

**DEVELOPMENT REVIEW/COMMUNITY APPEARANCE  
COMMITTEE  
REGULAR MEETING  
TUESDAY, APRIL 4, 2017  
AT 1:30 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 1:30 P.M.

**II. ROLL CALL**

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

\*arrived at 1.35PM

**Also Present:**

Tears Johnson, Secretary to the Committee  
Sean Henderson, Deputy Finance Director  
Julie Saunders, Administrative Operations Manager  
Zack Davis-Walker, Economic Development Manager

**III. PROOF OF PUBLICATION:**

**MOTION by *Mr. Wooten***

**To accept and file proof of publication.**

**SECOND by Ms. Fletcher**

**The motion passed unanimously by voice vote.**

**IV. APPROVAL OF THE MINUTES: March 21, 2017**

**MOTION by Ms. Langrin**

**To approve the minutes of March 21, 2017**

**SECOND by Mr. Hone**

**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. 17-CAC-003 7395 NW 52 Court (Patio Addition w/ Screen Enclosure)**

A Community Appearance Committee application filed by Charles & Juliet Turner, property owners, for approval to enclose an 325 ± square feet porch of an existing 2,749± home located on a 8,999± square feet site in the Residential Single-Family (RS-5) zone at 5 Units per Acre, legally described as Boulevard Woods East, Lot 28 Block 3 according to the plat thereof, as recorded in Plat Book 108, Page 19 of the public records of Broward County, Florida, more commonly described as 7395 NW 52 Court, Lauderhill, Florida, 33319.

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

**Ms. Langrin** summarized her report on the application.

**Mr. Tawes** called for a motion.

**MOTION by Ms. HOWSON**

**To approve 17-CAC-003 with conditions.**

**SECOND by Ms. Fletcher**

**The motion passed unanimously by voice vote.**

## **B. DEVELOPMENT APPLICATIONS:**

### **1. 17-SP-001 7-ELEVEN, INC. CONVENIENCE STORE - GAS STATION (Resubmission).**

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: Bill Pfeffer, Jenny Baez, and Roger Posey.

**Mr. Tawes** asked if there were any questions regarding the comments.

**Mr. Pfeffer** stated he needed clarification on some of the comments.

**The Committee** discussed the comments.

1. Demolish sidewalk adjacent to east property line.
2. Provide agreement with adjacent property owner to modify parking lot to the east of site.
3. Designating the loading zone
4. The Engineer of Record shall provide hydrologic and hydraulic study for the storm water management system for and obtain the corresponding approvals and permits.
5. Runoff must be retained on-site.
6. Show adequate Storm Water System
7. The food items included in the attachment do not seem to qualify as fresh or freshly-prepared except for the relatively

small areas devoted to fresh fruit, the one display case of sandwiches, cheese and fruit. Do not seem to qualify and the store would not be eligible for exemption.

8. Landscape Data: Required/Provided trees are short trees provided on plant list. Quantities on Plant List do not agree with Landscape Data.
  - a. Palms
    1. Plant List: 15
    2. Landscape Data: 9
  - b. Trees
    1. Plant List: 9
    2. Landscape Data: 14
9. Trees removed required mitigation and a tree permit. Tree Canopy Standard is 300 sf to the nearest whole number. Mitigation trees do not offset required landscaping. They are additional. Indicate Mitigation trees separately on Plant List and Landscape Data.
10. Landscape Plan needs to specifically address the following section of Schedule J, Landscape Installation, Irrigation and Maintenance Standard and Requirements:

**Mr. Tawes** noted the architectural consultant was not in attendance but may have comments that will be provided.

**Ms. Howson** questioned the gasoline provider being Mobile and if a separate certificate of use is required.

**Mr. Posey** stated the fuel is being purchased from mobile and the business is ran by 7 Eleven which is very common.

**Mr. Cala** asked if the property was being leased or owned by 7 Eleven.

**Mr. Pfeffer** stated the property has two parcels which are owned by the same person. 7- Eleven will be leasing the property. 7-Eleven has an agreement and documentation will be provided.

**Mr. Giancoli** questioned the fresh products and the foods that are delivered frozen.

**Mr. Posey** stated an update of the fresh food products and a further explanation of the fresh products will be resubmitted.

**Mr. Tawes** requested an update on the fresh products to show the 33% fresh food products is being met.

**Mr. Tawes** asked if there were any other questions. Hearing none he called for a motion.

**MOTION by Ms. Howson**

**To deny 17-SP-001 without prejudice.**

**SECOND by Ms. Langrin**

**The motion passed unanimously by voice vote.**

**B. DISCUSSION ITEM: NONE**

**VIII. UNFINISHED BUSINESS: NONE**

**IX. NEW BUSINESS: NONE**

**X. ADJOURN**

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