



City of Lauderhill

City Commission
Chambers at City Hall
5581 W. Oakland Park
Blvd.
Lauderhill, FL, 33313
www.lauderhill-fl.gov

File Details

File Number: 25R-6400

File ID: 25R-6400

Type: Resolution

Status: Agenda Ready

Version: 2

Reference:

In Control: City Commission Meeting

File Created: 10/09/2025

File Name: Special Exception - 1701 NW 31 Avenue

Final Action:

Title: RESOLUTION NO. 25R-10-205: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA, GRANTING 1701 NW 31 LLC, ON BEHALF OF COASTAL WASTE & RECYCLING INC., A SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO ALLOW IN THE LIGHT INDUSTRIAL (IL) ZONING DISTRICT AN OUTDOOR STORAGE USE FOR COMMERCIAL VEHICLES AND A RESOURCE METAL ACCEPTANCE SITE ON AN APPROXIMATELY 1.99± ACRE PARCEL LOCATED AT 1701 NORTHWEST 31ST AVENUE AND AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Notes: Quasi-Judicial

Sponsors:

Enactment Date:

Attachments: RES 25R-10-205 Special Exception outdoor storage final, Attachment A - SEU Application, Attachment B - Applicant Narrative, Attachment C - Development Review Report (DRR), Attachment D - Property Survey, Attachment E - Site Plan, Attachment F - Public Notice Affidavit, Attachment G - SEU Conditions Affidavit (UNSIGNED)

Enactment Number:

Contact:

Hearing Date:

* **Drafter:** nfearon@Lauderhill-fl.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 25R-6400

RESOLUTION NO. 25R-10-205: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA, GRANTING 1701 NW 31 LLC, ON BEHALF OF COASTAL

WASTE & RECYCLING INC., A SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO ALLOW IN THE LIGHT INDUSTRIAL (IL) ZONING DISTRICT AN OUTDOOR STORAGE USE FOR COMMERCIAL VEHICLES AND A RESOURCE METAL ACCEPTANCE SITE ON AN APPROXIMATELY 1.99± ACRE PARCEL LOCATED AT 1701 NORTHWEST 31ST AVENUE AND AS MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Request Action:

Consider a Resolution granting to Charles Lomangino (Managing Partner of 1701 NW 31ST 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.

Need Summary Explanation/ Background:

A Special Exception Use is requested to allow in the Light Industrial (IL) zoning district an Outdoor Storage Use on an approximately 1.99± acre parcel for the storage of commercial vehicles and a resource metal acceptance site for a period greater than 24 hours 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. A "scrap metal processing plant," has been operating on the site since it was annexed into the City. The City Commission adopted an ordinance in 2020 amortizing the use, and providing for 5 years to discontinue. The Applicant has received site plan approval, pending the special exception approval from the City Commission, to change the use of the property.

The Planning and Zoning Division recommends the City Commission approve this special exception use subject to the following conditions:

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.

Cost Summary/ Fiscal Impact:

The Planning & Zoning Department finds that the implementation of this resolution will not require a budget allocation or expenditure of city funds and concludes it does not have any direct fiscal impact on the city's budget.

Attachments:

Attachment A: SEU Application
Attachment B: Applicant Narrative
Attachment C: Development Review Report (DRR)
Attachment D: Property Survey
Attachment E: Site Plan
Attachment F: Public Notice Affidavit
Attachment G: SEU Conditions Affidavit (UNSIGNED)

Budget Code Number(s): _____

Procurement Information: [check all that apply]

☐ RFP/Bid	☐ Emergency Purchase	☐ SBE
☐ Proposal/Quote Preference	☐ State Grant Funds	☐ Local
☐ Piggyback Contract	☐ Federal Grant Funds	
☐ Sole Source	☐ Matching Required	