

Pompano Realty USA, LLC
Request for Text Amendment
City of Pompano Beach, Florida
April 12, 2021

Pompano Realty USA, LLC is requesting a public text amendment, as permitted by Article 2: Administration, Part 4 Application Specific Review Procedure, Section 155.2402 Text Amendment. The request comes to the City as a result of an interest by Laundry Center Holdings, Inc. desiring to locate in an available space, Unit 45, Palm Aire Market Place commercial center located at 277 S. Pompano Parkway, Pompano Beach, FL 33069.

The text amendment requested includes the change to Chapter 155, Section 155.4221, H, Consolidated Use Table to include laundromats as a permitted use in the B-2 Community Business zoning district. No other change is necessary as laundromats are currently defined in Chapter 155 and permitted in other commercial and planned development districts as well.

The proposed Laundromat by Laundry Center Holdings, Inc. is a new concept laundry facility that provides a clean, safe environment for all laundry needs for the general public and visitors to an area. The business includes Dry Cleaning and drop off laundry services which are currently permitted uses in the B-2 Zoning District. They also have full-time attendants on site available to assist customers with all the services provided. They use state-of-the-art "Smart Washing Machines and Dryers," both that operate either by coin or smart phone payment operations. These machines are able to take larger loads of laundry, thus reducing the number of machines one person would need to use, are electrically efficient and are maintained in top condition. Other benefits include free WIFI for all customers and other required products for washing and drying cloths.

Text Amendment Review Criteria:

Consistency with the Comprehensive Plan:

Policy 01.01.05: The proposed text change to allow Laundromats as a permitted use in the B-2 Community Commercial zoning district will not impact public services and facilities. Laundromats are an approved use in other districts and its use in the B-2 zoning districts and have been found to provide a public convenience in a commercial area serving the residents in that area and will not require additional capacities of public facilities or services.

Policy 01.07.06: The requested update to the land development regulations will provide the ability to add another commercial use, associated with the existing permitted use of Dry Cleaning and Drop-off laundry services into the current trends in the industry. The new "Smart Laundry", which provides a safe, full-service laundry experience to surrounding residential neighborhoods and tourist destination areas is appropriate to current market conditions.

Section 3. Zoning as to Permitted Uses and Densities, B. Commercial Land Use: The proposed text amendment is consistent with the commercial land use category of the City's comprehensive plan as it is for the inclusion of a Retail Use to be permitted in the same category. The B-2 district currently includes other laundry services as permitted including dry cleaning service and drop-off laundry service, both similar to the requested laundromat service and use.

Other Criteria:

2. The proposed text amendment does not conflict with any other provisions of the Code of Ordinances. The use "laundromat" is a permitted use in other non-residential zoning districts. The use is a community commercial use and service for the general public and visitors to the City.

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3. The business of laundromats has changed over the years and the current trend is to have these facilities staffed by employees at all times that they are open, provide a group of services which includes other services such as dry cleaning and drop-off laundry services. Both of these latter services are a permitted uses in the B-2 Zoning District. Other items that have changed the industry includes state of the art and larger washers and dryers minimizing the time guests take doing their own laundry. These machines, including vending for laundry supplies are operated by coin and by smart phones or tap credit cards such as apple's new credit card and other newer chip type cards. Patrons also are provided free WIFI services for a number of new technologies including smart phones, laptops and pads(iPad or android pads). There has also been an increase in use of laundromats by tourist spending time on vacation. The desire to handle their own personal items has increased based on current health concerns we have experienced over the last year in the United States and elsewhere.
4. Full-service laundromats have for years provided a community service, by providing residents and guests an alternative to having their cloths cleaned. This use within the B-2 Community Commercial District provides access to the surrounding residential neighborhoods, hospitality facilities and other business in the area. Even employees within the general commercial areas can have the convenience of doing their laundry before work, during lunch or before going home after work. This is not only a community need, but a benefit to employment centers keeping their employees within walking distance of their work and reducing drive time on local roads.
5. The intent of the B-2 district is to provide service uses among other commercial uses including low to moderate intensity office and retail uses that primarily serve the needs of residents of the surrounding residential neighborhoods. Adding laundromats as a permitted use is consistent with the B-2 Zoning District, as the other permitted uses in this district include dry cleaning services as well as drop-off laundry services. Doing laundry is a staple of a healthy life for the residents and guests to the City. Providing the option of do it yourself or drop-off service provides the diversity and convenience to all surrounding residents. Self-serve laundromats are more prevalent now since more residents and guests are concerned with public health issues and are using self-serve laundry facilities on a more frequent basis.
6. The permitted use of Laundromat in the B-2 Community Commercial zoning district will result in a logical and orderly development pattern. The use is always located in a commercial building similar to those in most commercial areas. While they can be freestanding, there are many other commercial uses in this district that can be accommodated in a freestanding building or combined in other buildings with other commercial uses. The laundromat will not impact other commercial business as they are self-sufficient and will also provide potential customers to other business in the general area. Individuals using these facilities usually go to other adjacent business and for additional goods, services and meals while waiting for their laundry to be completed.
7. The Laundromat of today will minimize any adverse impacts to the environment, including water, air, noise, stormwater management, or other aspects of the environment. They provide power saving equipment, low volume water use, noise reducing bases and are found in existing commercial areas that already provide stormwater management, protection of other resources and have no impact on wildlife. This is an urban use that in the B-2 district will be in existing land use areas for this commercial personal service use.

The attached portion of Appendix A, Consolidated Use Table shows the text amendment request which is simply to include "P" under the B-2 District for Laundromats.

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