



Development Review Report (DRR)

To: Daniel T. Keester-O'Mills, AICP, *Development Services Director*
From: Nadine Fearon, *Planner*
RE: Special Exception Application No. 24-SE-018 (1701 NW 31 Avenue #G)
Date: August 11, 2025 (City Commission Hearing Date 10/27/2025)

The applicant (Hope Calhoun, Attorney with Miskel Backman, LLP) has filed a Special Exception application on behalf of 1701 NW 31ST LLC. The property is generally located on the west side of NW 31 Ave, approximately 0.12 mile south of NW 19 Street. The following table includes relevant information on the property and application request:

Property Address:	1701 NW 31 Avenue
Tax Folio ID(s):	494231000062, 494231410010
Property Owner:	1701 NW 31 LLC
Applicant Name:	Hope Calhoun, Attorney with Miskel Backman, LLP
Zoning District(s):	IL (Industrial, Light)
Land Use Designation(s):	C (Commercial)
Legal Description: Parcel 1: East 175 feet of the North 210 feet of the West 420 feet of the East 455 feet of the Southeast ¼ of the Northeast ¼ of the Northeast ¼ of Section 31, Township 49 South, Ranger 42 East, less road dedications, said lands situate, lying and being in Broward County, Florida. And Parcel 2: Parcel "A", "I.G.M.", according to the map or plat thereof as recorded in Plat Book 172, Page 30, Public Records of Broward County, Florida.	
Applicant Request: The Petitioner requests the Special Exception Use Development Order granted to Charles Lomangino (Managing Partner of 1701 NW 31 ST LLC) for 1701 NW 31 Avenue #G, to allow an outdoor storage use, within the Light Industrial (IL) zoning district on an approximate 1.99± acre site for the storage of commercial vehicles and a resource metal acceptance site in a fully enclosed screened area, located at 1701 NW 31 Avenue #G, Lauderhill, Florida 33311.	
Application Type: Special Exception Special Exception uses which are essential or desirable for the orderly development of the City and for the public convenience or welfare but which, because of their particular characteristics or area requirements, should be given individual consideration with respect to adjacent property, under conditions as specified in these regulations because of public welfare, health or safety. Approval from the City Commission is required before any building permit can be issued by the City of Lauderhill for the construction and/or development of land for those uses which have been classified pursuant to these regulations, and amendments thereto, as special exception uses. <u>Approval of any special exception use application shall require four (4) votes by the City Commission. In the event that there shall be a quorum of fewer than four (4) Commissioners, approval must then be unanimous.</u> There are seven conditions for approval. All conditions must be addressed in order to grant a special exception.	

I. AERIAL & ADJACENT PROPERTIES



Adjacent Designations:

	Existing Use	Future Designation	Zoning
North	RM-25 Residential Multi-Family and Industrial – Broward County Board of Commissioners	Medium-High (25) Residential and Commercial	Residential and Light Industrial (IL)
South	Industrial – Warehouse / Offices	Commercial	Light Industrial (IL)
East	City of Fort Lauderdale – Single-Family Houses	City of Fort Lauderdale – Low Density Residential	City of Fort Lauderdale – RS-8
West	Industrial – Broward County Board of Commissioners	Commercial	Light Industrial (IL)

II. APPLICABLE LAND DEVELOPMENT REGULATIONS

LDR Article IV., Part 1.0., Subsection 1.3.1., addresses the pre-application conference

Article IV, Section 1.3.2 – Completeness of Application, provides for the Department to review any land development order application

Article IV, Section 1.4.4 – Major Review, provides that within 45 days from the acceptance of the application for development subject to major review

Article III, Sections 2.3 and 2.4., and Schedule B – Allowable Land Uses; Additional requirements for Specific Uses; Allowable Uses

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

Article IV, Section 4.4 - Approval for Special Exception Uses

Article IV, Section 4.5.B – Application for Approval, provides the Department shall not accept a special exception use application if the property is subject to unpaid city liens, fines or fees

Article IV, Section 4.6 - Standards for approval, provides the City Commission, in reviewing any application for a special exception use, shall consider seven (7) specific standards

III. PROPERTY HISTORY

Special Exceptions

- N/A

Code Violations

- 21-070350 - Portable structure on property. Canopy with erected walls installed on property. Large generator placed on property.

Variances

- N/A

Development History

- This property was annexed into the City in 2006.
- The approximate 1.99± acre parcel located within the Light Industrial (IL) zoning district is currently owned by 1701 NW 31ST LLC, who applied for special exception use October 22, 2024 to allow storage of commercial vehicles and a resource metal acceptance site in a fully screened area.
- 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 application was submitted addressing required fencing and screening as well as to address landscape, paving, lighting and drainage improvements.

IV. 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 Lauderhill.
7. Factors relating to safety, health, and general public welfare.

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

1. **The effect of such use on surrounding properties:** The subject property, West and South properties are designated Industrial in the existing and Commercial in the Future Land Use Map Series; while the Northern property is residential. The property is zoned IL (Light, Industrial) on the City of Lauderhill Zoning Map and located along NW 31 Avenue between NW 19 Street and NW 17 Street. The Applicant is proposing operations of outdoor storage of commercial vehicles and a resource metal acceptance site within a fully screened through landscape and fenced area. The site will operate solely as a receiving location for scrap metals with no on-site processing. The facility will also, be opened to the general public for the buying and selling of scrap metals. Operating and shipping hours will be Monday through Friday 7am – 5pm, Saturday 7am – 12pm. Metals will be stored on the property for a maximum of seven (7) days before being transported to an off-site processing facility. Materials will be stored loose on the ground, in boxes, steel totes, on pallets, and in roll-off boxes.
2. **The suitability of the use in regards to its location, site characteristics, and intended purpose and access:** The subject site is located in the Light Industrial (IL) zoning district. This parcel is surrounded to the North by Residential Multi-Family and Light Industrial; to the West and South by Light industrial and to the East by NW 31 Avenue. The property is located along NW 31 Avenue between NW 19 Street and NW 17 Street. The site will be equipped with secured fencing, barb wire and security cameras. No excess noise or vibration is expected onsite. An 8' pre-cast concrete buffer wall with landscape will be added on the northern side abutting the multi-family residential zoning district. Black rod iron picket fence with landscape will be on the eastern side abutting NW 31st Avenue. Staff finds that the use is suitable in regard to location, characteristics and purpose.
3. **Access, traffic generation and road capacities:** The trucks will enter and exit the property on the northside, while the general public will enter on the southern side and exit on the northern side off NW 31st Avenue. The outdoor storage use will produce fewer vehicular trips to and from the property generating less traffic reducing the noise in the surrounding areas. As such, Staff determines conformity to these criteria as the intensity of the use will reduce in regards to access, traffic generation and road capacities.

4. **Economic benefits or liabilities:** Staff concludes that the proposed outdoor storage use will provide both direct and indirect economic benefits. The applicant advised the Outdoor Storage Use could attract more businesses to the community, which will bring jobs opportunities, foster innovation and competition, and provide a wider variety of goods and services. An additional benefit is the collected sales tax and local business receipt tax. The indirect economic benefits could include sales taxes collected due to employee expenditures within the city. The economic liabilities would include the continued use of public services and support of other neighboring businesses.
5. **Demands on utilities, community facilities, and public services:** Staff finds that the proposed outdoor storage use operation should not generate a greater demand on utilities and community facilities.
6. **Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderhill:** Staff finds that the proposed outdoor storage, for the storage of commercial vehicles and a resource metal acceptance site in a fully enclosed screened through landscape and fenced area is a commercial use. Both the City and the County plans allow for outdoor storage use within a commercial corridor. Staff finds that the proposed use is in conformance with the City and County Comprehensive plans.
8. **Factors relating to safety, health, and general public welfare:**
Staff acknowledges that the outdoor storage use, for the storage of commercial vehicles and a resource metal acceptance site in a fully enclosed screened area can adversely impact the public safety, health, and general welfare unless such adverse impacts are substantially mitigated. The applicant advised the site will be equipped with, secured fencing, and security cameras to ensure the safety of community. No excess noise or vibration is expected onsite. Staff concludes that through Special Exception Use conditions the adverse impacts of such can be substantially mitigated and that this application is in conformance with LDR Article IV, Part 4.0, Section 4.6.

V. RECOMMENDATION/ACTION

Staff recommends **approval with conditions** of this special exception request for outdoor storage use, for the storage of commercial vehicles and a metal resource acceptance site in a fully enclosed screened through landscape and fenced area. In order to ensure potential effects on the surrounding area is minimized, staff recommends the following conditions be imposed:

1. This special exception use development order is granted to 1701 NW 31ST LLC. 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 1701 NW 31ST 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. The property owner will obtain the associated permits, consistent with the approved site plan, for all improvements associated with the outdoor storage use for the storage of commercial vehicles and a resource metal acceptance site 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 use for the storage of commercial vehicles and a resource metal acceptance site permission. 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 Development Services Director and City Engineer.
6. The use approval for Outdoor Storage shall allow for the storage of commercial vehicles and a resource metal acceptance site 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. If any code enforcement violations or liens are not addressed timely by the property owner, this Special Exception Use Development Order may be brought before the City Commission to be reconsidered, at which time the development order, or the conditions of approval, may be subject to modification, suspension and/or 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.

VI. ATTACHMENTS

1. *None*