

**SITE PLAN COMMITTEE
JANUARY 8, 2002**

1. ROLL CALL

The meeting was called to order at 4:04 p.m. Committee members present were Chair Jeff Evans, Vice-Chair James Aucamp, Jr., Julie Aitken, Michael Crowley and Sam Engel, Jr. Also present were Planner Scott McClure and Board Secretary Janet Gale recording the meeting.

2. APPROVAL OF MINUTES: December 11, 2001

Mr. Crowley made a motion, seconded by Vice-Chair Aucamp, to approve the minutes of December 11, 2002. In a voice vote, all voted in favor. **(Motion carried 5-0)**

3. SITE PLANS

3.1 SP 9-3-01, Hidden Cove, 5805 Davie Road (RM-10) (tabled from December 11, 2001)

Bill Laystrom, representing the petitioner, was present. The Committee determined that a reading of the staff report was not necessary as this was a tabled item and the report was unchanged. Chair Evans had indicated that he would abstain from voting on this item.

Mr. Laystrom provided background information and clarified issues which had been a concern of Committee Members as expressed at the December 11th meeting. He confirmed and assured that the development of this property would not interfere with the access way being utilized by a neighbor. Mr. Laystrom explained the circumstances which determined that the backyards of the western-most units were designated to be 15 feet deep. He specified that those units did meet the minimum setback requirement of 20 feet and a discussion ensued regarding the use and maintenance of the five-foot difference between the property line and the backyards. Mr. Laystrom agreed to specify that this area would be placed into the common area of the Homeowners' Association for maintenance and tax purposes.

Vice-Chair Aucamp made a motion, seconded by Mr. Engel, to approve based on the planning report and to include the requirement that the backyards of the western most units, after 15 feet, the balance of the property would be in the Homeowners' Association contract. In a roll call vote, the vote was as follows: Chair Evans - abstained; Vice-Chair Aucamp - yes; Ms. Aitken - yes; Mr. Crowley - yes; Mr. Engel - yes. **(Motion carried 4-0.)**

3.2 MSP 10-1-01, Paradise Promenade, north side of Stirling Road between SW 61 Avenue and SW 58 Avenue (B-2)

Rosana Cordova, Paul Tremblay, Sean Bennett and Tom Hall, representing the petitioner, were present. Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval subject to the conditions as outlined in the report). Mr. Engel noted an error in the planning report which Mr. McClure corrected.

Ms. Cordova provided an overview of the project and pointed to a site plan to indicate areas which had been changed. A lengthy discussion ensued and items which were addressed were the drainage slope which had not been indicated to scale; the decorative trellises indicated on the elevation; and landscaping issues.

Vice-Chair Aucamp made a motion, seconded by Mr. Engel, to approve based on the planning report; subject to adding some trees or palms on the east side of retail center "C"; to substitute the Vines with Carpentaria Palms with a "clear trunk height" to be determined with staff and to be located in front of the building on the main entrance to Publix; and to revise the

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Landscape plan for the 61st Avenue roadway change. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Aucamp - yes; Ms. Aitken - yes; Mr. Crowley - yes; Mr. Engel - 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

There were no comments and/or suggestions made.

7. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 5:08 p.m.

Date Approved: _____

Chair/Committee Member

