

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

Ryan Mart Inc, D/B/A U Save Food Store (21-SE-005)

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

I have read in its entirety the Ryan Mart Inc. DBA U Save Food Store (21-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 to allow the Convenience Store is specifically granted to Ryan Mart, Inc. D/B/A U Save Food Store 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 convenience store may be operated by other business entities so long as there is no change in ownership as specified herein.
2. The Convenience Store use is restricted to 2,400 square feet of leasable space located at 4039 NW 19 ST 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 convenience store days and hours of operation are Sunday through Saturday 8AM to 8AM, 24 hrs. Alcoholic beverage sales will be limited to beer and wine on the days and hours imposed by Land Development Regulations Article III., Part 5.0., Subsection 5.3.1.A.

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4. Ryan Mart, Inc. D/B/A U Save Food Store shall comply with all of the requirements of Section 812.173, Florida Statutes regarding security at convenience stores as well as comply with all provisions required in Article VII Section 12-106- Convenience Stores of the Code of Ordinances and Article III Sec 5.15.A of the Land Development Code. Such conditions must be met and required at time of Certificate of Use.
5. 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 which time the development order or the conditions of approval may be subject to modification, suspension or revocation.
6. If the City's Police Department records more than three instances regarding noise, loitering, parking or criminal activity, either from observation by police officers or verified from complaints by three or more unrelated individuals, within any ninety (90) day period, the special exception use 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 or revocation.
7. 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.
8. 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.
9. The owner shall execute a trespass agreement for the police department to keep on file for enforcement.
10. Property Owner or Operator must provide a security plan that demonstrates how they will prevent loitering and reduce the amount of police call associated with trespassing or the presence of "bad actors". In addition to said security plan the property owner or operator shall also provide a property maintenance plan that demonstrates how they will maintain cleanliness in compliance with the Code of Ordinances;
11. In the event of Commission approval, review of this Special Exception Development Order shall take place on an annual basis no later than one

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month after the date the SEU Development order is issued as allowed by Article IV, Section 4.11.3 of the City of Lauderhill's Land Development Regulations.

Print your name: John Pataur

Sign your name: John Pataur

Date signed: 6/10/2021

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of JUNE, 2021, by JOHN DAVID PATOUR, who is personally known to me or who has produced FL DRIVEN LICENSE as identification and who did take an oath.

Notary public

Print your name: JACQUES M. SAINT-VIL

Sign your name: J. Saint-Vil

State of Florida at Large Seal



Jacques M. Saint-Vil  
Comm. #HH023874  
Expires: Nov. 14, 2024  
Bonded Thru Aaron Notary

My Commission Expires: \_\_\_\_\_