



AUG 13 2024

RECEIVED

## Public Notification - Affidavit

AFFIDAVIT

I DO HEREBY SWEAR OR AFFIRM THE FOLLOWING (INITIAL EACH STATEMENT THAT IS APPLICABLE):

- CM 1. 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 TIME REQUIRED FOR THE PUBLIC HEARING REQUIREMENT, FOR SIGN POSTING OF THE SUBJECT PROPERTY. A PHOTOGRAPH OF THE SIGN POSTED ON THE SUBJECT PROPERTY SHALL BE PROVIDED TO THE CITY OF LAUDERHILL PLANNING AND ZONING DEPARTMENT AT LEAST **SEVEN (7) DAYS PRIOR** TO THE PUBLIC HEARING DATE. 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.
- CM 2. CONSISTENT WITH THE LAND DEVELOPMENT REGULATIONS, I HAVE PROVIDED WRITTEN NOTICE TO ALL PROPERTY OWNERS WITHIN 500 FEET OF THE SUBJECT PROPERTY POSTMARKED NO FEWER THAN **15 CALENDAR DAYS BEFORE** THE HEARING DATE.

PROJECT NAME:	DATE OF PUBLIC HEARING:
24-SE-005	August 26, 2024
PROJECT LOCATION:	DATE OF POST MARK:
7240 W. Commercial Boulevard	August 5, 2024

Name &amp; Title: Christina Mathews

(Name of the Individual Swearing / Affirming the statement above as true and correct)

Address: 1025 Yale Dr

Hollywood, FL 33021

(City)

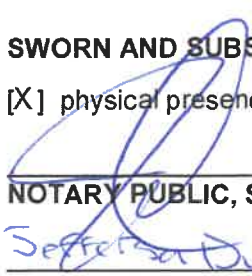
(State)

(Zip Code)

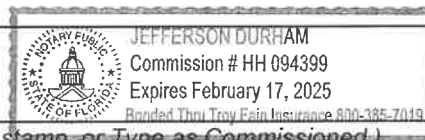
  
Signature of Individual Swearing / Affirming the statement above

SWORN AND SUBSCRIBED before me this 5 day of August, 2024 by means of  
[X] physical presence or [ ] online notarization.

NOTARY PUBLIC, STATE OF FLORIDA

  
Jefferson Durham

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



[X] Personally know to me, or

[ ] Produced identification:

(Type of Identification Produced)



**CITY OF LAUDERHILL  
NOTICE  
OF  
PUBLIC HEARING  
SPECIAL EXCEPTION**

**DATE: AUGUST 26, 2024**

**TIME: 6:00 P.M.**

**CITY OF LAUDERHILL  
COMMISSION CHAMBERS  
5581 W. OAKLAND PARK BLVD  
LAUDERHILL, FL 33313**

**FOR ADDITIONAL INFORMATION  
PLEASE CALL 954-730-3050**

**City Commission File:  
Attachment C**

**NOTICE OF PUBLIC HEARING**

**24-SE-005**

**Application Number:** \_\_\_\_\_

**YOU ARE HEREBY NOTIFIED** of a Petition by the Applicant / Property Owner (listed below), before the City of Lauderhill, Florida at the City Hall Commission Chambers, located at 5581 West Oakland Park Blvd., Lauderhill, FL 33313. The details of the applicant, subject property and specific request is below:

<b>Applicant / Property Owner:</b>	FLORIDA INVESTMENTS 7 LLC
<b>Subject Property (Address):</b>	7240 W COMMERCIAL BLVD (AKA: NW 56 STREET), LAUDERHILL, FL 33313
<b>Subject Property (Tax Folio ID(s)):</b>	494115140050, 494115140040
<b>Request:</b>	<b>A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING FLORIDA INVESTMENTS 7 LLC A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, WITH CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT THE CONVEYANCE OF AN EXISTING FAST FOOD / DRIVE-THROUGH USE ON A 1.3 ± ACRE SITE LEGALLY DESCRIBED AS COMMERCIAL BOULEVARD SHOPPES #2 LOTS 4 - 5 (PLAT BOOK 107 PG 43) OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS 7240 W COMMERCIAL BLVD (AKA: NW 56 STREET), LAUDERHILL, FLORIDA.</b>

<b>Decision Making Body or Advisory Board:</b>	LAUDERHILL CITY COMMISSION
<b>Date &amp; Time of Public Meeting:</b>	MONDAY, AUGUST 26, 2024 AT 6 PM

**Why did I receive this notice?** You received this notice because you are the owner of property within 500 feet of the subject parcel. All property owners within this distance from the subject property have received this notice.

**Do I need to take any action?** You may either be present in person at the hearing of this application, represented by counsel or submit a letter/email. All interested persons take due notice of the time and place of the hearing of this application and govern yourselves accordingly.

One or more City Commissioners may attend the meeting and hearing.

All correspondence to the Advisory Board relative to this matter may be emailed to [planningandzoning@lauderhill-fl.gov](mailto:planningandzoning@lauderhill-fl.gov) or mailed to 5581 W Oakland Park Blvd, Lauderhill, FL 33313 to the attention of the "Planning and Zoning Department." The original application and documentation may be viewed at the City Clerk's Office located at City Hall. Anyone who wishes to view the agenda materials should call the City Clerk at 954-730-3010 between the hours of 7:30 a.m. and 6:00 p.m., Monday through Thursday.

Any person who decides to appeal any decision of the City Advisory Board or City Commission with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

All lobbyist as defined in Lauderhill City Code Section 2-24 must register with the City Clerk contemporaneously with lobbying activities. A copy of Code Section 2-24 may be obtained from the office of the City Clerk.

**Special Accommodations:** Any person who believes they have a disability that requires reasonable accommodation in order to fully participate in the meeting should call the City Clerk, Andrea Anderson at 954-730-3013 at least 72 hours prior to the meeting.

**COMPANY PREPARING NOTICE:**

**Cutro & Associates**

**PREPARED BY:**

**C. Mathews**



