



# City of Lauderhill

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## File Details

City Commission  
Chambers at City Hall  
5581 W. Oakland Park  
Blvd.  
Lauderhill, FL, 33313  
[www.lauderhill-fl.gov](http://www.lauderhill-fl.gov)

**File Number: 21R-4056**

**File ID:** 21R-4056

**Type:** Resolution

**Status:** Agenda Ready

**Version:** 1

**Reference:**

**In Control:** City Commission  
Meeting

**File Created:** 04/13/2021

**File Name:** Special Exception - Soaphia

**Final Action:**

**Title:** 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.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** RES-21R-06-115-Special X - Soaphia.pdf, DRR, (21-SE-006) Soaphia Lauderhill, LLC 6-2-21.pdf, A. SEU Application, (21-SE-006) Soaphia Lauderhill, LLC (1).pdf, B. Photos of other Soaphia Laundromats (1).pdf, C. 2011 COU Approval, Soaphia Laundry.pdf, D. (21-SE-006) SEU Conditions Affidavit, Soaphia Lauderhill, LLC.pdf, E. Lauderhill PD, Calls for service 3.2019-3.2021.pdf

**Enactment Number:**

**Contact:**

**Hearing Date:**

\* **Drafter:** [apetti@lauderdale-fl.gov](mailto:apetti@lauderdale-fl.gov)

**Effective Date:**

**Related Files:**

## History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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**Text of Legislative File 21R-4056**

**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.**

**Need:** Within the community commercial Zoning District a laundromat, self-service use is a special exception use requiring City Commission approval. The applicant needs City Commission approval in order to operate the proposed use.

**Summary Explanation/ Background:**

A Special Exception Use is requested to allow the conveyance (change in ownership) in the community commercial (Cc) zoning district of a Laundromat, self-service use on 27.6± acre parcel generally located on the west side of n state road 7 sOUTH of nw 16th street and north of nw 12 st.

the site is bordered to the North, East, and south by the continuation of COMMERCIALy zoned properties. the sit is borderder to the West by a canal right of way and then a multifamily at forty five dwelling unit per acre (rm-45) zoning district. The site is a unit within the Lauderhill Mall.

soaphia Laudrhill, LLC proposes to continue the operation an existing laundromat, self-service use providing self-service laundry faciitiies. The propsoed use is allowable with the Community gommercial (Cc) zoning distrcit with city commision approval of a special exception use development order.

**Attachments:** Development Review Report, Site Plan, Floor Plan, Conditions

Affidavit of

**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:** 5 Minutes

**Master Plan: Explain how this Agenda item advances one or more objectives**

**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**

- Increase commercial tax base.
- Increase employment in Lauderhill businesses
- Decrease noxious and blighted uses in commercial areas

**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