

May 21, 2026

Sierra Marrero, AICP, Director
Planning and Zoning Department
City of Oakland Park
700 NW 19th Avenue
Fort Lauderdale, FL 33311

RE: Conditional Use Permit for 3600 NE 5th Ave (the Property)

Dear Ms. Marrero,

On behalf of the property owners (36th & Fifth Corp.), the KEITH team is submitting an application for a Conditional Use Permit Approval for the proposed Industrial Use with outdoor storage. The site is zoned Light Industrial (I-1) with an underlying Industrial future land use designation. The property consists of one folio (4942-22-00-0630) and is currently used for industrial purposes with outdoor storage and has a total land area of 58,026 square feet (1.33 acres), including an existing 10,428-square-foot building that will remain.

Background & History:

The property has been used for industrial operations with outdoor storage for more than 25 years. The previous tenant allowed their business tax receipt to lapse for over six months, which triggered the requirement for a new Conditional Use Permit to continue the established outdoor storage use.

Over the years, the property owner has worked collaboratively with the City to enhance the site's appearance and maintain compatibility with surrounding properties. In 2005, at the City's request, a 6-foot concrete wall was constructed along the west side of the property to fully enclose and screen the outdoor storage area from public view. More recently, in 2022, the City requested additional beautification measures, including increasing the height of the fence along the east side of the property, which the owner completed.

The current owner is now transitioning to a new tenant and seeks approval to continue the long-standing outdoor storage use under the required Conditional Use Permit.

Conditional Use Justification Statements (Outdoor Storage) Sec. 24-165:

The proposed development, including the use of outdoor storage, satisfies the criteria outlined in the City's zoning ordinance as follows:

1. The proposed use is essential to the proper functioning of a utility system or is specifically listed as a permitted conditional use in the district in which it is to be located;
Response: Outdoor storage is necessary and complementary use for the proper functioning of the proposed facility. It provides essential support for the operational needs of businesses utilizing the building, particularly for storing vehicles. This use aligned with the conditional uses permitted within the Light Industrial (I-1) zoning district.
2. The use is deemed desirable for the public convenience or welfare, and the use is in harmony with the purpose and intent of this chapter and will not be detrimental or injurious to the surrounding area.
Response: The proposed outdoor storage use enhances the functionality and flexibility of the site by supporting efficient industrial operations and meeting the ongoing demand for secure, adaptable storage solutions. The use is consistent with the purpose and intent of the zoning regulations, which encourage economic development and the continuation of light industrial activities within appropriately designated districts.

3. When granting approval for conditional use, the board may attach conditions and safeguards, in addition to those prescribed in the district regulations, as they determine are necessary for the protection of the surrounding area and to preserve the spirit and intent of the ordinance.

Response: Appropriate safeguards will be implemented to ensure the proposed use remains compatible with the surrounding area and consistent with the spirit and intent of the ordinance. The outdoor storage area will be fully screened through a combination of fencing and landscaping to maintain visual quality and minimize any potential impacts. Access will be controlled to ensure security, and all stored materials will be organized and managed in accordance with City regulations.

4. The application must also meet all of the following criteria, where appropriate:

- a. Conformance with comprehensive plan.

Response: The outdoor storage use is consistent with the city's comprehensive plan by supporting industrial development and maximizing site functionality.

- b. Harmony with adjacent uses (existing or zoned).

Response: The proposed site is surrounded by similar industrial uses, ensuring compatibility and maintaining harmony with neighboring developments.

- c. Facility levels of service maintained.

Response: The inclusion of outdoor storage will not strain public services or infrastructures, as all storage activities will occur within the confines of the site.

- d. Use not hazardous to nearby housing, particularly traffic; see (B) above.

Response: The outdoor storage is situated to minimize traffic interference and ensure smooth site operations, posing no hazard to nearby housing.

- e. The architectural and site design are compatible with the character of the surrounding area.

Response: The design of the outdoor storage area, including screening and layout, will align with the character of the surrounding industrial area, preserving visual and functional consistency.

The KEITH team looks forward to working with the City of Oakland Park for the conditional use application. If you have any questions, please contact me. 954-751-1905.



Joselyn Aldas
Planner- KEITH

