

SPECIAL EXCEPTION USE AFFIDAVIT OF COMPLIANCE WITH CONDITIONS OF APPROVAL

University Palms LLC. (21-SEU-001)

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

I have read in its entirety the University Palms LLC (21-SE-001) 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 AN AUTOMOTIVE CENTER IS HEREBY RESTRICTED AND GRANTED SOLELY TO UNIVERSITY PALMS, LLC AND SUCH DEVELOPMENT ORDERER CANNOT BE ASSIGNED, LEASED, SUBLEASED, TRANSFERRED OR OTHERWISE CONVEYED TO ANOTHER PERSON. FURTHER, THIS SPECIAL EXCEPTION USE DEVELOPMENT ORDER SHALL AUTOMATICALLY EXPIRE AND BECOME NULL AND VOID IF ANY PERSON OTHER THAN UNIVERSITY PALMS, LLC OPERATES THE USES. ANY CHANGE OF CORPORATE AFFECTING 51% PERCENT OR MORE OF THE INTEREST OF THE BUSINESS OR ANY OF ITS ASSETS IN ANY MANNER SHALL TRIGGER THIS PROVISION.
2. THE AUTOMOTIVE CENTER IS LIMITED TO A SIZE OF 18,316 SQUARE FEET. CONSISTENT WITH THE LAND DEVELOPMENT REGULATIONS ARTICLE IV., PART 4.0.) SECTION 4.3.) THE EXPANSION, ALTERATION, ENLARGEMENT OR REMOVAL TO ANOTHER LOCATION OF THESE USES 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.
3. UNIVERSITY PALMS, LLC SHALL SUBMIT NO LATER THAN 45 DAYS AFTER THE EFFECTIVE DATE OF THIS RESOLUTION, A SITE PLAN MODIFICATION

SPECIAL EXCEPTION USE AFFIDAVIT OF COMPLIANCE WITH CONDITIONS OF APPROVAL

University Palms LLC. (21-SEU-001)

APPLICATION TO THE PLANNING AND ZONING SECTION FOR IMPROVEMENTS TO THE SITE INCLUDING THE ADDITION OF THE REQUIRED BUFFER AREA MINIMUM 8'HIGH WALL WITH LANDSCAPING) ALONG THE REAR PROPERTY LINE AND SUCH APPLICATION APPROVAL SHALL BE DILIGENTLY PURSUED.

4. UNIVERSITY PALMS, LLC. SHALL COMPLETE ALL OF THE IMPROVEMENTS DETAILED IN THE APPLICATION NO LATER THAN SIX MONTHS AFTER SITE PLAN APPROVAL.
5. THE DAYS AND HOURS OF OPERATION ARE MONDAY THROUGH SATURDAY FROM 8:00 A.M. THROUGH 6:00 P.M. ANY AMENDMENTS TO THESE DAYS AND HOURS SHALL REQUIRE FURTHER SPECIAL EXCEPTION USE APPROVAL BY THE CITY COMMISSION.
6. THE SOUND LEVELS AT THE RESIDENTIAL PROPERTY LINE SHALL NOT EXCEED 55 DECIBELS, AND THE SOUND LEVELS WITHIN THE ABUTTING AND ADJOINING COMMERCIAL ZONED AREAS SHALL NOT EXCEED 65 DECIBELS ON WEEKDAYS FROM 8:00 A.M. TO 6:00 P.M. AND 55 DECIBELS AT ALL OTHER TIMES.
7. UNIVERSITY PALMS, LLC SHALL POST AT THE ENTRANCE TO THE BUILDING AND IN THE PARKING LOT A "NO LOITERING SIGN".
8. CONSISTENT WITH LDR ARTICLE III., PART 5.0., PARAGRAPH 5.7.1.(1), ANY AND ALL VEHICLE INSPECTION, MAINTENANCE AND REPAIR WORK MUST COMPLETELY BE DONE INSIDE THE BUILDING WHERE THE BUSINESS OPERATES. FURTHER, OVERHEAD DOORS FACING THE RESIDENTIAL AREA SHALL BE CLOSED WHEN A VEHICLE IS BEING REPAIRED.
9. CONSISTENT WITH LDR ARTICLE III., PART 5.0., PARAGRAPH 5.7.1.(2), REPAIR GARAGES AND CAR WASHES SHALL STORE ALL MOTORIZED AND ANCILLARY VEHICLES, PARTS, AND MATERIALS INSIDE THE BUILDING WHEREIN THE BUSINESS IS LICENSED TO OPERATE.
10. CONSISTENT WITH LDR ARTICLE III., PART 5.0., PARAGRAPH 5.7.1.(3), ALL VEHICLES, PARTS, EQUIPMENT, AND MATERIALS MUST BE STORED INSIDE THE BUILDING WHEREIN THE BUSINESS IS LICENSED TO OPERATE.
11. IF THE CITY'S CODE ENFORCEMENT BOARD ASSESSES A LIEN FOR LANDSCAPING, TRASH OR OTHER UNSIGHTLY OR UNSAFE CONDITIONS, THIS SPECIAL EXCEPTION USE DEVELOPMENT ORDER MAY BE BROUGHT BEFORE THE CITY COMMISSION TO BE RECONSIDERED, AT

**SPECIAL EXCEPTION USE AFFIDAVIT OF
COMPLIANCE WITH CONDITIONS OF APPROVAL**

University Palms LLC. (21-SEU-001)

Sign your name: _____

State of Florida at Large Seal

My Commission Expires: _____