



City of Lauderhill
 Planning & Zoning Department
 5581 W. Oakland Park Blvd., Lauderhill, FL 33313
 Phone: 954.730.3050

Special Exception – Application

DEADLINE: Initial paper submission and fee must be received by 5:00 PM on the day of the deadline. *Electronic file submission must be provided on a USB with the submittal.* Refer to the Department Meeting Schedule & Submittal Deadline” document provided on the City’s website for submission deadlines. **To ensure quality submittal, this project will only be added to the agenda when a complete submission has been provided. If a complete submission is not uploaded by the deadline, the application will be notified via email with an itemized list of outstanding items and/or corrections.**

Application Review Process:

Application Type	Step 1	Step 2	Step 3	Step 4	Step 5
Special Exception	Pre-Application Meeting with Staff	Staff Review	City Commission Review	Resolution from the City Commission	Applicant addresses any conditions & proceeds with the Certificate of Use (COU) application / process

APPLICATION SUBMISSION PROCESS: Upon reception of the **PAPER SUBMISSION** (see below) by Staff. Staff will review to ensure a complete submittal with 5 business days.

SUBMISSION: The following paper documents must be submitted:

PAPER	✓	One (1) completed application with original signatures (All Owners of Record must sign)
	✓	One (1) Affidavit (must be completed by the Landowner)
	✓	One (1) Letter of Authorization (signed by the Landowner), <i>if the Applicant is not the Landowner</i>
	✓	One (1) Letter of Authorization from the Condominium Association, <i>if the property is a condominium</i>
		Application Fee as established by the City Commission. Refer to Chapter 6 – Section. 6-10 – Enumeration of permit fees, regulations and inspection fees. Checks must be made payable to the “City of Lauderhill.”
	✓	A certified copy of the Mailing list of all property owners within 500 feet of the site
	✓	Copy of Deed or Contract to Purchase
	✓	Copy of Lease (for Applicants who are renting)
	✓	Written Narrative addressing each review standard & description of the proposed business/use operation
USB	✓	Legal description of the property (i.e. the subdivision, block & lot; or metes & bounds description)
	✓	One (1) electronic version of the special exception package

Is the property for this application subject to unpaid city liens, fines or fees?
If so, the Landowner must resolve all fees prior to placement on the City Commission agenda.

☐ Yes

☒ No



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Property Description		
Street Address:	Folio Number(s):	
1550 N State Road 7, Lauderhill	4942 31 24 0010	
Nearest Cross Street:		
16 th Street & State Road 7		
Subdivision:	Block:	Lot:
Industrial 100	PT TRC	2

Business Information	
Business Name (if applicable):	Business Owner:
COCO Flow Caribbean Restaurant LLC	Karl Gordon
Mailing Address:	City, State & Zip Code:
1550 N State Road 7, Lauderhill, FL 33313	33313
Phone Number:	Email:
(954) 260-6215	Karlmg@bellsouth.net

Applicant, Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable):	Business Name (if applicable):
Rapp Realty, Inc.	Earley Royce LLC
Name and Title:	Name and Title:
John Rapp - President	Karl Gordon, MGR
Signature:	Signature:
<i>John F. Rapp</i>	<i>[Signature]</i>
Date:	Date:
5/7/24	5/8/24
Mailing Address:	Mailing Address:
2811 North Cypress Road	1933 Banks Road
City, State & Zip:	City, State & Zip Code:
Pompano Beach, FL 33062	Margate, FL 33063
Phone Number:	Phone Number:
(954) 520-3823	(954) 260-6215
Email:	Email:
JR2Rapp@aol.com	Karlmg@bellsouth.net
All communication will be sent to the Landowner (Owner of Record) and Applicant.	



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Architect	Engineer
Business Name (if applicable): <i>N/A</i>	Business Name (if applicable): <i>N/A</i>
Name and Title:	Name and Title:
Signature:	Signature:
Date:	Date:
Mailing Address:	Mailing Address:
City, State & Zip:	City, State & Zip Code:
Phone Number:	Phone Number:
Email:	Email:

Attorney	Other
Business Name (if applicable): <i>N/A</i>	Business Name (if applicable): <i>N/A</i>
Name and Title:	Name and Title:
Signature:	Signature:
Date:	Date:
Mailing Address:	Mailing Address:
City, State & Zip:	City, State & Zip Code:
Phone Number:	Phone Number:
Email:	Email:



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Site Data

Development / Project Name:

Co Co Flow Caribbean Restaurant

Briefly describe the special exception requested (a project narrative must be submitted separately that explains in greater detail the request & address each review standard 4.6. Standards for approval):

We are asking For approval of a drive thru Restaurant, walk up service window and outdoor seating.

Additional Information

Have any other applications been submitted for this site?



Yes



No

If so, list the other applications & provide reference to the Meeting Date/ Results:

Resolution # NO. 01R-06-85 June 11th 2006 ~ Approved

Pre-Application Conference Date:

5/7/24



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AFFIDAVIT

I AM THE LANDOWNER OF RECORD (OR I HAVE FURNISHED THE CITY OF LAUDERHILL WITH A NOTARIZED LETTER FROM THE LANDOWNER AUTHORIZING ME TO SUBMIT THIS APPLICATION ON THEIR BEHALF), AND DO HEREBY SWEAR OR AFFIRM THE FOLLOWING:

1. THAT ALL OF THE INFORMATION CONTAINED IN THIS APPLICATION AND THE ATTACHMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
2. CONSISTENT WITH THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF LAUDERHILL, FLORIDA, 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 (15) DAYS PRIOR TO THE PUBLIC HEARING. 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. I WILL CAUSE THIS SAME SIGN TO BE REMOVED WITHIN SEVEN (7) CALENDAR DAYS AFTER THE HEARING.
3. CONSISTENT WITH THE LAND DEVELOPMENT REGULATIONS, I WILL PROVIDE WRITTEN NOTICE TO ALL PROPERTY OWNERS WITHIN 500 FEET OF THE SUBJECT PROPERTY POSTMARKED NO FEWER THAN 15 CALENDAR DAYS BEFORE THE HEARING DATE. THE SAME WRITTEN NOTICE WILL BE PROVIDED TO ALL LARGE ASSOCIATIONS, BASED ON THE E-MAIL DISTRIBUTION LIST FURNISHED BY THE CITY.

Landowner's Name: John Rapp
(or Authorized Official – Owner's Authorization Letter required if not the Owner of Record)

Address: 2811 North Cypress Road
Pompano Beach, FL 33064
(City) (State) (Zip Code)

John J. Rapp
Signature of Owner or Authorized Representative

SWORN AND SUBSCRIBED before me this 9TH day of MAY, 2024 by means of
☒ physical presence or ☐ online notarization.

NOTARY PUBLIC, STATE OF FLORIDA



George Rounds
Comm. HH 463409
Expires: Feb. 19, 2028

(Name of Notary Public: Print, stamp, or type as Commissioned.)

☐ Personally know to me, or
☒ Produced identification: FL/DC 12100-470-58-211-0
(Type of Identification Produced)