

**DEVELOPMENT REVIEW/COMMUNITY APPEARANCE
COMMITTEE
REGULAR MEETING
TUESDAY, FEBRUARY 16, 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 Feb. 16, 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	
Don Giancoli, Building	X	
J. Martin Cala, DEES		X
Joan Fletcher, GIS	X	X
Elijah Wooten, Economic Development		X
Desorae Giles-Smith, Administration	X*	

Arrived 1:03 P.M.

Also Present:

Marilyn Ozegovich, Secretary to the Development Review Committee

III. PROOF OF PUBLICATION

IV. APPROVAL OF THE MINUTES: January 5 & January 19, 2016

MOTION by Ms. Howson

To approve the minutes of 1/5 & 1/19/16.

SECOND by Mr. Giancoli.

The motion passed unanimously by voice vote.

V. MOTION TO ACCEPT AND FILE WRITTEN COMMENTS.

MOTION by Mr. Giancoli
To accept and file written comments.

SECOND by Ms. Langrin.
The motion passed unanimously by voice vote.

VI. PUBLIC HEARING:

A. COMMUNITY APPEARANCE APPLICATIONS:

1. 15-CAC-018 Lauderhill Shoppes Paint

A Community Appearance Committee application filed by Marvin Vindel on behalf of the property owner, Sunrise realty Associates, LLC, for approval change the paint colors of the shopping plaza building located on a 2.33±acre site in General Commercial(CG) zoning district, commonly known as Lauderhill Shoppes, legally described as A portion of Tract A, Lauderhill Shoppes No. 2, according to the plat thereof, as recorded in the public records of Broward County, Florida, also described as 2439-2481 N SR 7, Lauderhill, Florida.

Mr. Tawes read the title. He noted that Planning and Zoning had met with the applicant regarding Ms. Romanik’s review. They concurred with Ms. Romanik’s comments and color choices. He called for a motion.

MOTION by Mr. Giancoli
To approve 15-CAC-018 provided that the applicant follows the DRC recommendation.

SECOND by Ms. Howson
The motion passed unanimously by voice vote.

B. DEVELOPMENT APPLICATIONS:

2. 16-SP-001 Le Parc at Lauderhill

A Site Plan Development application filed Vivian Zumot Dimond on behalf of Le Parc at Lauderhill, LLC., for the development of 138 townhouse units with associated parking and amenities on a 10.5 ±acre site legally described as AT & T No.1, Tract 1, according to the plat thereof, as recorded in Plat Book 127, Page 18 of the public records of Broward County, Florida, more commonly described as the former At&T antenna site located at 1340 NW 40th Avenue in Lauderhill, Florida.

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

Mr. Julio Montaner represented the applicant.

Mr. Tawes asked if Mr. Montaner had any questions regarding the comments.

Mr. Montaner discussed the possibility of making 38th Avenue a private road. The Committee opposed this and said that it had to be dedicated as a public right of way. The Committee agreed that “No Thru Truck Traffic” signs could be placed. He also discussed the issue of fencing the perimeter of the lake. He showed photos of existing projects with lakes.

Mr. Tawes said that he could not support the lake with the 25 % slope less than ten feet from the rear patios of town homes, where there would be children playing. He also discussed the setback for the wall. He said that since this development is going in first, they are responsible for building the wall and building it according to the City’s regulations with a 5’ set back with landscaping on both sides. He also discussed the placement of the wall in relation to the existing easements. He then discussed his written comments. He said that when they resubmit, they must also give a point by point response. He discussed the deficiencies of the submitted Landscape plan. He also noted that the garages are too small; do not meet the dimensions required by Code. He said that HOA documents must be provided before the application goes before the Planning and Zoning Board.

Ms. Romanik discussed her comments with regard to the front and the rear of the units. She also discussed her opposition to the unfenced lake.

Mr. Montaner suggested fencing the rear of the units.

Ms. Giles-Smith asked what measures were being taken to buffer the development from the industrial area and the Regional Park.

Mr. Montaner said that the windows by FFL Building Code were hurricane proof and that there would be a wall and landscape to buffer.

Mr. Tawes said that there could be other architectural and interior measures that could be taken to provide additional buffering. He called for a motion.

MOTION by Ms. Howson

To deny 16-SP-001 without prejudice and that the new submission should include measures for sound buffering.

SECOND by Insp. Hone.

The motion passed unanimously by voice vote.

VIII. UNFINISHED BUSINESS: NONE

IX. NEW BUSINESS:

3. 16-CAC-001 DPJR Distribution Center, LLC

A Community Appearance Committee application filed by Oral and Cherry Marshal in behalf of DPJR Distribution Center, LLC for approval to make changes to the paint and fascia of an existing building located on a .69± acre site in the General Commercial (CG) zoning district, Transect Zone T6, legally described as 31-49-42 BEG AT PT 2301.45 N OF & 50 E OF SW COR OF SEC,E 200,S 150,W 200, N 150 TO POB AKA PT OF N 11.32 AC OF LOT D OF TROPICAL RADIO SURVEY, more commonly described as 1250 N SR7, Lauderhill, Florida

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

Mr. Hays represented the applicant. He said that the comments were accepted.

Ms. Romanik said that the color palette provided for the building was acceptable.

MOTION by Mr. Giancoli

To approve 16-CAC-001 subject to conditions.

SECOND by Ms. Howson.

The motion passed unanimously by voice vote.

X. ADJOURN

The meeting adjourned at approximately 2:00 P.M.