

EXHIBIT 2

DRAFT

**PLANNING AND ZONING BOARD MEETING
WEDNESDAY JUNE 22, 2011
CITY COMMISSION CHAMBERS,
HALLANDALE BEACH, FLORIDA**

Members Present

Attendance

Michael Butler	Y
Terri Dillard (Alternate)	Y
Seymour Fendell	Y
Sheryl Natelson	Y
Irwin Schneider	N (excused absence)
Eudyce Steinberg (Vice-Chair)	N (excused absence)
Arnold Cooper (Chair)	Y

Staff in Attendance:

Thomas J. Vageline
Christy Dominguez
Sarah Suarez
Cindy Bardales

Mr. Cooper called the meeting to order at 1:39 PM

Approval of Minutes

~~Mr. Cooper: asked for the motion of approval for Planning and Zoning Board meeting minutes for May 25, 2011.~~

~~————— MOTION: MR. FENDELL MOVED TO APPROVE THE MINUTES OF THE
MAY 25, 2011 PLANNING AND ZONING BOARD.~~

~~————— MR. BUTLER SECONDED THE MOTION.~~

~~————— MOTION CARRIED BY ROLL CALL VOTE (5-0) FOR APPROVAL.~~

Old Business

1. Application #21-11-CU by Arthur Leviton/Lorraine Cleaner 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.

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48 Mr. Cooper: Opened the Public Hearing.

49

50 Mr. Arthur Leviton (7419 Greenport Cove, Boynton Beach) introduced himself and
51 stated he has been the business owner of Lorraine Cleaners for the past 22 years.

52

53 Mr. Leviton: added they decided to move to the subject location since their landlord at
54 500 E. Hallandale Beach Boulevard does not want to renew their lease. He further
55 added their current landlord does not permit dry cleaning plants, only water so they are
56 requesting to be allowed to have wet cleaning.

57

58 Mr. Leviton: apologized to the board for not attending last month's hearing. He added he
59 was not aware he needed to appear in front of the Board.

60

61 Mr. Cooper: Acknowledged

62

63 Mr. Fendell: asked if the applicant would be submitting plans for the boiler room?

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65 Mr. Leviton: clarified that he hired an engineer who did submit plans of the boiler room
66 with the application.

67

68 Ms. Dominguez: informed the Board the plans for the boiler room were not needed for
69 the Planning and Zoning hearing. The applicant turned in preliminary plans which are
70 presented to the Board as back up for approval of the conditional use application.
71 Detailed plans are submitted to the building division for a building permit if the
72 application is approved by the Board.

73

74 Mr. Cooper: pointed out the applicant, at this time, has a dry cleaning pick-up and
75 delivery and needs approval from the Board to add a washing machine.

76

77 Mr. Cooper: followed by asking if adding washing machine meant the business would
78 be functioning as a coin laundry.

79

80 Mr. Leviton: Stated no.

81

82 Mr. Cooper: asked staff if a study had been made on the sewer capacity in the area to
83 ensure sufficient space if adding more water and soap.

84

85 Ms. Dominguez: Confirmed.

86

87 Mr. Cooper: Closed the Public Hearing.

88

89 MOTION: MR. FENDELL MOTIONED TO APPROVE APPLICATION #21-11-CU
90 BY ARTHUR LEVITON/LORRAINE CLEANER REQUESTING A CONDITIONAL
91 USE PERMIT TO INSTALL A LAUNDRY AND PRESSING PLANT AT AN
92 EXISTING DRY CLEAN PICK-UP STATION PURSUANT TO SECTION 32-
93 175(d)(5) OF THE CITY'S CODE OF ORDINANCES AT THE PROPERTY

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94 LOCATED AT 1600 E HALLANDALE BEACH BOULEVARD SUBJECT TO
95 CONDITIONS OF STAFF.

96
97 MS. DILLARD SECONDED THE MOTION.

98
99 MOTION CARRIED BY ROLL CALL VOTE (5-0) FOR APPROVAL.

100

101 **NEW BUSINESS**

102

103 ~~An Ordinance of The City of Hallandale Beach Florida, Amending Chapter 32, Article III~~
104 ~~of The City of Hallandale Beach Code of Ordinances, The "Zoning and Land~~
105 ~~Development Code", By Amending Section 32-151, RS-5 Residential Single-Family~~
106 ~~District and Creating Section 32-181, Entitled Golden Isles Neighborhood Overlay~~
107 ~~District, Providing Supplemental Standards Relative to Permitted Uses, Site~~
108 ~~Development Standards, Signage and Notice Requirements Within the Golden Isles~~
109 ~~Overlay District. Providing for Conflicts; Providing for Severability; Providing for an~~
110 ~~Effective Date (This Ordinance is a result of Application #02-11-TC by the City of~~
111 ~~Hallandale Beach).~~

112

113 *(Minutes in Progress)*

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115

116 Meeting adjourned at 3:19 P.M.

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119 _____
120 Christy Dominguez
121 Planning and Zoning Board Liaison

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