

1701 NW 31st Avenue #G

Lauderhill City Commission

October 27, 2025

Project Location

Address: 1701 NW 31st Avenue #G

Parcel Size: +/- 1.99 acres

Zoning: Light Industrial (IL)

Land Use: Industrial (I)



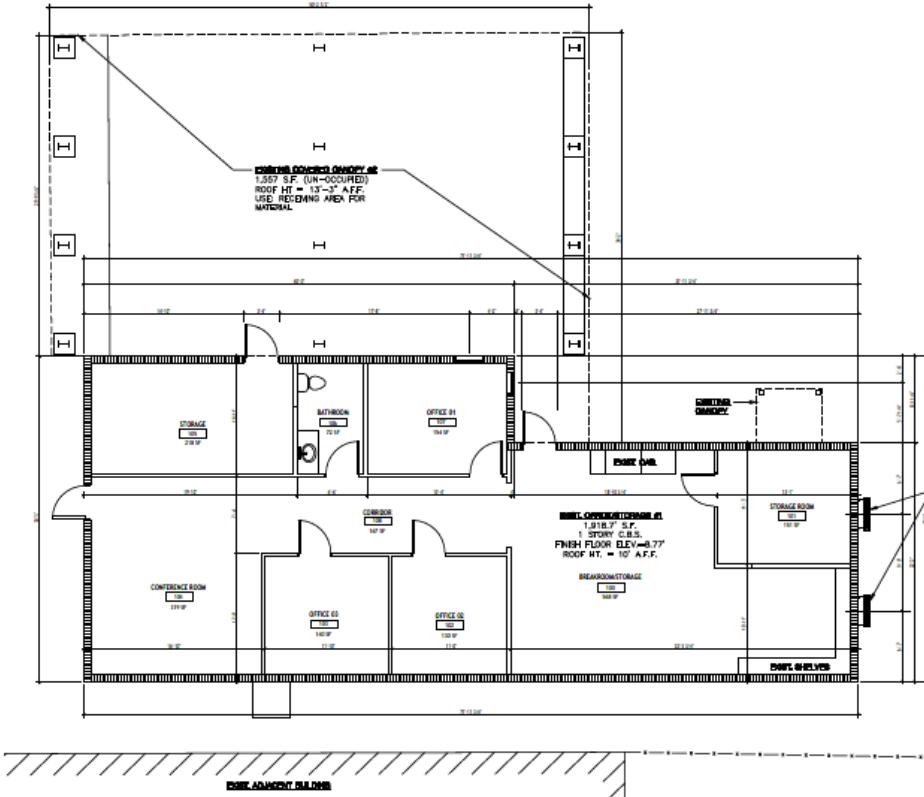
Request

Special Exception approval to allow an outdoor storage use for commercial vehicles and a resource metal acceptance site.



EXISTING BUILDING TO BE RE-PAINTED

NOTE: DUE TO PROXIMITY OF NEIGHBORS EXIST,
ADJACENT BUILDING TO THE SOUTH OF THE PROPERTY LINE
SOUTH VIEW PHOTOS WERE UNATTAINABLE.



EXISTING BUILDING #1 & CANOPY #2 - FLOOR PLAN



**EXISTING BUILDING #1 & CANOPY #2 -
NORTH ELEVATION**



1000

TERLY VIEWED DUE TO
MING BALOR.
OR WILL BE
MOVED AS PART
THE REMOVAL
PROCESSING
ENTRIES.

**EXISTING BUILDING #1 & CANOPY #2 -
WEST ELEVATION**



10

**EXISTING BUILDING #1 & CANOPY #2 -
EAST ELEVATION**



100

**EXISTING BUILDING #1 & CANOPY #2 -
EAST ELEVATION W/ PROPOSED IMPROVEMENTS**



EXISTING STREET VIEW ◦ 31st AVENUE

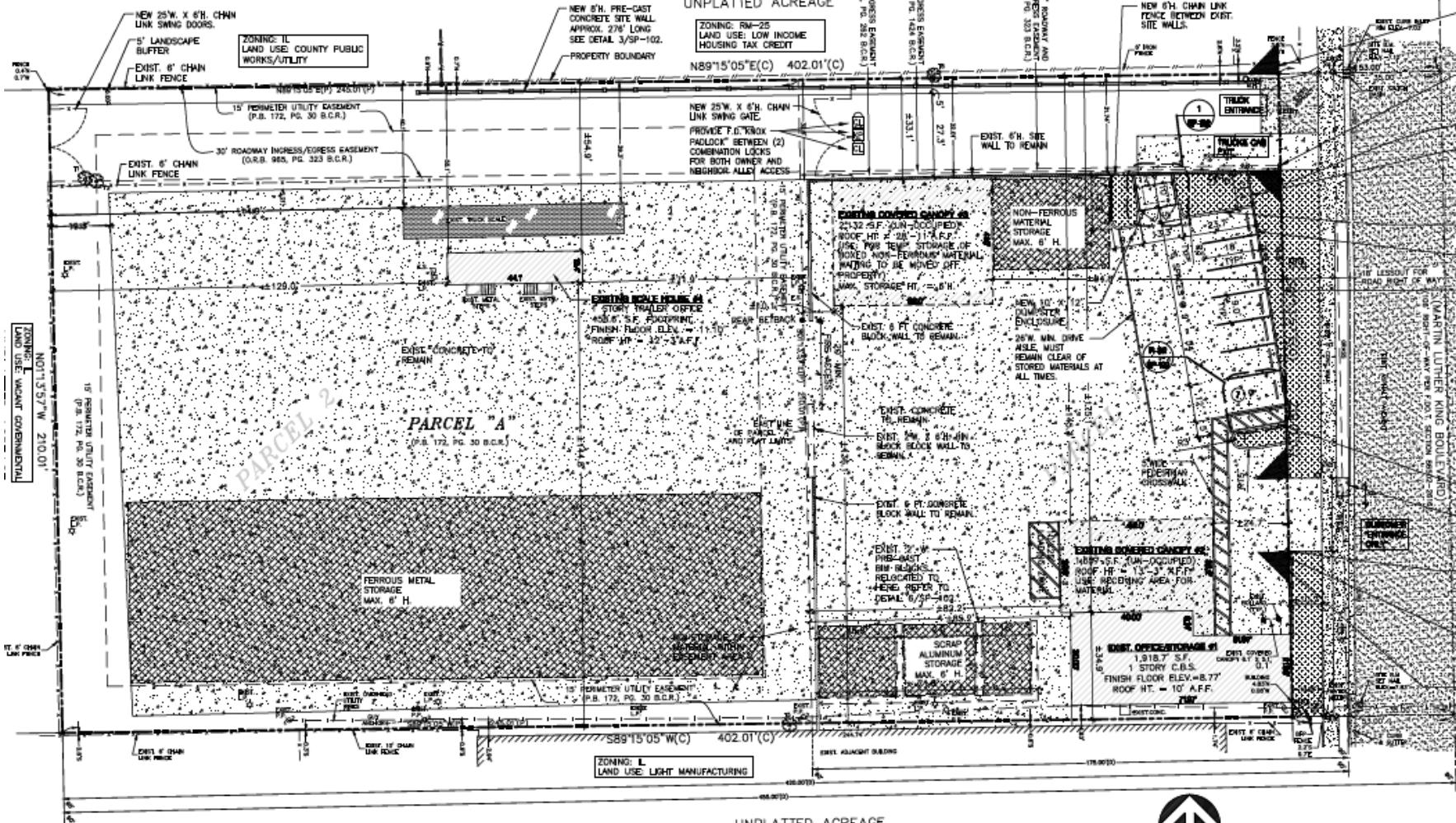
PHOTO COURTESY GOOGLE EARTH

N.T.S.



PROPOSED IMPROVEMENTS - STREET VIEW ◦ 31st AVENUE

N.T.S.



LEGAL DESCRIPTION:	PARCEL 1: EAST 175 FEET OF THE NORTH 218 FEET OF THE WEST 420 FEET OF THE EAST 490 FEET OF THE SOUTHEAST 14 OF THE NORTHEAST 14 OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 42 EAST, 540 LANDS STATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE EAST 18 FEET THEREOF FOR ROAD RIGHT-OF-WAY. PARCEL 2: PARCEL "K" 1.01M, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGE 33, IN PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. ALL OF THE ABOVE DESCRIBED LANDS STATE, LYING AND BEING IN THE CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA, AND CONTAINS 84.423 SQUARE FEET (0.019 ACRES) MORE OR LESS.		
JURISDICTION:	CITY OF LAUDERHILL, BROWARD COUNTY		
ALLOWED / REQ.	PROVIDED	CODE REFERENCE	
MAX BUILDING HEIGHT:	50'-0"	28'-11" (EXIST.)	SCHEDULE C (B)
EXISTING BUILDING SETBACKS:			SCHEDULE C (B)
BLDG #1 - FRONT (EAST):	= 10'	= 0' (EXIST.) (PARCEL 1)	
BLDG #1 - INTERIOR SIDE (NORTH):	= 25'	= 175.25' (EXIST.)	
BLDG #1 - INTERIOR SIDE (SOUTH):	= 5'	= 4.33' (EXIST.)	
BLDG #1 - REAR (WEST):	= 15'	= 65.16' (EXIST.)	
CANOPY #2 - FRONT (EAST):	= 10'	= 24.88' (EXIST.) (PARCEL 1)	
CANOPY #2 - INTERIOR SIDE (NORTH):	= 25'	= 145.25' (EXIST.)	
CANOPY #2 - INTERIOR SIDE (SOUTH):	= 5'	= 34.88' (EXIST.)	
CANOPY #2 - REAR (WEST):	= 15'	= 62.17' (EXIST.)	
CANOPY #3 - FRONT (EAST):	= 10'	= 34.88' (EXIST.) (PARCEL 1)	
CANOPY #3 - INTERIOR SIDE (NORTH):	= 25'	= 133.12' (EXIST.)	
CANOPY #3 - INTERIOR SIDE (SOUTH):	= 5'	= 138.39' (EXIST.)	
CANOPY #3 - REAR (WEST):	= 15'	= 10.15' (EXIST.)	
BLDG #4 - FRONT (EAST):	= 10'	= 71.88' (EXIST.) (PARCEL 2)	
BLDG #4 - INTERIOR SIDE (NORTH):	= 25'	= 54.88' (EXIST.)	
BLDG #4 - INTERIOR SIDE (SOUTH):	= 5'	= 144.76' (EXIST.)	
BLDG #4 - REAR (WEST):	= 15'	= 129.91' (EXIST.)	
MIN. LOT SIZE:	NA	NA	
MIN. BUILDING AREA:	NA	NA	SCHEDULE C (B)
FLOOD ZONE:	X		
SITE DATA BREAKDOWN			
TOTAL SITE	= 84.423 S.F. (1.019 ACRES)		
ALLOWED / REQ.	PROVIDED		
IMPERVIOUS AREAS:			
EXIST. BUILDING AREAS:	= 0.000 S.F.		
EXIST. PAVED AREA:	= 50.000 S.F.		
EXIST. TRUCK SCALE:	= 737.8 F.		
EXIST. AIR PAD:	= 12.8 F.		
EXIST. C&S WALL:	= 193.8 F.		
EXIST. ALLEYWAY:	= 10,520.8 F.		
NEW CURBING:	= 83.0 F.		
NEW DUMPTER SLAB:	= 142.8 F.		
NEW PRE-CAST SITE WALL:	= 138.8 F.		
TOTAL IMPERVIOUS AREA:	= 59,090 S.F. (70%) = 75,937 S.F. (88.94%)		
PERVIOUS AREAS:			
LANDSCAPE AREA:	= 8,486 S.F.		
TOTAL PERVIOUS AREA:	= 25,327 S.F. (30%) = 8,486 S.F. (10.05%)		SCHEDULE J 24.2
PARKING CALCULATIONS			
SCHEDULE G - MINIMUM AUTOMOBILE OFF-STREET PARKING REQUIREMENTS (REFER TO "EXISTING BUILDING SF BREAKDOWN" THIS SHEET, FOR PARKING CALC ALLOCATIONS)			
DESCRIPTION	ALLOWED / REQ.	PROVIDED	
Business offices: 1 PER 250 S.F. GROSS FLOOR AREA - BUILDING #1 - 743.5 F. - BUILDING #4 - 385.5 F. TOTAL: 1,128.5 F./250 F. = 4.48 + 5 SPACES	5 SPACES	5 SPACES	1.318
Storage buildings: 1 PER 500 S.F. GROSS FLOOR AREA - BUILDING #1 - 937.5 F. TOTAL: 937.5 F./500 F. = 1.87 + 2 SPACES	2 SPACES	2 SPACES	1.325
ADA ACCESSIBLE SPACES:	1 SPACES	1 SPACES	
TOTAL SPACES:	7 SPACES	7 SPACES	
LOADING REQUIREMENTS			
SCHEDULE H - MINIMUM AUTOMOBILE OFF-STREET PARKING REQUIREMENTS (LOADING SPACE)			
DESCRIPTION	REQUIRED	PROVIDED	
(1) SPACE REQUIRED, UNDER 18.00 S.F.	1 SPACE	1 SPACE	1.83

Section 4.6 Special Exception Criteria

- A. The effect of such use on surrounding properties.
- B. The suitability of the use in regard to its location, site characteristics, and intended purpose.
- C. Access, traffic generation and road capacities.
- D. Economic benefits or liabilities.
- E. Demands on utilities, community facilities, and public services.
- F. Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderhill.
- G. Factors relating to safety, health, and general public welfare.

PLANT SCHEDULE									
NOTE: ALL TREES SHALL BE FLORIDA #1 OR BETTER ACCORDING TO MOST RECENT COPY OF GRADES AND STANDARDS FOR NURSERY PLANTS									
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CALIPER	CT	DROUGHT TOLERANCE	NATIVE	SPECIFICATION
TREES									
	GD	8	Coccoloba diversifolia Pigeon Plum	10' ht x 5" apr	2"	4' ct	High	Native	Full Canopy
	GE	1	Gono carpus erectus Bitterwood	12' ht x 6" apr	2.5"	5' ct	High	Native	Full Canopy
	GES	1	Gono carpus erectus "Serriceum" Silver Bitterwood	10' ht x 5" apr	2"	4' ct	High	Native	STANDARD, FULL
	ED	8	Glossycapus decipiens Thil Japanese Hollyberry Tree	10' ht x 5" apr	2"	4' ct	High	Non Native	STANDARD, FULL
	MF	7	Mycocacites fragrans Simpson's Sassafras	10' ht x 5" apr	2"	4' ct	High	Native	Full Canopy
	QV	1	Quercus virginiana Southern Live Oak	12'-16' ht x 7"-46" apr	4-1" cal	5' ct	Low	Native	B and B
	TH	2	Tabebuia heterophylla Pink Tabebuia	12' ht x 6" apr	2.5"	4.5' ct	High	Non Native	Full Canopy
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CALIPER	CT	DROUGHT TOLERANCE	NATIVE	SPEC.
SHRUBS									
	CHR	216	Chrysobalanus icaco Coco plum	36" MIN HT @ INSTALL	tulip, iced pot to meet size	plant solid	High	Native	Full to base
	CLU	367	Clusia giffiana Small Leaf Clusia	36" min @ install	tulip, iced pot to meet size	plant solid	High	Non Native	Full to base
	MUH	158	Muhlenbergia capillaris Pink Muhly Grass	16"-36"	8 gal. min.	tulip to tip	94% oc	Native	Full
SHRUB AREAS									
	A-S	156	Jasminum nudiflorum Jasmine Jasmine	18' HT @ INSTALL	8 gal. min.	24" OC	High	Non Native	Full
TUFS									
	GD-B	4,177sf	Populus tremuloides Aspen Grass	seed					Last night solid
	GD-A	1,468sf	Psychotria secundiflora Florida St. Augustine Sod	seed					Last night solid

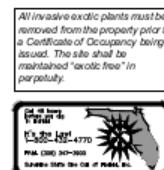


PH (801) 883-8884 LIC. #08303889 18 4 MAZDA 000004
1-800-628-7777 1400 E. 550 S. 3300 3-28-77



GRAPHIC SCALE

(IN FEET)



PROPOSED LANDSCAPE PLAN

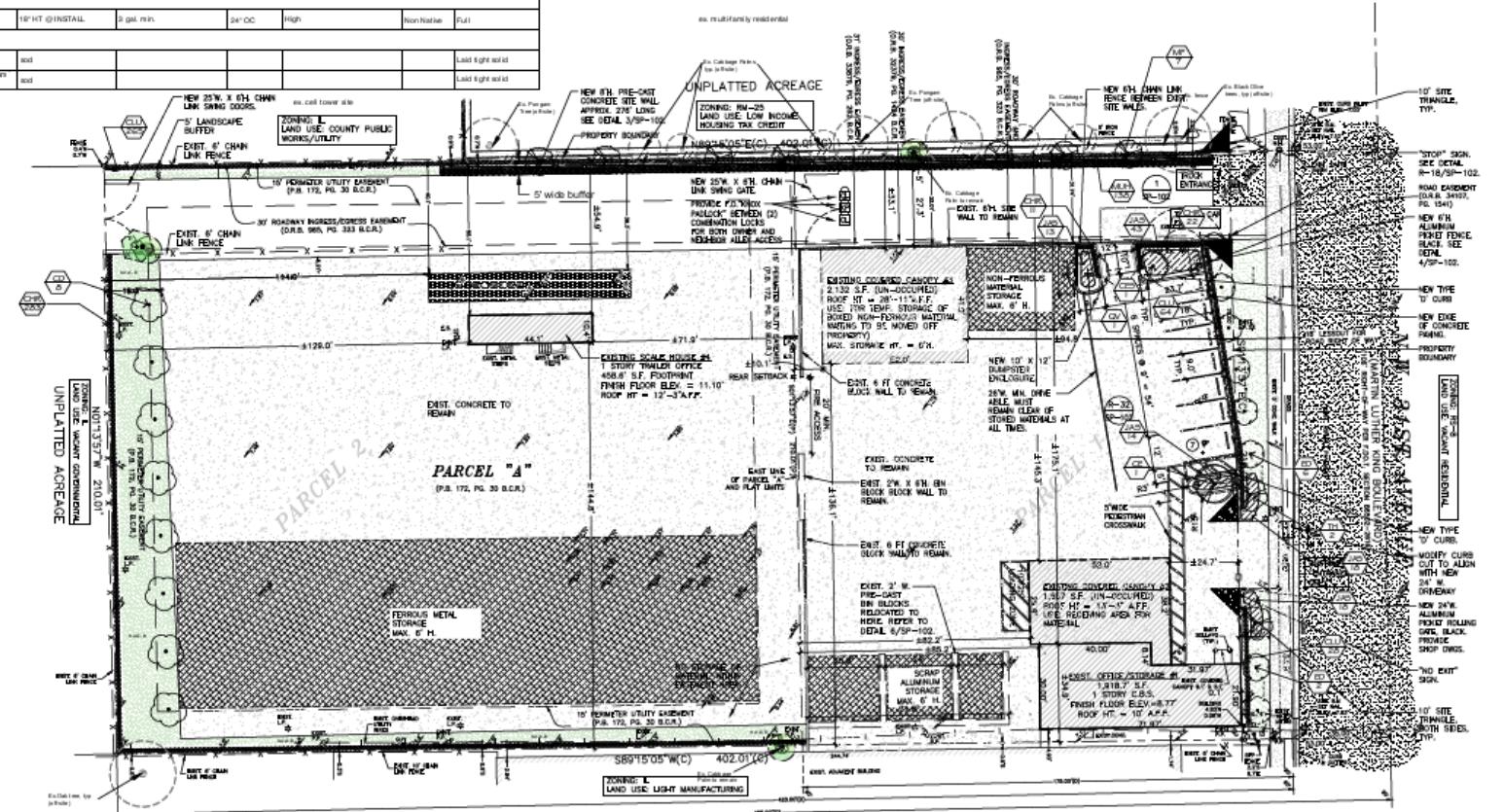
All invasive exotic plants must be removed from the property prior to a Certificate of Occupancy being issued. The site shall be maintained "exotic free" in perpetuity.

24-48 hours

10000

1-800-433-4770

PPAL (300) 343-3800



Questions?