



Development Review Report (DRR)

To: Daniel T. Keester-O'Mills, AICP, *Development Services Director*
From: Nadine Fearon, *Associate Planner*
RE: Special Exception Application No. 25-SE-004 (5700 W. Oakland Park Blvd.)
Date: May 8, 2025 (City Commission Hearing Date 6/9/2025)

The applicant (Audrey Rosenbaum) is the President of Simply Delicious Bakers, Inc., and has filed a Special Exception application. Figure 1, below, provides an aerial of the subject site located on the SW corner of W. Oakland Park Blvd. and NW 56 Avenue (the property is the Southwest of City Hall). The applicant has operated in Lauderhill since 2012, and is looking to relocate from their current location (3430 NW 16 Street, Lauderhill, FL 33311). The following information has been prepared for your consideration:

I. BACKGROUND INFORMATION

Requested Action

The Petitioner requests a Special Exception Use Development Order granted to William K. Langfan Revokable Trust Langfan, William K Trustee for Simply Delicious Bakers, Inc. to allow a manufacturing, compounding, processing, or storage use within the General Commercial (CG) zoning district on an approximately 4.99± net acre site located at 5700 W. Oakland Park Blvd., Lauderhill, Florida.

Figure 1



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Applicable Land Development Regulations

LDR Article IV., Part 1.0., Subsection 1.3.1., addresses the pre-application conference

LDR Article IV., Part 1.0., Subsection 1.3.2., provides for the Department to review any land development order application

LDR Article IV., Part 1.0., Subsection 1.4.4., provides that within 45 days from the acceptance of the application for development subject to major review

LDR Article IV., Part 4.0., subsection 4.5.A. requires the application set forth in detail the proposed use

LDR Article IV., Part 4.0., Subsection 4.5.B. provides the Department shall not accept a special exception use application if the property is subject to unpaid city liens, fines or fees

LDR Article III, Section 2.2., addresses assignment of zoning districts

LDR Article III, Sections 2.3 and 2.4., and Schedule B. respectively address permitted and special exception uses

Article IV., Part 4.0., Section 4.6., Standards for approval, provides the City Commission, in reviewing any application for a special exception use, shall consider seven (7) specific standards

LDR Article III, Sections 5.25 – Manufacturing

II. SITE INFORMATION

Legal Description:

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

Address: 5700 W. Oakland Park Blvd., Lauderhill, Florida

Tax Folio Number(s): 4941 26 27 0010

Land Use/Zoning:

Existing Use(s):	Commercial Plaza – Religious House of Worship, Gym, Office Space, Pre-School
Future Land Use Designation:	Commercial
Zoning Designation:	General Commercial (CG)

Adjacent Designations:

	Existing Use	Future Designation	Zoning
North	W. Oakland Park Blvd.	Commercial / Commercial Recreation	Commercial / CR (Commercial Recreation)
South	Inverrary Village Rental Apartments & Partially Vacant Parcel	Medium 16 Residential	RM-18 (Residential Multi- Family)
East	Vacant Parcel & NW 56 Avenue	Commercial / High (50) Residential	CG (Commercial, General)
West	Wendy's Fast Food Restaurant	Commercial / Medium 16 Residential	CG (Commercial, General)

ZONING HISTORY

Existing Special Exceptions

None

Violations

CE # 25050067 – La Catedral Pentecostal

Existing Variances

None

Development History

- The shopping center (~217,792 sq. ft. building) was constructed approximately 1971.
- A site plan application was submitted in 2000 dividing the building into 3 different spaces (post office, church and future retail store).

III. PLANNING ANALYSIS

As stipulated in the Land Development Regulations, Article IV, Section 4.6, Standards for Approval, The Planning and Development Division 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 Lauderhill.
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 a Manufacturer of Baked Goods Store, which is allowed in the General Commercial (CG) zoning district as a special exception use.

1. **The effect of such use on surrounding properties:** The subject property is designated as commercial on the city's Land Use Plan, and the properties north, east and west are also designated commercial; the properties to the south and southeast are residential (medium (16) residential or high (50) residential). The property is zoned General Commercial (CG) on the City of Lauderhill Zoning Map and located along West Oakland Park Blvd. The Applicant is proposing

to manufacturer baked goods approximately 40 hours per week, Monday – Friday, 8:00am to 4:30pm. The business would not cause any adverse effects on the neighborhood, instead it would allow for more local employment and support other businesses in the surrounding area when employees use their services. There would not be any competition among businesses in the surrounding area due it's unique proposed service. 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:** Simply Delicious Bakers, Inc., (manufacturer of baked goods) is located at the SW Corner of W. Oakland Park Blvd and NW 56 Avenue. The existing building has three other businesses; church, gym and pre-school. The bakery is located on the Southern portion of the building and is approximately 20,000 square feet. The location is suitable for this use as it satisfies current needs and allow for future expansion. The current loading dock allows easy access for supply deliveries and pickups. 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 NW 56 Avenue and W. Oakland Park Blvd. The proposed use will not increase traffic as majority of it's exciting employees use public transportation to commute to work daily. As such, Staff concludes 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:** The direct benefits would be new job creation and employees supporting neighboring businesses within the City of Lauderhill. The applicant advised that Simply Delicious Bakers, Inc., will have up to 35 employees on staff with salaries ranging from \$44,200/year - \$120,000/year plus bonus. 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. Staff concludes that the proposed manufacturer of baked goods store provides both direct and indirect economic benefits.
5. **Demands on utilities, community facilities, and public services:** Staff finds that Simply Delicious Bakers, Inc., (manufacturer of baked goods) would align with industry standards in terms of water and utility needs. Staff concludes that the operation of the use would not generate a greater demand on utilities and community facilities.
6. **Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderhill:** Staff finds that a manufacturing, compounding, processing, or storage is a commercial use. The site is designated commercial on the City's Land Use Map, and "commerce" on 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:** The facility would not use or store chemicals, fluids or other hazardous materials. There will be limited use of propane for baking ovens and no use of piped natural gas; which helps to minimize risks. Staff concludes that a manufacturer of baked goods store can adversely impact the public safety, health, and general welfare unless such adverse impacts are substantially mitigated.

No monies will be kept on site and industry standard security cameras will be placed onsite. In order to help prevent crime, the proposed manufacturing, compounding, processing, or storage Use must also comply with 24 security cameras and an alarm system connected with the Lauderhill Police Department. Staff concludes that as opposed to other commercial uses, manufacturing, compounding, processing, or storage use (manufacturer of baked goods) store is not susceptible to increased crime; through the Special Exception Use conditions the adverse impacts of such can be substantially mitigated and that this application is in conformance with LDR Article IV, Part 4.0, Section 4.6.

IV. RECOMMENDATION/ACTION

Staff recommends approval of this special exception request to allow a manufacturing, compounding, processing, or storage use within the General Commercial (CG) zoning district.

In order to ensure potential effects on the surrounding area is minimized, staff recommends the following conditions be imposed:

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.

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4. 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.
5. 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.
6. 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.
7. The owner shall execute a trespass agreement for the police department to keep on file for enforcement.
8. Property Owner or Operator must provide a security plan that demonstrates how they will prevent and reduce the amount of police calls associated with trespassing or the presence of other loitering. In addition to said security plan the property owner or operator shall also provide a property maintenance plan that demonstrates how they will maintain cleanliness in compliance with the Code of Ordinances.

V. ATTACHMENTS

1. CE # 25050067 – La Catedral Pentecostal



NOTICE OF VIOLATION

For questions about this Violation Notice, please e-mail Code Officer/Inspector Drumene Woodside at code_enforcement@laudershill-fl.gov
Tel: 954-730-3070

To keep our city clean, beautiful, and ultimately a desirable community to live and work, it is important we all uniformly maintain our properties to a standard. The City's Codes and Ordinances reflect these standards and laws. It is the City's desire, that all property owners first come into compliance with the laws-avoiding any citations or subsequent fines. Please do your part in keeping Lauderhill a city we all can be proud of.

The Notice of Violation is your first notification that your property is in violation of city code(s). No penalties or fines will begin accruing at this time. If you do not meet the Compliance Date deadlines (as outlined below), you will be sent a "Notice to Appear" before the Code Enforcement Board where fines can be imposed. This process normally takes 30-60 days beyond the Compliance Date. Please contact the Code Officer above via email or call (954) 730-3070 to set up a time your property is ready for re-inspection or to discuss this notice.

Issue Date	5/9/2025
CE #	25050067
Folio	494126270010
Business Name	LA CATEDRAL PENTECOSTIAL
Recipient	WILLIAM K LANGFAN REV TR LANGFAN,WILLIAM K TRS
Mailing Address	2100 S OCEAN BLVD #501N PALM BEACH, FL 33480
Violation Address	5700 W OAKLAND PARK BLVD, LAUDERHILL, FL 33313
Verified By	Broward Property Appraiser City Records

Violations

Ordinance/Regulation	Section	Description	Days to Comply
Code of Ordinance - Chapter 12	Section 12-3 (b):	It shall be unlawful for any person, either directly or indirectly, to conduct any business that is illegal or is not authorized within the city limits. Further, it shall be unlawful for any person, either directly or indirectly, to conduct or enter into any legitimate and authorized business, profession or occupation within the city without first: (1) Making application for and being issued a certificate of use and a local business tax receipt by the city; (a) If the real property which is to be used for the operation of a business is subject to unpaid city liens, fines, fees, or code violations the city shall not issue or renew a certificate of use until such time as all liens, fines or fees on the property are fully paid, including interest due and any assessable costs and until all code violations are brought into compliance. (2) Paying all required local business taxes and associated fees; (3) Paying renewal local business taxes and filing necessary documentation to obtain timely renewal of both its certificate of use and its local business tax receipt, as well as paying all annual fire inspection fees; or (4)Allowing by lease, license, grant, or other written or oral agreement, the use of any real property for the operation of a business without a valid and current certificate of use and local business tax receipt.	10

Hand Delivery Attempts

Explanation of Violations:

Our records indicate that your Certificate of Use has expired due to a delinquent balance. To reinstate your license, please settle the balance in full. For assistance, contact our customer service department @ 954-730-3030

A reinspection of the property is scheduled for 5/22/2025.

By the authority of City Ordinance Chapter 7 Â½, Article II, Section 7 Â½-29, the above violations must be corrected within the time specified. Failure to correct the violation(s) by the above date(s) will result in presentation of this(these) matter(s) to the City of Lauderhill Code Enforcement Board/Special Master for Code Enforcement hearing to be held on a date to be set upon non-compliance, at City Commission chambers located at 5581 W. Oakland Park Blvd, Lauderhill, FL 33313 at 6:30 p.m. If the Board/Special Master determines at the hearing that a violation exists, it is empowered to levy fines up to \$250.00 per day for a first violation and up to \$500.00 per day for a repeat violation.

Affidavit and Attestation of code officer affirming the following service for the Notice of Violation was obtained by:

<p>CODE OFFICER Drumene Woodside,</p> 	<p>HAND DELIVERY TO:</p> <p>5/9/2025 10:00 AM</p>
<p>POSTED TO PROPERTY:</p> <p>Date</p> <p>(See attached photo)</p>	<p>CERTIFIED/REGULAR MAIL:</p> <p>Date Mailed</p> <p>Receipt #</p>

To check online if this violation has been complied, please go to <http://fl-lauderhill.inkforce.net>

- 1) Click on Enter Here below Public Access
- 2) Select Search Code Enforcement Cases
- 3) Select Case No. from Search By drop down menu at top of page
- 4) Enter the case number of 25050067 in the Criteria box then click on the Submit button.
- 5) Look for Date Complied on right side of page. Any items that do not have a Date Complied date entered are still in violation. Contact your code enforcement officer for a reinspection when you have complied with the violation.