Shopping Centers	1	For each 200 sq. feet for the first 50,000 sq. feet of gross floor area
And	1	For each 250 sq. feet of that area in excess of 50,000 sq. feet of gross floor area
Manufacturing and Industrial Use, Research and Testing Laboratories, Warehouse, Motor Vehicle Salesroom, Wholesale Establishments and Storage Buildings	1	For each 500 sq. feet of gross floor area
Auto Repair Shops, Auto Service Stations, Paint and Body Shops, Service Facilities Accessory to Motor Vehicle Showrooms	1	For each 350 sq. feet of gross floor area
Game Rooms, Amusement Room Centers	1	For each 75 sq. feet of floor area for patrons and guests
ACLF	1 plus 1	per resident and staff member
Or		Facilities with 30 or more residents may provide .25 per resident

Off-Street Loading:

Off-street loading space shall be provided and maintained in accordance with the following Schedule:

For each retail store, shopping center, warehouse, wholesale establishment, industrial plant, factories, freight terminal, market, restaurant, mortuary, laundry, dry cleaning establishment or similar use which has an aggregate floor area of:

Under 10,000	1
Over 10,000	2
Over 30,000 but not over 50,000	4
Over 50,000 but not over 75,000	5
Over 75,000 but not over 120,000	6
Over 120,000 but not over 200,000	7
Over 200,000 but not over 290,000	8
Plus, for each 90,000 over 290,000	1

For each multiple dwelling or apartment having at least 50 dwelling units but not over 100 dwelling units: One loading space.

For each multiple dwelling or apartment having over 100 dwelling units: One loading space, plus one loading space for each additional 100 dwelling units or major fraction thereof.

For each auditorium, convention hall, exhibition hall, museum, hotel, office building, sports arena, stadium, hospital, sanitarium, or similar use which has an aggregate gross floor area of:

Square Feet	Number Spaces Required
Over 20,000 but not over 40,000	1
Plus, for each additional 40,000 over 40,000 or major fraction thereof	1

(Ord. No. 94-124, § 4, 6-27-94; Ord. No. 94-158, §§ 4, 5, 2-13-95; Ord. No. 96O-102, § 3, 2-26-96; Ord. No. 970-115, § 1, 5-12-97; Ord. No. 98O-2-106, § 1, 2-23-98; Ord. No. 98O-11-177, § 1, 11-23-98; Ord. No. 99O-3-113, § 1, 3-29-99; Ord. No. 06O-06-139, §§ 1, 2, 7-10-06; Ord. No. 20O-02-107, § 2, 2-24-2020; Ord. No. 22O-09-139, § 2, 11-28-2022)

Editor's note— Ord. No. 22O-09-139, § 2, adopted Nov. 28, 2022, contained a scrivener's error which set out provisions intended for use as Art. IX, § 1.1. At the editor's discretion, these provisions have been included as Sch. G, § 1.1.

SCHEDULE H. - NON-CONFORMING LAND USE PROVISIONS

1.1. *Existing uses.* Any lawful use of land or structure existing on June 11, 1990, and which by its terms has become a nonconforming use, is hereby declared not to be in violation of these regulations. Such a nonconforming use shall be subject to all of the provisions of these regulations pertaining to its continuance, change, and discontinuance.

1.2. *Nonconforming use; extension.* The nonconforming use of a building may be extended throughout any part of a building clearly designed for such use but not so used on June 11, 1990. Any nonconforming use which occupied a portion of a building not originally designed or intended for such use shall not be extended to any other part of the building. No nonconforming use shall be extended to occupy any land outside the building nor any additional building on the same plot not used for such nonconforming use at the effective date of this code. The nonconforming use of land shall not be extended to any additional land not so used at the effective date of this code.

1.3. *Nonconforming use; repair, alternation, enlargement.* No structure utilized for a nonconforming use shall be enlarged, extended, reconstructed or structurally altered, unless the use is changed to one which complies with the provisions of these regulations. Provided, that repairs, maintenance and improvement may be carried out in any one (1) year in an amount not to exceed twenty-five (25) percent of the assessed value of the structure for that year, and provided that such work does not increase the cubical content of the building nor the floor area devoted to the nonconforming use, nor increase the number of dwelling units. Nothing in this section shall prevent compliance with applicable laws or ordinances relative to the safety and sanitation of a building occupied by a nonconforming use, but if those laws or ordinances are applied to the nonconforming use, the terms of this section also be applied thereto.

1.4. *Reconstruction after catastrophe.* If any nonconforming structure, or building in which there is a nonconforming use, is damaged by fire, flood, explosion, collapse, wind, war or other catastrophe to such an extent that the cost of rebuilding, repair and reconstruction will exceed seventy-five (75) percent of the replacement cost of the building or structure, it shall not be again used or reconstructed except in full conformity with the regulations of the district in which it is located.

1.5. *Change of nonconforming use:*

1.5.1. In any residential district, any change of a nonconforming use in a conforming building shall be to a conforming use.

1.5.2. In any residential district, a nonconforming use in a nonconforming building shall be changed only to a use permitted in the particular residential district involved, except as provided in paragraph 1.5.3.

1.5.3. There may be a change of tenancy, ownership or management of a nonconforming use, provided there is no change in the nature or character of such nonconforming use, except as may be permitted by the zoning code.

1.5.4. In a non-residential district, a nonconforming use in a nonconforming structure may be replaced by a new or different use permissible in the same zoning district as the original nonconforming use or in a more restricted zoning district, if the City Commission, after public hearing, finds that the new or different use will be less detrimental to the surrounding neighborhood than the old use, and approves the new or different use as being in accordance with the spirit and purpose of these regulations.

1.5.5. Any change of a nonconforming use of land, except as incidental to a change of a nonconforming use of a nonconforming structure permitted and approved under paragraph 1.5.4., shall be to a conforming use.

1.6. Discontinuance or abandonment of a nonconforming use:

1.6.1. If for any reason a nonconforming use of land ceases or is discontinued for a period of one (1) year or more, the building shall not thereafter be used for a nonconforming use.

1.6.2. If for any reason the nonconforming use of a building ceases or is discontinued for a period of one (1) year or more, the building shall not thereafter be used for a nonconforming use.

1.6.3. Any part of a building, structure or land occupied by a nonconforming use which is changed to or occupied by a conforming use shall not thereafter be used or occupied by a nonconforming use.

1.7. *Unlawful use not authorized.* Nothing in this section shall be interpreted as authorization for, or approval of the continuance of the use or a structure or premises in violation of any ordinance in effect on June 11, 1990.

1.8. *District or regulation change.* The foregoing provisions of this code shall also apply to buildings, structures, land, premises or uses which hereafter become nonconforming due to a change in district regulations.

1.9. Nonconformity other than use or lot. Any additions, extensions or alterations to existing buildings or structures shall comply with all applicable provisions of this code and the Land Development Regulations.

1.10. Illegal use. The casual, temporary or illegal use of land or a building shall not be sufficient to establish the existence of a nonconforming use or to create any rights in the continuance of such a use.

1.11. Zoning certificate for nonconforming use. After the effective date of these regulations, or any amendment thereto, the owner and operator of any use, which by the terms of this section or any amendment thereto, is or becomes a nonconforming use, shall be notified by the Community Development

Department of the provisions of this section which may be in effect at the time of such notification. Within sixty (60) days of the receipt of said notification, the owner or operator shall apply to the Community Development Department for a certificate for the nonconforming use, which certificate, after verification of the facts of the nonconforming use, shall be duly and promptly issued to the applicant. The applicant for such certificate shall indicate the location, nature and extent of the nonconforming use and such other details as may be pertinent thereto. If the owner or operator of a nonconforming use fails to properly apply for a certificate within sixty (60) days after receipt of the aforesaid notice, the nonconforming use ceases to be a permissible nonconforming use and is hereby declared to be in violation of this section. If the Community Development Director shall find, upon reviewing the application for a certificate, that the existing use is illegal or in violation of other laws or ordinances, or if he finds that a building for which a certificate is requested has been constructed for the existing use or any other use without full compliance with the building code or zoning district regulations in effect at the time of construction or alteration, he shall not issue the certificate, but shall declare such use to be in violation of this section and take appropriate action.

1.12. *Nonconforming lots.* These Land Development Regulations shall not be construed to prevent the construction of a single-family dwelling unit on any undeveloped lot of record notwithstanding the fact that such lot may have a lesser area or street frontage than is required in the particular zoning district; in which case building setbacks shall be made to conform to existing building setbacks on the same street in the same block.

1.13. *Existing special exception uses.* Any special exception use existing on January 1, 2006, and for which the City Commission has not adopted a resolution allowing such special exception use is a nonconforming use.

1.14. *Amortization period for astrology, clairvoyant, fortune telling and similar uses.* An astrology, clairvoyant, fortune telling and similar use which was lawfully in existence before June 27, 2006, and which under the terms of the Land Development Regulations, Schedule H., would be a nonconforming use shall be allowed to continue until September 30, 2009. Thereafter, such use shall be prohibited. If a court of competent jurisdiction determines that the amortization period set forth in this section is invalid for any reason, and if the City Commission then revises this amortization period, then the commencement of the amortization period shall date back to the date of the passage of this legislation and shall be considered as a single amortization period.

1.15. *Amortization period for nonconforming uses located in the Cannon Point area.* Any Special Residential Facility use and similar use which was lawfully in existence before January 30, 2006, and which following the passage and adoption of Ordinance No. 050-09-187 became a nonconforming use under the terms of the Land Development Regulations, Schedule H, shall be allowed to continue until January 30, 2016. Thereafter, such use shall be prohibited. If a court of competent jurisdiction determines that the

amortization period set forth in this section is invalid for any reason, and if the City Commission then revises this amortization period, then the commencement of the amortization period shall date back to the date of the passage of this legislation and shall be considered as a single amortization period.

1.16. *Amortization period for scrap metal processing plant uses along Martin Luther King Jr. Blvd./N.W. 31st Ave.* Any scrap metal processing plant uses along Martin Luther King Jr. Blvd./N.W. 31st Ave lawfully in existence as of November 30, 2020 and which under the terms of the Land Development Regulations, Schedule H. would be a nonconforming use shall be allowed to continue until November 30, 2025. Thereafter, such use shall be prohibited. If a court of competent jurisdiction determines that the amortization period set forth in this section is invalid for any reason, and if the City Commission then revises this amortization period, then the commencement of the amortization period shall date back to the date of the passage of this legislation and shall be considered as a single amortization period.

1.17. *Amortization period for food distribution uses within Community Facility Zoning District.* Any food distribution uses within Community Facility Zoning District lawfully in existence as of December 14, 2020 and which under the terms of the Land Development Regulations, Schedule H. would be a nonconforming use shall be allowed to continue until December 14, 2025. Thereafter, such use shall be prohibited. If a court of competent jurisdiction determines that the amortization period set forth in this section is invalid for any reason, and if the City Commission then revises this amortization period, then the commencement of the amortization period shall date back to the date of the passage of this legislation and shall be considered as a single amortization period.

1.18. *Amortization period for automotive uses along Broward Blvd and Martin Luther King Jr Ave./N.W. 31st Ave.* Any Automotive Sales, Car Rental uses, Automotive Repair (Major) uses, Automotive Repair (Minor) uses, and Car Wash and Auto Detailing uses along Broward Blvd and Martin Luther King Jr Ave./N.W. 31st Ave lawfully in existence as of March 29, 2021 and which under the terms of the Land Development Regulations. Schedule H. would be a nonconforming use shall be allowed to continue until March 29, 2026. Thereafter, such use shall be prohibited. If a court of competent jurisdiction determines that the amortization period set forth in this section is invalid for any reason, and if the City Commission then revises this amortization period, then the commencement of the amortization period shall date back to the date of the passage of this legislation and shall be considered as a single amortization period.

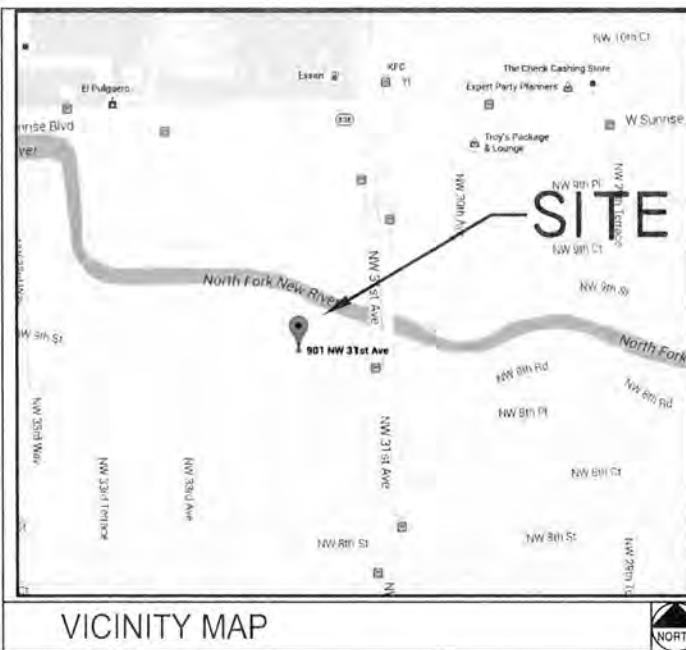
(Ord. No. 93-145, § 1, 6-14-93; Ord. No. 06O-01-110, §§ 1—3, 2-13-06; Ord. No. 06O-07-141, § 2, 9-25-06; Ord. No. 09O-01-100, § 1, 1-26-09; Ord. No. 20O-10-146, § 1, 11-30-2020; Ord. No. 20O-11-148, § 1, 12-14-2020; Ord. No. 21O-03-107, § 1, 4-12-2021)



1300 CONCORD TERRACE, SUITE 200
SUNRISE FL, 33323

6FB1200A—SPRINT GOODYEAR
901 NW 31ST AVENUE
LAUDERHILL, FL 33311

LATITUDE 26°08'2.48"N, LONGITUDE 80°11'14.41"W



FROM T-MOBILE OFFICE HEAD EAST ON SUNRISE BLVD FOR 10.2 MILES TO NW 31ST AVENUE. TURN RIGHT AND HEAD SOUTH FOR 0.1 MILES TO SITE ON RIGHT SIDE OF ROAD.

DRIVING DIRECTIONS

THIS IS AN APPLICATION FOR A MODIFICATION TO AN EXISTING UNMANNED WIRELESS TELECOMMUNICATION SITE, CONSISTING OF ANTENNA, COAXIAL CABLE AND EQUIPMENT UPGRADES.

PROJECT DESCRIPTION

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2014 FLORIDA BUILDING CODE
2. NATIONAL ELECTRIC CODE (NEC) WITH LOCAL AMENDMENTS LATEST ED.
3. ANSI/IEEE APPPLICABLE STANDARDS
4. LIFE SAFETY CODE NFPA-101-2012
5. FLORIDA FIRE PREVENTION CODE 5th EDITION
6. AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS (AISC)
7. UNDERWRITERS LABORATORIES (U.L.) APPROVED ELECTRICAL PRODUCTS
8. LOCAL BUILDING CODE
9. CITY/COUNTY ORDINANCES
10. NFPA 55 AND 70 (2008)

CODE COMPLIANCE

APPLICANT/LESSEE

MDCMC NAME: T-MOBILE
PROJECT MANAGER: DENISE CORREA
PHONE: (954) 604-9031

PROPERTY INFORMATION

OWNER: WINGFOOT COMMERCIAL TIRE SYSTEMS, LLC, 1000 S 21ST STREET, FORT SMITH, AR 72901
JURISDICTION: CITY OF LAUDERHILL

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

PROJECT INFORMATION

EQUIPMENT LOCATION: OUTDOOR INDOOR

ANTENNA LOCATION: WATER TOWER
 SELF SUPPORT TOWER
 MONOPOLE
 ROOF TOP
 NEW TOWER
 OTHER

PROJECT SUMMARY

CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33407
(561) 845-0665

STRUCTURAL ENGINEER:

N/A

ELECTRICAL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33407
(561) 845-0665

SURVEYOR:

N/A

TOWER ENGINEER:

N/A

PROJECT TEAM

SHEET	DESCRIPTION	REV.
T-1	COVER SHEET	0
G-1	GENERAL NOTES	0
C-1	OVERALL SITE PLAN	0
C-2	EQUIPMENT LAYOUT	0
C-3	TOWER ELEVATION AND ANTENNA DETAILS	0
C-4	EQUIPMENT MOUNTING DETAIL	0
E-1	GROUNDING DETAILS	0
E-2	DC WIRING DIAGRAM	0
E-3	ELECTRICAL SITE PLAN AND RISER DIAGRAM	0

SHEET INDEX
ISSUED FOR: 700 MHZ UPGRADE
DATE: MARCH 2016

DESIGN CRITERIA	
DESIGN WIND SPEED	170 MPH (ULTIMATE, 3-SECOND GUST) 132 MPH (NOMINAL, 3-SECOND GUST)
EXPOSURE	C
RISK CATEGORY	II
OPEN STRUCTURE	

T-Mobile

1300 CONCORD TERRACE, SUITE 200
SUNRISE FL, 33323

PROJECT INFORMATION:

6FB1200A
SPRINT GOODYEAR
901 SW 31ST AVE
LAUDERHILL, FL 33311
BROWARD COUNTY

CURRENT ISSUE DATE:

MARCH 29 2016

ISSUED FOR:

L700/L1900 UPGRADE

REV.: DATE: DESCRIPTION:



Kimley Horn

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1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE CA0000696

PROVIDER:

DRAWN BY: CHK.: APV.:
GD KKM KKM

LICENSURE:

KEVIN K. MARAJH
MARIA VICTORIA MARTIN
ARNOLDO A. ARTILES
PE 71455
PE 72397
PE 70645

SHEET TITLE:

COVER SHEET

SHEET NUMBER: REVISION:

T-1

KHA Job #:

041384060

T-Mobile

1300 CONCORD TERRACE, SUITE 200
SUNRISE FL, 33323

PROJECT INFORMATION:

6FB1200A
SPRINT GOODYEAR
901 SW 31ST AVE
LAUDERHILL, FL 33311
BROWARD COUNTY

CURRENT ISSUE DATE:

MARCH 29 2016

ISSUED FOR:

L700/L1900 UPGRADE

REV. DATE: DESCRIPTION:



Kimley-Horn

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1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE CA0000696

PROVIDER:

DRAWN BY: CHK.: APV.:

GD KKM KKM

LICENSURE:

KEVIN K. MARAJH PE 71455
MARIA VICTORIA MARTIN PE 72397
ARNOLDO A. ARTILES PE 70645

SHEET TITLE:

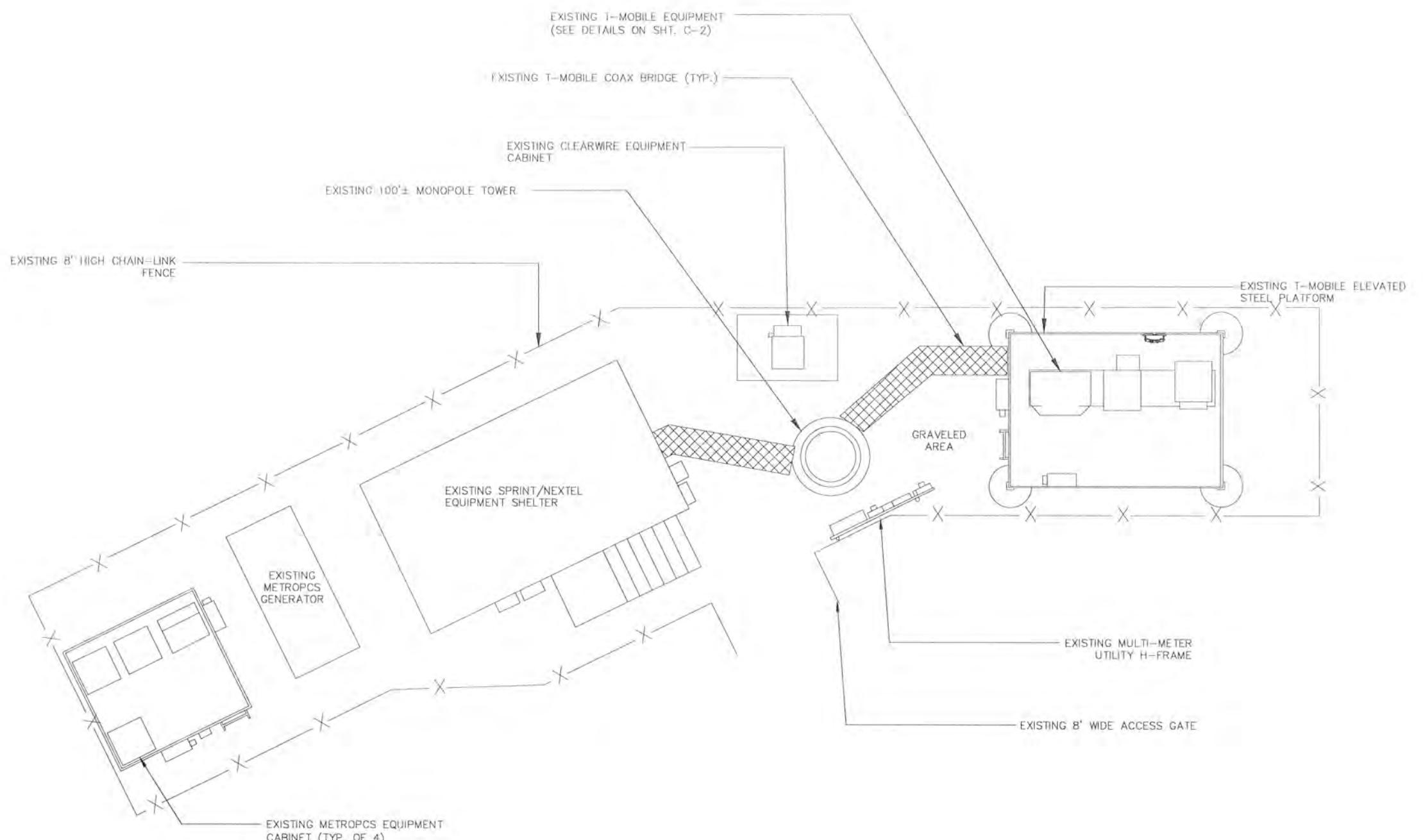
SITE PLAN

SHEET NUMBER: REVISION:

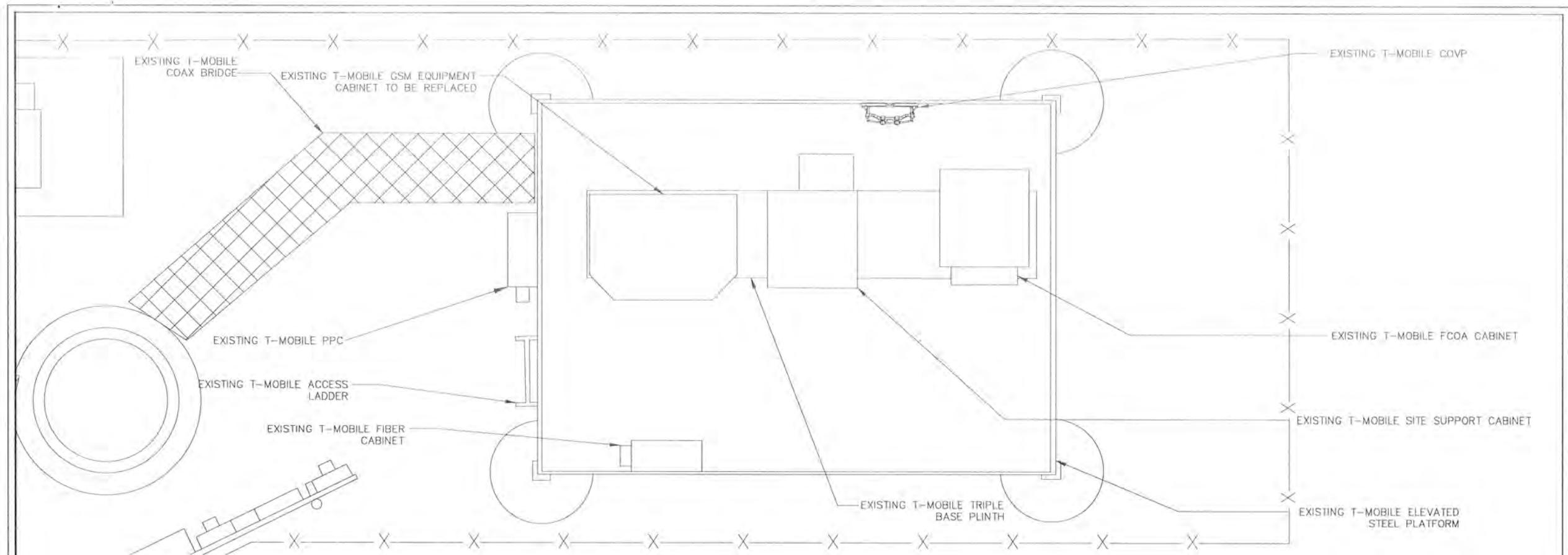
C-1

KHA Job #:

041384060

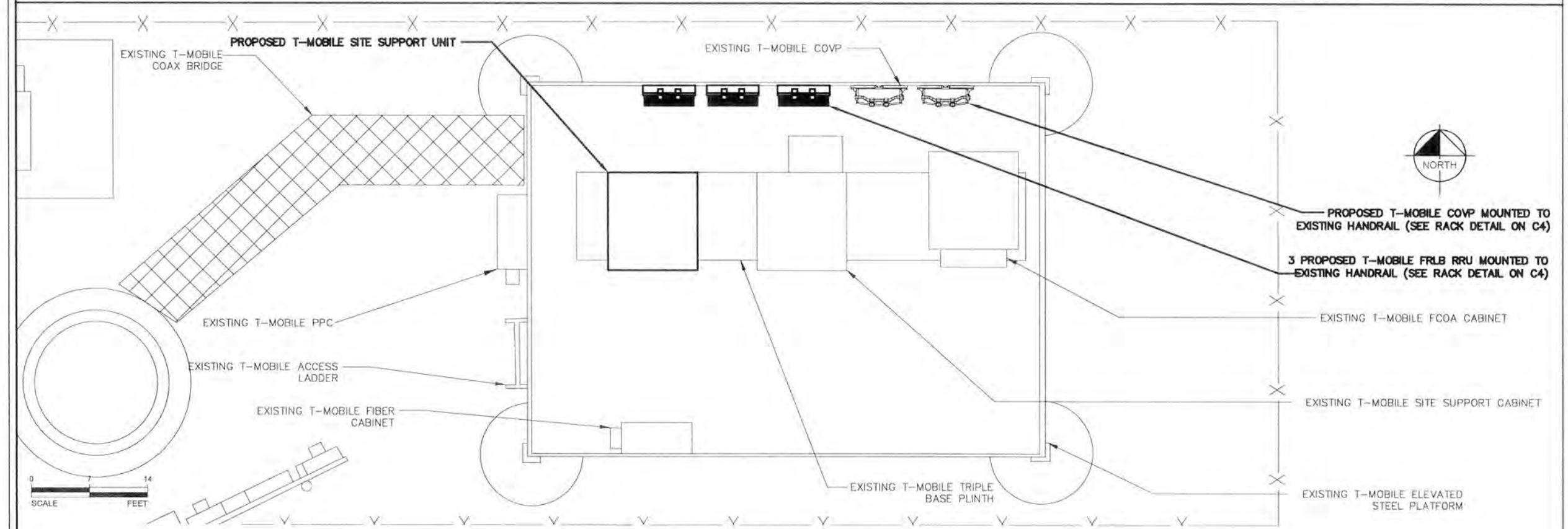


SITE PLAN



EXISTING SITE PLAN

N.T.S.



PROPOSED SITE PLAN

N.T.S.

This document, together with the concepts and designs presented herein, is an instrument of service. It is intended only for the specific purposes and intent for which it was prepared. It is the property of Kimley-Horn and Associates, Inc. and must be without authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

T-Mobile
1300 CONCORD TERRACE, SUITE 200
SUNRISE FL, 33323

PROJECT INFORMATION:
6FB1200A
SPRINT GOODYEAR
901 SW 31ST AVE
LAUDERHILL, FL 33311
BROWARD COUNTY

CURRENT ISSUE DATE:
MARCH 29 2016

ISSUED FOR:
L700/L1900 UPGRADE

REV. DATE: DESCRIPTION:



Kimley-Horn
© 2016 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE CA0000696

PROVIDER:

DRAWN BY: CHK.: APV.:
GD KKM KKM

LICENSURE:
KEVIN K. MARAJH PE 71455
MARIA VICTORIA MARTIN PE 72397
ARNOLDO A. ARTILES PE 70645

SHEET TITLE:
EQUIPMENT LAYOUTS

SHEET NUMBER: REVISION:
C-2

KHA Job #: 041384060

Date 07/16/2024Application # 24-ZCR-038

City of Lauderhill
Planning and Zoning Division
5581 West Oakland Park Blvd.
Phone (954) 730-3050 / Fax (954) 730-2991

(CUST ID) / NAME TRI Holdings, LLC / Scarlett Rogers
 Application #

Address 901 NW 31 AveTelephone # (949) 735-8281

CITY OF LAUDERHILL	
RECV'D BY:	CLAIRE
PAYOR:	TRI HOLDINGS LLC
01000497410	
TODAY'S DATE: 07/16/24	
REGISTER DATE: 07/15/24 TIME: 09:58	
DESCRIPTION	AMOUNT
CUST ID:24-ZCR-038	
DEVELOPMENT REVENUE FE	\$100.00

TOTAL DUE: \$100.00	
TENDERED:	\$100.00
CHANGE:	\$.00
CHECK :	\$100.00
REF NUM:	51503

DEVELOPMENT REVIEW FEES	PERMIT ACCT'S	CODE	AMOUNT
SITE PLAN (\$1000 Minimum or \$250 per acre, to a maximum of \$5000 – whichever is greater)	001-322-061	682	
SITE PLAN MODIFICATION	001-322-061	682	
SITE PLAN MODIFICATION / DEVELOPMENT REVIEW	001-322-061	682	
VARIANCE FILING FEE	001-341-065	682	
SIGN VARIANCE FILING FEE	001-321-032	682	
SPECIAL EXCEPTION FEE	001-341-065	682	
REZONING FILING FEE	001-341-065	682	
ZONING CONFIRMATION (\$100 Minimum plus \$89 per each additional staff hour)	001-341-065	682	\$ 100.00
ZONING VERIFICATION REQUEST (Commercial Certificate of Use (COU))	001-341-065	682	
PLATTING (\$800 Minimum or \$150 per acre, to a maximum of \$3000 – whichever is greater)	001-322-061	682	
LAND-USE AMENDMENT (\$3000 Minimum or \$500 per acre, to a max. of \$10,000 – whichever is greater)	001-322-061	682	
MODIFICATION / LANDSCAPE PLAN	001-322-061	682	
SIGN PERMIT	001-321-032	682	
CAC REVIEW (SINGLE-FAMILY & DUPLEX)	001-322-061	682	
CAC REVIEW (MULTI-FAMILY & NON-RESIDENTIAL)	001-222-3110	222	
ALCOHOLIC BEVERAGE REVIEW	001-322-061	682	
PROF. SERVICES / DESIGN REVIEW	001-222-3110	222	
TREE PRESERVATION	001-247-116	655	
TREE REMOVAL PROCESSING FEE ONLY – ADDITIONAL FEES MAYBE CHARGED BASED ON CANOPY COVERAGE.	001-247-116	655	
NOTARY SERVICE	001-349-076	135	
OTHER:			
TOTAL			\$ 100.00



PLANNING & ZONING DIVISION
24-ZCR-038
JUL 16 2024

City of Lauderhill
Planning & Zoning Department
5581 W. Oakland Park Blvd., Lauderhill, FL 33313
Phone: 954.730.3050

RECEIVED

Zoning Confirmation Letter Request Form

The purpose for a Zoning Confirmation Letter is to provide information (copies of records, applicable code references, etc.) on a specific property. Zoning Confirmation Letter Requests require ten (10) business days for processing and must be accompanied by a \$100.00 fee at time of submittal. If extensive research is required, additional charges may apply and the Applicant will be provided advance notice estimating the cost. Additional fee (\$89.00 per staff hour) shall apply for research or questions requiring more than an hour to complete.

Applicant Information	Company / Business Name (if applicable): TRI Holdings, LLC	Name and Title: Scarlett Rogers, Accountant
	*Mailing Address (Street Address): 610 Newport Center Drive, Suite 330	*City, State & Zip: Newport Beach, CA 92660
	Phone Number: 949-735-8281	**Email: srogers@totalintermodal.com
	*Provide a mailing address, where the original letter will be sent. **Provide an email address where the letter will be sent.	

Property Information Required	
Property Owner: WINGFOOT COMMERCIAL TIRE SYSTEMS LLC	Folio Number(s) 504206000041
If no street address, indicate the street abutting the property.	
Street Address: 901 NW 31st Avenue, Fort Lauderdale, FL 33311	

Please provide us with a letter answering the following questions: (Check all that apply)

- What is the current zoning designation for the property?
- What are the permitted uses?
- What is the future land use designation for the property?
- Confirm if the Planning & Zoning Department has an approved site plan on file.
- Confirm the general parking requirements for a particular use: _____ Schedule G - Minimum Parking for All Uses
- Is the property located in any special, restrictive or overlay district?
- Other: _____
- Other: _____

Applicant may submit a separate letter, with additional questions or inquiries.

THE HOLDINGS, LLC

City of Lauderhill

Item to be Paid - Description

072024

Item to be Paid - Description

Item to
072024

TRI HOLDINGS, LLC

7101 JACKSON ST
PARAMOUNT, CA 90723

One Hundred and 00/100 Dollars

PAY
TO THE
ORDER
OF:

Memo:

**INTERNATIONAL
CITY BANK** IT'S TIME

DANKE

71-7156/2863

AMOUNT
100.00

69

Check Number	51503
Check Date:	Jul 10,
	Duplicate
Check Amount	\$100.00
Discount Taken	

100.00

Security features. Details on back.

110

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