



# City of Lauderhill

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## File Details

City Commission  
Chambers at City Hall  
5581 W. Oakland Park  
Blvd.  
Lauderhill, FL, 33313  
[www.lauderhill-fl.gov](http://www.lauderhill-fl.gov)

**File Number: 21R-4055**

**File ID:** 21R-4055

**Type:** Resolution

**Status:** Agenda Ready

**Version:** 1

**Reference:**

**In Control:** City Commission Meeting

**File Created:** 04/13/2021

**File Name:** Special Exception - U Save Food Store

**Final Action:**

**Title:** RESOLUTION NO. 21R-06-114: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING THE SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO RYAN MART, INC. D/B/A U SAVE FOOD STORE, SUBJECT TO CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT THE CONVEYANCE OF AN EXISTING CONVENIENCE STORE USE ON 0.27 ± ACRE SITE AS LEGALLY DESCRIBED HEREIN AND MORE COMMONLY KNOWN AS 4039 N.W. 19TH STREET, LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** RES-21R-06-114-Special X - U Save Food.pdf, DRR (21-SE-005) 4039 NW 19 ST Ryan Mart Inc. dba U Save Food Store.pdf, A. SEU Application, U Save Food Store.pdf, B. 4037-4039 NW 19th ST, Site plan.pdf, C. Floor Plan, U Save Food Store.pdf, D. U Save Food Store, Inventory of fixtures and equipment.pdf, E. (21-SE-005) SEU Conditions Affidavit, Ryan Mart, Inc. dba U Save Food Store (3).pdf, Calls fo Service RyanMart.pdf

**Enactment Number:**

**Contact:**

**Hearing Date:**

\* **Drafter:** [apetti@lauderdale-fl.gov](mailto:apetti@lauderdale-fl.gov)

**Effective Date:**

**Related Files:**

### History of Legislative File

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

**Text of Legislative File 21R-4055**

**RESOLUTION NO. 21R-06-114: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING THE SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO RYAN MART, INC. D/B/A U SAVE FOOD STORE, SUBJECT TO CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT THE CONVEYANCE OF AN EXISTING CONVENIENCE STORE USE ON 0.27 ± ACRE SITE AS LEGALLY DESCRIBED HEREIN AND MORE COMMONLY KNOWN AS 4039 N.W. 19TH STREET, LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

**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, U SAVE FOOD STORE, LOCATED AT 4039 NW 19ST 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 6 EMPLOYEES. HOURS OF OPERATION WILL BE 8AM-8PM 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: Explain how this Agenda item advances one or more objectives**

**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