

SPECIAL EXCEPTION USE AFFIDAVIT OF COMPLIANCE WITH CONDITIONS OF APPROVAL

[Canaima Bakery] (25-SE-016)

I, DANIEL GARCIA, being sworn, do hereby certify and affirm that the following statements are true:

I have read in its entirety the [Canaima Bakery & 25-SE-016] Development Review Report, any Supplemental Development Review Reports, and all attachments and exhibits associated with the special exception use application filed with the City of Lauderdale, Florida Planning and Zoning Division and understand its contents. *I further acknowledge that Special Exception Use applications are reviewed and will be subject to approval by the Lauderdale City Commission in a quasi-judicial hearing and my attendance at the hearing, or the attendance of my representative or designee, is required to ensure all facts pertaining to the matter are put on record.*

I have read and understand the below described conditions of approval and voluntarily agree to comply with all said conditions. I understand that no Special Exception will be executed or approved in final until and unless this signed Affidavit is submitted to the City:

1. The manufacturing, compounding, processing, or storage use (manufacturer of baked goods) store is restricted to 1,500± square feet of leasable space located at 4474-4476 N. University Drive, Lauderdale, 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. This Special Exception Use Development Order for "manufacturing, compounding, processing, or storage" shall be specifically granted to the property owner: Promenade Plaza, LLC. Pursuant to 1.3.11. Transfer of Development Orders or Approvals, should the property be sold, transferred or otherwise re-assigned the new owner shall notify the Development Services Department of the City updated contact information within five (5) days of change of ownership.
3. The general days and hours of operation are: Monday through Sunday 7:00am – 6:00pm.

SPECIAL EXCEPTION USE AFFIDAVIT OF COMPLIANCE WITH CONDITIONS OF APPROVAL

[Canaima Bakery] (25-SE-016)

4. Any violation of these conditions of approval, or if there are any Code Enforcement violations or liens against the property owner, this special exception use development order may be brought before the City Commission to be reconsidered, at which time the development order, or conditions of approval, may be subject to modification, suspension and/or revocation.
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.

Any violation of these conditions may result in a public hearing before the City Commission in order to determine whether this special exception use development order should be revoked, suspended or modified.

SPECIAL EXCEPTION USE AFFIDAVIT OF COMPLIANCE WITH CONDITIONS OF APPROVAL

[Canaima Bakery] (25-SE-016)

I understand that I am swearing or affirming under oath the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include the modification, suspension or revocation of any resolution adopting the special exception use application and any certificate of use associated with the special exception use approval.

Print your name: DANIEL GARCIA ROMERO

Sign your name: [Signature]

Date signed: 11/05/2025

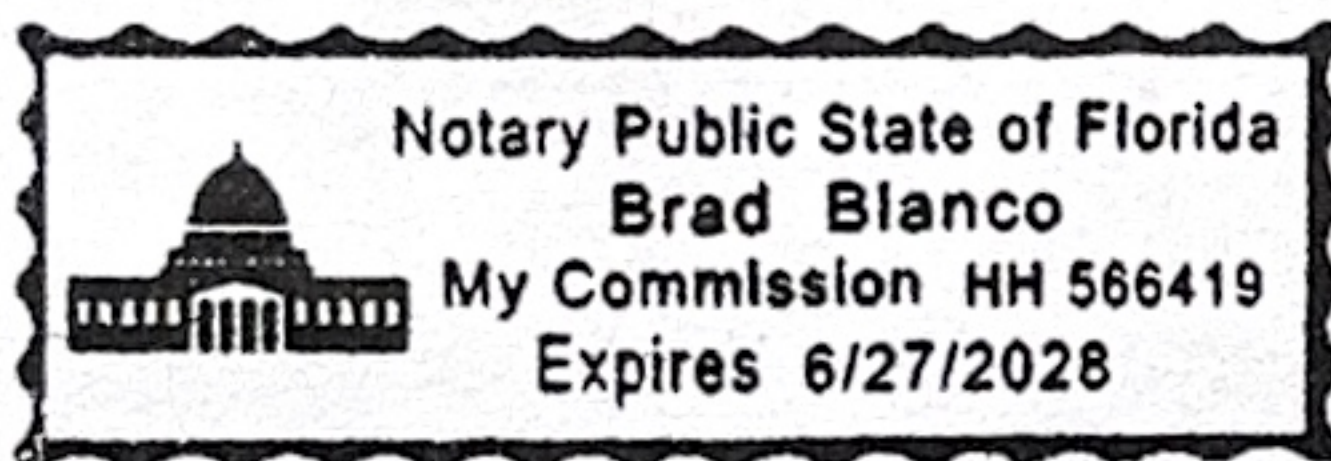
The foregoing instrument was acknowledged before me this 5 day of November, 2025, by Daniel Garcia Romero, who is personally known to me or who has produced FCNL as identification and who did take an oath.

Notary public

Print your name: Brad Blanco

Sign your name: [Signature]

State of Florida at Large Seal



My Commission Expires: 06/27/2028