

RESOLUTION NO. 22R-07-132

A RESOLUTION OF THE CITY OF LAUDERHILL CITY COMMISSION REVIEWING THE SPECIAL EXCEPTION USE DEVELOPMENT ORDER PREVIOUSLY ISSUED TO RYAN MART, INC. D/B/A U SAVE FOOD STORE VIA RESOLUTION NO. 21R-06-114, FOR ANNUAL POST-HEARING REVIEW AND AS A RESULT OF A VIOLATION OF THE CONDITIONS OF THE SPECIAL EXCEPTION USE DEVELOPMENT ORDER; PROVIDING A PUBLIC HEARING TO DISCUSS WHETHER A MODIFICATION, SUSPENSION, OR REVOCATION OF THE SPECIAL EXCEPTION OR ITS CONDITIONS IS NECESSARY FOR THE SPECIAL EXCEPTION USE DEVELOPMENT ORDER GRANTED TO RYAN MART, INC. D/B/A U SAVE FOOD STORE ON JUNE 28, 2021, 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 (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH).

WHEREAS, Ryan Mart, Inc. d/b/a U Save Food Store was previously granted a Special Exception Use Development Order subject to conditions via Resolution No. 21R-06-114 on June 28, 2021; and

WHEREAS, the Land Development Regulations, Article IV, Section 4.11.1 provide for post-approval review of Special Exception Use Development Orders by the City Commission; and

WHEREAS, condition #11 of the original Special Exception called for annual review of this Special Exception, and that annual review was due as of June 28, 2022; and

WHEREAS, potential violations of the various conditions require a public hearing back before the City Commission to determine whether the Special Exception requires modification, suspension or revocation of the use development order itself or its conditions;

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

Section 1. The review of Special Exception Use Order previously granted via Resolution No. 21R-06-114 to Ryan Mart, Inc. d/b/a U Save Food Store, to allow in the General Commercial (CG) Zoning District the conveyance of an existing convenience store use on a 0.27 ± square feet site as legally described herein and more commonly known as 4039 N.W. 19th Street, Lauderhill, Florida, hereby results in the following findings by the City Commission:

The Special Exception is hereby modified to continue to include the original conditions, as well as the following conditions as modified effective July 11, 2022:

1. This special exception use development order to allow the Convenience Store is specifically granted to Ryan Mart, Inc. D/B/A U Save Food Store and such development order cannot be conveyed to another person or entity. Any change of corporate ownership affecting 51% percent or more of the interest of the business or any of its assets in any manner shall trigger this provision. Notwithstanding, the convenience store may be operated by other business entities so long as there is no change in ownership as specified herein.
2. The Convenience Store use is restricted to 2,400 square feet of leasable space located at 4039 NW 19 ST 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.
3. The convenience store days and hours of operation are hereby modified to be permanently reduced effective 10 days from now (on July 21, 2022) to operate 6AM to 11PM, 7 days a week. Alcoholic beverage sales will be limited to beer and wine on the days and hours imposed by Land Development Regulations Article III., Part 5.0., Subsection 5.3.1.A.
4. Ryan Mart, Inc. D/B/A U Save Food Store shall comply with all of the requirements of Section 812.173, Florida Statutes regarding security at convenience stores as well as comply with all provisions required in Article VII Section 12-106- Convenience Stores of the Code of Ordinances and Article III Sec 5.15.A of the Land Development Code. Such conditions must be met and required at time of Certificate of Use.
5. If the City`s Code Enforcement Board assesses a lien for landscaping, trash or other unsightly or unsafe conditions, this special exception use development order may be brought before the City Commission to be reconsidered, at which time the development order or the conditions of approval may be subject to modification, suspension or revocation.
6. If the City`s Police Department records more than three instances regarding noise, loitering, parking or criminal activity, either from observation by police officers or verified from complaints by three or more unrelated individuals, within any ninety (90) day period, the special exception use may be brought

before the City Commission to be reconsidered, at which time the development order or the conditions of approval may be subject to modification, suspension or revocation. The police shall report back with a status as to whether there is any change in the level of police incidents in the next 90 days.

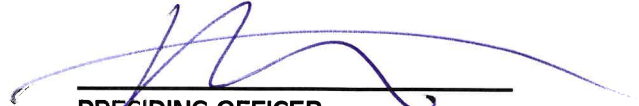
7. Any violation of these conditions of approval may result in a public hearing before the City Commission at any time deemed necessary and may result in the modification, suspension or revocation of this special exception use development order or its conditions or both.
8. If a use which has been granted a special exception shall cease to operate for a continuous period of one (1) year, the special exception approval shall expire.
9. The owner shall execute a trespass agreement for the police department to keep on file for enforcement.
10. Property Owner or Operator must provide a security plan that demonstrates how they will prevent loitering and reduce the amount of police call associated with trespassing or the presence of "bad actors". The Owner must provide the security plan to the City within 30 days of the passage of this Resolution. The City has 30 days from the date of receipt to bring it through the approval process, then Owner has 90 days after the approval to implement the security plan. In addition to said security plan the property owner or operator shall also provide a property maintenance plan that demonstrates how they will maintain cleanliness in compliance with the Code of Ordinances;
11. In the event of Commission approval, review of this Special Exception Development Order shall take place on an annual basis no later than one month after the date the SEU Development order is issued as allowed by Article IV, Section 4.11.2 of the City of Lauderhill's Land Development Regulations. A review shall be conducted at least annually each year, and may be reviewed sooner if determined to be necessary by city staff or the city commission.
12. The business must hire an approved bonded, licensed and insured security company to operate on business premises from 3PM to 11PM every day. The company must be approved by the city, and the city must be provided with at least fifteen (15) days notice of any change in the hired security company. The business may hire a private police special duty detail paid for by the business, in lieu of a hired bonded, licensed and insured security company if it chooses to do so.

Section 2. The Staff Report, as prepared by City staff, and all other substantial competent evidence presented at the Commission meeting, is incorporated herein and is hereby adopted as the findings of fact as to this special exception.

Section 3. This Resolution shall take effect immediately upon its passage.

DATED this 11 day of July, 2022.

PASSED AND ADOPTED on first reading this 11 day of July, 2022.



PRESIDING OFFICER

ATTEST:

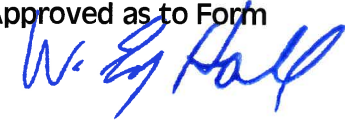


CITY CLERK

MOTION	<u>L. Martin</u>
SECOND	<u>K. Thurston</u>

M. DUNN	<u>Absent</u>
D. GRANT	<u>Yes</u>
L. MARTIN	<u>Yes</u>
S. MARTIN	<u>Yes</u>
K. THURSTON	<u>Yes</u>

Approved as to Form



W. Earl Hall
City Attorney



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: 22R-4505

File ID: 22R-4505

Type: Resolution

Status: Agenda Ready

Version: 1

Reference:

In Control: Special City
Commission
Meeting

File Created: 03/07/2022

File Name: Public Hearing on U-Save Convenience Store SE
violations

Final Action:

Title: RESOLUTION NO. 22R-07-132: A RESOLUTION OF THE CITY OF LAUDERHILL CITY COMMISSION REVIEWING THE SPECIAL EXCEPTION USE DEVELOPMENT ORDER PREVIOUSLY ISSUED TO RYAN MART, INC. D/B/A U SAVE FOOD STORE VIA RESOLUTION NO. 21R-06-114, FOR ANNUAL POST-HEARING REVIEW AND AS A RESULT OF A VIOLATION OF THE CONDITIONS OF THE SPECIAL EXCEPTION USE DEVELOPMENT ORDER; PROVIDING A PUBLIC HEARING TO DISCUSS WHETHER A MODIFICATION, SUSPENSION, OR REVOCATION OF THE SPECIAL EXCEPTION OR ITS CONDITIONS IS NECESSARY FOR THE SPECIAL EXCEPTION USE DEVELOPMENT ORDER GRANTED TO RYAN MART, INC. D/B/A U SAVE FOOD STORE ON JUNE 28, 2021, 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 (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH).

Notes: Special Commission Meeting 11 am

Sponsors:

Enactment Date:

Attachments: RES-22R-07-132-Special X Review - U Save Food.pdf,
Certified Copy - RES 21R-06-114, U Save Letter
6.15.22 Lauderhill.pdf, U Save Letter 6.15.22
Plantation.pdf

Enactment Number:

Contact:

Hearing Date:

* **Drafter:** apetti@lauderhill-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 22R-4505

RESOLUTION NO. 22R-07-132: A RESOLUTION OF THE CITY OF LAUDERHILL CITY COMMISSION REVIEWING THE SPECIAL EXCEPTION USE DEVELOPMENT ORDER PREVIOUSLY ISSUED TO RYAN MART, INC. D/B/A U SAVE FOOD STORE VIA RESOLUTION NO. 21R-06-114, FOR ANNUAL POST-HEARING REVIEW AND AS A RESULT OF A VIOLATION OF THE CONDITIONS OF THE SPECIAL EXCEPTION USE DEVELOPMENT ORDER; PROVIDING A PUBLIC HEARING TO DISCUSS WHETHER A MODIFICATION, SUSPENSION, OR REVOCATION OF THE SPECIAL EXCEPTION OR ITS CONDITIONS IS NECESSARY FOR THE SPECIAL EXCEPTION USE DEVELOPMENT ORDER GRANTED TO RYAN MART, INC. D/B/A U SAVE FOOD STORE ON JUNE 28, 2021, 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 (REQUESTED BY CITY MANAGER, DESORAE GILES-SMITH).

Request Action:

Public Hearing before the City Commission to determine whether Special Exception requires modification, suspension or revocation.

Need:

Hearing to determine whether violations of the Special Exception requires modification, suspension or revocation of the Special Exception Use Development Order.

Summary Explanation/ Background:

Ryan Mart, Inc. d/b/a U Save Food Store was previously granted a Special Exception Use Development Order subject to conditions via Resolution No. 21R-06-114. Potential violations of the various conditions require a public hearing back before the City Commission to determine whether the Special Exception requires modification, suspension or revocation. In addition, the Land Development Regulations, Article IV, Section 4.11.1 provide for post-approval review of Special Exception Use Development Orders. Further, condition #11 of the Special Exceptions also calls for annual review of this Special Exception, and that annual review is due.

Attachments:

Resolution No. 21R-06-114

Cost Summary/ Fiscal Impact:

Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements

Estimated Time for Presentation:

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

CERTIFICATION

I certify this to be a true and correct copy of the record in my office.

WITNESSETH my hand and official seal of the City of Lauderdale, Florida, this the

RESOLUTION NO. 21R-06-114

29 day of June 2022
Shaker M. And City Clerk

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

WHEREAS, this property is zoned General Commercial (CG) by the City of Lauderdale Zoning Map; and

WHEREAS, pursuant to the Land Development Regulations (LDR), this use is permitted in the General Commercial (CG) zoning district by Special Exception approval only; and

WHEREAS City Staff recommends that the City Commission vote IN FAVOR OF of this Special Exception Use Development Order request, subject to the following conditions;

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

Section 1. The Special Exception Use Order of Ryan Mart, Inc. d/b/a U Save Food Store, to allow in the General Commercial (CG) Zoning District the conveyance of an existing convenience store use on a 0.27 ± square feet site as legally described herein and more commonly known as 4039 N.W. 19th Street, Lauderdale, Florida, is hereby approved, subject to the following conditions:

1. This special exception use development order to allow the Convenience Store is specifically granted to Ryan Mart, Inc. D/B/A U Save Food Store and such development order cannot be conveyed to another person or entity. Any change of corporate ownership affecting 51% percent or more of the interest of the business or any of its assets in any manner shall trigger this provision. Notwithstanding, the convenience store may be operated by other business entities so long as there is no change in ownership as specified herein.
2. The Convenience Store use is restricted to 2,400 square feet of leasable space located at 4039 NW 19 ST 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.

3. The convenience store days and hours of operation are Sunday through Saturday 8AM to 8 AM 24 hours a day. Alcoholic beverage sales will be limited to beer and wine on the days and hours imposed by Land Development Regulations Article III., Part 5.0., Subsection 5.3.1.A.
4. Ryan Mart, Inc. D/B/A U Save Food Store shall comply with all of the requirements of Section 812.173, Florida Statutes regarding security at convenience stores as well as comply with all provisions required in Article VII Section 12-106- Convenience Stores of the Code of Ordinances and Article III Sec 5.15.A of the Land Development Code. Such conditions must be met and required at time of Certificate of Use.
5. If the City`s Code Enforcement Board assesses a lien for landscaping, trash or other unsightly or unsafe conditions, this special exception use development order may be brought before the City Commission to be reconsidered, at which time the development order or the conditions of approval may be subject to modification, suspension or revocation.
6. If the City`s Police Department records more than three instances regarding noise, loitering, parking or criminal activity, either from observation by police officers or verified from complaints by three or more unrelated individuals, within any ninety (90) day period, the special exception use may be brought before the City Commission to be reconsidered, at which time the development order or the conditions of approval may be subject to modification, suspension or revocation.
7. Any violation of these conditions of approval may result in a public hearing before the City Commission and may result in the modification, suspension or revocation of this special exception use development order or its conditions or both.
8. 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.
9. The owner shall execute a trespass agreement for the police department to keep on file for enforcement.
10. Property Owner or Operator must provide a security plan that demonstrates how they will prevent loitering and reduce the amount of police call associated with trespassing or the presence of "bad actors". The Owner must provide the security plan to the City within 30 days of the passage of this Resolution. The

City has 30 days from the date of receipt to bring it through the approval process, then Owner has 90 days after the approval to implement the security plan. In addition to said security plan the property owner or operator shall also provide a property maintenance plan that demonstrates how they will maintain cleanliness in compliance with the Code of Ordinances;

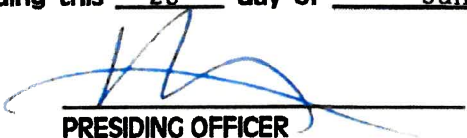
11. In the event of Commission approval, review of this Special Exception Development Order shall take place on an annual basis no later than one month after the date the SEU Development order is issued as allowed by Article IV, Section 4.11.2 of the City of Lauderdale's Land Development Regulations.

Section 2. The Staff Report, as prepared by City staff, and all other substantial competent evidence presented at the Commission meeting, is incorporated herein and is hereby adopted as the findings of fact as to this special exception.

Section 3. This Resolution shall take effect immediately upon its passage.

DATED this 28 day of June, 2021.

PASSED AND ADOPTED on first reading this 28 day of June, 2021.


PRESIDING OFFICER

ATTEST:


CITY CLERK

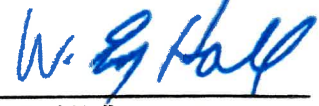
MOTION
SECOND

M. Dunn
L. Martin

M. DUNN
D. GRANT
L. MARTIN
S. MARTIN
K. THURSTON

Yes
Yes
Yes
Yes
Yes

Approved as to Form


W. Earl Hall
City Attorney



City of Lauderhill

Attend via Computer:
<https://www.colvcm.com>

File Details

City Commission
Chambers at City Hall
5581 W. Oakland Park
Blvd.
Lauderhill, FL, 33313
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

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

City of Lauderhill

Special Exception Application No. 21-SE-005
Ryan Mart, Inc D/B/A U Save Food Store

I. APPLICANT INFORMATION

PETITIONER

Ryan Mart, Inc. D/B/A U Save Food Store
Shahriar Hasan
4039 NW 19 ST
Lauderhill, FL 33313

STATUS OF PETITIONER

Business Owner

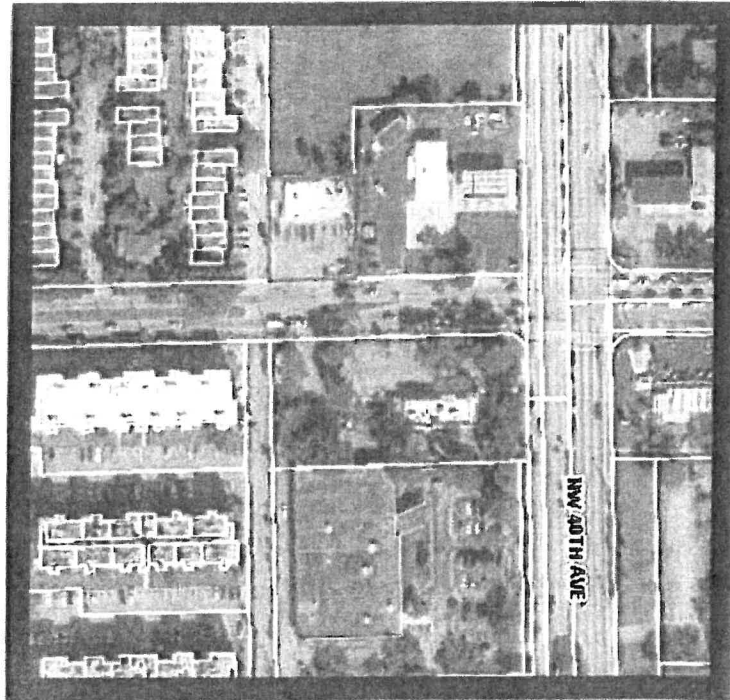
II. BACKGROUND INFORMATION

Requested Action

The Petitioner requests conveyance of a Special Exception Use to Ryan Mart, Inc D/B/A U Save Food Store to allow continued use within the Commercial General (CG) zoning district of an Existing Convenience Store on an approximately 0.27± acre site located at 4039 NW 19 ST, Lauderhill, Florida.

Figure 1 below that provides an aerial of the subject site located on the along NW 19th ST approximately 200 feet West of State Road 7 (NW 40th Avenue):

Figure 1



Applicable Land Development Regulations

LDR Article IV., Part 1.0., Subsection 1.3.1., addresses the pre-application conference

LDR Article IV., Part 1.0., Subsection 1.3.2., provides for the Department to review any land development order application

LDR Article IV., Part 1.0., Subsection 1.4.4., provides that within 45 days from the acceptance of the application for development subject to major review

LDR Article IV., Part 4.0., subsection 4.5.A. requires the application set forth in detail the proposed use

LDR Article IV., Part 4.0., Subsection 4.5.B. provides the Department shall not accept a special exception use application if the property is subject to unpaid city liens, fines or fees

LDR Article III, Section 2.2., addresses assignment of zoning districts

LDR Article III, Sections 2.3 and 2.4., and Schedule B. respectively address permitted and special exception uses

Article IV., Part 4.0., Section 4.6., Standards for approval, provides the City Commission, in reviewing any application for a special exception use, shall consider seven (7) specific standards

LDR Article III, Sections 5.15.a (Amended, Ordinance No. 160-04-113, April 25, 2016),
Convenience Store

III. SITE INFORMATION

Legal Description

PLAZA 19 80-42 B TRACT A, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,
MORE COMMONLY KNOWN AS 4039 NW 19TH STREET, LAUDERHILL, FLORIDA

Address

4039 NW 19th St, Lauderdale, Florida

Land Use/Zoning:

Existing Land Use	Commercial
Future Land Use Designation	Transit Oriented Corridor
Zoning Designation	General Commercial (CG)

Adjacent Designations:

	Existing Use	Future Designation	Zoning
North	Commercial	Transit Oriented Corridor	CG
South	Commercial	Transit Oriented Corridor	CG
East	Commercial	Transit Oriented Corridor	CG
West	Multi-family Residential	Transit Oriented Corridor	RM-22

IV. ZONING HISTORY

Existing Special Exceptions

None

Violations

None

Existing Variances

None

V. PLANNING ANALYSIS

As stipulated in the Land Development Regulations, Article IV, Section 4.6, Standards for Approval, The Planning and Development Division has reviewed the proposed request pursuant to the following special exception considerations:

1. The effect of such use on surrounding properties.
2. The suitability of the use in regard to its location, site characteristics, and intended purpose.
3. Access, traffic generation and road capacities.
4. Economic benefits or liabilities.
5. Demands on utilities, community facilities, and public services.
6. Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderdale.
7. Factors relating to safety, health, and general public welfare.

Based upon its review, staff finds the proposed use to be generally consistent with the above considerations. As such, staff recommends approval of the special exception request.

LDR Article III, Sections 2.3 and 2.4., and Schedule B. respectively address permitted and special exception uses. The LDR classifies Convenience Store, which is allowed in the General Commercial (CG) zoning district as a special exception use.

1. **The effect of such use on surrounding properties:** The subject property and all of the surrounding properties are designated Transit Oriented Corridor in the Future Land Use Map Series. The property is zoned General Commercial (CG) on the City of Lauderdale Zoning Map and located along NW 19th ST approximately 200 feet West of State Road 7. The Applicant is proposing to take over an existing Convenience Store Use within a commercial plaza. As the Convenience Store Use is existing, there will not be an adverse effect to the remainder of the commercial plaza or surrounding properties. As such, Staff concludes that this is an appropriate location for the proposed use as it pertains to the use's effect on the surrounding properties.
2. **The suitability of the use in regards to its location, site characteristics, and intended purpose and access:** The existing Convenience Store is located within a small commercial plaza that is also the location of a restaurant use. The existing convenience store is located near the major thoroughfare of ST RD 7 (NW 40th AVE). The intended purpose is to continue to provide a service where the immediate community can continue to purchase everyday essential products. As the Use is in existence and is proposed to be Conveyed with the exact operational plan, Staff finds that the use is suitable in regard to location, characteristics and purpose.

3. **Access, traffic generation and road capacities:** Staff finds that there is existing access along NW 19th Street. The proposed Use will continue to exist with the same square footage and is not proposing any changes to the site. As such, Staff concludes conforms to this criteria as the intensity of the use will remain the same in regards to Access, traffic generation and road capacities.
4. **Economic benefits or liabilities:** Staff concludes that the proposed convenience store provide both direct and indirect economic benefits. The direct benefits are the continuation of 6 jobs within the City of Lauderdale. An additional benefit is the collected sales tax and local business receipt tax. The indirect economic benefits could include sales taxes collected due to employee expenditures within the City. The economic liabilities would include the continued use of public services.
5. **Demands on utilities, community facilities, and public services:** Staff finds that the convenience store is an existing use and concludes that the continued operation of the use would not generate a greater demand on utilities and community facilities.
6. **Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderdale:** Staff finds that a convenience store is a commercial use. The site and all abutting sites are designated Transit Oriented Corridor on the City's Future Land Use Map and the Future Broward County Land Use Plan. Both the City and the County plans allow for convenience stores within the Transit Oriented Corridor designation. Staff finds that the application is in conformance with the City and County Comprehensive plans.
7. **Factors relating to safety, health, and general public welfare:** Staff concludes that a convenience store can adversely impact the public safety, health, and general welfare unless such adverse impacts are substantially mitigated. Staff concludes that as opposed to other commercial uses, a convenience store is susceptible to increased crime. Staff concludes that the convenience store use shall be operated consistent with all applicable Florida State Statutes governing Convenience Businesses and regarding Security and training to include but not be limited to Florida State Statute Sections 812.171, 812.173, and 812.174. Staff concludes that

through Special Exception Use conditions the adverse impacts of such can be substantially mitigated and that this application is in conformance with LDR Article IV, Part 4.0, Section 4.6.

Planning and Zoning staff has obtained from the Police Department the records of calls for service for this existing laundromat facility. The record shows that between months of March of 2019 and March of 2020 there were 893 calls for service. The record shows that between the months of March 2020 and March 2021 there were 843 calls for service. The record of these calls types are included in the attachments of this report. Staff has recommended conditions that are aimed at reducing calls for service, including the requirement to provide a security plan, limiting hours of operation, and the recommendation that a condition be placed provided the City Commission the authority to review the Special Exception Use approval on an annual basis.

In order to help prevent crime, the proposed Convenience Store Use must also comply with all provisions required in Article VII Section 12-106- Convenience Stores of the Code of Ordinances and Article III Sec 5.15.A of the Land Development Code.

VI. RECOMMENDATION/ACTION

Staff recommends approval of this special exception request for conveyance of a convenience store with prepared foods.

In order to ensure potential effects on the surrounding area is minimized, staff recommends the following conditions be imposed:

1. This special exception use development order to allow the Convenience Store is specifically granted to Ryan Mart, Inc. D/B/A U Save Food Store and such development order cannot be conveyed to another person or entity. Any change of corporate ownership affecting 51% percent or more of the interest of the business or any of its assets in any manner shall trigger this provision. Notwithstanding, the convenience store may be operated by other business entities so long as there is no change in ownership as specified herein.
2. The Convenience Store use is restricted to 2,400 square feet of leasable space located at 4039 NW 19 ST 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.

3. The convenience store days and hours of operation are Sunday through Saturday 8AM to 8 PM. Alcoholic beverage sales will be limited to beer and wine on the days and hours imposed by Land Development Regulations Article III., Part 5.0., Subsection 5.3.1.A.
4. Ryan Mart, Inc. D/B/A U Save Food Store shall comply with all of the requirements of Section 812.173, Florida Statutes regarding security at convenience stores as well as comply with all provisions required in Article VII Section 12-106- Convenience Stores of the Code of Ordinances and Article III Sec 5.15.A of the Land Development Code. Such conditions must be met and required at time of Certificate of Use.
5. If the City's Code Enforcement Board assesses a lien for landscaping, trash or other unsightly or unsafe conditions, this special exception use development order may be brought before the City Commission to be reconsidered, at which time the development order or the conditions of approval may be subject to modification, suspension or revocation.
6. If the City's Police Department records more than three instances regarding noise, loitering, parking or criminal activity, either from observation by police officers or verified from complaints by three or more unrelated individuals, within any ninety (90) day period, the special exception use may be brought before the City Commission to be reconsidered, at which time the development order or the conditions of approval may be subject to modification, suspension or revocation.
7. Any violation of these conditions of approval may result in a public hearing before the City Commission and may result in the modification, suspension or revocation of this special exception use development order or its conditions or both.
8. 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.
9. The owner shall execute a trespass agreement for the police department to keep on file for enforcement.
10. Property Owner or Operator must provide a security plan that demonstrates how they will prevent loitering and reduce the amount of police call associated with

trespassing or the presence of "bad actors". In addition to said security plan the property owner or operator shall also provide a property maintenance plan that demonstrates how they will maintain cleanliness in compliance with the Code of Ordinances;

11. In the event of Commission approval, review of this Special Exception Development Order shall take place on an annual basis no later than one month after the date the SEU Development order is issued as allowed by Article IV, Section 4.11.2 of the City of Lauderdale's Land Development Regulations.

VII. ATTACHMENTS

- A. SEU application submittal
- B. 4037-4039 NW 19th Street, Site plan
- C. 4039 NW 19th Street, Floor Plan
- D. Inventory of fixtures and equipment
- E. SEU Conditions Affidavit

VIII. Prepared By:
Molly Howson
Acting City Planner
March 25, 2021

APPLICATION NUMBER

21-SE005

PLANNING & ZONING DIVISION

FEB 24 2021

RECEIVED



RECEIVED

FEB 24 2021

BY: JF

SPECIAL EXCEPTION USE APPLICATION FOR

ENTER TYPE OF USE / BUSINESS:

Convenience Store

Business Name: RYAN MART INC / DBA (USAVE FOOD STORE)

Business Address: 4039 NW 19th ST
LAUDERHILL, FL 33313

Business Telephone Number: 954-733-1226

Business Email: N/A

APPLICANT AND CONTACT INFORMATION

Applicant Name: SHAHRIAR HASAN

(contact John)

Applicant Address: 4039 NW 19 ST

LAUDERHILL, FL 33313

Applicant Telephone Number: 954-993-2071

Applicant Mobile Telephone Number: 954-610-2553

(John)

Applicant Email address:

FILL IN BELOW THE CONTACT INFORMATION FOR ANYONE ELSE WHO SHOULD
RECEIVE COPIES OF NOTICES / CORRESPONDENCE

Name: "Shahid" MOHAMMED M ALAM

Address: 4039 NW 19 ST LAUDERHILL
33313

Telephone Number: 954-370-3631 Mobile: 954-914-4264

Email address:

APPLICATION NUMBER

Name: JOHN NATOUR
 Address: 2374 N 37th AVE
Hollywood, FL 33021
 Telephone Number: _____ Mobile 954-610-2553
 Email address: JOHN543@gmail.com

INFORMATION ABOUT THE USE/BUSINESS

Business Description (Please list all activities conducted at your business):
24 Hour CONVENIENCE STORE, Deli (Bakery Home)

FLA Lottery, BEER, WINE, SODA, MILK, Sandwiches,

Date the business opened or is expected to be opened: Continuity Open

The Days and Hours of operation for the business:

LIST NEXT TO EACH DAY, THE HOURS
YOU WILL BE OPEN

LIST NEXT TO EACH DAY THE
OF EMPLOYEES ON DUTY

Sunday	<u>8 AM to 8 PM</u>	<u>2 shifts per day</u>	<u>3 employees per shift</u>
Monday	<u>8 AM to 8 PM</u>	<u>2 shifts per day</u>	
Tuesday	<u>8 AM to 8 PM</u>	<u>2 shifts</u>	
Wednesday	<u>8 AM to 8 PM</u>	<u>2 shifts</u>	
Thursday	<u>8 AM to 8 PM</u>	<u>2 shifts</u>	
Friday	<u>8 AM to 8 PM</u>	<u>2 shifts</u>	
Saturday	<u>8 AM to 8 PM</u>	<u>2 shifts</u>	

How many persons will the proposed business employ?

5

APPLICATION NUMBER

Job titles and approximate salaries for the proposed employees?

Shahid Hasan	President	400 Weekly
Mohamed Alam	Vice President	400 Weekly
John Hattam	Manager	400 Weekly
Momin Khan	Manager	350 Weekly

Footage of building space to be occupied by the business : 2400

INFORMATION ABOUT THE SITE

Property Owner Name: SHAHRIAR HASAN

Property Owner Street Address: 1601 NW 108TH AVE Apt 111

City, State & Zip Code: PLANTATION, FLA 33322

Telephone #: 954-993-2071

Email: sshahriar1@aol.com

STANDARDS FOR APPROVAL THE EFFECTS OF YOUR USE/BUSINESS ON THE COMMUNITY

Describe how this business/use will affect neighboring businesses:

Very Convenient store to many Apt within walking distance.

What site characteristics make this location suitable for your use/business:

Very Close to 441 and close to Residential Community

How will this use/business affect the community economically?

3 of the 5 employees live locally to store

APPLICATION NUMBER

ADDITIONAL DEMANDS ON UTILITIES, COMMUNITY FACILITIES, AND PUBLIC SERVICES

Describe any fire hazards associated with your business: No Fire Hazards -

Describe what security measures your business will require: two separate Redundant Camera operated, Added 5 LED 5000 watt Lights) Also We have separate flood lights mounted by FPL

Describe any chemicals, fluids, gases or potentially hazardous substances that your business will use or store on site: NONE

Describe any activity in your business that will use water other than normal washing and toilet use: NONE

Describe any activity in your business that will utilize City park facilities: NONE

Describe any activity in your business that will generate noise, light or vibration:

NONE

Describe transit, automobile or pedestrian traffic that your business will create in the area:

Normal Traffic

APPLICATION NUMBER

Describe any activity in your business that will involve alcohol, music or live entertainment:

Only Sale of Beer & Wine, No Consumption on property. off property only.

Describe any other aspects of your business about which you feel that the reviewer should know:

*We are an assets to the neighborhood and to the community
Many of our neighbors walk to the store*

ATTACH THESE DOCUMENTS TO THIS APPLICATION

1. Site Plan
2. Floor Plan
3. Inventory of Fixtures and Equipment
4. Legal Description
5. Certified Mailing list with two (2) sets of labels for all property owners within 300 feet of the site.
6. Copy of Lease (For Applicants who are renting)
7. Copy of Deed or Contract to Purchase (For Applicant who own or intends to own)
8. Letter from property owner authorizing you to apply for a special exception.

NOTE: STAFF MAY REQUIRE ADDITIONAL INFORMATION.

AFFIDAVIT

I, SHAKRIAR HASAN, DO HEREBY SWEAR OR AFFIRM

APPLICATION NUMBER

1. THAT ALL OF THE INFORMATION CONTAINED IN THIS APPLICATION AND THE ATTACHMENTS IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
2. CONSISTENT WITH THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF LAUDERHILL, FLORIDA, SPECIFICALLY, SCHEDULE E, SUBSECTION 5.(9), PARAGRAPH (B), I WILL CAUSE A SIGN AT LEAST THREE (3) SQUARE FEET IN SIZE TO BE POSTED ON THE SUBJECT PROPERTY FACING AND VISIBLE FROM THE STREET AT LEAST TEN (10) DAYS PRIOR TO THE PUBLIC. MOREOVER, I CERTIFY THE SIGN WILL REMAIN POSTED FOR THE DURATION OF THE TIME REQUIRED FOR THE POSTING OF THE SUBJECT PROPERTY AND A PHOTOGRAPH OF THE SIGN POSTED ON THE SUBJECT PROPERTY WILL BE PROVIDED TO THE CITY OF LAUDERHILL PLANNING AND ZONING DEPARTMENT AT LEAST SEVEN (7) DAYS PRIOR TO THE PUBLIC HEARING.
3. I WILL CAUSE THIS SAME SIGN TO BE REMOVED WITHIN SEVEN (7) CALENDAR DAYS AFTER THE HEARING.

PRINT YOUR NAME: SHAHRIAR HASAN

SIGN YOUR NAME: [Signature]

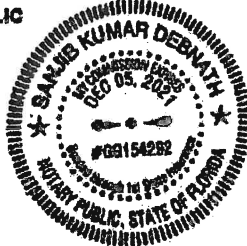
DATE: 02-24-2021

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24TH DAY
OF FEBRUARY, 2021, BY SHAHRIAR HASAN, WHO IS

☒ PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____

AS IDENTIFICATION AND WHO DID TAKE AN OATH.

NOTARY PUBLIC



SIGN: [Signature]

PRINT: SANJEEV K. DEBNATH

STATE OF FLORIDA AT LARGE SEAL

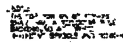
MY COMMISSION EXPIRES:

YOUR SUBMISSION

1. The original application with Attachments 1 -8 .
2. A check made payable to the City of Lauderhill for the appropriate fee amount.

Fees

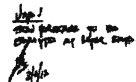
Special Exemption Use Application Fee.....	\$800.00
Cost of Mailing (minimum amount or actual cost of mailing, whichever is greater).....	90.00
Criminal Background Check(for child/elder care facility, game room or convenience store) PER PERSON.....	38.50

[illegible]

CONSTRUCTION & ACCOMMODATION FLORIDA BEACHS CODE, SEC 27
OFFICIALS: "TIGER" & "TIGER" RETURN:

SALES AREA: 375 8V 01
 R TO-4 AREA: 430 8V 01
 STOCKING AREA: 300 8V 01
 100 8V 01

IN THE DISTRICT COURT OF THE UNITED STATES FOR THE DISTRICT OF COLUMBIA



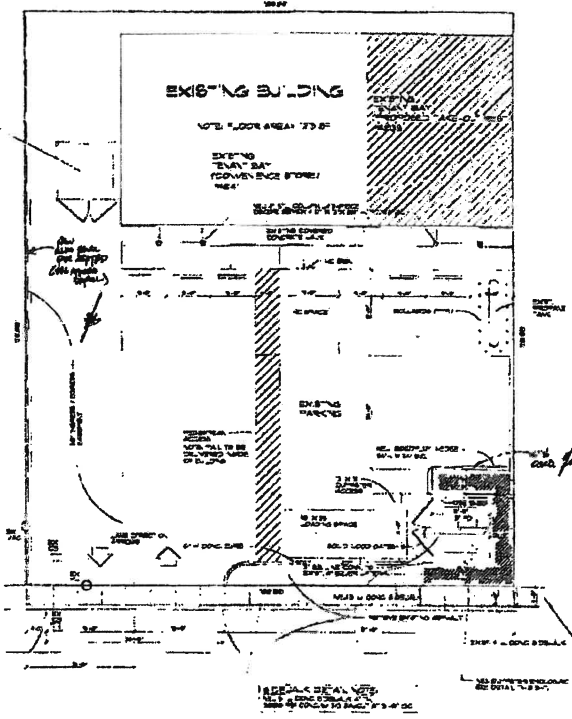
NUMBER ENCLOSURE DETAIL

[illegible][illegible]

LEAD, DETECTED BY
"RAT" 4 OF FLA 18, ACCORDING TO "RAT" 18, "RAT"
AS RECORDED IN "A" BOOK BY AT PAGE 18 OF THE FILE RECORDS IN
BROWARD COUNTY, FLA 18

THE NATIONAL BUREAU OF INVESTIGATION

NOTES: ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE BY THE DATE AND AUTHORITY. DATE 01-11-2011 AUTHORITY 60320



LA 15-4 6-28-68

PROPOSED 6-11-67

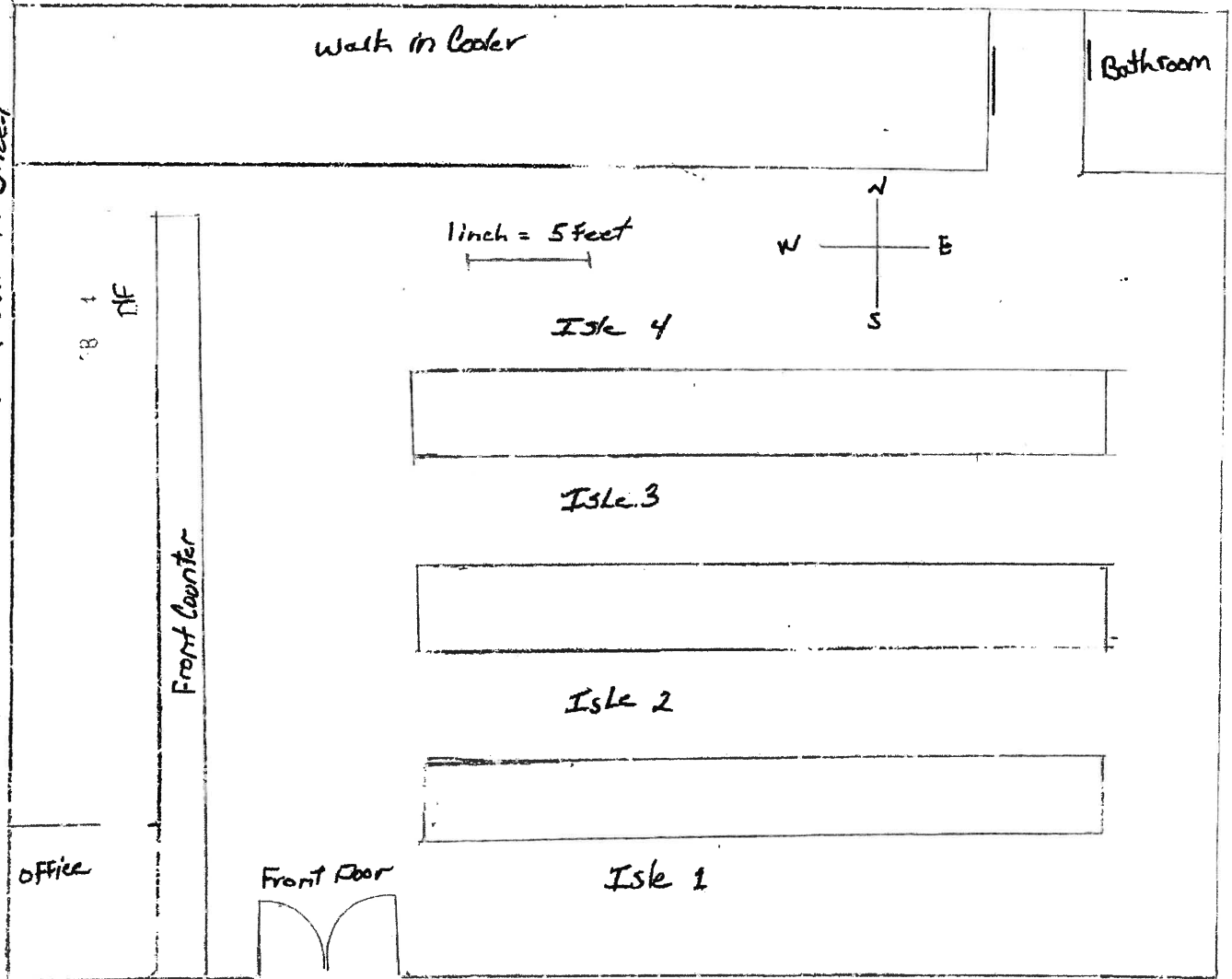
Plans shown
wrong address.
S/S 1257. 39
Mo 19 St.
Print 1050054
1941258 CC/D

MARK THOMAS BLVD. ARCHITECT. P.A.
220 S. HANCOCK, LOS ANGELES, CALIF. 90012
213-475-1111

RECEIVED
U.S. DEPT. OF JUSTICE
FEB 19 1964
PLAZA 19 OFFICE GEN. SEC.
ST. FRANCIS AVE. ST. LOUIS MO.
ST. FRANCIS AVE. ST. LOUIS MO.

A -

USAVE Food Store 4039 N.W. 19 Street



USAVE Food Store 4039 N.W. 19 Street

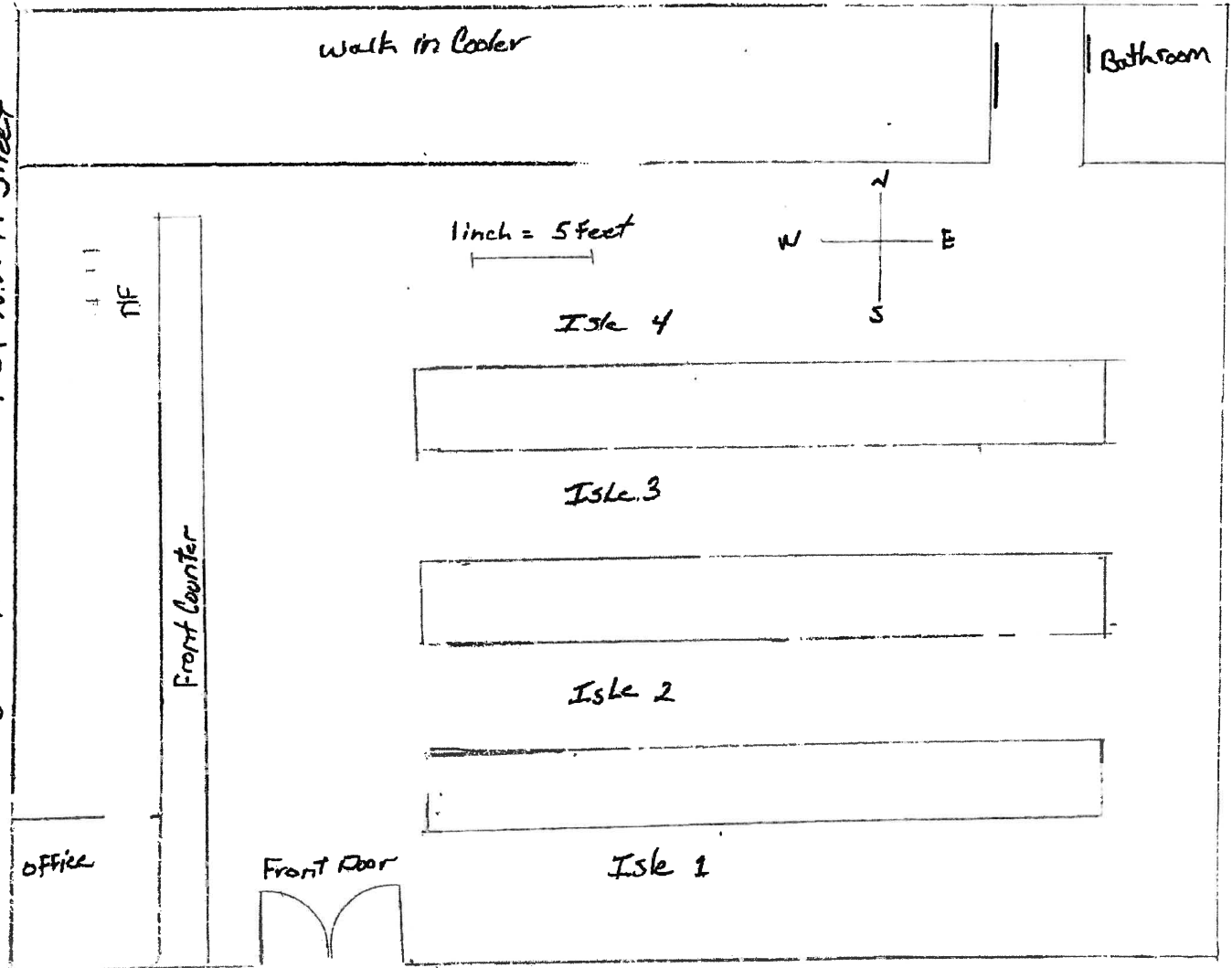


EXHIBIT A

LIST OF EQUIPMENT ATALLAH ENTERPRISES, INC. &

NASH & RANA, LLC
4037-4039 NW 19th STREET, LAUDERHILL, FL-33313

TWO AIR CONDITION UNITS FOR U-SAVE & RESTAURANT
ONE OVERHEAD EXHAUST HOOD
TWO CASIO POS SYSTEM
ONE MOBILE CREDIT CARD PROCESSING MACHINE, INGENICO
ONE KEY MAKING MACHINE
ONE MESA SAFE, UNDER THE POS SYSTEM
ONE SAFE INSIDE THE OFFICE
ONE COPY & PRINTING MACHINE, EPSON
SURVEILLANCE/MONITORING SYSTEM 20 CAMERAS AND 3 MONITORS
ONE 14-DOORS WALK-IN COOLER, LARKIN
ONE CHESTER BEER COOLER
TWO CHESTER FREEZER
ONE COMMERCIAL MICROWAVE OVEN, PANASONIC
ONE 8-DISPENSORS FOUNTAIN SODA MACHINE
ONE ROLL-ON HOT DOG MACHINE
ONE 4' X 10' COFFEE & SODA COUNTER
ONE COFFEE MACHINE
ONE BAINMARIE, COUNTER TOP COOLER FOR SANDWICHES, SERVE-WISE
ONE 8' DELI CASE
ONE MEAT SLICER
ONE PAPER HOLDER
ONE GLOVE MEASURE SCALE, GS30
ONE BEV-AIR UPRIGHT COOLER
ONE BUG REPELLENT MACHINE
DISPLAY COUNTER FOR POS & MERCHANDISES
00' GONDOLA SHELVING
TWO 48" WOODEN CANDY RACK
THREE 6' WOODEN SHELVING, BACK COUNTER
TWO 4' STAINLESS STEEL RACK
ONE 4' STAINLESS STEEL PREP TABLE
ONE HAND TRUCK

**SPECIAL EXCEPTION USE AFFIDAVIT OF
COMPLIANCE WITH CONDITIONS OF APPROVAL**

Ryan Mart Inc, D/B/A U Save Food Store (21-SE-005)

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

I have read in its entirety the Ryan Mart Inc. DBA U Save Food Store (21-SE-005) 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 Lauderhill, Florida Planning and Zoning Division and understand its contents.

I have read and understand the below described conditions of approval and voluntarily agree to comply with all said conditions:

1. This special exception use development order to allow the Convenience Store is specifically granted to Ryan Mart, Inc. D/B/A U Save Food Store and such development order cannot be conveyed to another person or entity. Any change of corporate ownership affecting 51% percent or more of the interest of the business or any of its assets in any manner shall trigger this provision. Notwithstanding, the convenience store may be operated by other business entities so long as there is no change in ownership as specified herein.
2. The Convenience Store use is restricted to 2,400 square feet of leasable space located at 4039 NW 19 ST 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.
3. The convenience store days and hours of operation are Sunday through Saturday 8AM to 8AM, 24 hrs. Alcoholic beverage sales will be limited to beer and wine on the days and hours imposed by Land Development Regulations Article III., Part 5.0., Subsection 5.3.1.A.

**SPECIAL EXCEPTION USE AFFIDAVIT OF
COMPLIANCE WITH CONDITIONS OF APPROVAL**

Ryan Mart Inc, D/B/A U Save Food Store (21-SE-005)

4. Ryan Mart, Inc. D/B/A U Save Food Store shall comply with all of the requirements of Section 812.173, Florida Statutes regarding security at convenience stores as well as comply with all provisions required in Article VII Section 12-106- Convenience Stores of the Code of Ordinances and Article III Sec 5.15.A of the Land Development Code. Such conditions must be met and required at time of Certificate of Use.
5. If the City's Code Enforcement Board assesses a lien for landscaping, trash or other unsightly or unsafe conditions, this special exception use development order may be brought before the City Commission to be reconsidered, at which time the development order or the conditions of approval may be subject to modification, suspension or revocation.
6. If the City's Police Department records more than three instances regarding noise, loitering, parking or criminal activity, either from observation by police officers or verified from complaints by three or more unrelated individuals, within any ninety (90) day period, the special exception use may be brought before the City Commission to be reconsidered, at which time the development order or the conditions of approval may be subject to modification, suspension or revocation.
7. Any violation of these conditions of approval may result in a public hearing before the City Commission and may result in the modification, suspension or revocation of this special exception use development order or its conditions or both.
8. 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.
9. The owner shall execute a trespass agreement for the police department to keep on file for enforcement.
10. Property Owner or Operator must provide a security plan that demonstrates how they will prevent loitering and reduce the amount of police call associated with trespassing or the presence of "bad actors". In addition to said security plan the property owner or operator shall also provide a property maintenance plan that demonstrates how they will maintain cleanliness in compliance with the Code of Ordinances;
11. In the event of Commission approval, review of this Special Exception Development Order shall take place on an annual basis no later than one

**SPECIAL EXCEPTION USE AFFIDAVIT OF
COMPLIANCE WITH CONDITIONS OF APPROVAL**

Ryan Mart Inc, D/B/A U Save Food Store (21-SE-005)

month after the date the SEU Development order is issued as allowed by
Article IV, Section 4.11.3 of the City of Lauderhill's Land Development
Regulations.

Print your name: John Pateor

Sign your name: John Pateor

Date signed: 6/10/2021

The foregoing instrument was acknowledged before me this 10th day of
JUNE, 2021, by JOHN DAVID PATRICK,
who is personally known to me or who has produced FL DRIVER LICENSE
as identification and who did take an oath.

Notary public

Print your name: JACQUES M. SAINT-VIL

Sign your name: J. Saint-Vil

State of Florida at Large Seal



Jacques M. Saint-Vil
Comm. #HH023874
Expires: Nov. 14, 2024
Bonded Thru Aaron Notary

My Commission Expires: _____



Lauderhill Police Department

CAD CALL REPORT

**4039 NW 19th St (U-Save Food Store) Total Calls for Service |
3/1/2019 - 3/1/2020**



SIGNAL GROUP: 03-HIT & RUN - 2 Calls (0.22%)

SIGNAL GROUP: 04-ACCIDENT - 6 Calls (0.67%)

SIGNAL GROUP: 09-STOLEN TAG - 1 Calls (0.11%)

SIGNAL GROUP: 10-50 TRAFFIC STOP - 24 Calls (2.69%)

SIGNAL GROUP: 12-RECKLESS DRIVER - 1 Calls (0.11%)

SIGNAL GROUP: 13-SUSPICIOUS - 41 Calls (4.59%)

SIGNAL GROUP: 14-INFORMATION - 1 Calls (0.11%)

SIGNAL GROUP: 18-FELONY WARRANT - 8 Calls (0.90%)

SIGNAL GROUP: 19-MISDEMEANOR WARRANT - 13 Calls (1.46%)

SIGNAL GROUP: 20-MENTALLY ILL PERSON - 3 Calls (0.34%)

SIGNAL GROUP: 22-DISTURBANCE - 31 Calls (3.47%)

SIGNAL GROUP: 30-LARCENY - 3 Calls (0.34%)

SIGNAL GROUP: 36-FIGHT - 5 Calls (0.56%)

SIGNAL GROUP: 40-VANDALISM/MALICIOUS MISCHIEF - 2 Calls (0.22%)

SIGNAL GROUP: 41-ROBBERY - 1 Calls (0.11%)

SIGNAL GROUP: 51-TRESPASSING - 54 Calls (6.05%)

SIGNAL GROUP: 57-NARCOTICS - 14 Calls (1.57%)

SIGNAL GROUP: 66-CIVIL MATTER - 3 Calls (0.34%)

SIGNAL GROUP: 67-MEDICAL - 4 Calls (0.45%)

SIGNAL GROUP: 68-POLICE SERVICE CALL - 651 Calls (72.90%)

SIGNAL GROUP: 69-LOOSE FARM ANIMAL ON HWY - 1 Calls (0.11%)

SIGNAL GROUP: 73-TRAFFIC - 13 Calls (1.46%)

Printed April 22, 2021

The above listed statistics are solely based upon initial call dispatch and do not take into account follow-up investigations, which may result in reclassification of criminal offenses.

Page 1 of 2

SIGNAL GROUP: 76-AOA (ASSIST OTHER AGENCY) - 3 Calls (0.34%)

SIGNAL GROUP: 911 HANG UP/DROP OFF - 8 Calls (0.90%)

893 Total Calls



Lauderhill Police Department

CAD CALL REPORT

4039 NW 19th St (U-Save Food Store) Total Calls for Service |
3/1/2020 - 3/1/2021



SIGNAL GROUP: 03-HIT & RUN - 5 Calls (0.59%)

SIGNAL GROUP: 04-ACCIDENT - 9 Calls (1.07%)

SIGNAL GROUP: 10-50 TRAFFIC STOP - 4 Calls (0.47%)

SIGNAL GROUP: 10-STOLEN VEHICLE - 1 Calls (0.12%)

SIGNAL GROUP: 13-SUSPICIOUS - 19 Calls (2.25%)

SIGNAL GROUP: 14-INFORMATION - 8 Calls (0.95%)

SIGNAL GROUP: 16-CHILD/ELDERLY ABUSE - 1 Calls (0.12%)

SIGNAL GROUP: 17-CONTACT - 1 Calls (0.12%)

SIGNAL GROUP: 18-FELONY WARRANT - 4 Calls (0.47%)

SIGNAL GROUP: 19-MISDEMEANOR WARRANT - 4 Calls (0.47%)

SIGNAL GROUP: 20-MENTALLY ILL PERSON - 2 Calls (0.24%)

SIGNAL GROUP: 22-DISTURBANCE - 39 Calls (4.63%)

SIGNAL GROUP: 25-FIRE - 1 Calls (0.12%)

SIGNAL GROUP: 30-LARCENY - 5 Calls (0.59%)

SIGNAL GROUP: 31-ASSAULT - 4 Calls (0.47%)

SIGNAL GROUP: 33-SHOOTING - 1 Calls (0.12%)

SIGNAL GROUP: 36-FIGHT - 3 Calls (0.36%)

SIGNAL GROUP: 37-DISTURBANCE JUVENILE - 1 Calls (0.12%)

SIGNAL GROUP: 43-LEWD-LASCIVIOUS ACTS - 2 Calls (0.24%)

SIGNAL GROUP: 51-TRESPASSING - 46 Calls (5.46%)

SIGNAL GROUP: 57-NARCOTICS - 14 Calls (1.66%)

SIGNAL GROUP: 66-CIVIL MATTER - 4 Calls (0.47%)

Printed April 22, 2021

The above listed statistics are solely based upon initial call dispatch and do not take into account follow-up investigations, which may result in reclassification of criminal offenses.

Page 1 of 2

SIGNAL GROUP: 67-MEDICAL - 1 Calls (0.12%)
SIGNAL GROUP: 68-POLICE SERVICE CALL - 643 Calls (76.28%)
SIGNAL GROUP: 72-LOST/FOUND PROPERTY - 1 Calls (0.12%)
SIGNAL GROUP: 73-TRAFFIC - 9 Calls (1.07%)
SIGNAL GROUP: 74-RECALL - 3 Calls (0.36%)
SIGNAL GROUP: 76-AOA (ASSIST OTHER AGENCY) - 2 Calls (0.24%)
SIGNAL GROUP: 83-SHOTS FIRED/WEAPONS COMPLAINT - 2 Calls (0.24%)
SIGNAL GROUP: 911 HANG UP/DROP OFF - 4 Calls (0.47%)
843 Total Calls



June 15, 2022

**Ryan Mart, Inc. d/b/a U Save Food Store
Shahriar Hasan
4037-4039 NW 19th St.,
Lauderhill, FL 33313**

RE: Notice of Post Approval Review – Special Exception Use Development Order to Ryan Mart, Inc. d/b/a U Save Food Store (Resolution No. 21R-06-114)

Dear Mr. Hasan:

On June 28, 2021, Ryan Mart, Inc. d/b/a U Save Food Store was granted a Special Exception Use Development Order *subject to conditions* via Resolution No. 21R-06-114 (attached hereto as Exhibit “A”). It has been brought to my attention that the conditions of use that were agreed to when the Special Exception was granted are being violated.

This letter serves as notice of post approval review of your Special Exception Use Development Order, in accordance with Article IV Section 4.11.1. of the City of Lauderhill (“City”) Land Development Regulations (“LDR”), and pursuant to the conditions of the Special Exception itself.

Post approval review is appropriate due to alleged complaints of ongoing illicit criminal activity taking place within, or emanating from, the premises. Based upon the volume and nature of the incidents, the subject special exception use has been deemed disruptive to the public health, safety and general welfare of the surrounding community and in violation of condition six of the Special Exception.

In addition to the post approval review grounds, condition seven of the Special Exception calls for a public hearing if any condition is violated, and condition 11 also calls for a review of this Special Exception Use on an annual basis. It is time for that annual review.

As such, that this matter will be scheduled for a special public hearing before the City Commission on July 11, 2022 at 11:00 a.m. in the City Commission Chambers located at 5581 West Oakland Park Boulevard, Lauderhill, FL 33313. At that time the Special Exception Use and its conditions will be reviewed to determine whether any modification, suspension, or revocation or the Special Exception Use Development Order, its conditions, or both are necessary.

Yours in Service,


Zach Davis-Walker
Acting Director Planning and Zoning

The City of Lauderhill
5581 W. Oakland Park Blvd., Lauderhill, FL 33313
Ph:(954)739-0100 | Fax:(954)730-3025
www.lauderhill-fl.gov

PLANNING & ZONING DIVISION

JUN 15 2022

RECEIVED
COMPLETED



7015 1660 0000 4065 9026
7015 1660 0000 4065 9026

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$ Postage \$ Total Postage and Fees \$	Postmark Here
Send To: Ryan Mart Inc. d/b/a U Save Store Street and Apt. No., or P.O. Box: 4037-4039 NW 19 St City, State, ZIP+4®: lauderhill, FL 33313	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



June 15, 2022

Ryan Mart, Inc. d/b/a U Save Food Store
Shahriar Hasan
12451 SW 1st Street
Plantation, FL 33325

RE: Notice of Post Approval Review – Special Exception Use Development Order to Ryan Mart, Inc. d/b/a U Save Food Store (Resolution No. 21R-06-114)

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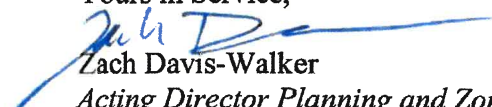
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Yours in Service,


Zach Davis-Walker
Acting Director Planning and Zoning

The City of Lauderhill
5581 W. Oakland Park Blvd., Lauderhill, FL 33313
Ph:(954)739-0100 ; Fax:(954)730-3025
www.lauderhill-fl.gov

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: Ryan Mart, Inc. d/b/a U Save Food Store Shahriar Hassan 12451 SW 1st Street Plantation, FL 33325		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 7015 1660 0000 4065 9033		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery over \$500		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

PLANNING & ZONING DIVISION

JUN 15 2022

RECEIVED
COMPLETED

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

CERTIFIED MAIL®



7015 1660 0000 4065 9033
7015 1660 0000 4065 9033

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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OFFICIAL USE

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage	
\$	
Total Postage and Fees	
\$	

Postmark
H/19

Sent To	
Ryan Mart, Inc. d/b/a U Save Food Store	
Street and Apt. No., or P.O. Box No.	
12451 SW 1st Street	
City, State, ZIP+4®	
Plantation, FL 33325	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ryan Mart, Inc. d/b/a
U Save Food Store
Shahriar Hassan
12451 SW 1st Street
Plantation, FL 33325



9590 9403 0899 5223 8221 80

2. Article Number (Transfer from service label)

7015 1660 0000 4065 9033

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C19

C. Date of Delivery

6/20

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

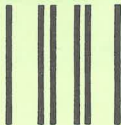
Insured Mail

Insured Mail Restricted Delivery
(over \$500)

USPS TRACKING#



9590 9403 0899 5223 8221 80



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

**United States
Postal Service**

• Sender: Please print your name, address, and ZIP+4® in this box •

City of Lauderdale
Planning & Redevelopment
5581 W. Oakland Park Blvd
Lauderhill, FL 33313

P. 29

REPORTING OFFICER NARRATIVE

Lauderhill Police Department

Victim STATE OF FLORIDA	Offense DRUGS / NARCOTICS OFFENSES	OCA 29-2205-001853 Date / Time Reported Wed 05/11/2022 01:34
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On Wednesday, May 11, 2022 at approximately 0134 hours I was conducting area checks at the location of 4039 NW 19th St. (U Save Convenient Store) due to the high crime in the area and to increase police presents.

Upon my arrival I approached a 2021 White Chevy Silverado bearing AZ Tag#AL47003 belonging to U-Haul that was parked illegally and blocking the flow of traffic at the location listed above. Sitting in the driver's seat was an adult black male that was having a conversation with several by standers. The black male was later identified as Brian Wilson (Offender). While speaking with Wilson, I observed in plain view, a small plastic baggie that contained a white powdery substance. This substance is consistent with illegal narcotics according to my knowledge, training and experience. The suspected narcotics were seen on the floor board, next to the subject's feet. This substance was later field tested positive for 0.4 grams of A-PVP, using a 26 A-PVP Synthetic Stimulant Reagent test kit. I later had Wilson exit the vehicle to conduct a search where I also found 2.5 grams of A-PVP located in his left front pocket and 3 glass pipes with residue located in his right front pocket which are used to smoke narcotics. I then placed Wilson in custody and began a thorough search of the vehicle. While searching the vehicle I found a small black woman's purse which contained 4 baggies of Cannabis which had a combined total weight of 8.2 grams. I also found multiple empty alcoholic beverage bottles which were scattered throughout the vehicle.

Wilson's vehicle was later towed by Westway Towing.

Wilson was later taken to Lauderhill PD to be processed then taken to BSO main jail without incident.

Wilson's identity was verified through DAVID.

This incident was captured on my department-issued body-worn camera. The body-worn camera may or may not have captured or show all results of the entire incident described in this report.

REPORTING OFFICER NARRATIVE

p. 35

Lauderhill Police Department

Victim STATE OF FLORIDA	Offense DRUGS / NARCOTICS OFFENSES	OCA 29-2205-004981 Date / Time Reported Sat 05/28/2022 02:20
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On Saturday, May 28, 2022 at approximately 0001 hours I was at the location of 4039 NW 19th St. conducting a proactive patrol due to the high level of crime in the area.

Upon my arrival I made contact with Michael A. Bryant (Offender) who was previously arrested at the above listed location on 04/28/2022 for possession with intent purchase Cocaine and trespassing after warning structure or conveyance (reference case #29-2204-004916). I later place Bryant in custody and conducted a search for weapons and contraband. Search incident to arrest revealed a clear plastic bag containing a green leafy substance suspected to be Cannabis. I later tested the substance using a 34 HEMP/CBD test kit which came back positive for Cannabis, the approximate weight of the bag and Cannabis was 40.6 grams. Bryant was placed under arrest and transported to Lauderhill PD to be processed, in transport to Lauderhill PD Bryant became combative and attempted to kick out the rear window of my patrol unit. While at Lauderhill PD Bryant became combative once again and began to kick the door of the cell he was placed in. Bryant was placed back in handcuffs and a hobble was utilized to restrain him from kicking the door.

I later transported Bryant to BSO main jail utilizing a hobble due to him being combative and attempting to kick out the rear window of my patrol unit. Assistance was required from BSO main jail Deputies due to Bryant's combative nature.

This incident was captured on my department-issued body-worn camera. The body-worn camera may or may not have captured or show all results of the entire incident described in this report.

35

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REPORTING OFFICER NARRATIVE

Lauderhill Police Department

Victim <i>STATE OF FLORIDA</i>	Offense <i>BATTERY</i>	OCA <i>29-2206-002915</i>
		Date / Time Reported <i>Wed 06/15/2022 23:10</i>

On Wednesday, June 15, 2022, at approximately 2310 hours, while conducting a proactive patrol at the location of 4039 NW 19 Street (U Save) I spotted Michael A. Bryant (Offender) once again trespassing after warning at the above listed location.

Upon making contact with Bryant I immediately placed him under arrest for trespassing. Bryant has been previously placed under arrest from the above listed location on several occasions and continues to return. The most recent being Lauderhill Case #29-2205-004981 issued on May 28, 2022 where Bryant was arrested for trespassing after warning and was also found with 40.6 grams of Cannabis and charged with possession with intent to distribute. I later attempted to sit Bryant in the back of my patrol vehicle where he became aggressive and began to kick at my back door. While kicking at my door Bryant kicked my left leg with his right leg multiple times and attempted to bite me while attempting to secure him in the vehicle. While inside my patrol vehicle Bryant managed to kick at the Plexiglas window located behind my passenger seat and caused it to crack. The Plexiglas will now have to be replaced due to the damage Bryant caused.

A hobble was utilized during transport due to Bryant being combative.

BSO main jail was notified ahead of time of Bryant being combative and assistance would be needed upon arrival.

Bryant was taken into custody, charged with trespass after warning, battery on a law enforcement officer, and transported to BSO Main Jail without incident.

This incident was captured on my department-issued body-worn camera. The body-worn camera may or may not have captured or show all results of the entire incident described in this report.

**Documented Police Activity at the Premises of the
U Save Food Store
4039 NW 19th Street, Lauderdale, FL**

December 3, 2021 – February 24, 2022

Date/Day	Time	Activity Type	Activity Note	Officer
Dec 3 rd	7:07 p.m.	Loitering	1 person dispersed	Gary
Dec 3 rd	10:35 p.m.	Loitering	6 persons dispersed	Gary
Dec 4 th	9:14 p.m.	Loitering	10 persons dispersed	Vazquez
Dec 5 th	1:09 a.m.	Loitering	4 persons dispersed	Vazquez
Dec 5 th	3:10 a.m.	Loitering	1 person dispersed	Vazquez
Dec 5 th	7:06 p.m.	Loitering	6 persons dispersed	Dowe
Dec 8 th	11:58 p.m.	Loitering	3 persons dispersed	Vazquez
Dec 9 th	7:05 p.m.	Loitering	7 persons dispersed	Vazquez
Dec 9 th	11:41 p.m.	Loitering	5 persons dispersed	Vazquez
Dec 10 th	3:09 a.m.	Loitering	1 person dispersed	Vazquez
Dec 13 th	8:13 p.m.	Shooting	Investigated	Vazquez
Dec 14 th	12:55 a.m.	Loitering	3 persons dispersed	Vazquez
Dec 14 th	5:40 a.m.	Loitering	8 persons dispersed	Hoyos
Dec 14 th	5:45 a.m.	Trespassing	3 persons warned	Topps
Dec 15 th	2:06 a.m.	Loitering	2 persons dispersed	Vasquez
Dec 16 th	1:43 a.m.	Loitering	3 persons dispersed	Kasimier
Dec 16 th	1:00 p.m.	Loitering	2 persons dispersed	Martone
Dec 16 th	9:19 p.m.	Loitering	3 persons dispersed	Bartra
Dec 17 th	1:57 a.m.	Loitering	2 persons dispersed	Bartra
Dec 17 th	9:38 p.m.	Loitering	1 person dispersed	Gary
Dec 18 th	7:36 p.m.	Loitering	4 persons dispersed	Vazquez
Dec 19 th	2:35 a.m.	Loitering	4 persons dispersed	Vazquez
Dec 20 th	12:56 a.m.	Loitering	2 persons dispersed	Vazquez
Dec 21 st	6:48 p.m.	Loitering	2 persons dispersed	Hopper
Dec 21 st	11:59 p.m.	Loitering	3 persons dispersed	Hopper
Dec 23 rd	8:29 a.m.	Loitering	1 person dispersed	Yopps
Dec 23 rd	7:44 p.m.	Loitering	3 persons dispersed	Vazquez
Dec 23 rd	11:35 p.m.	Loitering	10 persons dispersed	Vazquez
Dec 28 th	12:02 a.m.	Loitering	5 persons dispersed	Vazquez
Dec 29 th	4:12 p.m.	Loitering	10-12 persons dispersed	Santos
Dec 31 st	7:26 p.m.	Loitering	5 persons dispersed	Vazquez
Jan 1 st	1:56 a.m.	Loitering	5 persons dispersed	Vazquez
Jan 2 nd	7:55 p.m.	Loitering	8 persons dispersed	Vazquez
Jan 3 rd	1:55 a.m.	Loitering	3 persons dispersed	Vazquez
Jan 6 th	2:17 a.m.	Loitering	6 persons dispersed	Vazquez
Jan 7 th	8:40 p.m.	Loitering	11 persons dispersed	Hoyos
Jan 10 th	7:52 p.m.	Loitering	3 persons dispersed	Vazquez
Jan 11 th	7:37 p.m.	Loitering	4 persons dispersed	Vazquez
Jan 11 th	11:28 p.m.	Loitering	5 persons dispersed	Vazquez
Jan 14 th	8:08 p.m.	Loitering	4 persons dispersed	Vazquez

Date/Day	Time	Activity Type	Activity Note	Officer
Jan 15 th	2:32 a.m.	Loitering	6 persons dispersed	Vazquez
Jan 16 th	1:24 a.m.	Loitering	6 persons dispersed	Vazquez
Jan 16 th	3:59 a.m.	Loitering	7 persons dispersed	Vazquez
Jan 16 th	11:50 p.m.	Loitering	3 persons dispersed	Vazquez
Jan 19 th	7:37 p.m.	Loitering	5 persons dispersed	Vazquez
Jan 19 th	10:00 p.m.	Loitering/warrant	1 arrested/8 dispersed	Lohnes
Jan 21 st	11:00 p.m.	Loitering/weapon	1 person arrested	Santana
Jan 22 nd	6:13 p.m.	Loitering	1 person dispersed	Grasso
Jan 26 th	2:42 a.m.	Loitering	5 persons dispersed	Vazquez
Feb 8 th	10:04 p.m.	Trespass	1 person arrested	Creque-Aqui
Feb 18 th	2:13 a.m.	Loitering	6 persons dispersed	Vazquez
Feb 20 th	8:16 p.m.	Loitering	3 persons dispersed	Kearney
Feb 24 th	11:24 p.m.	Trespass	1 person arrested	Grasso

Sources: Lauderhill Police Department Incident/Investigation Reports and
 Case Supplemental Reports

53 Total
31 Vazquez

INCIDENT/INVESTIGATION REPORT

Agency Name	<i>Lauderhill Police Department</i>
ORI	0061800

Case#	29-2201-003498	
Date / Time Reported	01/22/2022 00:04	Sat
Last Known Secure	01/21/2022 23:55	Fri
At Found	01/22/2022 00:04	Sat

Location of Incident 4039 NW 19TH ST, Lauderhill FL 33313		Gang Relat NO	Premise Type Convenience Store	Zone/Tract 2943	01/21/2022 23:55 Fri	
		At Found			01/22/2022 00:04 Sat	
#1	Crime Incident(s) Weapons Violations - All Others WEAP	(Com)	Weapon / Tools Handgun (semi-automatic)			Activity P
			Entry	Exit	Security	
#2	Crime Incident	()	Weapon / Tools			Activity
			Entry	Exit	Security	
#3	Crime Incident	()	Weapon / Tools			Activity
			Entry	Exit	Security	

# of Victims <i>1</i>		Type: STATE		Injury:						Domestic: N			
V1	Victim/Business Name (Last, First, Middle) <i>State Of Florida</i>				Victim of Crime # <i>1</i>	DOB <i>Age</i>	Race	Sex	Relationship To Offender	Resident Status <i>N/A</i>	Military Branch/Status		
	Home Address					Email					Home Phone		
Employer Name/Address							Business Phone			Mobile Phone			
VYR	Make	Model	Style	Color	Lic/Lis		VIN						

CODES: V- Victim (Denote V2, V3) WI = Witness IO = Involved Other RP = Reporting Person (if other than victim)											
Type: _____ Injury: _____											
Code	Name (Last, First, Middle)				Victim of Crime #	DOB	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status
Home Address					Age						
Employer Name/Address					Email				Home Phone		
							Business Phone		Mobile Phone		

Type:		Injury:									
Code	Name (Last, First, Middle)	Victim of Crime #	DOB	Race	Sex	Relationship To Offender	Resident Status	Military Branch/Status			
Home Address			Age								
			Email					Home Phone			
Employer Name/Address					Business Phone			Mobile Phone			

L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found
("OJ" = Recovered for Other Jurisdiction)

[illegible]

Officer/ID#	KNIGHT, M. (LH344)		
Invest ID#	KNIGHT, M. (LH344)		Supervisor SANTANA, A. (LH433)
Complainant Signature	Case Status Cleared By Arrest	02/11/2022	Case Disposition:
			Page 1

INCIDENT/INVESTIGATION REPORT

Lauderhill Police Department

Case # 29-2201-003498

Status Codes L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found

D R U G S	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity

Assisting Officers

Suspect Hate / Bias Motivated:

NARRATIVE

REPORTING OFFICER NARRATIVE*Lauderhill Police Department*

OCA

29-2201-003498

Victim

Society

Offense

WEAPONS VIOLATIONS - ALL OTHERS

Date / Time Reported

Sat 01/22/2022 00:04

On January 21, 2022 at approximately 2355 hours, I, Detective M. Knight #344, was circulating the East District of the City addressing quality of life issues. While circulating the city, I was riding with Sergeant Santana, Detective R. Clarke, and Detective D. Daley. We were circulating the city in an unmarked police vehicle, and were each wearing department issued green tactical uniforms, with tactical style outer vests. Each outer vest had the word "POLICE" affixed to the front and back.

At approximately 2357 hours, we parked across the street from the U-Save corner store, located at 4039 NW 19th Street, and began surveillance on the business. This location has been documented for the open-air sale of narcotics and the sight of several shootings. There were several subjects in the parking lot near vehicles and in front of the business, I observed a skinny black male wearing a grey hooded sweatshirt pulled up on his head. The people in the parking lot left or went into the restaurant next to the U-Save Store. The subject in the hooded sweatshirt remained in front of the store, leaned up on the glass to the east of the door.

After eight (8) to ten (10) minutes we drove to the front of the business and exited our unmarked police vehicle. Upon seeing us exit the vehicle, the subject in the gray hooded sweatshirt immediately walked into the store and joined a short line of people at the register. We immediately went into the store, made contact with the subject, and questioned about his time loitering in front of the store. While speaking with him, I asked if he had a firearm or anything I needed to be concerned about on his person. The subject informed he had a firearm in his waistband, on his right side.

A black Smith & Wesson M&P Shield EZ .380 caliber (S/N: NJP5137), concealed by his shirt and sweatshirt, was retrieved in his waistband. While clearing the firearm Det. Daley found one (1) round in the chamber and seven (7) rounds in the magazine, which was inserted in the weapon. The subject was escorted to the parking lot, where he identified himself as Andre Jackson (DOB: 05/30/2003). A check of Teletype confirmed the subject's identity, confirmed his age to be eighteen (18) years of age, and showed no Florida Dept. of Agriculture Carry Concealed Weapon permit in his name.

Andre Jackson was transported to Lauderhill Police Dept. for processing. Upon the completion of this Probable Cause Affidavit he was transported to Broward County Jail where he was left in the care, custody, and control of Broward Sheriff's Office detention deputies.

Incident Report Suspect List

Lauderhill Police Department

OCA: 29-2201-003498

1	Name (Last, First, Middle)					Also Known As					Home Address				
	JACKSON, ANDRE DEMETRIUS J										7197 SPORTSMAN DR POMPANO BEACH, FL 33068 954-826-5953				
	Business Address														
	BOYD ANDERSON HIGH SCHOOL, STUDENT														
DOB		Age	Race	Sex	Eth	Hgt	Wgt	Hair	Eye	Skin	Driver's License / State				
05/30/2003		18	B	M	N	405	150	BLK	BRO	DRK	J250004031900 FL				
Scars, Marks, Tattoos, or other distinguishing features															
Reported Suspect Detail		Suspect Age		Race	Sex	Eth	Height		Weight		SSN				
Weapon, Type		Feature		Make		Model		Color		Caliber		Dir of Travel			
Veh Yr / Make / Model		Drs		Style		Color		Lic Plate / State		VIN		Mode of Travel			
Notes							Physical Char								

Incident Report Related Property List

Lauderhill Police Department

OCA: 29-2201-003498

1 Property Description FIREARMS		Make SMITH & WESSON		Model M&P SHIELD EZ		Caliber .380	
Color Black	Serial No. NJP5137	Value \$0.00	Qty 1.000	Unit EA	Jurisdiction Locally		
Status Evidence	Date 01/22/2022	NIC #	State #	Local #	OAN		
Name (Last, First, Middle) JACKSON, ANDRE DEMETRIUS J			DOB 05/30/2003	Age 18	Race B	Sex M	

Notes

BLACK SMITH & WESSON M&P SHIELD EZ 380

2 Property Description FIREARM ACCESSORIES		Make SMITH & WESSON		Model M&P SHIELD MAG		Caliber .380	
Color Black/Silver	Serial No.	Value \$0.00	Qty 1.000	Unit EA	Jurisdiction Locally		
Status Evidence	Date 01/22/2022	NIC #	State #	Local #	OAN		
Name (Last, First, Middle) JACKSON, ANDRE DEMETRIUS J			DOB 05/30/2003	Age 18	Race B	Sex M	

Notes

BLACK SMITH & WESSON M&P SHIELD EZ .380 MAGAZINE

3 Property Description FIREARM ACCESSORIES		Make AMMUNITION		Model .380		Caliber .380	
Color	Serial No.	Value \$0.00	Qty 8.000	Unit EA	Jurisdiction Locally		
Status Evidence	Date 01/22/2022	NIC #	State #	Local #	OAN		
Name (Last, First, Middle) JACKSON, ANDRE DEMETRIUS J			DOB 05/30/2003	Age 18	Race B	Sex M	

Notes

EIGHT (8) ROUNDS OF .380 AMMUNITION

INCIDENT DATA

MO

V
I
C
T
I
M

OTHERS INVOLVED

PROPERTYtus

INCIDENT/INVESTIGATION REPORT

Lauderhill Police Department

Case # 29-2201-004698

Status Codes L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found

D R U G S	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity
	B	6	2.200	GM	COCAINE	Poss

Assisting Officers

Suspect Hate / Bias Motivated:

NARRATIVE

REPORTING OFFICER NARRATIVE

Lauderhill Police Department

OCA

29-2201-004698

Victim

JUVENILE

Offense

DRUGS / NARCOTICS OFFENSES

Date / Time Reported

Fri 01/28/2022 23:15

Lauderhill Police Department
Supplemental Report
Criminal Investigations Division

Case number: 292201-004698
Date of Incident: January 28, 2022
Date of Supp: February 10, 2022
Incident Location: 4039 NW 19 ST, Lauderhill, FL 33311
Investigator: Detective D. Daley ID#423
Original Offense: Loitering and Possession of cocaine.
New Offense:
Case Status:
Case assigned to: Det. D. Daley #423
Supervisor: D/Sgt. A. Santana #433

Victim: State of Florida
Listed Address: 6279 W Oakland Park Blvd, Lauderhill, FL 33311
Phone Number: 954-497-4700

Suspect: Michael Bryant
Date of Birth: July 29, 1994
Listed Address: 3460 NW 27 ST, Lauderhill, FL 33313
Phone Number:

All times referenced in this report are approximate.

On January 28, 2022, at approximately 2315 hours, members of the Criminal Investigation Division and I responded to 4039 NW 19 ST, Lauderhill, FL 33311 in reference to conducting city wide area checks. Once at the location, I parked across the street and watched the parking lot for any signs of loitering. While doing so I observed Michael Bryant loitering outside of the above location for approximately eight minutes. I approached Bryant in reference to determining the purpose for him loitering in front of the store.

While approaching Bryant I observed him turn his back to me. Once directly behind Bryant I observed him holding multiple square shaped, white chalk like substances on a clear piece of plastic wrapper. Bryant appeared to be separating the individual pieces on the piece of wrapper. While standing behind Bryant I alerted Bryant to my presence. When Bryant turned around, I saw his face and saw that he bared a strong resemblance to an individual who was seen on a DNA Warrant Flyer that was recently distributed. Bryant was detained in reference to loitering as well as the suspect cocaine that was seen in his palm.

While on scene the clear substance found in Bryant's possession tested positive for cocaine after using a fast Blue Reagent Test Kit. The cocaine weighed approximately 2.2 grams. While on scene I was also informed by Road Patrol Officers that Bryant was trespassed from the above location under Case #29-2201-003968.

Bryant was transported to Lauderhill Police Department for processing. While at the Lauderhill Police Department, Bryant was placed in a room with audio/video recording capabilities. Detective Richard Clarke #488 attempted to

REPORTING OFFICER NARRATIVE*Lauderhill Police Department*

Victim <i>JUVENILE</i>	Offense <i>DRUGS / NARCOTICS OFFENSES</i>	OCA <i>29-2201-004698</i>
		Date / Time Reported <i>Fri 01/28/2022 23:15</i>

interview Bryant but he refused. Bryant was informed that there was a Court Order for his DNA. Bryant's Buccal Swab was collected while in the Interview Room and later placed into Property & Evidence.

(Please see Detective Clarke's supplemental report for further details)

Bryant was later transported to BSO Main Jail for processing.

Incident Report Suspect List

Lauderhill Police Department

OCA: 29-2201-004698

1	Name (Last, First, Middle)					Also Known As					Home Address				
	BRYANT, MICHAEL A										2760 NW 35 AVE LAUDERDALE LAKES, FL 33311 954-801-9237				
	Business Address														
DOB		Age	Race	Sex	Eth	Hgt	Wgt	Hair	Eye	Skin	Driver's License / State				
07/29/1994		27	B	M	N	509	160	BLK	BRO	MBR	B653541942690 FL				
Scars, Marks, Tattoos, or other distinguishing features															
Reported Suspect Detail		Suspect Age		Race	Sex	Eth	Height		Weight		SSN				
Weapon, Type		Feature		Make		Model		Color		Caliber	Dir of Travel				
Veh Yr / Make / Model		Drs	Style		Color		Lic Plate / State		Mode of Travel			VIN			
Notes							Physical Char								

Incident Report Related Property List

Lauderhill Police Department

OCA: 29-2201-004698

1	Property Description COCAINE		Make		Model		Caliber	
Color		Serial No.		Value \$0.00		Qty 2.200		Unit GM
						Jurisdiction Locally		
Status Seized		Date 01/28/2022	NIC #		State #		Local #	
						OAN		
Name (Last, First, Middle) * No name *				DOB		Age		Race
								Sex

Notes

SUSPECT WAS FOUND HOLDING COCAINE IN HIS HAND.

06/27/2022 14:51

INCIDENT/INVESTIGATION REPORT

Lauderhill Police Department

Case # 29-2203-001533

L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found

[illegible]

Assisting Officers.

Suspect Hate / Bias Motivated: *NONE (NO BIAS)*

NARRATIVE

REPORTING OFFICER NARRATIVE*Lauderhill Police Department*

OCA

29-2203-001533

Victim

STATE OF FLORIDA

Offense

DRUGS / NARCOTICS OFFENSES

Date / Time Reported

Thu 03/10/2022 00:13

On Wednesday, March 9, 2022 at approximately 2320 hours at the location of 4051 NW 19th Street the above named defendant did commit the violation of Possession of Cocaine.

Lauderhill Police officers were conducting a proactive patrol at the location of 4039 NW 19th Street (U-save). While conducting surveillance, I observed multiple subjects gathered in the parking lot (public place) west of my target location drinking what appeared to be alcoholic beverages. Officers moved in on the area where contact was made with Romario McLaughlin (defendant). McLaughlin attempted to elude officers by walking away from the incident location. I observed a clear plastic baggy containing a white rock like substance in McLaughlin's left hand. McLaughlin dropped the substance on the floor and attempted to kick it under a nearby vehicle. McLaughlin was detained pending a narcotics investigation.

The substance field tested positive as crack cocaine using a quick check test kit with an approximate weight of 2.8 grams. McLaughlin was secured inside my marked patrol vehicle.

Photographs of the cocaine were taken and later placed into LPD property.

McLaughlin was processed at the Lauderhill Police Department and later transported to BSO Mail Jail for booking.

Incident Report Suspect List

Lauderhill Police Department

OCA: 29-2203-001533

1

Name (Last, First, Middle) MCLAUGHLIN, ROMARIO CLYDE						Also Known As				Home Address 3559 W ATLANTIC BLVD - 410 POMPANO BEACH, FL 33069 561-634-6733	
Business Address UNEMPLOYED											
DOB 08/29/1994	Age 27	Race B	Sex M	Eth N	Hgt 600	Wgt 200	Hair BLK	Eye BRO	Skin DBR	Driver's License / State M242723943090 FL	
Scars, Marks, Tattoos, or other distinguishing features											

Reported Suspect Detail		Suspect Age		Race	Sex	Eth	Height	Weight	SSN
Weapon, Type	Feature	Make	Model	Color	Caliber	Dir of Travel		Mode of Travel	
Veh Yr / Make / Model	Drs	Style	Color	Lic Plate / State	VIN				

Notes	Physical Char COMPLEXION, DARK CHARACTERISTIC, AFRO BUILD, HEAVY
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Incident Report Related Property List

Lauderhill Police Department

OCA: 29-2203-001533

1 Property Description COCAINE		Make COCAINE		Model		Caliber	
Color White	Serial No.		Value \$100.00	Qty 2.800	Unit GM	Jurisdiction Locally	
Status Seized	Date 03/12/2022	NIC #	State #	Local #		OAN	
Name (Last, First, Middle) STATE OF FLORIDA,			DOB	Age 99	Race U	Sex U	

Notes

INCIDENT DATA

MC

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OTHERS INVOLVED

PROPERTY

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REPORTING OFFICER NARRATIVE*Lauderhill Police Department*

OCA

29-2204-004916

Victim

U SAVES

Offense

DRUGS / NARCOTICS OFFENSES

Date / Time Reported

Thu 04/28/2022 01:23

On April 28, 2022, at or about 0059 hours at the location of 4039 NW 19th Street, Lauderhill, Michael Bryant did in fact commit the above-listed offenses.

On the above date and time, Lauderhill officers conducted an area check at the above location. Upon arrival, I observed a black male later identified as Michael Bryant, who was hanging out in front of the property. The defendant has previously been trespassed from the above location on January 24, 2022 (case #29-2201-003968).

As I approached the defendant he stood up from the side of the building and moved toward the Northside of the store. The defendant then walked in front of a parked vehicle and attempted to hide something from my sight. Let it be noted that this time no one was close to or near the vehicle except the above defendant. At no time was there anything obstructing my view as I observe the defendant placing an unknown object into the front left side of the bumper.

I then approached the vehicle where the defendant was standing and observed a clear plastic baggy containing multiple ivory rock-like substances at which point the defendant was detained for further investigation. I then tested the ivory rock-like substance using a cocaine quick check test kit. The ivory rock-like substance weighted 10 grams. The substance field tested positive for Cocaine.

The defendant was charged according to the Probable Cause established throughout this incident. He was later transported to BSO Main Jail for booking.

Incident Report Suspect List

Lauderhill Police Department

OCA: 29-2204-004916

1	Name (Last, First, Middle)					Also Known As					Home Address				
	BRYANT, MICHAEL A										2760 NW 35 AVE LAUDERDALE LAKES, FL 33311 954-801-9237				
	Business Address														
DOB		Age	Race	Sex	Eth	Hgt	Wgt	Hair	Eye	Skin	Driver's License / State				
07/29/1994		27	B	M	N	509	160	BLK	BRO	MBR	B653541942690 FL				
Scars, Marks, Tattoos, or other distinguishing features															

Reported Suspect Detail		Suspect Age		Race	Sex	Eth	Height	Weight	SSN
Weapon, Type	Feature	Make	Model	Color	Caliber	Dir of Travel		Mode of Travel	
Veh Yr / Make / Model	Drs	Style	Color	Lic Plate / State	VIN				
Notes					Physical Char				

Incident Report Related Property List

Lauderhill Police Department

OCA: 29-2204-004916

1	Property Description COCAINE			Make		Model		Caliber					
Color		Serial No.		Value \$0.00		Qty 10.000		Unit GM		Jurisdiction Locally			
Status Seized		Date 06/07/2022		NIC #		State #		Local #		OAN			
Name (Last, First, Middle) BRYANT, MICHAEL A						DOB 07/29/1994		Age 27		Race B		Sex M	

Notes

INCIDENT/INVESTIGATION REPORT

Lauderhill Police Department

Case # 29-2205-001853

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odes

L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found

UCR

Status

Quantity

Type Measure

Suspected Type

Up to 3 types of activity

H

6

2.900

GM

OTHR NARCOTICS

Poss

E

6

8.200

GM

MARIJUANA

Poss

Assisting Officers

Suspect Hate / Bias Motivated: *NONE (NO BIAS)*

ARRATIVE

REPORTING OFFICER NARRATIVE*Lauderhill Police Department*

OCA

29-2205-001853

Victim

STATE OF FLORIDA

Offense

DRUGS / NARCOTICS OFFENSES

Date / Time Reported

Wed 05/11/2022 01:34

On Wednesday, May 11, 2022 at approximately 0134 hours I was conducting area checks at the location of 4039 NW 19th St. (U Save Convenient Store) due to the high crime in the area and to increase police presents.

Upon my arrival I approached a 2021 White Chevy Silverado bearing AZ Tag#AL47003 belonging to U-Haul that was parked illegally and blocking the flow of traffic at the location listed above. Sitting in the driver's seat was an adult black male that was having a conversation with several by standers. The black male was later identified as Brian Wilson (Offender). While speaking with Wilson, I observed in plain view, a small plastic baggie that contained a white powdery substance. This substance is consistent with illegal narcotics according to my knowledge, training and experience. The suspected narcotics were seen on the floor board, next to the subject's feet. This substance was later field tested positive for 0.4 grams of A-PVP, using a 26 A-PVP Synthetic Stimulant Reagent test kit. I later had Wilson exit the vehicle to conduct a search where I also found 2.5 grams of A-PVP located in his left front pocket and 3 glass pipes with residue located in his right front pocket which are used to smoke narcotics. I then placed Wilson in custody and began a thorough search of the vehicle. While searching the vehicle I found a small black woman's purse which contained 4 baggies of Cannabis which had a combined total weight of 8.2 grams. I also found multiple empty alcoholic beverage bottles which were scattered throughout the vehicle.

Wilson's vehicle was later towed by Westway Towing.

Wilson was later taken to Lauderhill PD to be processed then taken to BSO main jail without incident.

Wilson's identity was verified through DAVID.

This incident was captured on my department-issued body-worn camera. The body-worn camera may or may not have captured or show all results of the entire incident described in this report.

Incident Report Suspect List

Lauderhill Police Department

OCA: 29-2205-001853

1	Name (Last, First, Middle)					Also Known As					Home Address				
	WILSON, BRIAN										4821 NW 12TH ST LAUDERHILL, FL 33313 954-484-0496				
	Business Address														
DOB		Age	Race	Sex	Eth	Hgt	Wgt	Hair	Eye	Skin	Driver's License / State				
04/12/1973		49	B	M	N	600	200	BLK	BLK	DBR	W425-070-73-132-0				
Scars, Marks, Tattoos, or other distinguishing features															
TAT C CHEST / BLACK INK WITH THE WORD "DISCIPLES"; TAT U ARM / BLACK INK WITH THE WORD "CHAPTER 37"; TAT U ARM / BLK INK WITH THE WORD "PSALMS"															
Reported Suspect Detail		Suspect Age			Race	Sex	Eth	Height		Weight		SSN			
Weapon, Type		Feature		Make		Model		Color		Caliber		Dir of Travel			
												Mode of Travel			
Veh Yr / Make / Model				Drs	Style		Color		Lic Plate / State			VIN			
Notes							Physical Char								

Incident Report Related Vehicle List

Lauderhill Police Department

OCA: 29-2205-001853

1	VehYr/Make/Model <i>2021 CHEV, Silverado</i>		Style <i>2D</i>		Color <i>WHI</i>		Lic/Lis /Decal <i>AL47003 AZ 2021, PERM</i>		VIN <i>3GCNWAEXMG418820</i>		
IBR Status <i>Impounded</i>			Date <i>05/11/2022</i>		Location <i>4039 NW 19TH ST, LAUDERHILL FL</i>						
Condition <i>WINDSHIELD</i>		Value <i>\$0.00</i>		Offense Code <i>35A</i>		Jurisdiction <i>Locally</i>		State #		NIC # <i>11FS2</i>	
Name (Last, First, Middle) <i>2013 Uhaul Titling 1,</i>					Also Known As			Home Address <i>PO BOX 21508 PHOENIX, AZ 85036</i>			
Business Address											
DOB <i>//</i>		Age	Race	Sex	Hgt	Wgt	Scars, Marks, Tattoos, or other distinguishing features				

Notes

The windshiled of the vehicle had damage to the top left corner.

Incident Report Related Property List

Lauderhill Police Department

OCA: 29-2205-001853

1 Property Description OTHR NARCOTICS		Make		Model		Caliber	
Color White	Serial No.	Value \$200.00	Qty 2.900	Unit GM	Jurisdiction Locally		
Status Seized	Date 05/11/2022	NIC #	State #	Local #	OAN		
Name (Last, First, Middle) WILSON, BRIAN			DOB 04/12/1973	Age 49	Race B	Sex M	

Notes

A-PVP

2 Property Description MARIJUANA		Make		Model		Caliber	
Color Green	Serial No.	Value \$200.00	Qty 8.200	Unit GM	Jurisdiction Locally		
Status Seized	Date 05/11/2022	NIC #	State #	Local #	OAN		
Name (Last, First, Middle) WILSON, BRIAN			DOB 04/12/1973	Age 49	Race B	Sex M	

Notes

3 Property Description DRUG/NARCOTIC EQUIPMENT		Make		Model		Caliber	
Color Clear	Serial No.	Value \$20.00	Qty 3.000	Unit	Jurisdiction Locally		
Status Seized	Date 05/11/2022	NIC #	State #	Local #	OAN		
Name (Last, First, Middle) WILSON, BRIAN			DOB 04/12/1973	Age 49	Race B	Sex M	

Notes

Drug Paraphernalia- 3 glass pipes

INCIDENT DATA

MO

V
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OTHERS INVOLVED

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USR CS1IBR

Sys#: 1428709

06/27/2022 14:57

INCIDENT/INVESTIGATION REPORT

Lauderhill Police Department

Case # 29-2205-004981

Status Codes L = Lost S = Stolen R = Recovered D = Damaged Z = Seized B = Burned C = Counterfeit / Forged F = Found

D R U G S	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity
	E	6	40.600	GM	MARIJUANA	

Assisting Officers

Suspect Hate / Bias Motivated: NONE (NO BIAS)

NARRATIVE

REPORTING OFFICER NARRATIVE*Lauderhill Police Department*

OCA

29-2205-004981

Victim

STATE OF FLORIDA

Offense

DRUGS / NARCOTICS OFFENSES

Date / Time Reported

Sat 05/28/2022 02:20

On Saturday, May 28, 2022 at approximately 0001 hours I was at the location of 4039 NW 19th St. conducting a proactive patrol due to the high level of crime in the area.

Upon my arrival I made contact with Michael A. Bryant (Offender) who was previously arrested at the above listed location on 04/28/2022 for possession with intent purchase Cocaine and trespassing after warning structure or conveyance (reference case #29-2204-004916). I later place Bryant in custody and conducted a search for weapons and contraband. Search incident to arrest revealed a clear plastic bag containing a green leafy substance suspected to be Cannabis. I later tested the substance using a 34 HEMP/CBD test kit which came back positive for Cannabis, the approximate weight of the bag and Cannabis was 40.6 grams. Bryant was placed under arrest and transported to Lauderhill PD to be processed, in transport to Lauderhill PD Bryant became combative and attempted to kick out the rear window of my patrol unit. While at Lauderhill PD Bryant became combative once again and began to kick the door of the cell he was placed in. Bryant was placed back in handcuffs and a hobble was utilized to restrain him from kicking the door.

I later transported Bryant to BSO main jail utilizing a hobble due to him being combative and attempting to kick out the rear window of my patrol unit. Assistance was required from BSO main jail Deputies due to Bryant's combative nature.

This incident was captured on my department-issued body-worn camera. The body-worn camera may or may not have captured or show all results of the entire incident described in this report.

Incident Report Suspect List

Lauderhill Police Department

OCA: 29-2205-004981

1

Name (Last, First, Middle) BRYANT, MICHAEL A						Also Known As				Home Address 2760 NW 35 AVE LAUDERDALE LAKES, FL 33311 954-801-9137			
Business Address													
DOB 07/29/1994	Age 27	Race B	Sex M	Eth N	Hgt 509	Wgt 180	Hair BLK	Eye BLK	Skin BLK	Driver's License / State B653541942690 FL			
Scars, Marks, Tattoos, or other distinguishing features													

Reported Suspect Detail		Suspect Age		Race	Sex	Eth	Height	Weight		SSN	
Weapon, Type	Feature	Make	Model		Color		Caliber	Dir of Travel		Mode of Travel	
Veh Yr / Make / Model		Drs	Style		Color		Lic Plate / State		VIN		

Notes	Physical Char
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Incident Report Related Property List

Lauderhill Police Department

OCA: 29-2205-004981

1 Property Description MARIJUANA		Make		Model		Caliber	
Color Green		Serial No.		Value \$1.00		Qty 40.600	
Status Seized		Date 05/28/2022		NIC #		Unit GM	
Name (Last, First, Middle) BRYANT, MICHAEL A		DOB 07/29/1994		Age 27		Race B	
		State #		Local #		Sex M	
						Jurisdiction Locally	
						OAN	
Notes							

INCIDENT DATA

MOV
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C
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M

OTHERS INVOLVED

PROPERTY

atus

06/27/2022 15:02

REPORTING OFFICER NARRATIVE*Lauderhill Police Department*

Victim <i>STATE OF FLORIDA</i>	Offense <i>BATTERY</i>	OCA <i>29-2206-002915</i> Date / Time Reported <i>Wed 06/15/2022 23:10</i>
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On Wednesday, June 15, 2022, at approximately 2310 hours, while conducting a proactive patrol at the location of 4039 NW 19 Street (U Save) I spotted Michael A. Bryant (Offender) once again trespassing after warning at the above listed location.

Upon making contact with Bryant I immediately placed him under arrest for trespassing. Bryant has been previously placed under arrest from the above listed location on several occasions and continues to return. The most recent being Lauderhill Case #29-2205-004981 issued on May 28, 2022 where Bryant was arrested for trespassing after warning and was also found with 40.6 grams of Cannabis and charged with possession with intent to distribute. I later attempted to sit Bryant in the back of my patrol vehicle where he became aggressive and began to kick at my back door. While kicking at my door Bryant kicked my left leg with his right leg multiple times and attempted to bite me while attempting to secure him in the vehicle. While inside my patrol vehicle Bryant managed to kick at the Plexiglas window located behind my passenger seat and caused it to crack. The Plexiglas will now have to be replaced due to the damage Bryant caused.

A hobble was utilized during transport due to Bryant being combative.

BSO main jail was notified ahead of time of Bryant being combative and assistance would be needed upon arrival.

Bryant was taken into custody, charged with trespass after warning, battery on a law enforcement officer, and transported to BSO Main Jail without incident.

This incident was captured on my department-issued body-worn camera. The body-worn camera may or may not have captured or show all results of the entire incident described in this report.

Incident Report Suspect List

Lauderhill Police Department

OCA: 29-2206-002915

1	Name (Last, First, Middle)					Also Known As					Home Address																																																											
	BRYANT, MICHAEL A										2760 NW 35 AVE LAUDERDALE LAKES, FL 33311 954-801-9137																																																											
	Business Address																																																																					
	DOB	Age	Race	Sex	Eth	Hgt	Wgt	Hair	Eye	Skin	Driver's License / State																																																											
	07/29/1994	27	B	M	N	509	180	BLK	BLK	BLK	B653541942690 FL																																																											
Scars, Marks, Tattoos, or other distinguishing features																																																																						
<table border="1"> <tr> <td colspan="2">Reported Suspect Detail</td> <td colspan="2">Suspect Age</td> <td>Race</td> <td>Sex</td> <td>Eth</td> <td colspan="2">Height</td> <td colspan="2">Weight</td> <td colspan="3">SSN</td> </tr> <tr> <td colspan="2">Weapon, Type</td> <td colspan="2">Feature</td> <td colspan="2">Make</td> <td colspan="2">Model</td> <td colspan="2">Color</td> <td>Caliber</td> <td colspan="3">Dir of Travel</td> </tr> <tr> <td colspan="2">Veh Yr / Make / Model</td> <td>Drs</td> <td colspan="2">Style</td> <td colspan="2">Color</td> <td colspan="2">Lic Plate / State</td> <td colspan="5">Mode of Travel</td> </tr> <tr> <td colspan="2"></td> <td></td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="5">VIN</td> </tr> </table>															Reported Suspect Detail		Suspect Age		Race	Sex	Eth	Height		Weight		SSN			Weapon, Type		Feature		Make		Model		Color		Caliber	Dir of Travel			Veh Yr / Make / Model		Drs	Style		Color		Lic Plate / State		Mode of Travel														VIN				
Reported Suspect Detail		Suspect Age		Race	Sex	Eth	Height		Weight		SSN																																																											
Weapon, Type		Feature		Make		Model		Color		Caliber	Dir of Travel																																																											
Veh Yr / Make / Model		Drs	Style		Color		Lic Plate / State		Mode of Travel																																																													
									VIN																																																													
Notes							Physical Char																																																															

Incident Report Related Property List

Lauderhill Police Department

OCA: 29-2206-002915

1	Property Description VEHICLEPARTS/ACCESSORIES			Make		Model		Caliber	
Color Clear		Serial No.		Value \$500.00		Qty 1.000		Unit	
Status Destroyed/damaged/vand		Date 06/15/2022		NIC #		State #		Local #	
Name (Last, First, Middle) STATE OF FLORIDA,				DOB 05/09/1993		Age 29		Race U	
								Sex U	

Notes

Cracked plexiglass in patrol unit.

City of Lauderhill



July 6, 2022

Public Notice

Meeting: **Special City Commission**

Date: **Monday, July 11, 2022**

Time: **11:00 AM**

Location **Lauderhill City Hall**
(In Person): **Commission Chambers**
5581 West Oakland Park Boulevard
Lauderhill, FL 33313

Virtual: **Attend via Phone (Listen Only): Dial 1-929-205-6099 or 1-312-626-6799**
Meeting ID: 923 2127 8679
[Attend via Computer](https://www.colvcm.com) (<https://www.colvcm.com>)

Agenda

- Call to order
- Post Approval Review of Special Exception Use Development Order to Ryan Mart, Inc. d/b/a U Save Food Store (Resolution No. 21R-06-114)
- Adjournment

If you would like to speak on an agenda item or speak live during public comments, you are encouraged to contact the City Clerk's Office at least 24-hours prior to the meeting by leaving a message at 954-714-2180, [e-mailing](mailto:public@laudershill-fl.gov) public@laudershill-fl.gov, or by completing the [Public Meeting Comment Form](https://www.laudershill-fl.gov/public) (<https://www.laudershill-fl.gov/public>). If you would like to specifically discuss matters relating to a quasi-judicial item, please complete the [online Quasi-Judicial portal](http://www.laudershillregister.com) (<http://www.laudershillregister.com>). Entering your information in the registration portals or providing it to the City Clerk's Office will allow time to make arrangements prior to the meeting for you to discuss your concerns on any agenda item at the appropriate time during the meeting.

Notice is herewith given to all interested parties that if any person should decide to appeal any decision made at the upcoming meeting, such person will need a record of the

City of Lauderhill

proceedings conducted at that meeting. For such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony upon which any appeal is to be based.

Any individual who believes they have a disability and needs accommodations in order to fully participate in the meeting should contact the City Clerk at least 72 hours before the meeting.

In accordance with Florida Statutes section 286.0114, members of the public will be given a reasonable opportunity to be heard on matters to be considered by the board at this meeting. Each member of the public shall have a total of three minutes to comment on any substantive matters before the board.

Andrea M. Anderson
City Clerk
954-730-3010

SPECIAL EXCEPTION USE AFFIDAVIT OF COMPLIANCE WITH AMENDED CONDITIONS OF APPROVAL

Ryan Mart Inc, D/B/A U Save Food Store (21-SE-005)

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

I have read in its entirety the Ryan Mart Inc. DBA U Save Food Store (21-SE-005) Affidavit of Amended Conditions provided below, and voluntarily agree to comply with all said conditions:

1. This special exception use development order to allow the Convenience Store is specifically granted to Ryan Mart, Inc. D/B/A U Save Food Store and such development order cannot be conveyed to another person or entity. Any change of corporate ownership affecting 51% percent or more of the interest of the business or any of its assets in any manner shall trigger this provision. Notwithstanding, the convenience store may be operated by other business entities so long as there is no change in ownership as specified herein.
2. The Convenience Store use is restricted to 2,400 square feet of leasable space located at 4039 NW 19 ST 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.
3. The convenience store days and hours of operation are hereby modified to be permanently reduced effective 10 days from now (on July 21, 2022) to operate 6AM to 11PM, 7 days a week. Alcoholic beverage sales will be limited to beer and wine on the days and hours imposed by Land Development Regulations Article III., Part 5.0., Subsection 5.3.1.A.

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Ryan Mart Inc, D/B/A U Save Food Store (21-SE-005)

4. Ryan Mart, Inc. D/B/A U Save Food Store shall comply with all of the requirements of Section 812.173, Florida Statutes regarding security at convenience stores as well as comply with all provisions required in Article VII Section 12-106- Convenience Stores of the Code of Ordinances and Article III Sec 5.15.A of the Land Development Code. Such conditions must be met and required at time of Certificate of Use.
5. If the City's Code Enforcement Board assesses a lien for landscaping, trash or other unsightly or unsafe conditions, this special exception use development order may be brought before the City Commission to be reconsidered, at which time the development order or the conditions of approval may be subject to modification, suspension or revocation.
6. If the City's Police Department records more than three instances regarding noise, loitering, parking or criminal activity, either from observation by police officers or verified from complaints by three or more unrelated individuals, within any ninety (90) day period, the special exception use may be brought before the City Commission to be reconsidered, at which time the development order or the conditions of approval may be subject to modification, suspension or revocation. The police shall report back with a status as to whether there is any change in the level of police incidents in the next 90 days.
7. Any violation of these conditions of approval may result in a public hearing before the City Commission and may result in the modification, suspension or revocation of this special exception use development order or its conditions or both.
8. 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.
9. The owner shall execute a trespass agreement for the police department to keep on file for enforcement.
10. Property Owner or Operator must provide a security plan that demonstrates how they will prevent loitering and reduce the amount of police call associated with trespassing or the presence of "bad actors". The Owner must provide the security plan to the City within 30 days of the passage of this Resolution. The City has 30 days from the date of receipt to bring it through the approval

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process, then Owner has 90 days after the approval to implement the security plan. In addition to said security plan the property owner or operator shall also provide a property maintenance plan that demonstrates how they will maintain cleanliness in compliance with the Code of Ordinances;

11. In the event of Commission approval, review of this Special Exception Development Order shall take place on an annual basis no later than one month after the date the SEU Development order is issued as allowed by Article IV, Section 4.11.2 of the City of Lauderdale's Land Development Regulations. A review shall be conducted at least annually each year, and may be reviewed sooner if determined to be necessary by city staff or the city commission.

12. The business must hire an approved bonded, licensed and insured security company to operate on business premises from 3PM to 11PM every day. The company must be approved by the city, and the city must be provided with at least fifteen (15) days notice of any change in the hired security company. The business may hire a private police special duty detail paid for by the business, in lieu of a hired bonded, licensed and insured security company if it chooses to do so.

Print your name: _____

Sign your name: _____

Date signed: _____

The foregoing instrument was acknowledged before me this _____ day of _____, 201_____, by _____, who is personally known to me or who has produced _____ as identification and who did take an oath.

Notary public

Print your name: _____

Sign your name: _____

State of Florida at Large Seal

**SPECIAL EXCEPTION USE AFFIDAVIT OF
COMPLIANCE WITH AMENDED CONDITIONS OF APPROVAL**

Ryan Mart Inc, D/B/A U Save Food Store (21-SE-005)

My Commission Expires: _____