



DEVELOPMENT REVIEW COMMITTEE

SPECIAL MEETING - AUGUST 27, 2024

Resuming the w/ comments

Please be advised, this is a recorded meeting (see below)

1. Please say your name clearly each time you speak.
2. Limit side conversations – it picks up on the recorder.
3. Limit unnecessary shuffling of papers.
3. If you are more than 2 persons away from the recorder, please project your voice a little louder so the recorder captures it.

Thank you very assistance and enjoy the meeting!



**DEVELOPMENT REVIEW / COMMUNITY APPEARANCE COMMITTEE
TUESDAY, AUGUST 27, 2024
SPECIAL MEETING AGENDA
CONFERENCE ROOM # 301, CITY HALL
5581 WEST OAKLAND PARK BOULEVARD
LAUDERHILL, FLORIDA 33313**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PROOF OF PUBLICATION**
- IV. APPROVAL OF THE MINUTES: (JULY 2, 2024)**
- V. WRITTEN COMMENTS: MOTION TO ACCEPT AND FILE**
- VI. PUBLIC HEARING:**

A. COMMUNITY APPEARANCE COMMITTEE APPLICATIONS

- 1. (24-MR-001) _ 1080 NW 42 Way _ Wolk Park Expansion (1st Submittal)**
(Folio # 494136052550)

A Site Plan Modification application filed by Scott Newton (Parks & Recreation Director), on behalf of property owner, City of Lauderhill for approval to modify & renovate (3) existing buildings, new welcome/reception building connecting (2) existing buildings, new shower/bathroom building to service pool area, new electrical meter room to service park facilities and propose new future splash pad on a 6.30± acre site; in the Local Park (PL) zoning district legally described, as FLAIR SUB NO 3 51-39 B PARK AREAS DEDICATED TO PUBLIC PER PLAT (Folio # 4941 36 05 2550) more commonly described as 1080 NW 42 Way, Lauderhill, Florida 33313.

- VII. UNFINISHED BUSINESS: NONE**
- VIII. NEW BUSINESS: NONE**
- IX. ADJOURN**



DEVELOPMENT REVIEW COMMITTEE COMMENTS

SPECIAL MEETING DATE: AUGUST 27, 2024

CITY OF LAUDERHILL Department of Planning and Zoning

To:

X	Molly Howson – Planning & Zoning	Merrill Romanik – Architecture/Design
	Daniel Keester – O'Mills – Planning & Zoning	Steve Hatzidakis – Architecture/Design
	Nadine Fearon – Planning & Zoning	J. Martin Cala – Engineering
	Randy Youse – Building	Ruslet Baronyil – Engineering
	Lieutenant Joseph Soren – City Police	Larry Hymowitz – FDOT / Access
	Joan Fletcher – GIS	Barbara Herrera – Waste Management
	Yolan Todd – Economic Development	Arethia Douglas – Broward County Transit
	Matt Newman – Fire	Kurt Petgrave – Broward County Transit
	Desorae Giles-Smith – Administration	

From: Nadine Fearon

Date: July 10, 2024

Reference: **(24-MR-001) _ 7240 W. Commercial Blvd. and 7240 NW 56 Street**
(Folio # 4941 15 14 0040 and Folio # 4941 15 14 0050)

A Site Plan application filed by Miskel and Backman, LLP, on behalf of property owner, Florida Investments 7, LLC for approval to restore existing structure with a 2,375 square drive thru restaurant and redevelopment of the western portion of the property with a 7,000 square feet retail space 1.33± acre site in the General Commercial (CG) zoning district legally described COMMERCIAL BOULEVARD SHOPPES NO 2 107-43 B LOTS 4 (Folio # 4941 15 14 0040) and COMMERCIAL BOULEVARD SHOPPES 102 107-43 B LOT 5 (Folio # 4941 15 14 0050) more commonly described as 7240 W. Commercial Blvd. and 7240 NW 56 Street, Lauderhill, Florida.

Return Comments on/before: August 26, 2024

	No objection to the site plan application as submitted.
X	This site plan application is subject to the comments noted below / attached.

General Comments / Questions for Clarification:

Wolk Park Expansion

1st Submittal

DRC of August 27, 2024

P&Z review comments

General Comments:

1. Provide a recent survey for the area of site modification
2. Provide site plan exhibit showing pedestrian circulation and access for in and around recreation buildings, pool, and splash pad areas
3. Is any new signage proposed in the scope
4. Provide detail ref LEED cert being sought
5. Additional comments should be anticipated after 1st submittal comment response

Site Plan Comments

6. Provide tabular data for existing and proposed building square footage, show Uses
7. Provide dimensions on site plan: buildings, walls, fences, gates, canopy, walkways etc.
8. Fence information needed. Provide for heights, dimensions, materials, colors and provide a detail.
9. Wall. Show new CMU wall near canopy seating area on overall site plan. Call out height
10. Parking: Provide tabular data showing parking calculations to include new building square footage
11. Show number of parking spaces between each landscape island on site plan for ease of review
12. Provide new accessible parking spaces to meet ADA requirements (1 for 25) if required
13. Show path for how dumpster is accessed. Provide a 5' painted pedestrian path to dumpster enclosure.
14. Provide for screening of mechanical equipment to include; AC units, pool equipment, and splash pad equipment
15. Provide shade (structure or trees) as well as furniture for seating at splash pad area
16. Provide/show locations of water fountains/water stations. Recommend water station for water bottle fill up to encourage use of reusable water bottles

Architectural Comments

17. Refer to Architectural comments for design review
18. Provide color renderings of exteriors to include splash pad
19. Provide samples of materials and colors for exterior treatments

Landscape Comments

20. Provide a landscape plan for area of site modification

Photometric Plan Comments

21. Provide a photometric plan compliant with LDR ART III Sec. 6.9. – Lighting standards , requirements, and conservation
22. Provide specs for compliant outdoor lighting fixtures

DKO Parking and Design for Civic zones to be determined by warrant?



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	Lieutenant Joseph Soren – City Police		Larry Hymowitz – FDOT / Access
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	Yolan Todd – Economic Development		Arethia Douglas – Broward County Transit
XX	Matt Newman – Fire		Kurt Petgrave – Broward County Transit
	Desorae Giles-Smith – Administration		

From: Nadine Fearon

Date: July 10, 2024

Reference: (24-MR-001) _ 1080 NW 42 Way _ Wolk Park Expansion (1st Submittal)
(Folio # 494136052550)

A Site Plan Modification application filed by Scott Newton (Parks & Recreation Director), on behalf of property owner, City of Lauderhill for approval to modify & renovate (3) existing buildings, new welcome/reception building connecting (2) existing buildings, new shower/bathroom building to service pool area, new electrical meter room to service park facilities and propose new future splash pad on a 6.30± acre site; in the Local Park (PL) zoning district legally described, as FLAIR SUB NO 3 51-39 B PARK AREAS DEDICATED TO PUBLIC PER PLAT (Folio # 4941 36 05 2550) more commonly described as 1080 NW 42 Way, Lauderhill, Florida 33313.

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XX	No objection to the site plan application as submitted.
	This site plan application is subject to the comments noted below / attached.

General Comments / Questions for Clarification:

The submittal is approved with the following conditions:

1. The correct edition of the Florida Fire Prevention Code is the 8th edition. NFPA 1 & 101, 2021.
2. Access Box(es). The AHJ shall have the authority to require an access box(es) to be installed in an accessible location where access to or within a structure or area is difficult because of security. The City of Lauderhill uses the Knox Company for locking devices (FFPC 18.2.2.1). **Knox Locks may be necessary for gate access.**
3. All new and existing automatic entry gates installed in either commercial or multifamily communities shall be provided with a universal access system, approved by the Fire Prevention subcommittee of the Fire Chiefs Association of Broward County, to allow rapid entry. Broward County utilizes the Click-2-Enter system. (Broward County Amendments F-109.9.3) **This will apply only if an automatic gate system is utilized.**
4. Fire flow calculations shall be provided by a professional engineer (calculations must be on separate, sealed sheets) shall be in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office. The minimum required fire flow is 2000 GPMS on an eight inch fire main. The fire department must be present during the test. (City of Lauderhill LDR).
5. Each fire department connection shall be designated by a sign, with letters at least 1 in. in height that reads "STANDPIPE." For manual systems, the sign shall also indicate that the system is manual and that it is either wet or dry. (NFPA 14:6.4.5.2). If automatic sprinklers are also supplied by the fire department connection, the sign or combination of signs shall indicate both designated services (e.g., "STANDPIPE AND AUTOSPKR" or "AUTOSPKR AND STANDPIPE" (NFPA 14:6.4.5.2.1)
6. In all new and existing buildings, minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ (FFPC 11.10.1). **A BDA SYSTEM MAY BE REQUIRED. AN EVALUATION FOR COVERAGE MAY BE NECESSARY.**
7. Where required by the AHJ, two-way radio communication enhancement systems shall comply with NFPA 1221 (FFPC 11.10.2). **A BDA SYSTEM MAY BE REQUIRED. AN EVALUATION FOR COVERAGE MAY BE NECESSARY.**



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CITY OF LAUDERHILL Department of Planning and Zoning

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X	This site plan application is subject to the comments noted below / attached.

General Comments / Questions for Clarification:

1. Sewer lateral slope @ 1% min may not be able to connect to proposed mh.
2. Get sewer mh invert in the SW corner.
3. Specify distances for sewer, and consider having the sewer line move close to fence.
4. TV existing clean out.
5. Connect proposed plumbing to existing sewer lateral.
6. Pipe dia. needs to be at least 15", and show distances.
7. Replace floor drains with catch basins
8. PVC drainage pipes are not allowed.
9. Use updated city details.
10. "Existing pool storage room" is currently a bathroom. Where are the plans for that area?
11. San. sewer min diameter is 8"
12. Consider decrease "unisex bathroom" to provide more storage room.

GUSAN - APPLY SWM PERMIT

- NEW BATH BLDG. IN EXISTING LATERAL?



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X	This site plan application is subject to the comments noted below / attached.

General Comments / Questions for Clarification:

1. The signage that introduces the public to the park and helps park goers locate and identify the park, is located on the corner of NW 12th St and NW 42nd Way. The signage is dated and weathered and sits on the inside of the fence line. Quite regularly there are other forms of signage hung up on the exterior gate which makes it almost impossible to locate and view the park signage.
 - I recommend that the signage be moved to the exterior side of the gate, or that additional signage be put into place. This will have a huge impact on helping navigate the park goers into the parks parking lots/entrances.



Questions:

1. The plans show that all of the existing light poles and fixtures are to be replaced with LED lighting. What type of fixtures? Cobra style, full cutoff fixtures?
2. Are there going to be any exterior cameras installed? If so, what are the locations of the cameras?

Add Int. Cameras



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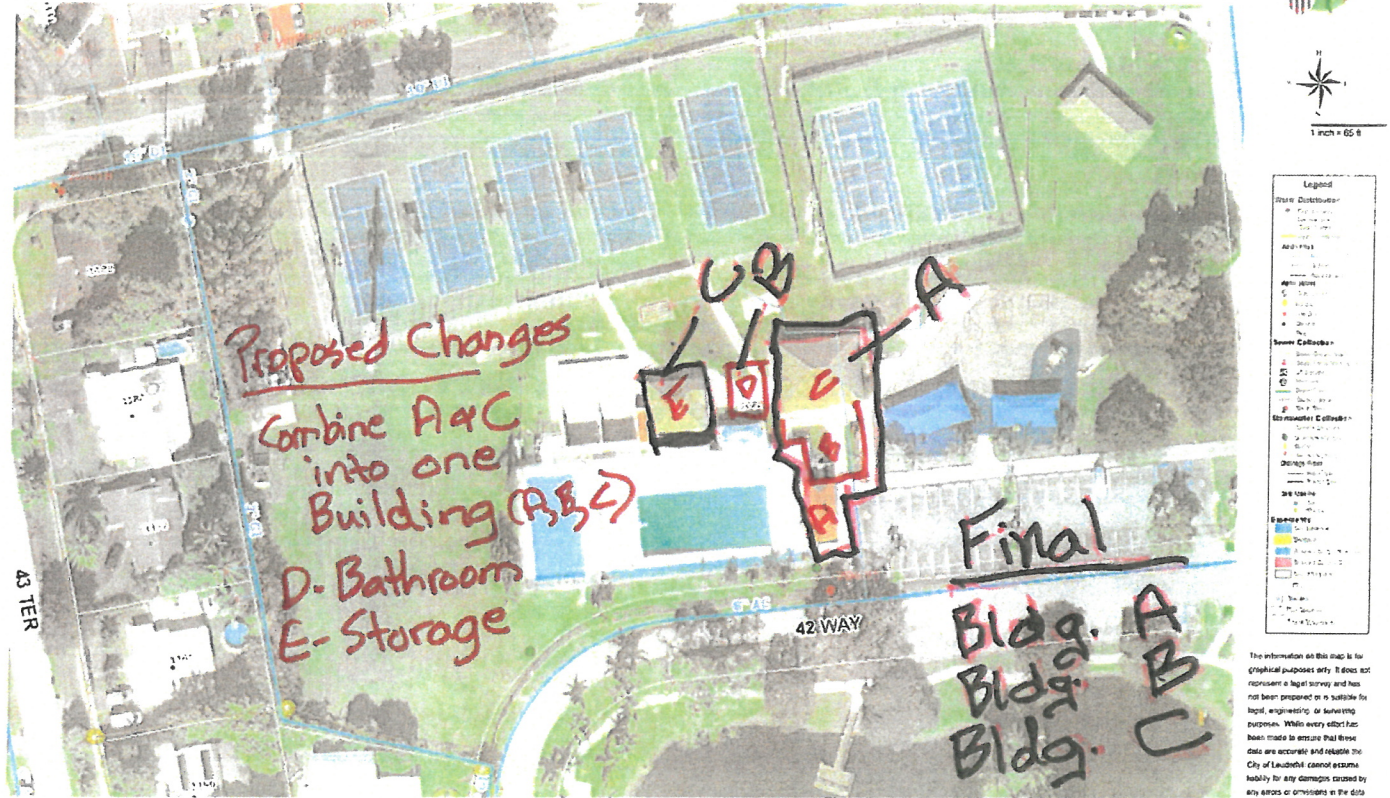
Return Comments on/before: August 26, 2024

	No objection to the site plan application as submitted.
JMF	This site plan application is subject to the comments noted below / attached.

General Comments / Questions for Clarification:

1. Add building letters to the final three buildings: A, B, & C. See attached mark up.

Current Address: 1080 NW 42 Way





DEVELOPMENT REVIEW COMMITTEE COMMENTS

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CITY OF LAUDERHILL Department of Planning and Zoning

To:

R. YOUSE

	Molly Howson – Planning & Zoning		Merrill Romanik – Architecture/Design
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BUILD PER FBC 2023 + ADA CODE

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