

# EXHIBIT 1

## CITY OF HALLANDALE BEACH MEMORANDUM

**DATE:** May 16, 2011  
**TO:** Planning & Zoning Board  
**FROM:** Christy Dominguez, Director of Planning and Zoning  
**THRU:** Thomas J. Vageline, Director  
Development Services Department  
**SUBJECT:** Application #21-11-CU by Arthur Leviton d/b/a Lorraine Cleaners  
1600 E. Hallandale Beach Blvd

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### APPLICANT:

Arthur Leviton, d/b/a/ Lorraine Cleaners

### REQUEST:

The applicant is requesting a Conditional Use Permit to install a laundry and pressing plant at an existing dry clean pick-up station pursuant to Section 32-175(d)(5) of the City's Code of Ordinances at the property located at 1600 E. Hallandale Beach Blvd.

### LOCATION

The property is located at 1600 E. Hallandale Beach Blvd.

### PLANNING DISTRICT

Golden Isles / A1A

### PARCEL SIZE

Hallandale Shopping Center: 345,800 square feet, 7.938 acres.

### EXISTING ZONING

CCB (Central City Business) District, PRD (Planned Redevelopment Overlay) District and PDD (Planned Development District) are assigned to the property.

### EXISTING USE

Dry clean drop off station

**PROPOSED USE**

Dry clean drop off station with onsite laundry and pressing plant

**COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION**

City: General Commercial

County: Commercial

**SURROUNDING ZONING**

N: CCB (Central City Business) District, PRD (Planned Redevelopment Overlay) District, and PDD (Planned Development District)

S: CF (Community Facilities) District and RM-18 (Residential Multifamily) District

E: CCB (Central City Business) District, PRD (Planned Redevelopment Overlay) District and PDD (Planned Development) District

W: CCB (Central City Business) District, PRD (Planned Redevelopment Overlay) District and PDD (Planned Development) District

**SURROUNDING LAND USE**

N: Diplomat Mall Shopping Center

S: St. Matthew's Church and Paradise-by-the-Sea Condominiums

E: Bank / Office Building across Layne Boulevard

W: RK Publix Shopping Center across SE 16<sup>th</sup> Avenue

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**LAND USE HISTORY**

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**Related Land Use History:**

On January 5, 2011, the City Commission adopted Resolution No. 2011-12 accepting the TD Bank Plat for a 3,964 square foot TD Bank. In addition, the Commission approved Application #58-10-DR for Minor Development Review for the bank building, exterior renovations to the existing Center and for reconstruction of the parking lot and landscaped areas. Approval of the project required a Development Agreement between the property owner and the City. As part of the Agreement, the owner is required to install a 6 foot masonry wall along the rear property line along Church Street, install a 5 foot sidewalk along Church Street to connect the existing network, increase onsite landscaping as much as possible, and contribute funds toward various City programs and projects.

The property owner has applied for a dry run of the building plans under permit # 11-900 for the façade renovations and the parking lot reconfiguration, which are currently being reviewed by staff.

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## **DETAILS OF THE APPLICATION/EXHIBITS**

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### Development Details:

The applicant's site plan depicts the following:

1. An existing shopping center with 90,914 square feet of retail, restaurant, nightclub and office space including Memorial Outpatient Center, Tatiana's and Dollar General;
2. An existing 1,275 square foot dry clean drop off station located at the western most corner of the shopping center;
3. A proposed 87 square foot boiler room with fire rated walls located at the rear of the existing dry clean drop station.

### Other Site Details:

According to the approved Minor Development Application #58-10-DR, a TD Bank is also proposed with 3,964 square feet for a total shopping center with 94,878 square feet. The total number of parking spaces proposed for all uses is 412 spaces. A total of 380 spaces are required, thus there is a surplus of 32 spaces.

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## **INTERDEPARTMENTAL REVIEW SUMMARY**

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The Fire Department has reviewed the applicant's plans and has stated a life safety systems plan will be required at the time of building permit review.

The Building Division has reviewed the plans and provided comments which will need to be addressed at the time the applicant applies for building permits.

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## **COMPREHENSIVE PLAN CONSIDERATIONS**

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The proposal is in conformance with the City's Comprehensive Plan.

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## APPLICABLE CODES AND ORDINANCES

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1. Section 32-175(d)(5) of the City's Code of Ordinances states a Conditional Use permit is required for properties zoned CCB District in order to provide retail on-premise dry cleaning operations, provided such operations do not exceed 2,000 square feet, that only self-contained dry cleaning units using nonflammable solvents are used and that such operations shall not service drops made outside the city limits or any commercial accounts. Such other conditions as may be necessary to ensure that the proposed use shall be operated in a manner not creating adverse effects on abutting and neighboring properties may also be imposed.

**The applicant is requesting a Conditional Use permit to install a laundry and pressing plant at an existing dry clean pick up station. Although the applicant is not specifically requesting to provide on-premise dry cleaning operations, he is proposing a more intense operation than a drop off station. The applicant presently operates an additional on-premise dry cleaning station at 500 E. Hallandale Beach Blvd. and requires only a laundry and pressing plant at the subject location. The applicant is not proposing any dry cleaning at this location; therefore, no solvents or chemicals will be used onsite. An 87 square foot boiler room is proposed which will be enclosed. The Florida Building Code and National Fire Protection Association have several life safety codes which must be complied with prior to approval of the building permits for the proposed boiler room. As long as these codes are adhered to, staff does not anticipate this use would create any adverse effects on adjacent tenants or neighboring properties.**

2. Section 32-455 (c) and the City's Administrative Parking Document require 4 parking spaces per 1000 square feet of floor area for shopping centers with 25,000-400,000 square feet.

**The existing commercial development consists of 90,914 square feet of retail/office and restaurant /nightclub space. The proposed TD Bank will have 3964 square feet for a total of 94,878 square feet. Based on the above standard, 380 parking spaces are required. Once the renovations to the shopping center are complete, the property will have 412 spaces. The parking requirement for a dry clean drop station and a laundry plant are the same; thus, there will still be an excess of 32 parking spaces.**

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## REVIEW OF APPLICATION CRITERIA

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## CONDITIONAL USE

ARTICLE VIII, SECTION 32-964. Conditional Uses: Applications for conditional uses shall be reviewed with consideration given to the following:

1. That the use is compatible with the existing natural environment and other properties within the neighborhood.

**Consistent. The use is proposed in an existing shopping center and is compatible with the surrounding natural and built environment.**

2. That the use will create no substantial detrimental effects on property values in the neighborhood.

**Consistent. The use will be confined to an existing strip center and will not create negative effects on property values in the neighborhood.**

3. That there are adequate public facilities such as schools, roads, parks, and utilities within the service areas involved.

**Not Applicable**

4. That there will be adequate provisions for the traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use.

**Consistent. The existing development, as well as the approved development plan for the center, has adequate provisions for pedestrian and vehicular circulation.**

5. That there will be adequate drainage systems to service the use with particular attention to the necessity for on-site retention systems to alleviate drainage and pollution problems.

**Consistent. The drainage system on the existing development is adequate.**

6. That there are adequate setbacks, buffering, and general amenities in order to control any adverse effects of noise, light dust, and other nuisances.

**Consistent. Existing setbacks and buffering are adequate. Staff does not anticipate any adverse effects of noise, dust and/or other nuisances from the proposed use.**

7. That the land area is sufficient, appropriate and adequate for the use and for any reasonably anticipated expansion thereof.

**Consistent. The proposed use will be confined to the existing unit; however, if the applicant wished to expand to an additional unit (up to the maximum permitted 2,000 square feet), the land area is sufficient and adequate.**

8. Any other conditions as may be stipulated and made a requirement in granting any application for a conditional use, when it is considered necessary to further the intent and general welfare, including but not limited to:
  - a. Limitations on the hours of business operations.
  - b. Limitations on the number of occupants of any building at any one time.

**Consistent, provided the establishment does not expand their operations beyond 2,000 square feet, and provided operations shall not service drops made outside of the City limits or any commercial accounts.**

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### **STAFF RECOMMENDATIONS**

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The proposed dry clean drop off station with a laundry and pressing plant meets the requirement set by Code for such facilities. The use is compatible with other uses within the shopping center and staff does not anticipate it would create any adverse effects. As such, staff recommends approval of the request subject to the following conditions:

1. Provided the establishment does not expand their operations beyond 2,000 square feet, and
2. Provided the establishment shall not service drops made outside of the City limits or any commercial accounts, and
3. Provided the establishment shall not use solvents for dry cleaning onsite.

Prepared by: \_\_\_\_\_  
Sarah Suarez, Senior Planner