



Life's Just Better Here

**MINUTES
DEVELOPMENT REVIEW COMMITTEE (DRC)
MEETING**

Tuesday, January 4, 2022 at 1:30pm

1. Roll Call

Roberta Moore, Community Development Services Director
Gary Blocker, Police Chief
David Archacki, Emergency Management / Utility Director
Evangeline G. Kalus, City Planner
David Nilio, Fire Marshal
Al Bostwick, Building Official
Stefano Viola, Engineering Consultant

2. Approval of Minutes:

a. October 5, 2021

A motion to approve was made by Board Member Viola and seconded by Board Member Archacki to approve October 5, 2021 DRC minutes. Motion approved 7-0.

3. Public Comment:

Tim Theisen, 2600 NW 6 Avenue, Wilton Manors

Mr. Theisen had concerns about the proposed medical marijuana retail center use related to on site doctors, lines outside before store open, ability for drive thru facilities, illegal activities, property control, no armed guards, re-application when recreational marijuana is made legal, clustering of similar businesses/ distance separation, lack of diversity of uses, and traffic.

Ray Carrier, 2048 Ne 6 Terrace, Wilton Manors

Mr. Carrier indicated that previous speaker opinions not reflective of all residents and was supportive of conditional use application.

4. Conditional Use Approval: CU 22-01

Request for conditional use approval for proposed medical marijuana retail center to be located at 1985 N. Andrews Avenue.

Owner – Wilton Andrews Office LLC

Land Use – Transit Oriented Corridor West (TOC-W)

Zoning – Transit Oriented Corridor West (TOC-W)

Reviewers: Community Development Services Department, Fire Prevention Division, Emergency Management / Utilities Department, Police Department, Building Official, City Engineering Consultant, and Waste Management.

Eric Sevell, representing Green Dragon, was present. City staff went over staff comments. Comments attached. Board Member Blocker discussed his concerns with regards to public safety further. Board Member Viola's comment regarding the loading area was discussed. Board Member Moore discussed windowing tinting and if necessary, a variance may be required. Board Member Archacki confirmed that there would no home deliveries. A motion was made by Board Member Blocker contingent upon addressing public safety concerns and seconded by Board Member Viola to recommend approval to the Planning and Zoning Board. Motion approved 7-0.

5. Site Plan Approval: SP 21-07

Request for site plan approval for new service window and patio expansion for Hunters Nightclub at the Shoppes of Wilton Manors located at 2200-2292 Wilton Drive.

Owner – 2262 Wilton Drive Owner LLC.

Land Use – Commercial (C)

Zoning - Wilton Drive Arts and Entertainment (WDAE)

Reviewers: Community Development Services Department, Fire Prevention Division, Emergency Management / Utilities Department, Police Department, Building Official, City Engineering Consultant, and Waste Management.

Dana Fackler, Agent, representing business owner, and Jorge Espinal, Grass River Property LLC, representing property owner, were present. City staff went over staff comments. Comments attached. Board Member Kalus asked the status of the pedestrian walkway construction and it was indicated by Mr. Espinal that construction will start shortly. A motion was made by Board Member Viola and seconded by Board Member Blocker to recommend approval to the Planning and Zoning Board. Motion approved 7-0.



WILTON MANORS, *Island City*

2020 WILTON DRIVE, WILTON MANORS, FLORIDA 33305

COMMUNITY DEVELOPMENT SERVICES

(954) 390-2180 FAX: (954) 567-6069

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Project #: CU 22-01

Distribution Date: 12/9/21

DRC Review Sheet

Comments Due by: Monday, December 27, 2021

DRC Meeting Date: Tuesday, January 4, 2022 at 1:30pm

Location: City Commission Chambers

Project Name: Green Dragon

Request: Conditional use approval for proposed medical marijuana retail center (dispensary) to be located at 1985 N. Andrews Avenue.

Distribution List:

- | | |
|---|--|
| <input type="checkbox"/> Roberta Moore, Director of Community Services | <input type="checkbox"/> Building Official |
| <input type="checkbox"/> David Nilio, Fire Marshal | <input checked="" type="checkbox"/> Evangeline G. Kalus, City Planner |
| <input type="checkbox"/> David J. Archacki, ER MGMT /Utilities Director | <input type="checkbox"/> Waste Management |
| <input type="checkbox"/> Gary Blocker, Police Chief | <input type="checkbox"/> City Engineering Consultant |

1. In the 1 st paragraph of your justification of the conditional use criteria, you state that the existing zoning is B-2. The property was rezoned and it is now TOC-W to match the underlying land use. Revise justification.
2. For your request to be scheduled for the February 7, 2022 (next available), Planning and Zoning Board Meeting, re-submit any changes by the close of business on January 5, 2022.

Reviewed By: _____



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Comments: Please return your comments via email to Evy at ekalus@wiltonmanors.com or in person.

The PD requests Green Drago join BSOs Real Time Crime Center's public private partnership that looks to enhance law enforcement's real time crime solutions. More information can be found here: <https://www.sheriff.org/PIO/BSONews/Pages/BSO%E2%80%99S-REAL-TIME-CRIME-CENTER-SEEKS-PUBLIC-PRIVATE-PARTNERSHIP-TO-REDUCE-CRIME.aspx>

2.The Police Department (PD) respectfully requests electric with polls be installed at the following site locations for future use by the PD for public safety technology, or other public safety innovations/reasons: NW, NE and SE corners of the property. Considerations must be discussed now regarding how to separate the City's cost for electric service from that of Green Dragon.

3. Ensure lighting does not project directly on adjacent properties.

Reviewed By: _____



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1. How will loading and unloading occur?

Reviewed By: Stefano Viola, P.E.



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Project #: SP 21-07

Distribution Date: 12/18/21

DRC Review Sheet

Comments Due by: Monday, January 3, 2022

DRC Meeting Date: Tuesday, January 4, 2022 at 1:30pm

Location: City Commission Chambers

Project Name: Hunters Nightclub at the Shoppes of Wilton Manors (major site plan)

Request: Request for site plan approval for new service window and patio expansion for Hunters Nightclub at the Shoppes of Wilton Manors located at 2200-2292 Wilton Drive.

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<p>1. In original approved site plan, the configuration of the pedestrian walkway was the same on the landscaping plans and the approved site plan, but the civil drawings were different. When the property owner submitted for building permits for the pedestrian walkway, they chose to go with the configuration as depicted on the civil drawings. See attached pdf of final construction drawings that were approved (& permit was issued) for pedestrian walkway. At the time of the last DRC, the permit was not finalized. Revise pedestrian walkway on site plan to match issued building permit.</p>
<p>2. Based on the currently licensed businesses at Shoppes, there is 29,262 square feet of retail existing. Adjust retail parking allocations on site plan accordingly. Immediate Care Clinic (Medical Office rate) was not included in calculation because business tax receipt hasn't been issued yet. See attached parking spreadsheet.</p>

Address/ Unit #	Business	Park Rate	Square Footage (exterior & interior space)		Required Spaces				
			From Property Owner	BTR	(calculation)	(round up)			
Building #1									
2228	Chic Opique	0	1311	1300	0	0			
2230	Java Boys	3 per 1,000	1354	1300	4.062	5			
2234	Hunter's Night Club	3 per 1,000	5973	5800	17.919	18			
2238	Hunter's Night Club Expansion	3 per 1,000	788	0	2.364	3			
2240	Vacant	0	1318	0	0	0			
2242	Vacant	0	1311	0	0	0			
2244	Nick's Pizzeria	3 per 1,000	2071	1302	6.213	7			
2246	We Florida Financial	0	4100	3612	0	0			
2248	Ocean Wine & Spirits	0	1296	1248	0	0			
2252	Ball Sportswear	0	1298	1300	0	0			
2254	Tee Jay Thai Sushi	3 per 1,000	2746	2491	8.238	9			
2258	Mix	0	2434	1200	0	0			
2266	Georgie's Alibi	3 per 1,000	7777	5188	23.331	24			
Building #2									
2292	Sherwin Williams	0	2808	2940	0	0			
2290	Mavericks	0	1116	1200	0	0			
2288	Vacant	0	3573	0	0	0			
2286	Immediate Care Clinic	1 per 200	3421	3421	17.105	18	BTR Not Issued yet		
2280/2	Vacant	0	4966	0	0	0			
2278	Vacant	0	1980	0	0	0			
2274 (2276)	Doggie Style	0	1370	1300	0	0			
2270	BRVX Fitness	0	13529	14000	0	0			
Suite 11/12	Vacant	0	7600		0	0			
Suite 13	Vacant	0	4372		0	0			
Common Area		0	2158		0	0			
			80670						
					Standard	Handicapped			
			TOTAL REQUIRED		84	5			
			TOTAL EXISTING		222	10			
Total Retail			29262			0			
Total Office			0			0			
Total Bank			4100			21			
Total Med. Office			3421			18			
Total Restaurant / Bar			20709			63			



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Comments: Please return your comments via email to Roberta at rmoore@wiltonmanors.com and Evy at ekalus@wiltonmanors.com.

1. The PD requests Hunters Nightclub join BSOs Real Time Crime Center's public private partnership that looks to enhance law enforcement's real time crime solutions. More information can be found here: <https://www.sheriff.org/PIO/BSONews/Pages/BSO%E2%80%99S-REAL-TIME-CRIME-CENTER-SEEKS-PUBLIC-PRIVATE-PARTNERSHIP-TO-REDUCE-CRIME.aspx>

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