

**DEVELOPMENT REVIEW/COMMUNITY APPEARANCE
COMMITTEE
REGULAR MEETING
TUESDAY, AUGUST 4, 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 Aug. 4, 2015 meeting of the Development Review Committee.

*Stephen Tawes
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
Steve Tawes, City 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
Joan Fletcher, GIS	X	
Elijah Wooten, Economic Development		X
Victor Haye, Design	X	

Also Present:

Marilyn Ozegovich, Secretary to the Development Review Committee

III. PROOF OF PUBLICATION:

MOTION by Mr. Haye

To accept and file proof of publication.

SECOND by Ms. Fletcher.

The motion passed unanimously by voice vote.

IV. APPROVAL OF THE MINUTES: July 21, 2015

MOTION by Ms. Fletcher

To approve the minutes of 7/21/15.

SECOND by Insp. Hone.

The motion passed unanimously by voice vote.

V. WRITTEN COMMENTS:

MOTION by Ms. Fletcher

To accept and file written comments.

SECOND by Insp. Hone.

The motion passed unanimously by voice vote.

VI. PUBLIC HEARING:

DEVELOPMENT APPLICATIONS:

1. 14-MR-009 Joy's Roti @ Lauderhill Mall

Resubmission of a site plan modification application filed by Pradeep and David Sawh, on behalf of the Lessee, Joys Roti Delights, LLC., for changes to the approved site plan for 7,351 square feet outparcel bank building and existing post office kiosk located within the Community Commercial (CC) zoning district on a 43.69+/- acre unplatted site legally described as a portion of land within Township 49 South, Range 41 East, Section 36 together with a 1.05 acre site legally described as Flair Subdivision No. 3, Block 28, Lots 1 thru 6, according to the plat thereof, as recorded in Plat Book 51, Page 39 of

the public records of Broward County, Florida, the street address being 1205 NW 40th Avenue, Lauderhill, Florida.

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

Ms. Fletcher said that the legal should be corrected to read "41 East".

Mr. Al Cohen and Mr. Jeff Warmington reviewed the comments with the Committee.

Mr. Warmington said he would handle Martin Cala's comments. He noted that the entrance to the building is on the West side. The East is the rear of the building.

Insp. Hone said that because it is a two-story building , he needs 360 degree access.

Mr. Cohen said that the City wanted a 10' utility easement along SR7. He clarified with Ms. Fletcher that even if the easement hasn't been created yet, they should show the lines on the plan. It was also agreed that Mr. Cohen's site plan should be used. For the lighting, the applicant should provide the cut sheet.

Mr. Tawes said that the parking table and calculations should match. He clarified that currently it was a restaurant, occasionally there is entertainment.

Insp. Hone said that the Co will be for a restaurant. If they want to have a dance floor and move the tables and chairs they will have to apply for that. They cannot change the layout or change the occupant load, they cannot do so without getting approval from the City.

Ms. Fletcher noted that the FEMA notes are incorrect and that they will also need an elevation certificate.

Mr. Tawes discussed the phasing of the landscaping. The basic landscaping should coincide with the restaurant opening, so that the building will look like a nice restaurant with a patio and not an old bank building.

Insp. Hone clarified where he wanted striping and signage. Conflicts in water main sizes should be resolved.

Mr. Hays discussed the architectural comments. He said that all doors should be covered, discussed strategies for camouflaging roof equipment, and treatment for the primary entrance. He also asked for a color rendering.

Mr. Tawes discussed the phasing of the project, what should be included in each phase and the timing of the phases. He suggested changing the number of phases to two. Phase 2 would be the landscape, hardscape and exterior improvements, to be completed within three years. Any change to the approved set of plans would be a site plan modification. Comments should be incorporated into the final plan set, a point by point response should be included as well

MOTION by Mr. Hays

To deny without prejudice 14-MR-009 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 3:00 P.M.