



Special Exception:

Canaima Bakery



Applicant Information

- ▶ Property Owner:
 - ▶ Promenade Plaza, LLC
- ▶ Business Name:
 - ▶ Canaima Bakery
- ▶ Agent's Representative:
 - ▶ Daniel Garcia president of Canaima Bakery

Property Information

- ▶ Address: 4474-4476 N. University Drive
 - ▶ *Tax Folio*: 494115120180
- ▶ Land Use: Commercial
- ▶ Zoning: CG (Commercial, General)
- ▶ Property Size: 143,430 square feet (10.55 acres)
- ▶ Legal Description:
 - ▶ Lots 10 through 24, Block 2, Boulevard Shoppes No. 2
 - ▶ Plat Book 106 Page 37

Public Notice

- ▶ Sign Posted on the property – 15 calendar days
 - ▶ *Posted on the property on or before 11/09/2025.*
- ▶ Mailed Notice – 15 calendar days
 - ▶ *Postmarked on or before 11/09/2025*
- ▶ Newspaper advertisement – 10 calendar days
 - ▶ *Published on or before 11/14/2025*
- ▶ City Commission Meetings
 - ▶ 11/24/2025

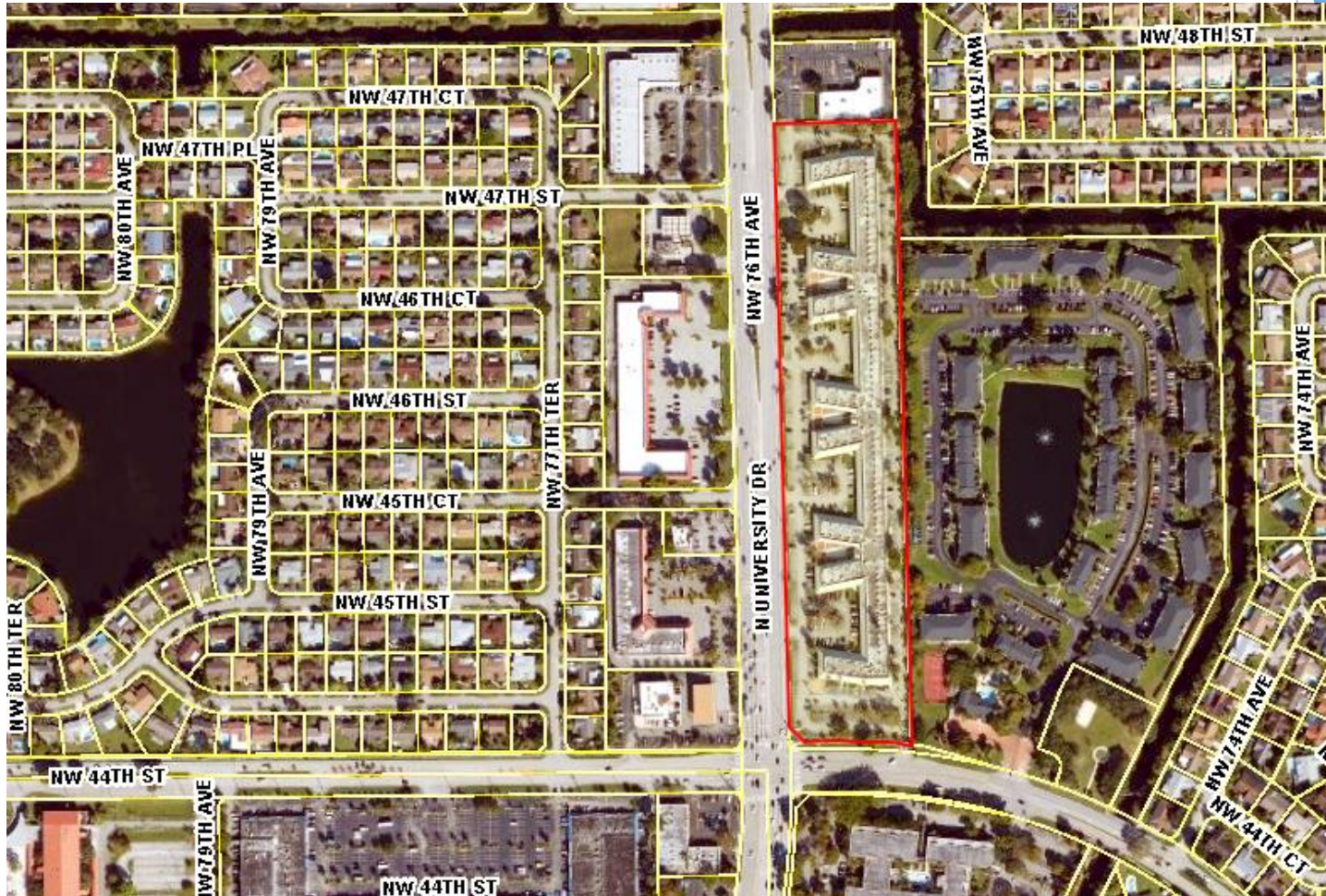
Proposal

- ▶ Applicant is requesting special exception use approval, to allow a manufacturing, compounding, processing, or storage use.
- ▶ The applicant has described themselves as: *“specializing in the preparation and sale of traditional baked goods including breads, pastries, and desserts. All items are oven baked; no frying or smoke-producing equipment is used on site, ensuring a clean and low-impact operation within the commercial space.”*

Special Exception – Standards for Approval

- ▶ The City Commission, in reviewing any application for approval of a special exception use, shall consider the following:
 - ▶ A. The effect of such use on surrounding properties.
 - ▶ B. The suitability of the use in regard to its location, site characteristics, and intended purpose.
 - ▶ C. Access, traffic generation and road capacities.
 - ▶ D. Economic benefits or liabilities.
 - ▶ E. Demands on utilities, community facilities, and public services.
 - ▶ F. Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderdale.
 - ▶ G. Factors relating to safety, health, and general public welfare.

Aerial



Floor Plan

