



# City of Lauderhill

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

## File Details

**File Number: 21R-4146**

**File ID:** 21R-4146

**Type:** Resolution

**Status:** Agenda Ready

**Version:** 1

**Reference:**

**In Control:** City Commission Meeting

**File Created:** 06/30/2021

**File Name:** SPECIAL EXCEPTION APPLICATION NO.21-SE-010  
Meghna Enterprises, LLC DBA 12 ST Food Mart

**Final Action:**

**Title:** RESOLUTION NO. 21R-07-144: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING MEGHNA ENTERPRISES, LLC D/B/A 12 ST FOOD MART A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT THE CONVEYANCE OF AN EXISTING CONVENIENCE STORE USE ON A 0.71± ACRE SITE AS LEGALLY DESCRIBED HEREIN AND AS RECORDED IN PLAT BOOK 51 PAGE 39 OF THE OFFICIAL PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND MORE COMMONLY KNOWN AS 4248 N.W. 12TH STREET, LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

### Notes:

### Sponsors:

### Enactment Date:

**Attachments:** RES-21R-07-144-Special X - Meghda Enterprises-Convenience Store.pdf, DRR (21-SE-010) Meghna Enterprises DBA 12th ST Food Mart, A. Application submittal, Meghna Enterprises DBA 12 ST Food Mart Application, B. Licenses, Broward County, State of Florida, C. (21-SE-010) SEU Conditions Affidavit, Meghna Enterprises, LLC DBA 12 ST Food Mart

### Enactment Number:

### Contact:

### Hearing Date:

\* **Drafter:** slangrin@laudershill-fl.gov

### Effective Date:

### Related Files:

## History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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**Text of Legislative File 21R-4146**

**RESOLUTION NO. 21R-07-144: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING MEGHNA ENTERPRISES, LLC D/B/A 12 ST FOOD MART A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT THE CONVEYANCE OF AN EXISTING CONVENIENCE STORE USE ON A 0.71± ACRE SITE AS LEGALLY DESCRIBED HEREIN AND AS RECORDED IN PLAT BOOK 51 PAGE 39 OF THE OFFICIAL PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND MORE COMMONLY KNOWN AS 4248 N.W. 12TH STREET, LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

**Request Action:**

A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING MEGHNA ENTERPRISES, LLC DBA 12 ST FOOD MART A SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT THE CONVEYANCE OF AN EXISTING CONVENIENCE STORE USE ON A 0.71± ACRE SITE LEGALLY DESCRIBED AS FLAIR SUBDIVISION NO 3 B LOT 27,28,29,30 BLK27 RECORDED IN PLAT BOOK 51 PAGE 39 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOW AS 4248 NW 12TH ST, LAUDERHILL, FLORIDA.

**Need:**

WITHIN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT A CONVENIENCE STORE USE IS A SPECIAL EXCEPTION USE REQUIRING CITY COMMISSION APPROVAL. THE APPLICANT NEEDS CITY COMMISSION APPROVAL IN ORDER TO OPERATE THE PROPOSED USE

**Summary Explanation/ Background:**

THE APPLICANT IS REQUESTING A CONVEYANCE OF AN EXISTING CONVENIENCE STORE, 12 ST FOOD MART, LOCATED AT 4248 NW 12ST ST. PURSUANT ARTICLE IV SEC 4.10, A SPECIAL EXCEPTION IS REQUIRED FOR CONVEYANCES OF CONVENIENCE STORE USES. THE PROPOSED CONVENIENCE STORE WILL OPERATE IN THE SAME CAPACITY AS THE EXISTING OPERATOR AND WILL EMPLOY 2 EMPLOYEES. HOURS OF OPERATION WILL BE 7AM-11PM SUNDAY THROUGH SATURDAY.

**Attachments:**

DEVELOPMENT REVIEW REPORT, SITE PLAN, FLOOR PLAN, INVENTORY OF FIXTURES AND EQUIPMENT, AFFIDAVIT OF CONDITIONS

**Cost Summary/ Fiscal Impact:**

THE DIVISION FINDS THE IMPLEMENTATION OF THIS RESOLUTION/ORDINANCE WILL NOT REQUIRE A BUDGET ALLOCATION OR EXPENDITURE OF CITY FUNDS AND CONCLUDES IT DOES NOT HAVE ANY DIRECT FISCAL IMPACT ON THE CITY'S BUDGET

**Estimated Time for Presentation:**

5 Minutes

**Master Plan:**

**Goal 1: Clean, Green Sustainable Environment**

- Increase mass transit ridership
- Reduce City energy consumption
- Reduce water consumption

**Goal 2: Safe and Secure City of Lauderhill**

- Crime in lower 50% in Broward
- Residents feel safe in neighborhood
- Reduce emergency fatalities

**Goal 3: Open Spaces and Active Lifestyle for all ages**

- Increase participation in youth sports
- Add new park land and amenities
- Increase attendance at cultural programs and classes

**Goal 4: Growing Local Economy, Employment and Quality of Commercial Areas**

- Increase commercial tax base
- Increase employment in Lauderhill businesses
- Decrease noxious and blighted uses in commercial areas

**Goal 5: Quality Housing at all Price Ranges and Attractive Communities**

- Neighborhood signs and active HOAs
- Housing & streets improved, litter reduced
- Increase proportion of single family homes and owner occupied housing

**Goal 6: Efficient and Effective City Government, Customer Focused & Values Diversity**

- Improves City efficiency
- Increase use of Information Technology
- Increases residents perception of Lauderhill as an excellent place to live