

# DRAFT

**City of Lauderdale  
Planning and Zoning Board  
Regular March Meeting  
Held  
May 26, 2015  
Commission Chambers  
5581 West Oakland Park Blvd.  
Lauderhill, Florida**

I hereby certify that this is a true and correct copy of the minutes of the May 26, 2015 meeting of the Planning and Zoning Board

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Melville Herron  
Chairperson

## 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. SWEARING IN OF NEW MEMBER

City Attorney W. Earl Hall administered the Oath of Office to Ruth Roman Lynch.

### D. ROLL CALL

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

MEMBER	PRESENT	ABSENT
Chairman Melville B.Herron		X
Vice-Chairman Yacinthe	X	
Ms. Ruth Roman Lynch	X	
Dr. Leland K. Hall, Sr.	X	
Mr. Win Hoffman	X	
Mr. Doug Crumpler	X	

Kenneth Lewis, Esq.		X
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**ALSO PRESENT:**

W. Earl Hall, City Attorney  
Earl R. Hahn, City Planner  
Marilyn Ozegovich, Secretary to the Board

**E. PROOF OF PUBLICATION**

*MOTION by Mr. Hoffman*

To accept and file proof of publication.

*SECOND by Mr. Crumpler.*

The motion passed 5-0.

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**f. APPROVAL OF MINUTES**

*MOTION by Mr. Crumpler*

To approve the minutes of April 28, 2015

*SECOND by Dr. Hall.*

The motion passed 5-0.

**G. CITY PLANNER'S REMARKS**

**Mr. Hahn** welcomed the newest Board member and spoke briefly about the Sunshine Law and ex-parte communications.

**H. PUBLIC HEARING**

1. An Ordinance of the City Commission of Lauderhill, Florida amending the Land Development Regulations and pertaining to self-service storage facilities; amending Article I., General Provisions, Part 1.0., General, Section 1.5., Definitions, General, by repealing the definition of self-service storage facility; amending Article III., Zoning Districts, Part 5.0., Special Regulations for Specific Land Use Classifications,

Section 5.34., Self-service storage facility uses, by adding Subsection 5.34.9. on wholesale and retail sales and services and Subsection 5.35.10., on self-service storage facility uses within the Community Commercial zoning district and making modifications to the section name, Subsection 5.34.3 on uses within units and Subsection 5.34.4. on design standards; amending Schedule A., Land Use Classifications, by adding self-service storage facility as a land use and providing a definition; amending Schedule B., Allowable Uses, Section 2., Uses Allowed in Nonresidential Districts, by allowing within the Community Commercial (CC) zoning district a self-service storage facility as a permitted use; providing for findings and conclusions; providing for conflicts; providing for codification; providing an effective date (Sponsored by Charles Faranda, City Manager).

**Mr. Hahn** read the title.

**Vice-Chairman Yacinthe** asked if there were any questions of staff and called for a motion.

***MOTION by Mr. Crumpler***

**To accept the written report for Item G.1.**

***SECOND by Mr. Hoffman.***

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**Mr. Hoffman** noted that the building square footage was 124,648 and the ordinance proposes that the self storage facility be a minimum of 40,000 square feet. He asked what actual percentage of the building would be utilized by the self storage facility.

**Mr. Hahn** explained that the Mall and the tenant were waiting to see if the City Commission approves the proposed ordinance and would then negotiate the amount of space. He speculated that they would probably utilize about half of the building, the first floor. As demand grew they would expand to the second floor.

**Dr. Hall** asked for clarification of the entrance and loading dock.

**Mr. Hahn** explained that items for storage would be off-loaded at the loading dock and taken through the interior to the assigned storage space. There would be no outside garage doors for each storage space.

**Mr. Crumpler** expressed concerns about security for the site. He wanted to know if there would be lighting etc. for people unloading their cars at 9:00 P.M.

**Mr. Hahn** said that if this ordinance is approved there is a requirement that that they come in for a site plan modification and during that time the Applicant would address changes to the exterior of the building, the loading area and lighting, including security. He also explained that a manager would live on premises and that the hours of access to the facility would be limited.

**Mr. Crumpler** asked if the site plan would come back to the Board. He said that he was concerned about the security because the site is not visible from the street. He wanted to be sure that the plan was reviewed by the Police Department for security concerns.

**Mr. Hahn** explained that site plan modifications are reviewed by all of the disciplines including the Fire and Police Departments. He also noted that State law prohibits the City from requiring them to install security cameras.

**Mr. Crumpler and Dr. Hall** requested that the site plan modification be brought before the Planning and Zoning Board.

**Mr. Hahn** directed the Secretary to make a note that the application will have final approval by the Planning and Zoning Board.

**Vice-Chairman Yacinthe** opened and closed the discussion to the Public and called for a vote.

**ROLL CALL VOTE**

<b>MEMBER</b>	<b>YES</b>	<b>NO</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. Doug Crumpler</b>	<b>X</b>	

**The motion passed 5-0.**

**I. NEW BUSINESS:**

1. Public comments on non-agenda items: None.

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2. Planning and Zoning Board member remarks: The members welcomed Ms. Lynch.

**J. UNFINISHED BUSINESS: NONE**

**K. NEXT MEETING DATE**

The next meeting is tentatively scheduled for June 30<sup>th</sup>, 2015 at City Hall.

**L. ADJOURNMENT**

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

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