

**DEVELOPMENT REVIEW/COMMUNITY APPEARANCE
COMMITTEE**

**REGULAR MEETING
TUESDAY, FEBRUARY 7, 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 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

* Arrived 1:10P.M.

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 Inspector Hone

The motion passed unanimously by voice vote.

IV. APPROVAL OF THE MINUTES: January 24, 2017

MOTION by Ms. Howson

To approve the minutes of January 24, 2017

SECOND by Inspector Hone

The motion passed unanimously by voice vote.

V. MOTION TO ACCEPT AND FILE WRITTEN COMMENTS

MOTION by Ms. Langrin

To accept and file written comments.

SECOND by Mr. Wooten

The motion passed unanimously by voice vote.

VI. PUBLIC HEARING:

A. COMMUNITY APPEARANCE APPLICATIONS:

1. 17-CAC-001 1230 NW 51 AVE (Williams After-the-Fact Addition)

A Community Appearance Committee application filed by Dianne & George Williams, property owners, for approval of an after-the-fact 586 ± square feet bedroom/dining room addition and expansion to an existing 1,456± home located on a 7,006 ± square feet site in the Residential Single-Family (RS-4) zone at 4 Units per Acre, legally described as Lot 16, Block 13, of Flair Subdivision No. 2, according to the plat thereof, as recorded in Plat Book 51, Page 38 of the public records of Broward County, Florida, more commonly described as 1230 NW 51 Avenue, Lauderhill, Florida, 33313.

Mr. Tawes read the title. He noted that the applicant was not present.

Ms. Langrin summarized her report on the application.

Ms. Tawes called for a motion.

MOTION by Insp. Hone

To approve 17-CAC-001 with conditions.

SECOND by Ms. Howson

The motion passed unanimously by voice vote

2. 17-CAC-002 3840 NW 5 ST (Garage Conversion After-the-Fact)

A Community Appearance Committee application filed by 3840 NW 5th Street Land Trust, Reyes, David Trustee, Owner, for approval of a 226± after-the-fact garage conversion to a bedroom on an existing 1,519 ± square feet house located on a 7,497± square feet site in the Residential Single-Family Annexed RS-4A zone at 4 Units per Acre, legally described as, Lot 5 Block 17, Greenleaf , according to the plat thereof, as recorded in Plat Book 42, Page 9 of the public records of Broward County, Florida, more commonly described as 3840 NW 5th St, Lauderhill, Florida.

Mr. Tawes read the title.

Mr. Robert Crum represented the applicant.

Ms. Langrin summarized her report on the application.

Mr. Tawes called for a motion.

MOTION by Ms. Howson

To approve 17-CAC-002 with conditions.

SECOND by Ms. Langrin

The motion passed unanimously by voice vote

B. DEVELOPMENT APPLICATIONS:

1. 16-MR-006 CRICKET CLUB

A Site Plan Modification application filed by D.R. HORTON, INC. on behalf of Cricket Club Lauderhill, LLC, for minor modifications including but not limited to architectural features and colors and the introduction of one new mode to offer for purchase of the development of 155 townhouse units with amenities on a 10.35 acre site in the Residential Townhouse at 15 Units per Acre (RT-15) zoning district, legally described as a portion of the South 68.12 feet of the North one-half (N ½) of the Southeast one-quarter (SE ¼) of Section 36, Township 49 South, Range 41 East; Portions of Lots 1 and 2, Block 1, Lots 1 through 11 inclusive, Block 10, and portions of Georgia Street and Miami Avenue, "LAUDERDALE ESTATES", according to the Plat thereof, as recorded in Plat Book 15, Page 43, of the public records of Broward County, Florida, together with a portion of "A REVISED PLAT OF A PART OF LAUDERDALE ESTATES", according to the Plat thereof, as recorded in Plat Book 32, Page 33 of said public records, together with Lots 7 through 17 inclusive, Block 26 and Northwest 41st Way, "FLAIR SUBDIVISION NO. 3", according to the Plat thereof, as recorded in Plat Book 51, Page 39. Of said public records, and more commonly known as the former McArthur Dairy site in Lauderhill, Florida.

Mr. Tawes read the title and confirmed that the applicant had received the comments.

The Applicant was represented by: Attorney Hope Calhoun, Amanda Romanelli, Jessica Harris, and Kelly Mahan.

The Committee discussed their comments with the applicant.

Attorney Calhoun asked about the process of modifying the guard house to be unmanned.

Mr. Tawes discussed the prior approved plans and noted any changes will require a modification application submittal.

Mr. Cala stated his concerns were the exit route with the guard being unmanned. He also discussed his comments with the applicants.

Ms. Howson noted the approval is for the current amendment to the changes of the elevations.

Mr. Tawes noted any changes to the phases will be a part of another application. He called for a motion.

MOTION by Mr. Cala

To approve 16-MR-006 without prejudice.

SECOND by Ms. Howson

The motion passed unanimously by voice vote.

. 2. 17-MR-001 POPEYE'S LOUISIANA KITCHEN

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 confirmed that the applicant had received the comments.

The Committee discussed the comments.

Mr. Tawes called for a motion

MOTION by Ms. Langrin

To approve 17-MR-001 subject to conditions.

SECOND by Ms. Howson

The motion passed unanimously by voice vote.

C. DISCUSSION ITEM:

The Development Review Committee voted and approved to begin at 1:30PM.

VIII. UNFINISHED BUSINESS: NONE

IX. NEW BUSINESS: NONE

X. ADJOURN

The meeting adjourned at approximately 1:30P.M.