

**DEVELOPMENT REVIEW/COMMUNITY APPEARANCE
COMMITTEE
REGULAR MEETING
TUESDAY, JANUARY 19, 2016
AT 1:00 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
Jan. 19, 2016 meeting of
the Development Review
Committee.*

*Stephen Tawes
Chairperson*

MINUTES

I. CALL TO ORDER

Mr. Tawes called the meeting to order at approximately 1:00 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	
Desorae Giles-Smith, Administration		X

Left 2:10 P.M.
Arrived 1:05 P.M.

Also Present:

Marilyn Ozegovich, Secretary to the Development Review Committee
Don Giancoli, Ass't Finance Director

III. PROOF OF PUBLICATION:

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: NONE

V. MOTION TO ACCEPT AND FILE WRITTEN COMMENTS.

MOTION by Mr. Wooten

To accept and file written comments.

SECOND by Insp. Hone.

The motion passed unanimously by voice vote.

VI. PUBLIC HEARING:

A. COMMUNITY APPEARANCE APPLICATIONS:

1. 16-CAC-001 1181 NW 43 Terrace

A Community Appearance Committee application filed by Yaniv Cohen on behalf of E.A.Y.C Investments LLC for 416 square feet addition to the rear of a home along with the enclosure of the existing carport of the dwelling located on a 7,002 square feet site in the Residential Single Family at 4 Units per Acre (RS-4) zoning district, legally described as Lot 2, Block 24, Flair Sub No 3, according to the plat thereof, as recorded in Plat Book 51 page 39 of the public records of Broward County, Florida more commonly described as 1181 NW 43 Terrace, Lauderhill, Florida.

Mr. Tawes read the title and asked if the applicant was present. The applicant was not.

Ms. Langrin presented the application. She said that the applicant had to present paint samples and provide the five final copies in an acceptable, larger scale.

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

MOTION by Ms. Howson

To deny approve 16-CAC-001 subject to conditions.

SECOND by Mr. Wooten.

The motion passed unanimously by voice vote.

B. DEVELOPMENT APPLICATIONS:

2. 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.

Messrs. Benenson, Bloom, Sher and Sasson represented the applicant.

Mr. Tawes said that he had previously met with Mr. Sher and gone over the zoning comment. Since then, we had received comments from Engineering, FDOT, BCT, Fire, and Waste Management and are waiting for the architectural review. He also said that he wanted one comprehensive set of plans that incorporated all comments including what was discussed today. He

also said that while the entranceway and signalization is handled through FDOT, the gate, the stacking, the guard house have to be shown on the site plan.

Mr. Bloom discussed the engineering comments with Mr. Cala.

Mr. Cala said that the submission needed a replat survey, not the old alta survey.

Mr. Bloom discussed giving the City a blanket easement for the entire property for water and sewer access.

Mr. Cala also noted that there should be an emergency vehicle gate at the Northwest entrance and they should use bollards at the dead ends. The applicant also needed to show sight triangles on the plans including the landscape plan.

The Committee discussed driveway width in relation to location of water meters and cleanouts and the landscape areas between the driveways.

Mr. Benenson discussed the design review fee and argued that they had already been reviewed by Archi Designz and made changes based on his review.

Mr. Giancoli agreed that they should receive a credit for the \$345.00 already paid towards design review.

The Committee discussed the guardhouse entry, the HOA, stacking and other issues associated with the entranceway pre and post HOA takeover.

Mr. Tawes called for a motion.

MOTION by Ms. Howson

To deny 15-SP-002 without prejudice.

SECOND by Ms. Langrin.

The motion passed unanimously by voice vote.

VIII. UNFINISHED BUSINESS: NONE

IX. NEW BUSINESS: NONE

X. ADJOURN

The meeting adjourned at approximately 3:15 P.M.