

RESOLUTION NO. 21R-06-115

A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING TO SOAPHIA LAUDERHILL, LLC A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT THE CONVEYANCE OF A LAUNDROMAT, SELF-SERVICE USE ON A 27.6 ACRE SITE AS LEGALLY DESCRIBED HEREIN ACCORDING TO THE PLAT THEREOF AND AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS 4271 N.W. 12TH STREET, LAUDERHILL, FLORIDA; PROVIDING FOR FINDINGS AND CONCLUSIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, this property is zoned Community Commercial (CC) by the City of Lauderhill Zoning Map; and

WHEREAS, pursuant to the Land Development Regulations (LDR), this use is permitted in the Community Commercial (CC) zoning district by Special Exception approval only; and

WHEREAS City Staff recommends that the City Commission vote IN FAVOR OF of this Special Exception Use Development Order request, subject to the following conditions;

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA:

Section 1. The Special Exception Use Order of Soaphia Lauderhill, LLC, to allow in the Community Commercial (CC Zoning District the conveyance of a laundromat, self-service use on a 27.6 ± acre site as legally described herein according to the Plat thereof and as recorded in the Public Records of Broward County, Florida, more commonly known as 4271 N.W. 12th Street, Lauderhill, Florida, is hereby approved, subject to the following conditions:

1. This Special Exception Use development order for a Laundromat, Self-service use shall be specifically granted to Soaphia Lauderhill, LLC. and such development order cannot be assigned, leased, subleased, transferred or otherwise conveyed to another entity without further Special Exception approval from the City Commission. Further, this special exception use development order shall automatically expire and become null and void if any entity other than Soaphia Lauderhill, LLC operates the use.

2. The operating hours shall be limited to Sunday through Saturday 6:00 a.m. to 12:00 a.m. and the business shall be closed for operation from 12:01 a.m. to 5:59 a.m.
3. 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. Further, consistent with LDR Article IV, Part 1.0., Section 1.8, this development order may be revoked, suspended or modified based on the grounds stated herein. In addition, this development order is subject to post-approval review consistent with LDR Article IV, Part 4.0., Section 4.11.2.
4. Complaints to Code Enforcement, or the Police Department may cause the SEU approval to be reviewed by the City Commission for possible revocation.
5. 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.
6. The owner shall regularly provide updated contact information for local management to the Lauderhill Police Department.
7. The owner shall execute a trespass agreement for the police department to keep on file for enforcement.
8. 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;
9. In the event of Commission approval, review of this Special Exception Development Order shall take place on an annual basis no later than one month after the date the SEU Development order is issued as allowed by Article IV, Section 4.11.2 of the City of Lauderhill's Land Development Regulations.

Section 2. The Staff Report, as prepared by City staff, and all other substantial competent evidence presented at the Commission meeting, is incorporated herein and is hereby adopted as the findings of fact as to this special exception.

Section 3. This Resolution shall take effect immediately upon its passage.

DATED this _____ day of _____, 2021.

PASSED AND ADOPTED on first reading this _____ day of _____,
2021.

PRESIDING OFFICER

ATTEST:

CITY CLERK

MOTION _____
SECOND _____

M. DUNN _____
D. GRANT _____
L. MARTIN _____
S. MARTIN _____
K. THURSTON _____

Approved as to Form

W. Earl Hall
City Attorney