



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>
	NA	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.” \$800
	CO	A certified copy of the Mailing list of all property owners within 500 feet of the site
	XX	Copy of Deed or Contract to Purchase
		Copy of Lease (for Applicants who are renting)
USB		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) <i>Survey</i>
		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



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: 1229 NW 40 Ave, Lauderhill ³³³¹³		Folio Number(s): 19136 00 00 120
Nearest Cross Street:		
Subdivision:	Block:	Lot:

Business Information	
Business Name (if applicable): Alive and Well Community Partners	Business Owner:
Mailing Address: 18425 NW 2nd Ave PH5 Miami Gardens ³³¹⁶⁹	City, State & Zip Code: Miami Gardens, FL 33169
Phone Number: 800 434 1366	Email: jchuckaree@aliveandwellprogram.com

Applicant, Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): Alive and Well Community Partners	Business Name (if applicable): LAUDERHILL MALL INVESTMENTS LLC.
Name and Title: Frankie Taylor	Name and Title: Yoram Azrak
Signature: 	Signature:
Date: 5-13-2024	Date: 05/13/24
Mailing Address: 18425 NW 2nd Ave PH5	Mailing Address: 696 N.E 125 street
City, State & Zip: Miami Gardens, FL 33169	City, State & Zip Code: North Miami
Phone Number: 954 505 1501	Phone Number: 954-581-5186
Email: jchuckaree@aliveandwellprogram.com	Email: INFO@LAUDERHILLMALL.NET
All communication will be sent to the Landowner (Owner of Record) and Applicant.	



Special Exception – Application

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: LAUDERHILL MALL INVESTMENT, LLC
(or Authorized Official – Owner's Authorization Letter required if not the Owner of Record)

Address: 696 N.E 125 Street
North Miami FL 33161
(City) (State) (Zip Code)

Yoram IZHAK
Signature of Owner or Authorized Representative

SWORN AND SUBSCRIBED before me this 13 day of May, 2024 by means of
☒ physical presence or ☐ online notarization.

Vanessa Leal Fernandes
NOTARY PUBLIC, STATE OF FLORIDA

VANESSA LEAL FERNANDES

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



☒ Personally know to me, or

☐ Produced Identification: _____

(Type of Identification Produced)



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.



Special Exception – Application

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

Special Exception – Application

Architect	Engineer
Business Name (if applicable):	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:

Attorney	Other
Business Name (if applicable):	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:



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

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):	
See attached	
Additional Information	
Have any other applications been submitted for this site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If so, list the other applications & provide reference to the Meeting Date/ Results:	
Pre-Application Conference Date:	



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

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**

LAUDERHILL MALL INVESTMENT, LLC

696 NE 125th Street, North Miami, FL 33161, Tel: (305) 893-9955 Fax: (305) 899-9060 – Corporate Office
1227 NW 40th Avenue, Lauderhill, FL 33313, Tel: (954) 581-5186, Fax: (954) 581-1332 – Onsite Office

May 13th, 2024.

Landlord:
Lauderhill Mall Investments, LLC
1227 NW 40th Avenue,
Lauderhill, FL 33313

Tenant:
Alive and Well Community Partners
1229 NW 40th Avenue,
Lauderhill, FL 33313

To Whom It May Concern:

Lauderhill Mall Investments, LLC authorized Alive and Well Community Partners to apply to Special Exception.

Sincerely,

Lauderhill Mall Investment, LLC





MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	1267-1531 NW 40 AVENUE, LAUDERHILL FL 33313	ID #	4941 36 00 0012
Property Owner	LAUDERHILL MALL INVESTMENT LLC	Millage	1912
Mailing Address	696 NE 125 ST NORTH MIAMI FL 33161	Use	15-01
Abbr Legal Description	36-49-41 BEG SE COR OF SEC,NLY 1911.74,W 50 TO POB,N 1655,W 150 N 150,W 765.26,S 1805.60,ELY 918.26 TO POB,LESS NW 16 ST & PT INC IN INSTR# 113531785 & & LESS PT PLATTED AS LAUDERHILL MALL SOUTH PARCELS		

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\(8\)](#).

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$6,011,190	\$16,845,610	\$22,856,800	\$21,685,540	
2023	\$6,011,190	\$14,689,280	\$20,700,470	\$19,714,130	\$674,045.25
2022	\$6,011,190	\$11,910,750	\$17,921,940	\$17,921,940	\$647,097.39

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$22,856,800	\$22,856,800	\$22,856,800	\$22,856,800
Portability	0	0	0	0
Assessed/SOH	\$21,685,540	\$22,856,800	\$21,685,540	\$21,685,540
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$21,685,540	\$22,856,800	\$21,685,540	\$21,685,540

Sales History

Date	Type	Price	Book/Page or CIN
2/22/2012	SW*-E	\$17,800,000	48609 / 1947
9/11/2006	DR*		42930 / 1905
9/11/2006	DRR		42930 / 1900
9/11/2006	SW*	\$6,820,300	42758 / 942
5/26/2005	WD*	\$4,941,000	40000 / 187

Land Calculations

Price	Factor	Type
\$5.00	1,202,238	SF
Adj. Bldg. S.F. (Card, Sketch)		432512
Eff./Act. Year Built: 1968/1967		

Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
19								
C								
432512								

* Denotes Multi-Parcel Sale (See Deed)

Project Name: Alive and Well Community Partners

Address: 1229 NW 40 Ave
Lauderhill, FL 3313

To request to open a community-based medical center. We will provide prevention wellness and treatment for common illnesses and infectious diseases, we service insured and non-insured by providing assistance programs.

- **Business Description:**

Alive & Well Community Partners provides healthcare services to the community. As part of Alive & Well's efforts to maintain a strong patient-provider relationship, the company has created loyalty programs.

The mission of Alive & Well Community Partners is to provide excellent patient care, patient engagement, and community outreach to strengthen and improve communities.

The following are some key highlights:

We have developed specialized programs and services aimed at educating and empowering individuals to manage their sexual health proactively, reducing the prevalence of sexually transmitted diseases (STDs).

Our practice offers a variety of primary care services, ensuring that our patients receive comprehensive and personalized healthcare.

We also provide IV infusion therapy, Women's services, Weight Loss, and concierge services to all of our patient.

- **Date the business is expected to open:** June 1, 2024
- **Days and hours of operation of the business:** The operation hours are: Monday through Friday 9-4, and Saturday 9-2. There will be a total of 8-10 employees working daily.
- **Estimated number of persons that the business will employ:** There will be an approximate total of 10 employees
- **List of job titles and estimated salary**
 - Providers: 104,000/year
 - Phlebotomists: 34,320/year
 - Patient services: 29,120/year
 - Managers: 52,000/year
- **Size of the building size area that the business will occupy:** A total of 3,840 sq feet
- **Describe how your business will affect the residents who live close by:** Our business will be able to provide job opportunities and healthcare for the community.
- **Describe how your business will affect neighboring business:**

This will attract customers for the neighboring business since the clinic is located in a mall. That will help increase their revenue as well.
- **Explain what site characteristics make this location suitable for your business/use:** Our business will service the uninsured and insured population We will attract all types of populations between the age of 18 and over. We are a community base that assists all walks of life.
- **Explain how this business/use will affect the community economics:** Our center will provide jobs, income generation, and community development.

- **Describe any fire hazards:** There are no fire hazards associated with the business
- **Describe what security measures:** The security measures the business will require is a security lock release doors and cameras
- **Describe any chemicals, fluids, gasses, or potentially hazardous substances that the business/use requires or store on site.** There are no chemicals, fluids, gasses, or potentially hazardous `
- **Describe the water demands:** Normal bathroom needs for employees and patients to use the toilet and washing
- **Describe any activity the proposed business/use will utilize city park facilities:** There will be no utilizing of the city park
- **Describe any activity the proposed business/use will generate noise, light, or vibrations:** There will be no requirements to generate any type of noise, light, or vibrations.
- **Describing the transit, automobile, or pedestrian traffic that a proposed business or use will generate:** The location of Alive and Well Community is located close to the entrance of the South Side of the mall. The medical center will attract numerous pedestrians walking in and out of the mall. Surrounding the infrastructure is public transportation in front of the mall. There is a high volume of traffic usually between Tuesdays thru Saturdays during the hours of 11-8.
- **Describing any activity of the proposed business/use may engage in related to alcohol, music, or live entertainment:** There will be no alcohol, music, or live entertainment for Alive and Well Community Partners.
- **Describe any other aspects of the business/us that may be relevant to the City's review not requested:** None