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).

WHERES, 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 \pm 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.
- 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.

<u>Section 2.</u> 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.

<u>Section 3.</u> This Resolution shall take effect immediately upon its passage.

	DATED this _	<u>11</u> day of _	July ,	2022.
	PASSED AND	ADOPTED on f	irst reading this <u>11</u>	day ofJuly
2022.			PRESIDING (OFFICER
			ATTEST: Show CITY CLERK	n. And
MOTIO SECON		L. Martin K. Thurston		
M. DUN D. GRA L. MAR S. MAR K. THU	NT TIN TIN	Absent Yes Yes Yes Yes	Approved a Approved a W. Earl Hall City Attorn	Half



City of Lauderhill

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

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

Enactment Number:

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

violations

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

Contact: Hearing Date:

* Drafter: apetti@lauderhill-fl.gov Effective Date:

Related Files:

History of Legislative File

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

 sion:
 Date:

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 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 trie and correct copy of the record in my office. WITNESSETH my hand and official seal of the City of Lauderhill, Florida, this the

RESOLUTION NO. 21R-06-114

dy day of June 20 22 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 \pm 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 Lauderhill 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 <u>IN FAVOR OF</u> 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 $0.27 \pm \text{square feet}$ site as legally described herein and more commonly known as 4039 N.W. 19^{th} Street, Lauderhill, 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 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 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 Lauderhill's Land Development Regulations.

<u>Section 2.</u> 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 th	is <u>28</u> day o	June, 2021.
	PASSED A	ND ADOPTED or	first reading this day of,
2021.			PRESIDING OFFICER
			ATTEST: Sndra M. And CITY CLERK
MOTIO	N	M. Dunn	
SECON	ID	L. Martin	
M. DUN	NN	Yes	Approved as to Form
D. GRA		Yes	- W. O. II. II
L. MAR		Yes	- Win Pal
S. MAR		Yes	100 Paul Hall
K. THU	irston	Yes	 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 Affadavit, Ryan Mart, Inc. dba U Save Food Store

Enactment Number:

Contact:

(3).pdf, Calls fo Service RyanMart.pdf

Hearing Date:

* Drafter: apetti@lauderhill-fl.gov

Effective Date:

Related Files:

History of Legislative File

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

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 SPECIAL **EXCEPTION** IS REQUIRED 4.10. Α 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

iste	er Plan: Explain now 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
	[X] Increase commercial tax base [X 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

<u>Address</u>

4039 NW 19st St, Lauderhill, Florida

Land Use/Zoning:

Existing L	and Use		Commercial
Future	Land	Use	Transit Oriented Corridor
Designati	on		
Zoning De	esignation	CONTRACTOR CONTRACTOR CONTRACTOR CONTRACTOR	General Commercial (CG)

Adjacent Designations:

	Existing Use	Future Designation	Zoning
North	Commercial	Transit Orient Corridor	ted CG
South	Commercial	Transit Orient	ted CG
East	Commercial	Transit Orient Corridor	ted CG
West	Multi-family Residential	Transit Orient Corridor	ted 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 Lauderhill.
- 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 Lauderhill Zoning Map and located along NW 19st 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 Lauderhill. 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.
- 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 Lauderhill: 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 Lauderhill'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

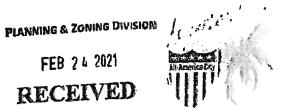
VIII. Prepared By:

Molly Howson Acting City Planner March 25, 2021

APPLICATION NUMBER

FEB 2 4 2021

RECEIVED



RECEI	VED
FEB 24	2021
BY: NF	11**********

SPECIAL EXCEPTION USE APPLICATION FOR

NTER TYPE OF USE /BUSIN	CHOICIEC TOIL
_	had made to deep
usiness Name: RYA	N MART INC / DBA (USAVE FOOD STORE
usiness Address: 40	39 NW 19 14 ST
	AUDERHIZE, FL 33313
Business Telephone Nu	mber: 954-733-1226
3usiness Email:	
APPL	ICANT AND CONTACT INFORMATION
oplicant Name: SHA	YRIAN HASAN (CONTact dolin)
pplicant Address: 40	39 NW 19 ST
4	audenhill, FB 33313
nolleant Telephone Nu	mber: 954-993-207/
Innticant Mobile Teleph	one Number 954- 610 - 2553 (D)
applicant Email address	······································
bhitean rusan searce	
	NTACT INFORMATION FOR ANYONE ELSE WHO SHOULD
	OTICES /CORRESPONDENCE
(ECEIVE COPIES OF NO	MOTTAMMED M ALAM
lame:	MONTHARY PI TOUT
Iddress: 4034 NI	w 19 ST Landerhill
333	13
lelephone Number: 95	4. 370-3631 Mobile 954 914-4264
Email address:	
	Dono 1 of 10

GL CA	-	-				_		-
Δ	PPL	ICA	TIC	N	NU	MB	EF	ļ

Address:		N 3774					
	Hol	lywood, f	G 33021		0-1	112	
Telephon	e Number:				734-	6/0	2553
Email add		JOHN 543	3 @ gmail.	COM			
	in.	FORMAT	TION ABOU	IT THE USE	/ eus	NE	88
Business 24 /	Description	on (Please Vence 51	list all activiti	es conducted at	your bu	ısine	89);
				MILL SAN	sdavitely	3,	
			the blood and advantage of the second second second				
		nened or i	is avenueled to	be opened: C	uncert	4 01	RA
				be opened;C	interit	4 0,	M
The Days	and Houn	of operat	tion for the bu		LIST N	EXT 1	TO EACH DAY THI
The Days	and Houn	of operat H DAY, TH	ion for the built HOURS	siness:	LIST N # OF E	EXT I	TO EACH DAY THI DYEES ON DUTY
The Days	and Houn T TO EAC BE OPEN	of operation of the control of the c	tion for the built HOURS 2/shifts	siness: purday, 3	LIST N # OF E	EXT I	TO EACH DAY THI
The Days LIST NEX YOU WILI Sunday	and Hours T TO EAC BE OPEN	of operation of the state of th	tion for the but E HOURS 2/shifts 2/shuts	purday 3	LIST N # OF E	EXT I	TO EACH DAY THI DYEES ON DUTY
The Days LIST NEX YOU WILI Sunday Monday	and Hours T TO EACH BE OPEN 8 AM 8 AM 8 AM	to San	E HOURS 2/shifts	purday 3	LIST N # OF E	EXT I	TO EACH DAY THI DYEES ON DUTY
The Days LIST NEX YOU WILI Sunday Monday	and Hours T TO EACH BE OPEN 8 AM 8 Am 8 Am 8 Am	to SAM to SAM	tion for the but E HOURS 2/shifts 2/shifts 2/shifts	purday 3	LIST N # OF E	EXT I	TO EACH DAY THI DYEES ON DUTY
The Days LIST NEX YOU WILL Sunday Monday Tuesday Nednesda	and Hours T TO EACH BE OPEN 8 AM 8 Am 8 Am 8 Am	to SAM to SAM	tion for the but E HOURS 2/shifts 2/shifts 2/shifts	purday 3	LIST N # OF E	EXT I	TO EACH DAY THI DYEES ON DUTY
The Days LIST NEX YOU WILL Sunday Vionday Fuesday Nednesday	and Hours T TO EACI BE OPEN 8 AM 8	to SAM to SAM to SAM to SAM to SAM	E HOURS 2/shifts 2/shifts 2/shifts	oiness: our day 3 F. Perchy	LIST N # OF E	EXT I	TO EACH DAY THI DYEES ON DUTY
The Days LIST NEX YOU WILI Sunday Monday	and Hours T TO EACI BE OPEN 8 AM 8	to SAM to SAM to SAM to SAM to SAM	tion for the but E HOURS 2/shifts 2/shifts 2/shifts	oiness: our day 3 F. Perchy	LIST N # OF E	EXT I	TO EACH DAY THI DYEES ON DUTY

	- Aire			
API	PLIC	ATION	INUA	IBER

Moran Ham Manger 400 Worker Monin Khan Manger 400 Worker 350. Weeker Monin Khan Monin Khan Moning 350. Weeker 350.	Make more 1	Fresident 400 Welky
INFORMATION ABOUT THE SITE IN	- Allerina again	The state of the s
INFORMATION ABOUT THE SITE Try Owner Name: SITA IN RIAR HASAIN INTO Owner Street Address: 1601 NW 108th ANC APT III State & Zip Code: PLANTION FLA 33322 Shone #: 954-943-2071 Email SS hah giar 1 @ ASS AND ARDS FOR APPROVAL THE EFFECTS OF YOUR USE/BUSINESS ON THE COMMUNIT Control how this business/use will affect neighboring businesses: With Convent store to many Art with in bucking distance.	John flatour	Manager 400 Works
INFORMATION ABOUT THE SITE Try Owner Name: SITAN RIAR. I HASAIN Inty Owner Street Address: 1601 NW 10874 AVC APT III State & Zip Code: PLANTION, FLA 33322 Shone #: 954-993-2071 Email 55 hah Right 1 @ / STANDARDS FOR APPROVAL THE EFFECTS OF YOUR USE/BUSINESS ON THE COMMUNIT Convent Store to Many APT WITH IN MALKING DISTANCE. That site characteristics make this leads.	Monin Khan	moreces 350. Weekely
Try Owner Name: SHAHRIAR. HASAIN Try Owner Street Address: 1601 NW 108 TM AVC APP III State & Zip Code: PLANTINN, FLA 33322 Thone #: 954-993-2071 Email 35 hahriar 1 @ / STANDARDS POR APPROVAL THE EFFECTS OF YOUR USE/BUSINESS ON THE COMMUNIT Beribe how this business/use will affect neighboring businesses: Jieny Convent store to many Apt with in bucking distance, That site characteristics make this leads.	footage of building space to be occu	upled by the business : 2400
State & Zip Gode: PLANTINN, FLA 33322 Shone #: 954-993-2071 Email 55 hah Rid r 1 @ A STANDARDS FOR APPROVAL THE EFFECTS OF YOUR USE/BUSINESS ON THE COMMUNIT Beribe how this business/use will affect neighboring businesses: JENY Convent Store to Many Apt With in bucking distance. That site characteristics melastics had been as the least of the community of		ABOUT THE SITE
STANDARDS FOR APPROVAL THE EFFECTS OF YOUR USE/BUSINESS ON THE COMMUNIT coribe how this business/use will affect neighboring businesses: Jeny Convent Store to many Apt with in practing distance. That site characteristics make this	rty Owner Name: SHALKIAP. I	Hasan
STANDARDS FOR APPROVAL THE EFFECTS OF YOUR USE/BUSINESS ON THE COMMUNIT coribe how this business/use will affect neighboring businesses: Yeary Convent store to many Apt with in bucking distance. That site characteristics make this land.		
STANDARDS FOR APPROVAL THE EFFECTS OF YOUR USE/BUSINESS ON THE COMMUNIT corribe how this business/use will affect neighboring businesses: Yeny Convent Store to many Art with in bucking distance. That site characteristics make this leads to the convent of th	State & Zip Code: PLANTION, FLA	33322
earlies how this business/use will affect neighboring businesses: Jesty Convent Store to many Apt with in bucking distant, That site characteristics make this bound.	hone #: 954-943-207/	Email SShahkier 1 @ Aoo
That site characteristics make this board.	STANDADDO	PAR ARDERWAY
That site characteristics make this location suitable for your use/ business	THE EFFECTS OF YOUR USE	BUSINESS ON THE COMMUNITY
That site characteristics make this location suitable for your user husband	THE EFFECTS OF YOUR USE	BUSINESS ON THE COMMUNITY
Close to Keredulas Company	THE EFFECTS OF YOUR USE	BUSINESS ON THE COMMUNITY
	earlies how this business/use will affect in yeary Consider Store to many of the store that the characteristics make this leave.	BUSINESS ON THE COMMUNITY Bighboring businesses: But with in warray distance,
	earlies how this business/use will affect in yeary Consider Store to many of the store that the characteristics make this leave.	BUSINESS ON THE COMMUNITY Bighboring businesses: Bet juste in wavery distance,
low will this used business affect the community economically?	earlie how this business/use will affect in Jerry Convent Store to many I that site characteristics make this location Very Ciou to 441 and Close	BUSINESS ON THE COMMUNITY Bighboring businesses: Bet putte in packing distance, suitable for your use! business:

APPLICATION	NUMBER

ADDITIONAL DEMANDS ON UTILITIES, COMMUNITY FACILITIES, AND PUBLIC SERVICE
Describe any fire hazards associated with your business: No Fine Hazards -
Describe what security measures your business will require: two Security Redunded
Comena operated, Addred 5 LED SOOD WATT Lights) ALSO We have
Separate flood lights manted by FPL
Describe any chemicals, fluids, gases or potentially hazardous substances that your
business will use or store on site: Next
at a the second weeking and
Describe any activity in your business that will use water other than normal washing and
tollet use
Describe any activity in your business that will utilize City park
facilities: /ml
Ischiuss. /vonc
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 are:
Poscribe transit, automobile of pedestrial admit and

				APPLICATION NUMBER
Describe any	activity in you	ur business th	et will involve a	icohol, music or live entertainn
bentrand	only.			Monther da pronty.
escribe any	other aspects	of your busin	ess about which	h you feel that the reviewer sho
Many of	oun perphise	assets to	the store	of and to the Commenty
Name of Address of the Owner, when the Party of the Owner, when the Owner, which the Owner, which the Owner, when the Owner, which the Owner, wh				

- 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

L SHAHRIAR HASAN DO HEREBY SWEAR OR AFFIRM

APPLICATION NUMBER	MBER	NU	ION	T	JICA	PPL	AF
--------------------	------	----	-----	---	-------------	-----	----

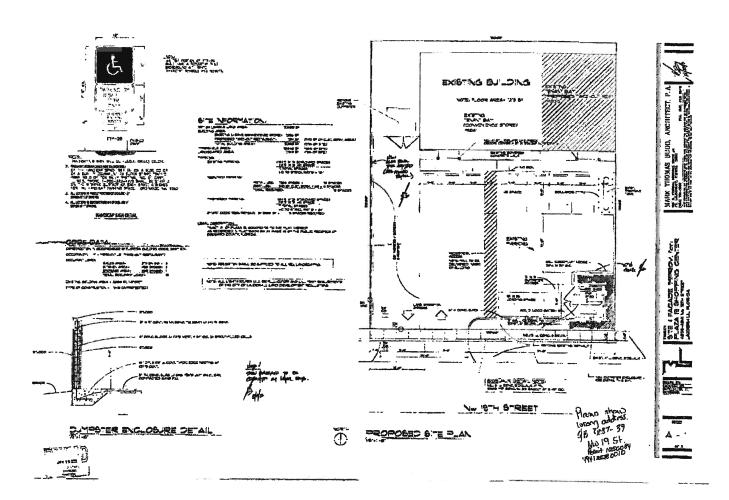
- 1. THAT ALL OF THE INFORMATION CONTAINED IN THIS APPLICATION AND THE ATTACHMENTS IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
- 2. CONSISTENT WITH THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF LAUDERHILL, FLORIDA, SPECIFICALLY, SCHEDULE E, SUBSECTION 5.(9), PARAGRAPH (B), I WILL CAUSE A SIGN 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 LIBERTIMES.
- 3. I WILL CAUSE THIS SAME SIGN TO BE REMOVED WITHIN SEVEN (7) CALENDAR DAYS AFTER THE HEARING.

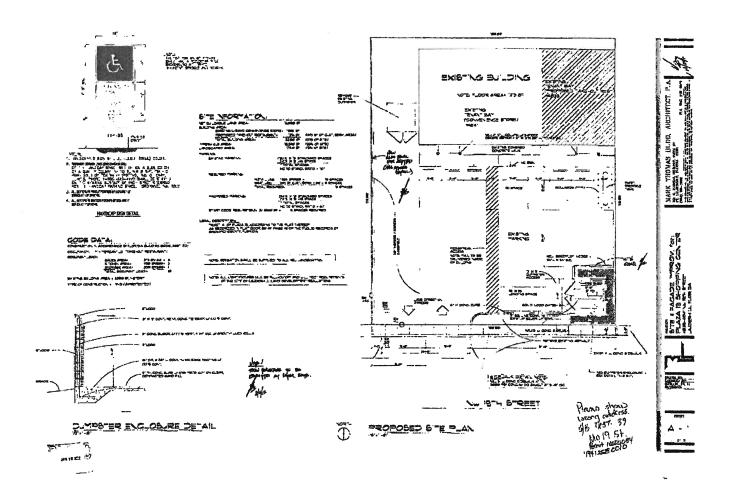
PRINT YOUR NAME:	SHAHRIAR	HAZAN
SIGN YOUR NAME:	834	1
DATE: 02-24	- 2021	
THE FOREGOING INSTR	RUMENT WAS ACKNOWLED	GED BEFORE ME THIS 24 TH
		RIAR HASAN , WHO IS
PERSONALLY KNOWN T	TO ME OR WHO HAS PRODU	UÇED
AS IDENTIFICATION AND	D WHO DID TAKE AN OATH	. 1 1 2
NOTARY FUBLIC	WHITINIAN DAME	SION: Sayed Debroth
Sept. Single State of the State	05.05	PRINT: SANJIB K. DEBNATH
多少	**	STATE OF FLORIDA AT LARGE SEAL
	#09154292 F: # E	MY COMMISSION EXPIRES:
	WAS STATE OF THE PARTY OF THE P	

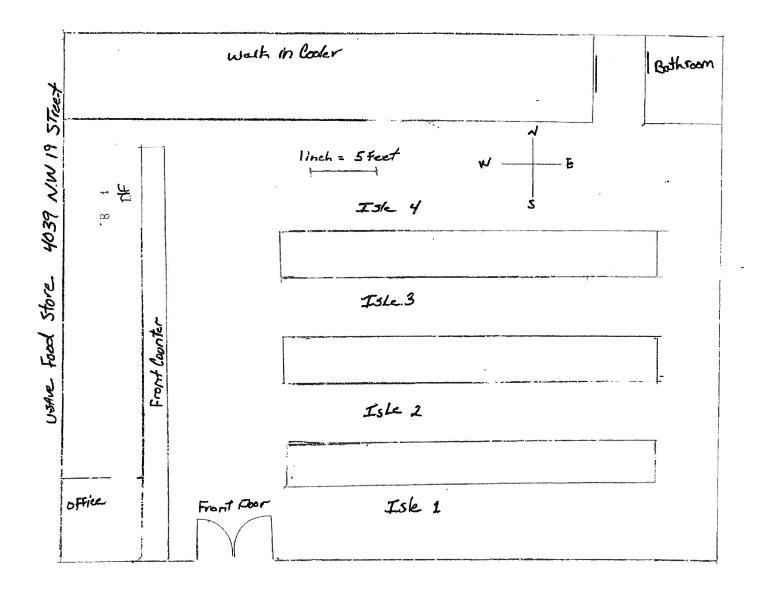
YOUR SUBMISSION

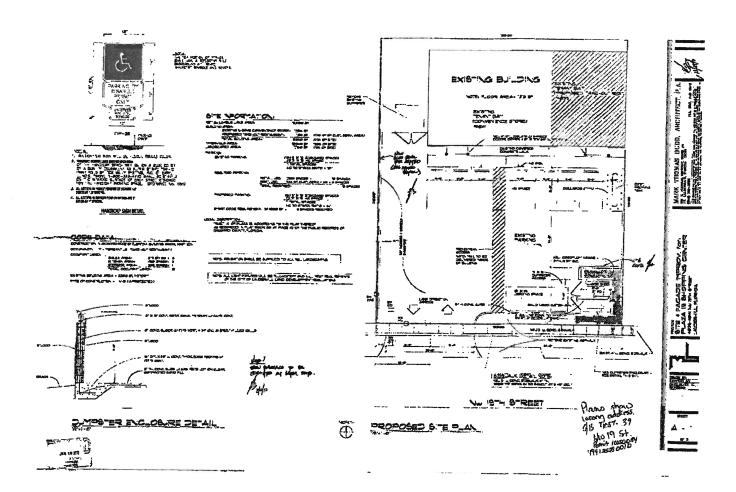
- 1. The original application with Attachments 1 -8.
- 2. A check made payable to the City of Lauderhill for the appropriate fee amount.

	Fees
Special Ex	coeption Use Application Fee\$800.00
	alling (minimum amount or actual cost of malling, whichever is
	ackground Check(for child/elder care facility, game room or convenience R PERSON38.50









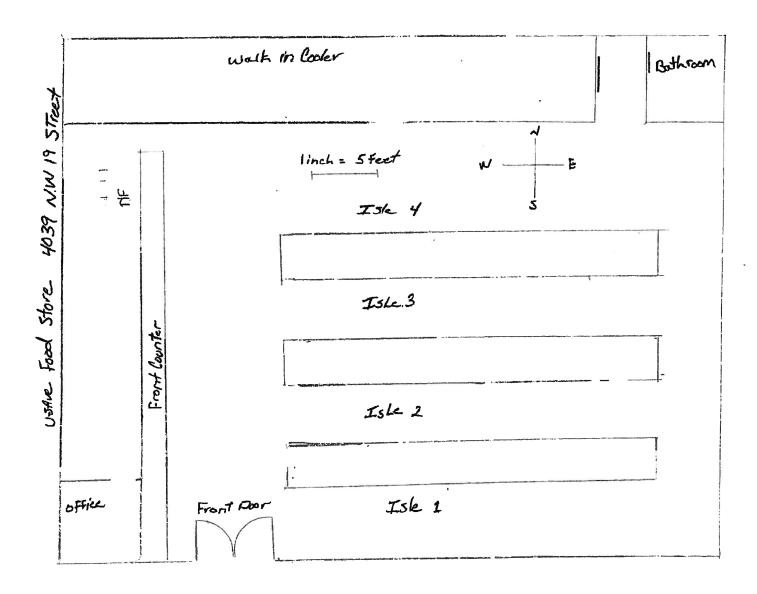


EXHIBIT A

in the second

LIST OF EQUIPMENT ATALLAH ENTERPRISES, INC.

NASH & RANA, LLC 4037-4039 NW 19th STREET, LAUDERHULL 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 SANDWHICHES, SERVE-WISE

ONE 8' DELI CASE

ONE MEAT SLICER.

ONE PAPER HOLDER

DNE GLOVE MBASURE SCALB, G830

INE BEV-AIR UPRIGHT COOLER.

INE BUG REPELLENT MACHINE

DISPLAY COUNTER FOR POS & MERCHANDISES

00' GONDOLA SHELVING

WO 48' WOODEN CANDY RACK

HREE 6' WOODEN SHELVING, BACK COUNTER

WO 4' STAINLESS STEEL RACK

INE 4' STAINLESS STEEL PREP TABLE

INE 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)

	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)

ŀ

- 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 rnet 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 Matour
	and and
Sign your name: _	John I plain
Date signed:	0 6/10/2021
	· M
The forego	ing instrument was acknowledged before me this 10 day of
JUNE	known to me or who has produced FL Daistn ficting
who is personally	known to me or who has produced FL Daista Little SE
Notary public	Print your name: Manues M. Spiner-VIC
	Sign your name: The photos
	State of Florida at Large Seal Jacques M. Saint-Vil Comm. #HH 023874 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 Calis (1.45%)	

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

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.



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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON D	DELIVERY
Complete items 1, 2, and 3. Print your name and address on the reverse	A. Signature	☐ Agent ☐ Addressee
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.	B. Received by (Printed Name)	C. Date of Delivery
or on the front if space permits. 1. Article Addressed to: Ryan Wart-Inc. Useweste Shahriar Hassan 4037-4039 NW 9St. Lauderhill, FL 33313	D. Is delivery address different from	item 1? ☐ Yes elow: ☐ No
9590 9403 0899 5223 8221 97 2. Article Number (Transfer from service label)	☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery	☐ Registered Mail™ ☐ Registered Mail Restricte Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™
	nd Mail	☐ Signature Confirmation Restricted Delivery

PLANNING & ZONING DIVISION

JUN 15 2022

RECEIVED

COMPLETED





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)

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,

ach Davis-Walker

Acting Director Planning and Zoning

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. 	A. Signature A. Signature Agent Addressee	
Attach this card to the back of the mailpiece, or on the front if space permits.	B. Received by (Printed Name) C. Date of Delivery	
1. Article Addressed to: Ryan Mart Finc. d/6/a U Save Food Store Shahriar Hassan 12451 5w 1st Street Plantation fl 33335	D. Is delivery address different from item 1?	
9590 9403 0899 5223 8221 80 2. Article Number (Transfer from service label) 7015 1660 0000 4065 9033	Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ signature Confirmation Merchandise ☐ Signature Confirmation Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Signature Confirmation Restricted Delivery	

PLANNING & ZONING DIVISION

JUN 1 5 2022

RECEIVED

COMPLETED

	133	133	U.S. Postal Service™ CERTIFIED MAIL® REC Domestic Mail Only	EIPT
=		8	For delivery information, visit our website	at www.usps.com*
STICKER AT TOP OF ENVELOPE TO THE RIGHT. E. RETURN ADDRESS. FOLD AT DOTTED LINE FRIFIED MAIL	, 2701 0000 0797	1 0000 4065	Certified Mail Fee Extra Services & Fees (sheck box, edd fee as appropriate) Fistum Receipt (flectronic) Certified Mail Restricted Delivery \$ Adult Signature Required Adult Signature Restricted Delivery \$ Postage Total Postage and Fees	Postmark Here
PLACE OF THE OF	. 2.0.7	1.5	Street and April 2015 PSN 7530-02-000-9047	15/9 U Seve food Street 33305 See Reverse for Instructions

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. 1. Article Addressed to: Ryan Wayt Frc. d/b/a U Sawe Food Store Shahriar Hassan 2451 Sw 15t Street Plantetion ft 3333355	A. Signature X
9590 9403 0899 5223 8221 80 2. Article Number (<i>Transfer from service label</i>) 7 0 1 5 1 6 6 0 0 0 0 4 0 6 5 9 0 3 3	3. Service Type □ Adult Signature Restricted Delivery □ Certified Mail® □ Certified Mail Restricted Delivery □ Collect on Delivery □ Collect on Delivery Restricted Delivery □ sured Mail □ nsured Mail □ nsured Mail Restricted Delivery □ Restricted Delivery □ Restricted Delivery □ Signature Confirmation □ Signature Confirmation □ Signature Confirmation □ Restricted Delivery □ Restricted Delivery □ Signature Confirmation □ Restricted Delivery
PS Form 3811 July 2015 PSN 7530-02-000-9053	Domestic Return Receipt

market and

USPS TRACKING#



0899 5223

9557 9D



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

United States Postal Service

9590 9403

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

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

REPORTING OFFICER NARRATIVE

DRUGS / NARCOTICS OFFENSES

P. 29
OCA
29-2205-001853
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.

Offense

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 was 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 inincident.

Wilson's identity was verified through DAVID.

Lauderhill Police Department

STATE OF FLORIDA

Victim

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

DRUGS / NARCOTICS OFFENSES

Offense

OCA	
29-2205-004981	
Date / Time Reported	

Sat 05/28/2022 02:20

35

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.

Lauderhill Police Department

STATE OF FLORIDA

Victim

٦. 40

REPORTING OFFICER NARRATIVE

	ATING OFFICER NARRATIVE	OCA
Lauderhill Police Department		29-2206-002915
Victim	Offense	Date / Time Reported
STATE OF FLORIDA	BATTERY	Wed 06/15/2022 23:10

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, Lauderhill, 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 8th	11:58 p.m.	Loitering	3 persons dispersed	Vazquez
Dec 9th	7:05 p.m.	Loitering	7 persons dispersed	Vazquez
Dec 9th	11:41 p.m.	Loitering	5 persons dispersed	Vazquez
Dec 10th	3:09 a.m.	Loitering	1 person dispersed	Vazquez
Dec 13th	8:13 p.m.	Shooting	Investigated	Vazquez
Dec 14th	12:55 a.m.	Loitering	3 persons dispersed	Vazquez
Dec 14th	5:40 a.m.	Loitering	8 persons dispersed	Hoyos
Dec 14th	5:45 a.m.	Trespassing	3 persons warned	Topps
Dec 15 th	2:06 a.m.	Loitering	2 persons dispersed	Vasquez
Dec 16th	1:43 a.m.	Loitering	3 persons dispersed	Kasimier
Dec 16th	1:00 p.m.	Loitering	2 persons dispersed	Martone
Dec 16th	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 18th	7:36 p.m.	Loitering	4 persons dispersed	Vazquez
Dec 19th	2:35 a.m.	Loitering	4 persons dispersed	Vazquez
Dec 20th	12:56 a.m.	Loitering	2 persons dispersed	Vazquez
Dec 21st	6:48 p.m.	Loitering	2 persons dispersed	Hopper
Dec 21st	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 28th	12:02 a.m.	Loitering	5 persons dispersed	Vazquez
Dec 29th	4:12 p.m.	Loitering	10-12 persons dispersed	Santos
Dec 31st	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 21st	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 20th	8:16 p.m.	Loitering	3 persons dispersed	Kearney
Feb 24th	11:24 p.m.	Trespass	1 person arrested	Grasso

Sources:

Lauderhill Police Department Incident/Investigation Reports and

Case Supplemental Reports

53 Total

31 Vazquez

City's Exhibit #5 INCIDENT/INVESTIGATION Agency Name 29-2201-003498 Lauderhill Police Department **REPORT** Date / Time Reported ORI 01/22/2022 00:04 Sat N 0061800 Last Known Secure C Location of Incident 01/21/2022 23:55 Fri Gang Relat | Premise Type Zone/Tract I At Found 4039 NW 19TH ST, Lauderhill FL 33313 D NO Convenience Store 2943 01/22/2022 00:04 Sat E Crime Incident(s) Weapon / Tools Handgun (semi-automatic) (Com) Activity #1 N Weapons Violations - All Others T WEAP Security D Crime Incident Weapon / Tools Activity #2 A T Entry Exit Security A Crime Incident Weapon / Tools Activity #3 Entry Exit Security MO # of Victims Type: STATE Injury: Domestic: N Victim/Business Name (Last, First, Middle) Victim of DOB Race | Sex | Relationship Resident Status Military V1 State Of Florida Crime # To Offender Branch/Status Age N/A C Home Address **Email** Home Phone T T Employer Name/Address **Business Phone** M Mobile Phone VYR Make Model Style Color Lic/Lis VIN CODES: V- Victim (Denote V2, V3) WI = Witness 10 = Involved Other RP = Reporting Person (if other than victim) Type: Injury: 0 T Name (Last, First, Middle) Code Race Sex Relationship Victim of DOB Resident Status Military H Crime # To Offender Branch/Status Age R Home Address Email Home Phone S Employer Name/Address **Business Phone** Mobile Phone N Type: Injury: Name (Last, First, Middle) Code Victim of DOB Relationship Ć Resident Status Military Crime# To Offender Branch/Status Age Home Address Ξ (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) Status Fmm/To Value Property Description Make/Model Serial Number 59 EVID \$0.00 FIREARM ACCESSORIES 380/AMMUNITION/.380 59 EVID \$0.00 FIREARM ACCESSORIES 380/SMITH & WESSON/M&p Shield Mag 13 EVID \$0.00 FIREARMS 380/SMITH & WESSON/M&p Shield Ez N.IP5137) Officer/ID# KNIGHT, M. (LH344) Invest ID# KNIGHT, M. (LH344) Supervisor SANTANA, A. (LH433) Case Status Cleared By Arrest Complainant Signature Case Disposition: 02/11/2022 Page 1

INCIDENT/INVESTIGATION REPORT

Lauderhill Police Department

Case # 29-2201-003498

L = Lo	t S = Stolen	$R = R_0$	covered D = D	manual 7 C : 1						1
	- D DIOTEII	W 1/C	covered D=D	amaged $L = Seized$	B = Burned	C = Counterfeit / Fo	orged	F = Found		
CR Sta	tus Quant	city	Type Measure	Su	spected Type			U	p to 3 types of activity	-
-										
\dashv										-
\top		-								
										_
										\dashv
-										\dashv
+			Name of the same o							\exists
	207									
sisting	Jincers									٦
spect H	ate / Bias Moti	vated:								
ATIV	E									onenny
-										1
	Standard Sta	CR Status Quant	CR Status Quantity Sisting Officers Spect Hate / Bias Motivated:	CR Status Quantity Type Measure Status Status Quantity Type Measure Status Status Quantity Type Measure Status	CR Status Quantity Type Measure Su Substitute of the status of the stat	CR Status Quantity Type Measure Suspected Type Suspected Type Suspected Type Suspected Type Suspected Type Suspected Type	CR Status Quantity Type Measure Suspected Type Suspected Type Sisting Officers	CR Status Quantity Type Measure Suspected Type Suspected Type Suspected Type Suspected Type Suspected Type	spect Hate / Bias Motivated:	CR Status Quantity Type Measure Suspected Type Up to 3 types of activity Up to 3 types of activity Up to 3 types of activity Suspected Type Up to 3 types of activity Suspected Type Up to 3 types of activity

REP	ORTING OFFICER NARRATIVE	OCA
Lauderhill Police Department		29-2201-003498
Victim	Offense	Date / Time Reported
Society	WEAPONS VIOLATIONS - ALL OTHERS	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 were 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 subjects identify, 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, JACKSON, A Business Address	INDRE				SCHOO	Also Kn				719 PO	Home Address 7197 SPORTSMAN DR POMPANO BEACH, FL 33068 954-826-5953				
-	DOB 05/20/2022	Age	Race	Sex	Eth	Hgt	Wgt	Hair	Eye	Skin	Drive	r's License / State				
	05/30/2003	05/30/2003 18 B M N 405 150 BLK BRO DR Scars, Marks, Tattoos, or other distinguishing features										J250004031900 FL				
Paragrad Current D. C. Sugment Age												SSN				
-	Weapon, Type	Feature	3	Mak	8	Mo	odel		Colo	r	Caliber	Dir of Travel Mode of Travel				
	Veh Yr / Make / M	lodel		Drs	Style		Colo	or	Lic Plate / State VIN							
	Notes								Pl	nysical Ch	nar					

OCA: 29-2201-003498

e partur														
1	Property Description				1	Make			Model		- polytopic	Cal	iber	
_	FIREARMS					SMITH &	WES	SON	M&PS	SHIELD	EZ		.380	
	Color	Serial N	lo.		Value		A	Qty	Name of the last o	Unit	Juriso	lictio	n	
	Black	NJP5	137				\$0.00		1.000	EA		Lo	cally	
	Status		Date	NIC#		State #		Driver Company	Local #	-	OAN			
	Evidence		01/22/2022											
	Name (Last, First, Middle))					DOB		A	.ge	Race		Sex	
	JACKSON, ANDR	E DEM	IETRIUS J					05/30/	2003	18	B		M	
	Notes		7								da managana ana			
mark and	BLACK SMITH	& WE	SSON M&P SH	IELD EZ 380	9									
2	Property Description				I	Make			Model			Cal	iber	
_	FIREARM ACCES	SORIE	S		and the same of th	SMITH &	WES	SON	M&PS	SHIELD	MAG		.380	
	Color	Serial N	lo.				Qty		Unit	Juriso	Jurisdiction			
	Black/Silver						\$0.00		1.000	EA		Locally		
	Status		Date	NIC#	elle consequence de construer por la const	State #	Local # OAN							
	Evidence		01/22/2022											
1	Name (Last, First, Middle))					DOB		A	.ge	Race		Sex	
	JACKSON, ANDR	E DEM	TETRIUS J					05/30/	ě.	18	B		M	
	Notes						Name of Street, or other Designation of the Owner, where the Owner, which				A STATE OF THE PARTY OF THE PAR	DOCUMENTS OF THE PARTY OF THE P		
	BLACK SMITH	& WE	SSON M&P SH	IELD EZ .38			48-weetsteene							
3	Property Description				I N	Make			Model			Cal	iber	
-	FIREARM ACCES	The state of the s	the state of the s			<i>AMMUNI</i>	TION		.380				.380	
Color Serial No. Value								Qty		Unit	Juriso	lictio	n	
							\$0.00		8.000	EA		Lo	cally	
	Status		Date	NIC#		State #			Local #		OAN			
	Evidence		01/22/2022											
	Name (Last, First, Middle))					DOB	No. of Concession, Name of Street, or other party of the Concession, Name of Street, or other pa	A	ge	Race		Sex	
	JACKSON, ANDR	E DEM	05/30/2003 18 B M											
-	Notes						despite and deligion	AND DESCRIPTION OF THE PARTY OF			Commence of the last of the la			

EIGHT (8) ROUNDS OF .380 AMMUNITION

	Agency Name I and a shill Police Department								REPORT					Case# 29-2201-004698												
Lauderhill Police Department ORI 0061800													REP	ORT					Dat							
I N	OF	RI			0061	800															me Report 01/28		23:15	Fri		
C	Lo	cation	of Incid	ent						Gang	Relat	Prer	nise Type			7.0	ne/Ti	raci			01/28		23:05	Fri		
I D		40	39 NW	7 197	HST,	Laude	erhili	FL 3331.	3		О		Convenier	ice St	ore		2943		At	Found	i 01/28	/2022	23:15	Fri		
E N	# 3		ime Inci			~			(Com)	Wea	pon/	Tools		no containeur de la containe de la containe de la containeur de la containeur de la containeur de la containeur		-			Antonio angelingo e della	POTENTIAL PROPERTY CONTRACTOR OF THE PERSON	T	Activ			
T		Dr	ugs / N RGO	arco	tics Of	tense:	S				Entr	у			Exit	-		-metari	T	Secu	rity			-		
D	110	Cr	ime Inci						(Com)	Wea	pon/	Tools					-		ORANIA ARIONANIA		1	Activ	ity		
A T	#2	1/6	espassi	ng							Entry	V			Exit	Military and the second	nate assessment to a se			Secu	rity	1				
A	-	TR	ES ime Inci	dent			**********						Tools										Activ	itv		
	#3	3							,	,	Entry		10013		Exit					0.	•,					
Date of the last of	-			Marie move			Mark in Navy Ly				Emily				EXIL	encetel treatment		SERVE .		Secu	rity	Terrando como men				
MO																										
Remijujiva	# o	f Vict	ims 1		Type:	STA	TE		KWVALE		X		Injury:						CE (2009)21 - S. 2013		Domesti	c: NO	Description of the second	School Bridge		
*17	N.		ictim/Bi		s Name (Last, I	First, I	Middle)	the track of the t				Victim of Crime #	3	DOB	Rac	ce S	ex	Relation To Offe		Resident		Mili Branch	itary		
V I	V	1	UVENI	LL									1, 2	Ag	// e			-	10 One	nuer	N/.	4	Branch	/Status		
C T	Ho	ome A	ddress	-				***************************************						Email					14/.			Phone				
1	En	nploye	er Name	Addre	ess	***************************************								<u> </u>		TP	nsin	ess	Phone			Mohi	le Phone			
M									Ngunitethan mare					A SHAN WE						hone Mobile Phone						
	V	YR	Make		Model			Style	Cole	or		Lic	/Lis			V	'IN									
CODES: V- Victim (Denote V2, V3) WI = Witness IO = Involved Other RP = Reporting Person (if other than victim)												Affilianion	Partition Consults													
O T	Coc	/pe:	ame (I a	et Fire	st, Middl	le)							Injury Victim of		OB	Das	e Se		Dalatian	la.i.a.	Desident	Cart	1 100			
H	Coc	ie 1	ant (La	oi, i'ii	st, iviidui	(0)							Crime #		OB	Rac	100	X	Relation To Offe	nder	Resident	Status	Mili Branch	tary/Status		
E R	Ho	me A	ddress	-						***************************************				Age				_				TY	Phone			
S				A 11							of the control of the	rubio-rionis-si-		23,710,1	•											
I	EM	ipioye	r Name/	Adore	SS					Bı						usine	ess	Phone			Mobil	e Phone				
N V	Ту			1 10.	. 3.61.1.11								Injury													
O L	Cod	le N	ame (La	st, pirs	st, Middl	е)							Victim of Crime #	D	ЮВ	Rac	e Se		Relation To Offer		Resident	Status	Milit Branch/			
V	Ho	me A	drace				***********							Age	-			1					<u></u>			
E D	110	mo A	101055											Email	Į.							Home	Phone			
	Em	ploye	r Name/	Addre	SS							de la companya de la				В	usine	SS	Phone	-		Mobil	e Phone			
	L=	- Lost	S = St	olen	R = Rec	covered	i D	= Damaged	Z =	Seized	B=	Burn	ed $C = C$	ounterf	eit / For	ged	F = 1	For	ınd	a revolution		SECULATION SERVED				
	VI	0-4-	Status Frm/To	Γ.,	. 1			overed for C	-					1		Controllery		-			1					
	#	Code	rm/lo		alue	OJ	QTY			roperty	Desci	riptioi	<u>n</u>			N	lake/	Mo	odel		-	Serial	Numbe	<u>r</u>		
																				~		***************************************		\neg		
P			-			_																				
R O			-					+													_					
P E								 								·		-								
R						-						\dashv		***************************************												
T Y												-														
	-								tuto fare consequent											-						
	-	***				-		+						\dashv		-				-	-	etterturaren putata				
					The fact of Deliveral Science and			†						\dashv				******			-	-				
C Questaleige	Offi	cer/ID	#	DAL	EY, D.	(LH4	123)							A Productive Contraction in the Production of the Contraction of the C												
RESIDENCE	MOSSISSIAN E	st ID#	Service Co.		EY, D.	(LH4	123)								Superv	sor	-226 VI	escal Min	SAλ	ΙΤΑΝ	IA, A. (1	.H433	1)	DE LA CONTRACTO		
atus Complainant Signature Case St Cleared B						Statu ed By	IS Arrest			03/01/	2022	Case D	isposi	tion:						Page	1					
	R_C	S1IB	R				Print	ed By: LH30)7, lh.	307				The Party of the P	sys#: 13	/s#: 1393093 06/27/2022 15:0			and the second							

O T H E R

I N V O L V E D

P R O P E R T Y

atus

INCIDENT/INVESTIGATION REPORT

Lauderhill Police Department

Case # 29-2201-004698

tatus	tus 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						
	В	6	2.200	GM	COCAINE	Poss						
D												
R U												
G												
S												
	Assist	ting Off	ficers									
Suspect Hate / Bias Motivated:												
(A)	JARRATIVE											

CS2IBR

REPORTING OFFICER NARRATIVE

1 . 1 1 11 P 11 P	THE STATE OF THE S	OCA	ĺ
Lauderhill Police Department		29-2201-004698	
Victim	Offense	Date / Time Reported	Ì
JUVENILE	DRUGS / NARCOTICS OFFENSES	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:

Supervisor:

Case assigned to: Det. D. Daley #423 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: DALEY, D. R CS3NC

REPO	DRTING OFFICER NARRATIVE	OCA
Lauderhill Police Department		29-2201-004698
Victim	Offense	Date / Time Reported
JUVENILE	DRUGS / NARCOTICS OFFENSES	Fri 01/28/2022 23:15

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

Yang.	Name (Last, First, BRYANT, MI	-	L A				Also Kr	own As	Home Address 2760 NW 35 AVE LAUDERDALE LAKES, FL 333					
	Business Address DOB												801-9237	
	DOB	Age	Race	Sex	Eth	Hgt	Wgt	Hair	Eye	Skin		Driver's	s License / State	
	07/29/1994	27	В	M	N	509	160	BLK	BRO	MBR	2	B65.	3541942690 F	7L
	Scars, Marks, Tattoos, or other distinguishing features Reported Suspect Detail Suspect Age Race Sex Eth Height Weight SSN													
	керопеа зиѕре	ci Deta	n_l Su	speci A	ge	K	ice Se	x Eth	Heigh	t		Weight		SSN
	Weapon, Type	Feature	9	Mak	e	Mo	odel		Colo	r	Calib	ber	Dir of Travel Mode of Travel	
	Veh Yr / Make / M	odel	Style)	Cole	or	Lic Plate / State VIN							
	Notes								Pl	nysical Ch	nar	-		
											Marie la common	-		

OCA: 29-2201-004698

1	Property Description			Anni put o hamile ne devingado a rea		Make			Model		emicrofdistation report	Caliber
	COCAINE											
	Color	Serial N	0.		Value			Qty		Unit	Juriso	liction
		L					\$0.00		2.200	GM		Locally
	Status		Date	NIC#		State #			Local #		OAN	
	Seized		01/28/2022									
	Name (Last, First, Middle)			DOB		A	\ge	Race	Sex			
	* No name *						_					

Notes

SUSPECT WAS FOUND HOLDING COCAINE IN HIS HAND.

	Ag	ency		***************************************					7		NCII	DE	NT/INV	EST	'IGA'	TION		C	ase#	20.220	2 001	522	
	ORI 0061800												REP	ORT				D		ime Rep	03-001.		
I N	OR	I			0061	800														03/ own Sec	10/2022	00:13	Thu
C	Loc	cation	of Incid	ent						Gang	Relat	Pre	mise Type		T	Zone	/Tra	ct A	t Foun		10/2022	00:13	Thu
D	_	mg-m-m-in-to-	The state of the s	The editor of the name of the same	IST, I	Laude	erhill	FL 333			10	_	Parking			29	943		LIOU		10/2022		Thu
E N	#1		ime Inci ugs / N		ics Ofi	fense:	8		((Com)			Tools No	ne								Activ P	/ity
T			GO								Entr	У			Exit				Secu	rity			
D A	#2	Cr	ime Inci	dent			*		(Wea	pon/	Tools									Activ	vity
T											Entry	y			Exit				Secu	rity			
A	#3	Cr	ime Inci	dent		m on Antonio mangal trap/	-		(()	Wea	pon /	Tools		1				1		1	Activ	rity
	"~										Entry	У			Exit				Secu	rity		-	
МО		. language	in in protection in the sections.				-	Protest describination restroit	inación exercica en espara	FF a fill family objective year success		Page Rod, ch.		ameng/amenop			MATERIA DE LA COMPANIO				A STATE OF THE STA		estante corres
JOSEPHENNI	# 0	f Vict	ims 1		Type:	STA	TE			SALEM YEW			Injury		2 <u>-</u>			WINDOWS STREET		Dome	rtia: M		
			ictim/Bu		Name (Last, I		(iddle)				-	Victim of	-	OOB	Race	Sex	Relation			ent Status		itary
V I	V	$1 \mid S'$	TATE	OF FI	LORIL)A,							Crime #	Age	99	U	U	To Off	ender	١,	T/ &	Branch	/Status
C	Ho	me A	ddress							· · · · · · · · · · · · · · · · · · ·			1 1	Emai		10	U	1			V/A Home	e Phone	
T I	62	79 N	EST C	DAKL	4ND F	PARK	BLV	D, Lau	derhil	!l FL 3.	3319-					15	-	DI.		***************************************		54-497	-
M	LOAN	ipioye	i ivanie	Audies	-8											Bu	sines	s Phone 954-		010	Mobi	le Phone	3
	VY	/R	Make		Model		S	tyle	Co	lor		Lie	c/Lis	Contraction Contraction	er series frace	VII	V		500 S 10 404 T 5 2 6	<u> </u>			
Bollopene	CC	DES:	V- Vi	ctim (D	enote V	2, V3) W	I = Witne	ess I	O = Invo	lved C	other	RP =	Reporti	ng Perso	on (if ot	her t	han victi	m)	V-10-00 Jan 10-		POPULATION AND ADDRESS OF THE PARTY OF THE P	
0	Ту	pe:											Injury						******************				
T H	Cod	le N	ame (La	st, First	, Middl	e)							Victim of Crime #	D	OB	Race	Sex	Relation To Off	ender	Reside	nt Status		itary /Status
E	**	<u>↓</u>			~~~					*************				Age	***************************************		<u></u>						
R S	но	me A	idress											Email							Home	e Phone	
I	Em	ploye	r Name/	Addres	S					Business Pho						s Phone			Mobi	le Phone	,		
N V	Ту											Setement	Injury										
0	Cod	e N	ame (La	st, First	, Middl	e)							Victim of Crime #	Đ	OB	Race	Sex	Relation To Off	nship ender	Reside	nt Status		itary /Status
L V	TI		ldress						***		***************************************		<u> </u>	Age	***								
E D	110	me Au	iuress											Email							Home	Phone	
	Em	ploye	r Name/	Address	3			njenekali unuu uu kuundysten								Bus	ines	s Phone			Mobil	e Phone	
metantes	L=	Lost	S = St	olen I	R = Rec	overed	i D= = Reco	Damage vered fo	ed Z= r Other	= Seized Jurisdic	B=	Burn	C = C	ounterf	eit / For	ged F	= Fo	und				MARIA CANCESCO	
	VI #	Code	Status Frm/To	Va	lue	OJ	QTY			Property		riptio	n			Ma	ke/N	lodel			Seria	l Numbe	er
l	_																						
B	-			-		-		 															
P R								 			************				***************************************	······································			-	+-			
OP																							
E R	-								-		-		eroframesianismumiga-untakonoute										
T	\dashv					-		-		not destroy to your some			P-12-1-14-1-14-1-14-1-14-1-14-1-14-1-14-						***********			-	
Y								1						-+						+-			-
-	\dashv															****							
-	Offi	cer/ID	#	DIFDI	RE, R.	// []	562)	Account the same			A)TOPINENCIAN				and an article	inc. see toball to	77:73die	Alexander (March Commercial
and the same of		st ID#		(0)	w, A.	LΠ	JU0)	PHONE IS NOT						T	Superv	isor	portores :	SA.	NTAI	VA A	(LH43.	3)	
atus	Com	plaina	nt Sign				erior ober a	Ç	ase Star	tus			02/75	_	-	ispositio	n:	UA.	. v . L . Z I . L	til, IL.	(2)1143.	THE RESIDENCE	1
	R C	S1IB	R				Printe	d By: LI	THE PERSON NAMED IN	Designation of the last of the			03/10/	2022	ys#: 13					- British Conse	061	Page 27/2022	THE PERSON NAMED IN COLUMN
		فيته شد بعد ا					* * *********	. ر <i>ح</i> ه ــ						.5	yan. 13	>017J					00/	60 1 60 4 6	14.31

INCIDENT/INVESTIGATION REPORT

Lauderhill Police Department

Case # 29-2203-001533

ode	L=	Lost	S = Stolen R = Re	covered D = Dan	naged Z = Seized B = Burned C = Counterfeit / F	Forged F = Found					
	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity					
	В	6	2.800	GM	COCAINE	Poss					
D											
R U											
G											
S											
	Assis	ting Off	ficers								
and the same	Company I Low / D' - Mark and a second secon										
	Suspect Hate / Bias Motivated: NONE (NO BIAS)										
IAI	RRAT	TIVE									

CS2IBR

REPORTING OFFICER NARRATIVE

	OCA					
Lauderhill Police Department		29-2203-001533	-			
Victim	Offense	Date / Time Reported	-			
STATE OF FLORIDA	DRUGS / NARCOTICS OFFENSES	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)							Cnown A	As			F.	Home Address				
	MCLAUGHI								3559 W ATLANTIC BLVD - 410 POMPANO BEACH, FL 33069								
	Business Address								561-634-6733								
	DOB	DOB Age Race Sex Eth Hgt					Wgt	Hai	r	Eye	Skin	Driv	Driver's License / State				
	08/29/1994	8/29/1994 27 B M N 600			600	200	0 1	BLK	BRO	DBR	M	(242	723943090 1	FL			
	Scars, Marks, Ta Reported Suspe			ispect A			ace	Sex	Eth	Heigh	ı	We	ight		SSN		
	Weapon, Type Feature Ma			Mak	e	M	odel			Color		Caliber	iber Dir of Travel				
				Dr	Drs Style			Color			Lic Plate / State			VIN			
	Notes									P	hysical Cl	nar	-				
										-	COMPLI	EXION,	DA	RK			
										(HARAC	TERIS	TIC	AFRO			

BUILD, HEAVY

Incident Report Related Property List

Lauderhill Police Department

OCA: 29-2203-001533

1	Property Description	en e			l I	Make		A PROPERTY AND ADDRESS OF THE	Model		and the second second	Caliber	
	COCAINE					COCAI	VE						
	Color	Serial N	lo.		Value			Qty		Unit	Juris	diction	
	White					4	\$100.00		2.800	GM		Locally	
	Status		Date	NIC#		State #			Local #		OAN	the state of the s	
	Seized		03/12/2022	Accordance or processes	TARREST CONTRACTOR								
-	Name (Last, First, Middle))					DOB			Age	Race	Sex	name dinta al
-	STATE OF FLORI	DA,								99	U		U

Notes

	Age	ncy N	lame					7 11	VCID)EN	VMI/TV	ES1	IGAT	ION		Ca	se#		004	0.4.4	
		\underline{L}	auderh	ill Police	Dep	artm	ent	REPORT										29-2204-004916 c/Time Reported			
I N	ORI	I		0061	800												04/28/2022 01:2				
C			of Incident	•		*******			Relat	Pren	nise Type			Zone	/Trac	t A+	Found		/2022	00:59 Thu	
D E				TH STREE	11 N (Com)	0		Parking	/droj)	29	943	At	rounc		/2022	01:05 Thu				
N	#1	#1 Crime Incident(s) Drugs / Narcotics Offenses							Weap	on /	Tools									Activity	
T		DR	_	000000 055		Entry				Exit				Secui	rity	-					
D A	#2		me Incider		(Com)	Weap	on/	Tools				-					Activity				
T A	11 2-4	TRI	spassing ES					Entry				Exit				Secu	rity				
	#3	Cri	me Incider	nt				()	Weap	on/	Tools	0.190 ax	-		***				I	Activity	
									Entry				Exit		***************************************		Secui	rity			
140								A STATE OF THE STA		-	all the second s				- and the state of		-	*************			
МО		Spiratoromo			Piblio Mayor	- V20 A															
	# of		ms 2		BUS						Injury:	Nor	ie				-	Domestic	c: N		
V	V1		ctim/Busin SAVES,	ness Name (Last, F	irst, M	liddle)				Victim of Crime #		DOB	Race	Sex	Relation To Offe		Resident State			
I	V I		SAVES,								2	Ag	e			1RU	muer	N/A	4	Branch/Status	
C T			ldress		-			Notes of the Control				Ema	il		لــــــــل	110		11/2	-	e Phone	
I			W 191H r Name/Ac	STREET,	Laua	lerhil	IFL						Anno Proceedings	Du		Phone			24-1-	T. DI	
M		E7-												Bu	S111CSS	rnone		-	IVLOD	ile Phone	
	VY	R	Make	Model		S	tyle	Color		Lic	/Lis			VI	V				Landania		
				m (Denote V	/2, V3)	W	I = Witness	IO = Invo	lved Ot	her	RP = I	Report	ing Perso	n (if ot	her th	an victir	m)				
0	Type: STATE Injury:																				
T H	Code Name (Last, First, Middle) STATE OF FLORIDA										Victim of Crime #	I	OOB	Race	Sex	Relation To Offe	nship	Resident	Status	Military Branch/Status	
Е	P 2									1,			// e			TO OH	ARGET	N/A	4	Diancii Status	
R S	Hon	ne Ad	dress					arrestpendare garten made and an annual management				Ema	il	-			1-0/			e Phone	
	Employer Name/Address Business Phone														Mob	le Phone					
I N																					
v	Code	732		First, Middl		OFF	ICER)				Injury Victim of	-	NOD.	ГВ		Th. 1			2	T 2200	
O L	RP	127		RANDY 1									OOB 8/1976	Race		Relation To Offe		Resident	Status	Military Branch/Status	
V		ne Ad	dress						Age 4				W	M	1RU		Non-Re.				
E D	403	9 N	W 19TH	ST, LAU	DERF	HILL	FL 3331.	3-				Emai	II.							e Phone 54-733-1226	
	Emp	oloyer	Name/Ad		0.4170	4024	2 3 1717 100	arr om 4 o	~~~~					Bus	siness	Phone				le Phone	
-	L =	Lost	S = Stole	U- $R = Rec$	SAVE covered	4035 D=	Damaged	HST (ASS $Z = Seized$	SISTA	NI)	ed C=C	ounter	fait / Forc	rad E	- For	954-2	74-3.	283			
1					("OJ" =	= Reco	vered for C	Other Jurisdic	tion)				TOTO T OF	,ou i	10				-		
	VI #	Code	Status Frm/To	Value	OJ	QTY		Property	Descri	iption	n	-		Ма	ke/M	odel				al Number	
ŀ	+				+		-			-											
P	+	-			+-+		-											-			
R	\exists			~~~			†														
OP								***************************************			***************************************								***************************************		
E	_																				
R	\dashv				\perp		-									***************************************	-				
Y	+				+-+		-	***************************************							-						
	+				+		 							-	W-1		-	+			
	_						1								···			_			
		er/ID	A I	OYOS CU	JERVO	O, S.	(LH611)														
	-	st ID#	(0	NAME OF TAXABLE PARTY.									Supervi			(GARY	, T. (LH	<i>1514)</i>		
atus	tus Complainant Signature Case Status Cleared By Arrest 04/									04/28	2022	Case Di	spositi	on:	- Total State of the last				Page 1		

INCIDENT/INVESTIGATION REPORT

Lauderhill Police Department

Case # 29-2204-004916

Maria									
tatus	tatus 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			
	В	6	10.000	GM	COCAINE	Poss			
D									
R									
U G									
Š									
Ī			·						
	Assist	ing Off	icers						
Annual Value					= = = = = = = = = = = = = = = = = = =				
Suspect Hate / Bias Motivated:		NONE (NO BI	(AS)						
I A I	RRAT	IVE							
***************************************						1			

REPO	OCA		
Lauderhill Police Department		29-2204-004916	-
Victim	Offense	Date / Time Reported	
U SAVES	DRUGS / NARCOTICS OFFENSES	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, BRYANT, MI Business Address	CHAEI					Also Kı	own As				ne Address 760 NW 35 AVE AUDERDALE LA 54-801-9237	AKES, FL 33311
	DOB	Age	Race	Sex	Eth	Hgt	Wgt	Hair	Eye	Skin	Driv	ver's License / State	
	07/29/1994	27	В	M	N	509	160	BLK	BRO	MBR	$B \mid B$	653541942690 F	7L
And the second second	Scars, Marks, Tattoos, or other distinguishing features **Reported Suspect Detail** Suspect Age** Race Sex Eth Height Weight SSN												
	Reported Suspe	ect Deta	<i>til</i> Su	ispect A	ge	R	ace S	ex Eth	Heigh	t	We	ight	SSN
	Weapon, Type Feature Make Model Color Caliber Dir of Travel Mode of Travel												
	Veh Yr / Make / M	fodel		Drs	Style		Col	or	Lic Pla	te / State		VIN	
	Notes								P	hysical Cl	nar		

Incident Report Related Property List

Lauderhill Police Department

OCA: 29-2204-004916

	Property Description				and the same	Make			Model			(Caliber
	COCAINE												
	Color	Serial N	lo.		Value			Qty		Unit		Jurisdic	tion
							\$0.00		10.00	$0 \mid GM$		1	Locally
	Status		Date	NIC#		State #			Local #		10	OAN	
	Seized		06/07/2022										
	Name (Last, First, Middle))			des receives to the same		DOB	and the same of the same of		Age	Ra	ace	Sex
-	BRYANT, MICHA	EL A						07/29/1	994	27		В	M

Notes

₹_CS0IBR

	A		Name					7	0000000	NCIE	DEN	IT/IN\	/ES	STIGA	TIO	N	C	ase#	20. 220	- 00:		
	_	-	Laude	rhill Poli	ce De	part	ment	_				REP	OR	T			D		29-2205 ime Repor	ted		-
I N	OI	RI		006	1800												_		05/1	1/2022	2 01:34	Wea
C I D	Lo		n of Incid	lent V 19TH ST	Laud	lerhil	T. FL 33313	3		Relat	1	ise Type Parkin	a/dr	on.	1	ne/Tra 2943	rot	t Four	05/1	1/2022	2 01:25	
E N	#:	, C	rime Inc	ident(s)				-	com)		oon / T		g ur	op	1				03/1	1/2022	201:34 Acti	
T		1	rugs / 1 RGO	Varcotics C	gjense	S				Entry	7			Exit				Secu	ırity	***************************************	<u> P</u>	-
D A	#2	2 1	rime Inc	ident On Of Drug	Dana			(0	om)	Weap	oon / T	ools					************				Acti	ivity
T A			RGP	m Oj Di ug	raraj	oneri	iana			Entry	,			Exit			mon his character are polyage	Secu	ırity		<u> P</u>	
	#3	3 C	rime Inci	ident				()	Weap	on / T	ools	******************								Acti	vity
Minerally	_	<u> </u>	e Territorio de Constancio de la constancio					and the second		Entry				Exit				Secu	urity			-
МО																CILL STREETS CO.						Antonio de la companyo
and the same	# o		tims [: STA					142 Az. 4		Injury		9400 JUL 8190		- State of the			Domesti	c: N		
V	v	1 5	/ictim/B	usiness Name OF FLORI	(Last,	First,	Middle)					Victim of Crime#		DOB /25/202	Ra	e Se	Relation To Off	nship	Resident			litary h/Status
I C			ddress						The state of the same			1,2	A	ige BB		$\bigcup U$	1		N/.	A	Dranc	n/Status
T	62	79 V	V OAK	LAND PAI	RK BL	VD,	Lauderhill	FL 3	3319)_			Em	ail							e Phone 54-49	
M	En	nploy	er Name	/Address											E	usines	s Phone	-		Mob	ile Phon 54-720	e
	V	/R	Make	Mode		T	Style	Color	•	William D. Comp.	Lic/I	Lis			7	IN			Action programme		J4-/2(3 ^{em} les des les « manufament
E SERVICES			: V-Vi	ctim (Denote	V2, V3) V	VI = Witness	IO=	= Invo	lved Ot	ther	RP = I	Repor	rting Pers	son (if	other t	han victi	m)				
O T	Cod	pe:	lame (La	st, First, Mid	lle)						Tv	Injury lictim of	-	DOB	D-	-10-	In. L.C		I 20 11 1		· · · · · · · · · · · · · · · · · · ·	-
H	Coc			,,	,							Crime #			Kac	e Sex	Relatio To Offe	nsnip ender	Resident	Status	Branch	litary n/Status
R S	Но	me A	ddress										Ema	-						Hom	e Phone	-
	Em	ploye	r Name/	Address				riameno la red estructura	-						B	usines	s Phone			Mobi	le Phone	e
N I	Ty	pe:	***************************************						-			Injury					PER TOTAL PROPERTY OF THE PERSON OF THE PERS					
V	Cod	e N	ame (La	st, First, Midd	lle)			-				ictim of	-	DOB	Rac	e Sex	Relation	nship	Resident	Status	Mil	itary
v .	TT.		3.5									June #	Ag	ge			To Offe	ender			Branch	/Status
3	Ho	me A	ddress										Ema	ail						Home	Phone	
	Em	ploye	r Name/.	Address										***************************************	В	sines	s Phone			Mobi	e Phone	;
	L=	Lost	S = St	olen $R = Rc$	covered	i D	= Damaged overed for O	Z=S	eized	B = B	Burned	C=C	ounte	rfeit / Fo	rged	F = Fc	ound		or the following of the			
	VI #	Code	Status Frm/To	Value	1	QTY				Descri	ption			T	N	ake/N	fodel		T	Caria	I Managara	
	1	11	6	\$20.6	0		3 DRUG/NAI	RCOTIC	EQUI	PMENT	-				14	arc/14	iouei			Sena	Numbe	37
,	1	03	IMPO	\$0.0	0		1 2021 WHI,	AL	47003	AZ		-		CHEV S	ilverado	-	757111111111111111111111111111111111111		3GCNV	VAEFXI	MG41882	10
; [_																					
:	\dashv				+					***	***************************************			1	Straw Surressulantic							
: [************											-	P P AND HOUSE STATE STATE OF CO.	~~~	
' -	\dashv						-	-		-	-	***************************************										
	一																			PP (And And And Andrewson)	Min its air earn tainman an an is i	
-	\dashv			-	+			transmission (see)														
	Offic	er/ID	# 1	REYES, J.	(LH62	21)							CONTRACTOR OF THE PARTY OF THE		Aller sussesses						No. Manufacture Constant	
+	1000000	st ID#	((0)										Superv			CI	ARK	E, (L)	4399,		
as	_om	piaina	nt Signa	nure			Case :	Status I By Ari	rest			05/11/	2022	Case D	Disposit	ion:					Page	. 1

INCIDENT/INVESTIGATION REPORT

Lauderhill Police Department

Case # 29-2205-001853

atus	L=	Lost	S = Stolen R = Re	covered D = Dam	aged Z = Seized B = Burned C = Counterfeit / I	Forged F = Found									
	UCR	Status	Quantity	Type Measure	Suspected Type	U	p to 3 types of activity								
1	Н	6	2.900	GM	OTHR NARCOTICS	Poss									
5	E	6	8.200	GM	MARLJUANA	Poss									
R															
J															
3															
, [
	Assist	ting Of	ficers												
Street, or															
	Suspe	ect Hate	e / Bias Motivated:	NONE (NO B	IAS)										
ΑI	RRAT	TIVE													
							A CONTRACTOR OF THE CONTRACTOR								
tetaeros es															

CS2IBR

REPORTING OFFICER NARRATIVE OCA 29-2205-001853 Offense 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.

DRUGS / NARCOTICS OFFENSES

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 was 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 inincident.

Wilson's identity was verified through DAVID.

Lauderhill Police Department

STATE OF FLORIDA

Victim

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, WILSON, BR) Business Address	ZIAN					Also	Know	ı As				LAUL	ddress NW 12TH ST DERHILL, FL 84-0496	
	DOB 04/12/1973	Age	Race B	Sex M	Eth N	Hgt 600	Wgt	00 H	air BLK	Eye BLK	Skin DBR		Driver's	License / State	.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 Susp	~	***	ispect A			ace	Sex	Eth	Heigh			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									P	hysical Cl	har			

Incident Report Related Vehicle List

Lauderhill Police Department

OCA: 29-2205-001853

1	VehYr/Make/Mod 2021 CHEV		lo	Style	2D	C	olor <i>WHI</i>	Lic/Lis /Decal AL47003 AZ 202	21, PERM	VIN	3GCNWAEFXN	1G418820
	IBR Status Impou	ınded		Date 05	5/11/2022		ocation 4039 NW 15	OTH ST, LAUDERHIL	L FL			
	Condition WINDSHI	IELD	Valu	ie	\$0.	00	offense Code 35A	Jurisdiction Locally	State #	And the second s	NIC#	11FS2
		2013 Uho	ul Ti	tling I	1,		Also Known	As	Home Add	PO	BOX 21508 NIX, AZ 85036	туб-технология до
	DOB / /		Race	Sex	Hgt	Wgt	Scars, Marks	s, Tattoos, or other distingu	uishing features	THOE		
	Notes					or Transported Sta						

Notes

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

OCA: 29-2205-001853

-							THE STATE OF THE S						
1	Property Description					Make			Model	AND INCIDENCE.	la esperanticione	C	aliber
	OTHR NARCOTIC												
	Color	Serial N	lo.		Value			Qty		Unit		Jurisdict	ion
	White					\$2	200.00		2.90	O GM	1		ocally
	Status		Date	NIC#		State #			Local #		T	OAN	
	Seized		05/11/2022										
	Name (Last, First, Middle)					DOB		1	Age	R	ace	Sex
	WILSON, BRIAN							04/12/	1973	49	- 1	В	M
	Notes									TO SHARE AND SHARE	modern		
	A-PVP												
2	Property Description					Make			Model			C	aliber
_	MARIJUANA												
	Color	Serial N	lo.		Value			Qty		Unit		Jurisdict	ion
	Green					\$2	200.00		8.20	$0 \mid GM$	Į.		ocally
	Status		Date	NIC#		State #			Local #		T	OAN	
	Seized		05/11/2022										
	Name (Last, First, Middle))					DOB	THE REAL PROPERTY.		Age	R	ace	Sex
	WILSON, BRIAN							04/12/	1973	49		В	M
	Notes						distribute (second				molecus		
3	Property Description					Make			Model			C	aliber
	DRUG/NARCOTIC	EQUL	PMENT										W. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.
-	Color	Serial N	o.		Value			Qty		Unit	nderstanden op der state op der	Jurisdict	ion
	Clear					2	20.00		3.00	0		1	ocally
	Status		Date	NIC#		State #			Local #		T	OAN	o cutty
	Seized		05/11/2022								1		
I	Name (Last, First, Middle))					DOB			Age	TR	ace	Sex
	WILSON, BRIAN							04/12/	1	10	- 1	D	W

Drug Paraphernalia- 3 glass pipes

CS0IBR

Notes

	Age	ency l	Vame						7	Printed	NCII	DE	NT/INV	ES'	TIGA	TIO	N	Г	ase#			
		1	Lauder	rhili	Police	e Dep	artm	ent					REP	ORT				_		29-2205		981
I N	OR	I			0061	800	***************************************													ime Repor 05/28 own Secur	3/2022	02:20 Sat
C	Loc	ation	of Incid	ent						Gang	Relat	Prei	mise Type	-		Zo	ne/Tra	ct		05/28	3/2022	02:20 Sat
D		40.	39 NW	197	TH ST,	Laude	rhill I	FL 33313			IO		Convenier	ice S	tore		2943	A	t Foun		3/2022	02:20 Sat
E N	#1		me Inci			or	_		(C	om)	Wear	pon /	Tools									Activity D. P
T		DR	-	urce	otics Of	jenses	y.				Entry	/		,	Exit	************			Secu	rity		
D	#2	-	me Inci	dent			-		()	Wear	pon /	Tools								-	Activity
A T	# 2										Entry	/			Exit			-	Secu	rity		
A	_	Cri	me Inci	dent					-				Tools									Activity
	#3								,	,			10013		Tria				Ta	-		
CMARGES			PARTE MINISTERNAL C	talizarianilari			Control part of the Control			ar constant and the con	Entry				Exit		DOWN TON	statist message	Secu	rity		
ON	erentiment of the second																					
	# of		ms 1			STA					7		Injury:					- 1/1 (1/2) (1/2) (1/2)		Domesti	c: N	
	×7.				ss Name (irst, M	iddle)					Victim of Crime #		DOB		e Se	Relati				
V I	V1	1 3	IAIE	JF I	FLORII	JA,							1		09/199 ge 29	S U	$ _{U}$	1	fender	N/	A	Branch/Status
C T	ž.		idress		TD D / D	** ***	* *** **							Ema						1	Hom	e Phone
1			r Name/			K BL	VD, Lc	auderhill	FL 3	3315	/-					TE	lusine	ss Phone				54-697-4700 le Phone
M			R. Discosti and Tax	The Report of the		EXCENSIVE CO.	N/A	(GOVE	RME	NT)	Meson of a	c desument M	No Vagaro III ACC - Indeptorer	SAMPOID.					786-4	201		954-
	VY	R	Make		Model		S	tyle	Color			Lic	:/Lis			1	IN					
. 2672m			V- Vi	etim (Denote V	V2, V3) WI	= Witness	IO=	= Invo	lved O	ther			ting Pers	son (if	other t	han vict	im)		MATERIA NAME AND ADDRESS.	
Ö	Ty	7.2	ma (Lo	ot Ei	rst, Midd	la)							Injury		DOB	In.	10	I D. J. et	1 :	I B : I	0	3.2715
F H E	Code	e 144	mic (La	St, F1	isi, Miluu	ie)							Victim of Crime #	Ag		Rad	e Se	Relation To Of	onsnip fender	Resident	Status	Military Branch/Status
R. S	Hor	ne Ac	ldress	Manufal (Manufal)			***************************************		and the second of the Landson					Ema	uil				-		Hom	Phone
I	Em	ploye	Name/	Addr	ess		and the same of th		***							E	usines	s Phone			Mobi	le Phone
N	Typ	e:					***************************************						Injury	:			*****			**************		
V C	Code	e Ne	me (Las	st, Fi	rst, Middl	le)				·			Victim of Crime #]	DOB	Rac	e Sex	Relation To Off		Resident	Status	Military Branch/Status
7													Crimic #	Ag	e			10 011	CHUCL			Diancii/Status
3	Hor	ne Ad	dress											Ema	il			***************************************	Accessor	direction and the second	Home	Phone
)	Emp	ployer	Name/	Addr	ess	************	***********		-	-		-				В	usines	s Phone	·		Mobi	le Phone
	L=	Lost	S = St	olen	R = Rec	covered	D=	Damaged vered for O	Z=S	eized	B =	Burn	ed C=C	ounte	rfeit / Fo	rged	F = F	ound	rie (1910) Se (1910)		and the second second	
	VI #	Code	Status Frm/To	Ι,	Value	OJ	QTY		ALTERNATION OF THE PARTY OF THE		Descr	rintio	n	and in contrast of the contras		N	lake/N	/odel			Saria	l Number
																		20,001			DOXIO	1144171001
	-				Maria de La composição do la composição de	-		<u> </u>		***************************************			**************************************	N-S	<u> </u>							*************
2	\dashv			-		+				~~~					 						-	
)	\dashv			-	SCHOOL STREET, STREET	\vdash				***************************************					 					+-		
											- Post in the second											TOTAL THE RESIDENCE OF THE SECOND STREET, SECOND ST
2	_																					
7	\dashv					-									-							
1	\dashv	_		-		+-				-				-	<u> </u>				*************			
- State of the sta	0.00		<i>(</i>)						DOMESTIC STREET		en intérneción	E-MODELOVANIA					And the second second		CONTRACTOR OF STREET		windrantsrotera	
-	E A	cer/ID	-	o management of	ES, J.	(LH6.	21)	is present the property states	T. 100 - 100				on alexa and the later of		I C	vices	18000 1800					
	-		ınt Sign	(0)		epos Seeks (Area)	ining A Section 199	Conn	Statue	pulkolmente se	elincodes como	nerijen jehokuni			Super	85,500 ers (20	tion:		LARI	KE, . (L	H399	
:us	COIII	hiaille	an oign	ature				Cleare	Status d By Ar	rest			05/28/	2022	Case I	Jispos	tion:					Page 1

INCIDENT/INVESTIGATION

INCIDENT/INVESTIGATION REPORT

Lauderhill Police Department

Case # 29-2205-004981

tatus	L=	Lost	S = Stolen R = Re	covered D = Dan	naged Z = Seized B = Burned C = Counterfeit /	Forged F = Found									
	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity									
	E	6	40.600	GM	MARIJUANA										
D															
R U															
G															
S															
-															
-	Aggige	ting Off	inom												
	A199191	ung On	icers												
	Suspe	ect Hate	/ Bias Motivated:	NONE (NO BI	IAS)										
IAI	RAT	IVE													

REPORTING OFFICER NARRATIVE

	The second secon	OCA	ı
Lauderhill Police Department		29-2205-004981	
Victim	Offense	Date / Time Reported	
STATE OF FLORIDA	DRUGS / NARCOTICS OFFENSES	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.

Reporting Officer: REYES, J. R CS3NC

Incident Report Suspect List

Lauderhill Police Department

OCA: 29-2205-004981

estate participation of the second	Name (Last, First,	Middle)					Also	Knowr	As			L	Iome A	dran	
1	BRYANT, MI	-	. A				11100	7470 AAT	1713			1		NW 35 AVE	
	Business Address						<u> </u>						LAUL	DERDALE LA	IKES, FL 33311
	Business Address												954-8	01-9137	
	DOB	Ago	Page	G [This.	T * * .	Trar .	1							
		Age	Race	Sex	Eth	Hgt	Wgt	H	air	Eye	Skin		Driver's l	License / State	
	07/29/1994	27	В	M	N	509	18	30	BLK	BLK	BLK		B653.	541942690 F	L
	Scars, Marks, Tattoos, or other distinguishing features														
or diviness	comes, islands, ratioos, or other distinguishing features														
	Reported Suspe	ect Deta	ail Su	spect A	ge	R	ace	Sex	Eth	Heigh	t	7	Weight		SSN
ŀ	Weapon, Type	Foots		T N (-1											
	weapon, Type	Featur	е	Make	,	M	odel			Colo	r	Calib	er	Dir of Travel	
-	XT.1. XZ / 25 1 /2													Mode of Travel	
-	Veh Yr / Make / N	lodel		Drs	Style	;	10	Color		Lic Pla	te / State			VIN	
	Notes									P	hysical Ch	nar			

Incident Report Related Property List

Lauderhill Police Department

OCA: 29-2205-004981

4	Property Description	200 - 200 / Control Control		LINE COM LANGUAGE TO MAKE AND	NAME OF TAXABLE PARTY.	[36.1			Charles and a series as			
I						Make			Model			Caliber
	MARIJUANA											
	Color	Serial N	lo.		Value			Qty		Unit	Jurisd	iction
	Green						\$1.00		40.600		741150	
-	Status		Date	NIC#		Chata B	φ1.00			<u>GM</u>		Locally
-	C			INIC #		State #			Local #		OAN	
Į	Seized		05/28/2022									
	Name (Last, First, Middle))					DOB	-575 N-796 - 186-	To the same of the		A PARTICULAR DE LA CONTRACTION DEL CONTRACTION DE LA CONTRACTION D	
	BRYANT, MICHA	FIA					1		1	ige	Race	Sex
į		Lilli II	16-16-17-1-17-18-18-18-18-18-18-18-18-18-18-18-18-18-					07/29/	1994	27	В	M
	Notes							The second second		7/A () () () () () () () () () (Annual Street,	THE RESERVE OF THE PARTY OF THE

	Agency Name									INCIDENT/INVEST					IGATION				Case# 29-2206-002915				
	Lauderhill Police Department								REPORT					Date /			te / Time Reported						
I N	ORI 0061800																		06/15	/2022	23:10	Wed	
C	Location of Incident							Gang Relat Premise Type				Zone/Tract				st Kno	wn Secure 06/15	: :/2022 .	23:05	Wed			
I D	4039 NW 19TH ST, Lauderhill FL 33313								NO Convenience Sto				1		43	At	Found		/2022	23.10	Wed		
E	#1	# 1 Crime Incident(s)							Com) Weapon / Tools Personal			Weanons					00/15	12022	Activ				
N T	" 1	BATT						Entry		101	301101	Exit	,		-	Security			<u>N</u>				
D		Cri	ne Incid	ent	****			((om)	Wear	30n /	Tools									Activ	vity	
Α	^{#2} Criminal Mischief					()				10013		In :	***************************************			La	· · · · · · · · · · · · · · · · · · ·		7100	ricy			
T A		CR						***************************************		Entry				Exit				Secui	nty 				
	#3	ł.	me Incid <i>spassir</i>					(0	lom)	Wear	oon /	Tools									Activ	nty	
		TRI		·6						Entry	,			Exit				Secus	rity				
МО			All you're Value ago, mhae							America necio		SAA III KASI MARAA MARAA SAA SAA SAA SAA SAA SAA SAA SAA SAA				Maria de Carlos de C							
				Tar	V3 VD																		
	# oi		ms 1	siness Name (JAL (NOT	AL	E OF	TCER	()	Injury: Victim of			Dago	Cox	Relatio	nobin	Domesti		I AK	Lian	
V	V1			OF FLORIL		1131, 141	iddic)					Crime #		9/1993	Race	Sex	To Off	ender	Residen	nt Status Bra		litary n/Status	
I C												1,2,3	POSTANIE PROPERTY.	29	U	$\bigcup U$	1RU		Resid				
T	Home Address 6279 W OAKLAND PARK BLVD, Lauderhill FL 3331												Emai	1							Phone 54-697	7-4700	
I M	Em	ploye	r Name/	Address									-		Bus	sines	s Phone				le Phon	е	
	VY	TD.	Make	Model			(GOVE	THE RESIDENCE OF THE PERSONS NAMED IN		Ann de Marques de la	Tri	IT:			1		954-7	786-4.	201		9)54	
printerpopulation	VI	K	Iviake	Model			tyle	Colo				:/Lis			VI	ν							
		-	V- Vic	tim (Denote V	2, V3)	W	= Witness						ing Person (if other than victim)										
O T	Type: Injury: Code Name (Last, First, Middle) Victim of DOB Race Sex Relationship Res											Residen	Ctatus	NA:	litary								
Н	Code Name (Last, First, Middle)								Crime #			_	To Race Sex Re			To Off	Offender Condent			Branch/Status			
E R	Home Address							to continuo passassassassassassassassassassassassass					Age Emai							Home	e Phone		
S												L.							Tionic	FHORE			
ı	Employer Name/Address Business P										s Phone			Mobil	le Phon	e							
N	Ty	pe:										Injury	:						www.n.t	1			
V O	Cod	e Na	ame (Las	t, First, Middl	e)						Victim of Crime#	Г	OOB Race Sex Re				Residen	t Status Military Branch/Status					
L V									1 1			Age	1 1 1			To Off	ender			Branch	1/Status		
E	Ho	me A	idress		and a community of the Asset			Email					il					Home P		Phone			
D	Em	plove	r Name/	Address						-	-	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			Bus	sines	Phone			Mohi	le Phone	ρ	
Particular Na			Companies of the		Annual Market						Name of the last o									Moon	C I HOI		
	L≖	Lost	S = Sto	olen R = Rec	overed ("OJ"	1 D= = Reco	Damaged vered for C	Z = Other J	Seized urisdic	B =	Burn	C = C	ounter	feit / Forge	ed F	= Fo	und						
	("OJ" = Recovered for Oth VI Code Frm/To Value OJ QTY							p	Property Description				Make/Mode				1 9			l Numb	er		
	Code Filia Froperty De							-				AVIGAC/TYTOGE							Serial Number				
	_														-		PRI Pagara Andrews Springer						
PR			-		-	-	-											**********					
0					_	-	-												+				
P E							1							***************************************					_				
R																							
T Y							-				-												
-					-		-	Trans-				-											
	-						-		***************************************		-								+		-		
																		-				***************************************	
	Offi	cer/II)#	REYES, J.	(LH6	21)				adenta processor													
	-	st ID		(0)							Supervisor GARY, T. (LH514)												
atus	Complainant Signature Case Status Cleared By Arrest 06/						06/16	/2022	Case Dis	positi	on:					Pag	ge 1						

INCIDENT/INVESTIGATION REPORT

Lauderhill Police Department

Case # 29-2206-002915

tota					MONEY CONTRACTOR OF THE PARTY O	27 2200 002725		
lode	; L=	Lost	S = Stolen R = Re	ecovered D = Dan	naged Z = Seized B = Burned C = Count	erfeit / Forged F = Found		
	UCR	Status	Quantity	Type Measure	Suspected Type	Up to 3 types of activity		
D								
R U								
G								
S								
1								
	Assist	ing Off	icers					
-								
	Suspect Hate / Bias Motivated: NONE (NO BIAS)							
AR	RAT	IVE						

32IBR

REPORTING OFFICER NARRATIVE Lauderhill Police Department 29-2206-002915 Victim Offense Date / Time Reported STATE OF FLORIDA BATTERY Wed 06/15/2022 23:10

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

Home Address 2760 NW 35 AVE LAUDERDALE LAKES, FL 33311 954-801-9137			
tate			
90 FL			
SSN			
ravel			
aver			
5.			

Incident Report Related Property List

Lauderhill Police Department

OCA: 29-2206-002915

1	Property Description					Ma	ke			Model	and the second		-	To	1.1	
B.	VEHICLEPARTS/ACCESSORIES						IVI				iviodei				lliber	
	Color	Serial No. Value				Qty			Unit			Jurisdiction				
	Clear						\$:	500.00	1	1.00	0		1		ocally	
	Status		Date	NIC#	Per Highard Communication on Australia	T	State #			Local #			TOAL	-	, Catoly	
	Destroyed/damaged/	vand	06/15/2022											.,		
	Name (Last, First, Middle))						DOB	Michael Control of the Control of th		Age	I	Race		Sex	happenint in the
	STATE OF FLORE	DA,							05/09/	1993		29	14400	U	Joen 1	ī
	* T .				78 PM - 1 (2, 17) (8			THE PERSON NAMED IN	STATE OF THE PARTY OF	THE RESERVE OF THE PARTY.	NAME OF TAXABLE PARTY.	Tall the later of	-	-		

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

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)

Agenda

Virtual:

- 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 public@lauderhill-fl.gov, or by completing the Public Meeting Comment Form (https://www.lauderhill-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.lauderhillregister.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

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

affirm	I,, being sworn, do hereby certify and 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.

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

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

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.

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 o	r 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

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

My Commission Expires:	