



## Development Review Report (DRR)

**To:** Daniel T. Keester-O'Mills, AICP, *Development Services Director*  
**From:** Dominic Lindsay, Planning & Zoning Analyst  
**RE:** Special Exception Application No. 25-SE-006 (5428 N. University Dr.)  
**Date:** June 25, 2025

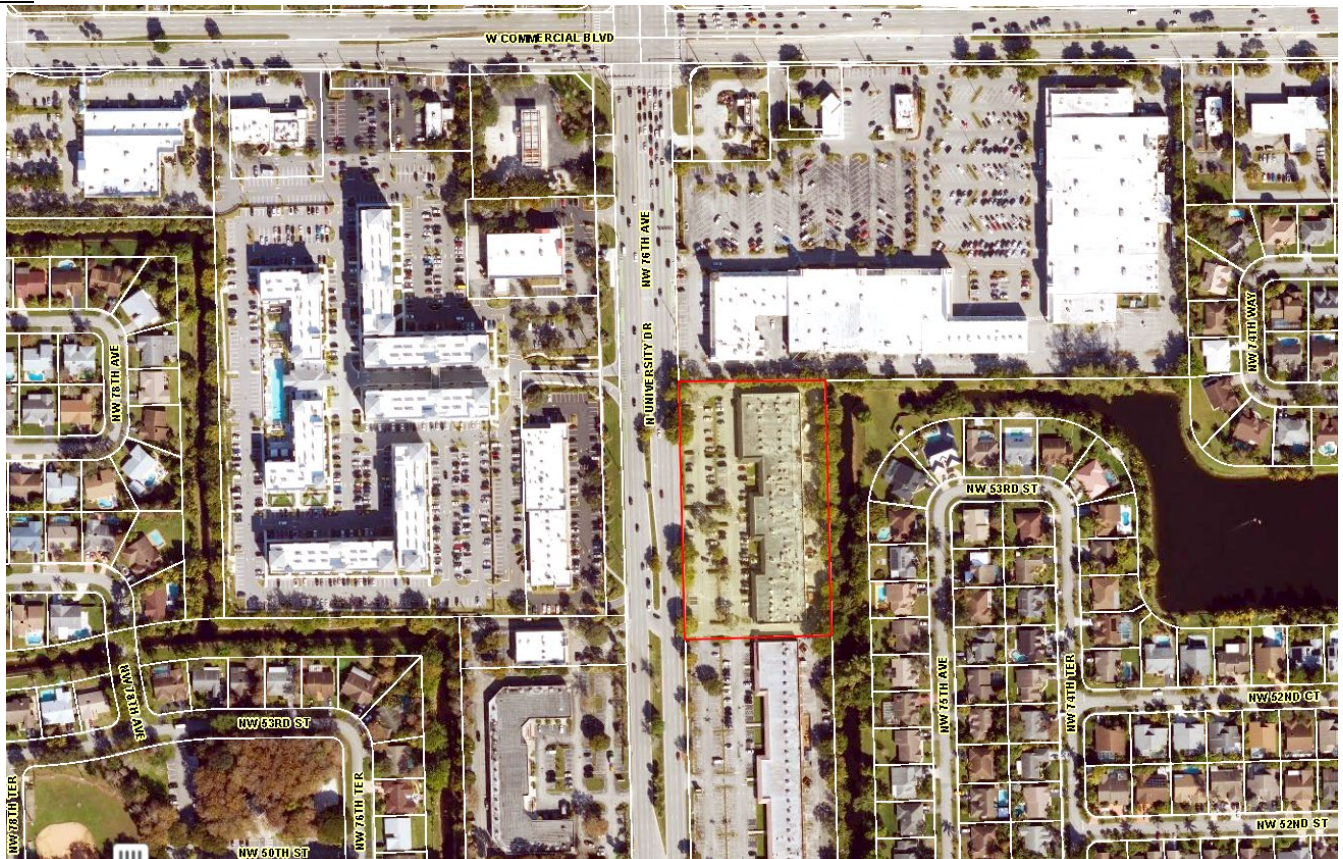
The Petitioner, Renald Innocent, Owner of Icon Restaurant and Lounge, has filed a Special Exception Use application. Figure 1, below, provides an aerial of the subject site located along N. University Drive South of W. Commercial Blvd. The following information has been prepared for your consideration.

### I. BACKGROUND INFORMATION

#### Requested Action

The petitioner requests approval of a Special Exception Use Application to allow Live Entertainment, Indoor as an accessory use for a permitted Restaurant Bar (Icon Restaurant and Lounge) within the General Commercial (CG) Zoning District for the property located at 5428 N. University Dr., Lauderhill, Florida.

**Figure 1**



Applicable Land Development Regulations

**Article IV, Part 4, Section 4.4.** Approval for Special Exception Uses

**Article IV., Part 4, Section 4.5.A.** requires the application set forth in detail the proposed use

**Article IV, 4.3 B.** Existing zoning provisions and uses.

**Article III, Section 2.3.** Allowable land uses.

**Article III Section 5.26** Live Entertainment

**Article III Section 5.32** Restaurants

**II. SITE INFORMATION**

**Legal Description**

BOULEVARD SHOPPES NO 1 106-45 B LOT 1,2,3,4 & 5 BLK 3 THEREOF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS 5428 N. UNIVERSITY DR., LAUDERHILL, FLORIDA.

**Address:**

5428 N. University Dr.

**Tax Folio Number(s):**

494115130010

**Land Use/Zoning:**

<b>Existing Use(s)</b>	Commercial/ Retail and Restaurants
<b>Future Land Use Designation</b>	Commercial
<b>Zoning Designation</b>	(CG) General Commercial

**Adjacent Designations:**

	<b>Existing Use(s)</b>	<b>Land Use Designation</b>	<b>Zoning</b>
<b>North</b>	Commercial	Commercial	CG (Commercial, General)
<b>South</b>	Commercial	Commercial	CG (Commercial, General)
<b>East</b>	Commercial	Canal	PO (Open Space Park)
<b>West</b>	Commercial	Commercial	CG (Commercial, General)

**III. ZONING HISTORY**

**Existing Special Exceptions**

Resolution No. 21R-12-287: Accessory Live Entertainment to a Restaurant Bar (All Stars Lounge)

**Violations**

None

**Existing Variances**

None

#### **IV. PLANNING ANALYSIS**

As stipulated in the Land Development Regulations, Article IV, Section 4.6 Standards for Approval, the Planning and Zoning Department has reviewed the proposed request pursuant to the following special exception considerations:

1. The effect of such use on surrounding properties.
2. The suitability of the use in regard to its location, site characteristics, and intended purpose.
3. Access, traffic generation and road capacities.
4. Economic benefits or liabilities.
5. Demands on utilities, community facilities, and public services.
6. Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderdale.
7. Factors relating to safety, health, and general public welfare.

Based upon its review, staff finds the proposed use to be generally consistent with the above considerations. As such, staff recommends approval of the special exception request.

**LDR Article III, Sections 2.3 and 2.4., and Schedule B.** respectively address permitted and special exception uses. The LDR classifies Live Entertainment as an accessory use for an existing Restaurant Bar, which is allowed in the General Commercial (CG) zoning district as a special exception use. This application addresses only the request for an Accessory Live Entertainment, Indoor Use for entertainment to patrons during restaurant meals.

1. **The effect of such use on surrounding properties:** The subject property is zoned General Commercial (CG) on the City of Lauderdale Zoning Map and located along N. University Dr., a major thoroughfare. The Restaurant bar is located within a plaza with other restaurants, salons, and retail establishments. As such, Staff concludes that this is an appropriate location for the proposed use as it pertains to the use's effect on the surrounding properties.
2. **The suitability of the use in regards to its location, site characteristics, and intended purpose and access:** The existing Restaurant Bar is located along N. University Drive South of W. Commercial Blvd within the Boulevard Shoppes II plaza owned by ABC Development Inc. and S17TPA, Corp. The 8,118 square foot unit where the restaurant bar is located is ideal to the owner because of its high visibility, ample parking, and proximity to other businesses, which may increase foot traffic to the business. Staff finds that the Use is suitable in regard to location, characteristics and purpose.
3. **Access, traffic generation and road capacities:** Staff finds that there is existing access along N. University Dr. The proposed Use will continue to exist with the same square footage and is not proposing any changes to the site. The plaza has separate ingress and egress lanes for vehicular traffic. As such, Staff concludes that the subject site conforms to this criteria as the intensity of the use will remain the same in regards to access, traffic generation and road capacities.

4. **Economic benefits or liabilities:** Staff concludes that the proposed Restaurant Bar with Accessory indoor Live Entertainment provides both direct and indirect economic benefits. The direct benefits are the continuation of jobs within the City of Lauderhill. Specifically, the business employs at least 15 people, many of whom are residents of Lauderhill. An additional benefit is the collected sales tax and local business receipt tax. The indirect economic benefits could include sales taxes collected due to employee expenditures within the City. The economic liabilities would include the continued use of public services.
5. **Demands on utilities, community facilities, and public services:** Staff finds that the Restaurant Bar Use is an existing use and concludes that the continued operation of the use with accessory Indoor Live Entertainment would not generate a greater demand on utilities and community facilities. Staff finds that the business will continue to have a water demand that is typical of a restaurant with needs for cooking, cleaning, and restroom use.
6. **Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderhill:** Staff finds that a Restaurant Bar with accessory indoor Live Entertainment is a commercial use. The site is designated Commercial on the City's Future Land Use Map and the Future Broward County Land Use Plan. Staff finds that the proposed use is in conformance with the City and County Comprehensive plans.
7. **Factors relating to safety, health, and general public welfare:** Staff concludes that a Restaurant Bar with Accessory indoor Live Entertainment will not adversely impact the public safety, health, and general welfare. The business has existing surveillance cameras, security personnel, a security alarm, and fire suppression systems.

## **V. RECOMMENDATION/ACTION**

The Planning and Zoning Department recommends the City Commission approve this "Indoor Live Entertainment Use" as accessory to the Restaurant Bar subject to the following conditions:

1. This special exception use development order to allow the restaurant bar with accessory live entertainment is specifically granted to ABC Development Inc. and S17TPA, Corp and such development order cannot be conveyed to another person or entity. Any change of corporate ownership affecting 51% percent or more of the interest of the business or any of its assets in any manner shall trigger this provision.
2. The Accessory indoor live entertainment is restricted to a total of 8,118 square feet site located at 5248 N. University Drive Consistent with the Land Development Regulations Article IV., Part 4.0., Section 4.3., the expansion, alteration, enlargement or removal to another location of this use shall be unlawful unless the City Commission amends this development order to allow such expansion, alteration, enlargement or removal to another location.
3. A dance floor and elevated stage shall be prohibited.

4. A cover charge, entrance or similar fee shall not be charged for admittance.
5. Prohibited Uses include; Principle Live Entertainment Uses (Nightclub) as well as Event Hall Uses and Banquet Hall Uses. Sexually Oriented Live Entertainment and/or Adult Entertainment Uses shall be strictly prohibited.
6. The general days and hours of operation are five (5) days a week, Wednesday through Sunday 5 p.m. to 2 a.m.
7. If there are any code enforcement violations or liens, this Special Exception Use Development Order may be brought before the City Commission to be reconsidered, at which time the development order, or the conditions of approval, may be subject to modification, suspension and/or revocation.
8. Any violation of these conditions of approval may result in a public hearing before the City Commission and may result in the modification, suspension or revocation of this special exception use development order or its conditions or both.
9. Any special exception approval granted by the City Commission shall expire one hundred eighty (180) days after the date of approval, unless a Certificate of Use (COU) is submitted and subsequently approved within the one hundred eighty-day period.
10. If a use which has been granted a special exception shall cease to operate for a continuous period of one (1) year, the special exception approval shall expire.
11. The owner shall execute a trespass agreement for the police department to keep on file for enforcement.

## **VI. ATTACHMENTS**

1. N/A