



PLANNING & ZONING DIVISION

24-SE-010
JUN 12 2024 (K)

RECEIVED

City Commission File:
Attachment A

City of Lauderhill

Planning & Zoning Department

5581 W. Oakland Park Blvd., Lauderhill, FL 33313

Phone: 954.730.3050

Special Exception – Application

Property Description		
Street Address: 3910 NW 19th St	Folio Number(s):	
Nearest Cross Street: SR7 / NW 19th St		
Subdivision:	Block:	Lot:

Business Information	
Business Name (if applicable): Liquid Paradise LLC	Business Owner: Brandee S. Moore
Mailing Address: 3910 NW 19th St Lauderhill	City, State & Zip Code: FL 33311
Phone Number: 786 594-1246	Email: info@liquidparadiseFL.com

Applicant, Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): Liquid Paradise LLC	Business Name (if applicable): Lauderhill Pointe LLC
Name and Title: Brandee S. Moore / Owner	Name and Title: Ron Davidson
Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
Date: 5/31/24	Date: 5/31/2024
Mailing Address: 5271 NW 14th Pl.	Mailing Address: 1835 E Hallandale Beach Blvd Suite 101
City, State & Zip: Lauderhill, FL 33313	City, State & Zip Code: Hallandale, FL 33005
Phone Number: 786 594-1246	Phone Number: (305) 613-5511
Email: brandeemoore@yahoo.com	Email: Ron@trustusaagroup.com
All communication will be sent to the Landowner (Owner of Record) and Applicant.	



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Architect	Engineer
Business Name (if applicable):	Business Name (if applicable):
Name and Title:	Name and Title:
Signature:	Signature:
Date:	Date:
Mailing Address: N/A	Mailing Address: N/A
City, State & Zip:	City, State & Zip Code:
Phone Number:	Phone Number:
Email:	Email:

Attorney	Other
Business Name (if applicable):	Business Name (if applicable):
Name and Title:	Name and Title:
Signature:	Signature:
Date:	Date:
Mailing Address: N/A	Mailing Address: N/A
City, State & Zip:	City, State & Zip Code:
Phone Number:	Phone Number:
Email:	Email:



Special Exception – Application

Site Data
Development / Project Name:
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):
<i>See Attachment</i>

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:



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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 FIFTEEN (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 AND PHOTOGRAPH OF THE REMOVED SIGN SHALL BE PROVIDED TO THE PLANNING AND ZONING DEPARTMENT.
- _____ 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.

Landowner's Name: Lauderhill Pointe, LLC - Ron Davidson
(or Authorized Official – Owner's Authorization Letter required if not the Owner of Record)

Address: 10860 SW 25 St.



Davis
(City)

FL
(State)

33324
(Zip Code)

[Signature]
Signature of Owner or Authorized Representative

SWORN AND SUBSCRIBED before me this 19 day of June, 2024 by means of
☒ physical presence or ☐ online notarization.

NOTARY PUBLIC, STATE OF FLORIDA

[Signature]

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

☒ Personally know to me, or

☐ Produced identification:

(Type of Identification Produced)



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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	<input checked="" type="checkbox"/>	One (1) completed application with original signatures (All Owners of Record must sign)
	<input checked="" type="checkbox"/>	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>
	<input checked="" type="checkbox"/>	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."
	<input checked="" type="checkbox"/>	A certified copy of the Mailing list of all property owners within 500 feet of the site
		Copy of Deed or Contract to Purchase
	<input checked="" type="checkbox"/>	Copy of Lease (for Applicants who are renting)
		Written Narrative addressing each review standard & description of the proposed business/use operation
		Legal description of the property (i.e. the subdivision, block & lot; or metes & bounds description)
USB		One (1) electronic version of the special exception package

Is the property for this application subject to unpaid city liens, fines or fees?
If so, the Landowner must resolve all fees prior to placement on the City Commission agenda.

☐ Yes

☒ No



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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.

Special Exception Application Narrative
Information about the Business/Use

- **Business Description (list all activities conducted at your business)**

As a daiquiri bar and lounge, our primary activities consist of serving a diverse range of daiquiris, cocktails, and tapas, alongside offering live music performances and DJ sets for entertainment. Additionally, we provide a welcoming environment for socializing and relaxation, hosting various events like themed nights and community gatherings. We are currently considering adding hookah to our offerings, as it aligns with our audience and business objectives.

- **Date the business is expected to open**

Liquid Paradise opened its doors in September 2023.

- **Days and Hours of Operation for the Business (include the estimated number of employees on duty per day)**

The business operates with the following schedule:

- Monday: Closed
- Tuesday: Closed
- Wednesday: 3:00 pm to 10:00 pm with an estimated 3 employees on duty
- Thursday: 3:00 pm to 11:00 pm with an estimated 3 employees on duty
- Friday: 3:00 pm to 1:00 am with an estimated 4 employees on duty
- Saturday: 3:00 pm to 1:00 am with an estimated 4 employees on duty
- Sunday: 3:00 pm to 10:00 pm with an estimated 3 employees on duty

- **Estimated number of persons that the business will employ**

The business is projected to employ around 15 individuals, with two of them specifically trained in operating hookahs.

- **List the job titles and approximate salaries for the proposed employees**

- Kitchen Manager: \$25 per hour
- Bar Manager: \$12 per hour
- Cook: \$20 per hour
- Servers (8): \$8 per hour
- Hookah Attendants (2): \$8 per hour
- Security Guard: \$150 daily

- **Size of the building area that the business will occupy**

The business occupies an area of approximately 3,500 square feet.

- **Describe how your business will affect the residents who live close by**

The business will primarily operate indoors, minimizing noise and other disturbances to nearby residents. Additionally, we will implement measures to control odors and ensure compliance with local regulations regarding air quality. We aim to be a positive addition to the community by providing a safe and enjoyable environment for patrons while being considerate of our neighbors' concerns.

- **Describe how this business/ use will affect neighboring businesses**

This business is expected to draw foot traffic to the area, potentially benefiting neighboring businesses by enhancing exposure and attracting potential customers. Additionally, it could bolster the local economy by fostering synergy with nearby establishments, such as restaurants or entertainment venues. To address any potential negative impacts, such as noise or parking issues, we will implement responsible operating practices and collaborate with neighboring businesses to address concerns proactively.

- **Explain what site characteristics make this location suitable for your business/ use**

The location's accessibility, visibility, and zoning compliance make it ideal for integrating hookah into our offerings. It's situated in a bustling commercial area with ample parking and easy access for patrons. Additionally, the zoning permits this type of establishment, ensuring compliance with local regulations. The site's layout and design also accommodate the ambiance we aim to create, providing a comfortable and inviting atmosphere for customers to enjoy our services.

- **Explain how this business/ use will affect the community economically**

This business will contribute to the local economy by creating job opportunities and attracting customers, who will spend money at nearby establishments. Additionally, it may stimulate tourism and increase foot traffic in the area, benefiting other businesses. Overall, the presence of this business will likely have a positive economic impact on the community.

- **Describe any fire hazards associated with the business/ use**

The primary fire hazard associated with the business/use is the operation of hookahs, which involve the use of hot coals and open flames. Additionally, the presence of flammable liquids and materials and equipment used in the preparation of drinks and food items poses a potential fire risk. However, we will implement stringent fire safety measures, including regular inspection and maintenance of equipment, proper storage of flammable materials, and staff training on fire prevention and emergency procedures, to mitigate these risks and ensure the safety of patrons and employees.

- **Describe what security measures the business/ use will require**

The business/use will require robust security measures to ensure the safety and well-being of patrons and staff. This includes employing trained security personnel during operating hours to monitor the premises, deter potential incidents, and address any security concerns promptly. Additionally, we will implement surveillance cameras to monitor key areas of the establishment and deter criminal activity. Access control measures, such as ID checks and controlled entry points, will be implemented to regulate entry and prevent unauthorized access. Regular security assessments and collaboration with local law enforcement will further enhance our security posture and ensure a safe environment for all stakeholders.

- **Describe any chemicals, fluids, gases or potentially hazardous substances that the business/ use requires or stores on-site**

The business/use will require and store certain chemicals, fluids, and gases on-site to facilitate its operations, particularly in the context of offering hookah services. These substances may include tobacco, charcoal, flavoring agents, cleaning solutions, and compressed gases for hookah equipment. While these substances are essential for the business, we will ensure proper storage, handling, and disposal procedures in compliance with all relevant regulations and safety standards.

Additionally, we will implement training programs for staff to ensure they are knowledgeable about the safe handling and usage of these substances to mitigate any potential hazards. Regular inspections and maintenance of storage areas will also be conducted to prevent leaks, spills, or other safety incidents.

- **Describe the water demand that the business/ use may require (above "normal" bathroom needs for employees and customers to use toilets and washing)**

The business/use may require additional water demand beyond normal bathroom needs for employees and customers to use toilets and wash. This is primarily due to the preparation and cleaning processes associated with hookah service, which involves rinsing hookah components, washing hands, and cleaning equipment. Additionally, maintaining a hygienic environment is essential for customer satisfaction and compliance with health regulations. Therefore, we anticipate the need for adequate water supply to meet these requirements and ensure the smooth operation of the business.

- **Describe any activity the proposed business/ use will utilize city park facilities**

This proposed business/use does not involve the utilization of city park facilities.

- **Describe any activity the proposed business/ use will generate noise, light or vibrations**

The proposed business/use may generate moderate noise levels during operating hours, primarily from music and conversations. Additionally, there will be ambient lighting within the premises to ensure visibility and create a welcoming atmosphere. However, the business will not produce excessive noise, bright lights, or disruptive vibrations that would disturb neighboring properties or residents.

- **Describe transit, automobile or pedestrian traffic that the proposed business/ use will create in the area**

The proposed business is expected to generate moderate pedestrian and automobile traffic in the surrounding area, particularly during peak operating hours and event nights. Patrons arriving by car will utilize nearby parking facilities, contributing to local traffic flow. Additionally, the business may attract foot traffic from nearby residents and visitors, enhancing the overall vibrancy of the area. Measures will be taken to ensure traffic flow remains manageable and does not pose significant disruptions to the surrounding neighborhood.

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

The business involves alcohol-related activities, including selling and serving alcoholic beverages on-site. Additionally, we offer live entertainment such as music performances and DJ sets to enhance the customer experience. While these activities contribute to the venue's atmosphere and attract customers, we prioritize adherence to regulations and take measures to minimize disturbances to the surrounding area.

- **Describe any other aspects of the business/ use that may be relevant to the City's review not requested**

The business seeks to foster community engagement by hosting events, partnering with local organizations, and participating in neighborhood initiatives. Additionally, it prioritizes sustainability by implementing eco-friendly practices and sourcing from local suppliers whenever possible. Moreover, the business is committed to maintaining high standards of cleanliness and safety to ensure a positive experience for patrons and residents alike.