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**1701 NW 31st Avenue G
Special Exception Request
October 22, 2024**

PLANNING & ZONING DIVISION

OCT 22 2024

RECEIVED

1701 NW 31, LLC (“Applicant”), is the owner of the +/- 1.99 acre property located at 1701 NW 31st Avenue G (folios: 494231000062 and 494231410010) (“Property”), which is generally located on the northwest corner of NW 17th Street and NW 31st Avenue in the City of Lauderdale (“City”). The Property has a zoning designation of I-1, Light Industrial, and a land use designation of I, Industrial. The Property is currently utilized as a scrap metal processing center. The Applicant is seeking special exception approval to convert the existing use from a processing center to an outdoor storage use. The new use for the Property will be limited to outdoor , storage truck parking, and a resource metal acceptance site.

Pursuant to the City’s Land Development Code (“Code”), the proposed uses are permitted on the Property. However, outdoor storage requires special exception approval. Converting the existing scrap metal processing plant into an outdoor storage facility will greatly improve the use of the Property. This conversion will reduce the environmental pollution caused by the existing facility, create less operational activity on the Property, decrease noise in the area, and provide an opportunity for the Applicant to enhance the appearance of the Property through the installation of new landscaping. This conversion aligns with City values, as it fosters a cleaner, quieter, and more economically vibrant community.

As stated above, only one of the proposed uses requires special exception approval, which is the outdoor storage. Accordingly, the City’s Land Development Code (“Code”) Section 4.6 states that the City Commission shall consider the following criteria in reviewing approval of a special exception use:

A. The effect of such use on surrounding properties.

As previously mentioned, converting the scrap metal processing plant into an outdoor storage use will positively impact the surrounding properties. By replacing the processing plant with an outdoor storage use, particularly for the residential properties to the west, the area will no longer be subjected to the unwanted activity from the processing plant. The new outdoor storage will not be visible to the adjacent properties, and the parking of the trucks on site along with it being a drop-off point for scrap metal materials will not interfere with the residents quiet enjoyment of the area. This change will significantly enhance the quality of life for nearby residents and businesses.

B. The suitability of the use in regard to its location, site characteristics, and intended purpose.

The location and site characteristics are ideal for the proposed outdoor storage use. Previously used as a scrap metal processing plant for several years, the Property will transition to a less intensive use that aligns better with the surrounding area. Adjacent to the Property are several auto body shops that store vehicles for extended periods of time, similar to the proposed outdoor storage use's operations. Additionally, contractor services and a Florida Power and Light service center are located south and west of the Property, respectively. While there are a few residential neighborhoods nearby, the Property is situated on a major City thoroughfare, NW 31st Avenue, which is commonly traveled by various types of vehicles, including cars, trucks, semi-trailers, City buses, and emergency vehicles. While the area will remain highly trafficked, the proposed, less intensive use will improve the area for the surrounding residential properties.

C. Access, traffic generation and road capacities.

Access to the Property will remain unchanged, with entry and exit still off NW 31st Avenue. Additionally, traffic flow will decrease and improve due to the proposed use being outdoor storage, resulting in fewer vehicles and employees frequenting the site. Traffic will primarily consist of trucks being stored and materials being dropped off. Furthermore, road infrastructure will not be negatively impacted. An outdoor storage use is less invasive to the surrounding area, and the type of services provided will generate fewer trips to and from the Property.

D. Economic benefits or liabilities.

The conversion of the Property to an outdoor storage use will result in minimal to no economic liabilities. As previously mentioned, the removal of the scrap metal processing plant and replacement with an outdoor storage use could attract new businesses to the community. An influx of new businesses will bring job opportunities, foster innovation and competition, and provide a wider variety of goods and services

Additionally, eliminating the scrap metal processing plant and replacing it with an outdoor storage use will help increase property values. Once the Property is converted to an outdoor storage use, any perceived negative impacts from the plant operation will cease, creating a more inviting environment. This improved setting will contribute to the community's growth and development.

E. Demands on utilities, community facilities, and public services.

The outdoor storage use will have limited to no impact on the demands on utilities, community facilities, and public services. The proposed use is a more limited and less intense use than a scrap metal processing plant.

F. Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderhill.

The proposed use promotes the following Objectives and Policies of the City of Lauderhill's Comprehensive Plan:

- Objective 1.4: Continue to implement land use controls and programs which promote developments that are attractive, well-maintained and contribute to the health, safety, and general welfare of their residents, employees, and patrons.
- Objective 1.13: Promote the elimination or reduction of uses inconsistent with the community's character and Future Land Use Map Series.
- Policy 1.13.1: Ensure that commercial, industrial and other non-residential land use plan designations are located in a manner, which facilitates service to residential areas, but does not adversely impact existing and designated residential areas.
- Policy 1.20.2: The Lauderhill Land Development Regulations shall protect, whenever possible, existing and planned residential areas, including single-family neighborhoods, from disruptive land uses and nuisances.

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

As mentioned above, the use conversion from a scrap metal processing plant to an outdoor storage use will reduce any perceived negative impacts caused by the plant. Additionally, utilizing the Property for vehicle storage and material drop-off will reduce any existing noise pollution for the surrounding residential neighborhoods. By replacing the processing plant with an outdoor storage use, particularly for the residential properties to the west, the area will improve.