

**SPECIAL EXCEPTION USE AFFIDAVIT OF
COMPLIANCE WITH CONDITIONS OF APPROVAL**

1701 NW 31st LLC (24-SE-018)

I, Anthony Badala, being sworn, do hereby certify and affirm that the following statements are true:

I have read in its entirety the 1701 NW 31st LLC. (24-SE-018) Development Review Report, any Supplemental Development Review Reports, and all attachments and exhibits associated with the special exception use application filed with the City of Lauderdale, Florida Planning and Zoning Division and understand its contents.

I have read and understand the below described conditions of approval and voluntarily agree to comply with all said conditions:

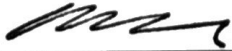
1. This special exception use development order is granted to 1701 NW 31st LLC. All tenants, employees, agents, and independent contractors are subject to, and covered by, the express terms and conditions of this Special Exception Development Order.
2. Within 180 days of the date of the development order 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.

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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.

Print your name: Anthony Badala

Sign your name: 

Date signed: 10/22/2025

The foregoing instrument was acknowledged before me this 22 day of October,
2025, by Anthony Badala, who is personally known

to me or who has produced _____ as identification and who
did take an oath.

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Notary public



Print your name: _____

Angela Fields

Sign your name: _____

[Handwritten signature of Angela Fields]

My Commission Expires: _____

03-09-2026

State of Florida at Large Seal