



Life's Just Better Here

**Minutes
DEVELOPMENT REVIEW COMMITTEE (DRC)
MEETING
Tuesday, March 1, 2022 at 1:30pm**

1. Roll Call

David Archacki, Emergency Management / Utility Director
Evangeline G. Kalus, City Planner
Stefano Viola, Engineering Consultant

2. Approval of Minutes:

a. February 1, 2022

A motion to approve was made by Committee Member Archacki and seconded by Committee Member Viola to approve February 1, 2022 DRC minutes. Motion approved 3-0.

3. Public Comment:

None

4. Site Plan: SP 22-02

Request for site plan approval for outdoor seating area with an accessory service bar at the rear of the building and an awning with outdoor seating at the front of the building located at 2283 Wilton Drive.

Owner - 2282-2287 Wilton LLC

Land Use – Commercial (C)

Zoning – Wilton Drive Arts and Entertainment District (WDAE)

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

5. Variance: V 22-01

Request for variance approval:

1) Reduction of interior setback for Tier 1 parcel less than 2 acres in size from “forty-five (45) feet abutting a single family to six feet one inches (6'-1”)” pursuant to Article 030-040 of the City’s Unified Land Development Regulations (ULDRs) and;

2) Reduction in setback for awning fronting primary street from “ten (10) feet to the rear edge of the Streetscape to a range of six foot one inches (6'-1”) at the west end of the awning to five foot 1 inches (5'-7”) at the east

end of the awning” pursuant to Article 030-050(a) for the property located at 2283 Wilton Drive.

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Both items SP 22-02 and V 22-01 were discussed together. Robert Allica, representing 2282-2287 Wilton LLC, was present. City staff went over staff comments. Comments attached. Committee Member Viola and City Planner Kalus discussed comment regarding landscape island with Mr. Allica. Committee Member Viola agreed that if there was valet parking during all business hours, the landscape island would not be necessary. A motion was made by Committee Member Viola and seconded by Committee Member Architect to recommend approval to the Planning and Zoning Board subject to valet agreement. Motion was approved 3-0.

Meeting was adjourned at 1:52pm.



WILTON MANORS, *Island City*

2020 WILTON DRIVE, WILTON MANORS, FLORIDA 33305

COMMUNITY DEVELOPMENT SERVICES

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

Life's Just Better Here

Project #: SP 22-02 & V 22-01

Distribution Date: 2.14.22

DRC Review Sheet

Comments Due by: Tuesday, February 22, 2022

DRC Meeting Date: Tuesday, March 1, 2022 at 1:30pm

Location: City Commission Chambers

Project Name: The Pub

Site Plan Request - Request for site plan approval for outdoor seating area with an accessory service bar at the rear of the building and an awning with outdoor seating at the front of the building located at 2283 Wilton Drive.

Variance Request: Request for variance approval: 1) reduction of interior setback for Tier 1 parcel less than 2 acres in size from "forty-five (45) feet abutting a single family to six feet, one inch (6'-1")" pursuant to Article 030-040 of the City's Unified Land Development Regulations (ULDRs) and; 2) reduction in setback for awning fronting primary street from "ten (10) feet to the rear edge of the Streetscape Frontage to a range of six feet, one inch (6'-1") at the west end of the awning to five feet, 7 inches (5'-7") at the east end of the awning" pursuant to Article 030-050(a) for the property located at 2283 Wilton Drive.

Distribution List:

- | | |
|---|--|
| <input type="checkbox"/> Roberta Moore, Director of Community Services | <input type="checkbox"/> Building Official |
| <input type="checkbox"/> David Nilio, Fire Marshal | <input 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 |

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

1. The planter is a good idea. Is this a cement or CBS Block structure?

2. I request having in the development order no exterior music with some reasonable exemptions (ie. special event permits).

3. The PD requests The Pub 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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1. Recommend converting the eastern most "parking space" into a landscape island.

Reviewed by: Stefano Viola



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Comments as follows:

1. Is the planter adjacent to the patio 32' high or 32" high?
2. On site plan, indicate number of existing parking spaces and what is required for the existing building also.
3. The portion of the 8 foot chain link fence that is adjacent to ROSC zoning district is not on this parcel. Provide 10-foot landscape buffer that includes 6-foot-high concrete or masonry wall or a fence per Article 030-0091(I)(2) or amend variance application to include this section. Wood, PVC, or chain link fences are no longer permitted in the WDAE district.
4. At the north parcel line adjacent to ROSC zoning district is a 5-foot masonry wall. Provide 10-foot landscape buffer that includes 6-foot-high concrete or masonry wall or a fence per Article 030-0091(I)(2) or amend variance application to include this section. Wood, PVC, or chain link fences are no longer permitted in the WDAE district.
5. Is there on-site irrigation? If not, must submit irrigation permit when submitting for landscaping permit. If there is must be functional.
6. Cover sheet with project title, architect, surveyor, and landscape architect's name on it; and index.
7. Add note to Sheet A2 stating that "elevation of Drynk and Gym are show for illustrative purposes only and not part of this site plan application."