



City of Lauderhill

City Commission
Chambers at City Hall
5581 W. Oakland Park
Blvd.
Lauderhill, FL, 33313
www.lauderhill-fl.gov

File Details

File Number: 25R-6203

File ID: 25R-6203	Type: Resolution	Status: Agenda Ready
Version: 1	Reference:	In Control: City Commission Meeting
File Name: Special Exception - Simply Delicious Bakers		File Created: 05/29/2025
		Final Action:
Title: 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.		

Notes:

Sponsors:	Enactment Date:
Attachments: RES 25R-06-105 special exception William K Langfan Revocable Trust, Attachment A - Application, Attachment B - Development Review Report (DRR) 25-SE-004, Attachment C - Narrative, Attachment D - Floor Plan, Attachment E - Public Notice Affidavit, Attachment F - (UNSIGNED) Affidavit of Conditions (25-SE-004)	Enactment Number:
Contact:	Hearing Date:
* Drafter: dkeester@Lauderhill-fl.gov	Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File 25R-6203

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.

Request Action:

Seeking consideration for the approval of a special exception use to allow a manufacturing, compounding, processing or storage use within the General Commercial (CG). The petitioner has operated within Lauderhill since 2012 at 3430 NW 16 Street, and is looking to relocate to 5700 W Oakland Park Blvd.

Need:

Action is needed to approve with conditions or deny a special exception use.

Summary Explanation/ Background:

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).

Staff has prepared a report that outlines the city's requirements, relevant applications, adjacent uses, and a list of conditions (if approved by the City Commission). The Planning and Zoning Department has reviewed the information submitted by the Applicant and determined that they have satisfied the conditions of approval, subject to the additional conditions (below), for granting a special exception. As such, Staff recommends the City Commission approve this application 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.

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.

Cost Summary/ Fiscal Impact:

The Planning & Zoning Department finds that the implementation of this resolution will not require a budget allocation or expenditure of city funds and concludes it does not have any direct fiscal impact on the city's budget.

Attachments:

Attachment A - Application

Attachment B - Development Review Report (DRR)

Attachment C - Narrative

Attachment D - Floor Plan

Attachment E - Public Notice Affidavit

Attachment F - Conditions of Approval (UNSIGNED)

Budget Code Number(s): _____

Procurement Information: [check all that apply]

RFP/Bid Emergency Purchase SBE

Proposal/Quote State Grant Funds Local

Preference

Piggyback Contract Federal Grant Funds

Sole Source Matching Required



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