



3101 W. Broward Boulevard
Special Exception Application (“Application”)
June 11, 2024

Jaimon & Lissy Inc. (“Applicant”) is the owner of Flamingo Liquors (“Business”) located at 3101 W. Broward Boulevard (Folio #: 504206000330) (“Property”). The Property is +/- .69 acres and is generally located northwest of the intersection of W. Broward Boulevard and NW 31st Avenue in the City of Lauderhill (“City”), Broward County (“County”). The Property has a City land use designation of Commercial and a zoning designation of General Commercial (“CG”).

The Property is currently developed with a +/- 5,000 SF building, 4,000 SF of which operates as an alcohol beverage establishment (package store) and the other 1,000 SF which operates as a restaurant. The Applicant purchased the existing alcohol beverage establishment and license from the previous owner, but in order to receive the business tax receipt, a Special Exception Use Approval is required. In support of the Special Exception Use request, the Applicant will demonstrate compliance with Section 4.6 of the City’s Land Development Regulations (“LDR”).

Specifically, as required by LDR Section 4.6, the Applicant will demonstrate compliance with the following: *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 Lauderhill; and G. factors relating to safety, health, and general public welfare.* Additionally, the Applicant will respond to the questions enumerated on the City’s Special Exception application form.

LDR Section 4.6

A. The effect of such use on surrounding properties.

The Applicant is not requesting a new use approval for the Property; it has operated as an alcoholic beverage establishment since the 1960’s. Therefore, there are no new effects created by granting this request. The majority of uses in the area are also commercial in nature, so the continuation of the existing use will not create any negative impacts to the surrounding properties. As mentioned, the Applicant seeks to continue to operate the Property as an alcoholic beverage establishment as has been done for decades.

B. The suitability of the use regarding its location, site characteristics, and intended purpose.

As mentioned above, the Business has operated on the Property since the 1960s. The Property is located on W Broward Boulevard along a corridor that is predominantly zoned for commercial use. This commercial zoning designation along the corridor, coupled with the numerous access points along the roadways adjacent of the Business further indicate the suitability of the use at the existign location. . Furthermore, the Business’ location provides adequate circulation to accommodate the use. The Property will continue to service the local community and provide a location for the local community to purchase their beverages of choice. Finally, it is important to note that to the north of the Property there is fenced vacant land that serves as a buffer between the Property and the residential homes that are along NW 31st Avenue.

C. Access, traffic generation and road capacities.

The Property is located adjacent to W Broward Boulevard with entrances located on both W Broward Boulevard and NW 31st Avenue. The entrance on NW 31st Avenue has a right-hand turn lane that abuts the Property at two different points. There are no proposed alterations to the access points existing on the Property. Given that the use of the Property is the same as has existed for decades, it is not anticipated to generate any more traffic than what already exists today and thus will not create additional impacts to the existing traffic patterns within the community.

D. Economic benefits or liabilities.

The Business will continue to create economic benefits to the City through the generation of tax revenue. Further, the continued operation of the Business will prevent slum and blight in the area which would result in an unused building existing on the Property. Further, the Business will attract customers to visit the neighboring commercial uses in the area which will generate additional revenue for the City.

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

It is not anticipated that the Business will increase the demand on the utilities, community facilities, and public services. Again, the Business has existed for years on the Property. The Property will maintain use of ample lighting and security cameras to keep the Property, customers, and community safe and secure.

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

The Business does comply with the City's Comprehensive Land Use Plan. Specifically, as outlined by Policy 1.1.2, businesses are encouraged in the commercial land use category. Accordingly, allowing the Business to continue on the Property will prevent a commercial space from becoming vacant, and will continue to encourage commercial enterprise in the area. The occupancy of the building by the Business inhibits blight in the area and economically benefits the community.

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

The Business has operated in the City for many decades. The Applicant is the owner of the Property and as a member of the community is committed to maintaining a clean and safe environment. The Property is well-lit, has security camera surveillance to ensure guest and community safety, and features a 24-hour alarm system. The Applicant is not seeking to make any changes to the Business which would negatively impact the safety protocols which have existed at this location for decades. The Business will maintain its presence and serve the without adding any negative impacts to the adjacent businesses.

Additional Application Form Questions:

1. Business description (list all activities conducted at your business):

The activities conducted by the Business will solely consist of retail sales of liquor, wine, beer, and some non-alcoholic beverages such as juice and soda.

2. Estimated number of persons that the business will employ:

The Applicant estimates that the Business will employ five individuals.

3. Job titles and approximate salaries for the proposed employees

The job titles of all employees will be "Sales Clerk" and estimated salaries will be \$17/Hour. Property owner will be the sole manager.

4. Size of the building area that the business will occupy:

The Business will occupy approximately 4,000 SF of the 5,000 SF building on the Property.

5. Explain what site characteristics make this location suitable for your use/business:

. The Property is in a great location along a busy commercial corridor and has frontage on both W Broward Boulevard and NW 31st Avenue.

6. Explain how this use/business affect the community economically:

The Business will contribute to the local economy through retail sales which will create revenue for the City. Also, the customers of the Business will likely visit other businesses in the area which will further contribute to the local economy.

7. Describe any fire hazards associated with your business:

There are no anticipated fire hazards associated with the business.

8. Describe what security measures your business will require:

The Business will have a 24-hour alarm system, security camera surveillance, and protective windows within the store that limit access to the public.

9. Describe the water demand that the business/use may require:

The water demand that the business will require is minimal, and consistent with the prior use. There is no restroom for use by the public.

10. Describe transit, automobile or pedestrian traffic that the proposed business/use will create in the area:

The Business will not create a significant amount of transit, automobile, or pedestrian traffic. The Business only has a few parking spots, which have existed for years, and will not be increasing this number.

11. Describe any activity of the proposed business/use may engage in related to alcohol, music or live entertainment:

The Business is only involved in retail sale of alcohol, liquor, wine, and other beverages such as soda and juice. There will be no music or live entertainment associated with the Business.