

**SITE PLAN COMMITTEE
JULY 24, 2001**

1. ROLL CALL

The meeting was called to order at 4:00 p.m. Committee members present were Vice-Chair Judy Paul, James Aucamp, Jr., Michael Crowley and Sam Engel, Jr., Also present were Planner Scott McClure and Committee Secretary Janet Gale recording the meeting. Chair Jeff Evans was absent.

2. SIGNAGE

2.1 S 7-1-01, Walgreens #6404, 11270 State Road 84 (B-2)

Jane Filos and Stephanie Levy, representing the petitioner, were present. Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval).

Upon Vice-Chair Paul's inquiry, it was established that this application was for an additional monument sign within a shopping center which contained a preexisting monument sign that displayed a listing of the tenants. Mr. McClure advised that Walgreens was a separate out-parcel with its own signage.

Mr. Aucamp clarified that the landscaping would be completed after the sign was installed and that the petitioner understood this requirement. Ms. Filos indicated that she understood and agreed.

Mr. Crowley noted that the landscape buffer for the signage was within a utility easement. Mr. McClure indicated that this was allowed with a letter of approval from the utility company.

Mr. Engel made a motion, seconded by Mr. Aucamp, to approve. In a roll call vote, the vote was as follows: Chair Evans - absent; Vice-Chair Paul - yes; Mr. Aucamp - yes; Mr. Crowley - yes; Mr. Engel - yes. (Motion carried 4-0)

2.2 S 7-2-01, Gibsons Book Store (wall sign), 3728 SW 64 Avenue (B-2)

As the petitioner was not present, Mr. Engel made a motion, seconded by Mr. Aucamp, to move this item to the end of the meeting. In a voice vote, with Chair Evans being absent, all voted in favor. (Motion carried 4-0)

Later in the meeting, as the petitioner was not present, the Committee decided that the application could still be reviewed. It was established that the signage request met with the Code and that both the Planning and Zoning Division and the Community Redevelopment Agency had recommended approval.

Mr. Engel made a motion, seconded by Mr. Aucamp, to approve. In a roll call vote, the vote was as follows: Chair Evans - absent; Vice-Chair Paul - yes; Mr. Aucamp - yes; Mr. Crowley - yes; Mr. Engel - yes. (Motion carried 4-0)

3. SITE PLANS

3.1 SP 4-3-01, Palm Garden Park, 6650 - 6656 SW 48 Street (RM-10)

Mark Sever, representing the petitioner, was present. Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval).

Vice-Chair Paul recalled that this site plan had previously been reviewed and noted that a change had subsequently been made to turn the buildings to face each other. Although a rendering had not been provided, the site plans reflected the new orientation of the buildings.

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Mr. Crowley commented that he understood there were drainage problems at this location and inquired how Mr. Sever intended to handle this issue. Mr. Sever advised that he intended to berm the east side of his property; provide a retention area in the rear, west side of the property; and to slope the parking in front of the buildings so that water would flow into an existing catch basin. Vice-Chair Paul asked if these drainage plans were cited in the planning report. Messrs. Engel and McClure responded that it had been indicated on the site plan and that it would be necessary to have the Engineering Department's approval in order to receive a building permit. Mr. Sever commented that he was aware that he needed to keep the water on the site. He detailed some of the architectural features of the project and indicated that the buildings would be an improvement to the community.

Mr. Crowley made a motion, seconded by Mr. Aucamp, to approve. In a roll call vote, the vote was as follows: Chair Evans - absent; Vice-Chair Paul - yes; Mr. Aucamp - yes; Mr. Crowley - yes; Mr. Engel - yes. (Motion carried 4-0)

4. OLD BUSINESS

There was no old business discussed.

5. NEW BUSINESS

There was no new business discussed.

6. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

7. ADJOURNMENT

Mr. Engel made a motion, seconded by Mr. Crowley, to adjourn. There being no objections, the meeting was adjourned at 4:15 p.m.

Date Approved: _____

Chair/Committee Member