

**MEETING OF THE CITY COUNCIL  
PLANTATION, FLORIDA**

**June 23, 2010**

The meeting was called to order by Councilman Fadgen, President of the City Council.

1. Roll Call by City Clerk:

Councilmember: Diane Veltri Bendekovic  
Jerry Fadgen  
Robert A. Levy  
Peter S. Tingom  
Sharon Moody Uria  
Mayor: Rae Carole Armstrong  
Asst. City Attorney: Quentin Morgan

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2. The invocation was offered by Councilwoman Bendekovic.

The Pledge of Allegiance followed.

3. The minutes of the City Council meeting for February 24, 2010 were approved as presented.
4. The minutes of the City Council meeting for March 10, 2010 were approved as presented.
5. The minutes of the City Council meeting for March 24, 2010 were approved as presented.
6. The minutes of the City Council meeting for April 7, 2010 were approved as presented.

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**ITEMS SUBMITTED BY THE MAYOR**

Mayor Armstrong presented Service Awards to the following employees:

Frank DeCelles	Public Works	25 years
Officer Cynthia Hager	Police	25 years
Sergeant Richard Vincent	Police	20 years
Christina Robinson	Police	10 years
Phillip Eaton	Parks and Recreation	5 years

Congratulations were offered.

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**Resolution No. 10942**

7. **RESOLUTION** of Appreciation to Officer Susan Corbett for 26 years of dedicated service to the City of Plantation.

***Motion by Councilwoman Uria, seconded by Councilman Tingom, that Resolution No. 10942 be approved and adopted. Motion carried on the following roll call vote:***

Ayes: Tingom, Uria, Bendekovic, Levy, Fadgen  
Nays: None

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Mayor Armstrong introduced Joel Gordon, Fire Rescue/Battalion Chief.

Mr. Gordon announced that on June 12, 2010, in Daytona Beach, Florida, the Firematics team competed against nine other teams and won the State championship for the sixth time in history. They also set a new competition record.

Tony Martins, Team Captain, showed a short video of the Firematics competition. He stated that the firefighters have team drills once or twice a week every week in order to prepare for the competition. Mr. Martins explained that this trophy travels year to year for the State champions; therefore, he requested that this trophy be displayed in the front lobby of City Hall until the Fire Department lobby is finished.

Mayor Armstrong congratulated the Firematics.

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Mayor Armstrong announced that notification was recently received advising that the City of Plantation certified as Gold. We also won the award for the highest score for Green Local Government certification. This was presented at the Green Trends Conference in St. Petersburg on June 2, 2010.

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Jim Romano, Parks and Recreation Director, made the following announcements:

- The Plantation Woods dedication will be held at the Kennedy Community Park on June 25, 2010 between 3:00 p.m. and 5:00 p.m.
- The Independence Day parade will be on Saturday, July 3, 2010 at 9:00 a.m.
- The Independence Day concert and fireworks will be on Sunday, July 4, 2010. The concert will begin at 7:00 p.m. and fireworks will begin at 9:00 p.m.

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Representative Martin Kiar is having a Town Hall meeting at Plantation City Hall on June 30, 2010 between 7:00 p.m. and 9:00 p.m.

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Mayor Armstrong presented a proclamation dedicating the month of June as *Parks and Recreation Month* in the City of Plantation.

Mr. Romano accepted the proclamation.

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## **CONSENT AGENDA**

As a Commissioner of the CRA, Mayor Armstrong has a voting privilege on Items # 18 and #21.

Mr. Lunny read the Consent Agenda by title.

8. Award bid for Access Management Improvements for Sunrise Boulevard and Peters Road to low bidder, Miguel Lopez, Jr. in the amount of \$53,710.90.
9. Approve purchase of (2) ASA 5520 PIX Firewalls from Insight Public Sector for \$21,660. (Budgeted – IT)
10. Request for authorization to participate in the Southeast Florida Co-Operative bid for the supply of aggregates, topsoil and sand from Tenex Enterprises, Inc., Austin Tupler, Inc., and Soil Tech Distributors from July 3, 2010 through July 2, 2011. (Budgeted – Utilities)
11. Request to waive competitive bidding and for authorization to award a purchase order to Ashbrook/Simon-Hartley in the amount of \$178,888 for the purchase of one Aquabelt Sludge Thickener for equipment standardization and based on Utilities Director's concerns and engineer's recommendation. (Budgeted – Utilities, Capital Equipment)

### **Resolution No. 10943**

12. **RESOLUTION** for the appointment of an accountant for the City of Plantation's Financial Services Department fixing the initial annual compensation to be paid for said administrative position; and the appointment of an individual to said administrative position. (Ortiz)

### **Resolution No. 10944**

13. **RESOLUTION** for the appointment of a Controller for the City of Plantation's Financial Services Department fixing the initial annual compensation to be paid for said administrative position; and the appointment of an individual to said position. (Beazley)

### **Resolution No. 10945**

14. **RESOLUTION** for the appointment of an Administrative Assistant for the City of Plantation's Fire Department fixing the initial annual compensation to be paid for said administrative position; and the appointment of an individual to said administrative position. (Blanchard)

**Resolution No. 10946**

15. **RESOLUTION** approving the expenditures and appropriations reflected in the Weekly Expenditure Report for the period June 3 – June 9, 2010 for the Plantation Gateway Development District.

**Resolution No. 10947**

16. **RESOLUTION** approving the expenditures and appropriations reflected in the Weekly Expenditure Report for the period June 3 – June 9, 2010 for the Plantation Midtown Development District.

**Resolution No. 10948**

17. **RESOLUTION** approving the expenditures and appropriations reflected in the Weekly Expenditure Report for the period June 3 - 9, 2010.

**Resolution No. 10949**

18. **RESOLUTION** approving the expenditures and appropriations reflected in the Weekly Expenditure Report for the period June 3 – June 9, 2010 for the City of Plantation’s Community Redevelopment Agency.

**Resolution No. 10950**

19. **RESOLUTION** approving the expenditures and appropriations reflected in the Weekly Expenditure Report for the period June 10 – June 16, 2010 for the Plantation Gateway Development District.

**Resolution No. 10951**

20. **RESOLUTION** approving the expenditures and appropriations reflected in the Weekly Expenditure Report for the period June 10 – June 16, 2010.

**Resolution No. 10952**

21. **RESOLUTION** approving the expenditures and appropriations reflected in the Weekly Expenditure Report for the period June 10 – June 16, 2010 for the City of Plantation’s Community Redevelopment Agency.

*Motion by Councilwoman Uria, seconded by Councilman Tingom, to approve tonight’s Consent Agenda items. Motion carried on the following roll call vote:*

Ayes: Tingom, Uria, Bendekovic, Levy, Fadgen

Nays: None

**NOTE:** Mayor Armstrong voted affirmatively on Items #18 and #21.

In response to Councilman Fadgen’s question with regard to Item #11, Larry Duemmling of Utilities, advised that it would take approximately a year to build the equipment if ordered now and about the soonest it would be delivered would be October 1, 2011.

Councilwoman Bendekovic referenced Item #8 and thanked Brett Butler, City Engineer, for his perseverance.

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**ADMINISTRATIVE ITEMS**

22. ANNUAL REAPPOINTMENT/RATIFICATION OF BOARD & COMMITTEE MEMBERS

Councilman Levy appointed Priscilla Hawk to the Board of Adjustment.

Councilwoman Uria reappointed all of her appointments.

Councilman Tingom indicated that he would be seeking an appointment for the rotating seat for the Library Board.

Councilwoman Bendekovic replaced Wendy Schlosser on the Educational Advisory Board with Julie Casper; Treva Culpepper on the Educational Advisory Board was replaced with Denise Horland; and David L. Siegel will fill the vacancy on the Advisory Board of the Disabled.

Councilman Fadgen filled a vacancy on the Advisory Board for the Disabled by appointing Rico Petrocelli.

Appointments remained the same on the Code Enforcement Board, Nuisance Abatement Board, Plantation Health Facilities Authority Board and the Unsafe Structures Board.

*Motion by Councilwoman Uria, seconded by Councilwoman Bendekovic, to approve or ratify all appointments. Motion carried on the following roll call vote:*

Ayes: Tingom, Uria, Bendekovic, Levy, Fadgen  
Nays: None

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**LEGISLATIVE ITEMS**

23. PUBLIC HEARING AND FIRST READING OF AN ORDINANCE PERTAINING TO THE SUBJECT OF EMERGENCY MANAGEMENT; CONFIRMING CERTAIN EMERGENCY PROCEDURES AND POWERS OF THE CITY TO DECLARE EMERGENCIES AND TO RESPOND TO AND RECOVER FROM EMERGENCIES; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AND EFFECTIVE DATE THEREFOR.

**A memorandum to Mayor Rae Carole Armstrong and Council from Donald J. Lunny, Jr., City Attorney, dated June 9, 2010, follows:**

This Ordinance is sponsored by the Administration.

As the elected officials are aware, for many years the City has had a Severe Weather Operations Plan, as well as a Recovery Plan. Pursuant to the City’s charter and various State laws, the Mayor implements these plans and States of Emergency by Executive Order.

It is necessary to coordinate among local regional, state, and federal agencies all governmental efforts in dealing with emergencies. Other agencies are not intimately familiar with a local Strong Mayor form of government, and having a confirming code section concerning emergency management powers would assist Staff during these crucial and stressful time periods. Additionally, it is conceivable that some types of emergencies may make it impossible to convene a quorum of the City's governing body, and it is necessary that the City's professional Public Safety Department Heads be able to continue the essential functions of the City for as long as possible and to the greatest extent practicable. Finally, this Ordinance is requested in order to assist in the future reimbursement of such monies from other agencies as may be appropriate and necessary for action on private streets and property.

Attached for First Reading is an Ordinance which is recommended for passage and which is designed to codify the City's essential authorizations during periods when the City is under emergency conditions.

If any of you have any questions or comments concerning this matter, please do not hesitate to contact me or Daniel Keefe.

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Mayor Armstrong explained that this a housekeeping type of ordinance that is being put in place with FEMA and with some of the regulations necessary to meet recording requirements.

Mr. Keefe indicated that each year the processes of emergency management are reviewed. During a meeting with the City Attorney it was suggested that we look at codifying the responsibilities and duties of our public safety department heads in times of emergencies. The other item is the ability for the City, if necessary, to go on private roads to remove debris in a severe situation. This requires Homeowner's Associations that have private roads to indemnify the City and sign a release, which is done annually. The second and final reading of this ordinance will probably be July 21 or July 28, 2010.

***Motion by Councilwoman Bendekovic, seconded by Councilman Tingom, to approve the Ordinance on first reading. Motion carried on the following roll call vote:***

Ayes: Tingom, Uria, Bendekovic, Levy, Fadgen  
Nays: None

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**QUASI-JUDICIAL CONSENT AGENDA - None.**

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**QUASI-JUDICIAL ITEMS**

24. APPROVE SIGN SPECIAL EXCEPTION FOR JOANN'S FABRIC LOCATED AT 801 SOUTH UNIVERSITY DRIVE.

**A Staff Report to the City Council from the Planning, Zoning and Economic Development Department dated June 23, 2010 follows:**

**REQUEST 1:**

**From:** Section 22-35 which establishes sign criteria for “center establishments” and limits the maximum sign area of a front sign to 60 square feet;

**To:** Increase the sign area of the front sign from 60 square feet to 100 square feet.

**Executive Summary:** Staff can support this request if the applicant revises the rounded architectural detail on which the sign will be located to be consistent with all the other “square” articulated architectural elements in the center. Staff met several times with the applicant requesting the consistent “squared off” design for the JoAnn’s entryway; however, applicant refused to make change. PAC subsequently approved the rounded façade treatment prior to formal submission of the sign special exception. Staff requests Council reconsider the architectural detail issue in the context of the latest sign special exception request.

**REQUEST 2:**

**From:** Section 22-35(g) which limits the area of a side or rear sign to 50% of the allowable area of the front sign.

**To:** Increase the sign area of the side sign from 30 square feet to 50 square feet.

**Executive Summary:** Staff can support this request if the applicant changes the wall color to white. The applicant proposes the sign material to be green channel letters with bronze trim caps and returns. Although green is an approved color within the uniform sign program for Fountains at other locations, the program specifies that all signs mounted on brick surfaces must be white. To date, all wall signs within the center mounted on brick are white and, if approved, this would be the only exception.

**REQUEST 3:**

**From:** Section 22-20(b) which requires any property having more than one sign to comply with a uniform signage program. The Fountains uniform signage program requires all wall signs mounted to a brick background to be white.

**To:** To allow JoAnn’s to have a green wall sign mounted to a brick background on the north elevation.

**Executive Summary:** The uniform sign program is intended to prevent inconsistent sign color and sign background coloring in a shopping center. The applicant established his uniform sign program criteria and now requests a waiver from said selected criteria. In light of the numerous sign special exceptions granted, staff recommends the applicant not deviate from the selected criteria with regards to color and materials.

**EXHIBITS TO BE INCLUDED:** Planning and Zoning Division report; subject site map; Sign Exception application and sign exhibits.

**ANALYSIS:**

The subject property is zoned SPI-3, approximately 26 acres in area, and part of the 65-acre master plan known as The Fountains Shoppes of Distinction. The center is occupied by retail, office, restaurant and hotel uses and is generally located south of SW 6<sup>th</sup> Street and north of SW 10<sup>th</sup> Street between University Drive and SW 78<sup>th</sup> Avenue.

The applicant received City Council approval on May 7, 2008, to demolish 153,134 square feet of the existing center which included the movie theater together with the north and central east/west wings (A and B) and to reconstruct approximately 172,209 square feet of retail space including a two-story Kohl's Department store. A subsequent approval in November, 2009 authorized construction of Dick's Sporting Goods in the area of the center previously occupied by Village Marketplace together with two new retail "mainstreet" buildings (Retail A and B). Demolition of the movie theater, the north wing (A), and central wing (B) have already taken place. Construction of the two-story Kohl's is completed and the construction of Dick's Sporting Goods, new Retail A and Retail B is currently underway.

Retail D, the area of the center previously occupied by Circuit City, will be subdivided into two tenant spaces. The northern space of approximately 20,200 square feet will be occupied by JoAnn Fabrics and Crafts.

Request 1: Given the cross access and shared parking fields, the sign code defines the site as a "center establishment". The sign code applicable to center establishments allows 1 square foot of wall signage for each linear foot of storefront subject to a maximum square footage of 60 square feet (for the front sign). JoAnn's has 112 linear feet of storefront. The applicant requests approval to allow a maximum of 100 square feet of sign area on the east elevation of JoAnn's facing internal to the center in lieu of the 60-square-foot maximum sign area allowed by Code.

Request 2: The side or rear sign area is limited to 50% of the allowable area of the front sign. Given the allowable front sign, area for JoAnn's is limited to a maximum of 60 square feet under the center establishment category, the side or rear sign area will be limited to 30 square feet. The applicant requests approval to allow a maximum of 50 square feet of sign area on the north elevation of JoAnn's facing SW 6<sup>th</sup> Street.

Request 3: Compliance with a uniform signage program is required by Section 22-30(b) of the Code and strives to maintain the orderly placement of wall signage and consistency in sign materials to blend with the architectural ambiance of the center. The applicant proposes green channel letters with bronze trim caps and returns for both signs. Although green is an approved color within the uniform sign program for The Fountains, the program specified that all sign mounted on brick surfaces must be white. To date, all wall signs within the center mounted on brick are white.

**STAFF COMMENTS:**

**PLANNING AND ZONING:**

Request 1 (Primary Sign – East Elevation): Approval subject to modification of the JoAnn's sign entry faced consistent with the "squared off" design of the remainder of the shopping center.

Request 2 (Secondary Sign – North Elevation): Approval subject to changing the color of the wall on which the sign is placed to white consistent with the unified sign program.

Request 3 (Deviation form Uniform Sign Program): Staff does not support a deviation form the uniform signage program. Staff recommends that the wall sign on the north elevation (which is brick) be white channel letters with bronze returns and trim caps to maintain consistency with all other wall signs mounted on brick backgrounds throughout the center. Please note: A request to deviate from the trim cap and return colors required by the uniform sign program is pending for Dick's Sporting Goods.

**BUILDING DEPARTMENT:** No objections.

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Attorney Paul D'Arelli, was present on behalf of the applicant, along with Lisa Landolfo with DDR.

Mr. D'Arelli believed the requests are reasonable. The primary signage is consistent with the approval previously given for Retail G that is the junior anchor which will be facing across the park from Dick's Sporting Goods. Staff is supporting the request but conditioned it on some changes to the treatment of the façade, which is somewhat perplexing. The applicant's façade treatment includes a curved arch above the JoAnn's signage on the east side of the building that was approved by the Plan Adjustment Committee one or two months ago. Apparently staff had some objection to the curve treatment and wanted it squared off somewhat consistent with what is seen at Marshalls. Marshalls has a squared top with a stucco background. The applicant believes that the curved arch treatment provides a better aesthetic and some variety to the entry feature. There is a variety of arch treatments throughout the shopping center, both in the arcade variations in the themes across the building. The second sign request is to increase the proposed signage on the north face; this is the existing façade that faces SW 6<sup>th</sup> Avenue. There is already an existing brick condition and the signage will be placed on that brick. They are requesting a 50-foot sign. Again, staff supports the size of the sign but is conditioning their support on revisiting the arch treatment on the east face. The third request is for the approval of green signage on both elements. The reason for the request and what makes this consistent with the criteria for a special exception is that standards were adopted in the sign criteria for the shopping center that provide when there is a stucco background a dark color is used and when there is a dark background white would be used. The difficulty is that there is stucco on the front and brick on the north face. They are requesting to do green signage on both just for uniformity on the store so there is not one green sign and one white sign. Also, green is consistent with JoAnn's current logo.

Councilwoman Uria disclosed that she had a conversation with Mr. D'Arelli regarding this topic. It will not influence her decision. She was perplexed on the importance of the cover of the architectural detail on Item #1.

Gayle Easterling, Senior Planner, made a brief presentation. She explained that staff has been attempting to maintain the architectural elements that are consistent throughout the center and a lot of the design materials. There are several arches and all of the top elements where there is signage is the only round element throughout the entire center that is on the upper part of the façade. Prior to Plan Adjustment Committee there were many conversations with the developer and there was no consideration on their part to go with a square element. Since that time she found a JoAnn's in Coral Springs that does have a square element. As far as the sign material, that is an element. Every sign currently on brick within the center is white and that would be the only exception. The concern is that there is another pending exception for Dick's Sporting Goods and if they continue to deviate from the uniform sign plan eventually it will break down.

Councilwoman Uria advised that she did not have a problem with the rounded detail. With regard to the wall sign color on the north elevation, she did not have a problem with the green. She emphasized that she did not have a problem with the deviations.

Mayor Armstrong referenced the north elevation and questioned whether there would be other sign elements on that elevation. Her concern was that in most of these instances we have worked very hard with sign packages and do so very consistently with the developers up front to be sure that the objectives that meet their needs are put in place in order to have appropriate recognition and signage and also to provide for the consistency along with some conformity and uniformity; otherwise, there will be a hodge podge look at the centers, which does not reflect well on the community as a whole. If too many sign exceptions are granted, a sign package will not be necessary. She believes that Plantation needs to be very careful about signage; we have done such a good job as a role model for other cities. The way this plan deviates from the other architectural elements in the center does

give her a cause for concern. She supports staff's position in terms of the architectural element. Since there is no permit the façade could easily be changed.

Ms. Easterling advised that JoAnn's occupies the entire north frontage and this will be the only sign on that elevation. The length of that façade is approximately 210 feet.

Mr. D'Arelli stated they are probably well into the design given PAC approval over a month ago.

Ms. Landolfo indicated that all of the design documents are completed and they submitted for a permit in April 2010. They are in the second round of comments and do not have the permit yet. Basically they are ready to go as soon as the permit is received and they need to go in order to meet their schedule. A semi finished building needs to be turned over to the applicant by November 1, 2010 and then they will finish it off. They plan to be open for the holiday season.

In response to Councilman Fadgen, Ms. Landolfo advised there is an 11,000-square-foot remainder to the south of the project that will be a second tenant, which has a smaller, similar tower and is the squared off element.

Councilman Levy questioned the objection to having a squared off sign. There seems to be no objection to the size and lettering; however, the shape of the sign should be consistent with signage around the property.

Mr. D'Arelli advised that the difficulty is that this came before PAC and was approved. They relied in good faith and moved forward and to go back and revisit that is a time and expense concern.

Ms. Easterling commented that in the past, while working with DDR, the permit has been issued in order to allow them to begin construction and allow the revision after they have begun the initial stages. In order not to delay them, a permit could be issued, assuming that all of the revisions will be taken care of, and then come in with a revision to change the round top to square in order to be consistent with the entire center.

Councilman Levy believes that consistency is very important and he questioned whether the signage would be something that could be seen and understood regardless of whether it is an arch or a straight line. As far as being consistent in style, he believes that is appropriate for Plantation and the sign code. Based on that one criterion, he will not be able to vote for the arch, he will have to request that it be consistent with the rest of the center.

Councilman Tingom concurred with Councilman Levy that he would support the issue if the architecture were consistent with the rest of the structure. His concern was that DDR has changed the basic structure of that shopping center dramatically and it seems like there are always issues with signage or something.

Ms. Landolfo indicated that staff has worked with them on occasions when revisions were brought in after the fact; unfortunately, on this schedule, the east elevation is the critical path. As the schedule is laid out today, starting the first week of July, we do not get to November 1, 2010, we get to November 18, 2010; therefore, 18 days has to be taken out of their schedule at some point in order to meet the needs of their tenant. There is a lot of utility work that needs to be done in the back. The arch will require a redesign by the structural engineer and the steel structure that supports that is one of the first things that has to be done.

Mayor Armstrong stated that all that has to be done is pouring the concrete differently; she believed what it would take was being overstated. She noted that the change should not represent a significant change in a construction schedule, particularly if you are not delayed in any way, shape or form in getting approval.

In response to Councilman Fadgen, Ms. Landolfo advised that the lettering is green and the background color is beige, which is a repeated color throughout the center.

Ms. Easterling commented that the north side of the building is red brick. Consistently throughout the center, all signs mounted on the towers on brick are white and this would be the only exception of green on the brick. The background of the sign on the east façade is beige with green letters; the background of the sign on the north façade is brick on the brick tower that is currently exists. They are requesting green lettering on the brick and consistently throughout the center on brick are always white.

Councilwoman Uria believed the ruling by PAC should stay. She noted that Kohl's has some architectural rounding right across the street. She personally likes a little of both, square and rounding.

Councilwoman Bendekovic believed that green is consistent and flipping to white is inconsistent. She chaired the PAC meeting and nothing was brought up at that time; most of the discussion was regarding landscaping and other dynamics. She voted for this the first time and is not going to change her vote.

Councilman Levy advised that he would go with his original vote, which was on the original site plan with the square facades. He emphasized that there are certain standards that need to be met and they cannot continue to grant exception after exception to standards that have been set up.

***Motion by Councilwoman Uria, seconded by Councilwoman Bendekovic, to approve the request for a special exception for JOANN'S FABRIC, located at 801 South University Drive. Motion FAILED on the following roll call vote:***

Ayes: Uria, Bendekovic, Fadgen  
Nays: Tingom, Levy  
Veto: Mayor Armstrong

Mayor Armstrong advised that there are multiple other exceptions that are of a nature that she thinks offset any of the other concerns about wanting to do what is the right thing for this center. Staff will work with the applicant to be sure that the project is positioned so that there will be no delay.

Councilman Fadgen questioned whether the arch could be eliminated.

Ms. Easterling indicated that there is a square element at several other locations in the center; some that have been recently constructed. It may be possible to find one the same size so that you will not have to start from scratch.

Mr. D'Arelli commented that they would prefer to have the sign approval with the condition of the squared arch opposed to having the signs denied.

***Motion by Councilwoman Uria, seconded by Councilman Levy, to approve Request #1 with a squared off design, approve Request #2 and approve Request #3 for JOANN'S FABRIC, located at 801 South University Drive. Motion carried on the following roll call vote:***

Ayes: Tingom, Uria, Bendekovic, Levy, Fadgen  
Nays: None

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25. APPROVE SIGN SPECIAL EXCEPTION FOR MIDTOWN 24 LOCATED AT 700 SW 78th AVENUE.

A Staff Report to the City Council from the Planning, Zoning and Economic Development Department dated June 23, 2010 follows:

**REQUEST 1:**       **From:** Section 22-4 which requires wall signs to be erected flat against and not more than 8” from the face of the outside wall upon which it is placed.

**To:** Allow three (3) wall signs to be mounted perpendicular to the wall surface and extend not more then project 2.5 feet from the face of the wall (blade sign).

**REQUEST 2:**       **From:** Section 22-30 which allows wall signage for each establishment (assumed to be commercial or office) of a mixed use building.

**To:** To allow three building identification signs with a sign area of 20 square feet.

**EXHIBITS TO BE INCLUDED:** Planning and Zoning Division report, special exception application, and sign exhibits.

**ANALYSIS:**

The subject property is zoned SPI-3, is (+,-) 8.74 acres in size, and is part of the 65-acre master plan known as The Fountains Shoppes of Distinction. City Council approved a request for master plan, site plan, elevation, and landscape plan approval for The Residences at The Fountains consisting of 478 multi-family dwelling units on June 14, 2006. Phase One of the project (including common area improvements and the western residential building) was completed in February 2010. A start date for Phase Two of the project has not yet been determined.

Section 22-30 of the Code allows signage for mixed use projects; however, the Code assumes the wall signage will be for each establishment of the non-residential component of the project. The applicant is requesting three building identification signs to be placed at the northwest, northeast, and southeast building corners.

Section 22-4 of the Code requires wall signs to be flush mounted to the wall surface and allow it to project no more then 8” from the wall surface. The type of sign proposed is considered a “blade” sign in that it is mounted perpendicular to the building wall. Each sign is 9.3’ long by 1.7’ wide and constructed of a brushed aluminum cabinet with teal blue lettering and logo. The signs are non-illuminated and will have a vertical clearance of 12’. The sign placement and materials complements the architectural ambiance of the building.

**STAFF COMMENTS:**

**PLANNING AND ZONING:**

1. Midtown 24 is part of a mixed use (retail, office and restaurant) development containing unique design characteristics unlike any other in the city. These include the architecture of the building as well as the location of the building with respect to the Fountains retail component and University Drive. Based on this, staff has no objection to the proposed building identification signs.

**BUILDING DEPARTMENT:** No objections

Complete signed and sealed drawings that comply with the 207 FBC are required for permitting.

Rhett Roy, David Canfield with American Land and Michael Pierce, project manager, were present on behalf of the applicant.

Mr. Roy provided a brief presentation of the requests. They would like to extend the signage so when one approaches the property they will not pass it. There are cross streets and the idea is to break the 50-acre parcel down into smaller pieces and make more convenient direct vehicular circulation work. The three signs are all the same and are intended to be two feet wide and ten feet tall for a total of 20 square feet of area. They project off of the side of the building only two feet. It is a vertical version of the same graphic and sign that is horizontal. They would like to use the same materials and finish for the three signs.

In response to Councilman Fadgen, Mr. Roy advised that the signs are not illuminated.

In response to Councilwoman Uria, Ms. Easterling explained that a mixed use sign code provides a very tasteful master sign plan for the lower unit and the lower signage will be commercial.

***Motion by Councilwoman Uria, seconded by Councilman Levy, to approve the sign special exception for MIDTOWN 24, located at 700 SW 78<sup>th</sup> Avenue. Motion carried on the following roll call vote:***

Ayes: Tingom, Uria, Bendekovic, Levy, Fadgen  
Nays: None

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**COUNCILMEMBERS' COMMENTS**

Councilwoman Bendekovic congratulated Kathy Marlow, the new principal for Seminole Middle School. She also wished everyone a Happy 4<sup>th</sup> of July.

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Councilman Tingom attended the Kaplan University Milestone Moment; we now have a state of the art educational facility just south of Temple Kol Ami off of I-595. He also congratulated Kathy Marlow and wished everyone a Happy 4<sup>th</sup> of July.

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Councilwoman Uria and Councilman Levy wished everyone a Happy 4<sup>th</sup> of July.

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Mayor Armstrong advised that she plans to attend the Florida League of Cities convention in Hollywood, Florida as a voting delegate.

***Motion by Councilman Levy, seconded by Councilman Tingom, to approve Mayor Armstrong to be a voting delegate. Motion carried on the following roll call vote:***

Ayes: Tingom, Uria, Bendekovic, Levy, Fadgen  
Nays: None

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Councilman Fadgen indicated that he has not seen any Police Department incident reports or monthly financial statements for several months.

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Councilman Fadgen requested a copy of the year to date legal costs from various attorneys for the fiscal year 2010 year to date.

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In response to Councilman Fadgen, Mayor Armstrong advised there will be a workshop meeting in July or August 2010 with regard to red light cameras.

Mr. Morgan indicated that the FDOT is scheduled to release their rules and regulations on July 2, 2010.

Mr. Keefe understands that there will not be an engineering report; it will be a requirement of the Chief of Police of the jurisdiction to do a letter noting certain crash statistics for the intersections of question. This will be part of the rule making by FDOT.

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Councilman Fadgen wished everyone a Happy 4<sup>th</sup> of July.

\* \* \* \* \*

### **PUBLIC REQUESTS OF THE COUNCIL CONCERNING MUNICIPAL AFFAIRS**

Dennis Conklin, resident, commented that in April 2010 he learned that the City of Plantation was approved to receive a number of the sacred 9/11 relics from the World Trade Center. There appears to be some type of issue with the paperwork and he requested that action be taken to locate the paperwork sent from Peter Miller.

Mayor Armstrong stated that nothing has come through her office; however, she will look into this.

\* \* \* \* \*

Mr. Conklin submitted a news article regarding the remains of 72 people who were killed during the World Trade Center event that have been recovered since April 2010. During the last meeting Councilman Levy mentioned an open Radical Islamic Mosque and he urged that the City make some type of proclamation to support not allowing that to occur.

Councilman Fadgen supported a resolution urging New York City to rescind their approval of that Mosque.

\* \* \* \* \*

**WORKSHOP** - None.

\* \* \* \* \*

Meeting adjourned at 9:20 p.m.

\_\_\_\_\_  
Jerry Fadgen, President  
City Council

**ATTEST:**

\_\_\_\_\_  
Susan Slattery  
City Clerk

**RECORD ENTRY:**

I HEREBY CERTIFY that the Original of the foregoing signed Minutes was received by the Office of the City Clerk and entered into the Public Record this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Susan Slattery, City Clerk