

**DEVELOPMENT REVIEW/COMMUNITY APPEARANCE  
COMMITTEE  
REGULAR MEETING  
TUESDAY, MAY 3, 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  
May 3, 2016 meeting of  
the Development Review  
Committee.*

*Stephen Tawes  
Chairperson*

**MINUTES**

**I. CALL TO ORDER**

Mr. Tawes called the meeting to order at approximately 1:03 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> |

**Also Present:**

**III. PROOF OF PUBLICATION:**

**MOTION by Mr. Wooten**

**To accept and file proof of publication**

**SECOND by Ms. Fletcher.**

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

**IV. APPROVAL OF THE MINUTES: April 19, 2016**

**MOTION by Ms. Fletcher**

**To approve the minutes of 4/19/16**

**SECOND by Mr. Cala.**

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

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

**MOTION by Ms. Fletcher**

**To accept and file written comments.**

**SECOND by Mr. Wooten.**

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

**VI. PUBLIC HEARING:**

**A. COMMUNITY APPEARANCE APPLICATIONS:**

**1. 16-CAC-007 7109 NW 49TH COURT ADDITION**

A Community Appearance Committee application filed by owners Jean and Shirley Paul, for approval to construct an addition on an existing 2,442± square feet building located on a 8,498± square feet site in the Residential Single-Family RS-4 zone at 4 Units per Acre, legally described as Boulevard Woods North 101-5 B Lot 13 BLK 11, according to the plat thereof, as recorded in Plat Book 101, Page 5 of the public records of Broward County, Florida, more commonly described as 7109 NW 49th Court, Lauderhill, Florida.

**Mr. Tawes** read the title.

**Mr. Jean Paul** represented the applicants.

**Mr. Tawes and Ms. Howson** discussed the conditions with the applicant. The applicant should put a note on plans that paint and materials will match existing. Mr. Tawes advised the applicant that he would need an engineering permit at permitting and lot coverage should be confirmed.

**Ms. Fletcher** advised that they would need an elevation certificate at the end of construction.

**MOTION by Mr. Cala**

**To approve subject to conditions to be satisfied at time of building permitting.**

**SECOND by Ms. Fletcher.**

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

**B. DEVELOPMENT APPLICATIONS:**

**1. 16-MR-001 GREENLIGHT CAR WASH**

A site plan modification application filed by Vinny Carfora, on behalf of the owner, Green Light Car Wash, Inc., to expand an existing automated car wash located in an existing 2,708 square feet building on a .83 +/-acre site zoned General Commercial (CG),Transect Zone T5, legally described as all of Tract "A", LAZEAR'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book 68, Page 46, of the public records of Broward County, Florida, commonly described as 1890 NW 40th Avenue, Lauderhill, Florida, by adding a vacuum area consisting of a 100 square feet building with 25 vacuum stations on the northeast portion of a 1.39 ± acre parcel of land, legally described as a portion of Tract A, Industrial 100, Unit One, according to the plat thereof, as recorded in Plat Book 85. Page 3 of the public records of Broward County, Florida

**Mr. Cala** discussed his comments. He explained that the submission was lacking many items: plans for demolition, grading, drainage, striping. He said the he recommended resubmission and not approval with conditions.

**Mr. Tawes** read the title.

**The Applicant was not present.**

**Mr. Tawes** said that though the application was deficient in many areas, especially on the civil/engineering, Planning was recommending approval with conditions and he read the conditions of approval into the record:

1. Provide an Irrigation Plan
2. Provide a Lighting and Photometric Plan
3. Pump building and vacuum pump canopy/canopy structure exterior paint samples/color palate shall be provided for final approval
4. Satisfy **ALL** engineering Site Plan review comments pursuant to the City Engineer review of 4/20/2016, Review Number 2 (attached) for construction details and specifications for all site improvements prior to the receipt of the Engineering Permit. Additional requirements for public utilities connections may be required by the City of Lauderhill once the field verification and inspections have been completed. Storm water control facilities shall be designed to meet both quality and quantity requirements as indicated by SFWMD.
5. Any Site Plan Modifications that result from changes due to the Engineering approvals shall be submitted to Planning and Zoning for administrative review and approval prior to the receipt of the Engineering Permit.

**Mr. Giancoli** discussed whether or not the application should be approved with conditions or denied without prejudice and resubmitted.

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

**MOTION by Mr. Giancoli**

**To deny without prejudice.**

**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 1:20 P.M.