



APPLICATION NUMBER

23-SE-001

PLANNING & ZONING DIVISION

MAR 06 2023

RECEIVED

SPECIAL EXCEPTION USE APPLICATION FOR

ENTER TYPE OF USE /BUSINESS:

Business Name: Jamaica Ex-Police Association of South Florida Inc.

Business Address: 7153 West Oakland Park Boulevard Lauderhill Florida 33313

Business Telephone Number: 954-258-5121

Email: fansodunn@gmail.com

APPLICANT AND CONTACT INFORMATION

Applicant Name: Alphonso Dunn

Applicant Address: 3351 NW 40 Street Lauderdale lakes Florida 33309.

Applicant Telephone Number: Cell 954-258-5121

Applicant Mobile Telephone Number same as above

Applicant Email address: fansodunn@gmail.com

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

Name: Barrington Smith

Address: 7255 NW 8 Court Margate Florida 33063

Telephone Number: 347-357-1318 Mobile

Email address: bbk8032@gmail.com

APPLICATION NUMBER

Name: *Franklyn Coombs*

Address: *9547 Verona Lakes Boulevard Boynton Beach Florida 33472*

Telephone Number: *Mobile 561-702-6874*

Email address: *markie2750@yahoo.com*

INFORMATION ABOUT THE USE/ BUSINESS

Business Description (Please list all activities conducted at your business):

The Jamaica Ex-Police Association of South Florida inc is a 501(c) 3 non-profit organization registered under the laws of Florida that:

- (1) promotes social activities for its members and guests: (2) supports other non- profit entities that giver assistance local communities. (3) operates as a charity organization in South Florida and in Jamaica W.I. (4) promote fundraising events and give assistants to the Lauderhill community and communities in Jamaica. (3) since 1992 Jamaica Ex-Police Association of South Florida has been operating as a charity organization in the City of Lauderhill.*

Use includes: *business and members meetings, fundraising events, indoor games. If approved to sell beer, wine and other alcoholic beverages to our members and guests, it will improve our revenue stream, thus allowing us to be more effective in the communities we serve.*

Date the business opened or is expected to be open: *opened since 2011*

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	10:00 am to 2:00 am.....	Volunteer members only
Monday	10:00 am to 2:00 am	Volunteer members only
Tuesday	10:00 am to 2:00 am	Volunteer members only
Wednesday	10:00 am to 2:00 am	Volunteer members only
Thursday	10:00 am to 2:00 am	Volunteer members only
Friday	10:00 am to 2:00 am.....	Volunteer members only
Saturday	10:00 am to 2:00 am.....	Volunteer Members only

APPLICATION NUMBER

How many persons will the proposed business employ? *None. The business will be managed and operated by its volunteer members.*

List the job titles and approximate salaries for the proposed employees? *No one will be paid. The facility will be managed and operated by its volunteer members.*

Square footage of building space to be occupied by the business: *1500 sq ft*

INFORMATION ABOUT THE SITE

Property Owner Name: *Ptolemaios Property LP*

Property Owner Street Address: *4901 NW 17 Way, Suite 103*

City, State & Zip Code: *Ft Lauderdale Florida 33309*

Telephone #: *office 954-491-5505. Mobile: 954 -254 -5396* **Email:** *haley@levyria.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:

Our business will not affect the nearby residents. All sounds and vibrations will not be amplified externally, it will be contained to the inside. All attendees will remain inside the facility.

Describe how this business/use will affect neighboring businesses:

The increased pedestrian traffic from our members and their guests, will benefit all the neighboring businesses.

APPLICATION NUMBER

What site characteristics make this location suitable for your use/ business:

We have been at this location since 2011 because it provides adequate parking, the location is centrally located and easy to get to because most of our members resides in the city of Lauderhill or other nearby cities. The area is virtually crime free.

How will this use/ business affect the community economically?

Our business will draw additional traffic to the area, which will result in a positive economic effect.

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: *none*

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: *none*

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*

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

There will be no significant change to the traffic pattern because of our business.

Describe any activity in your business that will involve alcohol, music or live entertainment:

If the Jamaica Ex-Police association is permitted to sell alcohol to its members and guests, we don't intend to operate as a commercial entity, we intend to sell to our members and their guests only. Occasionally music will be played, especially when we are hosting fundraising events. Since our occupancy of 7153 West Oakland Park Boulevard Lauderhill Florida in 2011 to present we have never had any violations.

Describe any other aspects of your business about which you feel that the reviewer should know:

The Jamaica Ex-Police association of South Florida inc was established in 1992, with its sole intent to operate as a community based non- profit organization.

APPLICATION NUMBER

Most of our members are former Jamaica Police Officers, who after serving their country, migrated to the USA and settled in South Florida.

Since then, our members continue to promote fundraising events that resulted in scholarships been awarded to students in our community and in Jamaica.

We also conducted several local community outreach programs, we collected items and distributed them to under privilege boys and girls in the Lauderhill area, we collected and distributed supplies to Broward County homeless shelter, we collected and distributed medical supplies to infirmaries in Jamaica. We hosted two community safety events in collaboration with the Lauderhill Police Department and the Lauderhill Fire Department.

If permitted to sell alcohol to our members and guests at our fundraising events, it will increase our revenue that will allow us to expand our community programs.

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.

AFFIDAVIT

I, ALPHONSO DUNN, 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

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3. I WILL CAUSE THIS SAME SIGN TO BE REMOVED WITHIN SEVEN (7) CALENDAR DAYS AFTER THE HEARING.

PRINT YOUR NAME: ALPHONSO DUNN

SIGN YOUR NAME: [Signature]

DATE: 2/19/2023

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY
OF FEBRUARY, 2023, BY ALPHONSO DUNN, WHO IS
PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED

AS IDENTIFICATION AND WHO DID TAKE AN OATH.

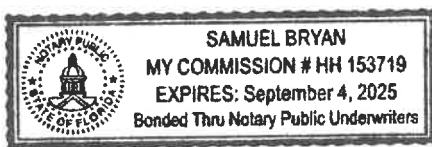
NOTARY PUBLIC

SIGN: [Signature]

PRINT: SAMUEL BRYAN

STATE OF FLORIDA AT LARGE SEAL

MY COMMISSION EXPIRES: 09/04/2025

**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.

APPLICATION NUMBER

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.

APPLICATION NUMBER

**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

APPLICATION NUMBER

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):

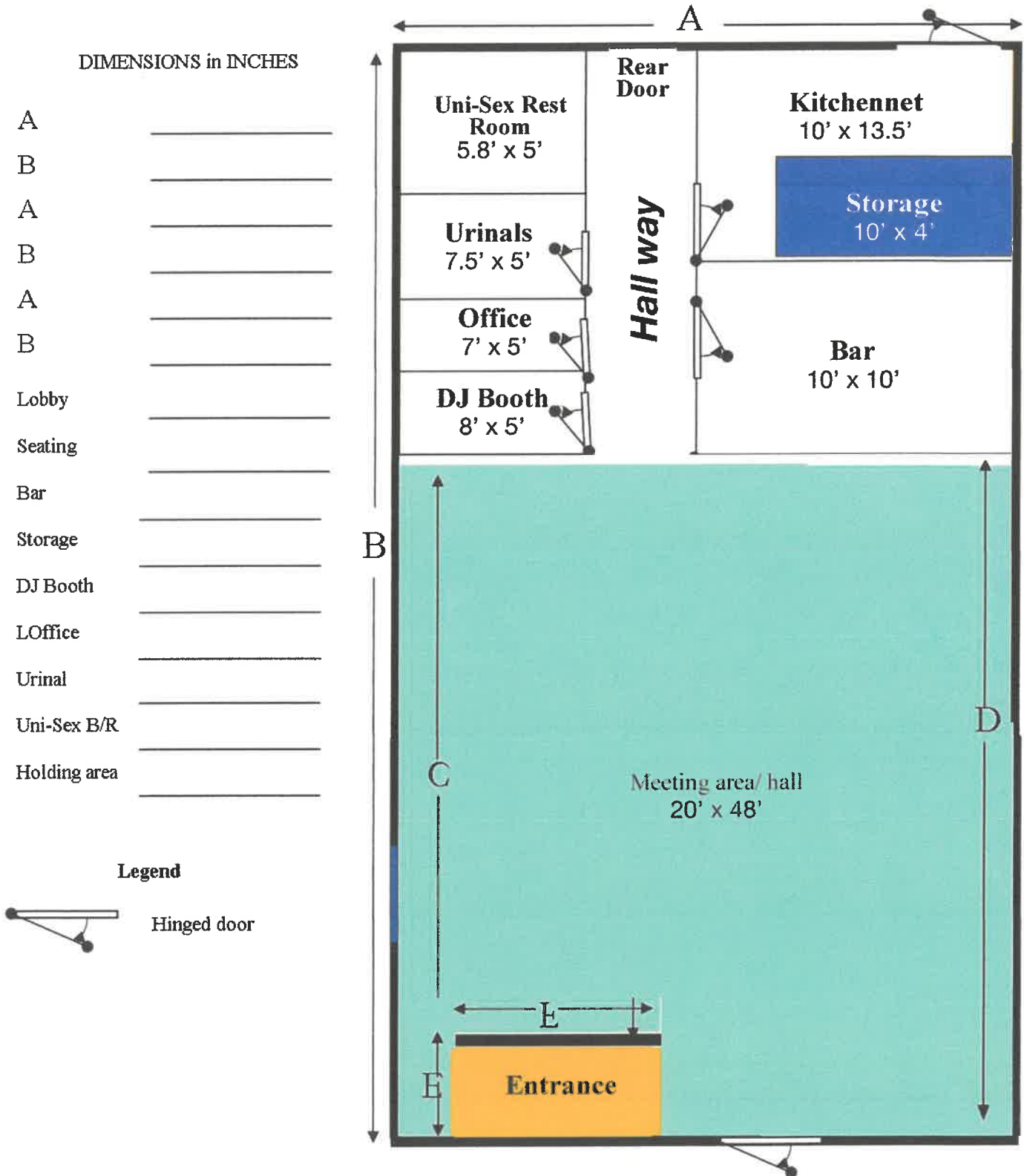
1. Provide evidence of financial responsibility: Submit monthly profit and loss statements for a 1-year period and a bank statement showing sufficient resources to cover any losses.
2. Provide evidence of ownership of the property or a contract or option to purchase or lease.
3. Provide evidence of a 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 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.

APPLICATION NUMBER

9. Any other documentation that the Planning and Zoning Director deems relevant to the operation of such facility.

JEPA's PLACE

Floor Plan and compartment layout



Jepas Place Inventory of Fixtures and Equipment



44 Chairs

17 Tables

1 Podium

2 Television sets

1 Refrigerator

1 Freezer

1 Cooler

1 Ice Maker

1 Microwave Oven

1 File Cabinet

1 Printer



COMMERCIAL • INDUSTRIAL • INVESTMENTS

4901 N.W. 17th Way, Suite 103
Fort Lauderdale, FL 33309
T: 954.491.5505 F: 954.491.5404
www.levyrealtyadvisors.com

February 28, 2023

City of Lauderhill
Building Department
5581 W. Oakland Park Blvd, Room 224
Lauderhill, FL 33313

RE: Special Exception Use
Jamaican Ex-Police Association of South Florida, Inc.
7153 W. Oakland Park Blvd,
Lauderhill, FL 33313

Dear City of Lauderhill Building Department,

I am contacting you because I, Haley Presser Property Manager of Ptolemaios Property, LP AKA Oakbrook Plaza, acknowledge and approve the Tenant, Jamaican Ex-Police Association of South Florida, located at 7153 W. Oakland Park Blvd, Lauderhill, to apply for a Special Exception Use for sale of beer, wine, and other alcoholic beverages to its members and guests.

Sincerely,

Haley Presser

Property Manager/Leasing Consultant

Levy Realty Advisors, LLC

954-491-5505 Office

954-254-5396 Mobile

