

**SITE PLAN COMMITTEE
OCTOBER 27, 2009**

1. ROLL CALL

The meeting was called to order at 4:02 p.m. Committee members present were Vice-Chair Casey Lee, Sam Engel, Jr., and Jeff Evans. Also present were Vice-Mayor Crowley (arrived 4:14 p.m., departed 4:57 p.m.), Redevelopment Administrator Will Allen, Planning and Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, Planners Lise Bazinet and Maria Sanchez, and Secretary Janet Gale recording the meeting.

2. APPROVAL OF MINUTES: October 13, 2009

Mr. Evans made a motion, seconded by Mr. Engel, to approve the minutes of October 13, 2009. In a voice vote, with Chair Venis and Mr. Breslau being absent, all voted in favor. **(Motion carried 3-0)**

3. SITE PLANS

Modification

3.1 SPM 7-2-09, Scarfonos Coal Fired Pizza @ Paradise Park, 15601 Sheridan Street (PUD-5, Broward County) **(tabled from October 13, 2009)**

This item was approved later in the meeting.

Site Plan

3.2 SP 6-3-09, Davie CRA Parking Lot, 6361 and 6351 SW 41 Place (RAC-TC; Western Theme Overlay District)

As the architects were delayed for item 3.1, this was the first item reviewed.

Mr. Allen provided a brief overview. Tara Klein and Pat Gibney, representing the petitioner, were present. Ms. Sanchez summarized the planning report.

Mr. Engel had questions regarding the layout of the parking and showed the petitioners the adjustments he would have made on the plans. Mr. Gibney explained that originally, that was what had been proposed; however, the Fire Department had them change the plans. Since Mr. Engel disagreed with the Fire Department's rendition, he offered to make an appeal on the petitioner's behalf and discuss the plans again with the Fire Department's representative. Both Ms. Klein and Mr. Gibney agreed to revert to the original plans should Mr. Engel be successful.

Mr. Engel remarked that it would look better if the fencing were consistent with the neighboring project. Ms. Klein responded that although it was the original intention to match the fencing, the plans were changed in order to meet the present Code.

Mr. Evans noted that the two light poles on the south side of the parking lot would have to be moved further south to clear the parking space. Mr. Gibney agreed the light poles would be moved.

Mr. Evans asked about the fire hydrant which would end up being located within the middle of the sidewalk which was to be extended to ten-feet. Mr. Gibney agreed to move the hydrant into the grassy area outside the ten-foot sidewalk.

Mr. Evans questioned the use of turf block paving as it related to drainage. Mr. Gibney responded that the intent was to maximize the pervious area in the parking lot. Mr. Evans believed that they would end up replacing the grass with "pea gravel" because of maintenance issues. He advised that there were other types of pervious block that required less maintenance and suggested that they look into alternatives to the turf block paving.

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Mr. Evans made a motion, seconded by Mr. Engel, to approve based on the following: 1) that the parking layout on the south side would remain as presented if Mr. Engel was not able to convince the Fire Department of an alternative plan; however, if Mr. Engel was successful, the petitioner would be willing to make the change; 2) to move the site lighting on the south side out of the parking spaces; 3) to move the fire hydrant out of the sidewalk; 4) that irrigation plans would be permitted along with the landscaping; and 5) that the petitioner would research another type of pervious paver block as it may be more preferable for maintenance purposes. In a roll call vote, the vote was as follows: Chair Venis – absent; Vice-Chair Lee – yes; Mr. Breslau – absent; Mr. Engel – yes; Mr. Evans – yes. **(Motion carried 3-0)**

3.1 Danny Scarfone, Jordy Sopourn, Karen Chaperon and Mark Cohen, representing the petitioner, were present. Ms. Bazinet advised that the applicant had addressed all the items brought forward at the October 13, 2009, Site Plan Committee meeting.

Chair Lee thought it best to go over the list of the 15 recommendations which had been made at the previous meeting and addressed in the petitioner's letter of October 22nd.

Mr. Engel asked who was responsible for rolling out the dumpsters for emptying. Ms. Chaperon advised that each of the facilities in the shopping center were responsible for rolling out their own dumpsters.

Mr. Sopourn provided actual color samples which the Committee agreed were still darker than they would prefer; however, they were acceptable.

A lengthy discussion ensued in which aesthetic and practical recommendations were made and agreed to by Mr. Sopourn. Those items were condensed into the motion.

Mr. Evans made a motion, seconded by Mr. Engel, to approve based on the following comments: 1) on the west elevation, the concrete caps on the entrance walls should be a minimum two-inches thick; 2) the raised area over the entry into the building should have three horizontal tubes measuring four-inches as shown in the elevation; 3) that the stone base be brought up from two-feet to a height of five-feet around the entire building; 4) that the upper band at the top of the building be similar to crown molding which projected away from the building and that it be the depth of the band as currently shown in the elevations; 5) that underneath the crown molding would be a stucco band the same size as the band currently shown in the elevation thereby doubling the size of the detail around the top of the building; 6) on the south elevation, the structure for the canvas would be deeper and, therefore, should be shown; 7) on the east elevation, repeat the front raised element to project 16-inches from the building with the stone base and the same detail as the front including the three horizontal pipe tubes; 8) on the north elevation, that the three double columns or vertical elements be a minimum four-inch projection from the building; 9) that the stone base around the entrance columns be a little higher (approximately six-feet) than the stone base around the building and that they have caps around the top of that same stone base; and 10) that the color for the canvas awnings be changed to a chocolate brown or terracotta to match the same hue as the red banding; however, if the canvas cannot match the banding, change the red banding to be in the same family of burgundy or brown. In a roll call vote, the vote was as follows: Chair Venis – absent; Vice-Chair Lee – yes; Mr. Breslau – absent; Mr. Engel – yes; Mr. Evans – yes. **(Motion carried 3-0)**

4. OLD BUSINESS

There was no old business discussed.

5. NEW BUSINESS

There was no new business discussed.

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6. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

7. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 5:14 p.m.

Date Approved: _____

Chair/Committee Member