



City of Lauderhill
 Planning & Zoning Department
 5581 W. Oakland Park Blvd., Lauderhill, FL 33313
Phone: 954.730.3050

Special Exception – Application

DEADLINE: Initial paper submission and fee must be received by 5:00 PM on the day of the deadline. *Electronic file submission must be provided on a USB with the submittal.* Refer to the Department Meeting Schedule & Submittal Deadline” document provided on the City’s website for submission deadlines. ***To ensure quality submittal, this project will only be added to the agenda when a complete submission has been provided. If a complete submission is not uploaded by the deadline, the application will be notified via email with an itemized list of outstanding items and/or corrections.***

Application Review Process:

Application Type	Step 1	Step 2	Step 3	Step 4	Step 5
Special Exception	Pre-Application Meeting with Staff	Staff Review	City Commission Review	Resolution from the City Commission	Applicant addresses any conditions & proceeds with the Certificate of Use (COU) application / process

APPLICATION SUBMISSION PROCESS: Upon reception of the **PAPER SUBMISSION** (see below) by Staff. Staff will review to ensure a complete submittal with 5 business days.

SUBMISSION: The following paper documents must be submitted:

PAPER	One (1) completed application with original signatures (All Owners of Record must sign)
	One (1) Affidavit (must be completed by the Landowner)
	One (1) Letter of Authorization (signed by the Landowner), <i>if the Applicant is not the Landowner</i>
	One (1) Letter of Authorization from the Condominium Association, <i>if the property is a condominium</i>
	Application Fee as established by the City Commission. Refer to Chapter 6 – Section. 6-10 – Enumeration of permit fees, regulations and inspection fees. Checks must be made payable to the “City of Lauderhill.”
	A certified copy of the Mailing list of all property owners within 500 feet of the site
	Copy of Deed or Contract to Purchase
	Copy of Lease (for Applicants who are renting)
	Written Narrative addressing each review standard & description of the proposed business/use operation
USB	Legal description of the property (i.e. the subdivision, block & lot; or metes & bounds description)
	One (1) electronic version of the special exception package

Is the property for this application subject to unpaid city liens, fines or fees?
☐ Yes ☐ No
If so, the Landowner must resolve all fees prior to placement on the City Commission agenda.



Special Exception – Application

Applicability

Article IV – Development Review Requirements

Section 4.6. – Standards for approval:

The City Commission, in reviewing any application for approval of a special exception use, shall consider 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.
- G. Factors relating to safety, health, and general public welfare.

Information about the Business / Use (to be included in the Narrative)

- Business Description (list all activities conducted at your business)
- Date the business is expected to open.
- Days and Hours of Operation for the Business (include the estimated number of employees on duty per day)
- Estimated number of persons that the business will employ
- List the job titles and approximate salaries for the proposed employees
- Size of the building area that the business will occupy
- Describe how your business will affect the residents who live close by.
- Describe how this business/ use will affect neighboring businesses.
- Explain what site characteristics make this location suitable for your business/ use.
- Explain how this business/ use will affect the community economically.
- Describe any fire hazards associated with the business/ use.
- Describe what security measures the business/ use will require.
- Describe any chemicals, fluids, gases or potentially hazardous substances that the business/ use requires or stores on-site.
- Describe the water demand that the business/ use may require (above "normal" bathroom needs for employees and customers to use toilets and washing).
- Describe any activity the proposed business/ use will utilize city park facilities.
- Describe any activity the proposed business/ use will generate noise, light or vibrations.
- Describe transit, automobile or pedestrian traffic that the proposed business/ use will create in the area.
- Describe any activity of the proposed business/ use may engage in related to alcohol, music or live entertainment.
- Describe any other aspects of the business/ use that may be relevant to the City's review not requested.



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Additional Information about the Business / Use for Childcare / Schools

1. Provide evidence of financial responsibility: Submit monthly profit and loss statements for a 1 year period and a bank statement showing sufficient resources to cover any losses.
2. Provide evidence of ownership of the property or a contract or option to purchase or lease.
3. Provide evidence of a letter submitted to the Department of Public Services, Social Services Division, acknowledging your desire operate a child care facility.
4. Evidence of past job and education experience or both showing that the applicant and employees of the applicant are qualified to operate a child care facility.
5. List of all persons with a financial interest in the facility, along with affidavits from each stating whether or not that person was ever convicted of a crime. Also provide a copy of each person's driver's license and social security number.
6. The owner or operator of any child care facility shall annually provide proof that said facility has obtained and will continue in effect a Comprehensive General Liability Insurance Policy in the minimum amount of three hundred thousand dollars (\$300,000.00) for bodily injury and property damage. Proof of such insurance policy shall be provided to the Finance Department in conjunction with the filing of the Local Business Tax Receipt application. Said owner or director shall also provide the Finance Department thirty (30) days prior notice of the expiration or cancellation of said insurance policy.
7. Demonstrate conformance with the usable indoor floor space, outdoor play area, staff-to-child ratio, and toilet and bath facility requirements in Florida Administrative Code Section 65C-22.002, as may be amended from time-to-time.
8. If transportation services are provided, the following requirements shall apply:
9. The transportation services requirements specified in the Florida Administrative Code as may be amended from time-to-time.
10. Annually provide proof that said facility has obtained and will continue in effect a Comprehensive General Liability Insurance Policy in the minimum amount of one million dollars (\$1,000,000.00) for bodily injury and property damage. Proof of such insurance policy shall be provided to the Finance Department in conjunction with the filing of the Local Business Tax Receipt application. Said owner or director shall also provide the Finance Department thirty (30) days prior notice of the expiration or cancellation of said insurance policy.
11. Any other documentation that the Planning and Zoning Director deems relevant to the operation of such facility.




City Commission File: Attachment A

City of Lauderhill
Planning & Zoning Department
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Special Exception – Application

Property Description		
Street Address: 7240 W Commercial Boulevard; 7240 NW 56 St, Lauderhill, FL 33319	Folio Number(s): 494115140040 and 494115140050	
Nearest Cross Street: NW 73rd Avenue		
Subdivision: Commercial Boulevard Shoppes No. 2	Block:	Lot: 4 and 5


Business Information	
Business Name (if applicable):	Business Owner:
Mailing Address:	City, State & Zip Code:
Phone Number:	Email:

Applicant, Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): Denny , Miskel and Backman, LLP	Business Name (if applicable): Florida Investments 7, LLC
Name and Title: Hope Calhoun, Esq. Sara Thompson, Esq.	Name and Title: LORENA FLORES
Signature: 	Signature: 
Date: 3/22/24	Date: 3-14-24
Mailing Address: 14 SE 4th Street, Suite 36	Mailing Address: 19790 W Dixie Hwy, Suite 1111
City, State & Zip: Boca Raton, FL 33432	City, State & Zip Code: Miami, FL 33180
Phone Number: 561-405-3363	Phone Number: Please contact agent
Email: miskelbackman.com sthompson@dmblaw.com	Email: Please contact agent
All communication will be sent to the Landowner (Owner of Record) and Applicant.	



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Special Exception – Application

Architect	Engineer
Business Name (if applicable):	Business Name (if applicable): Thomas Engineering Group
Name and Title:	Name and Title: Kristin DiPierro, Project Manager
Signature:	Signature: 
Date:	Date: 3/21/24
Mailing Address:	Mailing Address: 6300 NW 31st Ave
City, State & Zip:	City, State & Zip Code: Fort Lauderdale, FL 33309
Phone Number:	Phone Number: 954-202-7000
Email:	Email: kdi pierro@thomaseg.com

Attorney	Other
Business Name (if applicable): Same as Owner Agent	Business Name (if applicable):
Name and Title:	Name and Title:
Signature:	Signature:
Date:	Date:
Mailing Address:	Mailing Address:
City, State & Zip:	City, State & Zip Code:
Phone Number:	Phone Number:
Email:	Email:



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Site Data	
Development / Project Name: 7240 W Commercial Redevelopment	
Briefly describe the special exception requested (a project narrative must be submitted separately that explains in greater detail the request & address each review standard 4.6. Standards for approval):	
Restoring the existing structure with a 2,375 square foot drive through restaurant. Please see attached narrative.	
Additional Information	
Have any other applications been submitted for this site?	<input type="radio"/> Yes <input checked="" type="radio"/> No
If so, list the other applications & provide reference to the Meeting Date/ Results:	
Pre-Application Conference Date: November 30, 2023	



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AFFIDAVIT

I AM THE LANDOWNER OF RECORD (OR I HAVE FURNISHED THE CITY OF LAUDERHILL WITH A NOTARIZED LETTER FROM THE LANDOWNER AUTHORIZING ME TO SUBMIT THIS APPLICATION ON THEIR BEHALF), AND DO HEREBY SWEAR OR AFFIRM THE FOLLOWING:

1. THAT ALL OF THE INFORMATION CONTAINED IN THIS APPLICATION AND THE ATTACHMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
2. CONSISTENT WITH THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF LAUDERHILL, FLORIDA, I WILL CAUSE A SIGN AT LEAST THREE (3) SQUARE FEET IN SIZE TO BE POSTED ON THE SUBJECT PROPERTY FACING AND VISIBLE FROM THE STREET AT LEAST TEN (15) DAYS PRIOR TO THE PUBLIC HEARING. MOREOVER, I CERTIFY THE SIGN WILL REMAIN POSTED FOR THE DURATION OF THE TIME REQUIRED FOR THE POSTING OF THE SUBJECT PROPERTY AND A PHOTOGRAPH OF THE SIGN POSTED ON THE SUBJECT PROPERTY WILL BE PROVIDED TO THE CITY OF LAUDERHILL PLANNING AND ZONING DEPARTMENT AT LEAST SEVEN (7) DAYS PRIOR TO THE PUBLIC HEARING. I WILL CAUSE THIS SAME SIGN TO BE REMOVED WITHIN SEVEN (7) CALENDAR DAYS AFTER THE HEARING.
3. CONSISTENT WITH THE LAND DEVELOPMENT REGULATIONS, I WILL PROVIDE WRITTEN NOTICE TO ALL PROPERTY OWNERS WITHIN 500 FEET OF THE SUBJECT PROPERTY POSTMARKED NO FEWER THAN 15 CALENDAR DAYS BEFORE THE HEARING DATE. THE SAME WRITTEN NOTICE WILL BE PROVIDED TO ALL LARGE ASSOCIATIONS, BASED ON THE E-MAIL DISTRIBUTION LIST FURNISHED BY THE CITY.

Landowner's Name: Florida Investments 7, LLC
(or Authorized Official – Owner's Authorization Letter required if not the Owner of Record)

Address: _____

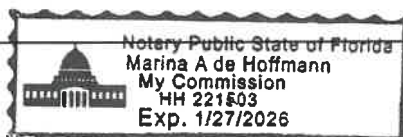
(City) Fort Lauderdale (State) _____ (Zip Code) _____

Signature of Owner or Authorized Representative

SWORN AND SUBSCRIBED before me this 14 day of March, 2024 by means of
☒ physical presence or ☐ online notarization.

NOTARY PUBLIC, STATE OF FLORIDA

Marina A de Hoffmann



(Name of Notary Public: Print, stamp, or Type as Commissioned.)



Personally know to me, or

Produced identification: _____

(Type of Identification Produced)



Special Exception – Application

**ADDITIONAL RESOURCES:
REAL ESTATE RESEARCH SERVICES**

The following companies have provided the required certified mailing list for previous applicants. This is not a comprehensive list of companies that provide this service, nor shall this be construed as a list of companies the City endorses. This is merely a list of businesses who have provided this service in the past.

Please refer to the yellow pages or internet search engine for additional sources.

**Alldata Real Estate Systems, Inc.
290 NE 51st Street
Ft. Lauderdale, FL
(954) 772-1800**

**Cutro & Associates, Inc.
1025 Yale Drive
Hollywood, FL
(954) 920-2205**

SIGN SPECIFICATIONS:

Sign will be three (3) feet by three (3) feet in size and of a durable material. The applicant is required to post the sign on the property for which approval is sought at least fifteen (15) days before the public hearing. No permit shall be required for such sign.

The sign shall be posted upon the property so as to face, and be visible from, the street upon which the property is located.

SIGN must be WHITE background, BLACK letters.

SIGN must be securely attached to two, 2" x 4" posts (with nails or screws), and must be a minimum of 3 feet above ground level.

POSTS shall be set a minimum of 18" below ground level.

**CITY OF LAUDERHILL
NOTICE
OF
PUBLIC HEARING**

SPECIAL EXCEPTION

DATE:

TIME:

LOCATION:

COMMISSION CHAMBERS

**5581 WEST OAKLAND PARK
BLVD**

LAUDERHILL, FLORIDA

**FOR ADDITIONAL INFORMATION
PLEASE CALL 954-730-3050**



Bonnie Miskel
Scott Backman
Eric Coffman
Hope Cathoun

Dwayne Dickerson
Ele Zachariades
Christina Bilenki
David F. Milledge

Sara Thompson
Jeffrey Schneider

**7240 W Commercial Boulevard
Special Exception Request: Restaurant Use
March 21, 2024**

Florida Investments 7, LLC ("Applicant"), is the owner of the +/- 1.33 acre property located at 7240 W Commercial Boulevard and 7240 NW 56th Street ("Property") (folios: 494115140040 and 494115140050), which is generally located on the southeast corner of NW 73rd Avenue and Commercial Boulevard in the City of Lauderdale ("City"). The Property has a zoning designation of CG, Commercial General, and a land use designation of Commercial. Currently existing on the Property is an, unoccupied structure previously utilized as a restaurant. The Applicant proposes to rehabilitate the existing structure with a new drive thru restaurant and redevelop the currently vacant western portion of the Property with a new commercial use. In order to redevelop the Property as proposed, the Applicant is seeking special exception approval to allow for a restaurant with a drive-through on the Property.

Specifically, the Applicant is proposing to restore the existing structure with a 2,375 square foot drive-through restaurant and develop the western portion of the Property with a new 7,000 square foot retail space. The retail space will be divided into five (5) tenant bays of equal size, each +/- 1,765 square feet. The City's Land Development Code ("Code") Schedule B – Allowable Uses states that a sit down/high turnover drive-through restaurant requires special exception approval. Additionally, Code Section 5.32.2(E) states that "all fast food and high turnover with drive-through restaurants shall be located a minimum of one thousand (1,000) feet from another freestanding fast food drive-through restaurant . . ." Therefore, pursuant to Code Section 4.4, the Applicant is requesting approval for the following:

- Special exception approval for a sit down/high turnover drive-through restaurant use within the CG zoning district; and

Code Section 4.6 states that the City Commission shall consider the following criteria in reviewing approval of a special exception use:

A. The effect of such use on surrounding properties.

The addition of a drive-through restaurant use will have a positive effect on surrounding properties. The existing building on the Property has been vacant for a number of years. Redeveloping the Property with new uses will only serve to improve the area, as a vacant building decreases property values and adds to slum and blight. Furthermore, since the Property is located on Commercial Boulevard, a major thoroughfare, and is surrounded by commercial uses to the north, west, and east, the surrounding properties will only benefit from an active parcel in the area. Permitting a restaurant drive-through use in this location will seamlessly integrate with the surrounding uses and allow a fast turnover rate for those seeking a quick food-stop.

Additionally, the Property has been underutilized for too long. Currently existing on the Property is a boarded-up restaurant space that has been out of commission for years. As stated above, Commercial Boulevard is a highly traveled road that serves a multitude of uses many residents of

Lauderhill and surrounding cities frequent on a day-to-day basis. This underutilized space has become a blight on the City's corridor that has the potential to be transformed into a hub for nearby residents. The drive-through use will only enhance the restaurant space and allow residents a choice of how they would like to eat their meal, whether in-restaurant or on the go headed to their next destination.

B. The suitability of the use in regard to its location, site characteristics, and intended purpose.

As stated above, the Property is located on a major thoroughfare, Commercial Boulevard, and is surrounded by a number of uses that residents frequent on a day-to-day basis. The addition of a drive through lane will enhance residents' experience when traveling to and through Commercial Boulevard. There are several drive-through restaurants along Commercial Boulevard that are highly frequented and popular to both residents and visitors. While popular, Commercial Boulevard lacks options and variety for consumers to choose from. Should this continue, residents and travelers may seek services elsewhere. With a new drive-through restaurant added as an alternative option, residents and visitors will be attracted to this area because of the variety it will allow. Additionally, the site characteristics are ideal for the proposed restaurant drive-through use. As mentioned previously, the Property has an existing restaurant building that has been boarded-up and underutilized for years. It is the intention of the Applicant to revitalize this space and provide a restaurant use that will allow customers the option to eat in-restaurant or on the go.

C. Access, traffic generation and road capacities.

The Property has adequate access for customers to frequent the restaurant and the proposed drive-through use. The Applicant intends to utilize the existing entrance to the Property that has a right-in, right-out turn. While the Property has been underutilized for the past few years, the Property's location is on Commercial Boulevard, which is perfect for the proposed use. Also, because the Property previously contained a drive through use, the anticipated traffic created by the new restaurant is already accounted for. As stated, City and nearby residents travel along Commercial Boulevard and frequent the surrounding uses on a daily basis.

D. Economic benefits or liabilities.

The proposed restaurant drive-through will bring only economic benefits to the City and its residents. As stated above, the Property has an existing restaurant building that has been vacant and boarded-up for years. The Property has been underutilized and, therefore, the City has lost out on valuable property tax potential. The inclusion of a new restaurant drive-through will not only increase economies for the benefit of the City but will bring new jobs for residents and attract new customers that will frequent the surrounding existing uses. The City, nearby businesses, and residents will all benefit from the success of the proposed use.

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

The demand on utilities, community facilities, and public services will be limited to the minimum necessary to allow the proposed uses to properly function and remain safe for employees and customers.

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

The proposed use promotes the following Objectives and Policies of the City of Lauderhill's Comprehensive Plan:

- Objective 1.4: Continue to implement land use controls and programs which promote developments that are attractive, well-maintained and contribute to the health, safety, and general welfare of their residents, employees, and patrons.
- Objective 1.12: To promote the redevelopment and renewal of blighted areas, the City shall community redevelopment areas.
- Policy 1.13.1: Ensure that commercial, industrial and other non-residential land use plan designations are located in a manner, which facilitates service to residential areas, but does not adversely impact existing and designated residential areas.
- Policy 1.20.2: The Lauderhill Land Development Regulations shall protect, whenever possible, existing and planned residential areas, including single-family neighborhoods, from disruptive land uses and nuisances.

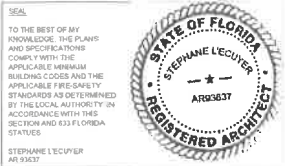
G. Factors relating to safety, health, and general public welfare.

Approval of the proposed restaurant drive-through will promote the safety, health and general public welfare of the City. As stated above, the Property has an existing restaurant structure that has been unoccupied for years. As a result, the Property has been unused and abandoned. Because the Property and existing structure has been unoccupied for an extended length of time, the Property is vulnerable to trespassers and unmonitored activity. This severely endangers the surrounding residences, businesses, and residents traveling along Commercial Boulevard. The addition of a drive-through restaurant will revitalize and promote movement on the Property that will deter trespassers and the like. Additionally, a restaurant with a drive-through will allow customers to choose how they would like to frequent the establishment. If a customer decides to visit the proposed restaurant for a late-night meal or during extreme weather, the customer can do so from the safety of his or her vehicle.



absolute-idea.com

CANAL PARK
3323 NE 163rd Street, Suite 200 North Miami Beach, FL 33160
305.792.0015 305.931.0279 info@absolute-idea.com



REV.	DATE	DESCRIPTION

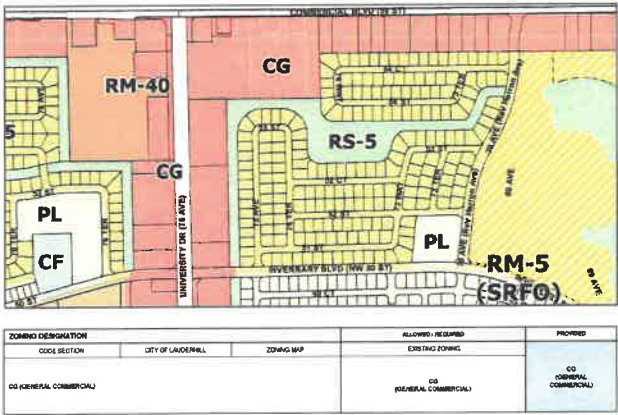
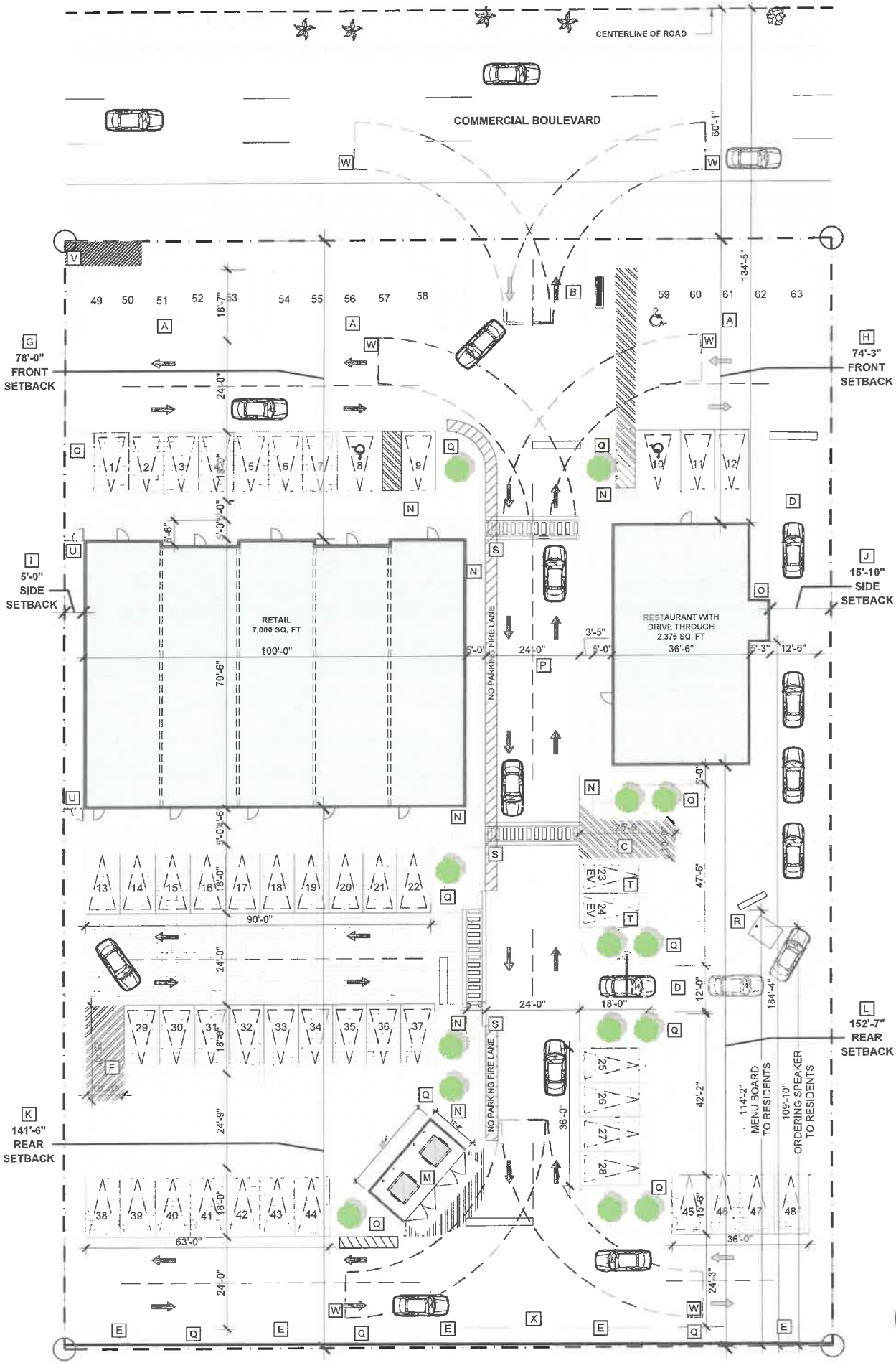
ALL MEASUREMENTS MUST BE VERIFIED BEFORE BEGINNING THE WORK. NO MEASUREMENTS ARE TO BE SCALED DIRECTLY FROM THIS DRAWING.

ISSUE FOR:
Development
Review/Community

Client
OWNER / DEVELOPER
FLORIDA INVESTMENTS 7 LLC
19790 W DIXIE HWY, SUITE 1111,
MIAMI, FL 33180

Project
LAUDERHILL PLAZA
7240 WEST COMMERCIAL
BOULEVARD, LAUDERHILL FL 33311

SITE PLAN	
Drawn D. DUSSAN	Field ARCHITECTURE
Verified J.F. GERVAIS	Scale as shown
Approved S. L'ECUYER	Date 07 - 08 - 2024
Project Manager N. TREMBLAY	Dwg. no. A-080
Project 23-879	



ZONING DESIGNATION	ALLOWED / REQUIRED	PROPOSED
CODE SECTION	EXISTING ZONING	
CG (GENERAL COMMERCIAL)	CG (GENERAL COMMERCIAL)	CG (GENERAL COMMERCIAL)

2 ZONING DESIGNATION
A-080 SCALE: NTS

01 PROPOSED SITE PLAN
A-080 SCALE: 1/16" = 1'-0"