EXHIBIT 3

Lorraine Cleaners of Hallandale

March 2, 2011

City of Hallandale Beach
Planning and Zoning Board
400 South Federal Highway
Hallandale Beach, Fl. 33009

Re: Application for Conditional Use (Variance)

Board Members:

Attached please find our application and other relevant paperwork, regarding our request for a conditional use variance for the property listed on the application. (1600 Hallandale Beach Blvd.)

We are currently leasing this property and have been operating as a Pick up & Drop off dry cleaning facility for the past several months.

We are requesting, we be allowed to install a commercial laundry and pressing plant. Our plant will use no solvents, it will only be used to wash and press. We will submit plans and specifications once we are approved under this application.

This location, we were informed by the landlord, had been used as a coin laundry by a prior tenant.

In response to the review standards noted in Section 32-964

1. The proposed use of the property will not affect existing natural environment or other properties within the neighborhood.
2. The proposed use will not create any detrimental effect on property values.
3. There are adequate public facilities and utilities within the service area.
4. There will be adequate provisions for traffic movement, both vehicular and pedestrian, both internal to the use and the area which will serve the use.
5. There is adequate drainage systems to service the use with particular attention to the necessity for on-site retention systems to alleviate drainage and pollution problems.
6. There exists adequate setbacks, buffering and general amenities in order to control any adverse effects of noise, light, dust, and other nuisances.
7. The existing space is sufficient, appropriate and adequate for the proposed use.
8. And any other conditions you may stipulate will be addressed.

We have retained the services of Christopher Cultro, AICP of Cultro and associates, to provide us with the research, mailing lists and mailings as required.

Respectfully,

Arthur Leviton
Lorraine Cleaners of Hallandale