

**SITE PLAN COMMITTEE
SEPTEMBER 26, 2000**

1. ROLL CALL

The meeting was called to order at 4:10 p.m. Committee members present were Chair Jeff Evans, Vice-Chair James Marcellino (arrived 4:12 p.m.), James Aucamp, Jr., and Councilmember Judy Paul. Also present were Planner Scott McClure and Board Secretary Janet Gale recording the meeting. Sam Engel, Jr. was absent.

2. APPROVAL OF MINUTES: August 8, 2000

Councilmember Paul indicated that she had some corrections in the content of the minutes and made a motion, seconded by Mr. Aucamp, to table this item to the next meeting [October 10, 2000]. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - absent; Mr. Aucamp - yes; Mr. Engel - absent; Councilmember Paul - yes. **(Motion carried 3-0)**

3. SIGNAGE

3.1 S 8-1-00, The Plaza, 11200-11510 State Road 84 (B-2)

Karen Toomey, representing the petitioner, was present. Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval subject to the condition as outlined in the report).

Ms. Toomey specified that she did not have the drawings for the Walgreens sign and inquired if she would have to return for approval of that sign. Mr. McClure responded affirmatively and commented that all the other signs would be reviewed at this meeting. Ms. Toomey clarified that since there were two entrances on Hiatus Road, two line-of-sight signs would be permitted. Mr. McClure responded affirmatively noting what the restrictions were regarding setbacks and separation between signs.

Councilmember Paul questioned the locations and height of the two "A" signs. Ms. Toomey explained their function and assured that their height [20 feet] met with the Code criteria. Chair Evans wanted to be certain that the old signage had been removed and Ms. Toomey confirmed that it had with the exception of an existing directory sign located in the interior of the property. She indicated that this directory sign would be replaced with a new one.

Ms. Toomey had been under the impression that the distance between the two line-of-sight signs needed to be 150 feet. Planning Aide Geri Baluss advised that the Code requirement was 200 feet and a discussion ensued regarding how close to the entrances the signs needed to be located. Vice-Chair Marcellino clarified that he understood the exact locations of the proposed signage and verified that Ms. Toomey understood what the requirements were regarding the installation of the future Walgreens sign.

Vice-Chair Marcellino made a motion, seconded by Mr. Aucamp, to approve based on Planning and Zoning Division's recommendations. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - yes; Mr. Aucamp - yes; Mr. Engel - absent; Councilmember Paul - yes. **(Motion carried 4-0)**

4. SITE PLAN MODIFICATION

4.1 SP 7-1-00, Walgreens/Retail @ The Plaza, 11204 Hiatus Road (B-2) (tabled from 9/12/00)

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Ralph Denuzzio, representing the petitioner, was present. Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval subject to the conditions as listed in the report).

Chair Evans questioned that there were two submittals for this one review. Mr. McClure indicated that that was part of an agreement and Mr. Denuzzio clarified that the two buildings were being permitted at the same time.

Councilmember Paul commented that the plaza was notorious for holding water and asked what was planned to improve drainage. Mr. Denuzzio provided a presentation and explained how the development surrounding the plaza contributed to this issue. He detailed the steps which would be taken, beyond conformance, to alleviate the problem. Mr. Denuzzio's rationale was that it did not make sense to put billions and billions of dollars into the project and have a place you could not get to.

Mr. Denuzzio clarified that the landscape plan would be made to conform with the site plan since the site plan had been modified to allow a better traffic flow on the back side of the buildings. He indicated that parking spaces were eliminated in that area in order to meet with engineering specifications and open space criteria; however, he could designate other spaces as compact in order to have the required number of parking spaces. Pointing to the site plan, Mr. Aucamp indicated that three trees would need to be removed and relocated and the petitioner stated he understood what needed to be done.

Chair Evans inquired on what was planned for the area of the plaza that was not being renovated. Ed McWhorter, representing Konover & Associates South who were the owners of the property, explained several options that were proposed for that area. He indicated that whatever was decided, it would be submitted under a separate permit.

There was lengthy discussion devoted to the landscape plans in an effort to figure out an aesthetic plan that would not interfere with the signage and handicapped parking. Ultimately, changes were made to staff's recommendations items 6, 8, and 10.

Vice-Chair Marcellino made a motion, seconded by Mr. Aucamp, to approve based on staff's recommendations with the following changes: number six would be multi-trunk Crepe Myrtle standards, ten foot overall height; number eight would be to correct the parking calculations to reflect the required one parking space per 200 square feet for Walgreens only, which was being treated as an out parcel; number ten, the petitioner would make the revisions, switch to compact parking spaces, and maintain the ten foot overall width of the landscape island adjacent to the west side of the drive-thru lane; and that everything would be in conformance with the site plan, not the landscape plan. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - yes; Mr. Aucamp - yes; Mr. Engel - absent; Councilmember Paul - yes. **(Motion carried 4-0)**

5. SITE PLANS

5.1 SP 3-2-00, Pebble Creek at Davie, 1805 SW 118 Avenue (AG) (tabled from 9/12/00)

Robert Legg, the petitioner, was present. Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval subject to the conditions as outlined in the report).

Mr. Legg indicated that he was in concurrence with all of staff's recommendations and that the homeowners' documents were in the process of being prepared. Councilmember Paul disclosed that she had met with Curtis Sherrod, owner of the development, on a couple of occasions and wanted to thank him for his donation of Queen Palm trees to the Town.

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Mr. Aucamp inquired on the irrigation system being provided to the trees located on the north side of the street. Mr. Sherrod explained that each homeowner located to the south of that subject property was responsible for the irrigation and that the homeowner's association was responsible for the landscape maintenance of that property. He advised that the sprinkler system was already in place and that conduit had been sleeved under the road to the individual homeowners. Mr. Aucamp clarified that lot eight would provide irrigation to the trees on the west buffer and that lot one would supply the irrigation to the Queen Palms located at the entranceway. Mr. Sherrod responded affirmatively.

Chair Evans inquired if this type of a system was permitted. Mr. McClure responded that although it was preferable to have the irrigation system provided independently by the homeowner's association, this type of arrangement was allowed.

Vice-Chair Marcellino made a motion, seconded by Councilmember Paul, to approve based on staff's recommendations. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - yes; Mr. Aucamp - yes; Mr. Engel - absent; Councilmember Paul - yes. **(Motion carried 4-0)**

5. OLD BUSINESS

There was no old business discussed.

6. NEW BUSINESS

There was no new business discussed.

7. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

8. ADJOURNMENT

As there was no further business and no objections, the meeting adjourned at 5:11 p.m.

Approved: _____

Chair/Committee Member