

**DEVELOPMENT REVIEW/COMMUNITY APPEARANCE
COMMITTEE**

REGULAR MEETING

TUESDAY, FEBRUARY 21, 2017

AT 1:30 P.M.

**SOL SIEGLER MULTI-PURPOSE ROOM
5581 WEST OAKLAND PARK BLVD.
LAUDERHILL, FLORIDA 33313**

MINUTES

I. CALL TO ORDER

Ms. Howson called the meeting to order at approximately 1:30 P.M.

II. ROLL CALL

| MEMBER | PRESENT | ABSENT |
|-------------------------------------|----------------|---------------|
| Steve Tawes, City Planner | | X |
| Molly Howson, Planning Analyst | X | |
| Shani Langrin, Zoning | X | |
| Joe Hone, Fire Dept. | | X |
| Officer McGriff , Police Department | X | |
| Don Giancoli, Building | | X |
| J. Martin Cala, DEES | X | |
| Joan Fletcher, GIS | X | |
| Elijah Wooten Economic Development | X | |
| Desorae Giles-Smith, Administration | | X |

Also Present:

Tears Johnson, Secretary to the Committee

III. PROOF OF PUBLICATION:

MOTION by *Mr. Wooten*

To accept and file proof of publication.

SECOND by Ms. Fletcher

The motion passed unanimously by voice vote.

IV. APPROVAL OF THE MINUTES: February 21, 2017

MOTION by Ms. Langrin

To approve the minutes of February 21, 2017

SECOND by Mr. Wooten

The motion passed unanimously by voice vote.

V. MOTION TO ACCEPT AND FILE WRITTEN COMMENTS

MOTION by Ms. Fletcher

To accept and file written comments.

SECOND by Mr. Wooten

The motion passed unanimously by voice vote.

VI. PUBLIC HEARING:

A. DEVELOPMENT APPLICATIONS:

1. 17- SP-001 7-ELEVEN, INC.

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 BLVD., LAUDERHILL, FLORIDA.

Ms. Howson read the title and welcomed the applicants.

The Applicant was represented by: Mr. Bill Pfeffer, Heidi Davis, and Joe Bishop.

The Committee discussed their comments with the applicants.

Mr. Pfeffer noted the existing restaurant will be demolished and the laundry mat is staying in place.

Mr. Cala advised the applicants because of food preparation a grease trap is required.

Mr. Pfeffer asked if a pedestrian route to the retail plaza a requirement. He also stated they do not see a good place for pedestrian crossing and are concerned about working outside of their property boundaries.

Ms. Howson stated she was not sure and she will clarify with Mr. Tawes and get back with them with an answer.

Mr. Cala advised consent from the adjacent property owner to modify the parking lot to the east of the site is required.

Mr. Pfeffer questioned if the previous existing non-conformity of the pervious percentile would be grandfathered in. He also asked if this issue would be eligible for a waiver to provide less pervious than required.

Ms. Howson stated she did not believe so but she will verify with Mr. Tawes.

Mr. Pfeffer noted the propane sales will be under the canopy which will be added to the plans. He also noted the calculations of the food areas will be included on the plans as well.

Ms. Howson discussed the design consultant comments.

Ms. Howson called for a motion.

MOTION by Ms. Fletcher

To deny 17-SP-001 without prejudice.

SECOND by Ms. Langrin.

The motion passed unanimously by voice vote.

VIII. UNFINISHED BUSINESS: NONE

IX. NEW BUSINESS: NONE

X. ADJOURN

The meeting adjourned at approximately 2:15 P.M.