

**City of Lauderdale
 Planning and Zoning Board
 Regular May 2017 Meeting
 Held
 May 30, 2017
 Commission Chambers
 5581 West Oakland Park Boulevard
 Lauderdale, Florida**

MINUTES

A. CALL TO ORDER

Vice Chairman Yacinthe called the meeting to order at 7:30 p.m.

B. PLEDGE OF ALLEGIANCE

Vice Chairman Yacinthe led those present in the Pledge of Allegiance.

C. ROLL CALL

Ms. Johnson called the roll and the following members were in attendance:

MEMBER	PRESENT	ABSENT
Chairman Melville B.Herron		X
Vice-Chairman Rene H.R. Yacinthe	X	
Dr. Leland K. Hall, Sr.	X	
Mr. Win Hoffman	X	
Kenneth Lewis, Esq.	X	
Ms. Ruth Roman Lynch	X	
Mr. Lamont Roberts	X	

ALSO PRESENT:

W. Earl Hall, City Attorney
 Sean Henderson, Deputy Finance Director
 Shani Langrin, Administrative Manager
 Stephen Tawes, City Planner
 Tears Johnson, Secretary to the Board

D. PROOF OF PUBLICATION

MOTION by Mr. Hoffman

To accept and file proof of publication.

SECOND by Ms. Lynch

The motion passed 6-0.

E. APPROVAL OF MINUTES: MARCH 28, 2017

Correction to page three: where it stated the Vice Chairman asked if anyone else had any questions, it should say Chairman Herron.

MOTION by Ms. Lynch

To approve the minutes of MARCH 28, 2017 with the correction as noted.

SECOND by Dr. Hall

The motion passed 6-0

F. CITY PLANNER'S REMARKS

Mr. Tawes mentioned that at the next Board meeting, he would present a revised paint palette for the Board to review. The existing palette was last updated in 2005, and some colors were too expensive or no longer available. The proposed revision to the City's color palette incorporated feedback from residents, and the City's Development Review Committee (DRC). He said the selection process would be easier and would include themes.

Vice Chairman Yacinthe questioned when, if approved by the Commission, would the palette become effective.

Mr. Tawes replied the change would be in an ordinance, so it would require two readings to pass; thus, it would become effective if approved upon second reading. The current palette was posted on the City's website, but the colors were different in reality, so it was very problematic for residents.

G. PUBLIC HEARING

City Attorney Hall swore in all persons wishing to speak on items one and two.

- 1. A SITE DEVELOPMENT PLAN APPLICATION FILED BY 7-ELEVEN INC. FOR APPROVAL TO CONTSTRUCT A GAS STATION AND CONVENIENCE STORE AND OPERATE IT TWENTY-FOUR HOURS PER DAY, SEVEN DAYS PER WEEK ON A 0.91± ACRE SITE IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT, LEGALLY DESCRIBED AS TRACT A OF TEXACO LAUDERHILL ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 43, OF THE PUPLIC RECORDS OF BROWARD COUNTY, MORE COMMONLY DESCRIBED AS 5590 WEST OAKLAND PARK BOULEVARD, LAUDERHILL, FLORIDA.**

Ms. Langrin read the title. She asked if there were any questions for staff.

Mr. Hoffman asked if a traffic impact study concerning the subject intersection had been conducted to show the impact of the proposed use on the intersection.

Ms. Langrin replied, outside of the application being presented to the DRC for approval, the application was sent to Broward County for comments and, to her knowledge, no additional comments were made.

Mr. Tawes added the subject application was for an existing parcel on which was currently operating a coin laundry, and it was the site of a former Denny's restaurant, so the traffic would have been accounted for previously and accommodated by the proposed development. The County made no comments on whether the applicant needed to do an additional traffic study.

Mr. Hoffman thought the existing and prior uses mentioned above could not be compared to a gas station and a 24-hour convenience store, so the existing traffic patterns and density might not be applicable. He went on to inquire about the operation and security of the proposed development, noting a 24-hours facility was a high risk for crime at the subject location, wondering if a state-of-the art facility included state-of-the art security measures to protect patrons and store employees at all times, above and beyond what was practiced by a similar uses elsewhere.

Ms. Langrin responded that the applicant provided staff with details in their write up about some of the advancements in their security system they would be implementing.

Mr. Roberts referred to section 3, attachment C, specifically the information on excess traffic generation and road capacities.

Ms. Langrin reiterated the traffic counts were based on when both the coin laundry and the Denny's when it was open generated

Ms. Lynch recalled the Denny's had been a 24-hour restaurant.

Ron Book, the applicant's representative, stated various members of his team were present to answer questions the Board might have. He indicated both the Denny's and the coin laundry operated 24 hours a day, though the Denny's had been shut for a long time. The applicant's intention was to tear down the old Denny's structure, and improve the property significantly, creating a design that was unique and special for Lauderhill. They had hoped to use the City's electronic system to give a PowerPoint presentation on the proposed design, but learned this would not be possible. On the issue of security, Mr. Book remarked it was the most important aspect for the employees, and especially for patrons. Regarding traffic, they believed the reason Broward County requested nothing additional from the applicant was the 7-Eleven was a lower generator of traffic than the Denny's, for which traffic counts were calculated when the Denny's first opened. The proposed store would be state of the art, including a fresh food component requested by the City, with tables for people to sit and eat, and free Wi-Fi.

Joe Bishop, the applicant's representative and Construction Manager for 7-Eleven, commented on the security for the proposed development, including a state-of-the-art security camera system, as well as a remote security system that monitored the store 24 hours a day. The remote system could be triggered at any time by store attendants via a watch-type piece they wore while on duty and touched for help in an emergency. He indicated they recently began installing what they called a Mosquito system, which emitted a sound outside the location loud enough to deter groups of people from hanging out outside on the store's premises. They achieved considerable success using this system, and they could install it at the subject location when construction began. He said anything their system recorded was backed up at

their 7-Eleven headquarters in Dallas, so security footage was always readily available. They trained their employees on safety measures and to use the equipment, and the store followed the State guidelines for safety. He noted other safety measures included keeping less than \$50.00 in the cash till during the day, and no more than \$30.00 at night, and notices of this practice were visibly posted. As franchisees had a significant investment in 7-Eleven stores, it was important to make sure they were safe for employees and patrons.

Bill Pfeffer, the applicant's representative and a civil engineer for 7-Eleven, addressed traffic concerns, remarking that existing uses at the subject site were considered trip generators, whereas a gas station/convenience store was a collector of pass-by traffic. That is, for patrons visiting a convenience store and/or gas station, this was not usually their end destination. He indicated, for the subject shopping center, the Denny's and the coin laundry were high trip generators, so a turn lane was already in place, removing vehicles from the travel lane into a deceleration lane to enter their site.

Ms. Lynch suggested the applicant consider hiring as many people from the local community as possible.

Mr. Book replied they had some level of control over local hiring, though they had no local franchisee for the subject location at present. 7-Eleven preferred not to own their stores, and constantly sought local owners to purchase the franchise, and they encouraged local owners to hire local persons. He said their website contained numerous applications for both the purchase of a franchise, and for employment.

Male Board Member 23:37 questioned if the applicant was confident that the exterior design planned for the site was consistent with Lauderhill's building design theme, and how would the proposed design impact the values of surrounding properties.

Mr. Book affirmed the unique Lauderhill design was consistent what the City was looking for, including the tiling, barrel tile roofs, walls, the gas pumps, etc.

Male Applicant Speaker 24:53 indicated the applicant and City staff went back and forth a number of time on the design of the location, and the final design City staff agree on put him \$700,000.00 over budget. It was unbelievable what their architectural team accomplished, and the Lauderhill store would stand out above the design of many of their other franchises.

Male Board Member 26:05 mentioned there was a 7-Eleven further along Oakland Park Boulevard by Walmart, just before University Drive, wondering if the applicant chose the subject location in Lauderhill because they felt a need existed, or was it selected because it was an opportunity to expand.

Austin Rosen, the applicant's representative and Senior Real Estate Representative for 7-Eleven, stated he led in the process of identification and negotiation of sites. He said the subject location was complementary to their network of stores, and the existing store on Oakland Park Boulevard was an older store they considered a V location, given its setback, access, and lack of being on a hard corner, and the subject site hit on all those points. The existing store was located in the City of Sunrise, and they wished to make an in way in Lauderhill, developing partnerships and working closely with the Chamber to explore their network on the possibility of locating a local franchisee. He commented on them getting involved with the S.A.K.E. Awards in order to learn more about the community.

Ms. Lynch sought clarification on whether the franchise would be selling Mobil gas.

Mr. Rosen affirmed they would, stating it would be a Mobil synergy with the latest design from Mobil.

Vice Chairman Yacinthe asked and received no further questions from the Board. He opened the discussion to the public received no feedback. He called for a motion.

MOTION by Dr. Hall

SECOND by Ms. Lynch

ROLL CALL VOTE:

MEMBER	YES	NO
Vice-Chairman Rene H.R. Yacinthe	X	
Dr. Leland K. Hall, Sr.	X	
Mr. Win Hoffman	X	
Kenneth Lewis, Esq.	X	
Ms. Ruth Roman Lynch	X	
Mr. Lamont Roberts	X	

The motion passed 6-0

2. **AN APPLICATION FILED BY HEIDI HENDERSON ON BEHALF OF 7-ELEVEN INC., DEVELOPMENT FOR A WAIVER ADJUSTMENT FROM THE LAND DEVELOPMENT REGULATIONS:**
 - a) **FROM SECTION 2.4.2 TO ALLOW A MINIMUM 23.2% PERVIOUS AREA IN LIEU OF 30% REQUIRED, IN ORDER TO LOCATE A CONVENIENCE STORE - GAS STATION ON A 0.918± ACRE SITE IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT, LEGALLY DESCRIBED AS TRACT A OF TEXACO LAUDERHILL ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 43, OF THE PUPLIC RECORDS OF BROWARD COUNTY, MORE COMMONLY DESCRIBED AS 5590 WEST OAKLAND PARK BLVD., LAUDERHILL, FLORIDA.**

Ms. Langrin read the title.

Mr. Hoffman asked if the City's engineering department had no objection to the requested waiver.

Ms. Langrin answered no, as this was an existing commercial plaza, and the applicant proposed increasing 21 percent to 23 percent.

Vice Chairman Yacinthe asked and received no further questions for staff. He opened the discussion to the public and received no feedback. He called for a motion.

MOTION by Ms. Lynch

SECOND by Mr. Hoffman

ROLL CALL VOTE:

MEMBER	YES	NO
Vice-Chairman Rene H.R. Yacinthe	X	
Dr. Leland K. Hall, Sr.	X	
Mr. Win Hoffman	X	
Kenneth Lewis, Esq.	X	
Ms. Ruth Roman Lynch	X	
Mr. Lamont Roberts	X	

The motion passed 6-0

H. NEW BUSINESS: NONE

I. UNFINISHED BUSINESS: NONE

J. NEXT MEETING DATE: June 27, 2017 @ 7:30 p.m.

K. ADJOURNMENT

The meeting was adjourned at approximately 8:02 P.M.