

**DEVELOPMENT REVIEW/COMMUNITY APPEARANCE
COMMITTEE
REGULAR MEETING
TUESDAY, DECEMBER 1, 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
Dec. 1, 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	
Shani Langrin, Zoning	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	
Desorae Giles-Smith, Administration	X	

*arrived 2:04 P.M.

Also Present:

Marilyn Ozegovich, Secretary to the Development Review Committee

III. PROOF OF PUBLICATION:

MOTION by Ms. Howson

To accept and file proof of publication

SECOND by Mr. Haye.

The motion passed unanimously by voice vote.

IV. APPROVAL OF THE MINUTES: NONE

V. MOTION TO ACCEPT AND FILE WRITTEN COMMENTS.

MOTION by Ms. Langrin

To accept and file written comments.

SECOND by Ms. Fletcher.

The motion passed unanimously by voice vote.

VI. PUBLIC HEARING:

A. COMMUNITY APPEARANCE COMMITTEE:

1. 15-CAC-016 7340 NW 40th Street

A Community Appearance Committee application filed by Andrew G Henderson., for approval to construct a sunroom enclosure/addition to an existing 2,385± square feet building located on a 10,436± square feet site in the Residential Single-Family RS-4 zone at 4 Units per Acre, legally described as a portion of Tract A, Banyan Club, according to the plat thereof, as recorded in Plat Book 87, Page 37 of the public records of Broward County, Florida, also known as Lot 51, Hawthorne Place, more commonly described as 7340 NW 40 Street, Lauderhill, Florida.

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

Ms. Howson discussed the written comments with contractor who represented the owner. She also noted that if they exceed the 40% lot coverage they will need to provide an engineering plan to handle the run off.

Mr. Tawes further explained the pervious /impervious requirements and called for a motion.

MOTION by Mr. Hays

To approve 15-CAC-016 with conditions.

SECOND by Ms. Fletcher.

The motion passed unanimously by voice vote.

2. 15-CAC-015 Royal Palms at Lauderhill Paint

A Community Appearance Committee application filed by Vivian P. Alvarez-Garcia, on behalf of the property owner, Royal Palms at Lauderhill. LLC, for approval to change the paint colors of all of the buildings located on 7.06± site in the Residential Multi-Family at 45 Units per Acre (RM-45) zoning district, legally described as Tract A, Calcutta, according to the plat thereof, as recorded in Plat Book 80, Page 14 of the public records of Broward County, Florida, more commonly described as The Royal Palms Apartments located 2900 NW 56th Avenue Lauderhill, Florida.

Mr. Tawes noted that the applicant was not present and called for a motion to move the item to the end of the agenda.

MOTION by Ms. Howson

To move 15-CAC-015 to the end of the meeting.

SECOND by Ms. Fletcher.

The motion passed unanimously by voice vote.

B. DEVELOPMENT APPLICATIONS:

1. 13-MR-007 McDonald's OPB Dual Drive-Thru

A site plan modification application submitted by Craig McDonald of Corporate Property Services on behalf of the applicant, McDonald's USA,

LLC and the property Owner, Inverness Center, LLC., for changes to the site plan including but not limited to reconfiguration of the drive-thru to accommodate a second lane, changes to the landscaping and relocation of the dumpster enclosure doors, all on ±6.45 acre site in the General Commercial (CG) zoning district, legally described as Inverrary Plaza South, parcel a, according to the plat thereof, as recorded in the public records of Broward County, Florida, Plat Book 99, Page 20, more commonly known as Inverness Plaza, 5510 West Oakland Park Boulevard, Lauderhill, Florida.

Mr. Craig McDonald represented the applicant.

Mr. Tawes read the title and confirmed that the applicant had received the comments. He noted discussed the requirements for the dumpster.

Mr. Giancoli said that the second window would be accounted for in the COU process.

Mr. Tawes called for a motion.

MOTION by Ms. Langrin

To approve subject to conditions.

SECOND by Officer Marto.

The motion passed unanimously by voice vote.

2. 15-MR-008 Kings Row Fence

A site plan modification application submitted by Steven Paulsen on behalf of the property owner, Kings Row Flats, LLC, for the modification of the existing site plan, including but not limited to the installation of 853 square feet of pointed picket steel fencing with gates on a 2.02± acre site in the Residential Multi-Family at 45 Units per Acre (RM-45) zoning district, legally described as Tract A, Kingston Heights, according to the plat thereof, as recorded in Plat Book 67, Page 7 of the public records of Broward County, Florida, more commonly known as the Kings Row Apartments located at 1620 and 1700 NW 46th Avenue, Lauderhill, Florida.

Moshe Cohen and Gary Suhazcik represented the Applicant.

Mr. Tawes asked if the Applicant had any questions about the comments.

Mr. Suhazcik said that the chain link will be removed without disturbing the existing hedges. The picket fence will be behind the hedge. The fence will be white steel.

Ms. Howson discussed the condition of the swale.

The applicant also clarified that they would be addressing the north end where a canal separates them from the other property.

3. 15-CAC-015 Royal Palms at Lauderhill Paint

A Community Appearance Committee application filed by Vivian P. Alvarez-Garcia, on behalf of the property owner, Royal Palms at Lauderhill. LLC, for approval to change the paint colors of all of the buildings located on 7.06± site in the Residential Multi-Family at 45 Units per Acre (RM-45) zoning district, legally described as Tract A, Calcutta, according to the plat thereof, as recorded in Plat Book 80, Page 14 of the public records of Broward County, Florida, more commonly described as The Royal Palms Apartments located 2900 NW 56th Avenue Lauderhill, Florida.

Mr. Tawes read the title.

Ms Alvarez-Garcia represented the applicant.

Mr. Haye said that the colors were denied because there was too much use of the colors they had chosen. They could keep these colors if they used a third color.

Mr. Giancoli said that the colors were too deep for the body. He said that they were more like accent or trim colors. Something lighter should be chosen as the base.

Ms. Giles –Smith said that the gutters should not be high-lighted.

Mr. Tawes called for a motion.

MOTION by Mr. Haye

To deny 15-CAC-015 without prejudice 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.