City Commission File:
Attachment A

PLANNING & ZONING DIVISION
24-SE-014
AUG 06 2024
RECEIVED

City of Lauderhill
Planning & Zoning Department
5581 W. Oakland Park Blvd., Lauderhill, FL 33313
Phone: 954.730.3050

Special Exception – Application

Street Address: 4921 N University Drive	**Folio Number(s):** 494116019278
Nearest Cross Street: University Drive and NW 50th Street	
Subdivision: City of Lauderhill, Section One	**Block:** Tract J / **Lot:** PB 81, Page 4

Business Name (if applicable): Mr. Suds Express Car Wash	**Business Owner:** JM Meraki LLC
Mailing Address: 4965 NW 54th Ave.	**City, State & Zip Code:** Coconut Creek, FL 33073
Phone Number:	**Email:** riovistashell@msn.com

Business Name (if applicable): Coker & Feiner	**Business Name (if applicable):** JMMeraki LLC
Name and Title: Rod A. Feiner, Esq.	**Name and Title:** Stavros Moforis
Signature:	**Signature:**
Date: 7/29/2024	**Date:** 7/31/2024
Mailing Address: 1404 S Andrews Ave.	**Mailing Address:** 4965 NW 54th Ave.
City, State & Zip: Ft. Lauderdale, FL 33316	**City, State & Zip Code:** Coconut Creek, FL 33073
Phone Number: 954-761-3636	**Phone Number:** 954-515-7061
Email: rafeiner@coker-feiner.com	**Email:** riovistashell@msn.com

All communication will be sent to the Landowner (Owner of Record) and Applicant.

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Special Exception – Application

Business Name (if applicable): n/a	**Business Name (if applicable):** n/a
Name and Title:	**Name and Title:**
Signature:	**Signature:**
Date:	**Date:**
Mailing Address:	**Mailing Address:**
City, State & Zip:	**City, State & Zip Code:**
Phone Number:	**Phone Number:**
Email:	**Email:**

Business Name (if applicable): Coker & Feiner	**Business Name (if applicable):**
Name and Title: Rod A. Feiner, Esq.	**Name and Title:**
Signature:	**Signature:**
Date: 7/29/2024	**Date:**
Mailing Address: 1404 South Andrews Ave.	**Mailing Address:**
City, State & Zip: Ft. Lauderdale, FL 33316	**City, State & Zip Code:**
Phone Number: 954-761-3636	**Phone Number:**
Email: rafeiner@coker-feiner.com	**Email:**

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Special Exception – Application

Development / Project Name:
Briefly describe the special exception requested (a project narrative must be submitted separately that explains in greater detail the request & address each review standard 4.6. Standards for approval):
The applicant is requesting a special exception to permit the continued use of a car wash on property zoned CG where a car wash has operated for the past 30 years.

Have any other applications been submitted for this site?	○ Yes	◉ No
If so, list the other applications & provide reference to the Meeting Date/ Results:		
Pre-Application Conference Date: July 24, 2024		

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Special Exception – Application

AFFIDAVIT

I AM THE LANDOWNER OF RECORD (OR I HAVE FURNISHED THE CITY OF LAUDERHILL WITH A NOTARIZED LETTER FROM THE LANDOWNER AUTHORIZING ME TO SUBMIT THIS APPLICATION ON THEIR BEHALF), AND DO HEREBY SWEAR OR AFFIRM THE FOLLOWING:

X 1. THAT ALL OF THE INFORMATION CONTAINED IN THIS APPLICATION AND THE ATTACHMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

X 2. CONSISTENT WITH THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF LAUDERHILL, FLORIDA, 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 FIFTEEN (15) DAYS PRIOR TO THE PUBLIC HEARING. MOREOVER, I CERTIFY THE SIGN WILL REMAIN POSTED FOR THE DURATION OF THE TIME REQUIRED FOR THE POSTING OF THE SUBJECT PROPERTY AND A PHOTOGRAPH OF THE SIGN POSTED ON THE SUBJECT PROPERTY WILL BE PROVIDED TO THE CITY OF LAUDERHILL PLANNING AND ZONING DEPARTMENT AT LEAST SEVEN (7) DAYS PRIOR TO THE PUBLIC HEARING. I WILL CAUSE THIS SAME SIGN TO BE REMOVED WITHIN SEVEN (7) CALENDAR DAYS AFTER THE HEARING AND PHOTOGRAPH OF THE REMOVED SIGN SHALL BE PROVIDED TO THE PLANNING AND ZONING DEPARTMENT.

X 3. CONSISTENT WITH THE LAND DEVELOPMENT REGULATIONS, I WILL PROVIDE WRITTEN NOTICE TO ALL PROPERTY OWNERS WTIHIN 500 FEET OF THE SUBJECT PROPERTY POSTMARKED NO FEWER THAN 15 CALENDAR DAYS BEFORE THE HEARING DATE.

Landowner's Name: Stavros Moforis
(or Authorized Official – Owner's Authorization Letter required if not the Owner of Record)

Address: 4821 N University Dr
Lauderhill FL
(City) **(State)** **(Zip Code)**

Signature of Owner or Authorized Representative

SWORN AND SUBSCRIBED before me this 31 day of 1/24, 2024 by means of [ ] physical presence or [ ] online notarization.

NOTARY PUBLIC, STATE OF FLORIDA

ROD A FEINER
Notary Public - State of Florida
Commission # HH 409162
My Comm. Expires Jun 11, 2027
Bonded through National Notary Assn.

(Name of Notary Public: Print, stamp, or Type as Commissioned.)

[ ] Personally know to me, or
[X] Produced identification: FL DL
(Type of Identification Produced)

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ADDITIONAL RESOURCES:
REAL ESTATE RESEARCH SERVICES

The following companies have provided the required certified mailing list for previous applicants. This is not a comprehensive list of companies that provide this service, nor shall this be construed as a list of companies the City endorses. This is merely a list of businesses who have provided this service in the past. Please refer to the yellow pages or internet search engine for additional sources.

Alldata Real Estate Systems, Inc.
290 NE 51st Street
Ft. Lauderdale, FL
(954) 772-1800

Cutro & Associates, Inc.
1025 Yale Drive
Hollywood, FL
(954) 920-2205

SIGN SPECIFICATIONS:

Sign will be three (3) feet by three (3) feet in size and of a durable material. The applicant is required to post the sign on the property for which approval is sought at least fifteen (15) days before the public hearing. No permit shall be required for such sign.

The sign shall be posted upon the property so as to face, and be visible from, the street upon which the property is located.

SIGN must be WHITE background, BLACK letters.

SIGN must be securely attached to two, 2" x 4" posts (with nails or screws), and must be a minimum of 3 feet above ground level.

POSTS shall be set a minimum of 18" below ground level.

CITY OF LAUDERHILL

NOTICE

OF

PUBLIC HEARING

SPECIAL EXCEPTION

DATE:

TIME:

CITY OF LAUDERHILL
COMMISSION CHAMBERS
5581 WEST OAKLAND PARK BLVD
LAUDERHILL, FL 33313

FOR ADDITIONAL INFORMATION
PLEASE CALL 954-730-3050

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July 31, 2024

Mr. Daniel Keester-O'Mills
Director, Planning & Zoning Department
City of Lauderhill
5581 West Oakland Park Boulevard
Lauderhill, FL 33313

Re: Special Exception Application; 4921 N University Drive
Letter of Authorization

Dear Mr. Keester-O'Mills:

Please be advised that I am a Managing Member of JM Meraki LLC and am thus authorized to sign such letters. As the Owner of the above-referenced property we authorize Rod A. Feiner, Esq. to file applications and appear on our behalf at any public hearings before the City of Lauderhill with regard to a special exception, site plan or any other development application associated with the Property.

Thank you for your courtesies in this regard.

Sincerely,

JM MERAKI LLC
By: Stavros Moforis
954-515-7061