



Development Review Report (DRR)

To: Kennie Hobbs, Jr., *City Manager*
Via: Daniel T. Keester-O'Mills, AICP, *Development Services Director*
From: Nadine Fearon, *Planner*
RE: Special Exception Application No. 25-SE-011 (7173 W. Oakland Park Blvd.)
Date: November 10, 2025

The applicant (Melitza Horta, CEO with Angel Touch Therapy, LLC) has filed a Special Exception application on behalf of Ptolemaios Property LP (property owner) for Angel Touch Therapy, LLC. The property is located on the north side of Oakland Park Blvd., approximately 0.06 mile east of Inverrary Boulevard West. The following table includes relevant information on the property and application request:

Property Address:	7173 W. Oakland Park Blvd.
Tax Folio ID(s):	4941 22 26 0021
Property Owner:	Ptolemaios Property LP
Applicant Name:	Melitza Horta, CEO
Zoning District(s):	CG (General Commercial)
Land Use Designation(s):	C (Commercial)

Legal Description:

PLAT OF INVERREALTY TRACT 1 111-46 B TR B LESS PT DESC AS: COMM SE COR SAID TR B, NW 334, NE 37.50 TO POB NE 127.33, SE 100.17, SW 127.33, NW 100.17 TO POB, LESS POR DESC IN OR 29432/1730 & LESS POR DESC IN OR 36815/553

Applicant Request:

The Petitioner requests the Special Exception Use is requested to allow in the Commercial General (CG) zoning district Education, Remedial land use to provide tutoring instruction by Child Development Associates accredited instructors to children from grade K through 12 after-school, during-school (for home-schooled) and during the summer recess. Instructions include academic skills through tutoring in areas such as Reading, Writing, Math, Vocabulary, Spelling, and Language Arts.

Application Type: Special Exception

Special Exception uses which are essential or desirable for the orderly development of the City and for the public convenience or welfare but which, because of their particular characteristics or area requirements, should be given individual consideration with respect to adjacent property, under conditions as specified in these regulations because of public welfare, health or safety.

Approval from the City Commission is required before any building permit can be issued by the City of Lauderhill for the construction and/or development of land for those uses which have been classified pursuant to these regulations, and amendments thereto, as special exception uses. **Approval of any special exception use application shall require four (4) votes by the City Commission. In the event that there shall be a quorum of fewer than four (4) Commissioners, approval must then be unanimous.**

There are seven conditions for approval. All conditions must be addressed in order to grant a special exception.

I. AERIAL & ADJACENT PROPERTIES



Adjacent Designations:

	Existing Use	Future Designation	Zoning
North	(RM-18) – Residential Multi-Family	Medium-High (16) Residential	Residential
South	(CG) – General Commercial	Commercial	Commercial
East	(RM-18) – Residential Multi-Family	Medium-High (16) Residential	Residential
West	(CG) – General Commercial	Commercial	Commercial

II. APPLICABLE LAND DEVELOPMENT REGULATIONS

LDR Article IV., Part 1.0., Subsection 1.3.1., addresses the pre-application conference

LDR Article IV., Part 1.0., Subsection 1.3.2., provides for the Department to review any land development order application

LDR Article IV., Part 1.0., Subsection 1.4.4., provides that within 45 days from the acceptance of the application for development subject to major review

LDR Article IV., Part 4.0., subsection 4.5.A. requires the application set forth in detail the proposed use

LDR Article IV., Part 4.0., Subsection 4.5.B. provides the Department shall not accept a special exception use application if the property is subject to unpaid city liens, fines or fees

LDR Article III, Section 2.2., addresses assignment of zoning districts

LDR Article III, Sections 2.3 and 2.4., and Schedule B. respectively address permitted and special exception uses

Article IV, Part 4.0., Section 4.6., Standards for approval, provides the City Commission, in reviewing any application for a special exception use, shall consider seven (7) specific standards

Article IV, Section 4.10 “Conveyance of Uses that are subject to Special Exception Approval”

LDR Schedule B, Uses allowed in non-residential districts

III. PROPERTY HISTORY

Special Exceptions

- None

Code Violations

- None

Variances

- None

Development History

- A site plan application was submitted in 1985 for the entire parcel to be constructed.
- The shopping center (~368,874 sq. ft. building) was constructed approximately 1986.

IV. PLANNING ANALYSIS

As stipulated in the Land Development Regulations, Article IV, Section 4.6, Standards for Approval, The Planning and Development Division has reviewed the proposed request pursuant to the following special exception considerations:

1. The effect of such use on surrounding properties.
2. The suitability of the use in regard to its location, site characteristics, and intended purpose.
3. Access, traffic generation and road capacities.
4. Economic benefits or liabilities.
5. Demands on utilities, community facilities, and public services.
6. Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderhill.
7. Factors relating to safety, health, and general public welfare.

Based upon its review, staff finds the proposed use to be generally consistent with the above considerations. As such, staff recommends approval of the special exception request.

1. **The effect of such use on surrounding properties:** The subject property and all of the surrounding properties are designated Commercial and Medium 16 Residential in the Future Land Use Map Series. The property is zoned General Commercial (CG) on the City of Lauderdale Zoning Map and located along W. Oakland Park Blvd. The Applicant is proposing to provide tutoring to primary and secondary age students some of which maybe home-schooled students. Each student maybe onsite from one to two hours only. There will not be an adverse effect to the surrounding properties. As such, Staff concludes that this is an appropriate location for the proposed use as it pertains to the use's effect on the surrounding properties.
2. **The suitability of the use in regards to its location, site characteristics, and intended purpose and access:** The proposed Education, Remedial Use (Tutoring) is located on the north side of Oakland Park Blvd., approximately 0.06 mile east of Inverrary Boulevard West. The Education, Remedial Use (Tutoring) is along a major thoroughfare north of W. Oakland Park Blvd and approximately 0.06 miles from West Inverrary Blvd. The intended purpose is to continue to provide a service to students who are struggling in their academics. The location is zoned General Commercial (CG). The uses surrounding the Tutoring Center are retail and services businesses typical of a suburban strip center. Staff concludes that the Tutoring Center would not generate adverse impacts to the surrounding properties.
3. **Access, traffic generation and road capacities:** Staff finds that there is existing access along W. Oakland Park Blvd. and Inverrary Blvd. West. The proposed Use 1,775 square feet and is not proposing any changes to the site. As such, Staff concludes conforms to this criteria as the intensity of the use will remain the same in regards to Access, traffic generation and road capacities.
4. **Economic benefits or liabilities:** Staff finds that the proposed Education, Remedial Use (Tutoring) provides both direct and indirect economic benefits. The direct benefits are the continuation of jobs within the City of Lauderdale. The applicant advised that Angel Touch Tutoring, LLC. will have approximately 10-15 employees on staff. An additional benefit is the collected sales tax and local business receipt tax. The indirect economic benefits could include sales taxes collected due to employee expenditures within the City. The economic liabilities would include the continued use of public services.
5. **Demands on utilities, community facilities, and public services:** Staff finds that the Education, Remedial Use (Tutoring) would not generate a greater demand on utilities and community facilities.
6. **Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderdale:** Staff finds that an Education, Remedial Use (Tutoring) is a commercial use. The site abuts Residential to the North and East, and Commercial to the West and South in the City's Future Land Use Map and the Future Broward County Land Use Plan. Both the City and the

County plans allow for Education, Remedial Use (Tutoring) within the Commercial corridor. Staff finds that the proposed use is in conformance with the City and County Comprehensive plans.

7. **Factors relating to safety, health, and general public welfare:** Staff concludes an Education, Remedial Use (Tutoring) will not adversely impact the public safety, health, and general welfare. Although the Education, Remedial Use (Tutoring) is along a busy thoroughfare, the building setback is far enough from Oakland Park Blvd. to not have an impact on the safety of the children. The building will be will have security cameras in place with staff to assist in monitoring students. Staff has no records of any significant accidents occurring.

V. RECOMMENDATION/ACTION

Staff recommends approval of this special exception request for Education, Remedial Use to provide tutoring instruction by Child Development Associates accredited instructors to children from grade K through 12 after-school, during-school hours (for home-schooled) and during the summer recess.

In order to ensure potential effects on the surrounding area is minimized, staff recommends the following conditions be imposed:

1. This Special Exception Use Development Order for Education, Remedial tutoring is specifically granted to Ptolemaios Property LP for Angel Touch Therapy, LLC, operating within Unit 7173 W. Oakland Park Blvd. Pursuant to Article IV Section 4.10 "Conveyance of Uses that are subject to Special Exception Approval". Any change in ownership must re-apply for Special Exception.
2. The commercial space is restricted to the uses and described herein and the maximum floor area size is limited to 1,775 square feet as displayed on the floor plan. Consistent with land development regulations Article IV., Part 4.0., Section 4.3., the expansion, alteration, enlargement or removal to another location of the use is prohibited and shall be unlawful unless the City Commission amends this development order to allow such expansion, alteration, enlargement or removal to another location. Notwithstanding the above, through the site plan modification process, the City Commission delegates to the Development Review Committee (DRC) the authority to allow the floor plan to be altered; however, the DRC is without authority to allow the expansion, enlargement or removal of the uses to another location.
3. The days and hours of operation are limited to Monday through Friday from 8:00am to 6:00pm as indicated on the application. Should the operators desire to extend the days and hours of the operation, then an additional special exception use application will need to be

filed with the Planning and Zoning Division and granted by the City Commission. Education, Remedial Use has the flowing criteria as follows:

- i. They do not serve food and do not allow students to bring food to the facility;
 - ii. They do not offer classes lasting longer than two (2) hours; and
 - iii. They do not have individual students on premises for more than two (2) hours in one (1) day.
4. Subsequent to occupancy, if the Code Enforcement Division or Police Division receives three or more complaints against the use within any one-year period and such complaints are affirmed by the Code Enforcement Board, the City Commission may hold a duly noticed public to review the special exception use and may add, modify, suspend or revoke any conditions of approval or the development order.
5. If there are any code enforcement violations or liens, this Special Exception Use Development Order may be brought before the City Commission to be reconsidered, at which time the development order, or the conditions of approval, may be subject to modification, suspension and/or revocation.
6. Any violation of these conditions of approval may result in a public hearing before the City Commission and may result in the modification, suspension or revocation of this special exception use development order or its conditions or both.
7. Any special exception approval granted by the City Commission shall expire one hundred eighty (180) days after the date of approval, unless a Certificate of Use (COU) is submitted and subsequently approved within the one hundred eighty-day period.
8. If a use which has been granted a special exception shall cease to operate for a continuous period of one (1) year, the special exception approval shall expire.
9. The owner shall execute a trespass agreement for the police department to keep on file for enforcement.
10. Property Owner or Operator must provide a security plan that demonstrates how they will prevent and reduce the amount of police calls associated with trespassing or the presence of other loitering. In addition to said security plan the property owner or operator shall also provide a property maintenance plan that demonstrates how they will maintain cleanliness in compliance with the Code of Ordinances.

VI. ATTACHMENTS