

**DEVELOPMENT REVIEW/COMMUNITY APPEARANCE
COMMITTEE
REGULAR MEETING
THURSDAY, OCTOBER 6, 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
Oct. 6, 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

Also Present:

Marilyn Ozegovich, Secretary to the Development Review Committee

III. PROOF OF PUBLICATION: MOTION TO ACCEPT AND FILE

MOTION by Ms. Howson

To accept and file proof of publication.

SECOND by Insp. Hone.

The motion passed unanimously by voice vote.

IV. APPROVAL OF THE MINUTES: September 15, 1015

MOTION by Ms. Howson

To approve the minutes of 9-15-15.

SECOND by Mr. Wooten.

The motion passed unanimously by voice vote.

V. MOTION TO ACCEPT AND FILE WRITTEN COMMENTS.

MOTION by Mr. Wooten

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-009 2105 NW 47 AVE ADDITION

A Community Appearance Committee application filed by Sophia and Barrington Stevens for approval to construct a 550 square feet addition to a home located on a site in the Residential Single-Family at 4 Dwelling Units per Acre (RS-4), legally described as Lot 1, Block 61, Flair Subdivision No Nine, according to the plat thereof, as recorded in Plat

Book 64, Page 29 of the public records of Broward County, Florida, more commonly described as 2105 NW 47th Avenue, Lauderhill, Florida.

Mr. Tawes read the title and welcomed the Applicant, Mr. Stevens. He advised that the colors of the addition had to match the existing.

Mr. Cala advised that he would have to pull an engineering permit for the addition.

Mr. Tawes called for a motion.

MOTION by Ms. Fletcher

To approve 15-CAC-009 with conditions.

SECOND by Officer Marto.

The motion passed unanimously by voice vote.

2. 15-CAC-011 SOE AWNING @ LAUDERHILL MALL(UNADVERTISED)

A Community Appearance Committee application filed by Fred Bellis on behalf of the lessee, the Broward County Supervisor of Elections for the installation of a 700 ±square feet canvas awning at the rear entrance of a building located on 44.5+ acre site in the Community Commercial(CC) zoning district, legally described as an unplatted parcel of land situated in the Northeast ¼ of Section 36, Township 49 South, Range 41 East, more commonly known as the Lauderhill Mall, 1501 NW 40th Avenue, Lauderhill, Florida.

Mr. Tawes read the title.

Mr. Dozelle Spencer and **Ms. Candy Jones** represented the Applicant.

Ms. Howson explained that this item was being expedited to accommodate the Supervisor of Elections and therefore there was no report. She passed out photos for the Committee to view what was being proposed.

Mr. Tawes clarified that what was being proposed was a second awning that would duplicate the existing canvas awning. He also confirmed that the proposed canvas awning would be located beneath an existing metal awning.

Ms. Howson asked why the second awning was needed.

Mr. Spencer said that it was necessary to keep the voting equipment dry while loading and off-loading.

Insp. Hone said that the existing awning as well as the proposed one would need a fire sprinkler system.

Mr. Giancoli said that residents view the rear of the mall and having three separate awnings is not the most aesthetic solution, with the proposed one under the orange metal one. He also discussed whether or not this was also conducting business outside the building.

The Committee discussed reconfiguration of the parking.

Mr. Tawes discussed what should be included in a resubmission by the applicant. It should be a site plan modification including reconfiguration of the parking, loading and traffic design, the design of the canopies with consideration given to the posts, to be reviewed by the design consultant.

MOTION by Ms. Howson

To deny without prejudice 15-CAC-011.

SECOND by Ms. Fletcher.

The motion passed unanimously by voice vote.

3. 15-CAC-008 MOBIL GAS @ 3311 W BROWARD BLVD

A Community Appearance Committee application filed by Kemp Signs and Service, Inc. , on behalf of the property owner, 3311 W Broward Corp. for approval to change the signage and station paint colors from the existing CITGO to Mobil, the gas station being located on a .95 ±acre site in the General Commercial(CG) zoning district, legally described as a portion of Parcel A, Jeanette Manors together with a portion of Tract A, Broward Manor, according to the plats thereof, as recorded in Plat Book 43, Page 14 and Plat Book 33, Page 16 and Official Record 29507, Page 1605 of the public records of Broward County, Florida, more commonly known as 3311 West Broward Blvd., Lauderhill, Florida.

Mr. Tawes noted that the Applicant was not present and called for a motion to table to the next meeting.

MOTION by Insp. Hone

To table 15-CAC-008 to the next meeting.

SECOND by Mr. Wooten.

The motion passed unanimously by voice vote.

4. 15-MR-007 CARIBBEAN FALLS TEMPORARY PARKING LOT

A site plan modification application submitted by Keith Martin on behalf of the property owner, Michael Sims, for the construction of a temporary parking lot, including but not limited to paving, grading, drainage, striping, seal coating, lighting and landscaping at Caribbean Falls, a 1.96 ± acre site in the Commercial Entertainment (CE) zoning district with Transect Zone Overlay T4, legally described as a portion of Tract "A", Marlebar Subdivision, Section Two, according to the plat thereof, as recorded in Plat Book 85, Page 24 of the public records of Broward County, Florida, more commonly described as 1400 NW 39th Terrace, Lauderhill, Florida.

Mr. Tawes read the title.

Mr. Keith Martin represented the Applicant. He voiced objection to the requirement that they construct a wall.

Mr. Cala the streets and curb cuts.

Mr. Tawes said that he was concerned with parking across the street from Lallo's. He said that the site plan should have crosswalk for the pedestrians.

Ms. Fletcher said that the applicant had to get correct folio numbers for the private access ways and parcels from the County in order to get a certificate of occupancy.

Mr. Cala also noted that a fire hydrant located in the middle of the sidewalk will have to be adjusted.

Mr. Tawes called for a motion.

MOTION by Mr. Cala

To deny without prejudice 15-MR-007 provided that the applicant resubmits within 45 days.

SECOND by Ms. Howson.

The motion passed unanimously by voice vote.

5. 15-SP-002 CRICKET CLUB

A Site Plan Development application filed by Alan J. Benenson on behalf of Cricket Club Lauderhill, LLC. , for the development of 156 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.

Mr. Benenson confirmed that he had received the comments. Present with Mr. Benenson were: Jacky Sasson, Mike Sher, Kelly Hulst and Ana Ros and the civil engineer.

Mr. Tawes requested that when the applicant resubmits they provide a point by point response sheet and that all changes on the site plan be clouded and numbered. He also explained that Mr. Hayes' comments had substantially changed and that a separate meeting would be scheduled with him.

Mr. Tawes discussed the zoning check list and his written comments with the Applicant. He emphasized that at the City Commission meeting for the

rezoning, it was proffered that a perimeter wall would be provided. He stated that it was in the minutes of the City Commission meeting. He said that major elements such as the wall were omitted from the site plan. He confirmed that 32 feet of dedication had been taken care of. He said that the plan should be done in 20 or 30 scale, not 50. He said the applicant needed to submit a fire access emergency plan that shows the turning radii in a larger scale.

Inspector Hone discussed this further.

Mr. Tawes discussed showing the lots on the site plan. There was discussion of what the yards would be.

The Applicant stated that there would be no privacy fencing. Everything outside the boundary of the building will be limited common elements. The HOA will be responsible for the roof and exterior maintenance. The ownership will be fee simple.

Mr. Tawes continued to discuss and clarify his written comments for the applicant. The floor plans should show an area in the garage to accommodate the trash receptacles. He said that the landscape plan needed a lot of improvement. He went on to discuss what was missing, deficient or in conflict.

Mr. Cala discussed his comments with the applicant. He said that the Applicant must show where the pipes are. He discussed his comment that there should not be a 5' gutter next to the sidewalk. He said that the applicant has to coordinate with Broward County and FDOT to sequence the traffic lights at 11th Place.

The Committee discussed the use of speed humps and using sidewalks on both sides of the street as opposed to one.

Mr. Tawes called for a motion.

MOTION by Mr. Cala

To deny without prejudice 15-SP-002 provided that the applicant resubmits within 45 days.

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 4:00 P.M.