

**DEVELOPMENT REVIEW/COMMUNITY APPEARANCE  
COMMITTEE  
REGULAR MEETING  
TUESDAY, MARCH 1, 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 Mar. 1, 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	<b>X</b>	
Molly Howson, Planning Analyst	<b>X</b>	
Shani Langrin, Zoning	<b>X</b>	
Insp. Hone, Fire Dept.	<b>X</b>	
Officer Marto , Police Department	<b>X*</b>	
Don Giancoli, Building	<b>X**</b>	
J. Martin Cala, DEES	<b>X</b>	
Joan Fletcher, GIS	<b>X</b>	
Elijah Wooten, Economic Development	<b>X</b>	
Desorae Giles-Smith, Administration		<b>X</b>

\*Arrived 1:30P.M. Departed 2:20 P.M.

\*\* Arrived 1:30P.M.

**Also Present:**

Marilyn Ozegovich, Secretary to the Development Review Committee  
Merrill Romanik, Architectural Design Consultant

**III. PROOF OF PUBLICATION: NONE**

**IV. APPROVAL OF THE MINUTES: February 16, 2016**

**MOTION by Ms. Howson**

**To approve the minutes of 2/16/16**

**SECOND by Ms. Fletcher.**

**The motion passed unanimously by voice vote.**

**V. MOTION TO ACCEPT AND FILE WRITTEN COMMENTS.**

**MOTION by Ms. Howson**

**To accept and file written comments.**

**SECOND by Ms. Fletcher.**

**The motion passed unanimously by voice vote.**

**VI. PUBLIC HEARING:**

**A. COMMUNITY APPEARANCE APPLICATIONS:**

**1. 16-CAC-002 3751 NW 4<sup>th</sup> Court**

A Community Appearance Committee application filed by Tory and Unika Brown Collins for approval to construct an addition to home located on a 7,618 square feet site in the Residential Single Family Annexed at 4 Units per Acre RS 4-A zoning district, legally described as Academy Award Homes Section 2, Lot 10, Block 15, according to the plat thereof, as recorded in Plat Book 42, Page 31 of the public records of Broward County, Florida, more commonly described as 3751 NW 4<sup>th</sup> Court, Lauderhill, Florida.

**Mr. Tawes** read the title. He noted that the applicant was not present.

**Ms. Langrin** summarized her report on the application.

**Mr. Tawes** called for a motion.

**MOTION by Ms. Langrin**

**To approve 15-CAC-002 subject to conditions.**

**SECOND by Mr. Wooten.**

**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** read the title.

**Ms. Garcia** represented the applicant. She said that she had received the comments and submitted the third color.

**Ms. Romanik** explained that the downspouts should blend in with the background color. She then reviewed awning colors with Ms. Garcia. They agreed that the awnings should be Weblon Coastal Plus Dark Taupe CP 2791-62.

**Mr. Tawes** called for a motion.

**MOTION by Mr. Cala**

**To approve 15-CAC-015 subject to conditions.**

**SECOND by Ms. Fletcher.**

**The motion passed unanimously by voice vote.**

**Insp. Hone and Mr. Cala** discussed the speed bumps that were illegally installed on the property. Ms. Garcia was told that they would all have to be removed.

**3. 16-CAC-003 Cypress Grove Change of Paint**

A Community Appearance Committee application filed by Donna McIntire, on behalf of the owner, HPT Cypress Grove Associates, LTD, to change the exterior paint colors of the buildings in the Residential Multi-Family (RM-45) zoning district on a 23.48+ acre site legally described as Tracts A and B, Randwest, according to the plat thereof, as recorded in Plat Book 68, Page 40 of the public records of Broward County, Florida, together with Tract D, Lauderhill Golf North, according to the plat thereof, as recorded in Plat Book 73, Page 46 of the public records of Broward

County, Florida more commonly described Cypress Grove Apartments, 4200 NW 19 Street, Lauderhill, Florida.

**Mr. Tawes** read the title.

**Mr. Guerrier** represented the applicant.

**MOTION by Mr. Cala**

**To approve 16-CAC-003 subject to the applicant resubmitting colors for approval by the design consultant.**

**SECOND by Ms. Langrin.**

**The motion passed unanimously by voice vote.**

**B. DEVELOPMENT APPLICATIONS:**

**4. 15-MR-007 Caribbean Falls Temporary Parking Lot (2nd Submission)**

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. He said that the only comments were from Zoning and DEES and that they had been satisfied. He called for a motion to approve.

**Ms. Fletcher** said that although they provided surveys of the different parcels, they would have to provide the folio numbers.

**MOTION by Ms. Fletcher**

**To approve 15-MR-007 subject to the condition that the applicant provide folio numbers.**

**SECOND by Ms. Langrin.**

**The motion passed unanimously by voice vote.**

**5. 16-PL-001 Lauderhill Mall Outparcels Plat**

A preliminary plat application filed by John Doogan of Avirom and Associates, Inc., on behalf of the property owner, Lauderhill Mall Investment, LLC., for the subdivision of a 6.27 +/- acre portion of an unplatted parcel of land together with a portion of Flair Subdivision No. 3 into Six (6) lots, the proposed being located in the Community Commercial (CC) zoning district, Transect Zone Overlay T-6, legally described as a portion of Section 36, Township 49 South, Range 41 East together with a portion of Flair Subdivision 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 known as The Lauderhill Mall located on SR 7, BETWEEN NW 12 Street and NW 16TH Street, Lauderhill, Florida.

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

**Mr. John Doogan** represented the applicant.

**Mr. Cala** discussed his comment concerning the Bus Transfer facility site with Mr. Doogan.

**MOTION by Mr. Cala**

**To approve 16-PL-001 subject to conditions.**

**SECOND by Ms. Fletcher.**

**The motion passed unanimously by voice vote.**

**\*Note for the Record: The recording machine stopped recording due to battery failure. Therefore the vote for 16-PL-001 was not recorded and recording did not begin again until after the title for 15-SP-002 had been read and discussion of comments was under way.**

**6. 15-SP-002 CRICKET CLUB**

Resubmission of 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 welcomed the applicants.

**The Applicant** was represented by: Alan Benenson, Attorney Keith Poliakoff, Mike Sher, Gary Bloom, Ana Ros and Jackie Sasson.

**The Committee** discussed the written comments with the applicants.

**The following was agreed upon in addition to the written comments:**

1. There should be a visual barrier to prevent cars from riding up on the sidewalk and hitting pedestrians. Where the tree would be in conflict with the utility, a hedge would be used and at the next location there would be a tree in board behind the sidewalk. This should result in a staggered design of tree-hedge-tree-hedge...
2. Columns will be added to the fence on NW 41<sup>st</sup> in the back. Aluminum fencing will be black. Column and fence detail will be on the East, SR7; The 8" wall will be on the North side; the column and fence on the West side and fence on the South side.
3. Applicant will provide a copy of the recorded plat.
4. A blanket utility easement will be provided to City prior to permitting.
5. Utilities will be shown in grey scale on all plans.
6. Bike racks will be black to match fence.
7. Only signage would be provided at dead end roadways (no railings).

8. ROW dedication for SR7 will be shown on the plans.
9. Conflicts with light poles, palm trees, fire hydrants and driveways will be resolved for sign off before Planning and Zoning Board.
10. The Landscape Plan should show the mitigation requirement – a separate chart for the mitigation trees and show where they are being planted on the Landscape Plan.
11. Foxtail Palms will be substituted for Royal Palms.
12. It was agreed that the typical shutters that are located on the sides of the windows to be “board and batten” style to have a uniform look. The Bahama projection shutters will remain a louvered shutter.
13. Pavers on sand, not stamped concrete would be used at the circle.
14. A one foot, not two, separation between visitors and residents would be provided at the entrance.
15. With solid piping, a 15” pipe could be used in the French Drain.
16. The applicant will provide a detail for the conflict structures subject to the review and approval of the City Engineer.
17. Applicant will confirm if WM line up to church is greater than 8” – if not, applicant will run the line up to the 10” at 12<sup>th</sup> Street.
18. Applicant will provide renderings and color charts that show color for all sides of the buildings how they connect.
19. Applicant will provide a more decorative light fixture that will solve proportion problem.
20. The walkway between the wall and the property fences will be eliminated and the wall will be moved to the property line and offset with existing buildings to the north; lighting on the rear of the wall will be eliminated.

**The Applicant submitted samples of the fence, roof tiles, pavers and details for the playground, bike racks, sconce light fixtures, bahama shutter, louvre shutter, and board and batten shutter.**

**MOTION by Mr. Giancoli**

**To approve 15-SP-002 subject to Mr. Tawes review and verification that all written and oral conditions have been met.**

**SECOND by Insp. Hone.**

**The motion passed unanimously by voice vote.**

Mr. Tawes requested that everything be submitted through Ms. Ozegovich.

## **VIII. UNFINISHED BUSINESS: NONE**

**IX. NEW BUSINESS: NONE**

**X. ADJOURN**

The meeting adjourned at approximately 3:30 P.M.