

SPECIAL EXCEPTION USE AFFIDAVIT OF COMPLIANCE WITH CONDITIONS OF APPROVAL

[BOCA GAS COMPANY HOLDINGS 2, LLC] (25-SE-007)

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

I have read in its entirety the [BOCA GAS COMPANY HOLDINGS 2, LLC & 25-SE-007] 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 further acknowledge that Special Exception Use applications are reviewed and will be subject to approval by the Lauderhill City Commission in a quasi-judicial hearing and my attendance at the hearing, or the attendance of my representative or designee, is required to ensure all facts pertaining to the matter are put on record.*

I have read and understand the below described conditions of approval and voluntarily agree to comply with all said conditions. I understand that no Special Exception will be executed or approved in final until and unless this signed Affidavit is submitted to the City:

1. This special exception use development order to allow the Service Station with Convenience Store is specifically granted to ECM BG2 LAUDERHILL FL 1 UT LLC. Pursuant to 4.10. Conveyance of uses that are subject to special exception approval. Should the property be sold, transferred or otherwise re-assigned the new owner shall notify the new owner must file a special exception application to obtain approval from the City Commission.
2. The Service Station with Convenience Store and Car Wash Use is restricted to 2,279 square feet of leasable space located at 1901 N State Road 7 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 Service Station with Convenience Store and Car Wash days and hours of operation are 7 days per week 6:00am – 11:00pm. 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. The property owner, ECM-BG2-LAUDERHILL, FL-1-UT, LLC is responsible for obtaining site plan approval from the DRC and associated permits from the Building Department for the renovation of the carwash prior to operating the carwash at the subject location
5. The property owner, ECM-BG2-LAUDERHILL, FL-1-UT, LLC and all subsequent tenants 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.
6. If there are any code enforcement violations or liens, 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 and/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. Any special exception approval granted by the City Commission shall expire one hundred eighty (180) days after the date of approval, unless a Certificate of Use (COU) is submitted and subsequently approved within the one hundred eighty-day period.
9. 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.
10. The owner shall execute a trespass agreement for the police department to keep on file for enforcement.
11. The property owner must review the approved landscaping plan on file with the city & ensure that the property is in compliance with the landscaping & lighting requirements, within 90 days of this approval.

Any violation of these conditions may result in a public hearing before the City Commission in order to determine whether this special exception use development order should be revoked, suspended or modified.

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I understand that I am swearing or affirming under oath the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include the modification, suspension or revocation of any resolution adopting the special exception use application and any certificate of use associated with the special exception use approval.

Print your name: Abbas Jaferi

Sign your name: *Abbas Jaferi*

Date signed: 08/20/2025

The foregoing instrument was acknowledged before me this 20th day of August, 2025, by Abbas Jaferi, who is personally known to me or who has produced FL. Driver License as identification and who did take an oath.

Notary public

Print your name: Masbah U Chowdhury

Sign your name: *M Chowdhury*

State of Florida at Large Seal



MASBAH U. CHOWDHURY
Notary Public
State of Florida
Comm# HH593910
Expires 10/28/2028

My Commission Expires: 10/28/2028