

PLANNING & ZONING DIVISION

FEB 25 2021

RECEIVED



APPLICATION NUMBER

21-SE-006

RECEIVED

FEB 25 2021

BY: MH.

SPECIAL EXCEPTION USE APPLICATION FOR

ENTER TYPE OF USE /BUSINESS:

Business Name: Sophia Lauderhill, LLC

Business Address: 41271 NW 12th St.
Lauderhill, FL 33313

Business Telephone Number: 954-245-2110

Business Email: joshp615@comcast.net

APPLICANT AND CONTACT INFORMATION

Applicant Name: Joshua Prager

Applicant Address: 3555 Powerline Rd
Ft. Lauderdale, FL 33309

Applicant Telephone Number: 954-245-2110

Applicant Mobile Telephone Number 954-245-2110

Applicant Email address: joshp615@comcast.net

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

Name: _____

Address: _____

Telephone Number: _____ Mobile _____

Email address: _____

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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):

Coin operated Laundromat - an existing business

Date the business opened or is expected to be opened: currently opens

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	6am to 12pm	1 or 2
Monday	6am to 12pm	1 or 2
Tuesday	6am to 12pm	1 or 2
Wednesday	6am to 12pm	1 or 2
Thursday	6am to 12pm	1 or 2
Friday	6am to 12pm	1 or 2
Saturday	6am to 12pm	1 or 2

How many persons will the proposed business employ?

4-5 employees

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

1 Manager - \$10/hr + bonuses
3 Attendants - \$9/hr + bonuses and tips

Square footage of building space to be occupied by the business : 3677

INFORMATION ABOUT THE SITE

Property Owner Name: Lauderdale Mall Investment, LLC

Property Owner Street Address: 1227 NW 40th Ave

City, State & Zip Code: Lauderdale, FL 33313

Telephone #: 954-581-1332 Email yoram@lauderdalemall.net

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

Describe how your business will affect the residents who live close by: We are providing a facility that is accessible for the neighborhood, there is a bus station located in the shopping center and is located on a major thoroughfare.

Describe how this business/use will affect neighboring businesses: Our customers will be shopping at neighboring businesses along with visiting local restaurants and personal care services.

What site characteristics make this location suitable for your use/ business: This site is very close to a residential neighborhood and there is a bus station close by for convenience.

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How will this use/ business affect the community economically?

This business will contribute to the tax base, we will be hiring local employees and servicing local customers.

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: *We have installed a state of the art surveillance system, alarm, and high security locks. The shopping center is monitored by security guards.*

Describe any chemicals, fluids, gases or potentially hazardous substances that your business will use or store on site: *None*

Describe any activity in your business that will use water other than normal washing and toilet use *No new infrastructure will be needed. We use state of the art commercial washers and dryers with maximum efficiency.*

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

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

Same traffic, no new roads or upgrades will be needed.

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:

We are known operators of Laundromats in South Florida and own and operate 27 locations currently.

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, Joshua Prager, 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: Joshua Prager

SIGN YOUR NAME: [Signature]

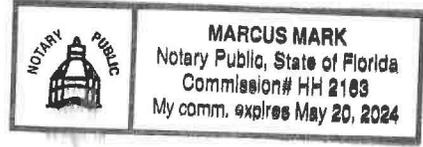
DATE: 2/22/21

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF February, 20 21, BY Joshua Prager, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED FL DL AS IDENTIFICATION AND WHO DID TAKE AN OATH.

NOTARY PUBLIC

SIGN: [Signature]

PRINT: Marcus Mark



STATE OF FLORIDA AT LARGE SEAL

MY COMMISSION EXPIRES: May 20th 2024

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**

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.

**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.

DEXTER

COIN LAUNDRY

1/8" = 1'-0"

REST ROOM

changer

VM 894

- Dexter T30X2 30lb Stack Dryer
- Dexter T50X2 50lb Stack Dryer
- Dexter T80 80lb Dryer
- Dexter T80 80lb Dryer



SCHEDULE A

Soaphia Lauderhill LLC

Page 1 of 2

Promissory Note Contract Number 104357-SP1

Equipment Located at: 4271-4275 NW 12th Street
Lauderhill, FL 33313

<u>Qty</u>	<u>Description of Equipment</u>	<u>Model #</u>
11	Dexter 20 lb. Washer-C Series Express	WC0350XB-12EC4X-SSBCS-USA
2	Dexter 30 lb. Washer-C Series Express	WC0450XA-12EC2X-SSKCS-USA
1	Dexter 30 lb. Washer-C Series Express	WC0450XA-12EC2X-SSKCS-USX
4	Dexter 30 lb. Washer-C Series Express	WC0450XB-12EC4X-SSBCS-USA
20	Dexter 40 lb. Washer-C Series Express	WC0650XB-12EC4X-SSBCS-USA
4	Dexter 60 lb. Washer w/base-C Series Express	WC0950XB-12EC4X-SSBCS-USA
4	Dexter 90 lb. Washer w/base-C Series Express	WC1450XB-12EC4X-SSBCS-USD
12	Dexter 30 lb. Stack Dryer-C Series	DC30X2ND-15EC2X-SWBSG-USA
9	Dexter 50 lb. Stack Dryer-C Series	DC50X2NC-15EC2X-SWBSG-USA
2	Dexter 80 lb. Dryer-C Series	DC0080NC-10EC1X-SWBSG-USA

See attachment for serial numbers.

Debtor Initials 

Debtor Initials 

SCHEDULE A

Soaphia Lauderhill LLC

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Promissory Note Contract Number 104357-SP1

1	American Rear-Load Change Machine w/MARS Validator, Note Stackers, Drill Resistant Handle, Lock & Keys	AC-2225
1	Caco Folding Tables w/Upper Shelf & Granite Color Upgrade (6)	TFD-246U
1	Caco Round Tables w/Stools & Granite Color Upgrade (3)	STF-3600
1	Vendrite 8-Column Soap Vendor w/Security Strap & Pedestal Base	VM894

See attachment for serial numbers.

Debtor Initials 

Debtor Initials 

LAUDERHILL MALL

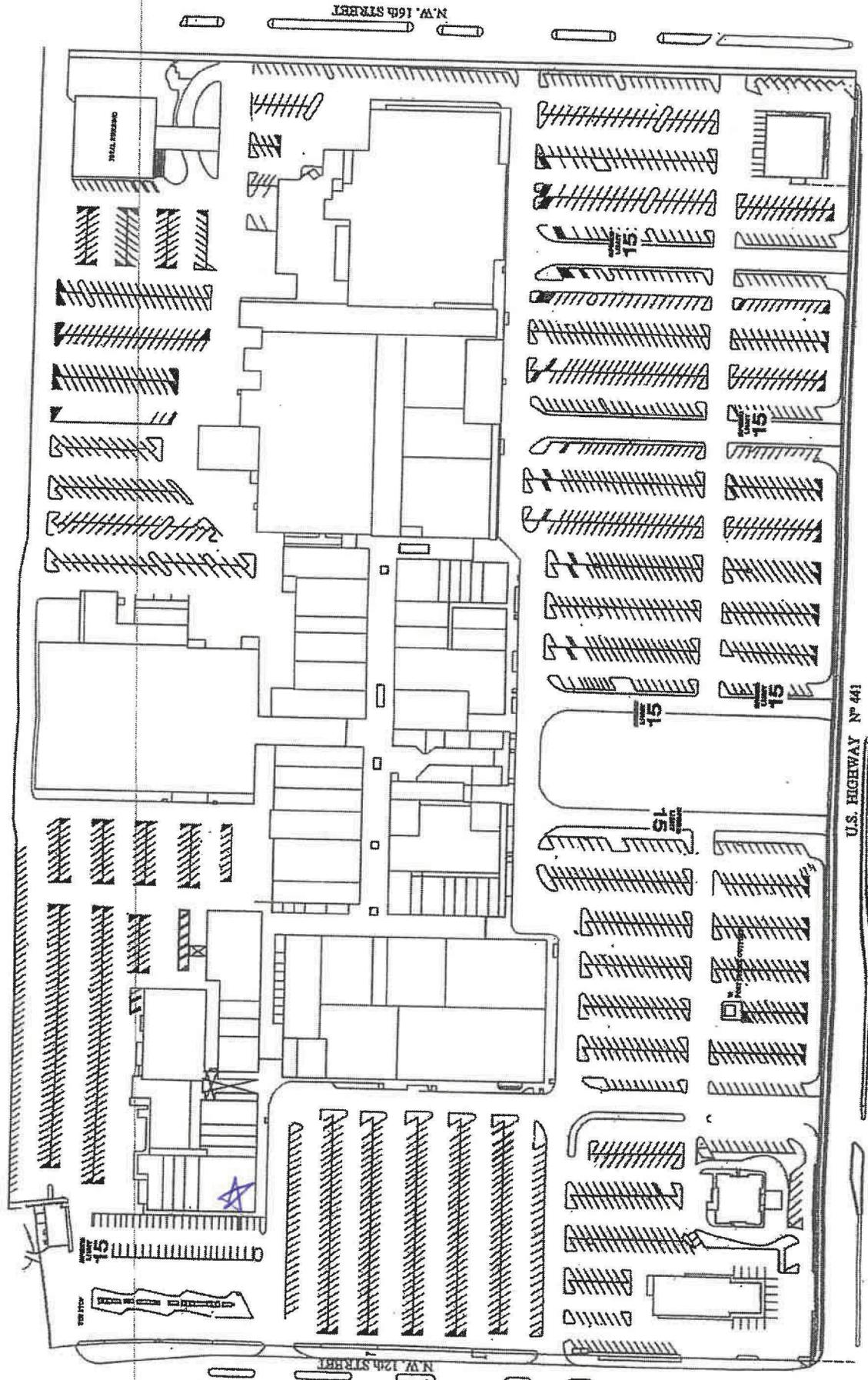


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Lots 1 through 6, in Block 28, of FLAIR SUBDIVISION NO. 3, according to the Plat thereof recorded in Flat Book 51, page 39, of the Public Records of Broward County, Florida.

AND

A portion of land lying in the East 1/2 of Section 36, Township 49 South, Range 41 East, Broward County, Florida, and that portion of a canal lying North of the aforementioned Lots 1 through 6, in Block 28, of FLAIR SUBDIVISION NO. 3, being more particularly described as follows:

Commence at the Southeast corner of said Section 36, run North 00 degrees 54' 30" West, along the Easterly line of said Section 36, for a distance of 1,911.74 feet; thence run South 89 degrees 05' 30" West, along the North Right-of-Way line of NW 12th Street, as shown on the aforementioned Plat of FLAIR SUBDIVISION NO. 3, for a distance of 53.00 feet to the POINT OF BEGINNING of the tract of land hereinafter described; thence continue South 89 degrees 05' 30" West, along the last described course for a distance of 597.0 feet to the Southeast corner of the aforementioned Lot 1, in Block 28; thence run North 00 degrees 54' 30" West, along the East boundary of said Lot 1, for a distance of 100.0 feet to the Northeast corner of said Lot 1; thence run South 89 degrees 05' 30" West, along the North boundary of said Block 28, for a distance of 260.0 feet to a point of curvature; thence run along circular curve to the left (continuing along the North boundary of said Block 28) having a radius of 1,630.00 feet, and a central angle of 07 degrees 15' 08", for an arc distance of 206.32 feet to the Northwest corner of the aforementioned Lot 6, in Block 28; thence run North 08 degrees 09' 38" West, radial to the last mentioned curve (along its Northerly prolongation of the Westerly lot line of said Lot 6), for a distance of 100.0 feet to a point on the next mentioned curve; thence run Westerly along a circular curve to the left, having a radius of 1,730.0 feet and a central angle of 01 degree 19' 28" for an arc distance of 39.99 feet (said last mentioned curve being coincident with the Northerly right-of-way line of the aforementioned canal); thence run North 00 degrees 54' 30" West, along a line that is parallel with and 1,168.0 feet West of as measured at right angles to the East line of said Section 36, for a distance of 1,438.78 feet to a point on the next mentioned curve; said point bearing North 05 degrees 35' 30" West, from the center point of said curve; thence run Easterly along a circular curve to the right having a radius of 3,160.00 feet, and a central angle of 03 degrees 10' 25", for an arc distance of 175.03 feet; thence run North 00 degrees 54' 30" West, along the West line of and parallel with the aforementioned East line of Section 36, for 175.06 feet to a point on a curve, said point bearing North 02 degrees 20' 20" West from the center point of the next described curve; thence run Easterly along a circular curve to the right having a radius of 3,335.00 feet, and a central angle of 01 degree 25' 50", for an arc distance of 83.26 feet to a point of tangency; thence run North 89 degrees 05' 30" East, along a line that is parallel with and 1,805.00 feet North of, as measured at right angles to, the North right-of-way line of N.W. 12th Street, as shown upon said Plat of FLAIR SUBDIVISION NO. 3, for a distance of 707.00 feet; thence run South 00 degrees 54' 30" East along a line that is parallel with and 203.00 feet West of, as measured at right angles to, the East line of said Section 36, for a distance of 150.00 feet; thence run North 89 degrees 05' 30" East, at right angles to the last described course for 150.00 feet; thence run South 00 degrees 54' 30" East, at right angles to the last described course, for 1,655.00 feet to the POINT OF BEGINNING, (said last mentioned course being

parallel with and 53.00 feet West of, as measured at right angles to, the said East line of said Section 36).

Parcel 2:

A portion of the Northeast 1/4 of Section 36, Township 49 South, Range 41 East, lying in the City of Lauderhill, Broward County, Florida, and being more particularly described as follows:

Commence at the most Northeasterly corner of FLAIR SUBDIVISION NO. 4-D, according to the Plat thereof, as recorded in Plat Book 60, Page 49, of the Public Records of Broward County, Florida, and run South 00 degrees 54' 30" East, along the East line of said Plat of FLAIR SUBDIVISION NO. 4-D, for 85.25 feet to a point on a curve, said point bearing North 05 degrees 20' 43" West, from the center point of the last described curve; thence run Easterly along a circular curve to the right having a radius of 3,335.00 feet and a central angle of 04 degrees 26' 13" for an arc distance of 258.26 feet to a point of tangency; thence run North 89 degrees 05' 30" East, for 707.00 feet to the POINT OF BEGINNING of a parcel of land hereinafter described; thence run South 00 degrees 54' 30" East, at right angles to the last described course, for 150.00 feet; thence run North 89 degrees 05' 30" East, at right angles to the last described course, for 150.00 feet; thence run North 00 degrees 54' 30" West, at right angles to the last described course, for 150.00 feet, said last mentioned course being parallel with and 53.00 feet West of, as measured at right angles to, the East line of the aforementioned Northeast 1/4 of Section 36; thence run South 89 degrees 05' 30" West, at right angles to the last described course, for 150.00 feet to the POINT OF BEGINNING.

LAUDERHILL MALL INVESTMENT, LLC

696 NE 125th Street, North Miami, FL 33161, Tel: (305) 893-9955 Fax: (305) 899-9060 – Corporate Office
1267 NW 40th Avenue, Lauderhill, FL 33313, Tel: (954) 581-5186, Fax: (954) 581-1332 – Onsite Office

February 18, 2021

City of Lauderhill
5581 W. Oakland Park Blvd.
Lauderhill, FL 33313

Re: Soaphia Lauderhill, LLC
4271/75 NW 12th Street
Lauderhill, FL 33313

To Whom It May Concern:

This is to confirm that Soaphia Lauderhill, LLC has permission to apply for a Special Exception to operate a laundromat.

If you have any questions, please call the management office.

Sincerely,



Yoram Lerner
Asset Manager
Lauderhill Mall Investment, LLC

