



APPLICATION NUMBER

VARIANCE APPLICATION FOR

DEVELOPMENT DESCRIPTION

Development Name:

Popeyes

PROPERTY DESCRIPTION

Site address or location: 7040 W Commercial Boulevard

Property folio number: 494115140110

Nearest cross streets: NW 70th Ave and W Commercial Boulevard

Gross acres: +/- 1.33 acres

Net acres: +/- 1.33 acres

DESCRIPTION OF VARIANCE REQUEST:

Please see justification statement.

EXISTING IMPROVEMENTS: Site is vacant and undeveloped.

OFFICIAL ZONING DISTRICT MAP CLASSIFICATION:

Commercial



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B. Filing requirement. Is the property where the variance is located subject to unpaid city liens, fines, or fees? Yes No

C. LDR Required Specific Factors.

1. Describe any unique and special circumstances or conditions applying to the property in question, or to the intended use of the property, that do not apply generally to other properties in the same district.

Please see justification statement.

2. Describe any alleged hardship is not self-created by any person having an interest in the property not is the result of mere disregard of ignorance of the provisions of these regulations or any pertinent Code section.

Please see justification statement.

3. Describe how strict application of these provisions or any pertinent Code section would deprive the applicant of reasonable use of the property for which the variance is sought.

Please see justification statement.



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4. Explain how the variance proposed is the minimum variance that makes possible the reasonable use of the property.

Please see justification statement.

5. Explain how granting the variance will be in harmony with the general purpose and intent of existing regulations, will not be injurious to the neighborhood or area, or be otherwise detrimental to the public welfare.

Please see justification statement.

- E. Survey. Is a survey attached showing existing conditions and clearly showing the variance requested. Yes No
- F. Copies. Has the Applicant provided 2 copies of the site plan/drawings? Yes No
- G. List of Property Owners. Is a certified list of land owners within a radius of 300 feet from the property lines and two sets of mailing labels provided? Yes No
- H. Legal description attached Yes No



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OWNER, APPLICANT AND OTHER INFORMATION

OWNER NAME: G.I. of Commercial, LLC.

OWNER STREET ADDRESS: 7050 W Commercial Boulevard

CITY, STATE & ZIP CODE: Lauderhill, FL 33329

WORK PHONE #: 561-405-3324 / 561-405-3351 **MOBILE PHONE #:** N/A

ELECTRONIC MAIL ADDRESS: hcalhoun@dmbblaw.com **FAX #:** 561-409-2341
lodom@dmbblaw.com

EVIDENCE OF OWNERSHIP PROVIDED? **YES** **NO**

APPLICANT NAME: Same as Owner

APPLICANT STREET ADDRESS: _____

CITY, STATE & ZIP CODE: _____

WORK PHONE #: _____ **MOBILE PHONE #:** _____

ELECTRONIC MAIL ADDRESS: _____ **FAX #:** _____

OWNER AUTHORIZATION FOR APPLICANT PROVIDED? **YES** **NO**

BESIDES THE APPLICANT, WHO ELSE SHOULD BE PROVIDED COPIES OF WRITTEN CORRESPONDENCE?

NAME: Hope Calhoun, Esq. / Lauren Odom, Esq.

ADDRESS: 14 SE 4th St., Suite 36

CITY, STATE & ZIP CODE: Boca Raton, Florida 33432

BUSINESS PHONE #: 561-405-3324 / 561-405-3351 **MOBILE PHONE #:** N/A

ELECTRONIC MAIL ADDRESS: hcalhoun@dmbblaw.com / **FAX #:** 561-409-2341
lodom@dmbblaw.com



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NAME: N/A

ADDRESS: _____

CITY, STATE & ZIP CODE: _____

BUSINESS PHONE #: _____ MOBILE PHONE #: _____

ELECTRONIC MAIL ADDRESS: _____ FAX #: _____

AFFIDAVIT

I, John L. Courembis, DO HEREBY SWEAR OR AFFIRM

1. THAT ALL OF THE INFORMATION CONTAINED IN THIS APPLICATION AND THE ATTACHMENTS IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
2. CONSISTENT WITH THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF LAUDERHILL, FLORIDA, SPECIFICALLY, SCHEDULE E, SUBSECTION 5.(9), PARAGRAPH (B), 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 TEN (10) DAYS PRIOR TO THE PUBLIC. MOREOVER, I CERTIFY THE SIGN WILL REMAIN POSTED FOR THE DURATION OF THE TIME REQUIRED FOR THE POSTING OF THE SUBJECT PROPERTY AND A PHOTOGRAPH OF THE SIGN POSTED ON THE SUBJECT PROPERTY WILL BE PROVIDED TO THE CITY OF LAUDERHILL PLANNING AND ZONING DEPARTMENT AT LEAST SEVEN (7) DAYS PRIOR TO THE PUBLIC HEARING.
3. I WILL CAUSE THIS SAME SIGN TO BE REMOVED WITHIN SEVEN (7) CALENDAR DAYS AFTER THE HEARING.

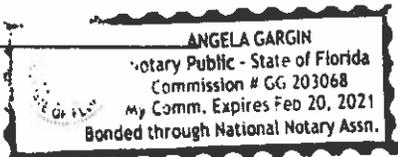
PRINT YOUR NAME: John L. Courembis

SIGN YOUR NAME: *John L. Courembis*

DATE: 12/21/2020

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF December, 20 21, BY John Courembis, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED D.L.

AS IDENTIFICATION AND WHO DID TAKE AN OATH.



NOTARY PUBLIC SIGN: *Angela Gargin* STATE OF FLORIDA AT LARGE SEAL

PRINT: ANGELA GARGIN MY COMMISSION EXPIRES: Feb 20, 2021