

RESOLUTION NO. 16R-03-54

A RESOLUTION GRANTING A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO GREEN LIGHT CAR WASH, INC., TO EXPAND AN EXISTING AUTOMATED CAR WASH LOCATED IN AN EXISTING 2,708 SQUARE FEET BUILDING ON A .83 +/--ACRE SITE ZONED GENERAL COMMERCIAL (CG), TRANSECT ZONE T5, LEGALLY DESCRIBED AS ALL OF TRACT "A", LAZEAR'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, COMMONLY DESCRIBED AS 1890 NW 40TH AVENUE, LAUDERHILL, FLORIDA, BY ADDING A VACUUM AREA CONSISTING OF A 100 SQUARE FEET BUILDING WITH 25 VACUUM STATIONS ON THE NORTHEAST PORTION OF A 1.39 ± ACRE PARCEL OF LAND, LEGALLY DESCRIBED AS A PORTION OF TRACT A, INDUSTRIAL 100, UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, this property is zoned General Commercial (CG) by the City of Lauderhill Zoning Map; and

WHEREAS, a Special Exception Use Development Order was previously granted to Green Light Car Wash, Inc. via Resolution No. 13R-09-214 allowing the conveyance of an existing car wash to them subject to conditions; and

WHEREAS, this Resolution grants an additional Special Exception Use Development Order allowing them to expand the car wash with accessory vacuum stations, subject to conditions; and

WHEREAS, pursuant to the Land Development Regulations (LDR), this accessory use is permitted in the General Commercial zoning district by Special Exception approval only; and

WHEREAS City Staff recommends that the City Commission vote in FAVOR of this Special Exception Use Development Order request for expansion 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 Green Light Car Wash, Inc. to allow the General Commercial (CG) Zoning District the expansion of an existing automated car wash located in an existing 2,708 square feet

building on a \pm .83 acre site transect Zone T5, legally described as all of Tract "A", Lazear's Subdivision, according to the Plat thereof, as recorded in Plat Book 68, Page 46, of the Public Records of Broward County, Florida, commonly described as all of Tract "A," Lazear's subdivision, according to the Plat thereof, as recorded in Plat Book 68, Page 46, of the Public Records of Broward County, Florida, more commonly described as 1890 N.W. 40th Avenue, Lauderhill, Florida, by adding a vacuum area consisting of a 100 square feet building with 25 vacuum stations on the Northeast portion of a \pm 1.39 acre parcel of land, legally described as a Portion of Tract "A," Industrial 100, Unit One, according to the Plat thereof, as recorded in Plat Book 85, Page 3, of the Public Records of Broward County, Florida, is hereby approved subject to the following conditions:

1. This special exception use development order for a car wash is hereby restricted and granted solely to Green Light Car Wash, Inc. (GLCW) and such development order cannot be assigned, leased, subleased, transferred or otherwise conveyed to another person. Further, this special exception use development order shall automatically expire and become null and void if any person other than Green Light Car Wash, Inc. operates the uses. 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.
2. The automated car wash with vacuum stations is limited to a size of 12,000+ square feet as is depicted on the sketch included herein as Exhibit A. 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.
3. This special exception use expansion addresses only the indicated portion of the property identified as 1870 n st rd 7, folio #494231250013 the remaining approximate 48,000+-square feet of this parcel may not be developed without the approvals required by the City of Lauderhill land development regulations.
4. Paint colors for the new structures of vacuum house and vacuum stations must be approved through the site plan modification (spm) process and must be in conformance with the City of Lauderhill design guidelines.

5. The days and hours of operation are seven days per week from 8:00 am through 8:00 pm. Any amendments to these hours shall require further special exception use approval by the City Commission.
6. The sound levels at the residential property line shall not exceed 55 dBA, as measured from the west side of the building wall. The sound levels within the abutting and adjoining commercial zoned areas shall not exceed: 65 dBA on weekdays from 8:00 a.m. to 6:00 p.m.; and 55 dBA at all other times.
7. If the City's Code Enforcement Board assesses a lien for landscaping, trash or other unsightly or unsafe conditions, 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 or revocation.
8. If the City's Police Department records more than three instances regarding noise, loitering, parking or criminal activity, either from observation by police officers or verified from complaints by three or more unrelated individuals, within any ninety (90) day period, the special exception use 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 or revocation.
9. 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.

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 14 day of March, 2016.

PASSED AND ADOPTED on first reading this 14 day of March, 2016.



PRESIDING OFFICER

ATTEST:



CITY CLERK

MOTION
SECOND

Bates

Thurston

M. BATES

Yes

H. BENSON

Yes

H. BERGER

Yes

K. THURSTON

Yes

R. KAPLAN

Yes

Approved as to Form



W. Earl Hall
City Attorney

City of Lauderdale

GREENLIGHT CARWASH

Special Exception Application No. 16-SE-001

I. APPLICANT INFORMATION

PETITIONER

Green Light Care Wash Inc.
1870 N SR 7
Lauderhill, FL 33313

STATUS OF PETITIONER

Contract Purchaser

II. BACKGROUND INFORMATION

Requested Action

The Petitioner requests approval of a Special Exception Use Application to allow the expansion of an existing carwash (Resolution No. 13R-09-214) and construction of a vacuum house and vacuum stations, to include a portion of 1870 N ST RD 7, folio #494231250013, within the Commercial General (CG) zoning district.

Applicable Land Development Regulations

LDR Article IV., Part 1.0., Subsection 1.3.1., addresses the pre-application conference
LDR Article IV., Part 1.0., Subsection 1.3.2., provides for the Department to review any land development order application
LDR Article IV., Part 1.0., Subsection 1.4.4., provides that within 45 days from the acceptance of the application for development subject to major review
LDR Article IV., Part 4.0., subsection 4.5.A. requires the application set forth in detail the proposed use

LDR Article IV., Part 4.0., Subsection 4.5.B. provides the Department shall not accept a special exception use application if the property is subject to unpaid city liens, fines or fees

LDR Article III, Section 2.2., addresses assignment of zoning districts

LDR Article III, Sections 2.3 and 2.4., and Schedule B. respectively address permitted and special exception uses

Article IV., Part 4.0., Section 4.6., Standards for approval, provides the City Commission, in reviewing any application for a special exception use, shall consider seven (7) specific standards

III. SITE INFORMATION

Location/Legal Description

1870 N SR 7
Lauderhill, FL 33313

INDUSTRIAL 100 UNIT 1 85-3 B PT TR A DESC AS COMM AT SW COR OF TR A,NLY ALG W/BNDRY 297.77 TO POB,CONT NLY 240,ELY 200,SLY 180,ELY 157.88,SLY 60,WLY 357.76 TO POB

The overall site consists of an approximate 55, 553+- square feet parcel containing a parking lot and access road. The portion being modified to allow for the expansion of the Car Wash is 7,200+- square feet.

The operation of this site is for a vacuum house and vacuum stations to support the operation of and improve traffic flow for the abutting, existing Green Light Car Wash. The activities to be conducted at the site are:

1. Vacuum house to power additional self-service vacuum stations
2. Individual self-service vacuum stations for use of patrons who have exited the automated car wash.
3. Egress for customers exiting the automated car wash

Land Use/Zoning:

| | |
|-----------------------------|---|
| Existing Land Use | Commercial |
| Future Land Use Designation | Commercial (Transit Oriented Commercial (TOC) |
| Zoning Designation | General Commercial (CG) |

Adjacent Designations:

| | Existing Use | Future Designation | Zoning |
|-------|--------------|---|--------|
| North | Commercial | Commercial (Transit Oriented Commercial (TOC) | CG |
| South | Commercial | Commercial (Transit Oriented Commercial (TOC) | CG |
| East | Commercial | Commercial (Transit Oriented Commercial (TOC) | CG |
| West | Commercial | Commercial (Transit Oriented Commercial (TOC) | CG |

IV. ZONING HISTORY

Existing Special Exceptions

Resolution No. 13R-09-214

Violations

None

Existing Variances

None

V. 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 Lauderdale.

7. Factors relating to safety, health, and general public welfare.

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

1. The effect of such use on surrounding properties may have the impact of alleviating traffic back-ups on NW 19th Street that are caused by the difficult egress of patrons that have used the car wash. This expansion will create two new locations of egress, for a total of three.
2. The suitability of the use in regard to its location, site characteristics, and intended purpose and access: The expansion of the existing car wash

The applicant has met all the conditions provided for in Special Exception Use approval Resolution #13R-09-214. The additional vacuum stations and egress lanes will reduce congestion on site and improve traffic access and flow within the site, resulting in improved efficiency and safety of the existing approved use.

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.

VI. RECOMMENDATION/ACTION

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 FOR A CAR WASH IS HEREBY RESTRICTED AND GRANTED SOLELY TO GREEN LIGHT CAR WASH, INC. (GLCW) AND SUCH DEVELOPMENT ORDER CANNOT BE ASSIGNED, LEASED, SUBLEASED, TRANSFERRED OR OTHERWISE CONVEYED TO ANOTHER PERSON. FURTHER, THIS SPECIAL EXCEPTION USE DEVELOPMENT ORDER SHALL AUTOMATICALLY EXPIRE AND BECOME NULL AND VOID IF ANY PERSON OTHER THAN GREEN LIGHT CAR WASH, INC. OPERATES THE USES. 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.***

2. **THE AUTOMATED CAR WASH WITH VACUUM STATIONS IS LIMITED TO A SIZE OF 12,000+ SQUARE FEET AS IS DEPICTED ON THE SKETCH INCLUDED HEREIN AS EXHIBIT A. 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.**
3. **THIS SPECIAL EXCEPTION USE EXPANSION ADDRESSES ONLY THE INDICATED PORTION OF THE PROPERTY IDENTIFIED AS 1870 N ST RD 7, FOLIO #494231250013 THE REMAINING APPROXIMATE 48,000+- SQUARE FEET OF THIS PARCEL MAY NOT BE DEVELOPED WITHOUT THE APPROVALS REQUIRED BY THE CITY OF LAUDERHILL LAND DEVELOPMENT REGULATIONS.**
4. **PAINT COLORS FOR THE NEW STRUCTURES OF VACUUM HOUSE AND VACUUM STATIONS MUST BE APPROVED THROUGH THE SITE PLAN MODIFICATION (SPM) PROCESS AND MUST BE IN CONFORMANCE WITH THE CITY OF LAUDERHILL DESIGN GUIDELINES.**
5. **THE DAYS AND HOURS OF OPERATION ARE SEVEN DAYS PER WEEK FROM 8:00 AM THROUGH 8:00 PM. ANY AMENDMENTS TO THESE HOURS SHALL REQUIRE FURTHER SPECIAL EXCEPTION USE APPROVAL BY THE CITY COMMISSION.**
6. **THE SOUND LEVELS AT THE RESIDENTIAL PROPERTY LINE SHALL NOT EXCEED 55 DBA, AS MEASURED FROM THE WEST SIDE OF THE BUILDING WALL. THE SOUND LEVELS WITHIN THE ABUTTING AND ADJOINING COMMERCIAL ZONED AREAS SHALL NOT EXCEED: 65 DBA ON WEEKDAYS FROM 8:00 A.M. TO 8:00 P.M.; AND 55 DBA AT ALL OTHER TIMES.**
7. **IF THE CITY'S CODE ENFORCEMENT BOARD ASSESSES A LIEN FOR LANDSCAPING, TRASH OR OTHER UNSIGHTLY OR UNSAFE CONDITIONS, 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 OR REVOCATION.**
8. **IF THE CITY'S POLICE DEPARTMENT RECORDS MORE THAN THREE INSTANCES REGARDING NOISE, LOITERING, PARKING OR CRIMINAL ACTIVITY, EITHER FROM OBSERVATION BY POLICE OFFICERS OR VERIFIED FROM COMPLAINTS BY THREE OR MORE UNRELATED INDIVIDUALS, WITHIN ANY NINETY (90) DAY PERIOD, THE SPECIAL EXCEPTION USE 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 OR REVOCATION.**

9. ***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.***

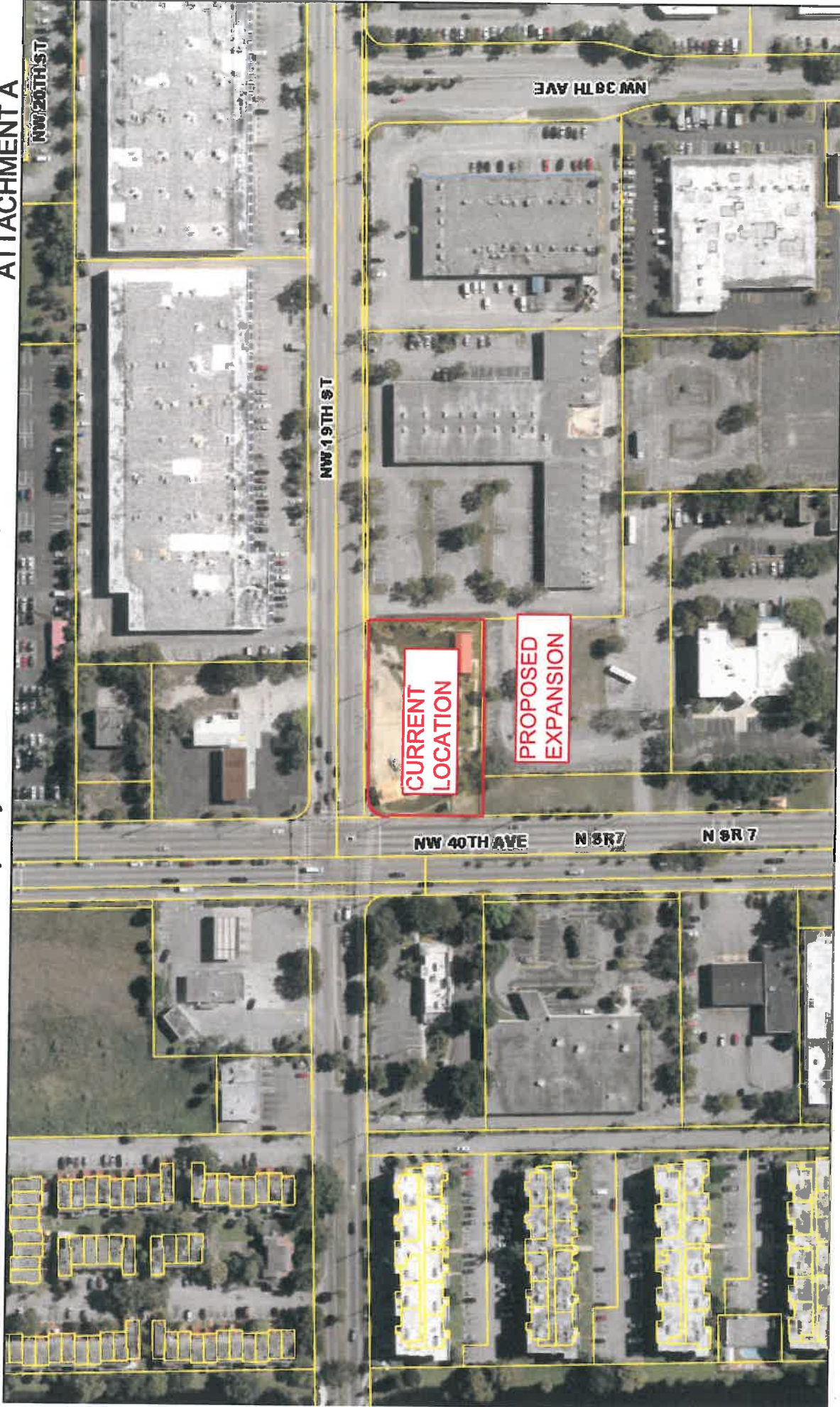
VII. ATTACHMENTS

1. Attachment A: Site Location Map
2. Attachment B: Original Resolution 13R-09-214
3. Attachment C: Application
4. Attachment D: Site plan

VIII. Prepared By:
Molly Howson
Associate Planner
February 27, 2016

Property Id: 494231200010

ATTACHMENT A



January 29, 2016

Parcels

A-1

Broward County Property Appraiser

ATTACHMENT B

RESOLUTION NO. 13R-09-214

A RESOLUTION GRANTING TO GREEN LIGHT CAR WASH, INC. A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO ALLOW IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT THE CONVEYANCE OF AN EXISTING CAR WASH ON A 0.83 ACRE SITE LEGALLY DESCRIBED AS ALL OF TRACT "A," LAZEAR'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 68, PAGE 46 OF THE PUBLIC RECORDS OR BROWARD COUNTY, FLORIDA, COMMONLY DESCRIBED AS 1890 N.W. 40 AVENUE, 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 zoning district by Special Exception approval only; and

WHEREAS City Staff recommends that the City Commission vote in FAVOR of this Special Exception Use Development Order request subject to the following amended conditions;

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA:

Section 1. The Special Exception Use Order of Green Light Car Wash, Inc. to allow the General Commercial (CG) Zoning District the conveyance of an existing car wash on a 0.83 acre site legally described as all of Tract "A," Lazear's subdivision, according to the Plat thereof, as recorded in Plat Book 68, Page 46, of the Public Records of Broward County, Florida, more commonly described as 1890 N.W. 40th Avenue, Lauderhill, Florida, is hereby approved subject to the following amended conditions:

1. THIS SPECIAL EXCEPTION USE DEVELOPMENT ORDER FOR A CAR WASH IS HEREBY RESTRICTED AND GRANTED SOLELY TO GREEN LIGHT CAR WASH, INC. (GLCW) AND SUCH DEVELOPMENT ORDER CANNOT BE ASSIGNED, LEASED, SUBLEASED, TRANSFERRED OR OTHERWISE CONVEYED TO ANOTHER PERSON. FURTHER, THIS SPECIAL EXCEPTION USE DEVELOPMENT ORDER SHALL AUTOMATICALLY EXPIRE AND BECOME NULL AND VOID IF ANY PERSON OTHER THAN OTHER THAN GREEN LIGHT CAR WASH, INC. OPERATES THE USES. ANY CHANGE OF CORPORATE OWNERSHIP AFFECTING 51 % OR MORE OF THE INTEREST OF THE BUSINESS OR ANY OF ITS ASSETS IN ANY MANNER SHALL TRIGGER THIS PROVISION.

ATTACHMENT B

2. THE AUTOMATED CAR WASH IS LIMITED TO A SIZE OF 4,693± SQUARE FEET AS DEPICTED ON THE SKETCH INCLUDED HEREIN AS EXHIBIT A. CONSISTENT WITH THE LAND DEVELOPMENT REGULATIONS, ARTICLE IV., PART 4.0., SECTION 4.3., THE EXPANSION, ALTERATION, ENLARGEMENT OR REMOVAL TO ANOTHER LOCATION OF THESE USES 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.
3. GLCW SHALL SUBMIT A SITE PLAN APPLICATION TO THE PLANNING AND ZONING DIVISION FOR IMPROVEMENTS TO THE SITE INCLUDING A NEW FAÇADE, ROOF, AND LANDSCAPING AMONG OTHER IMPROVEMENTS DETAILED WITHIN THE APPLICATION NO LATER THAN NO LATER THAN 60 DAYS AFTER THE EFFECTIVE DATE OF THIS RESOLUTION AND SUCH APPLICATION APPROVAL SHALL BE DILIGENTLY PURSUED.
4. GLCW SHALL COMPLETE ALL OF THE IMPROVEMENTS DETAILED IN THE APPLICATION NO LATER THAN SIX MONTHS AFTER BUILDING PERMIT APPROVAL.
5. THE DAYS AND HOURS OF OPERATION ARE SEVEN (7) DAYS PER WEEK FROM SUNRISE UNTIL SUNSET.
6. THE SOUND LEVELS AT THE RESIDENTIAL PROPERTY LINE SHALL NOT EXCEED 55 DBA, AS MEASURED FROM THE WEST SIDE OF THE BUILDING WALL. THE SOUND LEVELS WITHIN THE ABUTTING AND ADJOINING COMMERCIAL ZONED AREAS SHALL NOT EXCEED 65 DBA ON WEEKDAYS FROM 8:00 A.M. TO 6:00 P.M. AND 55 DBA AT ALL OTHER TIMES.
7. GLCW SHALL INSTALL SECURITY CAMERAS AS DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE THROUGH THE SITE PLAN MODIFICATION PROCESS.
8. GLCW A "NO LOITERING SIGN" AT THE ENTRANCE TO THE BUILDING AND IN THE PARKING LOT.
9. IF THE CITY'S CODE ENFORCEMENT BOARD ASSESSES A LIEN FOR LANDSCAPING, TRASH OR OTHER UNSIGHTLY OR UNSAFE CONDITIONS, 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 OR REVOCATION.

ATTACHMENT B

10. IF THE CITY'S POLICE DEPARTMENT RECORDS MORE THAN THREE INSTANCES REGARDING NOISE, LOITERING, PARKING OR CRIMINAL ACTIVITY, EITHER FROM OBSERVATION BY POLICE OFFICERS OR VERIFIED FROM COMPLAINTS BY THREE OR MORE UNRELATED INDIVIDUALS, WITHIN ANY NINETY (90) DAY PERIOD, 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 OR REVOCATION.
11. 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.

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 9 day of December, 2013.

PASSED AND ADOPTED on first reading this 9 day of December, 2013.



PRESIDING OFFICER

ATTEST:



CITY CLERK

ATTACHMENT B

MOTION
SECOND

Benson

Bates

M. BATES

Yes

H. BENSON

Yes

H. BERGER

Yes

K. THURSTON

Yes

R. KAPLAN

Yes

Approved as to Form



W. Earl Hall
City Attorney

ATTACHMENT C

APPLICATION NUMBER

16-SE-003



**SPECIAL EXCEPTION USE APPLICATION
FOR**

ENTER TYPE OF USE /BUSINESS:

Business Name: GREEN LIGHT CAR WASH, INC

Business Address: 1870 N. STATE ROAD 7
LAUDERHILL, FL. 33313

Business Telephone Number: 954-540-3330

Business Email: Vinny carfora@aol.com

APPLICANT AND CONTACT INFORMATION

Applicant Name: GREEN Light CAR WASH - VINNY CARFORA

Applicant Address: 1840 N. SR 7
LAUDERHILL, FL. 33313

Applicant Telephone Number: 954-540-3330

Applicant Mobile Telephone Number

Applicant Email address: Vinny carfora@aol.com

**FILL IN BELOW THE CONTACT INFORMATION FOR ANYONE ELSE WHO SHOULD
RECEIVE COPIES OF NOTICES /CORRESPONDENCE**

Name: VINNY CARFORA

Address: 501 OLEANDER DR.
HALLANDALE BEACH, FL 33009

Telephone Number: 954-540-3330 Mobile

Email address: Vinny carfora@aol.com

ATTACHMENT C

APPLICATION NUMBER

Name: _____

Address: _____

Telephone Number: _____ Mobile _____

Email address: _____

INFORMATION ABOUT THE USE/ BUSINESS

Business Description (Please list all activities conducted at your business):

CAR WASH VACUUM AREA - FREE

Date the business opened or is expected to be opened: _____

The Days and Hours of operation for the business :

LIST NEXT TO EACH DAY, THE HOURS
YOU WILL BE OPEN

LIST NEXT TO EACH DAY THE
OF EMPLOYEES ON DUTY

| | | | | | |
|-----------|---|----|---|-------|-------|
| Sunday | 8 | to | 8 | | _____ |
| Monday | 8 | to | 8 | | _____ |
| Tuesday | 8 | to | 8 | | _____ |
| Wednesday | 8 | to | 8 | | _____ |
| Thursday | 8 | to | 8 | | _____ |
| Friday | 8 | to | 8 | | _____ |
| Saturday | 8 | to | 8 | | _____ |

How many persons will the proposed business employ?

25 ESTIMATED

ATTACHMENT C

APPLICATION NUMBER

List the job titles and approximate salaries for the proposed employees?

MANAGER - \$1,200 - \$1,500 / WEEK
ASST. MGR. - \$600 / WEEK
LABOR - 8-10 / HR

Square footage of building space to be occupied by the business : _____

INFORMATION ABOUT THE SITE

Property Owner Name: ONE BLOOD INC

Property Owner Street Address: 1870 N. SR 7

City, State & Zip Code: LAUDERHILL, FL. 33313

Telephone #: _____ Email _____

STANDARDS FOR APPROVAL THE EFFECTS OF YOUR USE/BUSINESS ON THE COMMUNITY

Describe how your business will affect the residents who live close by: Residents will HAVE A LOT EFFECTIVE PLACE TO WASH THEIR CAR USING APPROX. 10% OF THE WATER OF DRIVEWAY WASHING.

Describe how this business/use will affect neighboring businesses:

Bring Go Green awareness to the community.

What site characteristics make this location suitable for your use/ business:

EXPANSION OF EXISTING BUSINESS TO MAKE SAFER and more user friendly

ATTACHMENT C

APPLICATION NUMBER

How will this use/ business affect the community economically?

more TAX Revenue, more ability to increase
our fundraising efforts, continue to offer walking of
city cuts for free, PERMIT FEES, APPLICATION FEES

ADDITIONAL DEMANDS ON UTILITIES, COMMUNITY FACILITIES, AND PUBLIC SERVICES

Describe any fire hazards associated with your business:

N/A

Describe what security measures your business will require:

PLACE

ALREADY IN

Describe any chemicals, fluids, gases or potentially hazardous substances that your business will use or store on site:

NONE

Describe any activity in your business that will use water other than normal washing and toilet use

NONE FOR THIS PORTION

Describe any activity in your business that will utilize City park facilities:

N/A

Describe any activity in your business that will generate noise, light or vibration:

SAME AS CURRENT

ATTACHMENT C

APPLICATION NUMBER

Describe transit, automobile or pedestrian traffic that your business will create in the area:

IT WILL HELP CURRENT congestion

Describe any activity in your business that will involve alcohol, music or live entertainment:

N/A

Describe any other aspects of your business about which you feel that the reviewer should know:

THIS IS AN EXPANSION OF AN EXISTING FACILITY TO IMPROVE congestion ingress/egress

ATTACH THESE DOCUMENTS TO THIS APPLICATION

1. Site Plan
2. Floor Plan
3. Inventory of Fixtures and Equipment
4. Legal Description
5. Certified Mailing list with two (2) sets of labels for all property owners within 300 feet of the site.
6. Copy of Lease (For Applicants who are renting)
7. Copy of Deed or Contract to Purchase (For Applicant who own or intends to own)
8. Letter from property owner authorizing you to apply for a special exception.

NOTE: STAFF MAY REQUIRE ADDITIONAL INFORMATION.

ATTACHMENT C

APPLICATION NUMBER

AFFIDAVIT

I, _____, DO HEREBY SWEAR OR AFFIRM

1. THAT ALL OF THE INFORMATION CONTAINED IN THIS APPLICATION AND THE ATTACHMENTS IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
2. CONSISTENT WITH THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF LAUDERHILL, FLORIDA, SPECIFICALLY, SCHEDULE E, SUBSECTION 5.(9), PARAGRAPH (B), I WILL CAUSE A SIGN AT LEAST THREE (3) SQUARE FEET IN SIZE TO BE POSTED ON THE SUBJECT PROPERTY FACING AND VISIBLE FROM THE STREET AT LEAST TEN (10) DAYS PRIOR TO THE PUBLIC. MOREOVER, I CERTIFY THE SIGN WILL REMAIN POSTED FOR THE DURATION OF THE TIME REQUIRED FOR THE POSTING OF THE SUBJECT PROPERTY AND A PHOTOGRAPH OF THE SIGN POSTED ON THE SUBJECT PROPERTY WILL BE PROVIDED TO THE CITY OF LAUDERHILL PLANNING AND ZONING DEPARTMENT AT LEAST SEVEN (7) DAYS PRIOR TO THE PUBLIC HEARING.
3. I WILL CAUSE THIS SAME SIGN TO BE REMOVED WITHIN SEVEN (7) CALENDAR DAYS AFTER THE HEARING.

PRINT YOUR NAME:

VINCENT CARFORA pres Green Light CAR WASH

SIGN YOUR NAME:

[Signature]

DATE:

2/17/16

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY
OF February, 20 16, BY Vincent Carfora, WHO IS
PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED FL DL

AS IDENTIFICATION AND WHO DID TAKE AN OATH.

NOTARY PUBLIC

SIGN:

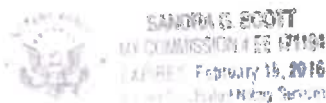
Sandra G Scott

PRINT:

Sandra G. Scott

STATE OF FLORIDA AT LARGE SEAL

MY COMMISSION EXPIRES:



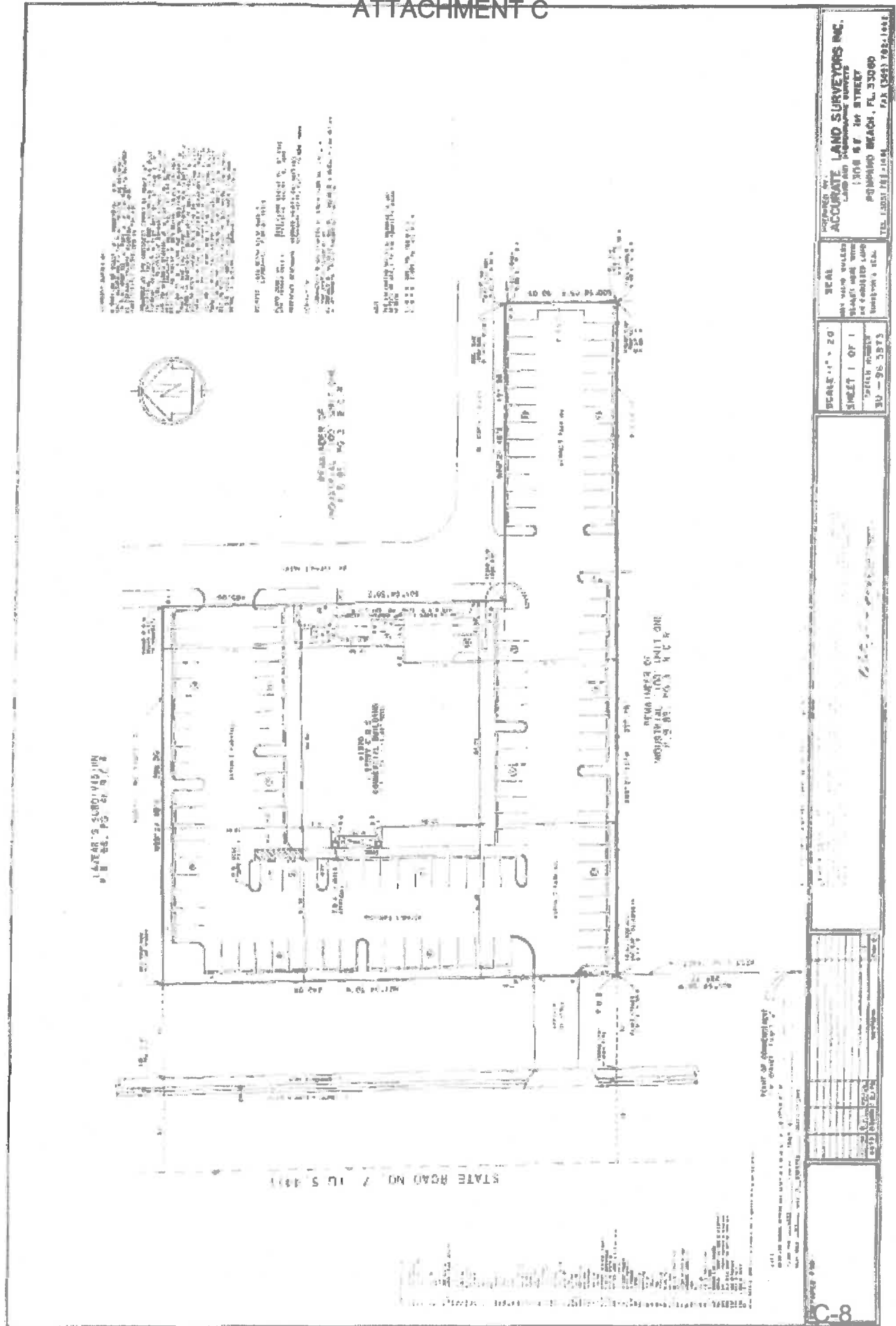
YOUR SUBMISSION

1. The original application with Attachments 1 -8 .
2. A check made payable to the City of Lauderhill for the appropriate fee amount.



| STOP | STOP | STOP |
|------|------|------|
| STOP | STOP | STOP |
| STOP | STOP | STOP |

ATTACHMENT C

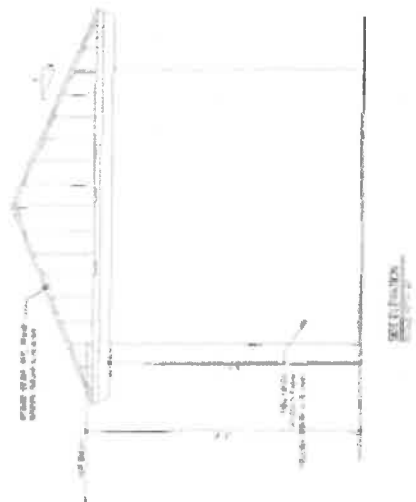


ACCURATE LAND SURVEYORS INC.
 LAND AND CONSTRUCTION SURVEYING
 1308 S.E. 1st STREET
 FORT LAUDERDALE, FL 33308
 TEL: (954) 702-1441

SCALE: 1" = 20'
 SHEET 1 OF 1
 TOTAL SHEETS: 1
 30 - 96 3873

REMAINDER OF
 INDUSTRIAL LOT UNIT ONE
 100' 0" x 100' 0" x 100' 0" x 100' 0"

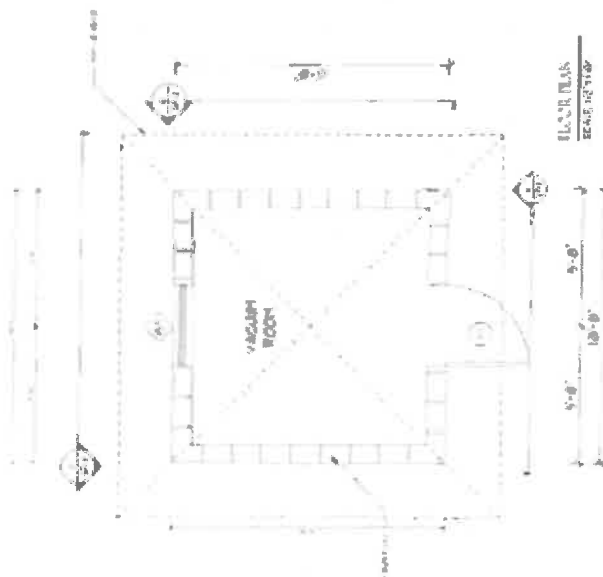
STATE ROAD NO. 7 (U.S. 441)
 C-8



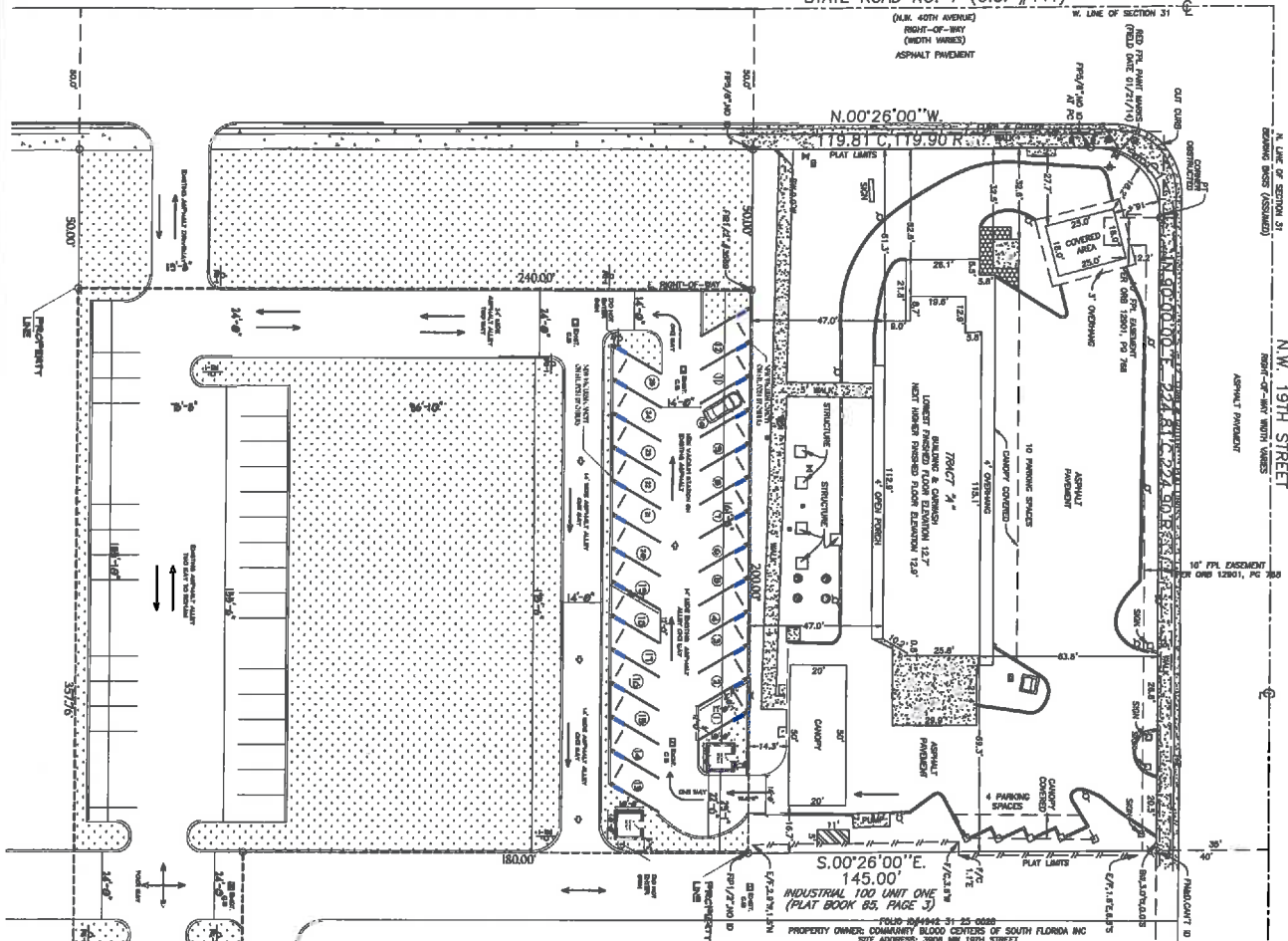
| NO. | Size | | Frames | Quantity |
|-----|-------|--------|--------|----------|
| | Width | Height | | |
| # | 12" | 48" | | |


| DOOR SCHEDULE | | | |
|---------------|---------------|------|---------------|
| NO | SIZE | TYPE | CLASSIFY |
| 1 | 10'0" x 10'0" | DOOR | 10'0" x 10'0" |

THE BLOCK WALL



STATE ROAD NO. 7 (U.S. #441)



| CODE | NAME | SIGNS |
|------|-------------------------|---|
| RI-1 | STOP 30"x30" |  |
| RI-2 | DO NOT ENTER 30"x30" | |

LEGAL DESCRIPTION:
INDUSTRIAL RD UNIT 1553 B PHASE A DISC 65 COMM AT SN
COR OF TR. ANDLY A/C WARDEN/29777 TO ROAD CONT NLY
240BLV 2009LY REQLY 67286SL 64/MLV 35776 TO POB

SCOPE OF WORK:
1. NEW VACUUM STATION ON EXISTING ASPHALT.
2. REPAIR/REPLACE EXISTING ASPHALT AS NEEDED.

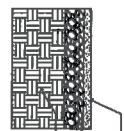
SITE DESIGN SPEED 10-15 MPH

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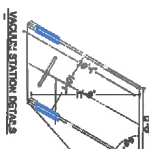
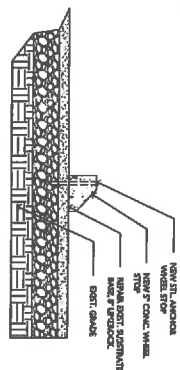
SITE DATA (SMARTCODE V8.0)
-----
ADDRESS: (C0) POLIO #442 31 26 0715
          000535 4400000 SOC. RT.
          (1) MOORE 44.000000
          1.3 ACRES
          1.3 ACRES
BUILDING HEIGHT ALLOWED: 36' (1st MAX F.L. ROOF)
2 STORIES MAX. ON 5 MAX. OVERLOOK ONE STORY
SETBACKS: FRONT:
              6' MIN. 16'-0" MAX
              SIDE: 5' MIN. 5' MAX
              REAR: 25'-0" MIN
USE: COMMERCIAL - AUTO
LOT COVERAGE: 85% MAX (4000.44 SF)
               0.33 (4200) SF

```

REPAIR ASPHALT DETAILS

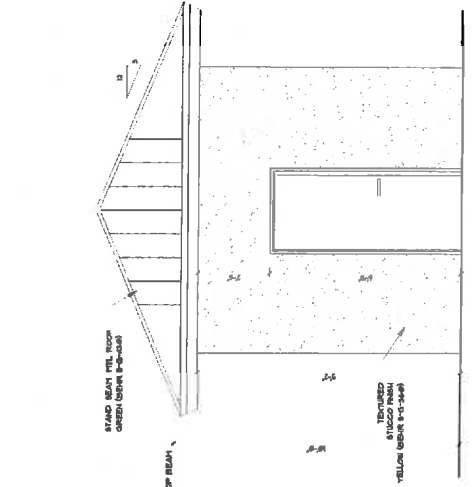


PRECAST WHEEL STOP

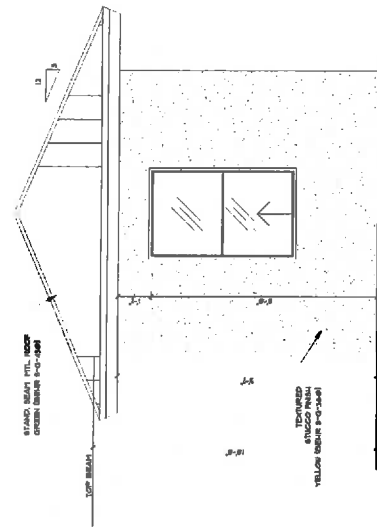


NEW VACUUM CANOPY
ON STL. POST BY OTHERS

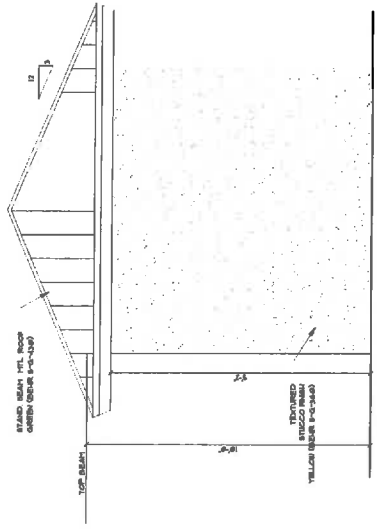
CADT BASIN



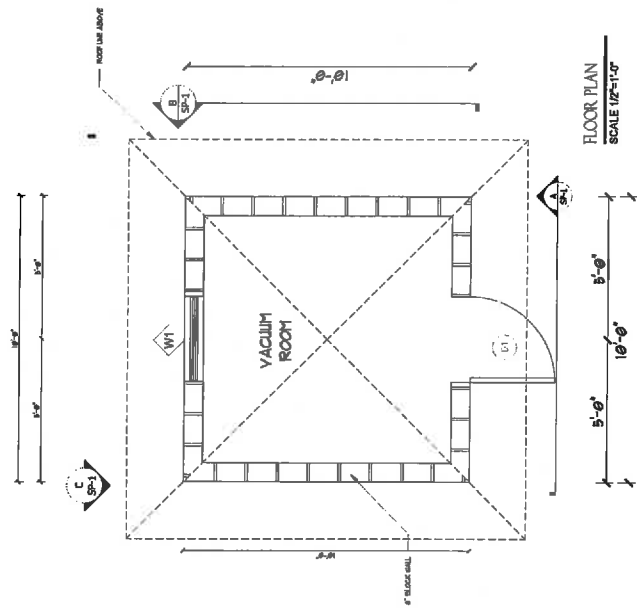
FRONT ELEVATION
SCALE 1/2" = 1'-0"



BACK ELEVATION
SCALE 1/2" = 1'-0"



SIDE ELEVATION
SCALE 1/2" = 1'-0"



FLOOR PLAN
SCALE 1/2" = 1'-0"

| WINDOW SCHEDULE | | | |
|-----------------|-------|--------|-------------|
| NO. | Size | | Remarks |
| | Width | Height | |
| W1 | 3'-0" | 8'-0" | SINGLE HUNG |

| DOOR SCHEDULE | | | |
|---------------|---------------|--------|----------|
| NO. | Size | Type | Remarks |
| | | | |
| D1 | 6'-0" x 8'-0" | HINGED | EXTERNAL |

8" BLOCK WALL

SPECIAL EXCEPTION USE AFFIDAVIT OF COMPLIANCE WITH CONDITIONS OF APPROVAL

I, VINNY CARFORA, being sworn, do hereby certify and affirm that the following statements are true:

1. I have read in its entirety the Development Review Report, any Supplemental Development Review Reports, and all attachments and exhibits associated with the special exception use application filed with the City of Lauderhill, Florida Planning and Zoning Division and understand its contents.
2. I have read and understand the below described conditions of approval and voluntarily agree to comply with all said conditions:
 1. **THIS SPECIAL EXCEPTION USE DEVELOPMENT ORDER FOR A CAR WASH IS HEREBY RESTRICTED AND GRANTED SOLELY TO GREEN LIGHT CAR WASH, INC. (GLCW) AND SUCH DEVELOPMENT ORDER CANNOT BE ASSIGNED, LEASED, SUBLEASED, TRANSFERRED OR OTHERWISE CONVEYED TO ANOTHER PERSON. FURTHER, THIS SPECIAL EXCEPTION USE DEVELOPMENT ORDER SHALL AUTOMATICALLY EXPIRE AND BECOME NULL AND VOID IF ANY PERSON OTHER THAN GREEN LIGHT CAR WASH, INC. OPERATES THE USES. 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.**
 2. **THE AUTOMATED CAR WASH WITH VACUUM STATIONS IS LIMITED TO A SIZE OF 12,000+ SQUARE FEET AS IS DEPICTED ON THE SKETCH INCLUDED HEREIN AS EXHIBIT A. 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.**
 3. **THIS SPECIAL EXCEPTION USE EXPANSION ADDRESSES ONLY THE INDICATED PORTION OF THE PROPERTY IDENTIFIED AS 1870 N ST RD 7, FOLIO #494231250013 THE REMAINING APPROXIMATE 48,000+ SQUARE FEET OF THIS PARCEL MAY NOT BE DEVELOPED WITHOUT THE APPROVALS REQUIRED BY THE CITY OF LAUDERHILL LAND DEVELOPMENT REGULATIONS.**

SPECIAL EXCEPTION USE AFFIDAVIT OF COMPLIANCE WITH CONDITIONS OF APPROVAL

- 4. PAINT COLORS FOR THE NEW STRUCTURES OF VACUUM HOUSE AND VACUUM STATIONS MUST BE APPROVED THROUGH THE SITE PLAN MODIFICATION (SPM) PROCESS AND MUST BE IN CONFORMANCE WITH THE CITY OF LAUDERHILL DESIGN GUIDELINES.**
- 5. THE DAYS AND HOURS OF OPERATION ARE SEVEN DAYS PER WEEK FROM 8:00 AM THROUGH 8:00 PM. ANY AMENDMENTS TO THESE HOURS SHALL REQUIRE FURTHER SPECIAL EXCEPTION USE APPROVAL BY THE CITY COMMISSION.**
- 6. THE SOUND LEVELS AT THE RESIDENTIAL PROPERTY LINE SHALL NOT EXCEED 55 DBA, AS MEASURED FROM THE WEST SIDE OF THE BUILDING WALL. THE SOUND LEVELS WITHIN THE ABUTTING AND ADJOINING COMMERCIAL ZONED AREAS SHALL NOT EXCEED: 65 DBA ON WEEKDAYS FROM 8:00 A.M. TO 6:00 P.M.; AND 55 DBA AT ALL OTHER TIMES.**
- 7. IF THE CITY'S CODE ENFORCEMENT BOARD ASSESSES A LIEN FOR LANDSCAPING, TRASH OR OTHER UNSIGHTLY OR UNSAFE CONDITIONS, 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 OR REVOCATION.**
- 8. IF THE CITY'S POLICE DEPARTMENT RECORDS MORE THAN THREE INSTANCES REGARDING NOISE, LOITERING, PARKING OR CRIMINAL ACTIVITY, EITHER FROM OBSERVATION BY POLICE OFFICERS OR VERIFIED FROM COMPLAINTS BY THREE OR MORE UNRELATED INDIVIDUALS, WITHIN ANY NINETY (90) DAY PERIOD, THE SPECIAL EXCEPTION USE 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 OR REVOCATION.**
- 9. 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.**

**SPECIAL EXCEPTION USE AFFIDAVIT OF
COMPLIANCE WITH CONDITIONS OF APPROVAL**

3. I understand that I am swearing or affirming under oath the truthfulness of the claims made in this affidavit and that the punishment for knowingly making a false statement may include the modification, suspension or revocation of any resolution adopting the special exception use application and any certificate of use associated with the special exception use approval.

Print your name: _____

VINNY CARFORA

Sign your name: _____

[Signature]

Date signed: _____

3/2/16

The foregoing instrument was acknowledged before me this 3rd day of march, 2016, by Vinny Carfora, who is personally known to me or who has produced _____ as identification and who did take an oath.

Notary public

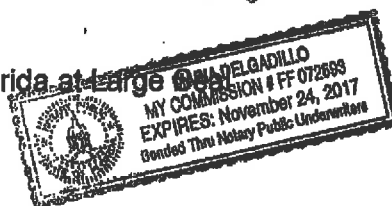
Print your name: _____

Maria Delgadillo

Sign your name: _____

[Signature]

State of Florida at Large



My Commission Expires: _____

11/24/2017



City of Lauderhill, FL

Suites 141-142
5581 West Oakland Park
Blvd.
Lauderhill, FL

File Details

File Number: 12R-1692

File ID: 12R-1692

Type: Resolution

Status: Quasi-Judicial First
Reading

Version: 1

Reference:

In Control: Building
Department

File Created: 03/01/2016

File Name: Special Exception Application No.16-SE-001 Green
Light Car Wash Inc.

Final Action:

Title: **RESOLUTION NO. 16R-03-54: A RESOLUTION GRANTING A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO GREEN LIGHT CAR WASH, INC., TO EXPAND AN EXISTING AUTOMATED CAR WASH LOCATED IN AN EXISTING 2,708 SQUARE FEET BUILDING ON A .83 +/--ACRE SITE ZONED GENERAL COMMERCIAL (CG), TRANSECT ZONE T5, LEGALLY DESCRIBED AS ALL OF TRACT "A", LAZEAR'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, COMMONLY DESCRIBED AS 1890 NW 40TH AVENUE, LAUDERHILL, FLORIDA, BY ADDING A VACUUM AREA CONSISTING OF A 100 SQUARE FEET BUILDING WITH 25 VACUUM STATIONS ON THE NORTHEAST PORTION OF A 1.39 ± ACRE PARCEL OF LAND, LEGALLY DESCRIBED AS A PORTION OF TRACT A, INDUSTRIAL 100, UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

Notes:

Sponsors:

Enactment Date:

Attachments: 2016 Green Light Expansion DRR.pdf,
ATTACHMENTS FOR GREEN LIGHT.pdf, Affidavit
for Conditions -.pdf, RES-16R-03-54 - Special
X-Green Light Car Wash Expansion Vacuum
Cleaners.pdf

Enactment Number:

Contact:

Hearing Date:

* **Drafter:** dgiancoli@lauderhill-fl.gov

Effective Date:

History of Legislative File

| Ver- sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---------------|--------------|-------|---------|----------|-----------|-----------------|---------|
|---------------|--------------|-------|---------|----------|-----------|-----------------|---------|

Text of Legislative File 12R-1692

RESOLUTION NO. 16R-03-54: A RESOLUTION GRANTING A SPECIAL EXCEPTION USE DEVELOPMENT ORDER, SUBJECT TO CONDITIONS, TO GREEN LIGHT CAR WASH, INC., TO EXPAND AN EXISTING AUTOMATED CAR WASH LOCATED IN AN EXISTING 2,708 SQUARE FEET BUILDING ON A .83 +/--ACRE SITE ZONED GENERAL COMMERCIAL (CG), TRANSECT ZONE T5, LEGALLY DESCRIBED AS ALL OF TRACT "A", LAZEAR'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, COMMONLY DESCRIBED AS 1890 NW 40TH AVENUE, LAUDERHILL, FLORIDA, BY ADDING A VACUUM AREA CONSISTING OF A 100 SQUARE FEET BUILDING WITH 25 VACUUM STATIONS ON THE NORTHEAST PORTION OF A 1.39 ± ACRE PARCEL OF LAND, LEGALLY DESCRIBED AS A PORTION OF TRACT A, INDUSTRIAL 100, UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

Request Action: Within the General Commercial (CG) Zoning District an Automotive, Car Wash Use is a special exception use requiring City Commission approval. The applicant needs City Commission approval in order to expand the operation of the current Special Exception use, Car Wash.

Summary Explanation/ Background:

The site in question is a commercial parcel abutting the existing Green Light Car Wash, located at 1890 N State Road 7, to the north and a General Commercial zoned parcel to the South and East, and abutting N State Road 7 to the West. This parcel is an appropriate site for the expansion of the existing Car Wash. Special Exception Application No.16-SE-001 Green Light Car Wash Inc.

Green Light Car Wash, Inc. has met all of the conditions required by the existing Seu approval (13R-09-214)

Based upon its review, staff finds the proposed expansion of an Automotive, Car Wash use to be consistent with the above considerations.

The additional vacuum stations and egress lane will improve the efficiency of operation and traffic flow onto and within the site, resulting in less congestion and more safety for the existing approved business. Based upon its review, staff finds the proposed expansion of an Automotive, Car Wash use to be consistent with the above considerations. As such, staff recommends approval of the special exception request. As such, staff recommends approval of the special exception request subject to the following conditions:

1. This special exception use development order for a car wash is hereby restricted and granted solely to Green Light Car Wash, Inc. (GLCW) and such development order cannot be assigned, leased, subleased, transferred or otherwise conveyed to another person. Further, this special exception use development order shall automatically expire and become null and void if any person other than Green Light Car Wash, Inc. operates the uses. 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.
2. The automated car wash with vacuum stations is limited to a size of 12,000+ square feet as is depicted on the sketch included herein as Exhibit A. 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.
3. This special exception use expansion addresses only the indicated portion of the property identified as 1870 n st rd 7, folio #494231250013 the remaining approximate 48,000+-square feet of this parcel may not be developed without the approvals required by the city of lauderhill land development regulations.
4. Paint colors for the new structures of vacuum house and vacuum stations must be approved through the site plan modification (spm) process and must be in conformance with the city of lauderhill design guidelines.
5. The days and hours of operation are seven days per week from 8:00 am through 8:00 pm. Any amendments to these hours shall require further special exception use approval by the City Commission.
6. The sound levels at the residential property line shall not exceed 55 dBA, as measured from the west side of the building wall. The sound levels within the abutting and adjoining commercial zoned areas shall not exceed: 65 dBA on weekdays from 8:00 a.m. to 6:00 p.m.; and 55 dBA at all other times.
7. If the City's Code Enforcement Board assesses a lien for landscaping, trash or other unsightly or unsafe conditions, 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 or revocation.
8. If the City's Police Department records more than three instances regarding noise, loitering, parking or criminal activity, either from observation by police officers or verified from complaints by three or more unrelated individuals, within any ninety (90) day period, the special exception use 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 or revocation.
9. 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.

Attachments:

- 1) Development Review Report
- 2) Attachments A - Site Plan B - Existing Approved Special Exception C - Special Exception Application

3) Affidavit agreeing to conditions

Cost Summary/ Fiscal Impact:

None

Estimated Time for Presentation:

10 minutes

Master Plan:

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