

**DEVELOPMENT REVIEW/COMMUNITY APPEARANCE
COMMITTEE
REGULAR MEETING
TUESDAY, SEPTEMBER 6, 2016
AT 1:00 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 1:00 P.M.

II. ROLL CALL

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

*arrived 1:05 P.M.

Also Present:

Marilyn Ozegovich, Secretary to the Committee

III. PROOF OF PUBLICATION:

MOTION by Mr. Tawes

To accept and file proof of publication.

SECOND by Insp. Hone.

The motion passed unanimously by voice vote.

IV. APPROVAL OF THE MINUTES: August 16, 2016

MOTION by Mr. Tawes

To approve the minutes of August 16, 2016

SECOND by Ms. Langrin.

The motion passed unanimously by voice vote.

V. MOTION TO ACCEPT AND FILE WRITTEN COMMENTS.

MOTION by Mr. Tawes

To accept and file written comments.

SECOND by Ms. Saunders .

The motion passed unanimously by voice vote.

VI. PUBLIC HEARING:

A. COMMUNITY APPEARANCE APPLICATIONS:

1. 16-CAC-014 MY EYE LAB

A COMMUNITY APPEARANCE APPLICATION FILED BY NATE KARSTEN ON BEHALF OF MY EYE LAB FOR APPROVAL TO CHANGE THE EXTERIOR PAINT COLORS OF A BUILDING LOCATED ON A , ON A .45+ ACRE SITE IN GENERAL COMMERCIAL (CG) LEGALLY DESCRIBED AS A PORTION OF TRACT A, C & U SHOPPING CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE COMMONLY KNOWN AS THE FORMER PIZZA HUT AT 7580 WEST COMMERCIAL BOULEVARD, BABIES R US PLAZA, LAUDERHILL, FLORIDA.

Ms. Howson read the title and introduced the item. She noted that the Applicant was not present. She stated that the design consultant reviewed and approved the last submission.

Mr. Howson called for a motion.

MOTION by Mr. Tawes

To approve 16-CAC-014.

SECOND by Mr. Giancoli.

The motion passed unanimously.

B. DEVELOPMENT APPLICATIONS:

2. 16-SP-002 WAWA GAS AND CONVENIENCE STORE RESUBMISSION

A SITE DEVELOPMENT PLAN APPLICATION FILED BY TIMOTHY PATRICK DEVELOPMENT, LLC FOR APPROVAL TO CONSTRUCT A GAS STATION AND CONVENIENCE STORE AND OPERATE IT TWENTY-FOUR HOURS PER DAY, SEVEN DAYS PER WEEK ON A 1.53± ACRE SITE IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT, LEGALLY DESCRIBED AS CITY OF LAUDERHILL SEC 1 PT OF TR H, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 4 MORE COMMONLY DESCRIBED AS THE NORTHWEST CORNER OF NW 44TH STREET AND NORTH UNIVERSITY DRIVE, LAUDERHILL, FLORIDA AND IDENTIFIED BY THE BROWARD COUNTY PROPERTY APPRAISER BY FOLIO NUMBERS: 494116019252, 494116019251 AND A PORTION OF 494116019250.

Mr. Howson read the title.

Mr. Patrick O'Leary and Mr. George Balaban represented the Applicant. Represented the applicant.

The Committee discussed their comments with the applicant. They discussed the lighting. Mr. Giancoli noted that the lighting had to be full cut off. The wall packs had to full cut off or eliminated. The lighting in the parking lot should be 3000 kelvin.

Ms. Howson called for a motion.

MOTION by Mr. Tawes

To approve 16-SP-002 subject to conditions, to be satisfied at time of building and engineering permitting. Lighting should be satisfied prior to final signature set.

SECOND by Ms. Langrin.

The motion passed unanimously by voice vote.

3. 16-TA-002 FOR WAWA CONVENIENCE STORE - GAS STATION

AN APPLICATION FILED BY CHRISTINA BILENKI ON BEHALF OF TIMOTHY PATRICK DEVELOPMENT FOR A WAIVER FROM THE LAND DEVELOPMENT REGULATIONS :

- a. FROM SECTION 2.4.2 TO ALLOW A MINIMUM 23.3% PERVIOUS AREA IN LIEU OF 30% REQUIRED;
- b. FROM SECTION 5.18 TO ALLOW A WALL LOCATED WITHIN AN EASEMENT ON THE WEST SIDE OF THE PROPERTY;
- c. FROM HANDICAP PARKING STANDARD TO ALLOW TWO (2) HANDICAP PARKING SPACE WITH A DEPTH OF 20 FEET IN LIEU OF 18 FEET REQUIRED.

IN ORDER TO LOCATE A CONVENIENCE STORE - GAS STATION ON A 1.53± ACRE SITE IN THE GENERAL COMMERCIAL (CG) ZONING DISTRICT, LEGALLY DESCRIBED AS CITY OF LAUDERHILL SEC 1 PT OF TR H, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 4 MORE COMMONLY DESCRIBED AS THE NORTHWEST CORNER OF NW 44TH STREET AND NORTH UNIVERSITY DRIVE, LAUDERHILL, FLORIDA AND IDENTIFIED BY THE BROWARD COUNTY PROPERTY APPRAISER BY FOLIO NUMBERS: 494116019252, 494116019251 AND A PORTION OF 494116019250.

Mr. Howson read the title.

Mr. Patrick O’Leary and Mr. George Balaban represented the Applicant.

The Committee discussed Section b. of the request pertaining to the wall. It was agreed that the Applicant should modify the waiver to maintain the existing fence on Lot 6 adjacent to the shopping center gate at the south end perpendicular to Lot 8. Concern was expressed that vagrants would go between the fence and the wall.

Insp. Hone confirmed that the lane would not be significantly reduced by the change in handicap

MOTION by Mr. Tawes

To approve the waiver request with the the condition that the Applicant delete Section b. and amend the site plan to reflect the A & C portions.

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 2:30 P.M.