

**SITE PLAN COMMITTEE  
OCTOBER 13, 2009**

**1. ROLL CALL**

The meeting was called to order at 4:02 p.m. Committee members present were Chair Harry Venis, Vice-Chair Casey Lee, Bob Breslau (arrived at 4:03 p.m.), Sam Engel, Jr., and Jeff Evans. Also present were Planning and Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, Planner Lise Bazinet, and Secretary Janet Gale recording the meeting.

**2. APPROVAL OF MINUTES:** September 22, 2009

Mr. Evans made a motion, seconded by Mr. Engel, to approve the minutes of September 22, 2009. In a voice vote, with Mr. Breslau being absent, all voted in favor. **(Motion carried 4-0)**

**3. SITE PLAN**

*Modification*

3.1 SPM 7-2-09, Scarfones Coal Fired Pizza @ Paradise Park, 15601 Sheridan Street (PUD-5, Broward County)

Danny Scarfone, Raja Buchanan and Mark Cohen, representing the petitioner, were present. Ms. Bazinet summarized the planning report.

Chair Venis was curious as to why staff had recommended that the size of the windows be reduced as it appeared to be aesthetically balanced. Ms. Bazinet responded that it was merely a recommendation and that it was the "pleasure of the Board" to decide about the windows.

Mr. Engel asked Mr. Buchanan if he was a registered architect. Mr. Buchanan responded that he was a professional engineer and an architect would be brought in to do the floor plans prior to submission for the building permit. A discussion ensued as there was a difference of opinion regarding this issue. Messrs. Engel and Evans declared that they could not approve plans which they believed were illegal.

Mr. Breslau asked the petitioner if he was interested in knowing his comments on the project regardless of the issue. Mr. Scarfone responded affirmatively. Mr. Breslau went over the basic site plan comments rather than anything structural. He pointed out that a four-foot gate had been indicated on plan A-3; however, it was not shown on plans A-1 or SP-1. Mr. Breslau stated that all the plans should correspond. As there was one gate indicated for the entire fence, he suggested that it be verified whether or not it met Code and that the fence be shown on the correct plans. Mr. Breslau pointed out other discrepancies among the plans so that they may be corrected by the petitioner. Of particular concern was the dumpster location which he pointed out to Mr. Buchanan who agreed it would be problematic. Mr. Breslau, therefore, showed Mr. Buchanan how the situation could be corrected and Mr. Cohen agreed with the suggestion.

Mr. Evans noted that two columns presented on the east elevation had not been accounted for in the plans. Mr. Buchanan explained that they were a decorative façade that ended at the roof line rather than two physical columns supporting signage. Mr. Evans stressed that one of the reasons for three-dimensional elevations were required was to clarify what two-dimensional elevations did not illustrate.

A discussion ensued regarding roof trusses and whether or not the window sizes would have an impact on them. The petitioner agreed that the rendering was darker than intended and to bring color chips to the next meeting.

Vice-Chair Lee requested that a note be placed on the landscape plans to make sure that the existing trees were protected during construction. She thought that the petitioner did a good job in preserving and relocating the existing trees.

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Mr. Engel made a motion, seconded by Mr. Evans, to table to October 27, 2009. In a roll call vote, the vote was as follows: Chair Venis – yes; Vice-Chair Lee – yes; Mr. Breslau – yes; Mr. Engel – yes; Mr. Evans – yes. **(Motion carried 5-0)**

**4. OLD BUSINESS**

There was no old business discussed.

**5. NEW BUSINESS**

There was no new business discussed.

**6. COMMENTS AND/OR SUGGESTIONS**

Mr. Evans asked that in the future, staff check the seals on the plans to see that an architect had approved the plans.

Mr. Breslau asked that it be communicated to someone in the Town that on the weekends, the scenic corridor of Flamingo Road was inundated with all kinds of unapproved signage. He believed that the Code Compliance Division needed to take a look at the situation on the weekend since the signs and banners were put up on Saturday mornings and removed Sunday evenings.

Mr. Quigley indicated that he would report the problem.

**7. ADJOURNMENT**

There being no further business and no objections, the meeting was adjourned at 4:51 p.m.

Date Approved: \_\_\_\_\_

\_\_\_\_\_  
Chair/Committee Member