Attachment "B"

MISKEL BACKMAN LLP

Bonnie Miskel
Scott Backman
Eric Coffman
Hope Calhoun
Dwayne Dickerson
Ele Zachariades
Christina Bilenki
David F. Milledge
Sara Thompson
Jeffrey Schneider

7240 W Commercial Boulevard
Waiver from ART III Sec. 5.32.2(H)
July 29, 2024

Florida Investments 7, LLC ("Applicant"), is the owner of the +/- 1.33 acre property located at 7240 W Commercial Boulevard and 7240 NW 56th Street ("Property") (folios: 494115140040 and 494115140050), which is generally located on the southeast corner of NW 73rd Avenue and Commercial Boulevard in the City of Lauderhill ("City"). The Property has a zoning designation of CG, Commercial General, and a land use designation of Commercial. Currently existing on the Property is an unoccupied structure previously utilized as a restaurant. The Applicant proposes to rehabilitate the existing structure with a new drive thru restaurant and redevelop the currently vacant western portion of the Property with a new commercial use. In order to redevelop the Property as proposed, the Applicant is seeking site plan and special exception approval. In conjunction with the site plan and special exception approval, the Applicant is also seeking a waiver from the City's Land Development Code ("Code") ART III Sec. 5.32.2(H) to allow a restaurant drive-through lane within two hundred (200) feet from residentially zoned property.

In order to revitalize the Property, the Applicant is proposing to restore the existing 2,375 square foot building on the Property, which previously operated as a restaurant with a drive-through and construct a new 7,000 square foot retail space on the western portion of the Property. The existing restaurant structure has been unoccupied for years. As a result, the Property has been unused and abandoned. Because the Property and existing structure have been unoccupied for an extended length of time, the Property is vulnerable to trespassers and unmonitored activity. This severely endangers the surrounding neighborhoods as well as residents traveling along Commercial Boulevard. The reuse of the drive-through along with the restaurant will revitalize and promote movement on the Property that will deter trespassers and the like. Additionally, this location for a drive-through restaurant enhances the convenience and accessibility for residents south of the Property, particularly benefiting those without easy access to transportation or those seeking quick meal options. This location will promote a more vibrant and walkable neighborhood while continuing to respect the residential character of the adjacent neighborhood with the inclusion of a privacy wall. Permitting a drive-through restaurant at this location will provide an enhanced experience and convenient location for the adjacent residentially zoned properties that will result in allowing the surrounding areas to thrive given society's move toward more convenient options for obtaining food, following the Covid pandemic.