



City of Lauderhill

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

File Details

File Number: 25R-6411

File ID: 25R-6411

Type: Resolution

Status: Review Paused

Version: 1

Reference:

In Control: City Commission
Meeting

File Created: 10/22/2025

File Name: Canaima Bakery - Special Exception

Final Action:

Title: RESOLUTION NO. 25R-11-218: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA, GRANTING PROMENADE PLAZA, LLC, FOR CANAIMA BAKERY, A SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT A MANUFACTURING, COMPOUNDING, PROCESSING, OR STORAGE USE ON A 10.55± ACRE SITE LEGALLY LOCATED AT 4474-4476 N. UNIVERSITY DRIVE, LAUDERHILL, FLORIDA, AND MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

Notes:

Sponsors:

Enactment Date:

Attachments: RES 25R-11-218 Canaima Bakery Special Exception, Attachment A - Application, Attachment B - Development Review Report, Attachment C - Narrative, Attachment D - Floor Plan, Attachment E - Public Notice Affidavit, Attachment G - Staff Presentation, Attachment F - SEU Conditions Affidavit (Signed)

Enactment Number:

Contact:

Hearing Date:

* **Drafter:** dlindsay@Lauderhill-fl.gov

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 25R-6411

RESOLUTION NO. 25R-11-218: A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA, GRANTING PROMENADE PLAZA, LLC, FOR CANAIMA BAKERY, A SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO ALLOW IN

THE GENERAL COMMERCIAL (CG) ZONING DISTRICT A MANUFACTURING, COMPOUNDING, PROCESSING, OR STORAGE USE ON A 10.55± ACRE SITE LEGALLY LOCATED AT 4474-4476 N. UNIVERSITY DRIVE, LAUDERHILL, FLORIDA, AND MORE SPECIFICALLY DESCRIBED HEREIN; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE

Request Action:

The Applicant is seeking consideration by the City Commission for the approval of a special exception to grant a development order, with conditions, to allow in the General Commercial (CG) zoning district a Manufacturing, Compounding, Processing, or Storage Use. The proposed Manufacturing, Compounding, Processing, or Storage Use will be located at 4474-4476 N. University Drive, Lauderhill, Florida.

Need Summary Explanation/ Background:

A "Manufacturing, compounding, processing, or storage use" located within this district is a special exception use that requires City Commission approval.

The business, if approved, will be located inside of a 1,500 sq. ft. unit within a single-story multi-tenant retail building, on a 10.55+ acre site. The site is located in the Promenade Plaza on the southeast (SE) Corner of N. University Drive and NW 44th Street. The owner of Canaima Bakery, Daniel Garcia, intends to operate as a manufacturer of baked goods store. The business specializes in the preparation and wholesale of traditional Venezuelan breads, pastries, and desserts. If approved by the City Commission, the proposed tenant will commence operation. The Planning and Zoning Division recommends the City Commission approve this "manufacturing, compounding, processing, or storage" use subject to the following conditions:

1. The manufacturing, compounding, processing, or storage use (manufacturer of baked goods) store is restricted to 1,500± square feet of leasable space located at 4474-4476 N. University Drive, Lauderhill, Florida. Consistent with Land Development Regulations Article IV., Part 4.0., Section 4.3., the expansion, alteration, enlargement or removal to another location of this use is prohibited and shall be unlawful unless the City Commission amends this development order or grants a new development order to allow such expansion, alteration, enlargement or removal to another location. Notwithstanding the above, through the site plan modification process, the City Commission delegates to the Development Review Committee (DRC) the authority to allow the floor plan to be altered; however, the DRC is without authority to allow the expansion, enlargement, or removal of the use to another location.

2. This Special Exception Use Development Order for "manufacturing, compounding, processing, or storage" shall be specifically granted to the property owner: Promenade Plaza, LLC. Pursuant to 1.3.11. Transfer of Development Orders or Approvals, should the property be sold, transferred or otherwise re-assigned the new owner shall notify the Development Services Department of the City updated contact information within five (5) days of change of ownership.

3. The general days and hours of operation are: Monday through Sunday 7:00am - 6:00pm.
4. Any violation of these conditions of approval, or if there are any Code Enforcement violations or liens against the property owner, this special exception use development order may be brought before the City Commission to be reconsidered, at which time the development order, or conditions of approval, may be subject to modification, suspension and/or revocation.
5. Any special exception approval granted by the City Commission shall expire one hundred eighty (180) days after the date of approval, unless a Certificate of Use (COU) is submitted and subsequently approved within the one hundred eighty-day period.
6. If a use which has been granted a special exception shall cease to operate for a continuous period of one (1) year, the special exception approval shall expire.
7. The owner shall execute a trespass agreement for the police department to keep on file for enforcement.

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.

Attachments:

Attachment A - Application
Attachment B - Development Review Report
Attachment C - Narrative
Attachment D - Floor Plan
Attachment E - Public Notice Affidavit
Attachment F - SEU Conditions Affidavit
Attachment G - Staff Presentation

Budget Code Number(s): _____

Procurement Information: [check all that apply]

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|---|--|---|
| ☐ RFP/Bid | ☐ Emergency Purchase | ☐ SBE |
| ☐ Proposal/Quote | ☐ State Grant Funds | ☐ Local Preference |
| ☐ Piggyback Contract | ☐ Federal Grant Funds | |
| ☐ Sole Source | ☐ Matching Required | |