



APPLICATION NUMBER  
21-SE-001

RECEIVED

JAN 25 2021

PLANNING & ZONING DIVISION

JAN 25 2021

**SPECIAL EXCEPTION USE APPLICATION RECEIVED FOR**

ENTER TYPE OF USE /BUSINESS:

Business Name: University Palms  
Business Address: 4907 North University Drive  
Lauderhill, Florida 33351  
Business Telephone Number: 954-881-0744  
Business Email: mbilia2@gmail.com

**APPLICANT AND CONTACT INFORMATION**

Applicant Name: Mordedchai Bilia  
Applicant Address: 4907 North University Drive  
Lauderhill, Florida 33351  
Applicant Telephone Number: 954-881-0744  
Applicant Mobile Telephone Number:  
Applicant Email address: mbilia2@gmail.com

**FILL IN BELOW THE CONTACT INFORMATION FOR ANYONE ELSE WHO SHOULD RECEIVE COPIES OF NOTICES /CORRESPONDENCE**

Name: Steve Zeleznik  
Address: 4907 North University Drive  
Lauderhill FL 33351  
Telephone Number: 954298 1002 Mobile  
Email address: stevez17@me.com

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Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Mobile \_\_\_\_\_

Email address: \_\_\_\_\_

INFORMATION ABOUT THE USE/ BUSINESS

Business Description (Please list all activities conducted at your business):  
commercial building with bays for automotive, and insurance (retail)

Date the business opened or is expected to be opened: \_\_\_\_\_

The Days and Hours of operation for the business:

LIST NEXT TO EACH DAY, THE HOURS YOU WILL BE OPEN		LIST NEXT TO EACH DAY THE # OF EMPLOYEES ON DUTY
Sunday	8 to 5	20
Monday	8 to 5	20
Tuesday	8 to 5	20
Wednesday	8 to 5	20
Thursday	8 to 5	20
Friday	8 to 5	20
Saturday	8 to 5	20

How many persons will the proposed business employ?  
Estimated 20

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List the job titles and approximate salaries for the proposed employees?

office staff \$40,000 estimated  
mechanics \$35,000 estimated

Square footage of building space to be occupied by the business : 18,324

INFORMATION ABOUT THE SITE

Property Owner Name: University Palms, LLC

Property Owner Street Address: 9715 W Broward Blvd Suite 151

City, State & Zip Code: Plantation FL 33324

Telephone #: Email mbilia2@gmail.com

STANDARDS FOR APPROVAL  
THE EFFECTS OF YOUR USE/BUSINESS ON THE COMMUNITY

Describe how your business will affect the residents who live close by: will not be affected

Describe how this business/use will affect neighboring businesses: will not affect

What site characteristics make this location suitable for your use/ business: Automotive center / location

How will this use/ business affect the community economically?

provide employment

**ADDITIONAL DEMANDS ON UTILITIES, COMMUNITY FACILITIES, AND PUBLIC SERVICES**

Describe any fire hazards associated with your business: None

Describe what security measures your business will require: None

Describe any chemicals, fluids, gases or potentially hazardous substances that your business will use or store on site:

Describe any activity in your business that will use water other than normal washing and toilet use None

Describe any activity in your business that will utilize City park facilities: None

Describe any activity in your business that will generate noise, light or vibration: None

**Describe transit, automobile or pedestrian traffic that your business will create in the area:**

*will not affect*

**Describe any activity in your business that will involve alcohol, music or live entertainment:**

*None*

**Describe any other aspects of your business about which you feel that the reviewer should know:**

**ATTACH THESE DOCUMENTS TO THIS APPLICATION**

1. Site Plan
2. Floor Plan
3. Inventory of Fixtures and Equipment
4. Legal Description
5. Certified Mailing list with two (2) sets of labels for all property owners within 300 feet of the site.
6. Copy of Lease (For Applicants who are renting)
7. Copy of Deed or Contract to Purchase (For Applicant who own or intends to own)
8. Letter from property owner authorizing you to apply for a special exception.

**NOTE: STAFF MAY REQUIRE ADDITIONAL INFORMATION.**

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# AFFIDAVIT

I, Moti Bilice, DO HEREBY SWEAR OR AFFIRM

1. THAT ALL OF THE INFORMATION CONTAINED IN THIS APPLICATION AND THE ATTACHMENTS IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
2. CONSISTENT WITH THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF LAUDERHILL, FLORIDA, SPECIFICALLY, SCHEDULE E, SUBSECTION 5.(9), PARAGRAPH (B), 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 (10) DAYS PRIOR TO THE PUBLIC. 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.
3. I WILL CAUSE THIS SAME SIGN TO BE REMOVED WITHIN SEVEN (7) CALENDAR DAYS AFTER THE HEARING.

PRINT YOUR NAME: Moti Bilice

SIGN YOUR NAME: [Signature]

DATE: 12/21

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF January, 20 21, BY Moti Bilice, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED Personally known AS IDENTIFICATION AND WHO DID TAKE AN OATH.

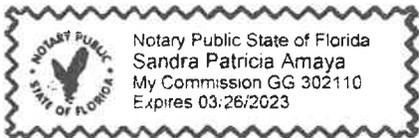
NOTARY PUBLIC

SIGN: [Signature]

PRINT: Sandra Patricia Amaya

STATE OF FLORIDA AT LARGE SEAL

MY COMMISSION EXPIRES: 03/26/2023



## YOUR SUBMISSION

1. The original application with Attachments 1 -8 .
2. A check made payable to the City of Lauderhill for the appropriate fee amount.

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Fees	
Special Exception Use Application Fee.....	\$800.00
Cost of Mailing (minimum amount or actual cost of mailing, whichever is greater).....	90.00
Criminal Background Check(for child/elder care facility, game room or convenience store) PER PERSON.....	38.50

Should you have any questions concerning this application, please call Planning and Zoning at 954-730-3050.

**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 ten (10) 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' 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 PK BLVD  
LAUDERHILL, FLORIDA**

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

**SPECIAL EXCEPTION USE APPLICATION  
ADDITIONAL REQUIREMENTS  
FOR**

**CHILD CARE/SCHOOLS**

**THE FOLLOWING REQUIREMENTS ARE IN ADDITION TO THOSE LISTED ON THE SPECIAL EXCEPTION USE APPLICATION. PLEASE SUBMIT THE FOLLOWING WITH YOUR APPLICATION (1 COPY ONLY):**

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:
  - a. The transportation services requirements specified in the Florida Administrative Code as may be amended from time-to-time.
  - b. 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.

9. Any other documentation that the Planning and Zoning Director deems relevant to the operation of such facility.



**MARTY KIARD**  
**BROWARD COUNTY**  
 PROPERTY APPRAISER

<b>Site Address</b>	4907 N UNIVERSITY DRIVE, LAUDERHILL FL 33351	<b>ID #</b>	4941 16 01 9275
<b>Property Owner</b>	UNIVERSITY PALMS LLC	<b>Millage</b>	1912
<b>Mailing Address</b>	9715 W BROWARD BLVD PMB 151 PLANTATION FL 33324	<b>Use</b>	27
<b>Abbr Legal Description</b>	CITY OF LAUDERHILL SEC 1 81-4 B TR J N 150 OF S 754.78		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

\* 2021 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$681,110	\$1,004,700	\$1,685,810	\$1,680,330	
2020	\$681,110	\$1,004,700	\$1,685,810	\$1,685,810	\$48,240.42
2019	\$681,110	\$1,004,700	\$1,685,810	\$1,685,810	\$49,982.46

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$1,680,330	\$1,680,330	\$1,680,330	\$1,680,330
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$1,680,330	\$1,680,330	\$1,680,330	\$1,680,330
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$1,680,330	\$1,680,330	\$1,680,330	\$1,680,330

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/3/2013	SWD-D	\$600,000	111577583	\$12.00	56,759	SF
1/25/2013	ACT-T		111285533			
12/12/2012	CET-T	\$100	49395 / 187			
1/1/1995	WD	\$950,000	23054 / 175			
				<b>Adj. Bldg. S.F. (Card, Sketch)</b>		18324
				<b>Eff./Act. Year Built: 1990/1980</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
19								
C								
18324								