

**DEVELOPMENT REVIEW/COMMUNITY APPEARANCE
COMMITTEE
REGULAR MEETING
TUESDAY, DECEMBER 20, 2016
AT 1:00 P.M.
SOL SIEGLER MULTI-PURPOSE ROOM
5581 WEST OAKLAND PARK BLVD.
LAUDERHILL, FLORIDA 33313**

MINUTES

I. CALL TO ORDER

Mr. Tawes 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	
Randy Youse, Building		X
J. Martin Cala, DEES	X	
Joan Fletcher, GIS	X	
Elijah Wooten, Economic Development	X	
Desorae Giles-Smith, Administration		X

Also Present:

Marilyn Ozegovich, Secretary to the Committee

III. PROOF OF PUBLICATION:

MOTION by Ms. Fletcher

To accept and file proof of publication

SECOND by Mr. Wooten

The motion passed unanimously by voice vote.

IV. APPROVAL OF THE MINUTES: December 6, 2016

Mr. Cala said that the attendance record was not correct. Ms. Fletcher was absent.

MOTION by Ms. Langrin

To approve the minutes of 12-6-16 as corrected

SECOND by Ms. Fletcher

The motion passed unanimously by voice vote.

V. MOTION TO ACCEPT AND FILE WRITTEN COMMENTS

MOTION by Mr. Wooten

To accept and file written comments

SECOND by Ms. Langrin

The motion passed unanimously by voice vote.

VI. PUBLIC HEARING:

A. COMMUNITY APPEARANCE APPLICATIONS:

1. 16-CAC-027 4037- 4039 NW 19 Street

A Community Appearance Committee application filed by Nash and Rana, LLC, on to change the exterior paint colors of a commercial building located on a .275 ± acre site in the General Commercial (CG) zoning district, legally described as Tract A, Plaza 19, according to the plat thereof, as recorded in Plat Book 80, Page 42 of the public records of Broward County, Florida, more commonly described as 4037-39 NW 19 Street, Lauderhill, Florida.

Mr. Tawes read the title.

Mr. Nash Nasser represented the applicant.

Mr. Tawes called attention to the design consultant's comments.

Mr. Nasser said that they intended to paint the columns and put river rocks around the base of the columns.

Mr. Tawes said that this as well as any other changes to columns and parapets needed to be shown on the plans. He called for a motion

MOTION by Mr. Wooten

To deny without prejudice 16-CAC-027 provided that the applicant resubmits within 45 days.

SECOND by Ms. Fletcher.

The motion passed unanimously by voice vote.

2. 16-CAC-029 West Broward Shoppes Fascia Change

A Community Appearance Committee application filed by Ron Djerassi on behalf of the owner, West Broward Shoppes LLC for changes to the fascia of a building on a .56 ± acre site in the General Commercial (CG) zoning district, generally located on the northeast corner of West Broward Boulevard and NW 32nd Avenue, legally described as the south 260 feet of Lot 5, Block 2, Patterson's Subdivision, according to the plat thereof, as recorded in Plat Book 36, Page 47 of the public records of Broward County, Florida, more commonly known as 3151 West Broward.

Mr. Ron Djerrassi represented the applicant.

Mr. Tawes gave the history of the application since 2013. It was approved with conditions for paint and windows. He said that today the Committee would consider the awnings and façade changes. He explained to the applicant that we Need complete sets for development orders. He called for a motion.

MOTION by Ms. Howson

To approve 16-CAC-029 with the condition that the parapets not be built until a building permit is obtained for the parapets and the awnings

SECOND by Mr. Cala

The motion passed unanimously by voice vote.

3. 16-CAC-030 4740 NW 65 Avenue (Holtzberg Addition)

A Community Appearance Committee application filed by Moshe Holtzberg, property owner, for approval to construct a 100± square feet porch enclosure/addition to an existing home located on a 11,410 square feet site in the Residential Single-Family Annexed (RS-4) zone at 4 Units per Acre, legally described as Boulevard Forest, B Portion of Tract A Desc As Comm SE Cor TR A, N 435.19 to POB, NW 128.02, NLY 76.06, NE 128.03, S 105.25 To POB AKA: Lot 302 Forest West , Section 2, according to the plat thereof, as recorded in Plat Book 113, Page 39 of the public records of Broward County, Florida, more commonly described as 4740 NW 65 Avenue, Lauderhill, Florida, 33319.

Mr. Tawes read the title.

Ms. Howson presented the application. She said that staff recommended approval provided that any changes to the site plan are depicted on the building plans.

Mr. Tawes called for a motion.

MOTION by Ms. Howson

To approve 16-CAC-030 subject to conditions.

SECOND by Ms. Fletcher

The motion passed unanimously by voice vote.

4. 16-CAC-031 4701 NW 65 AVE (Ramhit Basdeo Addition)

A Community Appearance Committee application filed by Haripersad Basdeo on behalf of the property owner, Matie Ramhit Basdeo, for approval to construct a 691.6 ± square feet family room and bathroom addition, to an existing 2,456 home located on a 10,823 ± square feet site in the Residential Single-Family (RS-5) zone at 5 Units per Acre, legally described as: BOULEVARD FOREST B Portion of Track A Desc as Comm SW CAR TR A, E 873.25, NW 201.36 TO POB, Continue NW 120, NELY AN ARC DIST 65.71 SE 120, SWLY AN ARC DIST 114.68 TO POB AKA: LOT 295 FOREST WEST. according to the plat thereof, as recorded in Plat Book 113, Page 39 of the public records of Broward County, Florida, more commonly described as 4701 NW 65 Avenue, Lauderhill, Florida, 33319

Mr. Tawes read the title.

Ms. Langrin presented the application and discussed conditions for approval.

Mr. Tawes called for a motion

MOTION by Ms. Howson

To approve 16-CAC-031 subject to the conditions in the staff report, the side set back encroachment is corrected and paint sample are provided at time of permitting.

SECOND by Ms. Fletcher

The motion passed unanimously by voice vote.

B. DEVELOPMENT APPLICATIONS:

5. 16-MR-001 GREENLIGHT CAR WASH RESUBMISSION

A site plan modification application filed by Vinny Carfora, on behalf of the owner, Green Light Car Wash, Inc., to expand an existing automated car wash located in an existing 2,708 square feet building on a .83 +/-acre site zoned General Commercial (CG),Transect Zone T5, legally described as all of Tract "A", LAZEAR'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book 68, Page 46, of the public records of Broward County, Florida, commonly described as 1890 NW 40th Avenue, Lauderhill, Florida, by adding a vacuum area consisting of a 100 square feet building with 25 vacuum stations on the northeast portion of a 1.39 ± acre parcel of land, legally described as a portion of Tract A, Industrial 100, Unit One, according to the plat thereof, as recorded in Plat Book 85 Page 3 of the public records of Broward County, Florida.

Mr. Tawes read the title.

Vincent Carfora Jr. and Vincent Carfora Sr. represented the applicant.

Mr. Tawes discussed his comments.

Mr. Cala said that he provided comments and would be happy to meet with their engineer.

MOTION by Mr. Cala

**To deny without prejudice provided that the applicant resubmits
within 45 days.**

SECOND by Ms. Fletcher

The motion passed unanimously by voice vote.

VIII. UNFINISHED BUSINESS: NONE

IX. NEW BUSINESS: NONE

X. ADJOURN

The meeting adjourned at approximately 2:00 P.M.