

PLANNING & ZONING DIVISION

SEP 05 2019

RECEIVED



APPLICATION NUMBER

19-SE-009

SPECIAL EXCEPTION USE APPLICATION
FOR

ENTER TYPE OF USE / BUSINESS:

Restaurant / Jamaica House

Business Name: Jamaica House Restaurant II

Business Address: 3351 W Broward Blvd.
Lauderhill, FL 33319

Business Telephone Number: 786-487-1668

Business Email: jamaicahouse19555@gmail.com

APPLICANT AND CONTACT INFORMATION

Applicant Name: Anthony Amos

Applicant Address: 3800 Inverary Blvd, suite 400-A
Lauderhill, FL 33317

Applicant Telephone Number: 954-551-5603

Applicant Mobile Telephone Number: 786-487-1668

Applicant Email address: jamaicahouse19555@gmail.com

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

Name: Frontier Engineering Development, LLC

Address: 2418 A Hollywood Blvd.
Hollywood, FL 33020

Telephone Number: 954-678-2030 Mobile: 954-394-6316

Email address: info@myfloridaengineering.com

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Name: N/A

Address: _____

Telephone Number: _____ Mobile _____

Email address: _____

INFORMATION ABOUT THE USE/ BUSINESS

Business Description (Please list all activities conducted at your business):
Caribbean Restaurant with seating area and Drive Thru

Date the business opened or is expected to be opened: October 30, 2019

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	<u>7 Am to 12 Am</u>	<u>10</u> (5 / SHIF)
Monday	<u>7 Am to 12 Am</u>	<u>10</u>
Tuesday	<u>7 Am to 12 Am</u>	<u>10</u>
Wednesday	<u>7 Am to 12 Am</u>	<u>10</u>
Thursday	<u>7 Am to 12 Am</u>	<u>10</u>
Friday	<u>7 Am to 12 Am</u>	<u>10</u>
Saturday	<u>7 Am to 12 Am</u>	<u>10</u>

How many persons will the proposed business employ?
20 PERSONS

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

2 SUPERVISORS @ \$14/HR
2 DISHWASHERS @ \$8.75
2 LINE COOKS @ \$10.50/HR
1 CHEF @ \$17.00/HR
3 SERVERS @ \$8.75/HR

Square footage of building space to be occupied by the business : 1,522 SF

INFORMATION ABOUT THE SITE

Property Owner Name: Anthony Amos
Property Owner Street Address: 3800 Inverary Blvd, Suite 400-A
City, State & Zip Code: Lauderdale Hill, FL 33319
Telephone #: 954-551-5603 Email: jamaicahouse19555@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: The Restaurant building and Drive Thru are existing features to remain, There is only one residential property adj to the property, line on the far side of the vacant lot, portion.

Describe how this business/use will affect neighboring businesses: The neighboring businesses will have a beneficial result following a productive business property that will bring activity and potential customer, within close proximity to their location and lift an eyesore in the business district for a better business atmosphere.

What site characteristics make this location suitable for your use/business: This commercial Restaurant/Drive Thru building and property is ideal and a perfect fit for take-out type food service and best suites our clientele far better than other building types such as strip mall, or shopping center.

How will this use/ business affect the community economically?

This property has been at abandoned building for several year and has been an underperforming business / Restaurant location for the last occupants that causes to operate for failure to property rehab and invest the required re-building. This re-build will secure a successful and necessary Food Source For Local and Traveling

ADDITIONAL DEMANDS ON UTILITIES, COMMUNITY FACILITIES, AND PUBLIC SERVICES

Describe any fire hazards associated with your business: Typical restaurant occupant business pose ordinary fire hazards and shall be equipped with code required kitchen hood system and fire supervision system.

Describe what security measures your business will require: Typical restaurant occupant business will not required security services. a safe with timed lock-out feature shall be considered.

Describe any chemicals, fluids, gases or potentially hazardous substances that your business will use or store on site: The restaurant does not have any potentially hazardous materials. Existing natural gas line service shall continue to function for the looking line.

Describe any activity in your business that will use water other than normal washing and toilet use This business location will not require any usedf water besides normal uses.

Describe any activity in your business that will utilize City park facilities: This business location will not require ~~oe~~ demand on any city park facility.

Describe any activity in your business that will generate noise, light or vibration:

This business location will not generate any noise, light or vibration.

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Describe transit, automobile or pedestrian traffic that your business will create in the area:
The existing facility will continue to generate the normal traffic associated with the original restaurant developed with restored use.

Describe any activity in your business that will involve alcohol, music or live entertainment:
This restaurant intend to have ambient amplified music inside and at the proposed outdoor tables.
Alcohol, beer and wine license is intended to be obtained and operate as on-site consumption per county/State regulations.

Describe any other aspects of your business about which you feel that the reviewer should know:
ALSO ATTACHED IS A COPY OF THE CITY MEMORANDUM DATE JULY 9, 2019 FOR REFERENCE. THIS MEMORANDUM SPECIFIES THIS PROPERTY HAS AN EXISTING DRIVE THRU IN PLACE PRIOR TO THE CITY ORDINANCE AND MAY CONTINUE.

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.
- N/A 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)
- N/A 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, Anthony Amos, 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: Anthony Amos

SIGN YOUR NAME: [Signature]

DATE: 08/22/2019

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF August, 2019 BY Anthony Amos, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____

AS IDENTIFICATION AND WHO DID TAKE AN OATH.

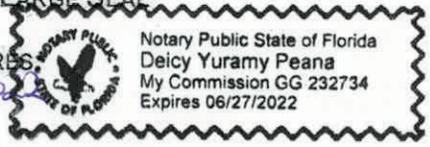
NOTARY PUBLIC

SIGN: [Signature]

PRINT: Deicy Yuramy Peana

STATE OF FLORIDA AT LARGE SEAL

MY COMMISSION EXPIRES 06/27/2022



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.....\$600.00
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**

REAL ESTATE RESEARCH SERVICES

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

Florida Real Estate Decisions, Inc.
1500 West Cypress Creek Road
Suite 409
Ft. Lauderdale, FL
(954) 761-9003

Florida Real Estate Decisions, Inc.
12765 W. Forest Hill Boulevard
Suite 1314
Wellington, FL
(561) 798-4423

Florida Real Estate Decisions, Inc.
16375 NE 18th Avenue
Suite 300
Miami, FL
(305) 757-6884

***The above mentioned companies have provided the required certified mailing list for previous applicants.**

This is not a recommendation just a list of companies who have provided this service in the past.

Please refer to the yellow pages for additional sources.

N/A

**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

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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.

JAMAICA HOUSE RESTAURANT

3351 W. Broward Blvd.

Lauderhill, FL

SPECIAL EXCEPTION USE CRITERIA STATEMENT

The following CRITERIA STATEMENT is to present the required information in compliance with Special Exception Use Application and Section 4.6 of the Land Development Code for the above referenced project. The proposed commercial project is an existing Drive-Thru Restaurant building located at the NE corner of the intersection of W. Broward Blvd. and 34 Street. The property is undergoing interior and exterior renovations at this time.

A.

This renovation activity at this time and the result of the renovations shall provide an improvement for the surrounding properties with the resuming of commercial activity in lieu of the vacant property used as a local dumping site for trash and debris as well as vagrant occupancy. The use of the property will be closely kept as was always in use.

B.

The project suitability is assured with its former use to continue upon completion of the renovation. The site characteristics as originally established with the development of the site are to continue. The intended purpose is to re-establish the restaurant function and use of the property.

C.

The consideration of the access, traffic and road capacities are same as the existing and are not expanded with the re-opening of the restaurant.

D.

The economic benefits are numerous as the building occupies a key location in the community that has suffered with the lack of use of the property. For starts, the property will generate employment, generate sales tax, a necessary service to supply food to the community, embellish the public view of the property and eliminate an eyesore.

E.

The demands on utilities, community services and public services are not increasing with this project scope. There are no features or required needs to increase any necessary items.

F.

The project fits within the existing City and County Land Use Plans.

G.

The safety, health and general public welfare are greatly improving with the re-establishing of the use of the restaurant facility compared with the vacant condition. The community will benefit from a functioning facility with family atmosphere and wholesome service provided to the community.

JAMAICA HOUSE RESTAURANT

3351 W. Broward Blvd.

Lauderhill, FL

LEGAL DESCRIPTION

Tracts A and B, BROWNS BROWARD, according to the map or plat thereof as recorded in Plat Book 103, Page 48, Public Records of Broward County, Florida.

