Commission File:
Attachment D

SPECIAL EXCEPTION USE AFFIDAVIT OF COMPLIANCE WITH CONDITIONS OF APPROVAL

Florida Investments 7, LLC (Sit/down High Turnover Rest. w/ Single Lane Drive-Thru)
24-SEU-005

I, LORENA FELDMAN, being sworn, do hereby certify and affirm, that the following statements are true:

I have read in its entirety the Florida Investments 7, LLC (24-SE-005) 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 have read and understand the below described conditions of approval and voluntarily agree to comply with all said conditions:

1. This Special Exception Use development order for a single lane drive-through in connection with a Restaurant, sit down/high turnover shall be specifically granted to Florida Investments 7, LLC and such development order cannot be assigned, leased, subleased, transferred or otherwise conveyed to another entity without further Special Exception approval from the City Commission. Further, this special exception use development order shall automatically expire and become null and void if any entity other than Florida Investments 7, LLC operates the use.

2. The single drive-through lane is limited to the location and configuration as depicted on an approved site plan. Any expansion, alteration, enlargement or removal to another location of this use shall require an additional special exception use development order from the City Commission.

3. Provided that the operator will not sell alcoholic beverages, restaurant hours of operation are limited to the following: Monday through Saturday from 5:30am to 2:00am and Sunday from 6:00am to 2:00 am. If applicant seeks alcohol license, the hours of operation must be amended, in accordance with Article III, Section 5.3 – Alcoholic beverage uses.

4. A trash receptacle shall be located between the service window where food is dispensed and the end of the drive through driveway.

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5. Dumpster enclosure. Each restaurant shall have access to a dumpster enclosure equipped with a drain, hose and bib and shall be constructed consistent with the standards and requirements identified in the Land Development Regulations.

6. 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. Further, consistent with LDR Article IV, Part 1.0., Section1.8, this development order may be revoked, suspended or modified based on the grounds stated herein. In addition, this development order is subject to post-approval review consistent with LDR Article IV, Part 4.0., Section 4.11.

7. Outdoor seating is not permitted unless approved by the City Commission.

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

Print your name: LORENA FELDMAN

Sign your name: _____

Date signed: 8-21-2024

The foregoing instrument was acknowledged before me this 21 day of August, 2024, by LORENA FELDMAN, who is personally known to me or who has produced _____ as identification and who did take an oath.

Notary public

Print your name: MARINA A DE HOFFMANN

Sign your name: _____

Notary Public State of Florida
Marina A de Hoffmann
My Commission
HH 221503
Exp. 1/27/2026

State of Florida at Large Seal

My Commission Expires: 1/27/2026