

**DEVELOPMENT REVIEW/COMMUNITY APPEARANCE
COMMITTEE**

REGULAR MEETING

TUESDAY, JANUARY 17, 2017

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	
Joe Hone, Fire Dept.	X	
Officer Marto , 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
Merrill Romanik, Synalovski, Romanik Saye

III. PROOF OF PUBLICATION:

MOTION by Ms. Langrin

To accept and file proof of publication.

SECOND by Ms. Howson

The motion passed unanimously by voice vote.

IV. APPROVAL OF THE MINUTES: December 20, 2016

MOTION by Ms. Fletcher

To approve the minutes of December 20, 2016

SECOND by Mr. Wooten

The motion passed unanimously by voice vote.

V. MOTION TO ACCEPT AND FILE WRITTEN COMMENTS

MOTION by Ms. Howson

To accept and file written comments.

SECOND by Ms. Fletcher

The motion passed unanimously by voice vote.

VI. PUBLIC HEARING:

A. COMMUNITY APPEARANCE APPLICATIONS:

1. 16-CAC-032 Springdale Lake "D" Condominium Association, Inc.

A Community Appearance Committee application filed by Lynn Joyce, on behalf of Springdale Lake "D" Condominium Association, Inc. for approval to change the exterior paint colors of 11 buildings located on a site in the Residential Multi-Family (RM-18) zoning district on approximately 5.15± acre site legally described as Springdale Lake "D" Condominium, according to the plat thereof, as recorded in Plat Book 10965, Page 745 of the public records of Broward County Florida, more commonly described as 4701-4909 82 Ave. Lauderhill, Florida

Mr. Tawes read the title.

Ms. Alfreda Coward and Kim Charlton represented the Applicant. Ms. Coward noted the first review of comments was addressed and a new color scheme was submitted for approval.

Ms. Romanik stated the new color scheme has been approved and a letter of approval will be issued.

Ms. Tawes called for a motion.

MOTION by Insp. Hone

To approve 16-CAC-032 with conditions.

SECOND by Mr. Wooten

The motion passed unanimously by voice vote

B. DEVELOPMENT APPLICATIONS:

1. 16-SP-005 WE Florida Financial Building

A Site Development Plan Application submitted by Daniel A. Fee, on behalf of the property owner, WE Florida Financial, for the construction of a 4039 square feet bank building with three drive- through teller lanes on a 1.15±acre site in the General Commercial (CG) zoning district, legally described as a portion of Parcel "B", BAYTREE OF INVERRARY", according to the plat thereof, as recorded in Plat Book 146, Page 44 of the public records of Broward County, Florida, more commonly described as the vacant property adjacent to and just east of 6279 W. Oakland Park Blvd., Lauderhill, Florida.

Mr. Tawes read the title and welcomed the applicants.

The Applicant was represented by: Mr. Dan Fee, Engineer, Scott Riznick, and Jack Hugentugler

The Committee discussed their comments with the applicant.

Mr. Tawes noted an egress and ingress must be addressed and satisfied.

Ms. Fletcher advised the city is looking for a maintenance agreement to satisfy the ingress and egress concerns.

Mr. Fee stated he will get with his attorney to address the egress and ingress concerns and provide a maintenance agreement.

Mr. Tawes discussed the comments from the design consultant regarding the ADA access. He mentioned having spaces removed so the ramp is not located directly at the front door.

Inspector Hone discussed the fire comments.

Mr. Tawes noted submittal of the turning movements for vehicular out of the drive thru must be satisfied.

Ms. Fletcher noted 6079 West Oakland Park Blvd. has been assigned for this location, which can be added to the plans.

Ms. Howson questioned the use of the community room. She mentioned the room will not be allowed to be rented in the future and she wanted to make sure the applicant was aware of this to avoid any problems in the future.

Mr. Riznick stated the area will be available to the community to hold meetings. He also noted the community room will not be available for rental.

Mr. Tawes noted he did not see any problems or concerns with the community room.

Mr. Tawes called for a motion.

MOTION by Mr. Wooten

To deny 16-SP-005 without prejudice.

SECOND by Ms. Fletcher.

The motion passed unanimously by voice vote.

- . 2. **16-MR-003 Sunshine Gas at 8790 W Commercial Blvd.**
A site plan modification application filed by Claudia Gil on behalf of the owner, Sunshine Gasoline Distributors Inc. for the rebranding of an existing gas station with convenience store. Improvements include but are not limited to: Americans with Disabilities Act improvements, changes to the landscaping, signage and lighting. The subject property is in the General Commercial (CG) zoning district, located on a 0.78+ acre site legally described as a portion of Parcel A, Mobil Pine Island Road, according to the plat thereof, as recorded in Plat Book 102, Page 37 of the public records of Broward County, Florida, more commonly described as 8790 West Commercial Boulevard, Lauderhill, Florida.

Mr. Tawes read the title.

Ms. Claudia Gill represented the Applicant.

The Committee discussed their comments with the applicant.

Ms. Romanik discussed her comments.

Mr. Tawes mentioned the plans need to show the setbacks and advised the applicant to speak with Mr. Cala to satisfy engineering comments. He also, advised the resubmittal with the corrections should be submitted by February 1st to be placed on the agenda for the next Development Review Committee meeting.

Mr. Tawes called for a motion

MOTION by Ms. Fletcher

To deny 16-SP-005 without prejudice.

SECOND by Ms. Langrin

The motion passed unanimously by voice vote.

C. DISCUSSION ITEM:

Ms. Howson stated the meeting time at 1:00PM is rough and requested if the time can change to 1:30PM, which staff agreed. Mr. Tawes requested Ms. Johnson to speak with Officer Marto for his approval of starting the meeting at 1:30PM instead of 1:00PM.

Mr. Wooten mentioned WE Florida Financial acreage and usage for clarification.

Ms. Romanik submitted samples of paint colors proposed color palette for review. She will send an electric version as well.

VIII. UNFINISHED BUSINESS: NONE

IX. NEW BUSINESS: NONE

X. ADJOURN

The meeting adjourned at approximately 1:45P.M.