Development Review Report (DRR)

To: Daniel T. Keester-O'Mills, AICP, *Planning & Zoning Director*
From: Dominic Lindsay, *Planning & Zoning Analyst*
RE: Special Exception Application No. 24-SE-014 (4921 North University Drive)
Date: September 5, 2024

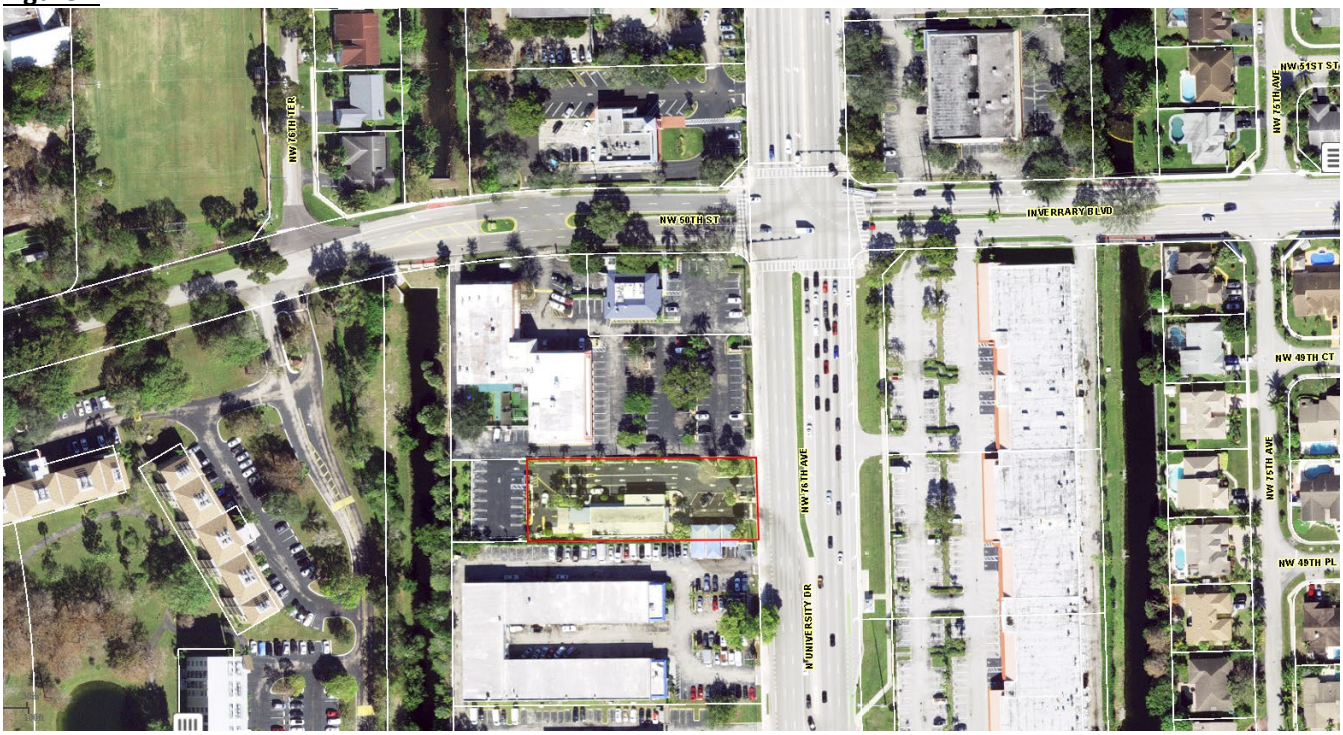
The applicant (Rod Feiner) is representing the Petitioner, JM Meraki, LLC dba Mr. Suds Express Car Wash, and has filed a Special Exception Use application. Figure 1, below, provides an aerial of the subject site located near the NW corner of N University Drive and NW 50th Street (the property is to the north of Enterprise-Rent-A-Car). The following information has been prepared for your consideration:

I. BACKGROUND INFORMATION

Requested Action

The Petitioner requests approval of a Special Exception Use to allow continued use within the General Commercial (CG) zoning district of an existing Car Wash and Auto Detailing Use on an approximately 0.64± acre site located at 4921 N University Dr, Lauderhill, Florida.

Figure 1



Applicable Land Development Regulations

Article IV, Part 4, Section4.4. Approval for Special Exception Uses

LDR Article IV., Part 4.0., subsection 4.5.A. requires the application set forth in detail the proposed use

Article IV, 4.3 B. Existing zoning provisions and uses.

Article III, Section 2.3. Allowable land uses.

II. SITE INFORMATION

Legal Description:

CITY OF LAUDERHILL SEC 1 81-4 B PORTION OF TR J DESC AS FOL,COMM AT NW COR OF TR J,SLY ALG W/L237.60 TO POB,CONT S 100, E 373.54,N 100.01,W 371.85 TO POB LESS W 92.50 THEREOF

Address:

4921 N University Dr, Lauderhill, Florida

Tax Folio Number(s):

494116019278

Land Use/Zoning:

Existing Use(s):	Commercial – Car Wash and Auto Detailing
Future Land Use Designation:	Commercial
Zoning Designation:	General Commercial (CG)

Adjacent Designations:

	Existing Use	**Future Designation**	**Zoning**
North	Commercial shopping center – offices, personal services, etc.	Commercial	CG (Commercial, General)
South	Commercial – Auto-oriented: car rental, repair, etc.	Commercial	CG (Commercial, General)
East	Commercial shopping center – medical offices, offices, retailers, personal services, educational uses, etc.	Commercial	CG (Commercial, General)
West	Multi-family Residential – Cascades of Lauderhill	Residential	RM-18 (Residential Multi-Family)

III. ZONING HISTORY

Existing Special Exceptions
None – *the property has been operating as a car wash, prior to the changes to the LDR requiring special exception approval.*

Violations
None

Existing Variances
None

Development History

- The building (~3,008 sq. ft. building) was constructed in approximately 1989 as a Car Wash.
- A site plan application was submitted in 2012 for the renovation and addition of parking stalls with new vacuum hose stands.

IV. PLANNING ANALYSIS

As stipulated in the Land Development Regulations, Article IV, Section 4.6, Standards for Approval, The Planning and Development Division has reviewed the proposed request pursuant to the following special exception considerations:

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 its review, staff finds the proposed use to be generally consistent with the above considerations. As such, staff recommends approval of the special exception request.

LDR Article III, Sections 2.3 and 2.4., and Schedule B. respectively address permitted and special exception uses. The LDR classifies a Car Wash Use, which is allowed in the General Commercial (CG) zoning district as a special exception use.

1. **The effect of such use on surrounding properties:** The subject property is zoned General Commercial (CG) on the City of Lauderhill Zoning Map and located along N University Dr. The Applicant is proposing to take over an existing Car Wash and Auto Detailing Use. As the Car Wash and Auto Detailing Use has been existing for over 30 years, there will not be an adverse effect to

the surrounding properties. Furthermore, the applicant will not be adding any additional equipment or otherwise change the nature of the ongoing and existing auto wash operation. As such, Staff concludes that this is an appropriate location for the proposed use as it pertains to the use's effect on the surrounding properties.

2. **The suitability of the use in regards to its location, site characteristics, and intended purpose and access:** The existing Car Wash is located near the NW corner of N University Drive and NW 50th Street and is along a major thoroughfare (N University Dr). The intended purpose is to continue to provide a car washing service to the community. The subject property was developed with a sufficient depth and stacking requirement to accommodate a Car Wash Use. Since the property was built in 1989 specifically to be a Car Wash and the proposed Use is in existence, Staff finds that the Use is suitable in regard to location, characteristics and purpose.

3. **Access, traffic generation and road capacities:** Staff finds that there is existing access along N University Dr. The proposed Use will continue to exist with the same square footage and is not proposing any changes to the site. The site has separate ingress and egress lanes. Of note, the ingress area has 3 separate stacking lanes to ensure that the use will not cause a backlog of vehicles onto N University Dr. As such, Staff concludes that the subject site conforms to this criteria as the intensity of the use will remain the same in regards to Access, traffic generation and road capacities.

4. **Economic benefits or liabilities**: Staff concludes that the proposed Car Wash Use provides both direct and indirect economic benefits. The direct benefits are the continuation of jobs within the City of Lauderhill. An additional benefit is the collected sales tax and local business receipt tax. The indirect economic benefits could include sales taxes collected due to employee expenditures within the City. The economic liabilities would include the continued use of public services.

5. **Demands on utilities, community facilities, and public services:** Staff finds that the Car Wash and Auto Detailing Use is an existing use and concludes that the continued operation of the use would not generate a greater demand on utilities and community facilities. Furthermore, the car wash primarily uses reclaimed/recycled water for its operations.

6. **Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderhill**: Staff finds that a Car Wash is a commercial use. The site and all abutting sites within the City of Lauderhill are designated Commercial on the City's Future Land Use Map and the Future Broward County Land Use Plan. Both the City and the County plans allows for Car Wash Uses within this commercial corridor. Staff finds that the proposed use is in conformance with the City and County Comprehensive plans.

7. **Factors relating to safety, health, and general public welfare:** Staff concludes that a car wash will not adversely impact the public safety, health, and general welfare. The car wash has existing security cameras and the driveways have functioned adequately without any significant traffic accidents occurring.

V. RECOMMENDATION/ACTION

Staff recommends approval of this special exception request for a Car Wash and Auto Detailing Use.

In order to ensure potential effects on the surrounding area is minimized, staff recommends the following conditions be imposed:

1. This special exception use development order to allow the Car Wash is specifically granted to JM Meraki, LLC dba Mr. Suds Express Car Wash and such development order cannot be conveyed to another person or entity. 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. Notwithstanding, the Car Wash may be operated by other business entities so long as there is no change in ownership as specified herein.

2. The Car Wash and Auto Detailing use is restricted to 28,060 square feet of leasable space located at 4921 N University Dr, 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 general days and hours of operation are seven (7) days a week, Sunday through Saturday 8 a.m. to 8 p.m.

4. 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.

5. 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.

6. 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.

7. 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.

8. The owner shall execute a trespass agreement for the police department to keep on file for enforcement.

VI. ATTACHMENTS

None