

1 EXHIBIT 1

2 RESOLUTION NO. 2025-

3
4 A RESOLUTION OF THE MAYOR AND CITY COMMISSION
5 OF THE CITY OF HALLANDALE BEACH, FLORIDA,
6 CONSIDERING APPLICATION # CU-25-03650 BY 525 W.
7 PEMBROKE ROAD LLC, FOR CONDITIONAL USE
8 APPROVAL AND APPLICATION V-25-03651
9 REQUESTING A VARIANCE TO PERMIT THE PROPOSED
10 CAR WASH USE IN THE WEST REGIONAL ACTIVITY
11 CENTER / PEMBROKE ROAD SUBDISTRICT; AND
12 PROVIDING AN EFFECTIVE DATE.
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14

15 WHEREAS, the Applicant 525 W. Pembroke Road LLC, is requesting Conditional Use
16 approval and a Variance to build the M Car Wash project consisting of 3,882 square feet of
17 commercial space at the property located at 525 W Pembroke Road (the "Property") within
18 the City of Hallandale Beach ("City"); and

19 WHEREAS, the Applicant has submitted the following Applications for consideration
20 by the City Commission:

- 21 1. Application # CU-25-03650 for Conditional Use approval pursuant to Section 32-32-
22 160.b of the City Land Development Code (the "Code") in order to permit the proposed
23 car wash use in the West Regional Activity Center /Pembroke Road Subdistrict.
24 2. Application V-25-03651 requesting a Variance from the following provision:
25 a) Code Section 32-160, Table 32-160(a) requires that service stations/auto-related
26 businesses shall have a 1,500-foot separation from other auto-related uses; and
27

28 WHEREAS, the applicant has been going through the site plan review process since
29 November 2022 seeking to develop the property with a drive-through car wash on the site
30 while addressing both FDOT and staff comments; and

31 WHEREAS, during the site plan review process, the City's Zoning regulations for the
32 West RAC/Pembroke Road subdistrict were amended, thereby requiring a Conditional Use
33 application and a distance separation requirement of 1,500 feet to other auto-related uses,
34 including car washes; and

35 **WHEREAS**, the subject property is a vacant lot comprised of approximately 41,003
36 square feet (0.941 acre), encompassing Lots 7 through 13, Block 1 of the Lincoln Park
37 Subdivision, located at the southwest corner of Pembroke Road and NW 6th Avenue; and

38 **WHEREAS**, the applicant has also filed Application # DB-22-06150 for Minor
39 Development Review approval to allow development of the proposed car wash project; and

40 **WHEREAS**, pursuant to Section 32-964 of the City's Zoning and Land Development
41 Code (the "Code"), applications for conditional uses shall be reviewed with consideration
42 given to certain criteria; and

43 **WHEREAS**, on July 15, 2025, the City's Planning and Zoning Board considered the
44 Applicant's request for Conditional Use Approval and Variance and recommended approval
45 to the City Commission; and

46 **WHEREAS**, for reasons set forth in the Cover Memo, Staff recommends that the
47 Mayor and City Commission consider approval of 1) Application # CU-25-03650 for
48 Conditional Use approval and 2) Application V-25-03651 requesting a Variance from the
49 above cited code provisions, subject to the following conditions (the "Conditions"):

- 50
- 51 1. The Applicant shall execute a Unity of Title covenant tying the subject lots prior
52 to the issuance of the building permit for the development.
 - 53
 - 54 2. The business shall not operate in the evening hours later than 10:00 PM.
 - 55
 - 56 3. The applicant shall maintain compliance with all approval requirements of the
57 City and other approving regulatory entities.
 - 58

59 **NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY**
60 **COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA:**

61 **SECTION 1. Incorporation of Recitals.** The foregoing "Whereas" clauses are
62 incorporated herein.

63 **SECTION 2. Conditional Use Application.** Based on the substantial competent
64 evidence provided on the record, hereby incorporated herein by reference, including, but not
65 limited to, the Agenda Cover Memo, any materials presented by the applicant and the sworn
66 testimony of staff, the applicant and any experts, the Mayor and City Commission hereby find

- 67 ○ Compliance

68 with the criteria applicable to Section 32-32-160.b of the Zoning and Land Development Code

and does hereby

- approve subject to Conditions as stated above for Conditional Use Application # CU-25-03650.

SECTION 3. Variance. Based on the substantial competent evidence provided on the record, hereby incorporated herein by reference, including, but not limited to, the Agenda Cover Memo, any materials presented by the applicant and the sworn testimony of staff, the applicant and any experts, the Mayor and City Commission hereby find

- Compliance with the criteria applicable to Section 32-965 of the Zoning and Land Development Code and
- approve subject to Conditions Application V-25-03651 requesting a Variance from Code Section 32-160, Table 32-160(a) requiring that service stations/auto-related businesses shall have a 1,500-foot separation from other auto-related uses.

SECTION 4. Effective Date. This Resolution shall take effect immediately upon its passage and adoption.

APPROVED AND ADOPTED this ____ day of _____ 20__.

JOY F. COOPER
MAYOR

SPONSORED BY: CITY ADMINISTRATION
ATTEST:

JENORGEN GUILLEN, CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY
AND FORM

JENNIFER MERINO
CITY ATTORNEY