City Commission File: Attachment F

SPECIAL EXCEPTION USE AFFIDAVIT OF COMPLIANCE WITH CONDITIONS OF APPROVAL

[JM Meraki, LLC dba Mr Suds Express Car Wash] (24-SE-014)

I, Rod Affiner, Authorized Agent, being sworn, do hereby certify and affirm that the following statements are true:

I have read in its entirety the [JM Meraki, LLC & 24-SE-014] Development Review Report, any Supplemental Development Review Reports, and all attachments and exhibits associated with the special exception use application filed with the City of Lauderhill, Florida Planning and Zoning Division and understand its contents. *I further acknowledge that Special Exception Use applications are reviewed and will be subject to approval by the Lauderhill City Commission in a quasi-judicial hearing and my attendance at the hearing, or the attendance of my representative or designee, is required to ensure all facts pertaining to the matter are put on record.*

I have read and understand the below described conditions of approval and voluntarily agree to comply with all said conditions. I understand that no Special Exception will be executed or approved in final until and unless this signed Affidavit is submitted to the City:

1. This special exception use development order to allow the Car Wash is specifically granted to JM Meraki, LLC dba Mr. Suds Express Car Wash and such development order cannot be conveyed to another person or entity. Any change of corporate ownership affecting 51% percent or more of the interest of the business or any of its assets in any manner shall trigger this provision. Notwithstanding, the Car Wash may be operated by other business entities so long as there is no change in ownership as specified herein.

2. The Car Wash and Auto Detailing use is restricted to 28,060 square feet of leasable space located at 4921 N University Dr, 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.

3. The general days and hours of operation are seven (7) days a week, Sunday through Saturday 8 a.m. to 8 p.m.

4. If there are any code enforcement violations or liens, this Special Exception Use Development Order may be brought before the City Commission to be

reconsidered, at which time the development order, or the conditions of approval, may be subject to modification, suspension and/or revocation.

5. Any violation of these conditions of approval may result in a public hearing before the City Commission and may result in the modification, suspension or revocation of this special exception use development order or its conditions or both.

6. 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.

7. 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.

8. The owner shall execute a trespass agreement for the police department to keep on file for enforcement.

[Remainder of page intentionally left blank]

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Any violation of these conditions may result in a public hearing before the City Commission in order to determine whether this special exception use development order should be revoked, suspended or modified.

I understand that I am swearing or affirming under oath the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include the modification, suspension or revocation of any resolution adopting the special exception use application and any certificate of use associated with the special exception use approval.

Print your name: Rod A Fence

Sign your name:

Date signed: 9/5/24

The foregoing instrument was acknowledged before me this 5th day of September, 2024, by Rod A Fence, who is personally known to me or who has produced _____ as identification and who did take an oath.

Notary public

Print your name: _____

Sign your name: Theresa Montgomery

State of Florida at Large Seal

My Commission Expires: _____

Notary Public State of Florida
Theresa Montgomery
My Commission HH 474028
Expires 2/2/2028