RESOLUTION NO. 13R-09-214

A RESOLUTION GRANTING TO GREEN LIGHT CAR WASH, INC. A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT THE CONVEYANCE OF AN EXISTING CAR WASH ON A 0.83 ACRE SITE LEGALLY DESCRIBED AS ALL OF TRACT "A," LAZEAR'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 68, PAGE 46 OF THE PUBLIC RECORDS OR BROWARD COUNTY, FLORIDA, COMMONLY DESCRIBED AS 1890 N.W. 40 AVENUE, LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

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

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

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

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

Section 1. The Special Exception Use Order of Green Light Car Wash, Inc. to allow the General Commercial (CG) Zoning District the conveyance of an existing car wash on a 0.83 acre site legally described as all of Tract "A," Lazear's subdivision, according to the Plat thereof, as recorded in Plat Book 68, Page 46, of the Public Records of Broward County, Florida, more commonly described as 1890 N.W. 40th Avenue, Lauderhill, Florida, is hereby approved subject to the following amended conditions:

1. THIS SPECIAL EXCEPTION USE DEVELOPMENT ORDER FOR A CAR WASH IS HEREBY RESTRICTED AND GRANTED SOLELY TO GREEN LIGHT CAR WASH, INC. (GLCW) AND SUCH DEVELOPMENT ORDER CANNOT BE ASSIGNED, LEASED, SUBLEASED, TRANSFERRED OR OTHERWISE CONVEYED TO ANOTHER PERSON. FURTHER, THIS SPECIAL EXCEPTION USE DEVELOPMENT ORDER SHALL AUTOMATICALLY EXPIRE AND BECOME NULL AND VOID IF ANY PERSON OTHER THAN OTHER THAN GREEN LIGHT CAR WASH, INC. OPERATES THE USES. ANY CHANGE OF CORPORATE OWNERSHIP AFFECTING 51 % OR MORE OF THE INTEREST OF THE BUSINESS OR ANY OF ITS ASSETS IN ANY MANNER SHALL TRIGGER THIS PROVISION.

2. THE AUTOMATED CAR WASH IS LIMITED TO A SIZE OF 4,693± SQUARE FEET AS DEPICTED ON THE SKETCH INCLUDED HEREIN AS EXHIBIT A. CONSISTENT WITH THE LAND DEVELOPMENT REGULATIONS, ARTICLE IV., PART 4.0., SECTION 4.3., THE EXPANSION, ALTERATION,ENLARGEMENT OR REMOVAL TO ANOTHER LOCATION OF THESE USES 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.

3. GLCW SHALL SUBMIT A SITE PLAN APPLICATION TO THE PLANNING AND ZONING DIVISION FOR IMPROVEMENTS TO THE SITE INCLUDING A NEW FAÇADE, ROOF, AND LANDSCAPING AMONG OTHER IMPROVEMENTS DETAILED WITHIN THE APPLICATION NO LATER THAN NO LATER THAN 60 DAYS AFTER THE EFFECTIVE DATE OF THIS RESOLUTION AND SUCH APPLICATION APPROVAL SHALL BE DILIGENTLY PURSUED.

4. GLCW SHALL COMPLETE ALL OF THE IMPROVEMENTS DETAILED IN THE APPLICATION NO LATER THAN SIX MONTHS AFTER BUILDING PERMIT APPROVAL.

5. THE DAYS AND HOURS OF OPERATION ARE SEVEN (7) DAYS PER WEEK FROM SUNRISE UNTIL SUNSET.

6. THE SOUND LEVELS AT THE RESIDENTIAL PROPERTY LINE SHALL NOT EXCEED 55 DBA, AS MEASURED FROM THE WEST SIDE OF THE BUILDING WALL. THE SOUND LEVELS WITHIN THE ABUTTING AND ADJOINING COMMERCIALLY ZONED AREAS SHALL NOT EXCEED 65 DBA ON WEEKDAYS FROM 8:00 A.M. TO 6:00P.M. AND 55 DBA AT ALL OTHER TIMES.

7. GLCW SHALL INSTALL SECURITY CAMERAS AS DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE THROUGH THE SITE PLAN MODIFICATION PROCESS.

8. GLCW A "NO LOITERING SIGN" AT THE ENTRANCE TO THE BUILDING AND IN THE PARKING LOT.

9. IF THE CITY'S CODE ENFORCEMENT BOARD ASSESSES A LIEN FOR LANDSCAPING, TRASH OR OTHER UNSIGHTLY OR UNSAFE CONDITIONS, THIS SPECIAL EXCEPTION USE DEVELOPMENT ORDER MAY BE BROUGHT BEFORE THE CITY COMMISSION TO BE RECONSIDERED, AT WHICH TIME THE DEVEOPMENT ORDER OR THE CONDITIONS OF APPROVAL MAY BE SUBJECT TO MODIFICATION, SUSPENSION OR REVOCATION.

10. IF THE CITY'S POLICE DEPARTMENT RECORDS MORE THAN THREE INSTANCES REGARDING NOISE, LOITERING, PARKING OR CRIMINAL ACTIVITY, EITHER FROM OBSERVATION BY POLICE OFFICERS OR VERIFIED FROM COMPLAINTS BY THREE OR MORE UNRELATED INDIVIDUALS, WITHIN ANY NINETY (90) DAY PERIOD, THIS SPECIAL EXCEPTION USE DEVELOPMENT ORDER MAY BE BROUGHT BEFORE THE CITY COMMISSION TO BE RECONSIDERED, AT WHICH TIME THE DEVEOPMENT ORDER OR THE CONDITIONS OF APPROVAL MAY BE SUBJECT TO MODIFICATION, SUSPENSION OR REVOCATION.

11. 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.

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 9 day of December, 2013.

PASSED AND ADOPTED on first reading this 9 day of December, 2013.

PRESIDING OFFICER

ATTEST:

CITY CLERK

MOTION	Benson
SECOND	Bates
M. BATES	Yes
H. BENSON	Yes
H. BERGER	Yes
K. THURSTON	Yes
R. KAPLAN	Yes

Approved as to Form

W. Earl Hall
City Attorney

Agenda Item No.

SUPPLEMENTAL DEVELOPMENT REVIEW REPORT

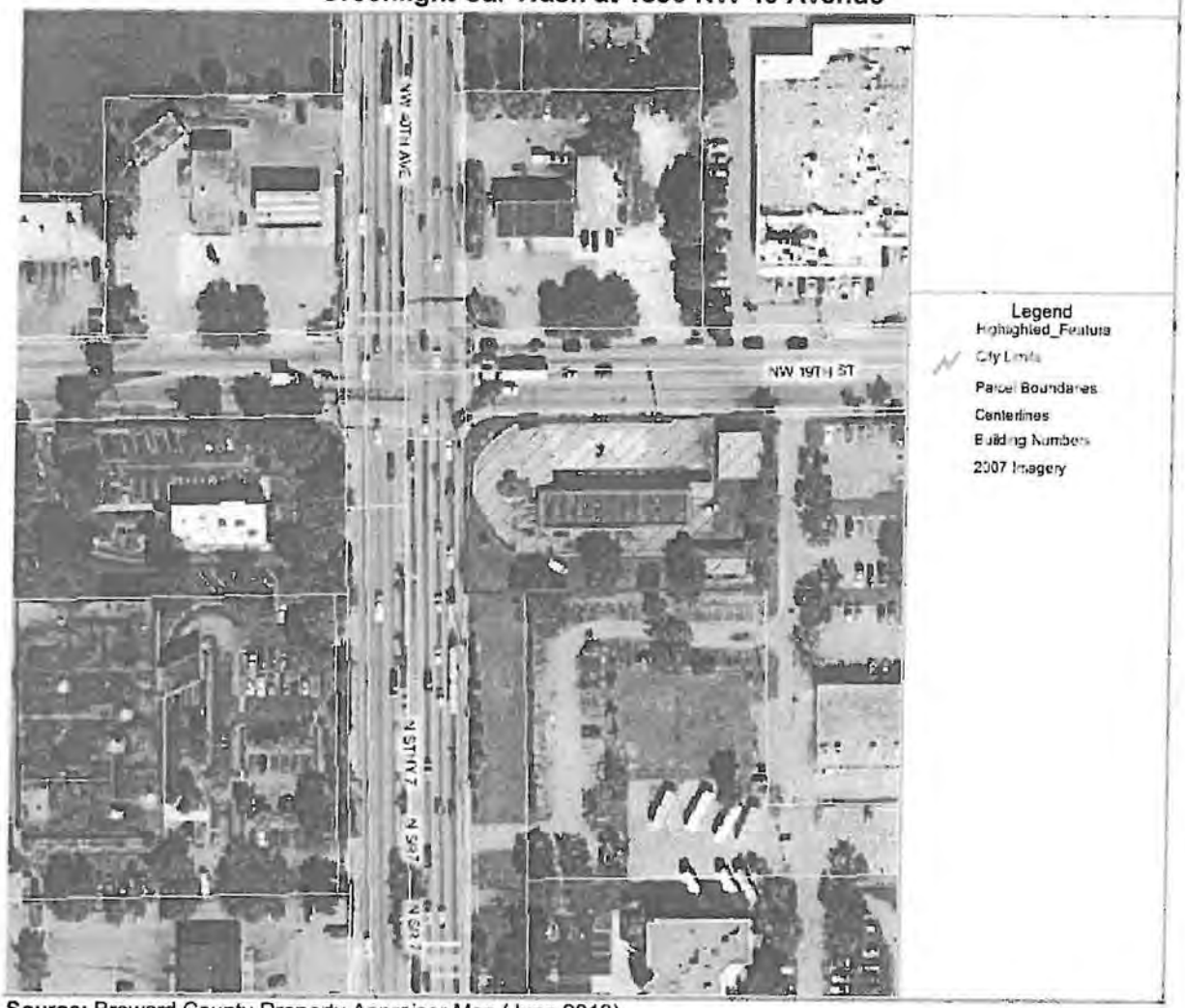
The matter before the City Commission, sitting as the Board of Adjustment, is a special exception use application (13-SE-017) to allow within the General Commercial (CG) zoning district the continued operation of an automated car wash on property located at the southeast corner of North State Road 7 and NW 19 Street, Lauderhill, Florida. The application is before the City Commission because the property is under a sale and purchase agreement and the Land Development Regulations require the City Commission to make a determination on the conveyance of any vehicular related use through the special exception use process. *Planning and Zoning staff recommends the City Commission, sitting as the Board of Adjustment, adopt a resolution granting to Green Light Car Wash, Inc., a special exception use development order with conditions to allow within the General Commercial zoning district the conveyance of an existing automated car wash on a 0.83 +/-acre site legally described as all of Tract "A",* Lazear's Subdivision, *according to the plat thereof, as recorded in Plat Book 68, Page 46, of the public records of Broward County, Florida, the street address being 1890 NW 40th Avenue, Lauderhill, Florida.*

I. BACKGROUND

Since 1997, Wash Depot I, Inc. has been the owner of an automated car wash generally located at the southeast corner of US 441/SR-7/NW 40 Avenue and developed with an automated car wash. According to the Broward County Property Appraiser, the 0.83 acre property was developed in 1970 and has been continually used as automated car wash. The property is developed with a 4,693+ square foot building that is centrally located on the site and the building is surrounded on three sides by a "U-shaped"

driveway. Although vehicular access is not directly available from SR-7 (it is accessible only from NW 19th Street), the opening to the car wash fronts SR-7. Figure 1 is an aerial photograph highlighting in red the subject property and showing the general location of the property in relation to the surrounding roadways and use.

Figure 1
Greenlight Car Wash at 1890 NW 40 Avenue



Source: Broward County Property Appraiser Map (June 2013).

Green Light Car Wash, Inc. (GLCW) is a Florida profit corporation registered with the Secretary of State on May 9, 2013. On July 9th, 2013 GLCW executed an agreement of sale with Wash Depot I, Inc. and has filed a special exception use application with the Planning and Zoning Division because the Land Development Regulations provide that the conveyance of any vehicular related use requires City Commission approval through the special exception use process.

II. PROPOSED APPLICATION

A special exception use application (13-SE-017) filed by Vinny Carfora, on behalf of the contract purchaser, Green Light Car Wash, Inc., to allow in the General Commercial (CG) zoning district the conveyance of an existing automated car wash on an 0.83 acre site legally described as all of Tract "A", Lazear's Subdivision, according to the plat thereof, as recorded in Plat Book 68, Page 46, of the public records of Broward County, Florida, commonly described as 1890 NW 40th Avenue, Lauderhill, Florida. The proposed days and hours of operation are seven days per week from 8:00 am to 6:00 pm. and up to 25 persons could be employed. The special exception use application is on file with staff and is incorporated herein by reference.

Supplemental application information notes a sustainability program will be incorporated into the car wash (See Attachment A). First, GLCW proposes to install a water reclamation system that will reduce fresh water consumption by 85 percent or more, thereby reducing the discharge of waste into the sewage system. Second, a motion sensitive computerized system will be installed which reduces the use of electricity associated with the constant starting and stopping of the drying motors. Third, the amount of hazardous waste will be reduced by using eco-friendly cleaning chemicals. In addition, the supplemental information notes GLCW proposes to spend about $500,000 in improvements to enhance the property's appearance.

III. DATA & ANALYSIS

A. Changes in circumstances. Based on an aerial photograph dated January 1982, staff finds there have not been any substantial changes in the character of development in or near the area subject to this special exception use application (See Attachment B). In addition, on December 8th, 1997, the City Commission adopted Resolution No. 97R-12-267, which resolution approved the addition of an oil changing facility on the premises (See Attachment C). Consequently, the data and analysis included with that resolution and this Development Review Report are the data and analysis to support the recommendations made herein.

Although there have not been any substantial changes to development within the area of the application, there have been significant regulatory and planning changes. These changes include:

1. The replacement in 1992 of the Zoning Code with the Land Development Regulations, which is a unified development code;

2. The designation of the State Road 7 Corridor, including the subject property, as a Brownfield area;

3. Adoption of a Comprehensive Plan Future Land Use Element and Future Land Use Map Series amendment designating SR-7 as a Transit Oriented Corridor;

4. Adoption of the Citizen's Master Plan (i.e., Charrette) for the SR-7 Corridor, including the subject property;

5. Adoption of the SR-7 Community Redevelopment Area (CRA) Plan, which plan includes the subject property;

6. The expansion of the State Enterprise Zone to add the SR-7 Corridor, including the subject property;

7. Adoption of the SmartCode for the SR-7 Corridor, including the subject property.

With regard to the Comprehensive Plan, Future Land Use Element Policy 2.1.13.1.b provides that additional or expanded stand alone oriented uses such as gas stations/auto repair/car washes are discouraged and should be prohibited unless designed in a manner consistent with the design concept of the City's Charrette Plan to encourage pedestrian and transit usage. Since the application is merely the conveyance of an existing use and not an additional use or an expansion, that restriction does not apply

With regard to the SR-7 CRA plan, it proposed dividing the corridor into seven different districts. The subject property was included within the Arts District and it envisioned the car wash being demolished and replaced with buildings that contribute a physical identify to the abutting roadways (See Attachment D). The CRA Plan Priorities For Future Action also noted, however, that the plan is not "intended to serve as a concrete site plan with unchangeable land uses and layouts" (See Attachment E).

Staff concludes that should the City Commission choose to approve the conveyance of the car wash through the special exception use process, then the following conditions of approval should be imposed:

1. ***THIS SPECIAL EXCEPTION USE DEVELOPMENT ORDER FOR A CAR WASH IS HEREBY RESTRICTED AND GRANTED SOLELY TO GREEN LIGHT CAR WASH, INC. (GLCW) AND SUCH DEVELOPMENT ORDER CANNOT BE ASSIGNED, LEASED, SUBLEASED, TRANSFERRED OR OTHERWISE CONVEYED TO ANOTHER PERSON. FURTHER, THIS SPECIAL EXCEPTION USE DEVELOPMENT ORDER SHALL AUTOMATICALLY EXPIRE AND BECOME NULL AND VOID IF ANY PERSON OTHER THAN GREEN LIGHT CAR WASH, INC. OPERATES THE USES. ANY CHANGE OF CORPORATE OWNERSHIP AFFECTING 51% PERCENT OR MORE OF THE INTEREST***

OF THE BUSINESS OR ANY OF ITS ASSETS IN ANY MANNER SHALL TRIGGER THIS PROVISION.

2. *THE AUTOMATED CAR WASH IS LIMITED TO A SIZE OF 4,693+ SQUARE FEET AS IS DEPICTED ON THE SKETCH INCLUDED HEREIN AS EXHIBIT A. 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.*

3. *GLCW SHALL SUBMIT A SITE PLAN APPLICATION TO THE PLANNING AND ZONING DIVISION FOR IMPROVEMENTS TO THE SITE INCLUDING A NEW FAÇADE, ROOF AND LANDSCAPING AMONG OTHER IMPROVEMENTS DETAILED WITHIN THE APPLICATION NO LATER THAN THURSDAY, OCTOBER 31, 2013.*

4. *GLCW SHALL COMPLETE ALL OF THE IMPROVEMENTS DETAILED IN THE APPLICATION NO LATER THAN JUNE 30, 2014.*

5. *THE DAYS AND HOURS OF OPERATION ARE SEVEN DAYS PER WEEK FROM 8:00 AM THROUGH 6:00 PM. ANY AMENDMENTS TO THESE HOURS SHALL REQUIRE FURTHER SPECIAL EXCEPTION USE APPROVAL BY THE CITY COMMISSION.*

6. *THE SOUND LEVELS AT THE RESIDENTIAL PROPERTY LINE SHALL NOT EXCEED 55 DECIBELS, AS MEASURED FROM THE WEST SIDE OF THE BUILDING WALL. THE SOUND LEVELS WITHIN THE ABUTTING AND ADJOINING COMMERCIAL ZONED AREAS SHALL NOT EXCEED: 65 DECIBELS ON WEEKDAYS FROM 8:00 A.M. TO 6:00 P.M.; AND 55 DECIBELS AT ALL OTHER TIMES.*

7. *GLCW SHALL INSTALL SECURITY CAMERAS AS DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE THROUGH THE SITE PLAN MODIFICATION PROCESS.*

8. *GLCW SHALL POST AT THE ENTRANCE TO THE BUILDING AND IN THE PARKING LOT A "NO LOITERING" SIGN.*

9. *IF THE CITY'S CODE ENFORCEMENT BOARD ASSESSES A LIEN FOR LANDSCAPING, TRASH OR OTHER UNSIGHTLY OR UNSAFE CONDITIONS, 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 OR REVOCATION.*

10. ***IF THE CITY'S POLICE DEPARTMENT RECORDS MORE THAN THREE INSTANCES REGARDING NOISE, LOITERING, PARKING OR CRIMINAL ACTIVITY, EITHER FROM OBSERVATION BY POLICE OFFICERS OR VERIFIED FROM COMPLAINTS BY THREE OR MORE UNRELATED INDIVIDUALS, WITHIN ANY NINETY (90) DAY PERIOD, THE SPECIAL EXCEPTION USE 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 OR REVOCATION.***

11. ***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.***

B. Public hearing procedure. Public hearing procedures are addressed in LDR Article IV., Part 4.0., Special Exception Uses, Section 4.9., Notice of hearing and Section 163.3184, Florida Statutes.

1. *Mailed notice.* LDR Article IV., Part 4.0., Subsection 4.9.A. provides all owners and occupants of property within 300 feet of the premises for which the special exception use is requested shall be given notice of the hearing by mail. On or before October 18th, 2013, the Section provided the required mailed notice and a list of those persons noticed is on file with the Section and incorporated herein by reference. Consequently, the application is in conformance with this requirement.

2. *Property Posted Notice.* LDR Article IV., Part 4.0., Subsection 4.9.B. provides that at least ten (10) days prior to the hearing, a sign shall be posted upon the property facing and visible from the street. The sign must be a minimum of three (3) square feet in size. Moreover, the Applicant must provide a notarized affidavit to the Section stating that the sign was posted on the appropriate day, that the sign remained posted for the duration of the time required for the posting, and that a photograph of the sign in place be submitted. The Applicant has provided an affidavit stating the property will be posted during the required periods and a photograph will be provided showing the property is posted. Those documents are incorporated herein by reference. The Section verified conformance with the sign requirement by visual inspection and a copy of the photograph showing the posted sign is in the file. Thus, the application is in conformance with this requirement.

3. *City Posted Notice.* The City Clerk has caused the City Commission agenda to be posted at City Hall prior to the City Commission public hearing.

V. ATTACHMENTS

Attachment A:	Green Light Car Wash supplemental application information (4 pages)
Attachment B:	Real Estate Data, Inc. aerial photograph of Township 49 South, Range 42 East, Section 31 dated January 1982.
Attachment B:	Resolution No. 97R-12-267 with back-up
Attachment D:	State Road 7 Community Redevelopment Plan, Pages 30 – 31.
Attachment E:	State Road 7 Community Redevelopment Plan, Pages 41 – 32.

VI. FINDINGS AND CONCLUSIONS

Based upon the information contained in this Development Review Report, the following findings of fact and conclusions of law are offered:

A. The Planning and Zoning Division (PZD) finds the 0.83 acre site is zoned General Commercial (CG) district and has been continually used as a car wash since 1970.

B. PZD finds that Wash Depot I, Inc. has owned the property since 1997 and has entered into a sales agreement with Green Light Car Wash, Inc. (GLCW). The Land Development Regulations provide that the conveyance of a vehicular related use requires City Commission approval through the special exception use process and GLCW has filed such application with the Division.

C. PZD finds that there have not been any substantial changes in the character of development in or near the area subject to this special exception use application, that the City Commission previously approved the addition of an oil change facility to the car wash, and that over $500,000 of improvements are proposed to the premises.

D. PZD concludes the application for conveyance is not in compliance with the LDR applicable standards and minimum requirements but conditions have been determined to be reasonably necessary to ensure compliance.

E. PZD finds the City Commission public hearing on the proposed special exception use application has been duly noticed: written mailed notice to all persons within a 300 feet radius of the site has been provided, notice of the hearing on the

application was advertised in the Sun-Sentinel, and the property has been posted with a sign noticing the hearing.

VII. ALTERNATIVE ACTIONS

LDR Article IV, Part 1.0., requires the City Commission to review the application and make its determination:

A. That the application is in compliance with the LDR applicable standards and minimum requirements or that vested rights exist with regard to any non-compliance and that a development order is issued granting approval of the application.

B. That the application is not in compliance with the LDR applicable standards and minimum requirements and that a development order should not be issued approving the application.

C. That the application is not in compliance with the LDR applicable standards and minimum requirements but conditions have been determined to be reasonably necessary to ensure compliance with the LDR applicable standards and minimum requirements and that vested rights exist with regard to any non-compliance and that a development order is issued granting approval of the application with said conditions.

D. That the application be tabled for up to six months because the City Commission finds that available information is insufficient on which to base either approval or denial of the application and that a study is conducted to provide the City Commission with information sufficient to form a basis on which to approve or deny the application. Should the City Commission choose this action, then staff recommends that a study be conducted to determine an appropriate amortization period for the existing car wash to be demolished and replaced with a building or buildings that contribute a physical identify to the abutting roadways.

VIII. RECOMMENDED ACTION

A. Section recommendation. The Planning and Zoning Division recommends the City Commission **adopt** a resolution granting to Green Light Car Wash, LLC a special exception use development order to allow within the General Commercial zoning district the conveyance of an existing automated car wash on a 0.83 acre site, legally described as all of Tract "A," Lazear's Subdivision, according to the plat thereof, as recorded in Plat Book 68, Page 46, of the public records of Broward County, Florida, the street address being 1890 NW 40th Avenue, Lauderhill, Florida, subject to the following conditions:

1. This special exception use development order for a car wash is hereby restricted and granted solely to Green Light Car Wash, Inc. (GLCW) and such development order cannot be assigned, leased, subleased, transferred or otherwise conveyed to another person. Further, this special exception use development order shall automatically expire and become null and void if any person other than Green Light Car Wash, Inc. operates the uses. Any change of corporate ownership affecting 51% percent or more of the interest of the business or any of its assets in any manner shall trigger this provision.

2. The automated car wash is limited to a size of 4,693+ square feet as is depicted on the sketch included herein as Exhibit A. 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.

3. GLCW shall submit a site plan application to the Planning and Zoning Division for improvements to the site including a new façade, roof and landscaping among other improvements detailed within the application no later than 45 days from the effective date of this resolution.

4. GLCW shall complete all of the improvements detailed in the application no later than June 30, 2014.

5. The days and hours of operation are seven days per week from 8:00 am through 6:00 pm. Any amendments to these hours shall require further special exception use approval by the City Commission.

6. The sound levels at the residential property line shall not exceed 55 dBA, as measured from the west side of the building wall. The sound levels within the abutting and adjoining commercial zoned areas shall not exceed: 65 dBA on weekdays from 8:00 a.m. to 6:00 p.m.; and 55 dBA at all other times.

7. GLCW shall install security cameras as determined by the Development Review Committee through the site plan modification process.

8. GLCW shall post at the entrance to the building and in the parking lot a "No Loitering" sign.

9. If the City's Code Enforcement Board assesses a lien for landscaping, trash or other unsightly or unsafe conditions, 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 or revocation.

10. If the City's Police Department records more than three instances regarding noise, loitering, parking or criminal activity, either from observation by police officers or verified from complaints by three or more unrelated individuals, within any ninety (90) day period, the special exception use 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 or revocation.

11. 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.

B. City Commission action. The City Commission, sitting as the Board of Adjustment, is scheduled to consider the special exception use application at its duly noticed September 30th, 2013 regular public meeting.

As a local, independently owned business, Green Light Car Wash will enhance the city of Lauderhill by being extremely sensitive to environmental issues as well as contributing to the community by supporting worthy not-for-profits. To initiate these efforts we will be installing a water reclamation system into our location in Lauderhill, which will allow us to reduce fresh water consumption by 85% or more and reducing the discharge of waste to the sewage system. These reclamation systems operate by capturing and processing dirty water, while storing the clean water to be used to wash the next vehicle. Additionally, each car wash uses approximately 10-15 gallons of fresh water per vehicle in comparison to the 150-200 gallons of fresh water that would be wasted by an individually washed vehicle in a driveway. This avoids the 'runoff' which contains break dust, soaps and other contaminants from going directly into the storm drain system.

Another aspect of our commitment to sustainability is the close monitoring of electricity usage. A weekly maintenance program will be implemented to ensure all electrical motors are operating at the highest efficiency during each stage of the wash process. A motion sensitive computerized system allows the different chemical and cleaning applications to power on as the vehicle approaches, then the motors power off as soon as the vehicle passes. Our drying motors are set to wind down rather than shut off unless another vehicle is in close proximity. This avoids wasteful use of electricity by avoiding constant starting and stopping of drying motors.

The second part of our sustainability program is reduction of the use of hazardous waste by using eco-friendly cleaning chemicals. We will use the EnviroEdge line of cleaning chemicals from Zep manufacturing which is formulated to wash vehicles using earth-friendly ingredients without loss of cleaning performance. These products utilize low impact manufacturing with reduced energy and less water, smaller packaging with concentrated products, and more efficient distribution. Our chemicals will not contain chlorine bleach, phosphates, or EDTA which has been shown to pose a threat to our environment. The 55 gallon plastic drums that hold the chemicals are produced from recycled materials as well.

In addition to our environmental stewardship, Green Light Car Wash will coordinate a stellar relationship with the community by bringing a significant amount of jobs and creating a positive image. This image will be a large part of the success of the Car Wash which will be shown in the dress code for all employees. To help encourage this dress code, an hourly bonus will be given to each employee for adhering. For example, a bonus would be given for having pants belted around the waist, a collared style polo shirt and khaki shorts or pants (depending on the season).

Along with image of our employees comes the appearance of our facility. We plan to drastically improve the look of the facility by spending approximately $800,000 in renovations. These improvements will be done both inside and out. From equipment improvements to comply with the newest environmentally conscious car wash to building improvements to meet all reasonable architectural looks of the city. All canopies currently located on the property will be removed and recycled.

Other positive aspects of Green Light Car Wash is our commitment to the community through our non-profit relationships. We have developed relationships with local non-profit agencies by donating back a portion of our revenues to several worthy causes. We have also developed a system that supports our local community by supporting local sports teams, schools and community churches.

A brief summary of how this program will work: PayStaions (which are ATM style greeting and order taking machines costing approximately $160,000.00) will be installed and situated prior to the entrance of the tunnel. These PayStations are advanced pieces of equipment that take customer orders detecting the type of Car Wash preferred. When approaching these PayStations, the screen display along with a voice will ask if you would like to purchase a wash as well as, do you have a Charitable Code to input. An example would be youth soccer in Lauderhill. Each team in each age group would have a specific code. When this code is given at the PayStation, a portion of the wash cost will be given back to that team. This will allow the wash to support a worthy cause of the patron's choice. Checks will be written to the team representatives on a monthly basis. This same system will be used for football, baseball, schools and even churches as well as many other organizations in the city of Lauderhill.

In summary, our goal is to provide the highest quality of service while maintaining a strong commitment to our community and the environment. The use of environmentally friendly cleaning chemicals, water and electricity conservation and a strong relationship with our community will make us a leader in the industry. We would like to bring awareness to our efforts and challenge other businesses to seek ways to positively represent their community and implement environmentally friendly methods in their day to day operations.

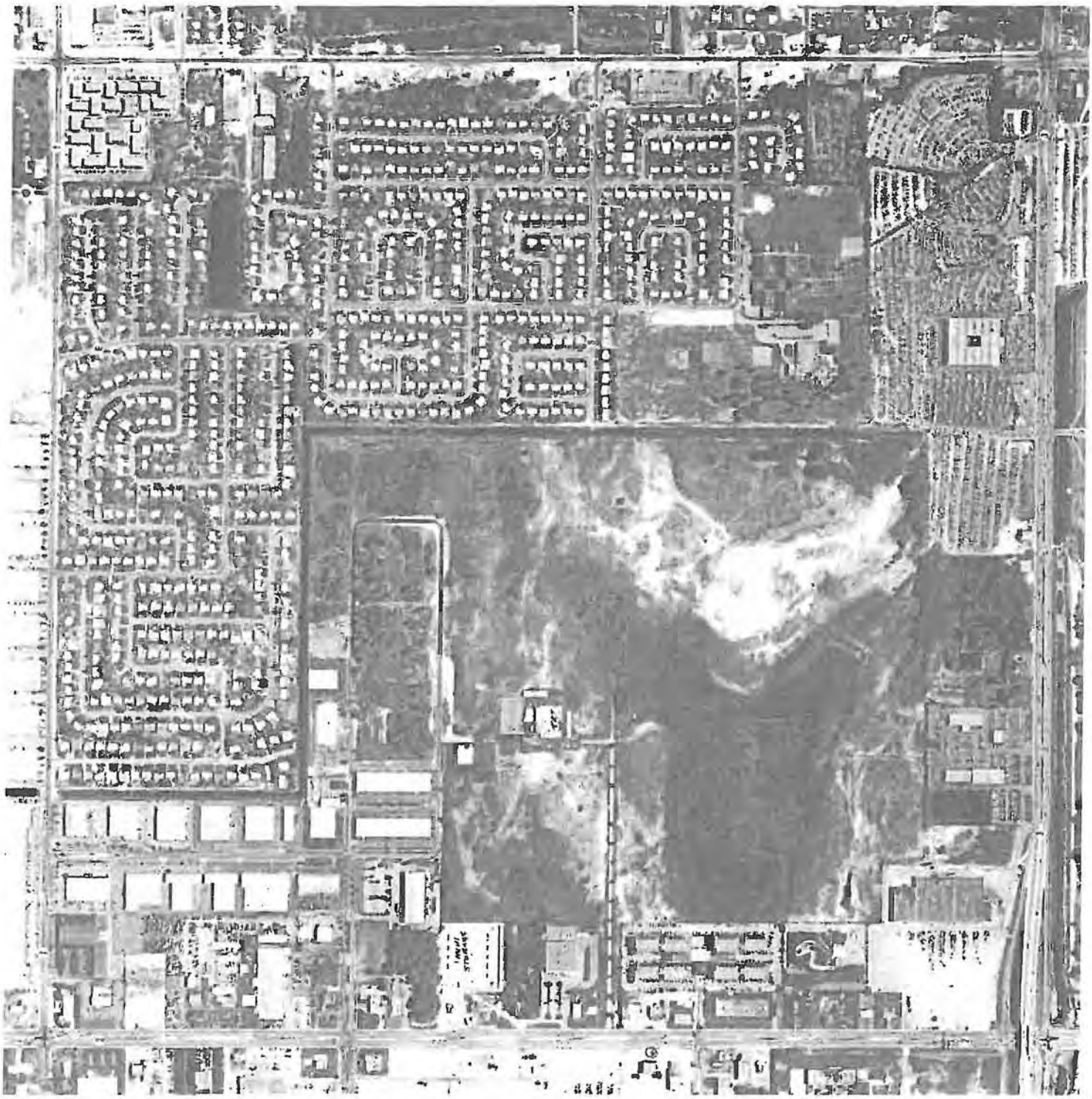
Below please find some before and after pictures/renderings of the Car Wash.

After Improved

NOTE: THESE PICS ARE PRELIMINARY DRAFTS. WE ARE CURRENTLY WORKING WITH THE CITY AND ARCHITECT TO FINALIZE PLANS.

Current Look

ATTACHMENT B



ATTACHMENT C

RESOLUTION NO. 97R-12-267

A RESOLUTION APPROVING THE SPECIAL EXCEPTION USE REQUEST FROM SONNY'S CAR WASH; APPROVING AN OIL CHANGE BUILDING TO BE ADDED TO AN EXISTING CAR WASH FACILITY LOCATED ON PROPERTY ON TRACT A, LAZEAR'S SUBDIVISION, AS RECORDED IN PLAT BOOK 68, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS 1890 N.W. 40TH AVENUE, IN THE CITY OF LAUDERHILL, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

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

SECTION 1. The Special Exception Use Request from Sonny's Car Wash is approved permitting an oil change building to be added to an existing car wash facility to be located on property on Tract A, Lazear's Subdivision, as recorded in Plat Book 68, Page 46, of the Public Records of Broward County, Florida, more commonly known as 1890 N.W. 40th Avenue, in the City of Lauderhill, Florida.

Section 2. The findings of fact which were prepared by the Community Development Department which are attached hereto are incorporated herein and are hereby adopted as the findings of fact as to the special exception.

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

DATED this 8th day of December, 1997.

PASSED AND ADOPTED on first reading this 8th day of December, 1997.

PRESIDING OFFICER

ATTEST:

CITY CLERK

MOTION	Elfers
SECOND	Kaplan
W. ELFERS	Yes
R. KAPLAN	Yes
G. MYLES	Yes
T. JONES	Yes
A. FELD	Yes

Approve as to Form

W. Earl Hall
City Attorney

CITY OF LAUDERHILL

MEETING DATE **AGENDA REQUEST** AGENDA ITEM #

December 8, 1997

REQUESTED ACTION:
The Community Development Department is requesting that the City Commission hold a public hearing to review a special exception request from Sonny's Car Wash to allow the addition of an oil change building to an existing car wash facility located at 1890 NW 40th Avenue.

SUMMARY EXPLANATION & RECOMMENDATION:

The aforementioned property is zoned General Commercial (C-3) by the City of Lauderhill Zoning Map. Pursuant to Schedule B of the Land Development Regulations, Car Wash and Automotive Service is permitted in C-3 zones by special exception approval only.

Recommended By: _____

City Manager: _____

Exhibits Attached.

(12) In C-3 Zones where any portion of the property adjacent to RS-4, RS-5, RM-5, RM-8, RM-10, RM-18 and RM-22 zoning districts is equal to or less than three hundred fifty (350) feet from the front property line to the back property line of the C-3 zoned property, those uses marked (12) are not permitted. Also, when any property line of any property zoned C-3 is 350 feet or less from, and does not run perpendicular to, a property zoned RS-4, RS-5, RM-5, RM-8, RM-10, RM-18 or RM-22, those uses marked (12) are not permitted.

III. SITE INFORMATION

Location:
Tract "A" of the Lazear's Subdivision Plat, located in Plat Book 68, Page 46 of the Public Records of Broward County, FL; also known as 1890 North State Road 7/US 441 (See Attachment 2).

Size:
.83 Acres

Land Use/Zoning:

Existing Land Use: Car Wash

Future Land Use: General Commercial

Zoning Designation: C-3

Adjacent Use:

	Existing	Future Designation	Zoning
North:	Gas Station	General Commercial	Community Business B-2 (Laud. Lakes)
South:	Office Building	General Commercial	General Commercial C-3
East:	Fast Food Restaurant	General Commercial	General Commercial C-3
West:	Industrial Park	General Commercial	General Commercial Warehouse C-4

IV. ZONING HISTORY

Violations
There are currently no violations issued on the site.

Existing Special Exceptions
There are no existing special exception approvals on the site.

Existing Variances
There are no existing variances on the site.

V. PLANNING ANALYSIS

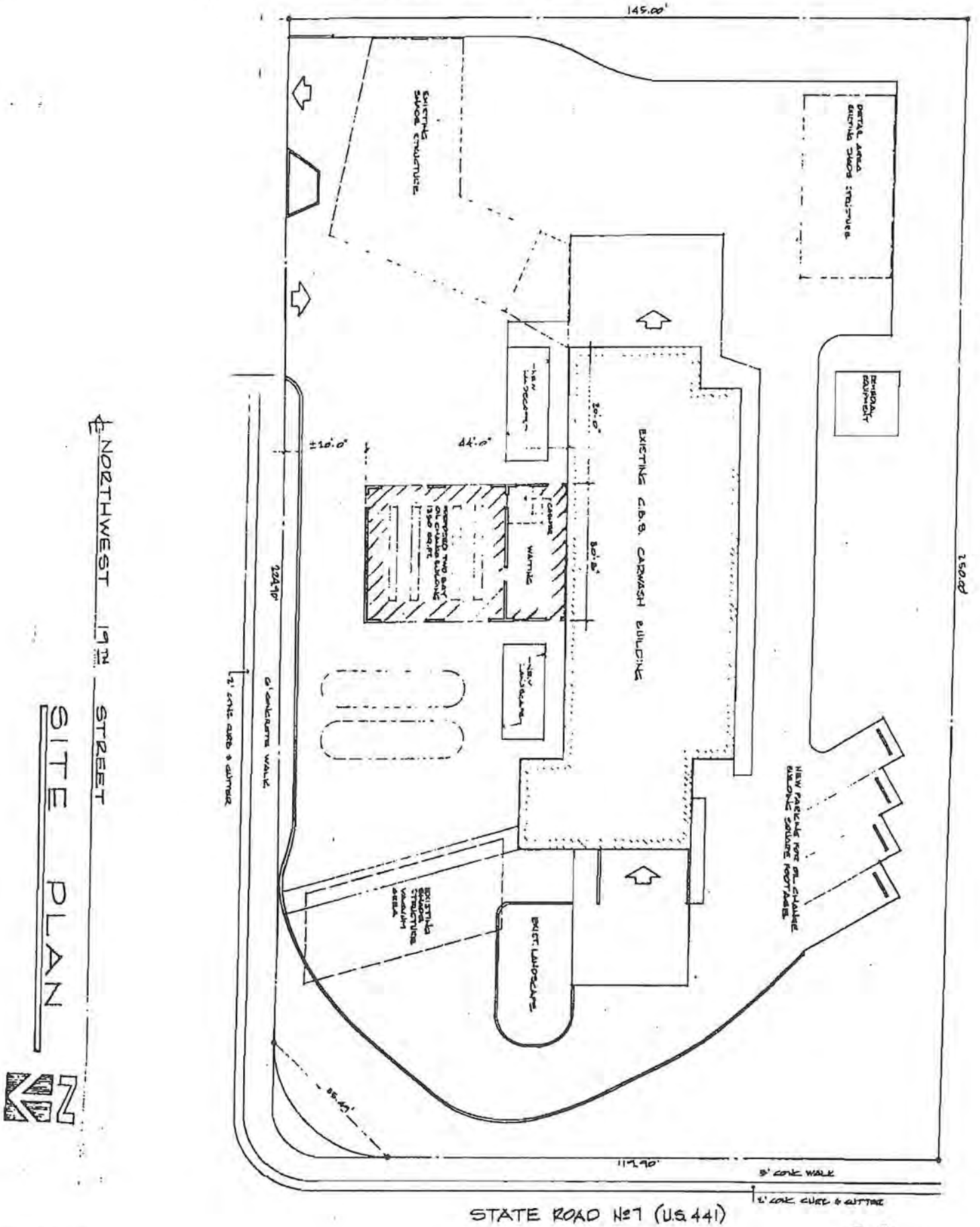
The Community Development Department reviewed the proposed request pursuant to the following special exception considerations(See Schedule E, Section 5 (6), Standards for Approval):

1. The effect of such use on surrounding properties;
2. The suitability of the use in regard to its location, site characteristics, and intended purpose;
3. Access, traffic generation and road capacities;
4. Economic benefits or liabilities;
5. Demands on utilities, community facilities, and public services;
6. Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderhill;
7. Factors relating to safety, health, and general public welfare.

Based upon our analysis, we find the proposed request to be generally compatible with the subject site. As such, we recommend approval of the special exception request.

VI. RECOMMENDATION/ACTION *DATE*

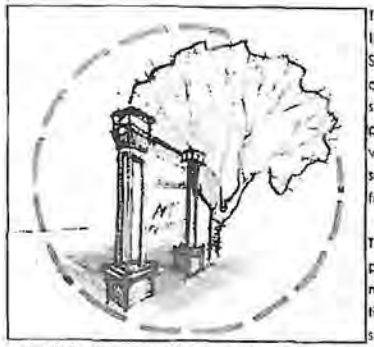
Community Development Recommendation December 3, 1997
The Community Development Department recommends approval of the proposed request.



℄ NORTHWEST 19TH STREET

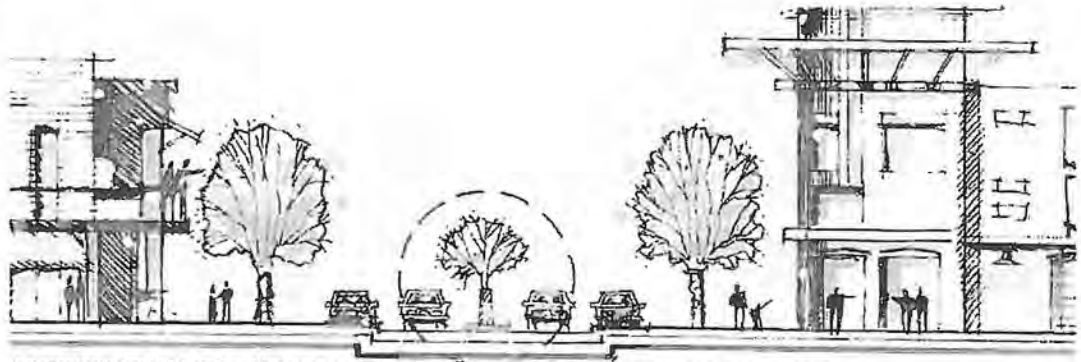
SITE PLAN

Arts District



The Lauderhill Commerce Park consists of those parcels from NW 16 Street to NW 19 Street that front on NW 38 Avenue. This area currently comprises eight freestanding one-story buildings with many vacancies. The properties that are rented are occupied by vehicle repair shops, house of religious worship, wholesale outlets, and other underperforming uses.

The location is a prime area for artist live/work places to develop. The location amidst commercial and industrial buildings will ensure relatively low rents, while the wide, well landscaped streetscape on NW 38 Avenue is potentially pedestrian friendly while also providing good vehicular access via NW 19 Street and State Road 7. In a county with over 10,000 artists and 450 not-for-profit cultural organizations, surprisingly, very few such arts districts currently exist.



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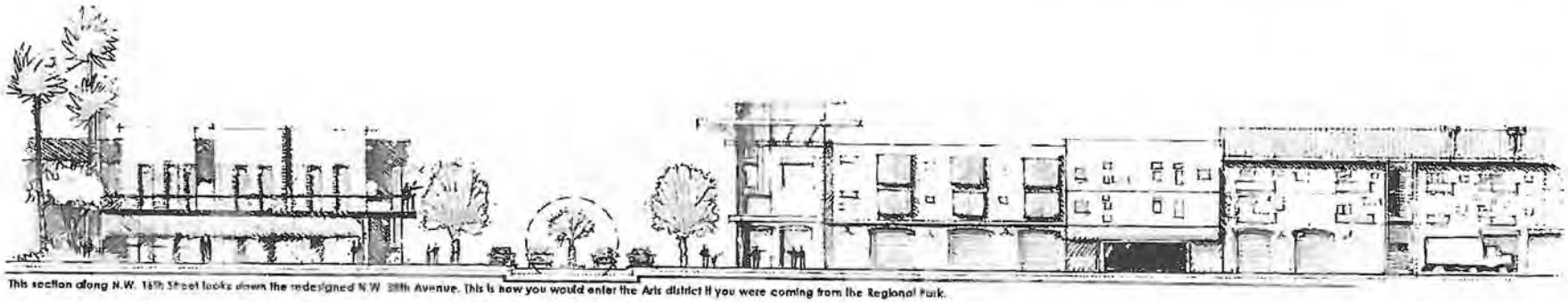

This section along N.W. 16th Street looks down the redesigned N.W. 38th Avenue. This is how you would enter the Arts district if you were coming from the Regional Park.

ATTACHMENT D

4 ARTS DISTRICT

The new Performing Arts/Cultural Center in the Broward County Regional Park will provide a showcase and potential income generation for the artists living and working in the area. At the same time, the NW 33 Avenue area, if properly developed with artists' studios, related retail stores, and cafes, could become another reason for the corridor to be a destination for South Florida residents and tourists.

Noting that many of the individual artists and arts groups may need to be subsidized to afford space, it is recommended that the City establish a Public Arts Fund. The costs will be insignificant in comparison to the benefits. Arts and culture help develop individual capacities, create a sense of community pride, attract visitors, and sustain a healthy economy. Furthermore, it is a common phenomenon that artists spur revitalization within many cities. Struggling artists often move into blighted neighborhoods that provide both an anti-establishment atmosphere and an abundance of cheap space to perfect their craft. As more and more artists begin to move into the area, urban cafes, hip bars and sleek art galleries begin to appear to cater to the new residents. A diverse, unique, mixed-income community arises and many onlookers want to be a part of this new, trendy neighborhood. Quickly, real estate prices increase to keep pace with demand, significantly boosting the area's economic base.

Examples of this model of economic development are found across the country. The Adams Morgan neighborhood in Washington, DC has already been noted. Seattle's original downtown and waterfront are in the midst of a revitalization that relies heavily on artists and studios moving into abandoned retail stores and offices. The former slums of SoHo in New York developed into one of the most fashionable, not to mention most expensive, neighborhoods in that city. Likewise, the once abandoned warehouses of Williamsburg are now the hip, chic part of Brooklyn.

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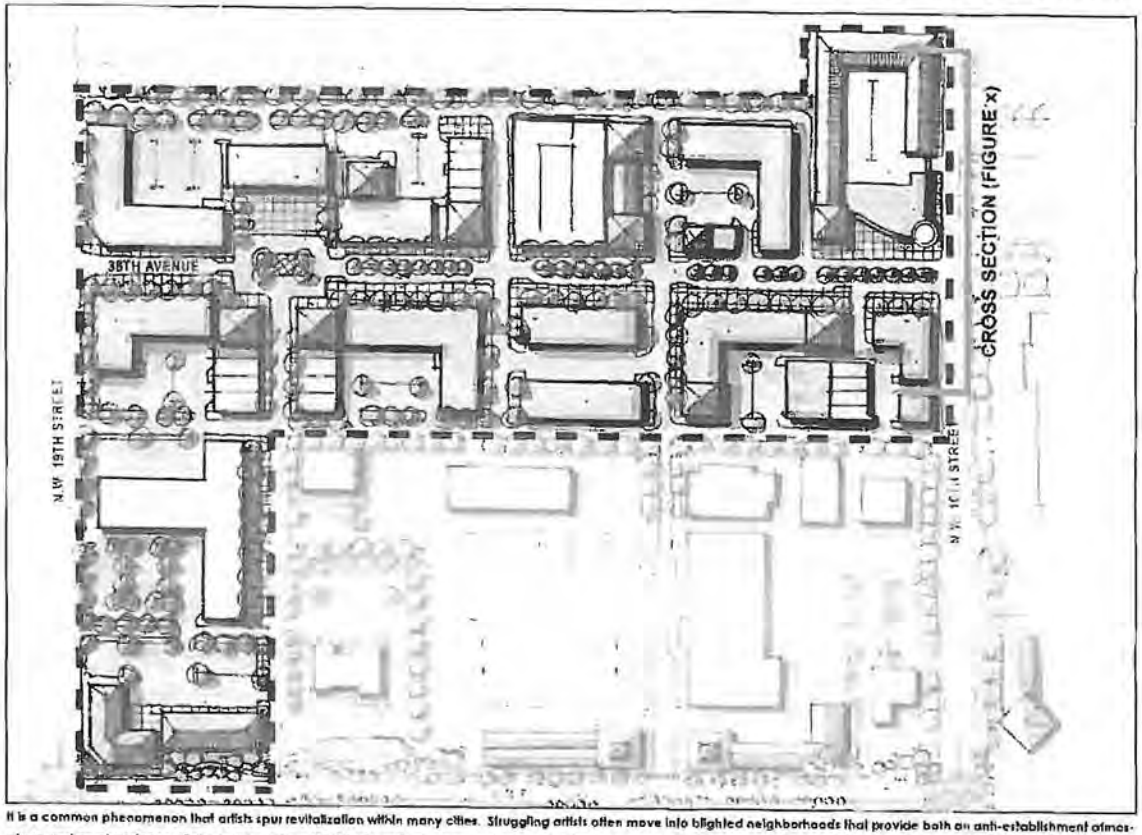

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PRIORITIES FOR FUTURE ACTION

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HIGH PRIORITY

Catalytic Projects

- Proceed with applications for funding to ensure economic viability for Caribbean Project
- Review opportunities for enhancement of Gear-jetown Project
- Redevelopment of State Road 7 apartments into condominiums
- Work with the County to redesign the site plan for the regional park and ensure an architecturally aesthetic stadium design.

General

- Establish a process for the Community Redevelopment Agency to review all incoming projects and funding applications
- Create a Public Art Fund to subsidize the Arts District.
- Update land use regulations to allow mixed-use developments, design flexibility for developers, residential growth, and increased densities.

Land Acquisition

- Acquire a 40' ROW to widen and improve NW 39th Avenue between NW 16th Street and NW 19th Street and NW 41st Avenue between NW 16th Street and NW 26th Street. These roads are local roads and are not contingent on any other plans.
- Purchase the property west of State Road 7 between NW 11th Street and NW 12th Street to provide for a continuous 40' ROW along NW 41st Street, the relocation of the Seventh Day Adventist Church, and residential redevelopment.
- Obtain land for an open space park on the north side of NW 21st Street and west of State Road 7.
- Acquire Commerce Park property on west side of NW 38th Avenue between NW 16th and NW 19th Street to redevelop into a mixed-use site for cultural-related activities and residential use.

Street Improvements

- Partner with DOT to accomplish street improvements (bricked intersections and pedestrian crosswalks, planted medians and sidewalks, decorative street and pedestrian lighting, and buried utilities and crosswalk signals).
- Ensure the creation of a transition zone by working with the DOT to set a maximum lane limit for State Road 7 (a total of six lanes), the transfer of additional ROW to the City, and the dedication of 12-24' for paved and landscaped pedestrian pathways.

MODERATE PRIORITY

Catalytic Projects

- Encourage private sector to redevelop the current Lauderhill Mall into a mixed-use center.
- Work with county to develop a new public library, cultural center, and post office in the neighborhood.

Street Improvements

- Create NW 41st Avenue between NW 11th Street and NW 12th Street and widen and improve NW 41st Avenue between NW 16th Street and NW 26th Street
- Extend NW 38th Avenue from NW 15th Street to private road
- Widen and improve NW 39th Avenue between NW 16th Street and NW 19th Street.
- Create NW 14th Street between State Road 7 and canal along the west side of the Lauderhill Mall.
- Create two additional east-west roads through Lauderhill Mall, from State Road 7 to Canal.
- Create three additional north-south roads through Lauderhill Mall, from NW 12th Street to NW 16th Street

LONG TERM PRIORITY

General

- Continue to work closely with the State Road 7 Collaborative.
- Seek the designation as either a Regional Activity Center (RAC) or Local Activity Center (LAC).

To recap, the CRA plan has recommended and suggested the following:

- shift physical access to parcels that front State Road 7 from the front of the parcel to the rear or side;
- create a distinct visual environment and memory along the State Road 7 Corridor;
- the creation of a transition zone along the edge of State Road 7 that would be used for parcel identification (through signage), be used for municipal identification through consistent and appropriate architecture, street furniture and landscaping, separate the traffic from the building and pedestrian environment;
- integrate the proposed Caribbean marketplace (Caribbean) on the K-Mart site with the proposed County Regional Park;
- encourage residential development along the corridor - especially near the County park site and on the vacant land on the west side of State Road 7, north of NW 19th Street - by creating new mixed use land use regulations and educating the City Commission on the benefits of residential in the State Road 7 Corridor so that if a rezoning application comes before them, they are aware of

all the issues:

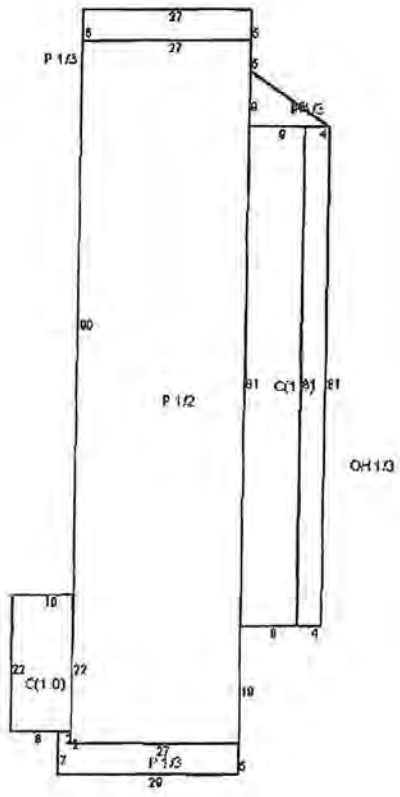
- encourage mixed-use on the Lauderhill Mall site by creating mixed-use land use regulations and making ownership aware of the new regulations;
- encourage mixed-use on the Strong Tower Ministries site;
- modify the existing land development regulations to allow greater flexibility while at the same time increasing certainty to developers;
- create positive market momentum and expectations through public investment in the form of acquisition such as the acquisition of the K-Mart and McArthur Dairy sites - and through public
- investment in the form of implementing the transition zone;
- create positive market momentum and expectations through public investment in the form of providing financial assistance for specific "catalytic" projects.

It is important to note that the illustrations made within the plan are not intended to depict a concept site plan with the contemplated land uses and densities. Different parts of each of the buildings could be contemplated as different uses to achieve a desired outcome. This scenario is merely an illustration of what could realistically be achieved within the CRA.

The corridor was described in terms of several districts that interact with each other and the land uses in the corridor. Strategies for implementation of the CRA plan were laid out. The CRA plan does not anticipate nor suggest that everything proposed in this plan be implemented immediately - the market will control what is feasible. The illustrations, figures and ideas are meant to stir the imagination of City leaders, residents, entrepreneurs, and developers so that everyone might see what this plan believes are very real possibilities for change within the State Road 7 Corridor.

BCPA Sketch : 494231200010
Building 1of 1

Code	Description	Long Description
OH 1/3	Overhang 1/3	Overhang 1/3
C (1.0)	First Floor	First Floor
P 1/2	Porch	Porch
P 1/3	Porch	Porch



Details :

Page : 1
File : 9231-20-0010.xml
Subject information :

Area Summary :

Code	Description	Area	Perimeter	Adj. Area	Adj. Perim	Factor	Stories	Level
OH 1/3	Overhang 1/3	324.00	89.00	106.92	89.00	0.33	1.00	1.00
C(1.0)	First Floor	729.00	99.00	729.00	99.00	1.00	1.00	1.00
P 1/2	Porch	3,078.00	192.00	1,539.00	195.00	0.50	1.00	1.00
C(1.0)	First Floor	220.00	54.00	220.00	54.00	1.00	1.00	1.00
P 1/3	Porch	149.00	67.00	49.17	67.00	0.33	1.00	1.00
P 1/3	Porch	135.00	37.00	44.55	37.00	0.33	1.00	1.00
P 1/3	Porch	58.50	37.81	19.31	37.81	0.33	1.00	1.00

Green Light Car Wash, Inc.
c/o Sam C. Caliendo, Attorney
3170 N. Federal Hwy. Suite 116
Lighthouse Point, FL 33064
December 5, 2013

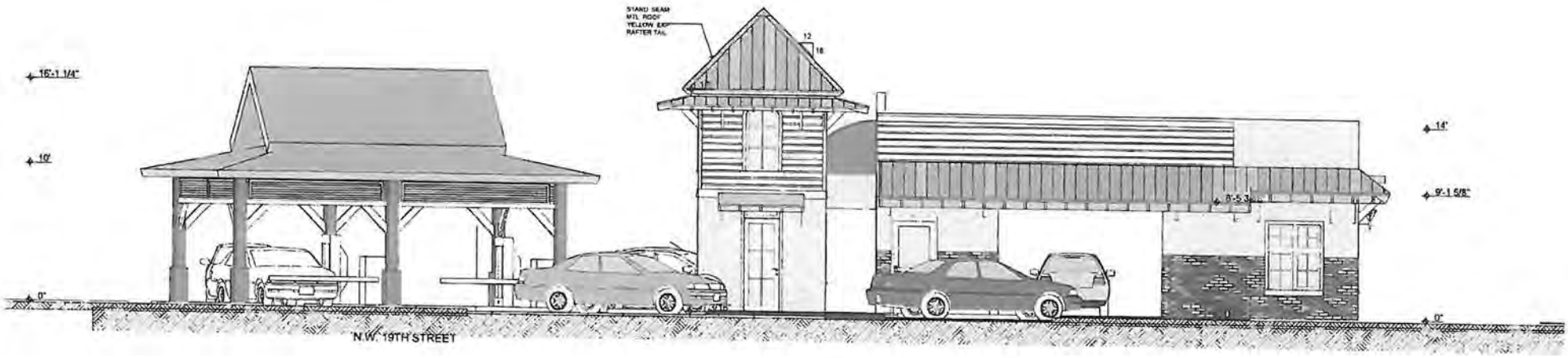
City of Lauderhill, Florida
5581 W. Oakland Park Blvd.
Lauderhill, FL 33313

Dear City of Lauderhill, FL:

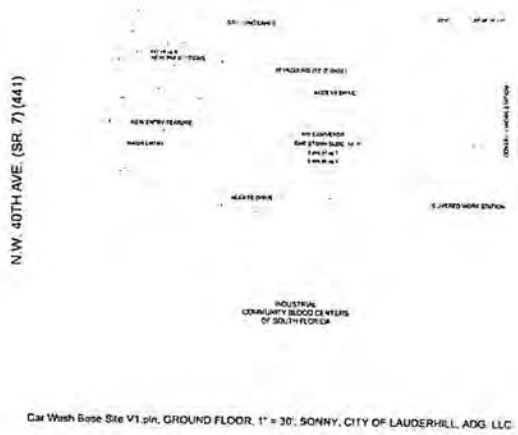
We are excited to move forward with the Green Light Car Wash project based on the provided architectural drawings. Our estimated budget based on the preliminary plans provided is approximately $1,200,000.00 - $1,400,000.00 in addition to the purchase price. Upon acceptance of our presented drawings and completion of final architectural drawings we will be able to provide more detailed estimates. Thank you and we look forward to working with you.

Sincerely,

Green Light Car Wash
Vincent Carfora

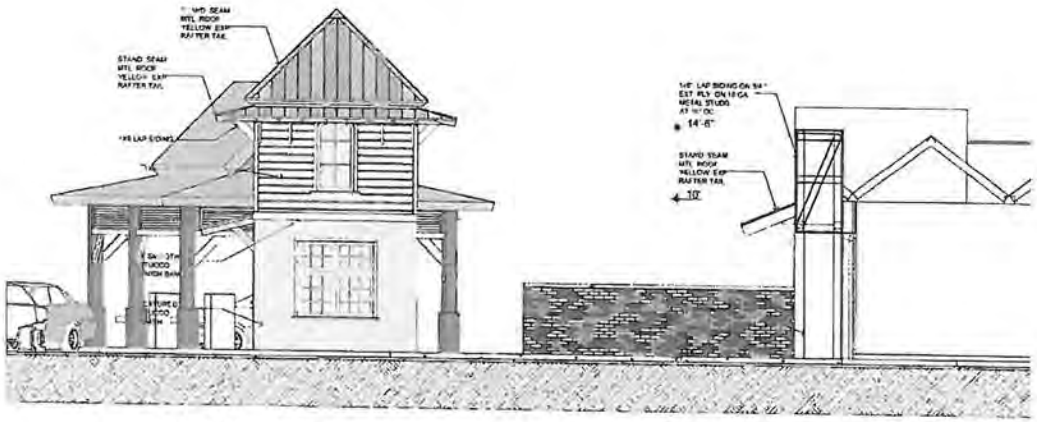


COMMERCIAL
RESTAURANT



Car Wash Base Site V1.pln, GROUND FLOOR, 1" = 30', SONNY, CITY OF LAUDERHILL, ADG, LLC

SITE PLAN



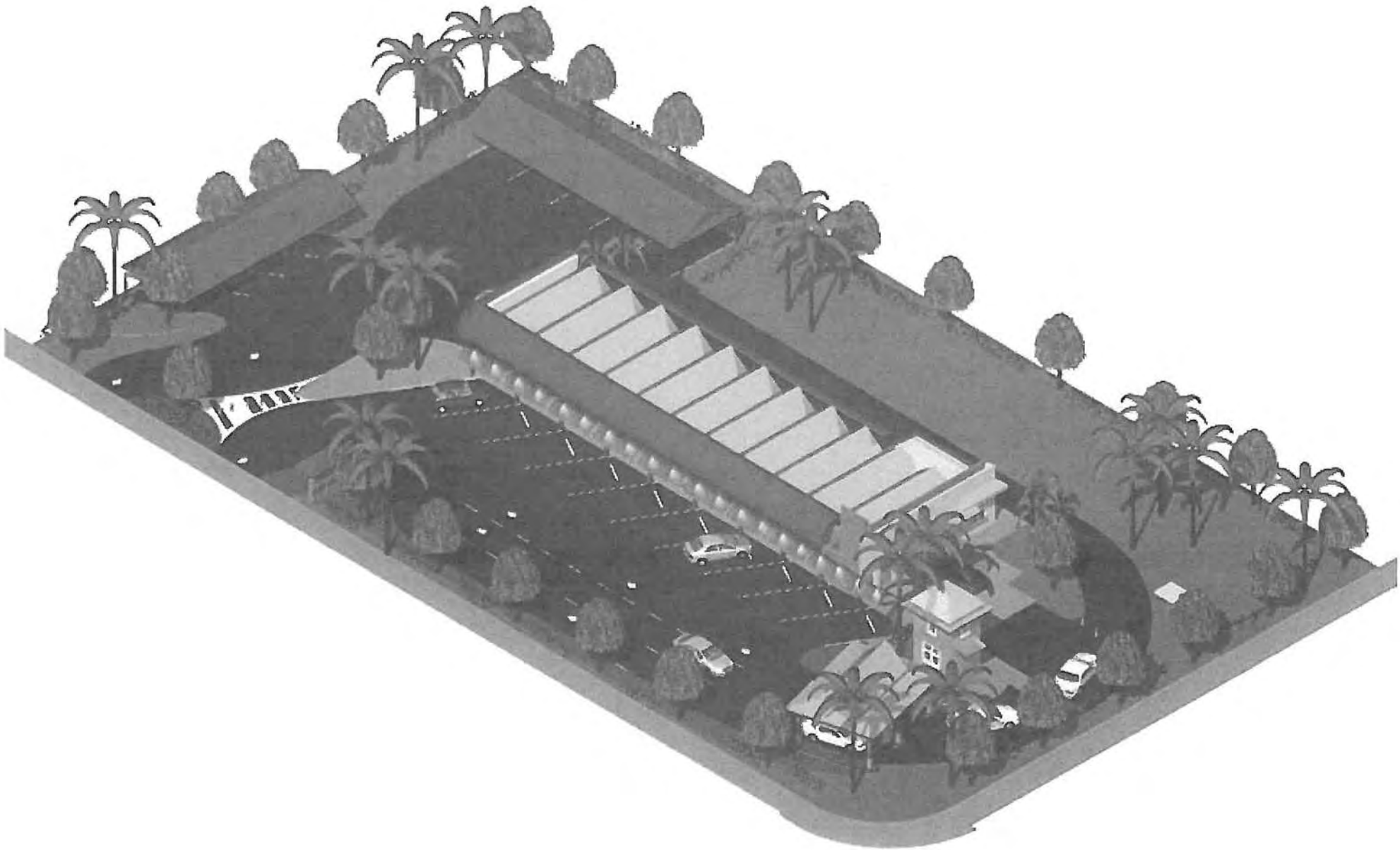
ENTRY FEATURE

CAR WASH

ENLARGED ENTRY

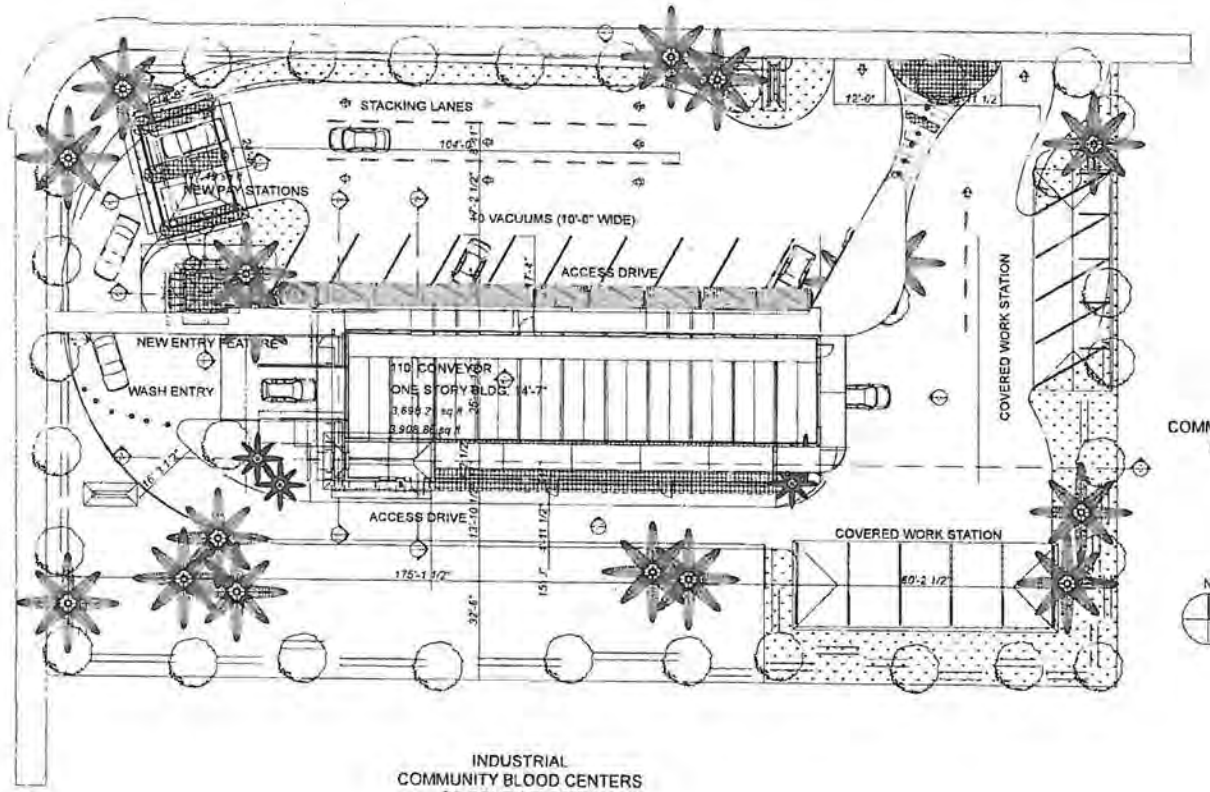
SONNY'S CAR WASH
19TH ST. & 441
LAUDERHILL FL.

ADG



COMMERCIAL
RESTAURANT

N.W. 40TH AVE. (SR. 7) (441)



City of Lauderhill, FL

Suites 141-142
5581 West Oakland Park Blvd.
Lauderhill, FL

File Details

File Number: 12-0053

File ID: 12-0053 **Type:** Quasi-Judicial **Status:** Agenda Ready

Version: 1 **Reference:** **In Control:** P & Z Deptartment

File Created: 09/09/2013

File Name: 19 Street Car Wash Conveyance **Final Action:**

Title: **RESOLUTION NO. 13R-09-214: A RESOLUTION GRANTING TO GREEN LIGHT CAR WASH, INC. A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL ZONING DISTRICT THE CONVEYANCE OF AN EXISTING CAR WASH ON A 0.83 ACRE SITE LEGALLY DESCRIBED AS ALL OF TRACT "A," LAZEAR'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 68, PAGE 46 OF THE PUBLIC RECORDS OR BROWARD COUNTY, FLORIDA, COMMONLY DESCRIBED AS 1890 NW 40 AVENUE, LAUDERHILL; PROVIDING FOR AN EFFECTIVE DATE.**

Notes:

Sponsors: **Enactment Date:**

Attachments: 19TH STREET CAR WASH DRR WITH ATTACHMENTS.pdf, Special X-Green Light Car Wash.pdf, Car Wash Exhibit 1.pdf **Enactment Number:**

Contact: **Hearing Date:**

*** Drafter:** ehahn@lauderhill-fl.gov **Effective Date:**

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Commission	09/26/2013					

Text of Legislative File 12-0053

RESOLUTION NO. 13R-09-214: A RESOLUTION GRANTING TO GREEN LIGHT CAR WASH, INC. A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL ZONING DISTRICT THE CONVEYANCE OF AN EXISTING CAR WASH ON A 0.83 ACRE SITE LEGALLY DESCRIBED AS ALL OF TRACT "A," LAZEAR'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 68, PAGE 46 OF THE PUBLIC RECORDS OR BROWARD COUNTY, FLORIDA, COMMONLY DESCRIBED AS 1890 NW 40 AVENUE, LAUDERHILL; PROVIDING FOR AN EFFECTIVE DATE.

Request Action:
Adopt the resolution

Need:
The Land Development Regulation Article IV., Part 4.0., Section 4.10 provides that the conveyance of vehicular related uses requires City Commission approval through the special exception use process and the purchaser needs the City Commission to approve the conveyance.

Summary Explanation/ Background:
Vinny Carfora, the principal of Green Light Car Wash, Inc. states that he is a broker with many years experience specializing in the purchase and sale of car washes nationwide. He has executed an agreement with the current owner to purchase and renovate an existing automated car wash located at the southeast corner of State Road 7 and NW 19th Street. The property has been continually used as a car wash since 1970.

A car wash is, by itself, not consistent with the City's plan for an urban building form and transit-oriented corridor along State Road 7. Mr. Canfora and his architect, Victor Haye, have developed a site plan with improvements that will significantly upgrade the site and complement the City design guidelines that are being implemented in other comparable buildings along State Road 7.

A RESOLUTION GRANTING TO GREEN LIGHT CAR WASH, INC A SPECIAL EXCEPTION USE DEVELOPMENT ORDER TO ALLOW IN THE GENERAL COMMERCIAL ZONING DISTRICT THE CONVEYANCE OF AN EXISTING CAR WASH ON A 0.83 ACRE SITE LEGALLY DESCRIBED AS ALL OF TRACT "A," LAZEAR'S SUBDIVIDION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 68, PAGE 46 OF THE PUBLIC RECORDS OR BROWARD COUNTY, FLORIDA, COMMONLY DESCRIBED AS 1890 NW 40 AVENUE, LAUDERHILL, SUBJECT TO THE FOLLOWING CONDITIONS:

1. THIS SPECIAL EXCEPTION USE DEVELOPMENT ORDER FOR A CAR WASH IS HEREBY RESTRICTED AND GRANTED SOLELY TO GREEN LIGHT CAR

WASH, INC. (GLCW) AND SUCH DEVELOPMENT ORDER CANNOT BE ASSIGNED, LEASED, SUBLEASED, TRANSFERRED OR OTHERWISE CONVEYED TO ANOTHER PERSON. FURTHER, THIS SPECIAL EXCEPTION USE DEVELOPMENT ORDER SHALL AUTOMATICALLY EXPIRE AND BECOME NULL AND VOID IF ANY PERSON OTHER THAN OTHER THAN GREEN LIGHT CAR WASH, INC. OPERATES THE USES. ANY CHANGE OF CORPORATE OWNERSHIP AFFECTING 51 % OR MORE OF THE INTEREST OF THE BUSINESS OR ANY OF ITS ASSETS IN ANY MANNER SHALL TRIGGER THIS PROVISION.

2. THE AUTOMATED CAR WASH IS LIMITED TO A SIZE OF 4,693± SQUARE FEET AS DEPICTED ON THE SKETCH INCLUDED HEREIN AS EXHIBIT A. CONSISTENT WITH THE LAND DEVELOPMENT REGULATIONS, ARTICLE IV., PART 4.0., SECTION 4.3., THE EXPANSION, ALTERATION,ENLARGEMENT OR REMOVAL TO ANOTHER LOCATION OF THESE USES 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.

3. GLCW SHALL SUBMIT A SITE PLAN APPLICATION TO THE PLANNING AND ZONING DIVISION FOR IMPROVEMENTS TO THE SITE INCLUDING A NEW FAÇADE, ROOF, AND LANDSCAPING AMONG OTHER IMPROVEMENTS DETAILED WITHIN THE APPLICATION NO LATER THAN THURSDAY, OCTOBER 31, 2013.

4. GLCW SHALL COMPLETE ALL OF THE IMPROVEMENTS DETAILED IN THE APPLICATION NO LATER THAN JUNE 30, 2014.

5. THE DAYS AND HOURS OF OPERATION ARE SEVEN DAY PER WEEK FROM 8:00 A.M. THROUGH 6:00 P.M.

6. THE SOUND LEVELS AT THE RESIDENTIAL PROPERTY LINE SHALL NOT EXCEED 55 DBA, AS MEASURED FROM THE WEST SIDE OF THE BUILDING WALL. THE SOUND LEVELS WITHIN THE ABUTTING AND ADJOINING COMMERCIALLY ZONED AREAS SHALL NOT EXCEED 65 DBA ON WEEKDAYS FROM 8:00 A.M. TO 6:00P.M. AND 55 DBA AT ALL OTHER TIMES.

7. GLCW SHALL INSTALL SECURITY CAMERAS AS DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE THROUGH THE SITE PLAN MODIFICATION PROCESS.

8. GLCW A "NO LOITERING SIGN" AT THE ENTRANCE TO THE BUILDING AND IN THE PARKING LOT.

9. IF THE CITY'S CODE ENFORCEMENT BOARD ASSESSES A LIEN FOR LANDSCAPING, TRASH OR OTHER UNSIGHTLY OR UNSAFE CONDITIONS,

THIS SPECIAL EXCEPTION USE DEVELOPMENT ORDER MAY BE BROUGHT BEFORE THE CITY COMMISSION TO BE RECONSIDERED, AT WHICH TIME THE DEVEOPMENT ORDER OR THE CONDITIONS OF APPROVAL MAY BE SUBJECT TO MODIFICATION, SUSPENSION OR REVOCATION.

10. IF THE CITY'S POLICE DEPARTMENT RECORDS MORE THAN THREE INSTANCES REGARDING NOISE, LOITERING, PARKING OR CRIMINAL ACTIVITY, EITHER FROM OBSERVATION BY POLICE OFFICERS OR VERIFIED FROM COMPLAINTS BY THREE OR MORE UNRELATED INDIVIDUALS, WITHIN ANY NINETY (90) DAY PERIOD, THIS SPECIAL EXCEPTION USE DEVELOPMENT ORDER MAY BE BROUGHT BEFORE THE CITY COMMISSION TO BE RECONSIDERED, AT WHICH TIME THE DEVEOPMENT ORDER OR THE CONDITIONS OF APPROVAL MAY BE SUBJECT TO MODIFICATION, SUSPENSION OR REVOCATION.

11. 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.

Attachments:
Supplemental Development Review Report

Cost Summary/ Fiscal Impact:
The Division finds the implementation of this Resolution/Ordinance will not require a budget allocation or expenditure of City funds and concludes it does not have any direct fiscal impact on the City's budget.

Estimated Time for Presentation:
1 - 2 minutes

Master Plan:

Goal 1: Clean, Green Sustainable Environment
[ ] Increase mass transit ridership [ ] Reduce City energy consumption
[ ] Reduce water consumption

Goal 2: Safe and Secure City of Lauderhill
[ ] Crime in lower 50% in Broward [ ] Residents feel safe in neighborhood
[ ] Reduce emergency fatalities

Goal 3: Open Spaces and Active Lifestyle for all ages
[ ] Increase participation in youth sports [ ] Add new park land and amenities
[ ] Increase attendance at cultural programs and classes

Goal 4: Growing Local Economy, Employment and Quality of Commercial Areas

[x] Increase commercial tax base [ ] Increase employment in Lauderhill businesses

[ ] Decrease noxious and blighted uses in commercial areas

Approving the conveyance will allow the new owner to make improvements to the premises, thereby increasing the tax base

Goal 5: Quality Housing at all Price Ranges and Attractive Communities

[ ] Neighborhood signs and active HOAs [ ] Housing & streets improved, litter reduced

[ ] Increase proportion of single family homes and owner occupied housing

Goal 6: Efficient and Effective City Government, Customer Focused & Values Diversity

[ ] Improves City efficiency [ ] Increase use of Information Technology

[ ] Increases residents perception of Lauderhill as an excellent place to live