

**RESOLUTION NO. 25R-06-105**

**A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA, GRANTING THE WILLIAM K. LANGFAN REVOCABLE TRUST A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, TO ALLOW A MANUFACTURING, COMPOUNDING, PROCESSING, OR STORAGE USE FOR SIMPLY DELICIOUS BAKERS, INC. TO OPERATE WITHIN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT ON AN APPROXIMATELY 4.99 ± NET ACRE SITE LEGALLY DESCRIBED AS THE OAKLAND SHOPPES PLAT, A PORTION OF TRACT "A" AS RECORDED IN THE OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA IN PLAT BOOK 82 PAGE 37, MORE COMMONLY KNOWN AS 5700 W. OAKLAND PARK BLVD., LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the subject property, located at 5700 W. Oakland Park Blvd., Lauderhill, Florida, is zoned General Commercial (CG) and located on an approximately 4.99 ± net acre site legally described as the Oakland Shoppes Plat, A Portion of Tract "A" as recorded in The Official Records of Broward County, Florida in Plat Book 82 Page 37 ("Property"); and

WHEREAS, the Applicant, Simply Delicious Bakers, Inc., on behalf of the owner, the William K. Langfan Revocable Trust, has filed a Special Use Application to allow a manufacturing, compounding, processing, or storage use on the Property; and

WHEREAS City Staff finds that the Applicant has met the requirements for a Special Exception Use Development Order subject to conditions.

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, THAT:

Section 1. The above recitations are true and incorporated herein.

Section 2. The Special Exception Use Order for property located at located at 5700 W. Oakland Park Blvd., Lauderhill, Florida, to allow a manufacturing, compounding, processing, or storage use on the Property is hereby approved, subject to the following conditions:

1. The manufacturing, compounding, processing, or storage use (manufacturer of baked goods) store is restricted to 20,000 square feet of leasable space located at 5700 W. Oakland Park Blvd., Lauderhill, Florida. Consistent with Land Development Regulations Article IV., Part 4.0., Section 4.3., the expansion, alteration, enlargement or removal to another location of this use is prohibited and shall be unlawful unless the City Commission amends this development order or grants a new development order to allow such expansion, alteration, enlargement or removal to another location. Notwithstanding the above, through

the site plan modification process, the City Commission delegates to the Development Review Committee (DRC) the authority to allow the floor plan to be altered; however, the DRC is without authority to allow the expansion, enlargement, or removal of the use to another location.

- 2. The proposed hours of operation are: Monday through Friday 8:00am – 4:30pm.
- 3. 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.

Section 3. The Staff Report, as prepared by City staff, and all other substantial competent evidence presented at the Commission meeting, are incorporated herein and hereby adopted as the findings of fact as to this special exception.

Section 4. This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
DENISE D. GRANT, MAYOR  
PRESIDING OFFICER

ATTEST:

\_\_\_\_\_  
ANDREA M. ANDERSON, MMC  
CITY CLERK

MOTION \_\_\_\_\_  
SECOND \_\_\_\_\_

Approved as to Form

R. CAMPBELL \_\_\_\_\_  
M. DUNN \_\_\_\_\_  
D. GRANT \_\_\_\_\_  
J. HODGSON \_\_\_\_\_  
S. MARTIN \_\_\_\_\_

\_\_\_\_\_  
Hans Ottinot  
Interim City Attorney