RESOLUTION NO. 24R-09-210

A RESOLUTION OF THE CITY COMMISSION OF LAUDERHILL, FLORIDA GRANTING JM MERAKI LLC D/B/A MR. SUDS EXPRESS CAR WASH A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT THE CONTINUATION OF A CAR WASH AND AUTO DETAILING USE DUE TO THE CONVEYANCE TO A NEW OWNER ON A 0.64± ACRE SITE LEGALLY DESCRIBED AS A PORTION OF TRACT "J" ACCORDING TO THE "CITY OF LAUDERHILL SECTION ONE" PLAT MORE FULLY DESCRIBED HEREIN AS RECORDED IN PLAT BOOK 81 PAGE 4 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS 4921 N. UNIVERSITY DRIVE, 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 (CG) 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 JM Meraki, LLC d/b/a Mr. Suds Express Car Wash to allow in the General Commercial (CG) Zoning District the continuation of a car wash and auto detailing use due to the conveyance to a new owner on a +/- 0.64 acre site legally described as a portion of Tract "J" according to the "City of Lauderhill Section One" Plat more fully described herein as recorded in Plat Book 81, Page 4 of the Public Records of Broward County, Florida, more commonly known as 4921 N. University Drive, Lauderhill, Florida, is hereby approved, subject to the following conditions:

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.

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 _____, 2024.

PASSED AND ADOPTED on first reading this _____ day of _____, 2024.

_____
PRESIDING OFFICER

ATTEST:

_____
CITY CLERK

MOTION _____
SECOND _____

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

Approved as to Form

_____
Angel Petti Rosenberg
City Attorney