

RESOLUTION NO. 25R-11-218

A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA, GRANTING PROMENADE PLAZA, LLC, FOR CANAIMA BAKERY, A SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT A MANUFACTURING, COMPOUNDING, PROCESSING, OR STORAGE USE ON A 10.55± ACRE SITE LEGALLY LOCATED AT 4474-4476 N. UNIVERSITY DRIVE, LAUDERHILL, FLORIDA, AND MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the property owner, Promenade Plaza, LLC, for Canaima Bakery (tenant) is requesting a special exception use order to allow a manufacturing, compounding, processing, or storage use, within the General Commercial (CG) zoning district on an approximately 10.55± acre site located at 4474-4476 N. University Drive, Lauderhill, Florida; and

WHEREAS, the subject property is also more particularly described as Lots 10 through 24, Block 2, Boulevard Shoppes No. 2, according to the Plat thereof, as recorded in Plat Book 106, Page 37, of the public records of Broward County, Florida; and

WHEREAS, a retail building (143,430 sq. ft. building) was constructed on the property in approximately 1985, and the tenant desires to manufacture baked goods on the site; and

WHEREAS, City Staff has analyzed the application and the City's Code of Ordinances and finds that the request meets the criteria as set forth in the code of ordinances.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, THAT:

Section 1. The above recitations are true and incorporated herein.

Section 2. The City Commission having considered all testimony and evidence presented at the Commission meeting, including the staff report, and pursuant to the City's Code of Ordinances, hereby finds that the request meets relevant land development regulation criteria and specifically meets the criteria set forth in section Article IV, Section 4.6, Standards for Approval, of the City's Code of Ordinances.

Section 3. The Special Exception Use Order for property located at 4474-4476 N. University Drive, is hereby approved, subject to the following conditions:

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, Lauderhill, Florida. Consistent with Land Development

Regulations Article IV., Part 4.0., Section 4.3., the expansion, alteration, enlargement or removal to another location of this use is prohibited and shall be unlawful unless the City Commission amends this development order or grants a new development order to allow such expansion, alteration, enlargement or removal to another location. Notwithstanding the above, through the site plan modification process, the City Commission delegates to the Development Review Committee (DRC) the authority to allow the floor plan to be altered; however, the DRC is without authority to allow the expansion, enlargement, or removal of the use to another location.

2. 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.
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.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED this _____ day of _____, 2025.

DENISE D. GRANT, MAYOR
PRESIDING OFFICER

ATTEST:

ANDREA M. ANDERSON, MMC
CITY CLERK

MOTION _____
SECOND _____

Approved as to Form

R. CAMPBELL _____
M. DUNN _____
D. GRANT _____
J. HODGSON _____
S. MARTIN _____

Hans Ottinot
City Attorney