

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)



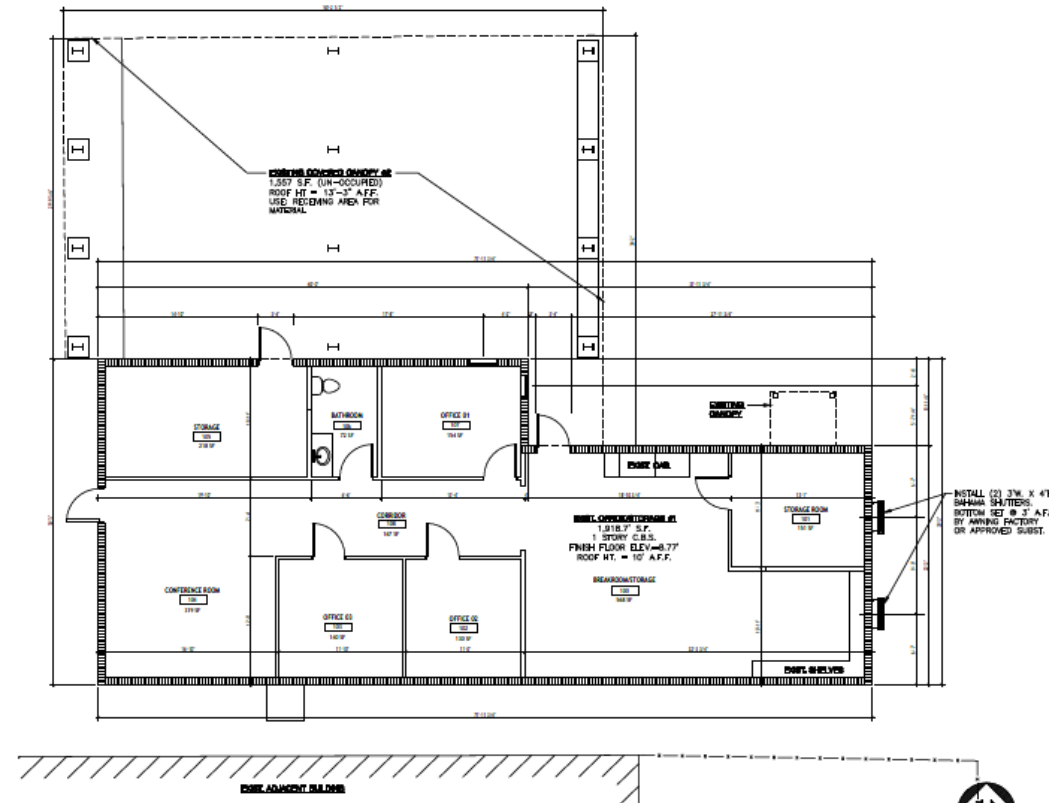
# Request

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

MAIN WALL COLOR -STUCCO WALLS	ACCENT COLOR -BAHAMA SHUTTERS	TRIM COLOR -CORNICHE BAND
		
SHERWIN WILLIAMS CUSTOM COLOR BEIGE	ANNING FACTORY DARK BRONZE	SHERWIN WILLIAMS CUSTOM COLOR GREEN

EXISTING BUILDING TO BE RE-PAINTED.

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



EXISTING BUILDING #1 & CANOPY #2 - FLOOR PLAN

SCALE 3/16" = 1'-0"



EXISTING BUILDING #1 & CANOPY #2 - NORTH ELEVATION

N.T.S.



WESTERN VIEW WAS LIMITED DUE TO EXISTING SALES. SALES WILL BE REMOVED AS PART OF THE REDEMPTION OF PROCESSING ACTIVITIES.

EXISTING BUILDING #1 & CANOPY #2 - WEST ELEVATION

N.T.S.



EXISTING BUILDING #1 & CANOPY #2 - EAST ELEVATION

N.T.S.



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

N.T.S.





EXISTING STREET VIEW • 31st AVENUE

PHOTO COURTESY GOOGLE EARTH

N.T.S.



PROPOSED IMPROVEMENTS - STREET VIEW • 31st AVENUE

N.T.S.





# 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 Lauderdale.
- G. Factors relating to safety, health, and general public welfare.







**Questions?**