



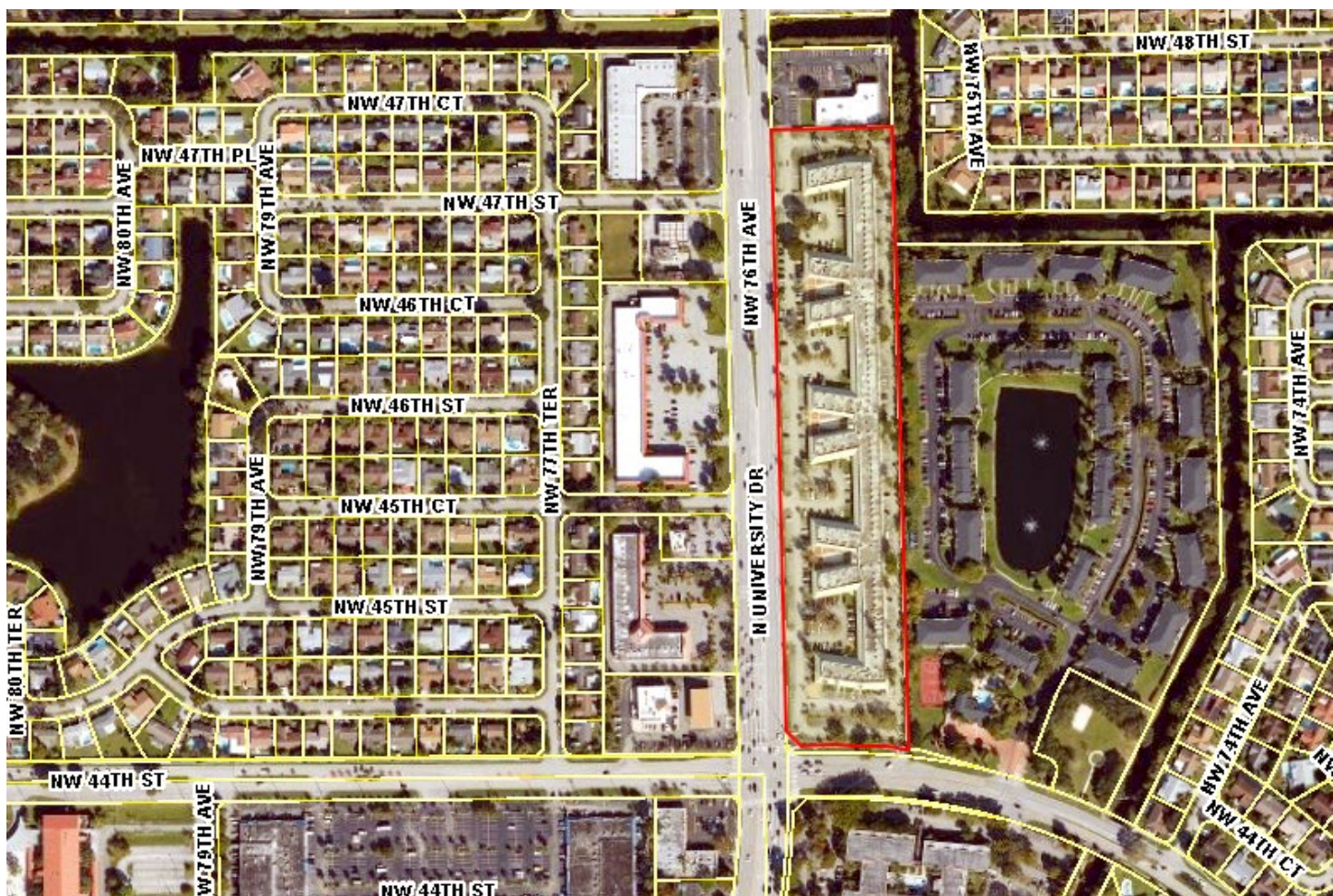
## Development Review Report (DRR)

**To:** Kennie Hobbs, Jr., *City Manager*  
**Via:** Daniel T. Keester-O'Mills, AICP, *Development Services Director*  
**From:** Dominic Lindsay, *Associate Planner*  
**RE:** Special Exception Application No. 25-SE-016 (4474-4476 N. University Drive)  
**Date:** October 15, 2025

The applicants (Daniel Garcia, President of Canaima Bakery / tenant) has filed a Special Exception application on behalf of the property owner Promenade Plaza, LLC. The property is generally located along N. University Dr. near the SE corner of NW 44th Ave and N. University Dr. The following table includes relevant information on the property and application request:

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| <b>Property Address:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 4474-4476 N. University Drive              |
| <b>Tax Folio ID(s):</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 494115120180                               |
| <b>Property Owner:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Promenade Plaza, LLC                       |
| <b>Applicant Name:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Daniel Garcia, President of Canaima Bakery |
| <b>Zoning District(s):</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | CG (General Commercial)                    |
| <b>Land Use Designation(s):</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Commercial                                 |
| <b>Legal Description:</b><br>Lots 10 through 24, Block 2, Boulevard Shoppes No. 2, according to the Plat thereof, as recorded in Plat Book 106, Page 37, of the public records of Broward County, Florida.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                            |
| <b>Applicant Request:</b><br>The applicant is requesting a special exception approval to allow a manufacturing, compounding, processing, or storage use, within the General Commercial (CG) zoning district. The subject property is located at 4474-4476 N. University Drive, Lauderhill, Florida on an approximately 10.55± acre site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                            |
| <b>Application Type:</b> Special Exception<br>Special Exception uses which are essential or desirable for the orderly development of the City and for the public convenience or welfare but which, because of their particular characteristics or area requirements, should be given individual consideration with respect to adjacent property, under conditions as specified in these regulations because of public welfare, health or safety.<br><b><u>Approval of any special exception use application shall require four (4) votes by the City Commission. In the event that there shall be a quorum of fewer than four (4) Commissioners, approval must then be unanimous.</u></b><br>There are seven standards for approval. All standards must be addressed in order to grant a special exception. |                                            |

## I. AERIAL & ADJACENT PROPERTIES



Adjacent Designations:

|       | Existing Use             | Future Designation      | Zoning                           |
|-------|--------------------------|-------------------------|----------------------------------|
| North | Commercial               | Commercial              | General Commercial (CG)          |
| South | Commercial               | Commercial              | General Commercial (CG)          |
| East  | Multi-Family Residential | Medium (16) Residential | Residential Multi-Family (RM-18) |
| West  | Commercial               | Commercial              | General Commercial (CG)          |

## **II. 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 5.25 – Manufacturing**

## **III. PROPERTY HISTORY**

### Special Exceptions

- N/A

### Open Code Violations

- N/A

### Variances

- N/A

### Development History

- The retail building (~143,430 sq. ft. building) was constructed in approximately 1985.
- A site plan modification application was submitted in 2021 for renovations to the existing North, South and West facades.

#### **IV. 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 that the proposed use is consistent with all of 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 a Manufacturer of Baked Goods 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 is designated as commercial on the city's Land Use Plan, and the properties north, south and west are also designated commercial; the properties to the east are multi-family residential. The property is zoned General Commercial (CG) on the City of Lauderhill Zoning Map and located along N University Dr. The Applicant is proposing to manufacturer baked goods 7 days per week, 7:00am to 6:00pm. The business would not cause any adverse effects on the neighborhood, instead it would allow for more local employment and support other businesses in the surrounding area when employees use their services. There would not be any competition among businesses in the surrounding area due it's unique proposed service of manufacturing of Venezuelan baked goods. 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:** Canaima Bakery, (manufacturer of baked goods) is located in the Promenade Plaza at the SE Corner of N. University Drive and NW 44<sup>th</sup> St. The existing building has various other businesses such as a church, restaurants, retail and personal services. The bakery is located in two adjacent spaces composed of units 4474-4476 with an approximate size of 1,500± square feet. The location is suitable for this use as it satisfies current needs and allows for a take-out option for customers in the future. 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 N University Drive. The proposed use will not have a strong impact on traffic as there will only be 4 employees on staff and minimal deliveries during regular business hours. 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:** The direct benefits would be new job creation and employees supporting neighboring businesses within the City of Lauderhill. The applicant advised that Canaima Bakery will have up to 4 employees on staff (2 chefs & 2 assistants) with salaries up to \$1,000 per week. 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. Staff concludes that the proposed manufacturer of baked goods store provides both direct and indirect economic benefits.
5. **Demands on utilities, community facilities, and public services:** Staff finds that Canaima Bakery, (manufacturer of baked goods) would align with industry standards in terms of water and utility needs. Staff concludes that the 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 manufacturing, compounding, processing, or storage is a commercial use. The site is designated commercial on the City's Land Use Map, and "commerce" on the Future Broward County Land Use Plan. Staff finds that the proposed use is in conformance with the City and County Comprehensive plans.
7. **Factors relating to safety, health, and general public welfare:** The facility would not use open flames, fryers, or smoke-producing equipment. All baked goods are prepared using electric ovens compliant with commercial kitchen safety standards. Canaima Bakery adheres to fire safety protocols, including proper ventilation, equipment maintenance and the installation of fire extinguishers. No gases or potentially hazardous substances will be on site. Staff concludes that a manufacturer of baked goods store can adversely impact the public safety, health, and general welfare unless such adverse impacts are substantially mitigated.

## **V. RECOMMENDATION/ACTION**

Staff recommends approval of this special exception request to allow a manufacturing, compounding, processing, or storage use within the General Commercial (CG) zoning district.

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

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.

## **VI. ATTACHMENTS**

1. *SEU Application Submittal*