



BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

Meeting Summary

January 30, 2026

Re: 1701 NW 31st Avenue (“Property”)

Attached you will find a copy of the meeting notice and sign-in sheet for the recent community meeting held regarding the Property. As outlined on the attached notice, this office hosted a community meeting on January 22, 2026. The undersigned, along with the owner’s representative discussed the pending Special Exception application and associated site plan improvements.

The meeting started at 6:30pm and ended at approximately 8:00pm. The residents in attendance voiced concerns about the noise and dust created by the operation of the business on the Property, and the hours of business operation. As a result of the noise issues raised by the residents, the owner’s representative agreed to consider modifying the hours of operation, while also acknowledging that the amount of noise has decreased because the operations on the Property has changed. With regard to the dust, the owner’s representative agreed to work with the city to obtain the permits necessary to pave the currently unpaved roadway adjacent to the Property. Additionally, those present also recognized that ongoing construction taking place across the street from the Property (in the city of Fort Lauderdale) likely contributes to the dust referenced by the residents. The residents and the representatives also discussed the industrial zoning designation of the Property in recognition of other possible uses for the Property.

Sincerely,

MISKEL BACKMAN, LLP

A handwritten signature in blue ink, appearing to read 'H. Calhoun', with a long horizontal flourish extending to the right.

Hope W. Calhoun, Esq.

Enclosure

NOTICE OF NEIGHBORHOOD MEETING to discuss 1701 NW 31st Avenue, #G

Dear neighbors, as promised, we are inviting you to another meeting to discuss the proposed use of the referenced property ahead of our January 26th City Commission hearing. The meeting details are below.

Meeting to discuss the proposed special exception application for 1701 NW 31st Avenue, #G.

When: January 22, 2026 @ 6:30 PM
Where: West Ken Lark Community Center
1321 NW 33rd Ave., Lauderhill, FL 33311

Please contact Hope Calhoun with any comments or questions:
Phone No.: 561-405-3324
Email: hcalhoun@miskelbackman.com

**This notice has been mailed to all owners of record for addresses located
within 500 feet of the subject property.**



WEST KEN LARK HOA (RESIDENTS) SIGN IN SHEET

1/22/2026

NO.	NAME	PHONE #	E-MAIL	Y	S
1.	William Cooper	(916) 4709	Wheeler@cox.net		✓
2.	Justin Treutlove	404-545-8425	Visitor Coastal Materials Management		✓
3.	Doreen W. Calhoun	561-405-3324	dcalhoun@emilb.com		—
4.	Cheryl W. Gibson	954 336 0116	awright1942@aol.com		—
5.	Berlin Ellerman	954 629 3585	Contact 954 629 3585		—
6.	Rosa Smith	954-328-1217	—		—
7.	Cheryl Thomas	954 625 5582	Carlinda Thomas@gmail.com		—
8.	Dolly Gibson	713 68-6205	dollygibson1942@aol.com		—
9.	Zuri Smith	9-336-1962	zsmith19@gmail.com		✓
10.	LATASHIA BELLAMY	(954) 448-3539	latashia.bellamy@comcast.net		✓
11.	Anastacia Grant	954-448-8539			✓
12.	Annette Walker	754 224 7317	Jawal + @bellSouth.net		✓
14.	Florizel Davis	754-422-7516	Jawal —		—

Y - INPUT THE NUMBER OF YOUTH IN YOUR HOUSEHOLD

S - INPUT THE NUMBER OF SENIORS IN YOUR HOUSEHOLD

WEST KEN LARK HOA (RESIDENTS) SIGN IN SHEET

1/22/2026

15.	Daniel Keester-D'Mills	(954) 375-6974	dkeester@lauderkill-fl.gov. (Dept. Dev. Services)	✓
16.	Mary Cooper	954-735-7318	mhcooper3434@gmail.com	✓
17.	L. Simmons	—	—	✓
18.	Z. Cooper	954-860-0199		✓
19.	T. Cooper	9-592-3102	tcooper07@comcast.net	✓
20.	Thadde FEARON	954 730 3051	NFEARON@LAUDERHILL-FL.GOV.	✓
21.	Vivian Brinson-Pressley	754-244-8114	VivianPressley65@gmail.com	✓
22.				
23.				
24.				
25.				
26.				
27.				
28.				
29.				
30.				

Y - INPUT THE NUMBER OF YOUTH IN YOUR HOUSEHOLD

S - INPUT THE NUMBER OF SENIORS IN YOUR HOUSEHOLD