PLANNING AND ZONING BOARD
AGENDA
April 14, 2022
6:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES FROM PREVIOUS MEETING

A. APPROVAL OF MARCH 24, 2022 MINUTES

4. CONTINUED MATTERS

5. PUBLIC HEARINGS

A. APPLICATION NO. 04-VA-21 SUBMITTED BY NABEEL ABDEL KADER., REQUESTING VARIANCE APPROVAL TO INCREASE THE MAXIMUM REQUIRED WALL SIGN FACE AREA ALLOWED FROM 84 TO 154 SQUARE FEET(LDR 909.2.B).

B. APPLICATION NO. 03-CU-21 SUBMITTED BY DR. LUC DORE., REQUESTING FOR CONDITIONAL USE APPROVAL TO ESTABLISH A NURSING SCHOOL WITHIN THE OFFICE PARK (OP) ZONING DISTRICT, ON PROPERTY GENERALLY KNOWN AS HEADWAY OFFICE PARK.

6. COMMITTEE REPORTS

7. OLD BUSINESS

8. NEW BUSINESS

9. COMMUNICATIONS

A. Future Meeting Dates: 04/28/22

10. ADJOURNMENT

Join the meeting via Zoom:

https://us06web.zoom.us/j/84284571094

Join the meeting via telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 646 558 8656 or +1 301 715 8592

Meeting ID: 842 8457 1094

If a person decides to appeal any decision made by the Board, Agency, or Commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (FS 286.0105)

Any person requiring auxiliary aids and services at this meeting may contact the City Clerk's Office at (954) 535-2705 at least 24 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8770 or 1-800-955-8771.

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: No Contract Requirement: No

Title
APPROVAL OF MARCH 24, 2022 MINUTES
Summary
Staff Recommendation

Background:

Funding Source:

Fiscal Impact:

Sponsor Name/Department: Tanya Davis-Hernandez, AICP/Development Services Director

Meeting Date: 4/14/2022

ATTACHMENTS:

	Description	Type
	P&Z 03.24.22 MINUTES	Minutes

City of Lauderdale Lakes 4300 N.W. 36th Street, Lauderdale Lakes, FL 33319	***Planning & Zoning Board*** Odessa Striggles Bennett (Chair) Janet Thompson Samantha Vacciana Ingrid Roberts	**City Manager** Phil Alleyne ***City Clerk*** Venice Howard **City Attorney** Jodi-Ann Tillman

PLANNING AND ZONING ADVISORY BOARD

MEETING MINUTES

March 24th, 2022 - 6:00 P.M.

I. ASSEMBLY & ORGANIZATION:

a) Call to Order

The meeting was called to order at approximately 06:04 P.M. by Board Chair, Odessa Striggles Bennet.

b) Roll Call of Board Members

The roll was called, and the clerk declared that a quorum had been met. The following members were present:

PRESENT	ABSENT
Samantha Vacciana (virtual)	Ingrid Roberts
Janet Thompson	
Odessa Striggles Bennett	
Jodi-Ann Tillman	

Staff was represented by:

NAME	TITLE
Tanya Davis-Hernandez (virtual)	Development Services Director
Fernando Leiva	Principal Planner/Development Services Manager
Stephen Smith	Planner II
Julie Dominique	P&Z Clerk

c) Amendments to the Agenda

Board Chair, Odessa Striggles Bennet inquired as to whether there were any Amendments to the Agenda to Staff, Principal Planner Fernando Leiva advised that there were no amendments at this time, as such, she proceeded to the next item.

II. APPROVAL OF MINUTES: January 27th, 2022 and February 24th, 2022

Janet Thompson entertained a motion to approve the minutes as written. The motion was seconded by Odessa Striggles Bennet. The motion to accept the minutes from the January 27th, 2022 and February 24th, 2022 meetings as written was approved by all present board members (3-0).

III. CONTINUED MATTERS:

Board Chair, Odessa Striggles Bennet inquired as to whether there was any Continued Matters to come before the Board. Hearing none, she proceeded to the next item.

IV. PUBLIC HEARINGS:

A. APPLICATION NO. 04-VA-21 SUBMITTED BY NABEEL ABDEL KADER., REQUESTING VARIANCE APPROVAL TO INCREASE THE MAXIMUM REQUIRED WALL SIGN FACE AREA ALLOWED FROM 84 TO 154 SQUARE FEET (LDR 909.2.B)

Board Chair, Odessa Striggles Bennet introduced the item 04-VA-21 and invited staff to report their findings. Planner II, Stephen Smith presented for this item.

Mr. Smith summarized and described the property as the former Office Depot now occupied by the applicant BeautySupply4U, depicting pictorially the various signage sizes and designs.

Mr. Smith asserts that the planning staff does recommend approval of the application with conditions and after recounting those conditions welcomes questions from board members.

Board Chair, Odessa Striggles Bennet opens the floor to comments from board members, hearing none opens the floor to comments from the applicant. Hearing none the floor is opened to comments from the public, to which there are none.

Recommendation by staff: Should the Planning and Zoning Board move to make a favorable recommendation to approve this application, staff recommends the following:

1) The sign shall be in substantial conformity with the rendering “Deviation Proposal 1” as depicted on the building elevations provided under “Exhibit B.”

2) The signs shall be designed and constructed as shown in the application documents.

3) All applicable permits shall be maintained.

On the motion of Board Chair, Odessa Striggles Bennet, seconded by Mrs. Janet Thompson, the board approved Application No. 04-VA-21 presented by Staff with a favorable vote of 3-0

B. APPLICATION NO. 03-CU-21 SUBMITTED BY DR. LUC DORE., REQUESTING FOR CONDITIONAL USE APPROVAL TO ESTABLISH A NURSING SCHOOL WITHIN THE OFFICE PARK (OP) ZONING DISTRICT, ON PROPERTY GENERALLY KNOWN AS HEADWAY OFFICE PARK.

Board Chair, Odessa Striggles Bennet introduced the item 03-CU-21 and invited Staff to report their findings. Staff, represented by Planner II, Mr. Stephen Smith presented for this item.

Mr. Smith gave background on the area known as Headway Office Park, as well as details on the nursing school which is requesting approval.

Mr. Smith describes how planning staff ensured that the applicant was in compliance with all zoning district regulations of the office park.

Mr. Smith asserted that based on the conditional use criteria planning staff recommended that the application be approved and listed the itemized conditions for the approval.

Board Chair, Odessa Striggles Bennet opens the floor to comments from board members, hearing none opens the floor to comments from the applicant. Hearing none the floor is opened to comments from the public, to which there are none.

Staff Recommendations:
Should the Planning and Zoning Board move to make a favorable recommendation to approve this application, staff recommends the following:

1) The applicant must comply with all conditions of approval.

2) The maximum square dedicated for the use shall not exceed 1833 may not expand or otherwise operate beyond or above the proposed level without additional review by the Planning and Zoning Board.

3) This Conditional Use Permit is not transferrable and does not run with the property.

4) The applicant shall comply with the provisions of the sign code if signage is used.

On the motion of Mrs. Janet Thompson, seconded by Ms. Samantha Vacciana, the board approved Application No. 03-CU-21 presented by Staff with a favorable vote of 3-0

C. APPLICATION NO. 02-RZ-21 SUBMITTED BY RAMOS-MARTINEZ ARCHITECTS, AMENDING THE ZONING DESIGNATION AND OFFICIAL ZONING MAP FOR A +/- 2.73 GROSS-ACRE PARCEL OF LAND COMMONLY KNOWN AS BOWLING ALLEY, LOCATED AT 3900 NW 37TH STREET, FROM THE COMMUNITY BUSINESS (B2) DISTRICT TO THE TRADITIONAL NEIGHBORHOOD DISTRICT (TND) – PLANNED UNIT DEVELOPMENT, IN CONNECTION WITH APPLICATION NO. 01-FLX-22 PROVIDING FOR ALLOCATION OF ONE HUNDRED THIRTY-SIX FLEX UNITS.

Board Chair, Odessa Striggles Bennet introduced the item 02-RZ-21 and invited Staff to report their findings. Staff, represented by Principal Planner, Mr. Fernando Leiva presented for this item.

Mr. Leiva explains to the board that he will be making a general presentation on item C, which will also cover items D and E. Asking the board that the questions and comments for each respective item at the appropriate times.

Mr. Leiva gives history on the status of the application, summarizing the numerous applications of Promenade Villas, of which there are more to come before the board on a coming meeting date.

Mr. Leiva describes how the application are relevant to the goals of the comprehensive plan and land development regulation standards of the city.

Mr. Leiva discusses the generation of solid waste statistics of the proposed property, citing Level of Service Standards, affirming the staff's findings that the dumpster space may not be sufficient.

Mr. Leiva proceeds to the topic of public space requirements and the 1.05 acres that will be required to meet necessary Level of Service Standards.

Mr. Leiva talks about the city's affordable housing requirements for new developments, in order to ensure compliance with the county and how the applicant has addressed a majority of those issues.

Mr. Leiva describes the playground space and the civic center space the property is planned to add for residents, visually pointing it out on a blow up projected Site Aerial rendering.

Mr. Leiva concludes with the staff beliefs that in order to accommodate population growth the site is conducive with increasing densities for the surrounding areas, pending additional buffering on the west side, as well as additional comments is needed on the site plan.

Board Chair, Odessa Striggles Bennet opens the floor to comments/questions from the board, hearing none opens the floor to comments from the applicant.

Mr. Daniel Martinez on behalf of Ramos-Martinez Architecture, the applicant, takes the floor reiterates the commercial and residential cohesiveness described in Mr. Leiva's presentation.

Mr. Martinez describes the security and other benefits of the closed parking offered by the new development.

Mr. Martinez also states that the firm will address those conditions laid out by city planning staff, particularly the issues of solid waste, opening the floor to any questions.

A resident who lives off of 37th avenue takes the floor, saying that the 136 unit development is offensive, citing additional foot and car traffic as an issue. The resident alternatively wants a bowling alley or some other recreation use.

Another resident, Gloria Lewis takes the floor, stating she is a former commissioner, concerned of the lack of public presence in the audience with an issue like this on the table.

Ms. Lewis expresses her concerns for the greenery for the buffer with the many trees which would bring iguanas, dissatisfied in general with the evolution of the project.

James Wimberley, another resident takes the floor, stating his only concern being the flow of traffic and the newly added speed bumps which he finds ineffective, and the threat this poses to children.

Cynthia Wimberley, another resident of Northgate and wife of James, discussed the dangers of street racing requesting city officials get more police presence to curtail that. She also cites her concern of the ingress/egress issues that new development could add, also discussing parking issues.

Mr. Leiva, takes the floor, addressing the issue of traffic, reads some comments of the 3rd party consultant engineer, dealing with congestion and safety. Regarding the notification, Mr. Leiva states that residents within 500 feet have been notified prior more than once. With the tree issues, Mr. Leiva, the greenery buffering is still being discussed and has not been finalized.

Mr. Smith, enters into a record and email, from a property owner in Northgate, with concerns of the home values resulting from Promenade Villas.

Mr. Leiva concludes, reiterating the position of planning staff with conditions, for the consideration of the P&Z board.

Mrs. Janet Thompson asks planning staff with regards to traffic, if there are any plans for traffic lights to be added, Mr. Leiva responds that there are none at this time.

Board Chair, Odessa Striggles Bennet inquiries about the condition that state adverse traffic will lead to mitigation and what that looks like. Mr. Leiva responds that planning staff is trying to come up with a condition that looks more effective and specific.

Staff's Recommendation: Based upon the assessment and findings contained within this report, Staff is recommending that the Planning and Zoning Board approve this application contingent upon the following:

1. Approval of a Final Site Plan, pursuant to a Developer's Agreement;

2. Approval of Allocation of 136 Flex Units in lieu of a Land Use Plan Amendment Process.

3. Should significant adverse traffic impacts associated with the proposal occur after buildout, the Applicant shall evaluate and mitigate accordingly;

On the motion of Ms. Samantha Vacciana, seconded by Mrs. Janet Thompson, the board approved Application No. 02-RZ-21 presented by Staff with a favorable vote of 3-0, revising condition No. 3 dealing with traffic impact evaluation and mitigation.

D. APPLICATION NO. 04-PL-21 SUBMITTED BY PULICE LAND SURVEYORS, REQUESTING FOR A NEW PLAT APPROVAL TO AN UNDEVELOPED PARCEL GENERALLY LOCATED EAST OF STATE RD 7, BETWEEN THE C-13 CANAL AND NW 37TH ST, FOR A PROPOSED MIXED-USE DEVELOPMENT.

Board Chair, Odessa Striggles Bennet introduced the item 04-PL-21 and invited Staff to report their findings. Staff, represented by Principal Planner, Mr. Fernando Leiva presented for this item.

Mr. Leiva describes the conditions of the application, specifically calling out No. 6 wherein the developers will provide concurrency letters for utilities from all providers including the School Board of Broward County.

Board Chair, Odessa Striggles Bennet opens the floor to questions/ comments from the public.

Ms. Gloria Lewis takes the floor to clarify how Mr. Leiva presented the three items on the agenda as a group and the voting by the board.

Board Chair, Odessa Striggles Bennet opens the floor to questions/ comments from the applicant.

Mr. Daniel Martinez on behalf of Ramos-Martinez Architecture, states that the plat is usually the last item but there is no issue with the current order.

Staff's Recommendation: Based upon the assessment and findings contained within this report, Staff is recommending that the Planning and Zoning Board approve this application contingent upon the following:

1) Approval of a Final Site Plan, pursuant to a Developer's Agreement;

2) Approval of Allocation of 136 Flex Units in lieu of a Land Use Plan Amendment Process.

3) Should significant adverse traffic impacts associated with the proposal occur after buildout, the Applicant shall evaluate and mitigate accordingly;

4) Land dedication or Payment in Lieu of - +/- .58 acres for parks and recreational uses for public use or $ _____ payment in lieu of prior to issuance of any building permits; and

5) Developer shall confirm that all public/off-site road/sidewalk, drainage, solid waste, and buffering/landscaping improvements shall be in conformance with the Final Site Plan and the City's Land Development Regulations.
6) Developer shall provide final capacity (concurrency) letters from all applicable utility providers and the School Board of Broward County prior to the City Commission hearing.

On the motion of Mrs. Janet Thompson, seconded by Ms. Samantha Vacciana, the board approved Application No. 04-PL-21 presented by Staff with a favorable vote of 3-0.

E. APPLICATION NO. 02-SP-21 SUBMITTED BY RAMOS-MARTINEZ ARCHITECTS, REQUESTING FOR A MAJOR SITE PLAN APPROVAL TO CONSTRUCT A MID-RISE MIXED-USE RESIDENTIAL DEVELOPMENT CONSISTING OF 136 DWELLING UNITS AND A +/- 2000 SQ. FT. COMMERCIAL SPACE.

Board Chair, Odessa Striggles Bennet introduced the item 02-SP-21 and invited Staff to report their findings. Staff, represented by Principal Planner, Mr. Fernando Leiva presented for this item.

Mr. Leiva lists the conditions still in need of resolution for the application, namely fire safety issues, and that the previous applications are predicated on the approval of a final site plan.

Fire Captain Adam Bloch, states there are 10 comments that had still not been addressed by the site plan, 3 of which being critical. Captain Bloch says a flow test is still needed as required by Florida statutes, as well as access for vehicle ingress by the fire department, and fire department connections which are critical in a multi-story building.

Captain Bloch states that the chief has informed him that a third party concurrency may be required if these issues are not resolved.

Mr. Leiva reiterates that site plan approval cannot be recommended if the variances have not been identified, and that the board should deliberate whether the item should be recommended for approval, recommended for denial or tabled.

Mr. Daniel Martinez on behalf of Ramos-Martinez Architecture, responds to the concerns of BSO Fire and recommends that the item be tabled until the fire safety issues have been properly dealt with.

Karen Black addresses the board stating the fire safety items discussed prior should be dealt with before the board can consider approval.

Staff's Recommendation: Based upon the assessment and findings contained within this report, Staff is recommending that the Planning and Zoning Board approve this application contingent upon the following:

1) Approval of a Final Site Plan, pursuant to a Developer's Agreement;

2) Approval of Allocation of 136 Flex Units in lieu of a Land Use Plan Amendment Process.

3) Should significant adverse traffic impacts associated with the proposal occur after buildout, the Applicant shall evaluate and mitigate accordingly;

4) Land dedication or Payment in Lieu of - +/- .58 acres for parks and recreational uses for public use or $ _____ payment in lieu of prior to issuance of any building permits; and

5) Developer shall confirm that all public/off-site road/sidewalk, drainage, solid waste, and buffering/landscaping improvements shall be in conformance with the Final Site Plan and the City's Land Development Regulations.

6) Developer shall provide final capacity (concurrency) letters from all applicable utility providers and the School Board of Broward County prior to the City Commission hearing.

On the motion of Mrs. Janet Thompson, seconded by Ms. Samantha Vacciana, the board tabled Application No. 02-SP-21 presented by Staff, pending fire safety issue compliance, with a favorable vote of 3-0.

V. COMMITTEE REPORTS:

Board Chair, Odessa Striggles Bennet inquired as to whether there was any Committee Reports to come before the Board. Hearing none, she proceeded to the next item.

VI. OLD BUSINESS:

Board Chair, Odessa Striggles Bennet inquired as to whether there was any Old Business to come before the Board. Hearing none, she proceeded to the next item.

VII. NEW BUSINESS:

Board Chair, Odessa Striggles Bennet inquired as to whether there was any New Business and when the next meeting will be held. Next meeting tentative date: April 28, 2022.

VIII. COMMUNICATIONS:

Board Chair, Odessa Striggles Bennet inquired as to whether there was any Communications to come before the Board. Hearing none, she proceeded to the next item.

IX. ADJOURNMENT

There being no further business, a motion to adjourn closed the meeting at 8:08 p.m.

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: No Contract Requirement: No

Title
APPLICATION NO. 04-VA-21 SUBMITTED BY NABEEL ABDEL KADER., REQUESTING VARIANCE APPROVAL TO INCREASE THE MAXIMUM REQUIRED WALL SIGN FACE AREA ALLOWED FROM 84 TO 154 SQUARE FEET(LDR 909.2.B).
Summary
Staff Recommendation

Background:

Funding Source:

Fiscal Impact:

Sponsor Name/Department: Tanya Davis-Hernandez, AICP/Development Services Director

Meeting Date: 4/14/2022

ATTACHMENTS:

	Description	Type
	BEAUTY SUPPLY 4 U-STAFF REPORT	Backup Material

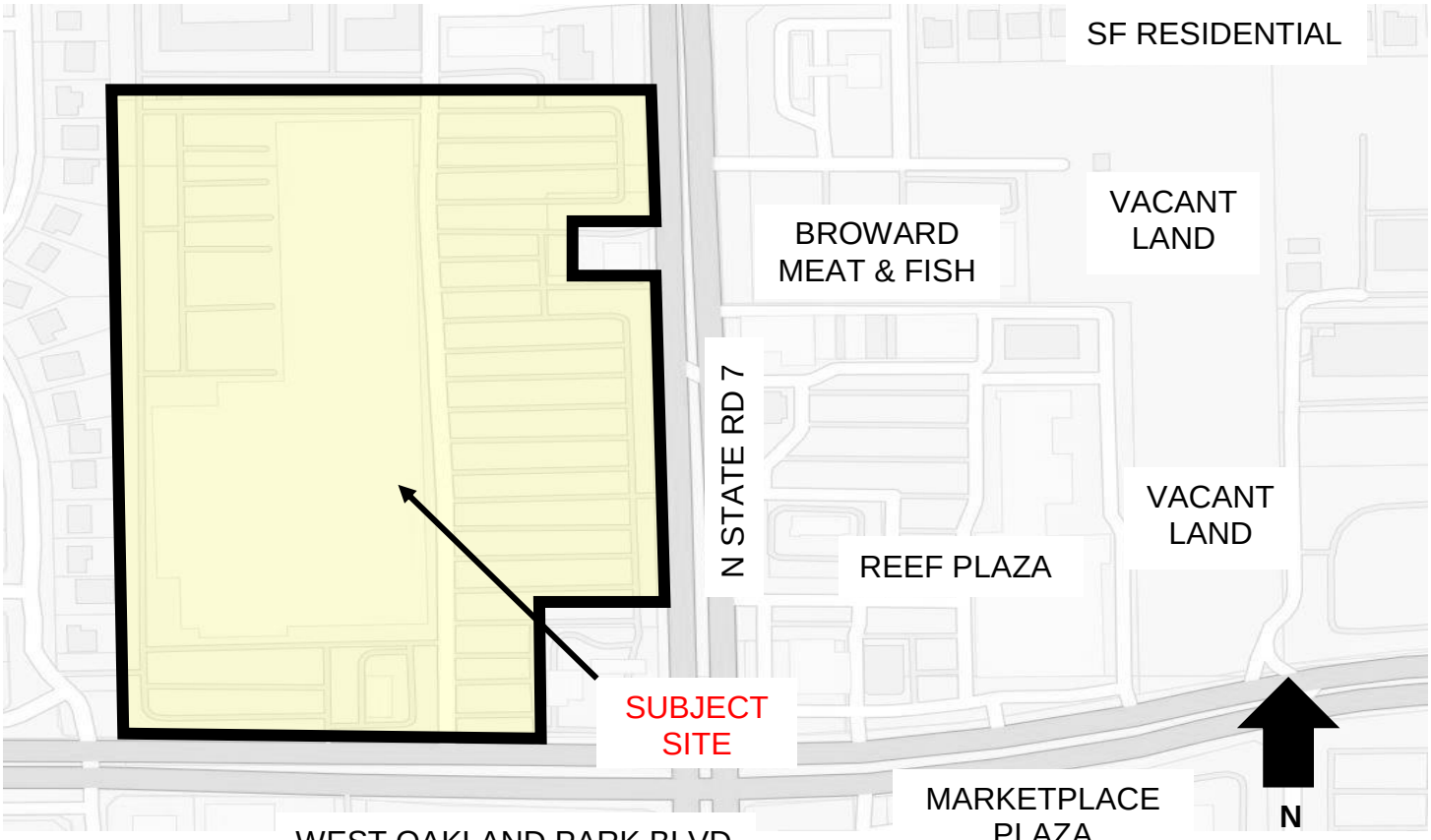
Staff Report to the

Planning and Zoning Board

April 14, 2022

App No.
04-VA-21

RE: Beauty Supply 4 U



LOCATION MAP

I. PROJECT DESCRIPTION

Project Name: Beauty Supply 4 U	Project Location: 3201-3333 N State Road 7 Parcel ID: 494124000117;	Staff Recommendation: Based upon the assessment and findings contained within this report, Staff finds the proposal to be complete and is now being transmitted to the Planning and Zoning Board for further consideration and action.
Project Applicant/Tenant: Nabeel Abdel Kader	**Project Request: 04-VA-21** Variance approval request to increase the maximum required wall sign face area allowed from 84 square feet to 154 square feet (LDR 909.2.b)	
Project Planner: Stephen Smith, Planner II		

II. SITE DATA

Existing			
Use:	+/- 11,000 sq. ft. Beauty Supply Store		
Zoning:	(TC) Town Center District		
County Land Use	Activity Center		
Acreage	+/- 20.01 acres (871,659 S.F.)		
Proposed			
Use:	To remain the same		
Zoning	To remain the same		
Land Use	To remain the same		
Surrounding Properties			
	Existing Land Use	Zoning	Future Land Use
North	Multiple-Family Residential	TC	Activity Center
East	Retail	TC	Activity Center
South	Retail	B-3	Commerce
West	Single Family Residential	RS-3	Low (5) Residential

III. PROJECT OVERVIEW

REQUEST:

On November 08, 2021, the Applicant and Owner of the Beauty Supply 4 U, Nabeel Abdel Kader, filed an application for a sign variance from section 909.2.b. of Chapter 9 of the Land Development Regulations (LDRs) to exceed the maximum sign face area allowed for a wall sign, from 84 square feet to 154 square feet.

IV. EXISTING CONDITIONS

TENANT SPACE HISTORY:

In 2019, the Office Depot vacated the shopping center after 30+ years in business at the mall. By 2020, the property owner divided the suite into two tenant bays- the first to the Five Below discount store and the latter to Beauty Supply 4 U in 2021.

GENERAL:

The subject parcel is an approximately 20-acre, double-frontage development located at the northwest corner of North State Road 7 (U.S. Highway No. 441) and West Oakland Park Blvd. The property commonly known as the Lakes Mall, is a +/- 270,000 sq-ft multi-tenant center comprised of a number of nationally recognized businesses including Burlington Coat Factory, Ross, Florida Career College and Rainbow. The building is setback approximately 330 feet from the street frontage (441) and has an existing row of mature trees and landscaping along the perimeter, so visibility for the tenant space may be limited.

SIGN INVENTORY:

The site includes three existing multi-tenant monument signs- two along the North State Road 7 R.O.W and one along West Oakland Park Blvd located at each vehicular entrance, which the tenant can utilize to help mitigate visual impairments. The proposed wall sign would be primarily needed for locating the store within the shopping center.

SITE CONTEXT:

Figure 1 as exhibited below, is an aerial of the shopping plaza and highlights the location of the tenant suite. Subsequently, figures 2a-2c portray the current condition of the monument signs on site.

FIGURE 1

FIGURE 2A

FIGURE 2B

FIGURE 2C

V. ANALYSIS

PURPOSE:

Staff is tasked to evaluate whether any proposed variance complies with the general purpose and standards set forth in Chapter 5 section 506 of the LDRs for the granting of variances. Pursuant to Chapter 5 section 506.1, the variance process is intended to provide limited relief from the requirements of the LDRs in those cases where strict application of those requirements will create unnecessary hardship not the result of any action by the applicant.

CONFORMANCE WITH THE LAND DEVELOPMENT REGULATIONS

The City's Sign Code is intended to regulate the effective use of signs as a means of communication in the community by ensuring pedestrian and traffic safety in performing the function of identifying, indexing and directing pedestrian and vehicular traffic to a destination. Section 909.2.b of the LDRs as shown in table 1 below, codifies the review criteria for wall signs for shopping centers in the Town Center (TC) district:

b. Shopping center or other multi-tenant center. (Permitted only on buildings where the majority of the floor area is in retail use.)

Sign face area (maximum):	*One square foot per one linear foot of tenant frontage. A minimum of 18 square feet is permitted. Maximum sign face area shall not exceed 150 square feet.*
Number (maximum):	*1 per establishment with an individual exterior standard entrance. Corner or through stores are permitted a second wall sign at 50 percent of the square footage of the primary sign.*
Sign structure dimension and height:	*Channel letter or reverse channel letter only. Maximum depth of lettering, 8 inches. Multiple establishments within same building must have a uniform height for all signs.*
Location restrictions:	*If nearest common access way (as measured from the edge of pavement) or street (as measured from the ROW) to the facade on which an attached sign is*

	located is: *1. 100 feet to 199 feet away, multiply the maximum sign area by 1.20.* *2. 200 feet to 299 feet away, multiply the maximum sign area by 1.30.* *3. 300 or more feet away, multiply the maximum sign area by 1.40.*
Attached/Freestanding or both:	*Attached*

TABLE 1

The sign specifications submitted by the Applicant shows their proposed sign exceeding the maximum sign face area allowed by 70 square feet. The Applicant's documentation also includes a letter of intent- describing the rationale behind the request and two other renderings: one showing a slightly smaller proposal as an alternative and another displaying what the signage would look like if it was reduced in size to meet the current sign regulations.

Complying to code – 84 sq. ft.

Deviation Proposal 1 – 132 sq. ft.

Deviation Proposal 2 – 158 sq. ft.

Staff also examined the existing wall signs in the shopping plaza to establish if the proposal would be compatible with its context. Equally, we wanted to verify whether the signs were in compliance with the existing code (see table 2). As shown in table 1, the larger tenant bays with correspondingly larger linear frontages are able to maximize the size of their wall sign vs the smaller bays. To note, the applicant and Five Below are the smallest tenants in the shopping center which would only permit a smaller sign. Moreover, some businesses in the plaza such as Burlington and Ross have signs that include two lines of text and exceed the existing sign face area allowed by code, due to the uses being approved in the plaza prior to the adoption of our existing Land Development Regulations.

#	TENANT	SQ-FT	TENANT FRONTAGE	SIGN FACE AREA ALLOWED	SIGN FACE AREA	IN COMPLIANCE?	ISSUE
1	RAINBOW	15,063	70.0’	98.0’	210.0	NO	Exceeds sign area allowed
2	ROSS	29,676	136.3’	150.0’	N/A	NO	
3	FIVE BELOW	11,009	60.5’	85.4’	84.7	YES	None
4	BEAUTY SUPPLY 4 U	11,010	60.0’	84.0’			
5	ALDI	17,504	109.5’	150.0’	N/A	NO	Sign type not allowed
6	BURLINGTON	68,736	187.5’	150.0’	233.0	NO	Exceeds sign area allowed

TABLE 2

STANDARDS OF REVIEW

Per Chapter 5 section 506.7 of the LDRs, a variance shall be granted only where competent and substantial evidence is presented and the particular case shows that the standards of review are met. Staff has reviewed the applicant’s responses against the applicable criteria and has provided findings for each standard below:

a) The particular physical surroundings, shape, topographical condition, or other physical or environmental condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the regulations were carried out literally.

Applicant Response: *We are a small business in a plaza of national tenants, and we also have the smallest space. The way the plaza is built makes it difficult to be seen from the main road. Our store is over 300 feet away from the street and there are trees and other objects obstructing the view into the site. If the regulations were carried out literally, the sign would be almost unnoticeable to people driving on 441 and would tremendously impact the potential success of our business.*

Staff Response: Staff agrees that with the Applicant that that site is setback over 300 feet from the road and the business is one of the smaller tenants in the shopping plaza. This could result in a hardship upon the owner, if the regulations were carried out literally.

b) The conditions upon which the request for a variance is based are unique to the parcel and would not be generally applicable to other property within the vicinity.

Applicant Response: *The distance away from the street that our shopping center is located a lot further than the plaza with the GNC and KFC, making the conditions unique to this property.*

Staff Response: Staff disagrees that the conditions are unique to the parcel. In fact, after further review, it appears that the parcels that abut the cross section of 441 and West Oakland Park Blvd, all have multi-tenant buildings that are setback 300+ feet or more from the roadway.

c) The alleged difficulty or hardship is not economic and has not been deliberately created to establish a use or structure which is not otherwise consistent with the LDR, and the applicant has not come to the condition, but it has been cast upon the applicant.

Applicant Response: *The alleged hardship is not economic and was not created by us to get a bigger sign. The way our property is very far from the street is something that any business would struggle with.*

Staff Response: Staff agrees that the hardship is not economic and has not been deliberately created to establish a use or structure.

d) The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the vicinity.

Applicant Response: *The proposed sign would not negatively affect the public welfare or any other property improvements in the area. If a bigger sign were approved, it would be safer for customers driving along the street to locate the store more easily.*

Staff Response: Staff agrees that the proposed variances will not be detrimental to the public welfare or injurious to property or improvements.

e) The proposed variance will not substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the vicinity.

Applicant Response: *Approval of the variance will not increase congestion in the public streets, increase the danger of fire, or endanger public safety, or negatively affect property values in the vicinity. The sign would just be a wall sign. Additionally, we are coordinating with a sign contractor who said the sign will be about the same size as the current Five Below sign which should not impair property values since all of the tenants would have similar sized signs.*

Staff Response: Staff agrees the approval of a wall sign should not increase congestion in the public streets, increase the danger of fire, endanger public safety or negatively affect property values in the vicinity. On the other hand, Staff finds that the height of the lettering for the sign being proposed to code is more in line with the Five Below sign. However, allowing for a sign deviation should not impair property values due to other tenants having larger signs than both proposals.

PRIOR APPROVALS

On March 31, 2020, Petitioner Bowman Consulting Group, Ltd., on behalf of Arj Properties., submitted an application to the City seeking variances from subsection 909.2 (Permanent Signs) for a wall sign, which the code permits one wall sign of up to 60 square feet to 110.25 square feet and a second wall sign from 30 square feet up to 75 square feet on each of the west and north elevations, for a Self-Storage facility to be located at the corner of North State Road 7 and Northwest 44th St. The criteria for consideration on that application is parallel to this request. Particularly, to existing site constraints (building setback), causing a particular hardship to the business owner if the regulations were carried out literally. Ultimately, the Planning and Zoning Board and City Commission approved the variance unanimously. The Ordinance (2021-016) for the preceding application has been attached as an exhibit for reference.

VI. STAFF ASSESSMENT

Based upon the assessment and findings contained within this report, Staff finds the proposal to be complete and is now being transmitted to the Planning and Zoning Board for further consideration and action. Should the Planning and Zoning Board move to make a favorable recommendation to approve this application, staff recommends the following:

1) The sign shall be in substantial conformity with the rendering “Deviation Proposal 1” as depicted on the building elevations provided under “Exhibit B.”
2) The signs shall be designed and constructed as shown in the application documents.
3) All applicable permits shall be maintained.

Planning and Zoning Board Recommendation:

At its March 24, 2022 regular meeting, the Planning & Zoning Board forwarded a recommendation for approval by a 3 - 0 vote to the City Commission subject to the above referenced conditions of approval. However, the meeting was later cancelled for lack of quorum, as only two members if the four-member board were present (in-person) at 6:00 p.m.

VII. EXHIBITS

A. Location Map

B. Sign Packet

C. Applicant Submittal Documentation

D. Ordinance 2021-016

EXHIBIT A

LOCATION MAP

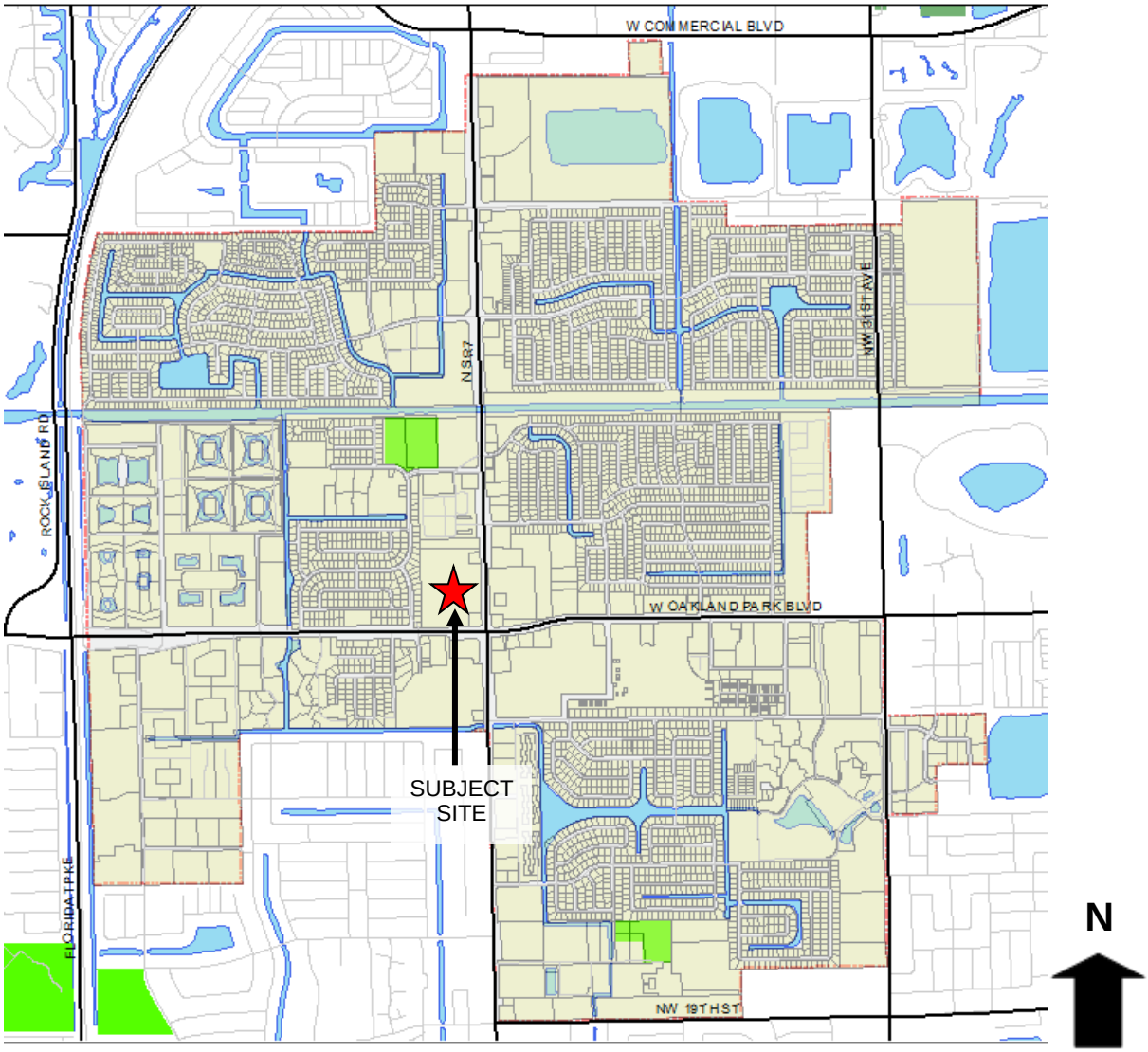
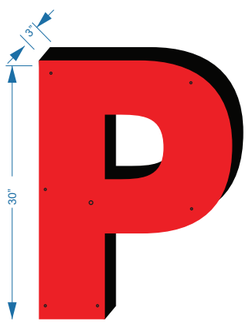


EXHIBIT B

BEAUTY SUPPLY 4U



Letter Returns

.040 Duranodic Red Pre-Coated Coil Stock

Letter Trim Caps

1'' Red Jewelite Trim Cap

Letter Faces

#2283 White Plexiglass 1/8 Translucent Vinyl

Illumination

Red LED , 4500k

Letter Trim Caps

1'' Red Jewelite Trim Cap

Letter Faces

#2283 Blue Plexiglass 1/8

Illumination

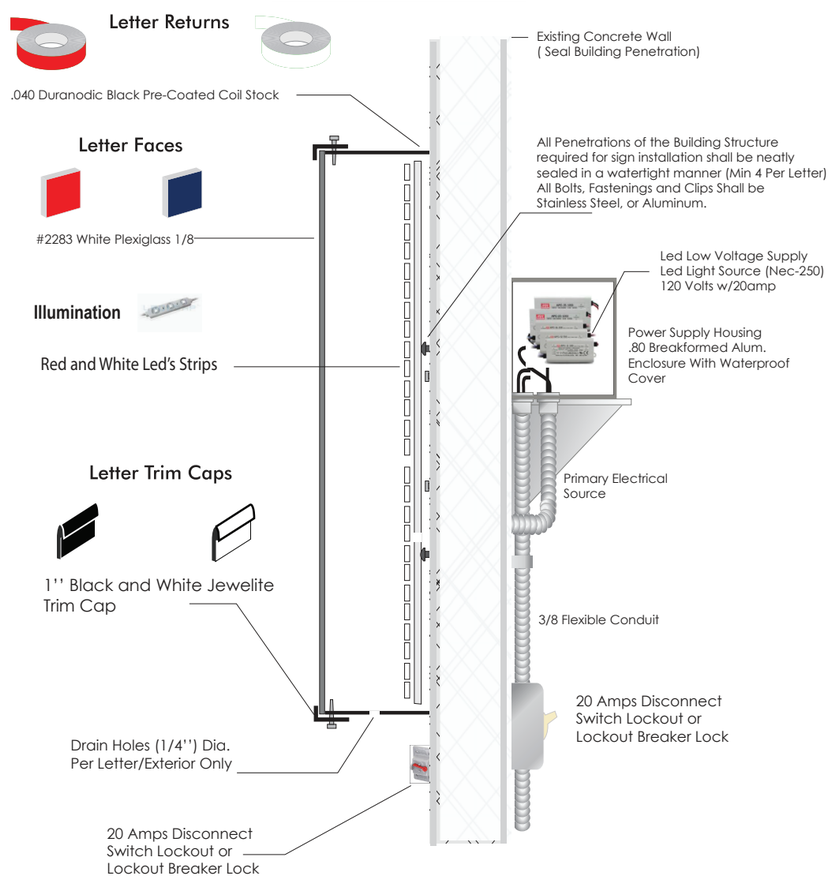
White LED , 4500k

Contact Information	ARCHITECT , ENGINEER, PROFESSIONAL CONSULTANT QUALIFIER'S, CONTRACTOR'S. INFORMATION		
OWNER'S NAME: Sergio Carmona	NAME: VICTOR CERON		
OWNER'S ADDRESS: 6303 Nw 72 Ave	ADDRESS: 8883 FONTAINEABLUE BLVD , MIAMI , FL , 33172	SEAL, DATE, SIGNATURE	
OWNER'S PHONE No: 786-683-4392	PHONE No.: 786-6834392	IN ACCORDANCE WITH: FBC 2017, ASCE7-10 (3 SEC GUST) V= 175MPH. H=25ft, EXPOSURE C, Pressures: +50psf,-50psf	Sign must be installed in accordance with requirements of article 600 of National Electrical code and/or applicable local codes. Sign components to be in strict compliance with all UL standards. Underwriters Laboratories, Inc.
	STATE REGISTRATION NUMBER AND DISCIPLINE: CIVIL PE 63023		

N-02

Channel Letters Illuminated By Led's , Flush Mounted To the Wall

CHANNEL LETTERS MOUNTED FLUSH TO THE WALL
MOUNTING DETAIL



Scope of work:
Installation of Channel letters Illuminated by led's Mounted Flush to the wall

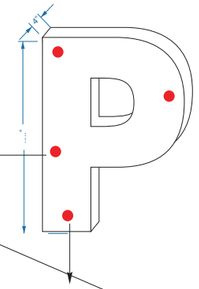
SIGNS MANUFACTURED AS PER NEC 600.21

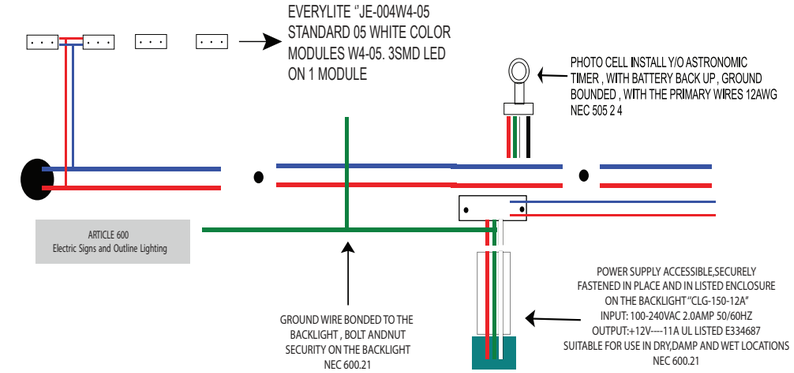
FASTENER TABLE

MOUNTING HARDWARE	BUILDING CONSTRUCTION		
	MASONRY	WOOD	METAL
3/8" BOLTS THROUGH WALL	X	X	X
3/8" LAG BOLTS W/ LEAD SHIELDS	X		
3/8" LAG BOLTS	HALLOW BLOCK ONLY	X	
3/8" TOGGLE BOLTS		X	X
3/8" SLEEVE ANCHORS	X		
3/8" X 3" RED HEADS			
#10 TAPCONS SCREWS 2" LONG	X		
3/16 Aluminum Theaded Studs	X	X	X

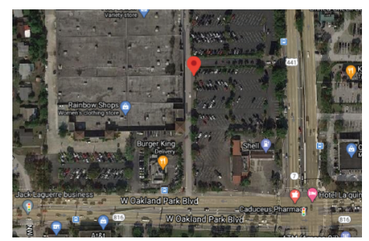
NEC 2011 C405.2.4
COMBINATION OF PHOTOCELL AND TIMER
OR ASTRONOMICAL TIMER FBC2014

CHANNEL LETTERS MOUNTED FLUSH TO THE WALL





AERIAL PICTURE LOCATION SIGN



east@elevation

PANEL SCHEDULE

ALL ELECTRICAL COMPONENTS ARE UL LISTED AND APPROVED
ALL SIGNS GROUNDED ACCORDING TO ARTICLE 250 of N.E.C.

QTY.	SOURCE	TYPE.	AMPS	TOTAL
1	LED power supply		1.3	1.3
	low voltage			

Manufacturer of Secondary Electrical Source = FRANCE

EXISTING DISCONNECT SWITCH FUSED AT 125 AMPS @ METER OTR

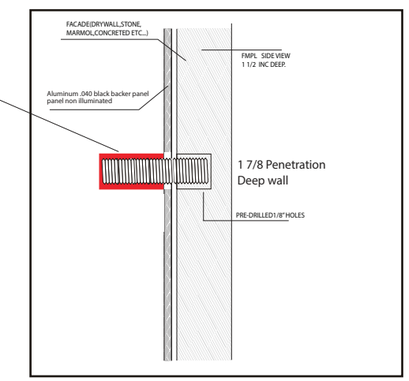
TOTAL AMPS 1.3
20 AMPS CIRCUITS REQUIRED__1____

UL LISTED

THIS SIGN IS UL LISTED ASSEMBLY PER NEC 600-3/7

Panel "A" Breaker 1

All Wall Penetration To Be Sealed With RTV Silicon



NEC 600.5 NEC 600.6 AND AHJ

The external disconnect shall be located at the point the branch circuit enters the enclosure and disconnect all wiring before it enters the sign, or the wiring shall be in a raceway and the switch in a box isolated from the sign. Where a lockable disconnect is used it must be capable of being locked in the open position. NEC 600.6(A)(1)

Contact Information	ARCHITECT , ENGINEER, PROFESSIONAL CONSULTANT QUALIFIER'S, CONTRACTOR'S. INFORMATION		GENERAL STRUCTURAL NOTES: FBC 107.2.1.
OWNER'S NAME: Sergio Carmona	NAME: Victor Ceron		1. Design is based on 175 mph 3 seconds gust design wind speed per FBC Exposure C. Loads combinations: 0.6 D + 0.6 W 2. Referenced Specifications, Codes and Standars: FBC 2020 7th Edition AISC ed. 7th / ACI - 318-05 / NEC 2020 3. Fastener and anchors shall be of the type and size indicated in these drawings. Use the specific manufacturer and model where indicated. Strictly follow 4. Sealing holes in facade for prevent water intrusion.
OWNER'S ADDRESS: 6003 Nw 72 Ave , Tamarac	ADDRESS: 8883 Fontainebleua , Miami , Fl , 33172 PHONE No.: 786-6834392		
OWNER'S PHONE No: 786-683-4392	STATE REGISTRATION NUMBER AND DISCIPLINE: CIVIL PE 63023	SEAL, DATE, SIGNATURE	Sign must be installed in accordance with requirements of article 600 of National Electrical code and/or applicable local codes. Sign components to be in strict compliance with all UL standards. Underwriters Laboratories, Inc.

Complying With The Existing Code

	A	B	C	D	E	F	G	H	Sq. Ft. (A x B)
SP-FL-24B	50″	250″	50″	84″	22″	22″	n/a″	n/a	83′-3″

SIGN FACADE AREA:

One Square Foot Per One Linear Foot Tenant Frontage

LOCATION RESTRICTIONS:

300 Or More Feet Away , Multiply The Maximum Sign Area By 1.40

60 Foot Tenant Frontage x 1.40 = 84 Tsqft
Proposal 83′-3″

100% Scale

Logo : Channel letters Face : Red and Blue Trim Cap : Black And White Return : Red and White Type Letters : Hervetical

Channel letters Mounted to Flush to the wall , Iluminated by leds 4500K Red and White

Contact Information	ARCHITECT , ENGINEER, PROFESSIONAL CONSULTANT QUALIFIER'S, CONTRACTOR'S, INFORMATION		Job Address:	DRAWING MAKE BY:
OWNER'S NAME: Sergio Carmona	NAME: VICTOR CERON		3269 N STATE ROAD 7 , LAUDERDALE LAKES	sergios signs & graphic
OWNER'S ADDRESS: 6303 NW 72 Ave	ADDRESS: 8883 FONTAINEABLUE BLVD , MIAMI , FL , 33172	SEAL, DATE, SIGNATURE		
OWNER'S PHONE No: 786-683-4392	PHONE No.: 786-6834392	IN ACCORDANCE WITH: FBC 2017, ASCE7-10 (3 SEC GUST) V= 175MPH. H=25ft, EXPOSURE C, Pressures: +50psf,-50psf	Sign must be installed in accordance with requirements of article 600 of National Electrical code and/or applicable local codes. Sign components to be in strict compliance with all UL standards.	Underwriters Laboratories, Inc.
	STATE REGISTRATION NUMBER AND DISCIPLINE: CIVIL PE 63023			

Deviation Code Proposal #1

	A	B	C	D	E	F	G	H	Sq. Ft. (A x B)
SP-FL-24B	66″	288″	66″	144″	30″	30″	n/a″	n/a	132 ′

SIGN FACADE AREA:

One Square Foot Per One Linear Foot Tenant Frontage

LOCATION RESTRICTIONS:

300 Or More Feet Away , Multiply The Maximum Sign Area By 1.40

60 Foot Tenant Frontage x 2.2 = 132 Tsqft
Proposal 120′

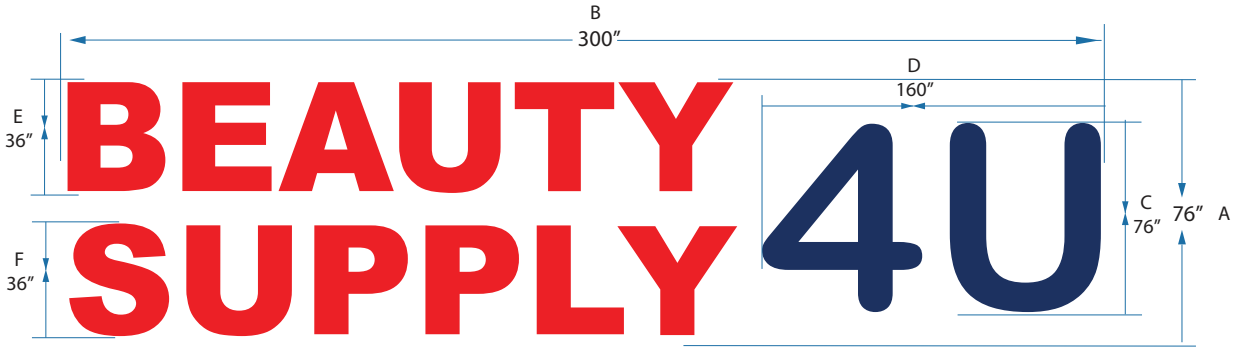
100% Scale

Logo : Channel letters Face : Red and Blue Trim Cap : Black And White Return : Red and White Type Letters : Hervetical

Channel letters Mounted to Flush to the wall , Iluminated by leds 4500K Red and White

Contact Information	ARCHITECT , ENGINEER, PROFESSIONAL CONSULTANT QUALIFIER'S, CONTRACTOR'S. INFORMATION		Job Address:	DRAWING MAKE BY:
OWNER'S NAME: Sergio Carmona	NAME: VICTOR CERON		3269 N STATE ROAD 7 , LAUDERDALE LAKES	sergios signs & graphic illuminated signs service repairs take downs
OWNER'S ADDRESS: 6303 NW 72 Ave	ADDRESS: 8883 FONTAINEABLUE BLVD , MIAMI , FL , 33172	SEAL, DATE, SIGNATURE		
OWNER'S PHONE No: 786-683-4392	PHONE No.: 786-6834392	IN ACCORDANCE WITH: FBC 2017, ASCE7-10 (3 SEC GUST) V= 175MPH. H=25ft, EXPOSURE C, Pressures: +50psf,-50psf	Sign must be installed in accordance with requirements of article 600 of National Electrical code and/or applicable local codes. Sign components to be in strict compliance with all UL standards.	Underwriters Laboratories, Inc.
	STATE REGISTRATION NUMBER AND DISCIPLINE: CIVIL PE 63023			

Deviation Code Proposal #2



	A	B	C	D	E	F	G	H	Sq. Ft. (A x B)
SP-FL-24B	76"	300"	76"	160"	36"	36"	n/a"	n/a	158'-3"

SIGN FACADE AREA:

One Square Foot Per One Linear Foot Tenant Frontage

LOCATION RESTRICTIONS:

300 Or More Feet Away , Multiply The Maximum Sign Area By 1.40

60 Foot Tenant Frontage x 2.6 = 158 Tsqft
Proposal 120'

100% Scale

Logo : Channel letters Face : Red and Blue Trim Cap : Black And White Return : Red and White Type Letters : Hervetical

Channel letters Mounted to Flush to the wall , Iluminated by leds 4500K Red and White

Contact Information	ARCHITECT , ENGINEER, PROFESSIONAL CONSULTANT QUALIFIER'S, CONTRACTOR'S. INFORMATION		Job Address:	DRAWING MAKE BY:
OWNER'S NAME: Sergio Carmona	NAME: VICTOR CERON		3269 N STATE ROAD 7 , LAUDERDALE LAKES	sergios signs & graphic
OWNER'S ADDRESS: 6303 NW 72 Ave	ADDRESS: 8883 FONTAINEABLUE BLVD , MIAMI , FL , 33172	SEAL, DATE, SIGNATURE		
OWNER'S PHONE No: 786-683-4392	PHONE No.: 786-6834392	IN ACCORDANCE WITH: FBC 2017, ASCE7-10 (3 SEC GUST) V= 175MPH. H=25ft, EXPOSURE C, Pressures: +50psf,-50psf	Sign must be installed in accordance with requirements of article 600 of National Electrical code and/or applicable local codes. Sign components to be in strict compliance with all UL standards.	Underwriters Laboratories, Inc.
	STATE REGISTRATION NUMBER AND DISCIPLINE: CIVIL PE 63023			

EXHIBIT C

RECEIVED

SEP 29 2021

LAND DEVELOPMENT APPLICATION FORM

This application must be completed in full and submitted with the appropriate Affidavit and/or Disclosure Forms. If owner of the property is not the applicant and will not be present at the hearing, the Owner Affidavit and/or Power of Attorney must be completed and signed by the property owner. In addition, if the property owner is a Corporation, Partnership, Limited Partnership, or Trustee, a separate Disclosure of Interest Form must be completed. Refer to the "Submittal Checklist" and "Application Instructions" to determine the supplemental documentation required for each application. Applications are not automatically scheduled for a particular meeting date. Prior to processing applications, staff must determine completeness. All applicants must have a pre-application conference with staff, prior to filing application(s). **PLEASE DATE THIS APPLICATION.**

TYPE OF APPLICATION

(Complete one application for each request)

Date 09/17/2021

- ☐ Rezoning
- ☐ Land Use Plan Amendment
- ☐ Text Amendment to Modify Zoning Code
- ☐ Conditional Use
- ☐ Right-of-Way Vacation
- ☐ Platting or Replatting of a Subdivision, or a Portion Thereof
- ☐ Other_____
- ☐ Site Plan Approval
- ☐ Appeal of Administrative Interpretation
- ☒ Variance

PLEASE PRINT OR TYPE

Name of Owner: Nabeel Abdel Kader

Mailing Address: 3269 N State Road 7

Business Telephone: 954 326 11 15 Home: Fax:

Name of Applicant (if different from owner): Nabeel Abdel Kader

I am the (check one): ☐ Attorney Representing Owner ☐ Contractor and/or Architect ☐ Prospective Purchaser ☒ Representative/Agent ☒ Tenant

Mailing Address: 3269 N State Road 7

Business Telephone: 786-402-5765 Home: Fax:

Name of Representative (if different from owner and Applicant):

I am the (check one): ☐ Attorney Representing Owner/Applicant ☒ Contractor and/or Architect ☒ Other (please specify) Permit Runner Contractor

Mailing Address: 1906 N Dixie Hwy

Business Telephone: 786 683 4392 Home: 954 818 32 30 Fax:

Location of Subject Property: 3269 North state Road 7

Property Size: 1200.00 includ Back Room

Present Zoning:

Present Land Use Designation: Beauty supply

Folio Number: 494124000017

Full Legal Description (attach additional sheets, if necessary):

Brief Description of Request

CHANNEL LETTERS ILLUMINATED BY LED'S RED
ATTACHED FLUSH TO THE WALL NOT WIRELIGHT

Tenant

APPLICANT'S SIGNATURE

IF THE APPLICANT IS THE PROPERTY OWNER, PLEASE COMPLETE AND SIGN BELOW:

I, being duly sworn, depose and say that I am the owner of the described real property. I acknowledge that I am subject to penalties of law, including the laws on perjury, and to possible revocation of any approvals for any false or misleading statements provided in the subject Application.

X

PROPERTY OWNER'S SIGNATURE

X YORAM IZHAK

PROPERTY OWNER (PRINT NAME)

Sworn to and subscribed before me this 21
day of September, 2021.

NOTARY PUBLIC, STATE OF FLORIDA

JORGE ANDRES DE LA ROSA
Notary Public - State of Florida
Commission # GG 979832
My Comm. Expires Apr 23, 2024
Bonded through National Notary Assn.

My commission expires:

DEVELOPMENT APPLICATION OWNER CERTIFICATION

(Please complete all that apply)

For use when petitioner is the Owner of subject property:

This is to certify that I am the owner of the subject lands described in the above application. I understand that I am responsible for complying with all application requirements prior to this petition being scheduled for any public hearing. I also understand that it is my responsibility to comply with the City's requirements regarding quasi-judicial proceedings. This further certifies that I have read this petition and the statements contained herein are true and correct.

Print name of Petitioner **Signature of Petitioner**

STATE OF _____ COUNTY OF _____

The foregoing instrument was Sworn to and Subscribed before me this _____ of _____, 20___, by _____, who is personally known to me or who has produced _____ as identification.

Printed Name of Notary Public **Signature of Notary Public**

My Commission Expires:

For use when petitioner is NOT the Owner of the Subject Property:

This is to certify that I am the owner of subject lands described in the above petition. I have authorized Nabeel ABDEL KADER to make and file the aforesaid petition. This further certifies that I have read this petition and the statements contained herein are true and correct.

Yoram IZHAK

Print name of Petitioner Signature of Petitioner

STATE OF Florida COUNTY OF DADE

The foregoing instrument was Sworn to and Subscribed before me this 21 of September 20 21 by Yoram IZHAK, who is personally known to me or who has produced _____ as identification.

JORGE ANDRES DE LA ROSA
Notary Public - State of Florida
Commission # GG 979832
My Comm. Expires Apr 23, 2024
Bonded through National Notary Assn.

Printed Name of Notary Public Signature of Notary Public

My Commission Expires:

Tenant or Owner Affidavit

I, Nabeel Abdel Kader being first duly sworn, depose and say that I am the owner/tenant of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application, and all sketch data and other supplementary matter attached and made part of the application are honest and true. I understand this application must be completed and accurate before a hearing can be advertised. In the event that I or any one appearing on my behalf is found to have made a material misrepresentation, either oral or written regarding this application, I understand that any development action may be voidable at the option of the City.

Nabeel Abdel Kader

Print Name **Signature**

FLORIDA

2021 Florida Annual Resale Certificate for Sales Tax

DR-13
R. 10/20

This Certificate Expires on December 31, 2021

Business Name and Location Address

BEAUTY SUPPLY FOR U INC
3269 N STATE ROAD 7
LAUDERDALE LAKE, FL 33319-0000

Certificate Number

16-8018378623-3

By extending this certificate or the certificate number to a selling dealer to make eligible purchases of taxable property or services exempt from sales tax and discretionary sales surtax, the person or business named above certifies that the taxable property or services purchased or rented will be resold or re-rented for one or more of the following purposes:

- Resale as tangible personal property.
- Re-rental as tangible personal property.
- Resale of services.
- Re-rental as commercial real property.
- Incorporation into tangible personal property being repaired.
- Re-rental as transient rental property.
- Incorporation as a material, ingredient, or component part of tangible personal property that is being produced for sale by manufacturing, compounding, or processing.

Your *Florida Annual Resale Certificate for Sales Tax* (Annual Resale Certificate) allows you or your representatives to buy or rent property or services tax exempt when the property or service is resold or re-rented. You **may not** use your Annual Resale Certificate to make tax-exempt purchases or rentals of property or services that will be used by your business or for personal purposes. Florida law provides for criminal and civil penalties for fraudulent use of an Annual Resale Certificate.

As a seller, you must document each tax-exempt sale for resale using one of three methods. You can use a different method each time you make a tax-exempt sale for resale.

1. Obtain a copy (paper or electronic) of your customer's current Annual Resale Certificate.
2. For each sale, obtain a transaction authorization number using your customer's Annual Resale Certificate number.
3. Each calendar year, obtain annual vendor authorization numbers for your regular customers using their Annual Resale Certificate numbers.

Online: Visit **floridarevenue.com/taxes/certificates**

Phone: 877-357-3725 and enter your customer's Annual Resale Certificate number

Mobile App: Available for iPhone, iPad, and Android devices

STATE OF _____ COUNTY OF _____

The foregoing instrument was Sworn to and Subscribed before me this _____ of _____, 200__, by _____, who is personally known to me or who has produced _____ as identification.

_____ _____

Printed Name of Notary Public **Signature of Notary Public**

My Commission Expires:

Attorney Affidavit

I, _____, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner/Applicant of the property described and which is the subject matter of the proposed hearing, that all the answers to the questions in this application, and all sketch data and other supplementary matter attached to and made a part of this application are honest and true. I understand this application must be complete and accurate before a hearing can be advertised. In the event that I or any one appearing on my behalf is found to have made a material misrepresentation, either oral or written, regarding this application, I understand that any development action may be voidable at the option of the City.

_____ _____

Print name of Petitioner Signature of Petitioner

STATE OF _____ COUNTY OF _____

The foregoing instrument was Sworn to and Subscribed before me this _____ of _____, 200__, by _____, who is personally known to me or who has produced _____ as identification.

_____ _____

Printed Name of Notary Public Signature of Notary Public

My Commission Expires:

Corporation Affidavit

I/We, _____ being first duly sworn, depose and say that I/we am the President/Vice President, and Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; that all answers to the questions in said application and all sketches, data and other supplementary matter attached to and made a part of this application are honest and true; that said corporation is the owner/tenant of the property described herein and which is the subject matter of the proposed hearing. We understand that this application must be complete and accurate before a hearing can be advertised. In the event that I or any one appearing on our behalf is found to have made a material misrepresentation, either oral or written, regarding this application, I understand that any development action may be voidable at the option of the City.

_____ _____

Print Name **Signature**

IRS.gov

EIN Assistant

Your Progress: 1. Identity 2. Authentication 3. Address 4. Details **5. EIN Confirmation**

Congratulations! The EIN has been successfully assigned.

EIN Assigned: **86-1967148**

Legal Name: **BEAUTY SUPPLY FOR U INC**

The confirmation letter will be mailed to the applicant. This letter will be the applicant's official IRS notice and will contain important information regarding the EIN. Allow up to 4 weeks for the letter to arrive by mail.

We strongly recommend you print this page for your records.

Click "Continue" to get additional information about using the new EIN. Continue >>

Help Topics

Can the EIN be used before the confirmation letter is received?

EXHIBIT D

ORDINANCE 2021-016

AN ORDINANCE OF THE CITY OF LAUDERDALE LAKES, BROWARD COUNTY, FLORIDA, APPROVING VARIANCE APPLICATION NO. 01-VA-21 SUBMITTED BY BOWMAN CONSULTING GROUP, LTD., ON BEHALF OF ARJ PROPERTIES, INC., ON MARCH 31, 2020, REQUESTING VARIANCES FROM SUBSECTIONS 704.3.5 (MAXIMUM HEIGHT), 704.3.10 (LANDSCAPED OPEN SPACE), AND 909.2 (PERMANENT SIGNS) OF CHAPTER 7 AND CHAPTER 9 OF THE CITY'S LAND DEVELOPMENT REGULATIONS, RESPECTIVELY, IN CONNECTION WITH THE DEVELOPMENT OF A SELF-STORAGE FACILITY ON REAL PROPERTY LOCATED AT THE SOUTHEAST CORNER OF NORTH STATE ROAD 7 AND NORTHWEST 44TH STREET; A COPY OF SAID APPLICATION IS ATTACHED HERETO AS **EXHIBIT A**, AND A DRAFT COPY OF WHICH CAN BE INSPECTED IN THE OFFICE OF THE CITY CLERK; PROVIDING FOR ADOPTION OF RECITALS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, ARJ Properties, Inc. ("Applicant") is the owner of that certain +/-2.799 acres of vacant land located at the southeast corner of North State Road 7 and Northwest 44th Street ("Property") within the City of Lauderdale Lakes ("City"). The Property is currently zoned B-2 (Community Business) District and has an underlying commercial land use designation;

WHEREAS, the Applicant, by and through its professional consultant and agent, Bowman Consulting Group, Ltd. ("Site Planner"), submitted an application dated March 31, 2020 ("Application") to the City seeking variances from subsections 704.3.5 (Maximum height), 704.3.10 (Landscaped open space), and 909.2 (Permanent signs) of Chapter 7 and Chapter 9 of the City's Land Development Regulations ("LDRs"), respectively, in connection with the proposed development of a self-storage facility on the Property;

WHEREAS, Section 704.3.5 of the LDRs provides:

> *Maximum height*. No building or structure shall be erected or altered to a height exceeding 50 feet. That portion of a building or structure within 100 feet of any residential zone shall be subject to a height limitation of one foot in height for every two feet in distance from the residential zoned plot unless the application of this requirement would limit the building height to less than 25 feet.

ORDINANCE 2021-016

AN ORDINANCE OF THE CITY OF LAUDERDALE LAKES, BROWARD COUNTY, FLORIDA, APPROVING VARIANCE APPLICATION NO. 01-VA-21 SUBMITTED BY BOWMAN CONSULTING GROUP, LTD., ON BEHALF OF ARJ PROPERTIES, INC., ON MARCH 31, 2020, REQUESTING VARIANCES FROM SUBSECTIONS 704.3.5 (MAXIMUM HEIGHT), 704.3.10 (LANDSCAPED OPEN SPACE), AND 909.2 (PERMANENT SIGNS) OF CHAPTER 7 AND CHAPTER 9 OF THE CITY'S LAND DEVELOPMENT REGULATIONS, RESPECTIVELY, IN CONNECTION WITH THE DEVELOPMENT OF A SELF-STORAGE FACILITY ON REAL PROPERTY LOCATED AT THE SOUTHEAST CORNER OF NORTH STATE ROAD 7 AND NORTHWEST 44TH STREET; A COPY OF SAID APPLICATION IS ATTACHED HERETO AS **EXHIBIT A**, AND A DRAFT COPY OF WHICH CAN BE INSPECTED IN THE OFFICE OF THE CITY CLERK; PROVIDING FOR ADOPTION OF RECITALS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

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WHEREAS, Section 704.3.5 of the LDRs provides:

> *Maximum height*. No building or structure shall be erected or altered to a height exceeding 50 feet. That portion of a building or structure within 100 feet of any residential zone shall be subject to a height limitation of one foot in height for every two feet in distance from the residential zoned plot unless the application of this requirement would limit the building height to less than 25 feet.

WHEREAS, Section 704.3.10 of the LDRs provides:

> *Landscaped open space.* The minimum landscaped open space required shall be 35 percent. Water surface may be applied to the open space requirement only if it is surrounded on all sides by dry land area within the same plot.

WHEREAS, Section 909.2 of the LDRs provides, in relevant part:

> *Monument identification sign—Individual building as out-parcel or stand-alone building.*

Sign face area (maximum):	48 square feet.
Number (maximum):	1 per building, if building has a minimum primary street frontage of 125 feet (1 additional sign is permitted if the property has at least 1,000 feet)
Sign structure dimension and height:	Maximum height of 6 feet; maximum length of 18 feet
Location restrictions:	Minimum 10-foot setback, minimum 10 feet from side property lines
Attached/freestanding or both:	Freestanding
Illumination:	Externally illumination or internally illuminated letters or logos only.

***

> *Wall sign.*
>
> *a. Individual building as outparcel or stand-alone building.*

Sign face area (maximum):	1 square foot per 1 linear foot of building frontage. A minimum of 18 square feet is permitted.

	Maximum sign face area shall not exceed 60 square feet.
Number (maximum):	1 per establishment. Corner or through stores are permitted a second wall sign at 50 percent of the square footage of the primary sign.
Sign structure dimension and height:	Channel letter or reverse channel letter only. Maximum depth of lettering, 8 inches. Multiple establishments within same building must have a uniform height for all signs.
Location restrictions:	If nearest common access way (as measured from the edge of pavement) or street (as measured from the ROW) to the facade on which an attached sign is located is: 1. 100 feet to 199 feet away, multiply the maximum sign area by 1.20. 2. 200 feet to 299 feet away, multiply the maximum sign area by 1.30. 3. 300 or more feet away, multiply the maximum sign area by 1.40.
Attached/Freestanding or both:	Attached

***

WHEREAS, the Applicant seeks the following variances: (1) from Subsection 704.3.5 (Maximum height), which requires that buildings or structures within 100 feet of any residential zone be subject to a height limitation of less than twenty-five (25') feet, a variance of eight feet four inches (8'-4") for a total height of thirty-three feet four inches (33'-4"); (2) from Subsection 704.3.10 (Landscaped open space), which requires the minimum landscaped open space to be

thirty-five (35%) percent, from thirty-five (35%) percent to twenty (20%) percent—a variance of fifteen (15%) percent; and (3) from Subsection 909.2 (Permanent Signs), which permits one wall sign of up to sixty (60) square feet, from one to four wall signs—one wall sign on each façade—with one wall sign up to 110.25 square feet and a second wall sign up to seventy-five (75) square feet on each of the west and north elevations.

WHEREAS, the City's Development Service Department has reviewed the Application and compiled a written Interoffice Memorandum ("Memorandum"), dated July 15, 2021, and revised September 30, 2021, summarizing the facts of the Applicant's request including all relevant documents and has transmitted such Memorandum and Application to the Planning and Zoning Advisory Board ("Board");

WHEREAS, at its September 23, 2021 Regular Meeting, the Planning and Zoning Board unanimously recommended approval of the proposed variances by a 4-0 vote;

WHEREAS, at the time of the public hearing and upon review of the Application, the general purpose and standards set forth in Section 506 of the LDRs, City Staff's Memorandum, as well as other oral and written comments received before or at the public hearing, the Board recommended approval of the Application; and

WHEREAS, the following applications are co-pending and being considered by the City Commission in conjunction with Application No. 01-VA-21: (1) 01-SP-21 for Major Site Plan Approval; (2) Application No. 02-CU-21 for Conditional Use for a self-storage facility on the Property in the B-2 (Community Business) District; and (3) Application No. 01-PL-21 for Amendment of the note on the face of the Plat known as "Russell Promotions Plat" (Collectively referred to as the "Co-Pending Applications").

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAUDERDALE LAKES AS FOLLOWS:

SECTION 1. ADOPTION OF RECITALS: The foregoing RECITALS are hereby ratified and confirmed as being true, and the same are hereby made a part of this Resolution.

SECTION 2. AUTHORITY. This Ordinance is enacted pursuant to the Chapter 5, Section 506.7 of the City of Lauderdale Lakes Land Development Regulations, and other applicable provisions of law.

SECTION 3. REVIEW AND FINDINGS: The City Commission hereby finds, upon review of the application, the general purpose and standards set forth in this section for the granting of variances, staff reports, and any oral and written comments received before or at the public hearing, that the Applicant, ARJ Properties, Inc., has established by competent and substantial evidence that Application No. 01-VA-21 meets all of the following standards of review:

(a) The particular physical surroundings, shape, topographical condition, or other physical or environmental condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the regulations were carried out literally.

(b) The conditions upon which the request for a variance is based are unique to the parcel and would not be generally applicable to other property within the vicinity.

(c) The alleged difficulty or hardship is not economic and has not been deliberately created to establish a use or structure which is not otherwise consistent with the LDR, and the applicant has not come to the condition, but it has been cast upon the applicant.

(d) The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the vicinity.

(e) The proposed variance will not substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the vicinity.

SECTION 4. APPROVAL: Based upon the findings set forth in Section 2, the City Commission hereby approves Application No. 01-VA-21, namely the Application is granted as to the requested (a) an increase in maximum height from twenty-five (25') feet to thirty-three feet four inches (33'-4"); (b) reduction in the percentage of landscaped open space from thirty-five (35%) percent to twenty (20%) percent; (c) an increase from two to four wall signs totaling 110.25 square feet and one monument sign on State Road 7 for the Property located at the southeast corner of North State Road 7 and Northwest 44th Street, as is legally described in attached Exhibit A (collectively the "Variance").

SECTION 5. SEVERABILITY: If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 6. EFFECTIVE DATE: This Ordinance shall become effective immediately upon passage on second reading.

PASSED BY THE CITY COMMISSION OF THE CITY OF LAUDERDALE LAKES ON FIRST READING AT ITS REGULAR COMMISSION MEETING ON THE 9TH DAY OF NOVEMBER 2021.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF LAUDERDALE LAKES ON SECOND READING AT ITS REGULAR COMMISSION MEETING ON THE 23RD DAY OF NOVEMBER 2021.

HAZELLE ROGERS, MAYOR

ATTEST:

VENICE HOWARD, CMC, CITY CLERK

BROWARD COUNTY, FLORIDA
SEAL OF CITY OF LAUDERDALE LAKES
INCORPORATED 1961

Approved as to form and legality
for the use of and reliance by the
City of Lauderdale Lakes only:

Sidney C. Calloway, City Attorney

Sponsored by: Tanya Davis Hernandez, AICP, Development Services Director and Fernando Leiva, AICP, Assoc. AIA, Principal Planner

VOTE: APPROVED

Mayor Hazelle Rogers	X (For)	____ (Against)	____ (Other)
Vice-Mayor Marilyn Davis	X (For)	____ (Against)	____ (Other)
Commissioner Veronica Edwards Phillips	X (For)	____ (Against)	____ (Other)
Commissioner Karlene Maxwell-Williams	X (For)	____ (Against)	____ (Other)
Commissioner Beverly Williams	X (For)	____ (Against)	____ (Other)

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: No Contract Requirement: No

Title
APPLICATION NO. 03-CU-21 SUBMITTED BY DR. LUC DORE., REQUESTING FOR CONDITIONAL USE APPROVAL TO ESTABLISH A NURSING SCHOOL WITHIN THE OFFICE PARK (OP) ZONING DISTRICT, ON PROPERTY GENERALLY KNOWN AS HEADWAY OFFICE PARK.
Summary
Staff Recommendation

Background:

Funding Source:

Fiscal Impact:

Sponsor Name/Department: Tanya Davis-Hernandez, AICP/Development Services Director

Meeting Date: 4/14/2022

ATTACHMENTS:

	Description	Type
	NURSING SCHOOL-STAFF REPORT	Backup Material

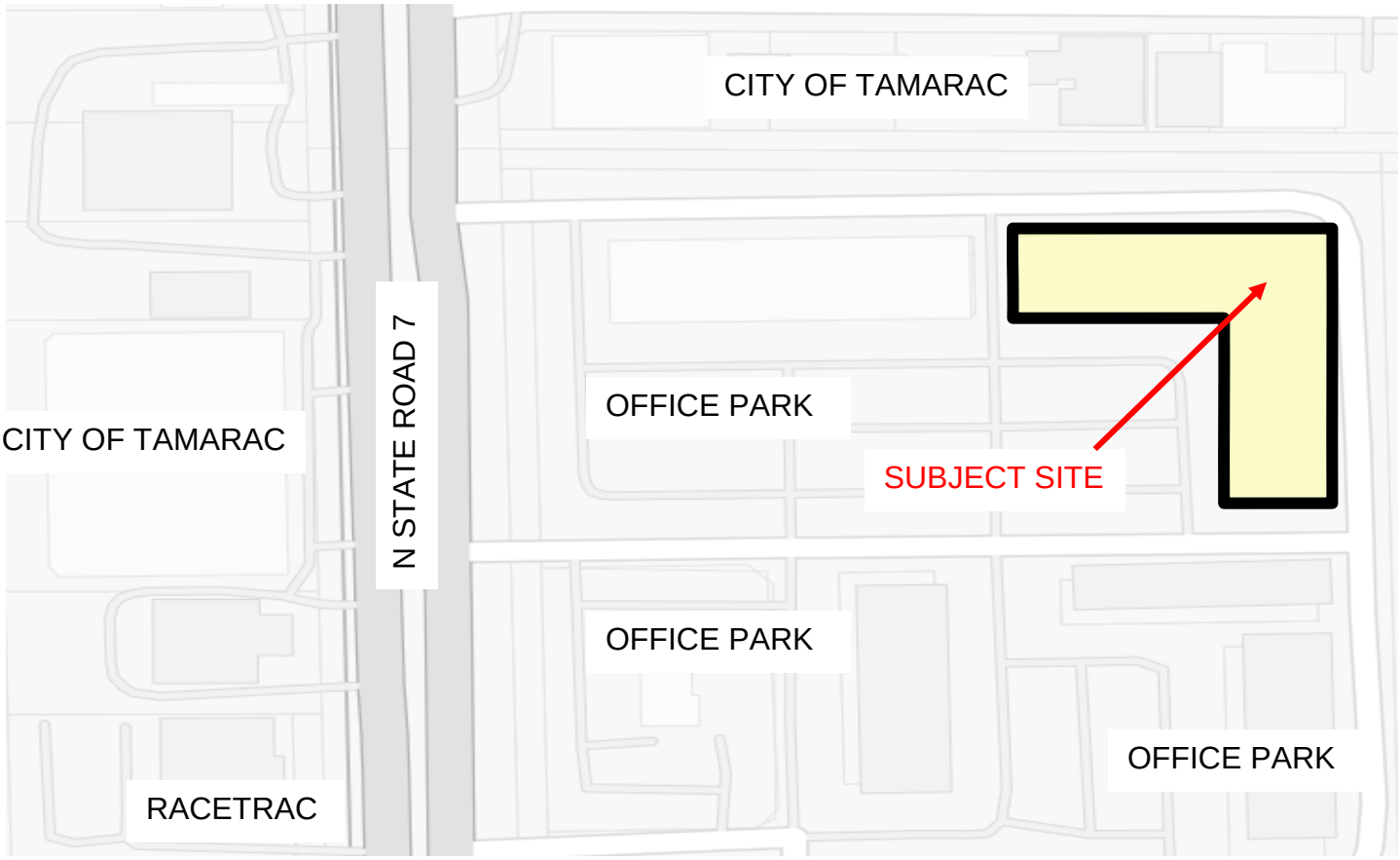
Staff Report to the

Planning and Zoning Board

April 14, 2022

App No.
03-CU-21

RE: Universal Training Center Nursing School



I. PROJECT DESCRIPTION

Project Name: Universal Training Center Nursing School	Project Location: 4850 N State Road 7 G-105 Parcel ID: 494218AC0110	Staff Recommendation: Based upon the assessment and findings contained within this report, Staff finds the proposal to be complete and is now being transmitted to the Planning and Zoning Board for further consideration and action.
Project Applicant: Dr. Luc Dore	**Project Request: 03-CU-21** Request for Conditional Use approval to establish a Nursing School within the Office Park (OP) zoning district, on property generally known as Headway Office Park.	
Project Planner: Stephen Smith, Planner II		

II. SITE DATA

Existing			
Use:	Vacant		
Zoning:	Office Park (OP) District		
County Land Use	Commerce		
Acreage	2.799 acre (121,925 S.F.)		
Proposed			
Use:	+/- 1800 sq-ft. Nursing School		
Zoning	To remain the same		
Land Use	To remain the same		
Surrounding Properties			
	Existing Land Use	Zoning	Future Land Use
North (Tamarac)	Retail	B-3	Commerce
East	Multi-Family Apartments	RM-25	Medium High (25) residential
South	Office Buildings	B-2	Commerce
West (Tamarac)	Retail	NC	Neighborhood Commercial

III. PROJECT OVERVIEW

REQUEST:

On December 09, 2021, The "Applicant", Dr. Luc Dore, filed an application requesting the approval of a +/-1800 square foot nursing school to be known as, the "Universal Training Center Nursing School" as a conditional use, within the Office Park (OP) zoning district. Applicant documentation indicates that the school will be for 8 students at a time and will have 2 administrative staff on site. Business hours are also stated to be from 9am-1pm for administrative staff and classes to be held from 6pm-10pm in the evenings, Monday through Friday.

HISTORY:

The subject site is located at 4850 N State Road 7, Building G. The site is part of a larger office development – Headway Park, which has been carved out slowly to allow uses that are not allowed by current code standards. The long-range vision for increased densities and campus like setting

development within the development has evolved from research, business and professional offices to low-density outward growth and ad-valorem tax-exempt uses.

SITE CONTEXT:

The Headway Office Park is comprised of two separate parcels and mutually share Office Park (OP) District zoning designations. The northern parcel has a total of 8 buildings - three being 2 story units (A, C, E) and the remaining being single story units. Figure 1 as exhibited below, is an aerial of the northern parcel of the park and highlights the location of the tenant suite and surrounding context.

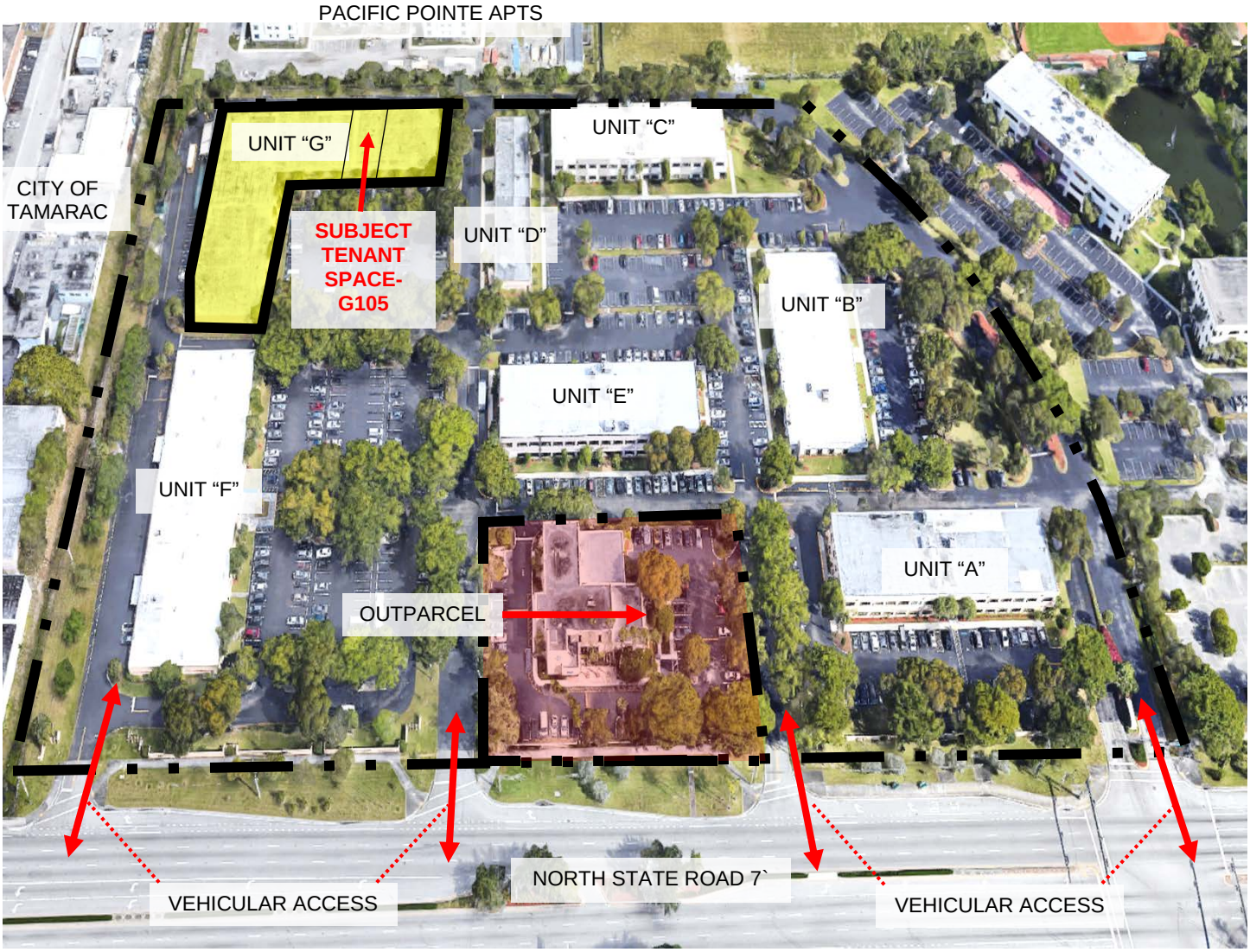


FIGURE 1

PARKING AND ACCESS:

Parking for the northern parcel is currently being serviced by on-site parking totaling roughly 642 parking spaces – 626 standard spaces and 16 handicap spaces. The site also consists of four driveways for access/egress along the western boundary line, which is off of N State Road 7.

IV. ANALYSIS

PURPOSE:

Pursuant to Chapter 5 Section 503.1 of the LDRs, Conditional uses are generally compatible with the other land uses permitted in a zoning district but, because of their unique characteristics or potential impacts on the surrounding neighborhood and the city as a whole, require individual review as to location, design, configuration, and/or operation for the particular use at the particular location proposed, as well as the imposition of individualized conditions in order to ensure that the use is compatible with the surrounding neighborhoods and appropriate at a particular location.

APPLICABLE CODES AND ORDINANCES:

The City's Land Development Regulations (LDRs) listed below are applicable to this application and are listed in no order of priority:

- Sec. 302. Planning and zoning board. The P&Z board shall act as an advisory board to the City Commission on applications for site plan approvals.
- Sec. 501. Procedures of general applicability such as public hearing and notice procedures as well as community meetings.
- Sec. 503 Conditional Uses. General site plan evaluation criteria. General Standards of Review. Review procedures.
- Sec 704.9. Office Park (OP) district
- Sec. 801. Off-street parking and loading requirements.
- Sec. 905 Sign regulations. Design, maintenance and general standards.

PARKING:

Pursuant to Chapter 8 Section 801.4.5 of the LDRs, on-site parking shall be provided as follows:

School, Vocational	Five spaces plus one space per classroom plus one space per student

According to the conceptual floor plan provided by the Applicant on Figure 2, there will be 4 classes rooms (including the laboratory), 2 administrative assistants and 8 students. In total the parking required is 17 parking spaces. The applicant has not yet provided an overall site plan showing information on dedicated parking spaces.

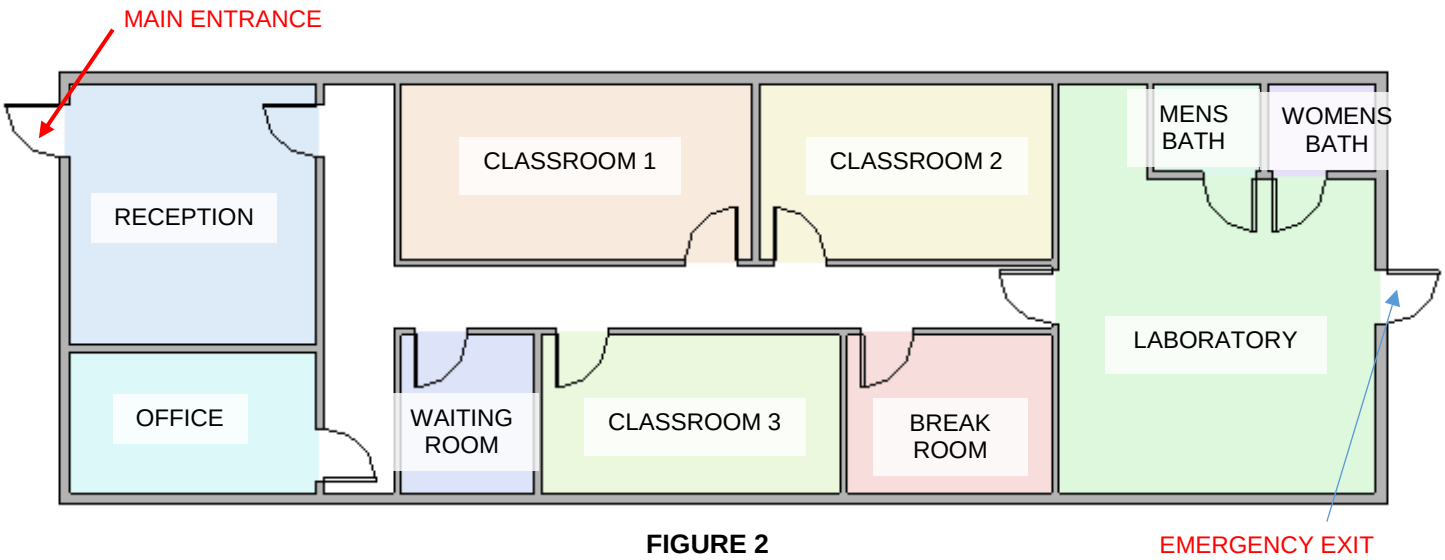


FIGURE 2

STANDARDS OF REVIEW:

The applicant has submitted the following information to substantiate the required criteria for each variance proposal and Staff has provided findings for each standard below:

a) The proposed use shall be consistent with the Comprehensive Plan;

Applicant Response: *I am sure the proposed use of my business is very consistent with the Comprehensive Plan*

Staff Response: Staff agrees with the Applicant regarding compliance with the Comprehensive Plan. Policy 1.1.2 Commercial intends for all land with a Commerce designation to provide land for business, office, and other commercial enterprises to serve and provide for the current and future residents of the City. Teaching nursing related skills could aid current and future residents alike with finding sustainable employment in the City and abroad.

b) The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare;

Applicant Response: *My Business will not be detrimental or endanger the public health, safety or general welfare.*

Staff Response: Staff agrees from a use compatibility perspective, no other uses within the Headway Office Park should be negatively impact directly or indirectly.

c) The proposed use shall be consistent with the community character of the immediate neighborhood of the proposed use;

Applicant Response: *The proposed use is consistent with the community character of the immediate neighborhood.*

Staff Response: Staff agrees the use if approved will be consistent with the character of the immediate community. Headway Office Park is home to a number of medical and professional offices alike. The proposed use could supply some new professionals to the local businesses in the Park. Also, the fact that the use is allowed albeit conditionally, speaks to the compatible nature of the proposal.

d) The Utilities, roadway capacity, drainage, and other necessary public facilities, including police, fire and emergency services, shall exist at the City's adopted levels of service, or will be available concurrent with demand as provided for in the requirements of theses LDRs;

Applicant Response: *We are not building any new building, we will be using the same utilities, roadways, drainage and other public facilities that currently exist in the complex for years*

Staff Response: Staff agrees with the Applicant. The leased space meet capacity for services and facilities.

e) Adequate measures exist or shall be taken to provide ingress and egress to the proposed use in a manner that minimizes traffic congestion in the public streets;

Applicant Response: *We are not building a new building, just using the existing roads in the complex.*

Staff Response: Staff finds the site to have adequate existing ingress and egress points to minimize traffic congestion.

f) The establishment of the Conditional Use shall not impede the development of surrounding properties for uses permitted in the zoning district; and

Applicant Response: *I am sure my business will not impede the development of surround properties for uses permitted in the zoning district.*

Staff Response: Staff agrees that the approval of the use will not impede the development of the surrounding properties.

g) **The design of the proposed use shall minimize adverse effects, including visual impacts, of the proposed use on adjacent property through the use of building orientation, setbacks, buffers, landscaping and other design criteria.**

Applicant Response: *Again, we are just renting an office space in the current building and we are not designing any new building.*

Staff Response: Staff finds that proposal will not produce much if any adverse effects, including visual impacts on adjacent property

h) **The City Commission finds that the granting of the application will be in the best interest of the City.**

Applicant Response: *You will have in place a nice business that will create directly more jobs in the community directly and indirectly.*

Staff Response: Staff agrees that the proposal meets the intent of the corresponding zoning district. As such, the use will be in the best interest of the City.

V. STAFF RECOMMENDATION

Based upon the assessment and findings contained within this report, the subject matter is now being transmitted to the Planning and Zoning Board for further consideration and action.

Should the Planning and Zoning Board move to make a favorable recommendation to approve this application, staff recommends the following:

1) The Applicant must comply with all conditions of approval
2) The maximum square footage allowed for the use shall not exceed 1833 sq. ft. and may not expand, operate or otherwise beyond or above the proposed level without additional review by the Planning and Zoning Board.
3) This Conditional Use Permit is not transferrable and does not run with the property.
4) The Applicant shall comply with the provisions of the sign code if signage is used.

Planning and Zoning Board Recommendation:

At its March 24, 2022 regular meeting, the Planning & Zoning Board forwarded a recommendation for approval by a 3 - 0 vote to the City Commission subject to the above referenced conditions of approval.

However, the meeting was later cancelled for lack of quorum, as only two members if the four-member board were present (in-person) at 6:00 p.m.

VI. EXHIBITS

A. Location Map

B. Land Use and Zoning Map

C. Survey

D. Applicant’s Standards of Review

EXHIBIT A

LOCATION MAP

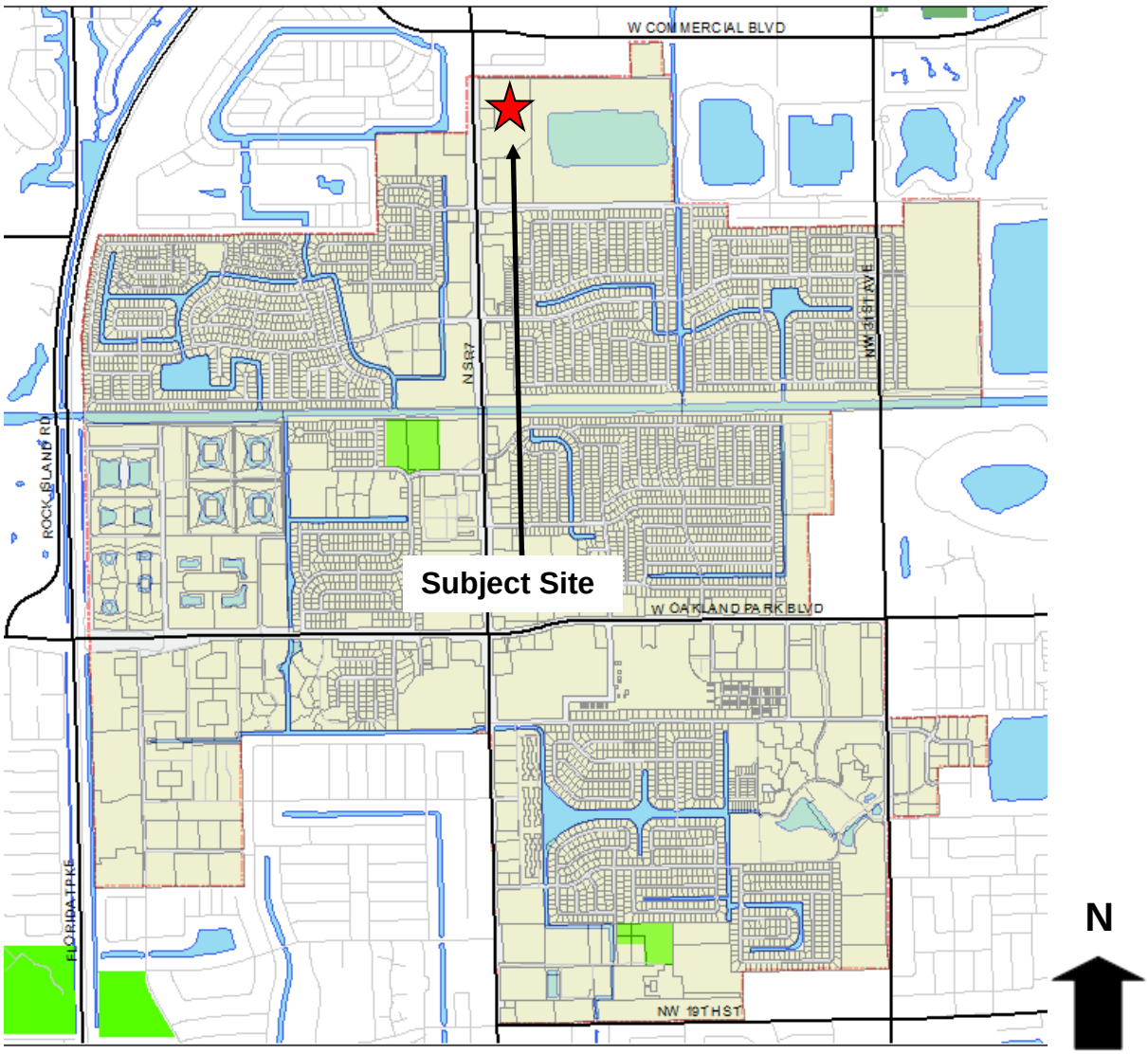


EXHIBIT B

LAND USE AND ZONING MAP

EXHIBIT C

GRAPHIC SCALE

0 25 50 100 150 200

NORTH

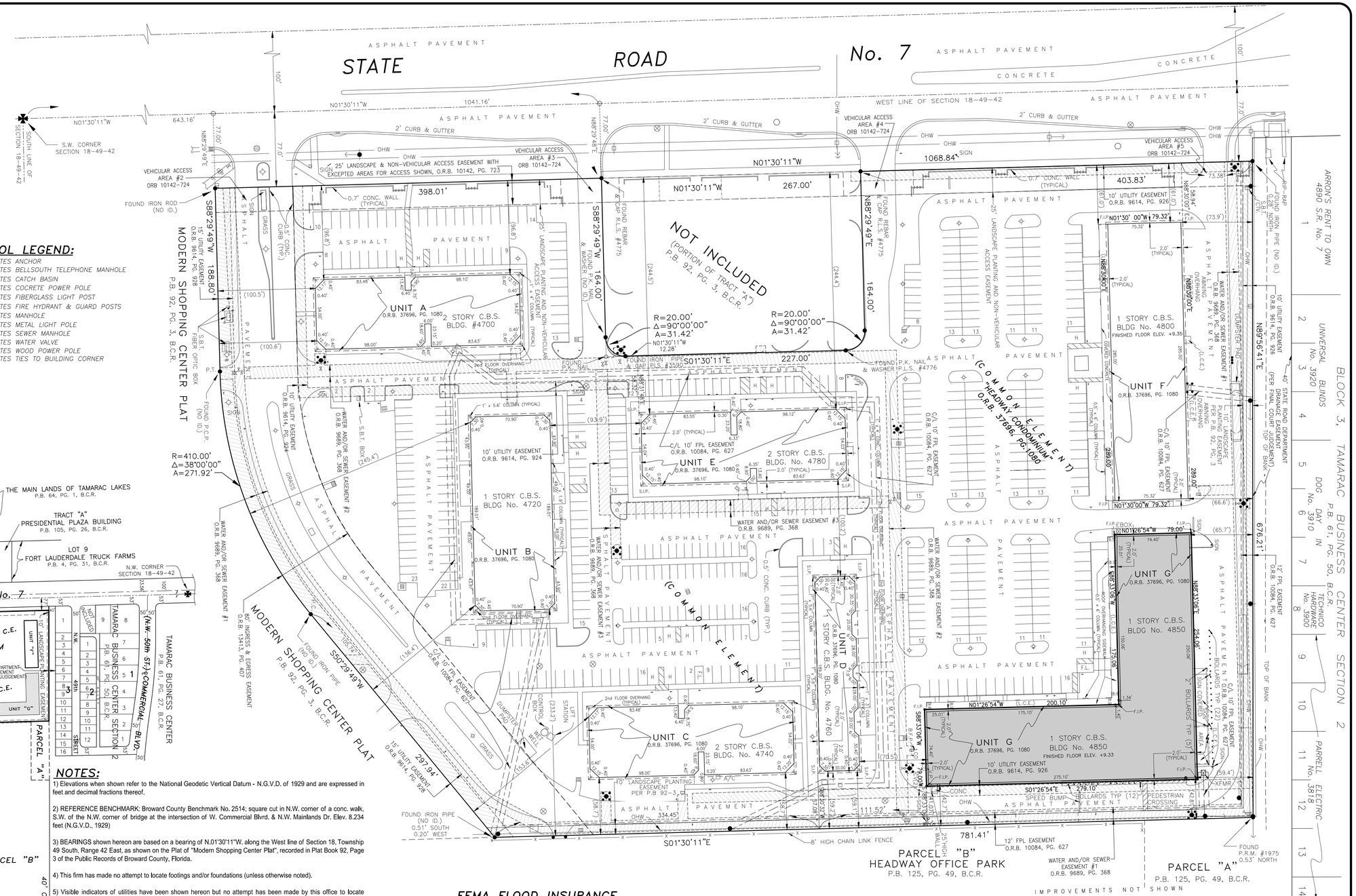
SCALE: 1" = 50'

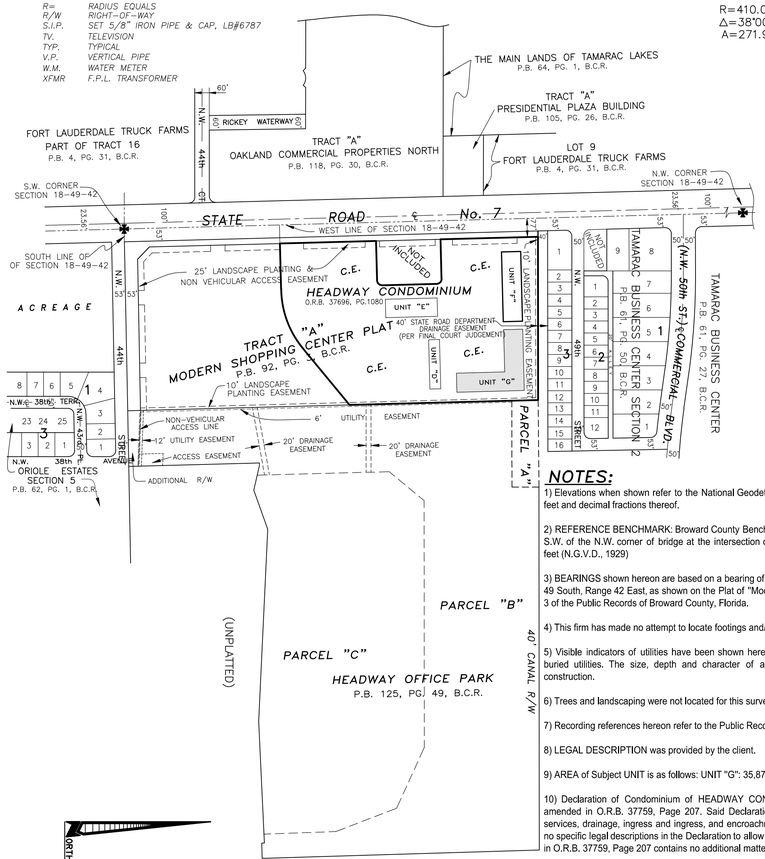
LEGEND:

A=	ARC LENGTH EQUALS
Δ=	CENTRAL ANGLE EQUALS
A/C	AIR CONDITIONER
+7.16	ELEVATION
B.F.P.	BACK FLOW PREVENTOR
BLDG.	BUILDING
CTV.	CABLE TELEVISION
C.B.S.	CONCRETE BLOCK & STUCCO
℄, C/L	CENTERLINE
CONC.	CONCRETE
C.E.	COMMON ELEMENT
B.C.R.	BROWARD COUNTY RECORDS
D.D.C.V.	DOUBLE DETECTOR CHECK VALVE
ELEV.	ELEVATION
EBOX	ELECTRIC BOX
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
H	HANDICAP
ICV	IRRIGATION CONTROL VALVE
I.D.	IDENTIFICATION
F.L.	FIRE LANE
F.P.L.	FLORIDA POWER & LIGHT COMPANY
F.I.P.	FOUND 5/8" IRON PIPE & CAP, LB#6787
L.B.	LICENSED BUSINESS
L.C.E.	LIMITED COMMON ELEMENT
M.H.	MANHOLE
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
NO., #	NUMBER
OHW	OVERHEAD WIRES
O.R.B.	OFFICIAL RECORDS BOOK
P.C.	POINT OF CURVATURE
PG.	PAGE
P.B.	PLAT BOOK
P.T.	POINT OF TANGENCY
P.C.P.	PERMANENT CONTROL POINT
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.R.M.	PERMANENT REFERENCE POINT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
S.B.T.	SOUTHERN BELL TELEPHONE
R.L.S.	REGISTERED LAND SURVEYOR
R=	RADIUS EQUALS
R/W	RIGHT-OF-WAY
S.I.P.	SET 5/8" IRON PIPE & CAP, LB#6787
TV.	TELEVISION
TYP.	TYPICAL
V.P.	VERTICAL PIPE
W.M.	WATER METER
XFMR	F.P.L. TRANSFORMER

SYMBOL LEGEND:

	–DENOTES ANCHOR
	–DENOTES BELLSOUTH TELEPHONE MANHOLE
	–DENOTES CATCH BASIN
	–DENOTES COCRETE POWER POLE
	–DENOTES FIBERGLASS LIGHT POST
	–DENOTES FIRE HYDRANT & GUARD POSTS
	–DENOTES MANHOLE
	–DENOTES METAL LIGHT POLE
	–DENOTES SEWER MANHOLE
	–DENOTES WATER VALVE
	–DENOTES WOOD POWER POLE
(50.00')	–DENOTES TIES TO BUILDING CORNER





LOCATION MAP

CITY OF LAUDERDALE LAKES

SECTION 18-49-42, BROWARD COUNTY, FLORIDA.

SCALE: 1" = 300'

NOTES:

1) Elevations when shown refer to the National Geodetic Vertical Datum - N.G.V.D. of 1929 and are expressed in feet and decimal fractions thereof.

2) REFERENCE BENCHMARK: Broward County Benchmark No. 2514; square cut in N.W. corner of a conc. walk, S.W. of the N.W. corner of bridge at the intersection of W. Commercial Blvrd. & N.W. Mainlands Dr. Elev. 8.234 feet (N.G.V.D., 1929)

3) BEARINGS shown hereon are based on a bearing of N.01'30'11"W. along the West line of Section 18, Township 49 South, Range 42 East, as shown on the Plat of "Modern Shopping Center Plat", recorded in Plat Book 92, Page 3 of the Public Records of Broward County, Florida.

4) This firm has made no attempt to locate footings and/or foundations (unless otherwise noted).

5) Visible indicators of utilities have been shown hereon but no attempt has been made by this office to locate buried utilities. The size, depth and character of all utilities should be verified by contractor prior to any construction.

6) Trees and landscaping were not located for this survey.

7) Recording references hereon refer to the Public Records of Broward County, Florida.

8) LEGAL DESCRIPTION was provided by the client.

9) AREA of Subject UNIT is as follows: UNIT "G": 35,879 Square Feet or 0.824 Acre, more or less.

10) Declaration of Condominium of HEADWAY CONDOMINIUM, recorded in O.R.B. 37696, Page 1080 and amended in O.R.B. 37759, Page 207. Said Declaration creates easements, including those for support, utility services, drainage, ingress and ingress, and encroachments; however, the easements are general in nature with no specific legal descriptions in the Declaration to allow for the easements to be plotted. The Amendment recorded in O.R.B. 37759, Page 207 contains no additional matters of survey to plot.

11) This is a Specific Purpose Boundary Survey of one Unit, UNIT G, of Headway Condominium, as referenced in the Legal Description. The Units are parcels of land and are each a portion of the Condominium Property. The Units are defined as to boundary dimensions and location by the Declaration of Condominium of Headway Condominium as recorded in O.R.B. 37696, Page 1080 of the Public Records of Broward County, Florida. Limited Common Elements (L.C.E.) appurtenant to said Units are shown hereon and in said Declaration of Condominium. Common Elements (C.E.) are appurtenant to all the Units, and are those portions of the Condominium Property which are not included within the Units, together with certain portions within the Unit boundaries (such as plumbing facilities) (see Declaration of Condominium).

FEMA FLOOD INSURANCE RATE MAP INFORMATION

UNIT G

Community Number:	120043
Panel Number:	0362
Suffix:	H
Map Number:	12011C0362H
Date of Firm Panel:	AUGUST 18, 2014
Flood Zone:	X
Base Flood Elevation:	N/A

LEGAL DESCRIPTION:

Condominium Unit G of HEADWAY CONDOMINIUM, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 37696, at Page 1080, and all exhibits and amendments thereof, Public Records of Broward County, Florida.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG

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UNIT G: HEADWAY CONDOMINIUM

TYPE OF SURVEY: BOUNDARY SURVEY

PREPARED FOR: BEST REAL ESTATE GROUP

LEITER, PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - ENVIRONMENTAL
520 N.W. 165TH STREET ROAD, SUITE 209, MIAMI, FLORIDA 33169
MIAMI-DADE (305) 652-5133 BROWARD (954)524-2202 FAX: (305) 652-0411
E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com LICENSED BUSINESS No. 6787

SURVEY DATE:	3-25-16
JOB ORDER:	16-127
FILE NO.:	B-2134
FILE NAME:	16-127.DWG
F.B.	PG.

REVISIONS:

DATE:	JOB ORDER:	DESCRIPTION:	F.B.	PG.

NOTES:

1.) ELEVATIONS WHEN SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) 1929.
2.) THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS (UNLESS OTHERWISE NOTED).
3.) THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY THIS FIRM REGARDING MATTERS OF INTEREST OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS-OF-WAYS, RESERVATIONS, ETC.
4.) THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
5.) ALL IRON PIPES & NAILS AND DSCS SET BY THIS FIRM, SET WITH CAP OR DISC WITH LB# 6787.

SURVEYOR'S CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWING UNDER OUR DIRECTION, AND THAT THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 470.027 FLORIDA STATUTES.

LEITER, PEREZ & ASSOCIATES, INC.

BY: _____, PRESIDENT

GEOFFREY LEITER, PROFESSIONAL SURVEYOR & MAPPER #6395
STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET 1 OF 1

EXHIBIT D

RECEIVED
DEC - 2 2021
BY:

LOCATION: 4850 N. STATE ROAD 7 # G105. LAUDERDALE LAKES, FL 33309

TENANT: UNIVERSAL TRAINING CENTER NURSING SCHOOL I DR. LUC DORE

As requested by Mr. Stephen Smith, Planner.

503.3.

General standards of review. In addition to the standards set forth in these LDRs for the particular use, all proposed conditional uses shall meet each of the following standards:

(a)

The proposed use shall be consistent with the comprehensive plan;>>**DR. DORE RESPONSE: I AM SURE THE PROPOSED USE OF MY BUSINESS IN VERY CONSISTENT WITH THE COMPREHENSIVE PLAN.**

(b)

The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare;>>**DR. DORE RESPONSE: MY BUSINESS WILL NOT BE DETRIMENTAL TO OR ENDANGER THE PUBLICK HEALTH, SAFETY OR GENERAL WELFARE.**

(c)

The proposed use shall be consistent with the community character of the immediate neighborhood of the proposed use;>>**DR. DORE RESPONSE: THE PROPOSED USED IS CONSISTENT WITH THE COMMUNITY CHARACTER OF THE IMMEDIATE NEIGHBORHOOD**.

(d)

Utilities, roadway capacity, drainage, and other necessary public facilities, including police, fire and emergency services, shall exist at the city's adopted levels of service, or will be available concurrent with demand as provided for in the requirements of theses LDRs;>>**DR. DORE RESPONSE: WE ARE NOT BUILDING ANY NEW BUILDING, WE WILL BE USING THE SAME UTILITIES, ROADWAYS, DRAINAGE AND OTHER PUBLIC FACILITIES THAT CURRENTLY EXIST IN THE COMPLEX FOR YEARS.**

(e)

Adequate measures exist or shall be taken to provide ingress and egress to the proposed use in a manner that minimizes traffic congestion in the public streets;>>**DR. DORE RESPONSE: WE ARE NOT BUILDING A NEW BUILDING, JUST USING THE EXISTING ROADS IN THE COMPLEX.**

(f)

The establishment of the conditional use shall not impede the development of surrounding properties for uses permitted in the zoning district; and>>**DR. DORE RESPONSE: I AM SURE MY BUSINESS WILL NOT IMPEDE THE DEVELOPMENT OF SURROUNDING PROPERTIES FOR USES PERMITTED IN THE ZONING DISTRICT.**

(g)

The design of the proposed use shall minimize adverse effects, including visual impacts, of the proposed use on adjacent property through the use of building orientation, setbacks, buffers, landscaping and other design criteria.>>**DR. DORE RESPONSE: AGAIN, WE ARE JUST RENTING AN OFFICE SPACE IN THE CURRENT BUILDING AND WE ARE NOT DESIGNING ANY NEW BUILDING.**

(h)

The city commission finds that the granting of the application will be in the best interest of the city.>>**DR. DORE RESPONSE: YOU WILL HAVE IN PLACE A NICE BUSINESS THAT WILL CREATE DIRECTLY MORE JOBS IN THE COMMUNITY DIRECTLY AND INDIRECTLY.**

Thank you for your help,

Dr.Luc Dore
Principal.

RECEIVED
DEC - 2 2021
BY:

Universal Training Center

2650 N Andrews Ave Wilton Manors, Fl 33311

Letter of intent

To whom it may concern.

This letter is to inform you that Universal Training Center has been training people since 2014 and now we are trying to move to headway office park G4850 N State Road 7 Lauderdale Lakes, Fl 33319 to continue our training nursing. My name is Dr. Luc Dore and I am the CNA trainer and I have a provisional license for Universal Training Center and I have a doctorate in Christian counseling/Divinity. We are having expecting at least 8 people, mostly in the evening and 2 administrative people in the office. Thank you for your cooperation.

Sincerely, Dr. Luc Dore