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Zoning Change (Text Amendment)
Manual Car Wash/Detailing Facilities

PW Pwmbroke LLC is proposing an amendment to the City of Pembroke Pines ("City") Code of Ordinances ("Code") in order to allow for manual car wash and detail facilities within Regional Malls in the B-3, General Business, Zoning District. Car washes are currently permitted within the City's B-2 zoning district subject to a variety of standards. The more specific manual car wash/detailing facilities are further permitted as accessory uses to Service Stations, Automobile Dealerships and Golf Courses. Petitioner is proposing to add Regional Malls to this list of uses where manual car wash/detailing facilities are permitted as accessory uses.

With the busy and hectic lifestyles of individuals today, there is a demand of such car wash and detail servicing that can be completed while the customer is working or completing other errands. As such, Regional Malls are perfect locations for such uses where customers may be working at the retail center or shopping. Upon completion of their errands, they can leave the regional mall with a clean and fully detailed car. This eliminates the hour (or more) of wait time that can occur at other stand-alone car wash and detail facilities.

The proposed text amendment further adds more protections for such uses at Regional Malls. More specifically, the proposed Code amendment would require the manual car wash/detailing facility at a regional mall to use a waterless cleaning process and 100% biodegradable cleaning products. This requirement will prevent the creation of any standing water or drainage into the drainage system for the mall. In addition, Petitioner is proposing a restriction on engine and undercarriage cleaning. These added protections ensure that the manual car wash/detailing facility does not have negative impacts on the retail center or to the environment.

The full language of the proposed text amendment is enclosed for your review. PW Pembroke LLC is respectfully requesting approval of the amendment to the City's Code in order to allow for manual car wash/detailing facilities at Regional Malls subject to the added protections proposed.