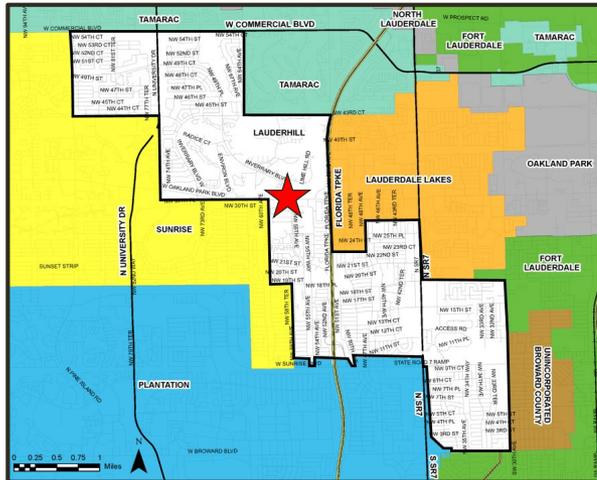




Special Exception:

Simply Delicious Bakers, Inc



Applicant Information

- ▶ Property Owner:
 - ▶ William Langfan Revocable Trust
 - ▶ Mark Langfan (646) 263-4606

- ▶ Business Name:
 - ▶ Manager: Simply Delicious Bakers, Inc
 - ▶ Owner/Manager: Audrey Rosenbaum

Property Information

- ▶ Address: 5700 W. Oakland Park Blvd
 - ▶ *Tax Folio: 494126270010*
 - ▶ Business relocating from: 3430 NW 16 ST, Bay 22 Lauderhill
- ▶ Land Use: Commercial
- ▶ Zoning: CG (General Commercial)
- ▶ Size: 217,792 square feet (4.99 acres)
- ▶ Legal Description:
 - ▶ A Portion of Tract "A" of Oakland Shoppes Plat
 - ▶ Plat Book 82 Page 37

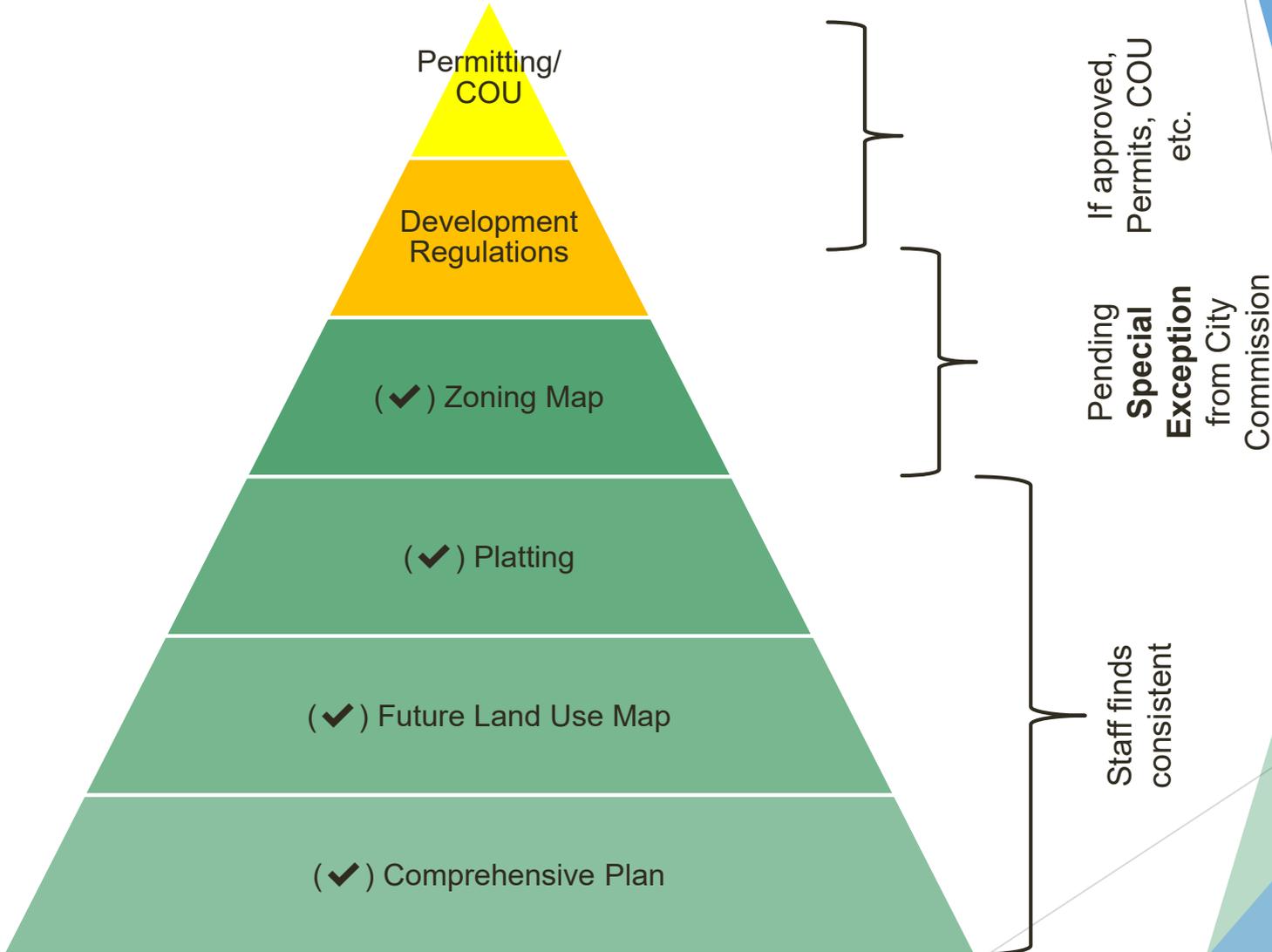
Public Notice

- ▶ Sign Posted on the property – 15 calendar days
 - ▶ *Posted on the property (5/23/2025)*
- ▶ Mailed Notice – 15 calendar days
 - ▶ *Postmarked 5/23/2054*
- ▶ Newspaper advertisement – 10 calendar days
 - ▶ *Published 5/30/2025*
- ▶ City Commission Meeting
 - ▶ 6/9/2025

Proposal

- ▶ Applicant is requesting special exception use approval for a Manufacturing, compounding, processing, and storage Use for a commercial bakery, Simply Delicious
- ▶ Simply Delicious has been in operation since 2012 at the location of 3430 NW 16 ST in Lauderhill and is requesting to relocate to this larger location to accommodate their growth
- ▶ Simply Delicious is a commercial bakery which manufactures baked goods and distributes them to retail bakeries and grocery stores
- ▶ Simply Delicious specializes in the baking of challah, rugelach, and babka, among other products

Development Process



Special Exception – 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.

Aerial

