

**DEVELOPMENT REVIEW/COMMUNITY APPEARANCE
COMMITTEE
REGULAR MEETING
TUESDAY, MARCH 17, 2015
AT 2:00 P.M.
SOL SIEGLER MULTI-PURPOSE ROOM
5581 WEST OAKLAND PARK BLVD.
LAUDERHILL, FLORIDA 33313**

*I hereby certify that this
is a true and correct copy
of the minutes of the
Mar. 17, 2015 meeting of
the Development Review
Committee.*

*Earl R. Hahn
Chairperson*

MINUTES

I. CALL TO ORDER

Mr. Tawes called the meeting to order at approximately 2:00 P.M.

II. ROLL CALL

MEMBER	PRESENT	ABSENT
Earl R. Hahn, City Planner	X	
Steve Tawes, Associate Planner	X	
Molly Howson, Planning Analyst	X	
Insp. Hone, Fire Dept.	X	
Officer Marto , Police Department	X	
Randy Youse, Building		X
J Martin Cala, DEES		X
Elijah Wooten, Economic Development		X

Also Present:

Marilyn Ozegovich, Secretary to the Development Review Committee

III. PROOF OF PUBLICATION:

MOTION by Mr. Hahn

To accept and file proof of publication.

SECOND by Ms. Howson.

The motion passed unanimously by voice vote.

IV. APPROVAL OF THE MINUTES:

MOTION by Ms. Howson

To approve the minutes of February 3, 2015.

SECOND by Mr. Hahn.

The motion passed unanimously by voice vote.

V. WRITTEN COMMENTS: MOTION TO ACCEPT AND FILE

MOTION by Mr. Hahn

To accept and file written comments.

SECOND by Ms. Howson.

The motion passed unanimously by voice vote.

VI. PUBLIC HEARING:

A. DEVELOPMENT APPLICATIONS:

- 1. 14-MR-013 Lauderhill Baptist Church Storage Building**
Resubmission of a site plan modification application by Rev. Lincoln Bowen on behalf of Lauderhill Baptist Church, owner, for changes to the approved site plan, including but not limited to the addition of a 128 ± square feet storage building to a site located on a 1.23± acre site in the Residential Multi-Family at 18 Units per Acre (RM-18) zoning district, legally described as 26-49-41 pt of e1/2 desc as, comm at SW cor of E1/2 of W1/2 of Sec 26, Ely 2100.06, Nly 635 to pob, cont n to pt on sw cor of Tr B of Lauderhill Racquet Club, E alg s/l of said plat 118.01, Sly to NW cor Tr A of the Little Place Wly 118.01 to pob together with Tract A "The Little Place" according to the plat thereof as recorded in Plat Book

Mr. Tawes read the title.

Mr. True represented the applicant. He said that he had received the comments.

Mr. Hahn discussed the comments. He explained the design comments. He said that because of the location of the building, that it was visible from the street and by neighbors, he applied the design guidelines of Schedule P – requiring three colors, three materials an entrance feature and fake windows or Bahamian shutters.

Mr. Tawes opened and closed the discussion to the Public and called for a motion.

MOTION by Mr. Hahn

To approve 14-MR-013 subject to conditions.

SECOND by Ms. Howson.

The motion passed unanimously by voice vote.

Mr. Tawes called for a motion to move Agenda Item # 3 next on the agenda.

MOTION by Mr. Hahn

To hear Item # 3 next.

SECOND by Insp. Hone.

The motion passed unanimously by voice vote.

2. 14-CAC-025 The Glen

Submission of a Community Appearance Committee master plan application by Nadine Tiedemann behalf of the property owner, CP-

PRCP Lauderhill 1, LLC. for approval to enclose with wood board on board fencing and gates, the rear patio area of dwelling units located at the Villas of Lauderhill, a 205-unit residential rental development on a 27.00± acre site in the RM-18 zoning district, legally described as Tract A and Tract B, Lauderhill Racquet Club, according to the plat thereof as recorded in Plat Book 78, Page 1 of the public records of Broward County, and more commonly described as the Villas of Lauderhill as 2360 NW 56th Avenue, Lauderhill, Florida.

Mr. Tawes read the title.

Ms. Nadine Tiedermann represented the applicant. She confirmed that she had received the comments. She said that she did not agree with painting the fence white, that it was too hard to maintain.

Mr. Hahn suggested that the fences could be painted to match the different units; Mr. Tawes would make a site visit with Ms. Tiedermann and determine which fence would be painted what color.

Mr. Tawes opened and closed the discussion to the Public and called for a motion.

MOTION by Mr. Hahn

To approve 14-CAC-025 subject to conditions, final colors pending Mr. Tawes' site visit...

SECOND by Insp. Hone.

The motion passed unanimously by voice vote.

3. 14-MR-012 Kradle to Kindergarten Pre-School II

A site plan modification application filed by Tommie B. Butts, Jr., on behalf of, Kradle to Kindergarten Inc, lessee, to construct a playground area for a proposed pre-school with day care, after care, transportation and food service (no cooking on premises) on a site located within the community commercial (cc) zoning district on a 44.5+ acre site legally described as an unplatted parcel of land situated in the northeast ¼ of section 36, township 49 south, range 41 east, tax folio number 49-41-36-00-0012, commonly known as the Lauderhill Mall, and more particularly described as 1269 NW 40th Avenue, Stores 8-11, Lauderhill, Florida.

Mr. Tawes read the title.

Mr. Butts represented the applicant and stated that he had received the comments. He discussed the comments with the Committee. He said that the Landlord would install the fire sprinklers.

Mr. Hahn and Mr. Tawes clarified the Americans With Disabilities Acts requirements for the playground ingress/egress. They also stated that the gate should swing out. They also stated that the resubmission should show the parent parking field and the walkway to the entrance, and the streets.

Mr. Butts noted that the Landlord was responsible for the exterior lighting and any façade treatments.

Mr. Hahn said that the applicant would have to obtain a letter from the landlord that he accepted the responsibility for these items. Mr. Hahn said that he would not hold up interior building permits for this and that they would be able to obtain their COU and occupy the building. He suggested that they submit separate permits for the exterior portions that are beyond their control.

Insp. Hone said that he needed the playground submitted with interior.

Mr. Hahn made a motion to deny without prejudice until clarification from the mall was received and the full parking configuration was submitted.

MOTION by Mr. Hahn

To deny without prejudice 14-MR-012 provided that the applicant resubmits within 60 days.

SECOND by Insp. Hone.

The motion passed unanimously by voice vote.

MEMBER	YES	NO
Earl R. Hahn, City Planner	X	
Steve Tawes, Associate Planner	X	
Molly Howson, Planning Analyst	X	
Insp. Hone, Fire Dept.	X	
Officer Marto , Police Department	X	

The motion passed unanimously.

B. COMMUNITY APPEARANCE COMMITTEE:

4. 14-CAC-018 Inverrary Gardens Condominium I Paint

An application filed by the Inverrary Gardens I Condominium Association to amend Development Order 14-PZD-038 to change the designated exterior paint colors of 2 existing residential buildings located on a 10.35± acre site in the Residential Multi-family at 45 Units per Acre (RM-45) zoning district, legally described as Inverrary Gardens Condominium I, according to the Declaration of Condominium thereof, as recorded in Official Record Book 13016, Page 308 of the public records of Broward County, Florida, more commonly described as the Inverrary Gardens Condominium I located at 4222 and 4216-20 Inverrary Blvd., Lauderhill, Florida.

MOTION by Mr. Hahn

To approve 14-CAC-018, Paint Scheme # 3

SECOND by Ms. Howson.

The motion passed unanimously by voice vote.

VIII. UNFINISHED BUSINESS: NONE

IX. NEW BUSINESS: NONE

X. ADJOURN

The meeting adjourned at approximately 3:00 P.M.