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REQUEST AND JUSTIFICATION FOR SPECIAL EXCEPTION

Request

The applicant is requesting a special exception to permit the continued use of the property for a car wash on property zoned CG.

Justification

Statement Common to All Criteria

Prestige Auto Wash Inc. was the previous owner of this property and operated a car wash on the property for over 35 years. Prestige Auto Wash sold the property to JM Meraki LLC ("Meraki") on May 31, 2024. As a result of the changes made to the City's Land Development Regulations since Prestige acquired title when this company sold the property to Meraki it meant that Meraki is required to obtain a special exception for the same use that has been occurring on the property. This is the case even though the car wash use was previously permitted and always in continuance use.

Meraki planned and plans to continue to operate a car wash on the property in the same manner in which the prior owner used the property. In fact, this car wash facility has a contract with the City of Lauderhill and BSO to wash their official vehicles and such contract has continued.

A. *The effect of such use on surrounding properties.*

The proposed special exception use for a car wash will not have any type of impact or negative effect on surrounding properties. The proposed car wash use which is the subject of this special exception request has been in existence and previously approved for the subject property for over thirty (30) years and the requested special exception is not seeking to change the use, add any additional equipment or otherwise change the nature of the ongoing and existing operations. The prior owner, and the current owner, have state of the art security and cameras on the site to ensure the use and the site operates safely. In fact this car wash has previously, and continues, to service cars from both the City's Code Enforcement and Police Department and it also services BSO vehicles from surrounding cities. In addition, the car washing apparatus takes place entirely within a tunnel which sufficiently buffers any noise which might be generated from the use.

B. *The suitability of the use in regard to its location, site characteristics and interned purpose.*

The use is suitable to its current location with the existing site characteristics and access drives, none of which is proposed for modification. As stated previously, the use has been in existence for many years. No change in the previous use of the site is proposed. Thus the use and occupancy which occurred in the past, which was deemed suitable, will remain as is. The property has been developed with a sufficient throat depth and stacking requirement to accommodate this use. In addition, the ingress and egress off of University Drive allows for

ingress and egress in a safe and adequate manner. All of this shows that the use is suitable with regard to its location. In addition, the use is located on University Drive which is main arterial street which traditionally has been an excellent location for a car wash use.

C. *Access, traffic generation and road capabilities*

The proposed car was use has adequate access and will not negatively affect traffic generation or road capabilities. As stated, the use has been in existence for quite some time and the road capability and traffic generation have already been taken into account with this use. Thus, any traffic generated from the use will have already been taken into consideration. In addition, a car wash is typically a line of sight type of use (with the exception potentially of municipal vehicles). That means that the users of a car wash do not start a trip for the pure purpose of getting their vehicles washed. Instead, it is a use which customers while out for other trips already occurring on the roadway. As such, the car use is not an intense trip generation use nor does it significantly impact road capabilities.

The car wash use will also not negatively impact access to the roadway. The site has a separate ingress and egress lane. The ingress area has a significant throat depth with 3 separate stacking lanes to ensure that the use will not cause a backlog onto the adjacent roadway. This is not an issue for egress as the vehicles only come through the car wash tunnel in single file and there is adequate space for these vehicles to egress the site without causing any backup or queuing.

D. *Economic benefits or liabilities.*

The business will be a benefit to the community economically. The business will be providing jobs in the area as the business currently employs or will hire people for the business. Additionally, the City will receive an economic benefit from the special exception in that it will allow existing facilities to continue to be utilized. Approving the special exception means that the property will be used in a manner consistent with its previously approved development. This means the property will be able to generate income and sales tax benefits for the City. Without the special exception the property will be vacant, which will be an economic disincentive to development and redevelopment along an important commercial corridor. This constitutes an economic liability to the City.

E. *Demands on utilities, community facilities and public services.*

The use will not create excessive demands on utilities, community facilities and public services. The car wash uses reclaimed water for its business and does not draw upon City water for its use. Most of the water used in the car wash is recycled and used for subsequent customers. In addition, the existing use is not being modified and the use will not have any impact on other utilities. Historically the existing car wash has not required excessive calls to either the police or fire department and the current owners do not anticipate that their ownership of the property and operation of the car wash on the property will cause an increase in calls for public services. The car wash also does not use any hazardous materials.

F. *Compliance with the Comprehensive Land Use Plan for Broward County and/or*

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the City of Lauderhill.

The use is in compliance with the Comprehensive Plan for both Broward County and the City. The parcel on which this use is located is designated as Commercial and a car wash use is a permitted use within this designated land use category. In addition, the City's Zoning Code requires a new special exception to be granted upon a change of ownership. The Applicant is in the process of complying with this Code requirement which also makes the proposed use consistent with the Comprehensive Plan.

G. *Factors relating to safety, health and general public welfare.*

The facility will not be a threat to public health, safety or welfare. The car wash has existing security cameras on the property which will continue to be in operation. The driveways have functioned and continue to function adequately without any significant traffic accidents occurring.

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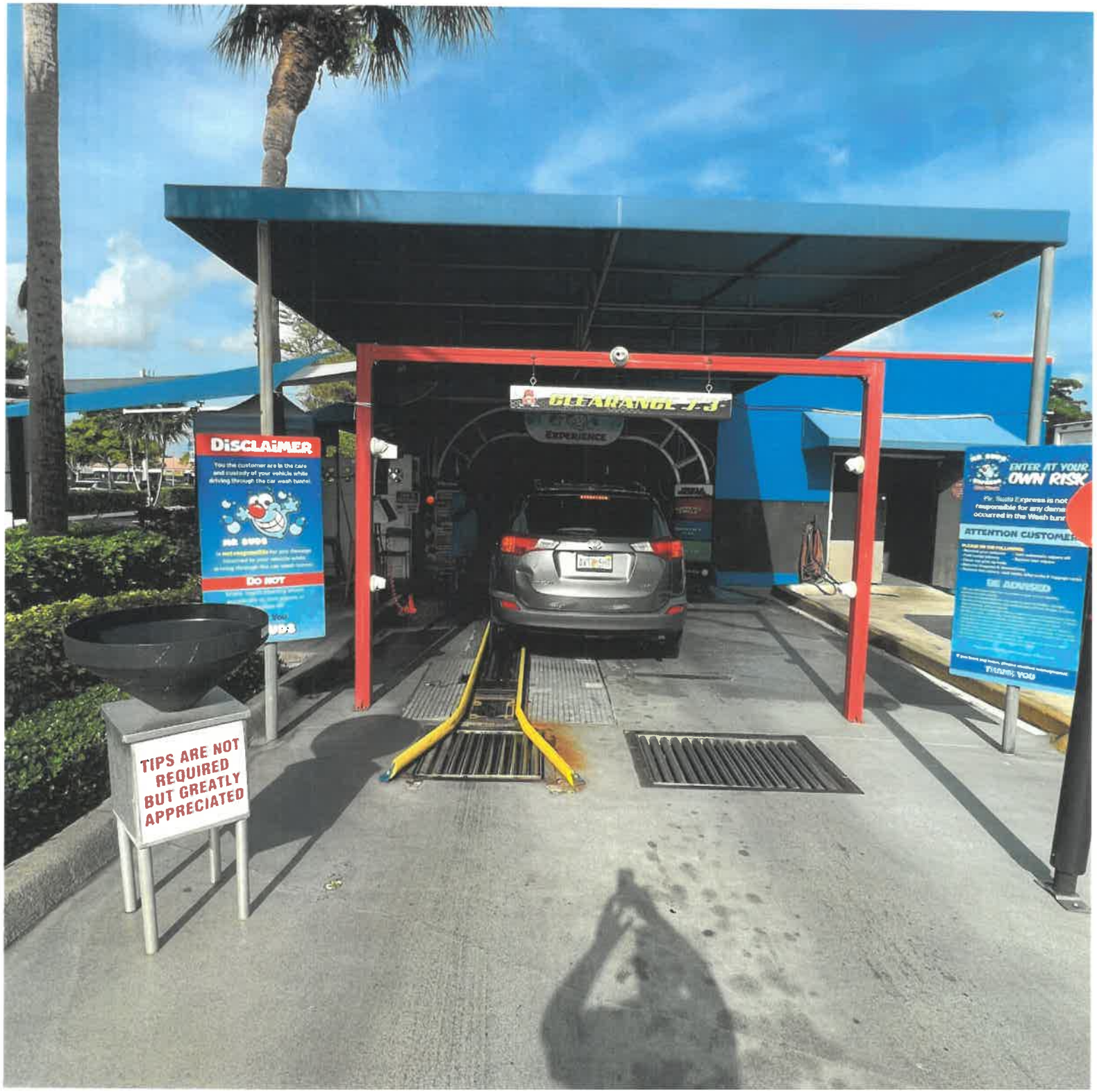

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