

City of Lauderhill

Special Exception Application No. 19-SE-013

Trades Connection Domino Club, Team of Fort Lauderdale

I. APPLICANT INFORMATION

PETITIONER

Glenville Petrie

STATUS OF PETITIONER

Owner/Operator and Team Captain

II. BACKGROUND INFORMATION

Requested Action

Adopt a resolution granting to the petitioner Trades Connection Domino Club, Team of Fort Lauderdale approval of a Special Exception Use Development Order to allow within the General Commercial (CG) zoning district a Club, Social Use in a 1,250 square feet bay within a 21,962 square feet shopping center located on an approximately 2 acre site legally described as Madrid Plaza B Track A as recorded in in Plat Book 91, Page 46 of the Public Records of Broward County, Florida and more commonly known as 7557 W. Oakland Park Blvd, Lauderhill, Florida.

Applicable Land Development Regulations & City Codes:

Article IV, Part 4, Section 4.4. Approval for Special Exception Uses.

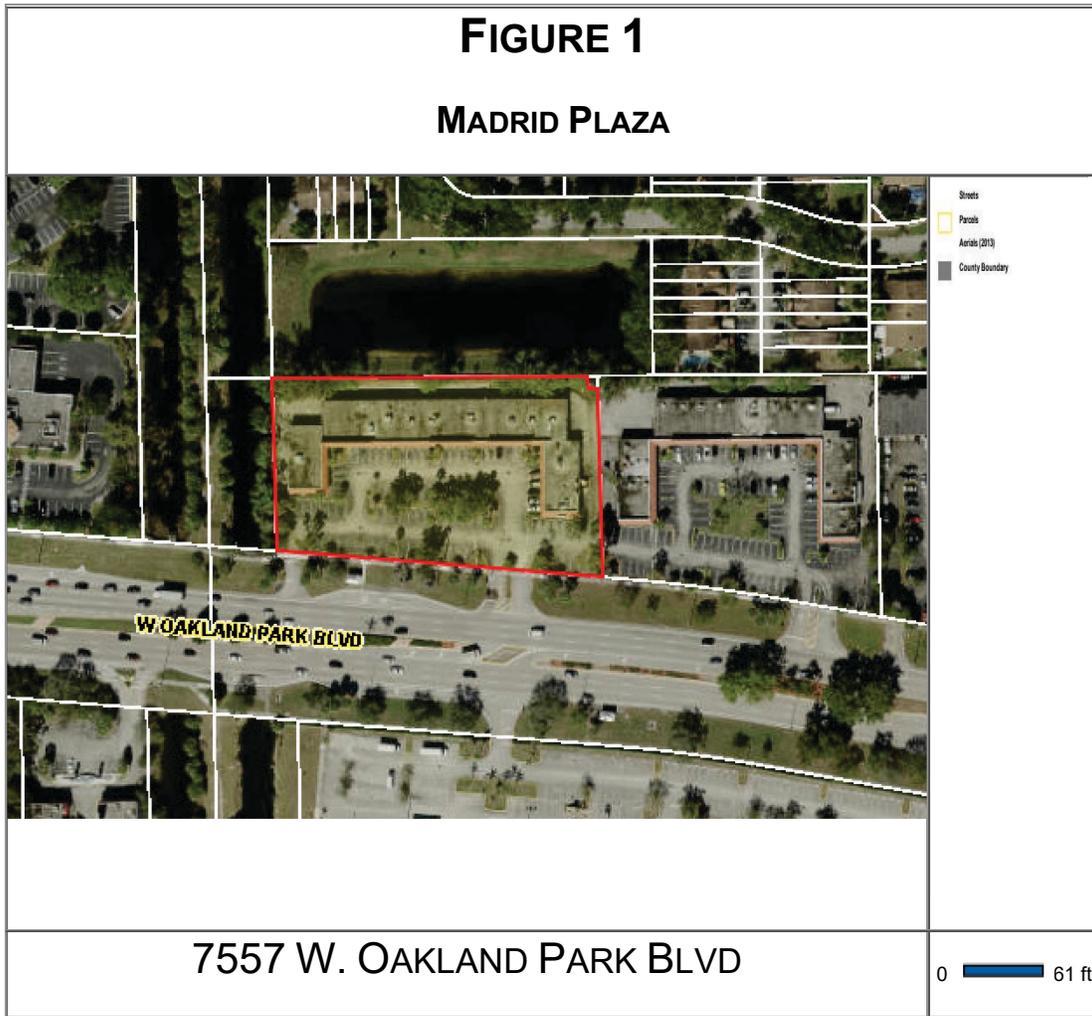
Article III, Section 2.3. Allowable land uses.

Article IV, 4.3 B. Existing zoning provisions and uses.

III. SITE INFORMATION

Location/Legal Description

MADRID PLAZA B TRACK A AS RECORDED IN PLAT BOOK 91, PAGE 46 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA AND MORE COMMONLY KNOWN AS 7557 W. OAKLAND PARK BOULEVARD, LAUDERHILL, FLORIDA.



The site is a 1,2504 square foot building located on a 21,962 square foot (0.5+ acre) shopping plaza within the General Commercial (CG), zoning district. The plaza is generally located on the North side of West Oakland Park Blvd and is a u shaped building with parking between the building and the street. Figure 1 is an aerial photograph highlighting in red the subject property and showing the general location of the property in relation to the surrounding roadways and uses.

According to Broward County Property Appraiser, the building was erected in 1977. Based on City of Lauderhill records the bay within the plaza has been the home to retail and restaurant uses in the past.

Land Use/Zoning:

Existing Land Use	Commercial
Future Land Use Designation	Commercial
Zoning Designation	General Commercial

Adjacent Designations:

	Existing Use	Future Designation	Zoning
North	Lake/Open Space	Low Medium (10) Residential	(PO) Parks and Open space
South	W. Oakland Park Blvd ROW then Lauderhill Sports Park	Recreation and Open Space	W. Oakland Park Blvd ROW then (PL) Local Park
East	Commercial Plaza	Commercial	(CG) General Commercial
West	Canal	Medium Density Residential	(PO) Parks and Open space

IV. ZONING HISTORY

Existing Special Exceptions

None.

Violations

None.

Existing Variances

None

V. 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.

The subject site is a commercial plaza building abutting a lake to the North and a canal to the West. The plaza abuts a commercial plaza to the East and the W. Oakland Park Blvd right of way followed by Lauderhill Sports Park, zoned (PL) Local Park to the South.

The applicant, Trades Connection Domino Club, Team of Fort Lauderdale proposes to operate a Social Club, domino club use at the subject site. The Trades Connection Domino Club, Team of Fort Lauderdale is an existing competitive domino club. This location will serve as a meeting, practice, and social space for club members and invited guests.

The Land Development Regulations provides the definition of Clubs, Athletic, Country, Fraternal, Private, and Social as follows:

CLUBS, ATHLETIC, COUNTRY, FRATERNAL, PRIVATE, SOCIAL: A commercial recreation use where the primary emphasis is on providing a facility and services, catering primarily to its members, families and guests, and organized and operated primarily for fraternal, social or recreational purposes. This land use typically operates in conjunction with another principal use, such as a golf course, and allows as accessory and incidental uses such uses as food and beverage service

The proposal includes operation of a Social club, domino club, exclusive to club members and their guests for the club's team to practice and prepare for domino competitions as well as for the recreational playing of dominos, and for social purposes. The club currently plays at and hosts competitive tournaments, traveling to and having teams travel from places to include

The application requests the accessory use of alcoholic beverage consumption on premises. The sale of alcoholic beverages is prohibited however, the use of alcoholic beverage consumption can be allowed as an accessory use only for special events and with a licensed caterer providing the alcoholic beverages under a valid State of Florida alcohol license and when the City has approved the dates of the events.

Trades Connection Domino Club, Team of Fort Lauderdale will not offer food service on regular basis and no kitchen will be built within the space. Occasional food service will be provided by caterers for special events.

Staff finds that the Trades Connection Domino Club, Team of Fort Lauderdale has 45 members. Membership is gained through applying to the club via a club application, attached. When a membership application is submitted it is reviewed by the Club Officers prior to approval for membership.

The club's operating expenses will be paid through the collection of member dues. Member dues are currently \$50.00 per member per month. Rent for the location is \$1,851.50. Member dues will total to \$2,250 per, covering the cost of rent and leaving a small monthly amount to cover utilities and/or minor maintenance expenses.

Trades Connection Domino Club, Team of Fort Lauderdale has expressed an interest in being supportive of the Lauderhill community through charity events and charitable contributions.

Based upon its review, staff finds the proposed use of a Club, Social to be consistent with the above considerations. As such, staff recommends approval of the special exception request subject to the recommended conditions.

VI. RECOMMENDATION/ACTION

Division recommendation. The Planning and Zoning Division recommends the City Commission adopt a resolution granting to Trades Connection Domino Club, Team of Fort Lauderdale a Special Exception Use development order LLC to allow a social club use on a 2± acre site zoned General Commercial (CG) district and legally described as Madrid Plaza B Track A as recorded in in Plat Book 91, Page 46 of the Public Records of Broward County, Florida and more commonly known as 7557 W. Oakland Park Blvd, Lauderhill, Florida, subject to the following conditions:

1. This special exception use development order for a Club, Social use is specifically granted to Trades Connection Domino Club, Team of Fort Lauderdale and such development order cannot be assigned, leased, subleased, transferred, or otherwise conveyed to another person or entity. Further, this special exception use development order shall automatically expire and become null and void if any person or entity other than Trades Connection Domino Club, Team of Fort Lauderdale operates the land uses.
2. The social club use is restricted to 1,250 square feet of leasable space as shown on the floor plan, the street address being 7557 W. Oakland Park Blvd., Lauderhill, Florida. Consistent with Land Development Regulation Article IV., Part 4.0, Section 4.3., the expansion, alteration, enlargement, or removal to another location of

these uses 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.

3. Alcoholic beverage sales and the outdoor consumption of alcoholic beverages are prohibited. Indoor consumption of Alcoholic beverages is only permitted through a caterer's valid State of Florida alcohol license and only on dates reviewed and approved by the City prior to the event.
4. If the City's Police Department or Code Department records more than three instances regarding noise, loitering, parking or criminal activity, either from observation by police officers or verified from complaints by three or more unrelated individuals, within any ninety (90) day period, the special exception use 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 or revocation.
5. 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.

VII. ATTACHMENTS

Attachment A: SEU Application

Attachment B: Site Plan and Floor plan

Attachment C: Membership application

Attachment D: Letters of support from club and community members, for Trades Connection Domino Club, Team of Fort Lauderdale

Attachment E: CASA magazine, 2013. Photos of awards given to Glenville Petrie for winning that year's domino tournament.

Prepared by: Molly Howson, Associate City Planner

Date: December 19, 2019