

**City of Lauderhill  
Planning and Zoning Board  
Regular October Meeting  
Held  
October 25, 2016  
Commission Chambers  
5581 West Oakland Park Blvd.  
Lauderhill, Florida**

**MINUTES**

**A. CALL TO ORDER**

Chairman Melville B.Herron called the meeting to order at 7:30 p.m.

**B. PLEDGE OF ALLEGIANCE**

Chairman Melville B.Herron led those present in the Pledge of Allegiance.

**C. ROLL CALL**

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

<b>MEMBER</b>	<b>PRESENT</b>	<b>ABSENT</b>
Chairman Melville B.Herron	X	
Vice-Chairman Yacinthe	X	
Ms. Ruth Roman Lynch	X	
Dr. Leland K. Hall, Sr.	X	
Mr. Win Hoffman	X	
Kenneth Lewis, Esq.	X	

**ALSO PRESENT:**

W. Earl Hall, City Attorney  
Stephen Tawes, City Planner  
Tears Johnson, Secretary to the Board

**D. PROOF OF PUBLICATION**

*MOTION by Vice-Chairman Yacinthe*

To accept and file proof of publication.

*SECOND by Mr. Hoffman*

The motion passed 6-0.

**E. APPROVAL OF MINUTES: SEPTEMBER 27, 2016**

*MOTION by Mr. Lewis*

To approve the minutes of September 27, 2016

*SECOND by Dr. Hall.*

The motion passed 6-0.

**F. CITY PLANNER'S REMARKS**

Mr. Tawes said that he had no remarks.

**G. PUBLIC HEARING**

1. A SITE DEVELOPMENT PLAN APPLICATION FILED BY STEVEN L. COHEN ON BEHALF OF THE PROPERTY OWNER, GOLDEN KRUST CARIBBEAN BAKERY, INC. FOR THE REDEVELOPMENT OF THE GOLDEN KRUST BAKERY SITE, INCLUDING BUT NOT LIMITED TO: DEMOLITION OF THE EXISTING RESTAURANT, CONSTRUCTION OF A NEW 1 STORY RESTAURANT BUILDING WITH DRIVE THROUGH, ASSOCIATED LANDSCAPING, PARKING AND LIGHTING, THE REFURBISHING OF A SECOND EXISTING BUILDING, ALL LOCATED ON A .34±ACRE SITE IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT, WITH T5 TRANSECT ZONE OVERLAY, LEGALLY DESCRIBED AS

**DIANE, SECTION 1- C, LOTS 10 & 11, BLOCK 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY DESCRIBED AS 4120 NW 12 STREET, LAUDERHILL, FL.**

**Mr. Tawes** read the title.

**Chairman Melville B. Herron** asked if there were any questions of staff. He said that he was confused and he had questions. He raised questions concerning the submissions as described in the staff report.

**Mr. Tawes** clarified.

**Mr. Hall** swore in the applicants.

**Mr. Steve Cohen**, architect gave a brief presentation for the proposed development.

**Mr. Lewis** asked what the proposed building would look like.

**Mr. Cohen** showed the rendering.

**Mr. Lewis** asked how the applicant would address some issues with the drive-thru, sloping and traffic flow.

**Mr. Cohen** discussed some of the grading and engineering improvements.

**Vice-Chairman Yacinthe** confirmed that the Board would be giving conditional approval tonight due to the conditions that remained to be satisfied before a final development order would be issued.

**Chairman Melville Herron** asked if there were any further questions of staff. Hearing none, he opened and closed the discussion to the Public and called for a motion.

***MOTION by Mr. Yacinthe***

***To accept staff's recommendation for the proposed site development plan.***

***SECOND by Dr. Hall***

**ROLL CALL VOTE**

MEMBER	YES	NO
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<b>Chairman Melville B. Herron</b>	<b>X</b>	
<b>Vice-Chairman Yacinthe</b>	<b>X</b>	
<b>Ms. Ruth Roman Lynch</b>	<b>X</b>	
<b>Dr. Leland K. Hall, Sr.</b>	<b>X</b>	
<b>Mr. Win Hoffman</b>	<b>X</b>	
<b>Mr. Lewis</b>	<b>X</b>	

**The motion passed 6-0**

**2. AN APPLICATION FILED BY STEVEN L. COHEN ON BEHALF OF THE PROPERTY OWNER, GOLDEN KRUST CARIBBEAN BAKERY, INC. FOR A WAIVER FROM THE LAND DEVELOPMENT REGULATIONS :**

**SCHEDULE G, SECTION 1.3.19 TO ALLOW FOR FIFTEEN (15) TOTAL PARKING SPACES IN LIEU OF TWENTY-FIVE (25) REQUIRED.**

**&**

**SCHEDULE L, SECTION 3.03, A.1.F. TO ALLOW A 12' X 18 'HANDICAP PARKING SPACE.**

**IN ORDER TO CONSTRUCT A NEW 1 STORY RESTAURANT BUILDING WITH DRIVE THROUGH, ASSOCIATED LANDSCAPING, PARKING AND LIGHTING, THE REFURBISHING OF A SECOND EXISTING BUILDING, ALL LOCATED ON A .34±ACRE SITE IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT, WITH T5 TRANSECT ZONE OVERLAY, LEGALLY DESCRIBED AS DIANE, SECTION 1- C, LOTS 10 & 11, BLOCK 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY DESCRIBED AS 4120 NW 12 STREET, LAUDERHILL, FL.**

**Mr. Tawes** read the title. He also said that he wished to correct the address for the record that it included 4110 as well as 4120.

**Mr. Lewis** expressed concern for the parking congestion at the site and the reduction of parking spaces.

**Mr. Cohen** explained that the proposed reconfiguration would greatly improve the traffic flow.

**Mr. Tawes** also noted that the two handicap spaces would be separated.

**Chairman Melville Herron** asked if there were any further questions of staff. Hearing none, he opened and closed the discussion to the Public and called for a motion.

***MOTION by Ms. Ruth Roman Lynch***

***SECOND by Vice-Chairman Yacinthe***

**ROLL CALL VOTE**

<b>MEMBER</b>	<b>YES</b>	<b>NO</b>
<b>Chairman Melville B. Herron</b>	<b>X</b>	
<b>Vice-Chairman Yacinthe</b>	<b>X</b>	
<b>Ms. Ruth Roman Lynch</b>	<b>X</b>	
<b>Dr. Leland K. Hall, Sr.</b>	<b>X</b>	
<b>Mr. Win Hoffman</b>	<b>X</b>	
<b>Mr. Lewis</b>	<b>X</b>	

**The motion passed 6-0**

**H. NEW BUSINESS:**

- 1. Public comments on non-agenda items:**
- 2. Planning and Zoning Board member remarks:**

**Chairman Melville B. Herron** urged everyone to vote November 8, 2016

**I. UNFINISHED BUSINESS: NONE**

**J. NEXT MEETING DATE:** November 29, 2016.

**K. ADJOURNMENT**

The meeting was adjourned at approximately 8:00 P.M.