

**DEVELOPMENT REVIEW/COMMUNITY APPEARANCE
COMMITTEE
REGULAR MEETING
TUESDAY, JUNE 21, 2016
AT 1:00 P.M.
3RD FLOOR CONFERENCE 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 June 21, 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

Also Present:

Marilyn Ozegovich, Secretary to the Committee
Ms. Merrill Romanik, Design Consultant

III. PROOF OF PUBLICATION:

MOTION by Ms. Fletcher

To accept and file proof of publication.

SECOND by Ms. Langrin.

The motion passed unanimously by voice vote.

IV. APPROVAL OF THE MINUTES: June 7, 2016

MOTION by Ms. Fletcher

To approve the minutes of June 7, 2016

SECOND by Mr. Wooten.

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 Ms. Langrin.

The motion passed unanimously by voice vote.

VI. PUBLIC HEARING:

Mr. Tawes moved 16-SP-002 WAWA Gas and Convenience Store to the top of the agenda.

B. DEVELOPMENT APPLICATIONS:

1. 16-SP-002 WAWA GAS AND CONVENIENCE STORE

A site development plan application filed by Timothy Patrick Development, LLC. for approval to construct a gas station and convenience store on a 1.53± acre site in the general commercial (cg) zoning district, legally described as City of Lauderhill Sec 1, pt of Tr H, according to the plat thereof, as recorded in plat book 81, page 4 more commonly described as the Northwest corner of NW 44th street and North University Drive,

Lauderhill, Florida and identified by the Broward County Property Appraiser by folio numbers: 494116019252, 494116019251 and a portion of 494116019250.

Mr. Tawes read the title.

Mr. Balaban represented the applicant. He discussed the comments with the Committee. It was agreed/clarified:

- The applicant will provide a unity of title.
- The 8' wall finish on the commercial and residential side will match the City wall on 44th Street.
- The plans will specify where the sidewalk is being rebuilt.
- The lighting will be 3 cct not the 4 shown.
- All fixtures will be full cut off.
- There should be a 21:1 ratio in the parking area.
- The 30% food area will be shown on the plans.
- The applicant will provide a 12' easement for sanitary sewer and water as needed.

Mr. Tawes called for a motion.

MOTION by Ms. Howson

To deny 16-SP-002 without prejudice provided that the Applicant resubmits within 45 days.

SECOND by Ms. Fletcher.

The motion passed unanimously.

A. COMMUNITY APPEARANCE APPLICATIONS:

1. 16-CAC-009 2001 NW 49 AVE PAINT

A Community Appearance Committee Application filed by Aventura Construction Corp on behalf of the property owner, Florida Public Utilities for approval to change the exterior paint colors of a building located on an unplatted 1.01± acre site in the Utility (UT) zoning district, legally described as a portion of Township 49S, Range 41 E, Section 25, more particularly described by Broward County Property Appraiser as Property ID # 494125000114 and more commonly described as 2001 NW 49th Avenue, Lauderhill, Florida.

Mr. Tawes read the title.

The Applicant was not present.

Ms. Romanik discussed her comments. She explained that what was submitted were Hardy products, not paint colors. She said that the applicant needed to provide a complete package.

Mr. Tawes called for a motion.

MOTION by Ms. Fletcher

To deny 16-CAC-009 without prejudice .

SECOND by Mr. Wooten .

The motion passed unanimously by voice vote.

2. 16-CAC-010 710 NW 33 TERRACE NEW CONSTRUCTION

A Community Appearance Committee application filed by Andrew DeWeaver, for approval to construct a new one story 2,215 ± square feet dwelling on a 9,000± square feet lot in the Residential Single-Family Annexed at 4 Units per Acre (RS-4A) zoning district, legally described as Lot 2, Block 32, Browardale 2nd Add Amend, according to the plat thereof, as recorded in Plat Book 47, Page 23B of the public records of Broward County, Florida more commonly described as 710 NW 33 Terr, Lauderhill, Florida.

Mr. Tawes read the title.

Ms. Langrin presented her report and conditions for approval.

Mr. Tawes called for a motion.

MOTION by Mr. Wooten

To approve 16-CAC-010 with conditions .

SECOND by Ms. Fletcher.

The motion passed unanimously by voice vote.

3. 16-CAC-011 670 NW 39 AVE. NEW CONSTRUCTION

A Community Appearance Committee application filed by Lauderhill Housing Authority, on behalf of owners, John & Phyllis Rachel, for approval to construct a new one story 2,137 ± square feet dwelling on a 9,038± square feet lot in the Residential Single-Family Annexed at 4 Units per Acre (RS-4A) zoning district, legally described as Lot 1, Block 2, Tropicana Park Homes, according to the plat thereof, as recorded in Plat Book 46, Page 17 of the public records of Broward County, Florida more commonly described as 670 NW 39th Avenue, Lauderhill, Florida.

Mr. Tawes read the title.

Ms. Langrin presented her report and conditions for approval.

Mr. Tawes called for a motion.

MOTION by Ms. Fletcher

To approve 16-CAC-011 with conditions .

SECOND by Mr. Wooten .

The motion passed unanimously by voice vote.

4. 16-CAC-013 7770 NW 44 CT. OFFICE ADDITION

A Community Appearance Committee application filed by the owner Saintilus Jeannestal, for approval to legalize an existing screened porch and to enclose for conversion to a 178.5± square foot office addition, to an existing 1699± square feet building located on a 7,031± square feet site in the Residential Single-Family RS-4 zone at 4 Units per Acre, legally described as City of Lauderhill Sec 1, Lot 4 Block 219 according to the plat thereof, as recorded in Plat Book 81, Page 4 of the public records of Broward County, Florida, more commonly described as 7770 NW44 CT, Lauderhill, Florida.

Mr. Tawes read the title.

Ms. Howson presented her report and conditions for approval.

Mr. Tawes called for a motion.

MOTION by Ms. Langrin

To approve 16-CAC-013 with conditions .

SECOND by Ms. Fletcher .

The motion passed unanimously by voice vote.

B. DEVELOPMENT APPLICATIONS:

2. 16-MR-003 Sunshine Gas at 8790 W Commercial Blvd.

A site plan modification application filed by Claudia Gil on behalf of the owner, Sunshine Gasoline Distributors Inc. for the rebranding of an existing gas station with convenience store. Improvements include but are not limited to: Americans With Disabilities Act improvements, changes to the landscaping, signage and lighting. The subject property is in the General Commercial (CG) zoning district, located on a 0.78+ acre site legally described as a portion of Parcel A, Mobil Pine Island Road, according to the plat thereof, as recorded in Plat Book 102, Page 37 of the public records of Broward County, Florida, more commonly described as 88790 West Commercial Boulevard, Lauderhill, Florida.

Mr. Tawes read the title. He said that the purpose of this vote was to ratify the vote to deny without prejudice at the last meeting and he called for a motion.

MOTION by Ms. Fletcher

To deny 16-MR-003 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 2:15 P.M.