

City of Lauderhill

Special Exception Application No. 21-SE-006

Soaphia Lauderhill, LLC

I. APPLICANT INFORMATION

PETITIONER

Joshua Prager for Soaphia Lauderhill, LLC

STATUS OF PETITIONER

Business Owner and Operator

II. BACKGROUND INFORMATION

Requested Action

The petitioner requests approval of a Special Exception Use Application to allow the conveyance of an exiting Laundromat, Self-service use within the Community Commercial (CC) zoning district for the site located at 4271 NW 12 ST, Lauderhill, Florida.

Applicable Land Development Regulations & City Codes:

Article IV, Part 4, Section 4.4. Approval for Special Exception Uses.

Article III, Section 2.3. Allowable land uses.

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

III. SITE INFORMATION

Location/Legal Description

4271 NW 12 ST, LAUDERHILL FLORIDA

36-49-41 BEG SE COR OF SEC, NLY 1911.74, W 50 TO POB, N 1655, W 150 N 150, W 765.26, S 1805.60, ELY 918.26 TO POB, LESS NW 16 ST & PT INC IN INSTR# 113531785 & LESS PT PLATTED AS LAUDERHILL MALL SOUTH PARCELS ACCORDING TO THE PLAT THEREOF AND AS RECORDED

IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS 4271
NW 12 ST, LAUDERHILL, FLORIDA

The subject site is an existing Laundromat use located within a 3,677 square feet unit at the Lauderhill Mall. The Lauderhill Mall is an approximate 27.6± acre site and is developed with a 432,512 square foot commercial mall. According to the Broward County Property Appraiser, the building was constructed in 1968. The subject site falls within the Community Commercial (CC) zoning district. The site is located on the west side of N. State Road 7 and south of NW 16th Street and north NW 12 ST.

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 uses.

North	Commercial and Community Facility Uses	Transit Oriented Corridor	(CG), (CO), and (CF) Zoning Districts and Transect Zone Overlay
South	Commercial Plazas	Transit Oriented Corridor	General Commercial (CG) and Transect Zone Overlay
East	N ST RD 7 ROW then Commercial uses	Transit Oriented Corridor	N ST RD 7 ROW then General Commercial (CG) and Transect Zone Overlay
West	Residential Multi-family	Medium-High (25) Residential	Residential Multi-family at 22 dwelling units per acre RM-22

IV. ZONING HISTORY

Existing Special Exceptions

None.

Violations

None.

Existing Variances

None

V. PLANNING ANALYSIS

The existing Laundromat 3,677 square feet, Self-service use was established in 2006 as 441 Coin Laundry, the business changed ownership in 2001 and continued operation as Soaphia Laundry Centers. During establishment in 2006 as well as in 2011 the use was not required to obtain Special Exception Use (SEU) approval from the City Commission as the conveyance of the existing use to new ownership was permitted by right. The use is now a Special Exception Use within the Community Commercial (CC) zoning district therefore, conveyance of the existing use requires City Commission approval for the Special Exception Use.

The applicant proposes to continue operations in accordance with the current permissions, with the addition of one extra operating hour. The proposed new Soaphia Lauderhill will operate the automated self-serve coin laundromat facility seven (7) days a week with proposed operating hours of 6:00 A.m. to 12:00 a.m.. The operation will employ 4-5 employees, a minimum of two

of which would be on site for any given shift. The applicant proposes to install vending machines which would provide both laundry washing products, machine payments, and pre-packaged snacks and beverages.

The applicant has provided security measures by installing a security surveillance system to provide for security cameras. The applicant has also installed an alarm system and high security locks on the facility. Additionally, the Lauderhill Mall provides for outside security officers which monitor the property 24 hours a day.

Planning and Zoning staff has obtained from the Police Department the records of calls for service for this existing laundromat facility. The record shows that between months of March of 2019 and March of 2020 there were 13 calls for service. The record shows that between the months of March 2020 and March 2021 there were 21 calls for service. The record of these calls types are included in the attachments of this report. Staff has recommended conditions that are aimed at reducing calls for service, including the requirement to provide a security plan, limiting hours of operation, and the recommendation that a condition be placed provided the City Commission the authority to review the Special Exception Use approval on an annual basis.

The applicant proposes to renovate the interior of the subject site to improve the look of the existing laundromat. The applicant is proposing to paint the interior in a theme that evokes Lauderhill pride by including images of individuals and events that are Lauderhill specific. The applicant has provided photographs of existing Soaphia laundromat facilities that are painted in a theme specific to the location of the facility. Exterior site changes are not proposed.

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**

1. **The effect of such use on surrounding properties:** The subject site is a 3,677 square foot unit on an approximate 27.6± acre site and is developed with a 432,512 square foot commercial mall. The subject site falls within the Community Commercial (CC) zoning

district. The site is located on the west side of N. State Road 7 and south of NW 16th Street and north NW 12 ST.

The subject address has been the site of a Laundromat, Self-service Use, Coin Laundry since 2006.. The site is located within the Mall property which is setback from both 441 (NW 40th Avenue) and NW 12 ST roadways. The location within the Mall provides a natural distance buffer of over three hundred feet (300') to the nearest parcel containing residential uses.

According to the Broward County Property Appraiser, the building was constructed in 1974 and purchased by the Broward Schools Credit Union in 1980. The site has been home to the Bright Star Credit Union since 1993. Figure 1, above, 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 uses.

Staff concludes that as it pertains to the effect of the use on surrounding properties, this application is **in conformance** with LDR ART IV, 4.0 Section 4.6., standards for approval of a special exception use.

- 2. The suitability of the use in regard to its location, site characteristics, and intended purpose and access:** The subject site is a Commercial Shopping Mall which houses a variety of retail, personal service, and food service uses. This commercial development is surrounded to the North, South, and West by both single family and multi-family residential neighborhoods which this facility already serves. Staff finds that the site characteristics are suitable for a Laundromat, Self-service use as the mall is a commercial hub suitable for service and personal service uses and the site provides sufficient parking.

Staff concludes that as it pertains to the suitability of the use in regard to its location, site characteristics, and intended purpose and access, this application is **in conformance** with LDR ART IV, 4.0 Section 4.6., standards for approval of a special exception use.

- 3. Access, traffic generation and road capacities:** The Lauderhill Mall site has in excess of twelve (12) existing accessways. There is not proposal to change to location of these accessways. Based on the application being a conveyance of an existing use, staff does not anticipate the conveyance of said use to generate any additional traffic beyond what is currently experienced in the area.

As it pertains to access, traffic generation, and road capacities, staff determines that this application is **in conformance** with LDR ART IV, 4.0 Section 4.6., standards for approval of a special exception use.

- 4. Economic benefits or liabilities:** The Division concludes that the proposed Laundromat, Self-service use generates economic benefits. Specifically, the continuance of existing jobs as the laundromat currently hires approximately 6 employees. In addition to the economic benefits created by new jobs, the collection local business taxes is an economic benefit

Staff concludes that as it pertains to economic benefits and liabilities, this application is **in conformance** with LDR ART IV, 4.0 Section 4.6., standards for approval of a special exception use.

- 5. Demands on utilities, community facilities, and public services:** The Use of a Laundromat, Self-service does create demands of utilities, specifically water. The infrastructure related to water was upgraded at the subject site in 2006 to increase the water capacity at the site to serve 46 self-service washing machines. The conveyance of the existing use will not create a need for additional utility services beyond what is there for the existing operation.

Staff concludes that as it pertains to demands on utilities, community facilities, and public services, this application is **in conformance** with LDR ART IV, 4.0 Section 4.6., standards for approval of a special exception use.

- 6. Compliance with the Comprehensive Land Use Plans for Broward County and/or the City of Lauderhill:** This site is designated Transit Oriented Corridor on the City's Future Land Use Map Series (FLUMS) and Commerce on the Future Broward County Land Use Plan Map.

Thus, staff concludes that as it pertains to compliance with the comprehensive land use plans for Broward County and/or the City of Lauderhill, this application is **in conformance** with LDR ART IV, 4.0 Section 4.6., standards for approval of a special exception use.

- 7. Factors relating to safety, health, and general public welfare:** The use of a Laundromat, Self-service can at times have adverse impacts to the safety, and general public welfare based on the nature of the business requiring individuals to wait for periods of an hour to a few hours at the site while they are doing their laundry. The applicant has provided for security cameras on the interior of the business and the Lauderhill Mall management provides exterior security guards. These security measures should help to mitigate these impacts.

Staff concludes that as it pertains to factors relating to safety, health, and general public welfare, this application is **in conformance** with LDR ART IV, 4.0 Section 4.6., standards for approval of a special exception use.

Based upon its review and analysis, staff finds the proposed Laundromat, Self-service use to be consistent with the above considerations. As such, staff recommends approval with conditions of the special exception request.

VI. RECOMMENDATION/ACTION

Division recommendation. The Planning and Zoning Division recommends that the City Commission approve granting a resolution to Soaphia Lauderhill, LLC to allow the conveyance of an existing Laundromat, Self-service Use in a 3,677 square feet unit within a commercial shopping mall on a 27.6± acre site within the Community Commercial (CC) zoning district and located at 4271 NW 12 ST. Should the City Commission approve granting a resolution to Soaphia Lauderhill, LLC, the Planning and Zoning division recommends limiting the approval with the following conditions:

1. This Special Exception Use development order for a Laundromat, Self-service use shall be specifically granted to Soaphia Lauderhill, LLC. and such development order cannot be assigned, leased, subleased, transferred or otherwise conveyed to another entity without further Special Exception approval from the City Commission. Further, this special exception use development order shall automatically expire and become null and void if any entity other than Soaphia Lauderhill, LLC operates the use.
2. The operating hours shall be limited to Sunday through Saturday 6:00 a.m. to 12:00 a.m. and the business shall be closed for operation from 12:01 a.m. to 5:59 a.m.
3. 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. Further, consistent with LDR Article IV, Part 1.0., Section 1.8, this development order may be revoked, suspended or modified based on the grounds stated herein. In addition, this development order is subject to post-approval review consistent with LDR Article IV, Part 4.0., Section 4.11.
4. Complaints to Code Enforcement, or the Police Department may cause the SEU approval to be reviewed by the City Commission for possible revocation.
5. 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.

6. The owner shall regularly provide updated contact information for local management to the Lauderhill Police Department.
7. The owner shall execute a trespass agreement for the police department to keep on file for enforcement.
8. Property Owner or Operator must provide a security plan that demonstrates how they will prevent loitering and reduce the amount of police call associated with trespassing or the presence of "bad actors". In addition to said security plan the property owner or operator shall also provide a property maintenance plan that demonstrates how they will maintain cleanliness in compliance with the Code of Ordinances;
9. In the event of Commission approval, review of this Special Exception Development Order shall take place on an annual basis no later than one month after the date the SEU Development order is issued as allowed by Article IV, Section 4.11.3 of the City of Lauderhill's Land Development Regulations.

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.

VII. ATTACHMENTS

Attachment A: SEU Application Submittal

Attachment B: Photos of other existing Soaphia Laundromats

Attachment C: Certificate of Use, COU approval and application for Soaphia Laundry for previous owner/operator

Attachment D: SEU Affidavit of Conditions