



## Memorandum

**To:** Special Exception Project File – 1701 NW 31 Avenue #G (1701 NW 31 LLC)  
**From:** Daniel T. Keester-O'Mills, AICP, *Development Services Director*  
**RE:** Community Meeting Summary for 1701 NW 31 Avenue #G (Staff's Observations)  
**Date:** January 29, 2026

**Meeting Location:** West Ken Lark Community Center (1321 NW 33rd Ave. Lauderhill, FL 33311)

**Meeting Date & Time:** January 22, 2026 @ 6:30 PM

**Public Contact:** Hope Calhoun / Phone: 561-405-3324 / Email: [hcalhoun@miskelbackman.com](mailto:hcalhoun@miskelbackman.com)

A community meeting was held regarding the applicant's request for a **special exception** to allow the use of the property located at **1701 NW 31st Avenue, #G** for **outdoor storage of scrap metal**. The applicant delivered a presentation to local residents and City staff outlining proposed operational modifications intended to mitigate concerns from the surrounding community.

The property was formerly operated as a **scrap metal processing yard**. The applicant confirmed that all metal processing activities have ceased. The special exception request is limited to the **collection of scrap metals from the public**, with materials stored briefly on-site before being transported to an off-site processing facility outside of the City.

Approximately **20 members of the public** attended the meeting. Several residents spoke to express concerns about the facility's continued impacts on the neighborhood. The recurring issues raised included:

- The amount of **dust** coming from the property
- **Noise disturbances**, particularly during evening and early morning hours

In response, the applicant stated they are reviewing potential further restrictions to the **hours of operation** to minimize impacts during nighttime periods. The operations manager confirmed that the site does not operate between **7:00 PM and 7:00 AM**, and committed that early morning operations prior to 7:00 AM should not be a concern.

The operations manager also referenced the undeveloped dirt road providing access to the site, which is located within a county easement. The applicant expressed willingness to **pave the roadway**, contingent upon City approval. Development Services Director Daniel Keester-O'Mills acknowledged that the City would cooperate with the applicant in obtaining the necessary permits to facilitate paving improvements.

The meeting concluded with the applicant's attorney reiterating the primary concerns raised by the community—specifically **dust and noise**—and noting that these issues will remain a focus as the special exception request proceeds through the review process.