



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

Minutes
DEVELOPMENT REVIEW COMMITTEE (DRC)
MEETING
Monday, March 14, 2022 at 9:00am

1. Roll Call

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. None.

3. Public Comment:

None

4. Conditional Use:

CU 22-02

Request for conditional use approval for proposed drive through coffee shop to be located at 2690 N. Andrews Avenue.

Owner – 230 Investment 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.

5. Variance:

V 22-02

Request for variance approval from:

- 1) Article 030-090(I)(2) to reduce “ten (10) foot wide landscape buffer to five (5) foot wide landscaping buffer;” reduce the hedge height from “four (4) feet” to “two (2) feet”; and eliminate “shade tree requirement” for interior and rear landscaping buffers.
- 2) Article 030-041(G) to reduce “ten (10) foot setback” to “five (5) feet for surface parking from frontage line” adjacent to NE 27 Drive.
- 3) Article 030-130(A) to increase “maximum of two (2) sign bands may be applied to the façade of a building, each on a separate

floor” to “five (5) sign bans may be applied to the façade of a building on one floor.”

- 4) Article 030-130(l) to increase size and number of menu boards from not to exceed six (6) square feet to not too exceed nine (9) square feet on the west and east facades for a total of two (2).
- 5) Article 145-050(o) to allow for signage copy to not to identify the legal name, registered fictitious name, or registered trademark of the business.

For proposed drive through coffee shop to be located at 2690 N. Andrews Avenue.

Owner – 230 Investment 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.

6. Site Plan:

SP 22-01

Request for site plan approval for interior renovation and addition to a commercial building for a new drive through coffee shop for the property located at 2690 N. Andrews Avenue.

Owner – 230 Investment 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.

Joshua Orsini, Architect, Tim McKenna and Marissa McKenna, representing property owner, 230 Investments LLC, were present. City staff went over comments with applicant. Comments attached. A motion was made by Committee Member Viola and seconded by Committee Member Blocker to approve. Motion approved 7-0.

Meeting adjourned at 9:04 a.m.



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

Distribution Date: 3.10.22

DRC Review Sheet

Comments Due by: Monday, March 14, 2022 by 8am

DRC Meeting Date: Monday, March 14, 2022 at 9am

Location: City Commission Chambers

Project Name: Aroma Joe's

Request: Site Plan, Conditional Use, and Variance approval for interior renovation and addition to drive thru coffee shop located at 2690 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 |

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

1. Sheet AS-102 still indicates foot candles above 1.5. Foot candles and must be shown to property line. – Article 155-090. Foot candles for cut off lights may not exceed 1.5 to the property lines.
2. Indicate on Sheet A-101, height of masonry wall.
3. Please be advised that irrigation must be installed per Article 150-210 of the City's Unified Land Development Regulations.
4. Evidence of Broward County approval for work in the right of way will be required prior to the issuance of a building permit for the project.
5. To be scheduled for the April 11th Planning and Zoning Board Meeting, Sheets AS-102 and Sheet-101 must be revised based on the above comments and submitted via email and hard copies (3 hard copies, 1 pdf) no later than 4pm on Tuesday, March 15, 2022.