

**Planning & Zoning Meeting  
November 11, 2013**

**Attendees:**

Regina Dunay, Chairwoman  
Susan Lomas, Board Member  
Marion Rayburn, Board Member  
Brian Leahy, Board Member

**Absent:**

Jon Van Voorhis, Board Member

**Staff:**

Cinnamon Wild, Administrative Assistant  
Sam Sebaali, P.E.  
Ellen Hardgrove, AICP  
Drew Smith, City Attorney

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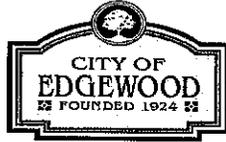
**CALL TO ORDER**

Chairwoman Regina Dunay called the Planning & Zoning Board meeting to order at 6:30 p.m., followed by the Pledge of the Allegiance. Administrative Assistant Wild announced there is a quorum, and noted that Van Voorhis is absent.

**APPROVAL OF MINUTES**

- September 9, 2013 Planning & Zoning Board Meeting Minutes

***Board Member Rayburn made the Motion to approve the September 9, 2013 minutes; Seconded by Board Member Leahy. Unanimously approved (4/0).***



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**VARIANCE 2013-02 –Var- SELECT MEDICAL** - 5579 South Orange Avenue

**SPECIAL EXCEPTION – 2013-03 –SE- SELECT MEDICAL** - 5579 South Orange Avenue

Engineer Sebaali referred to his report and explained his findings, including the increase in the number of employees. He stated that the increase does not match the increase in parking spaces at the hospital. Engineer Sebaali noted that it will improve the existing condition when the additional parking is provided. Chairwoman Dunay noted how the plan indicated an additional 30 jobs will be added due to the expansion. She further noted that an additional 30 spaces would not be required due to the different shifts, and there would be approximately 8 additional employees per shift.

In response to Board Member Leahy, Engineer Sebaali provided clarification as to how the parking spaces for a hospital are determined.

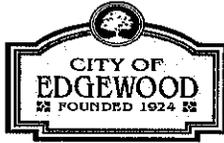
Chairwoman Dunay questioned the tree removal. Engineer Sebaali mentioned how the accounting was done better this time around versus the previous submittal. Chairwoman Dunay also questioned specifically why tree #5 was being removed. In response to Chairwoman Dunay, Engineer Sebaali explained that tree #5 on the plan is within a foot of the curb and you would want to stay within 5 to 10'.

Planner Hardgrove referred to her report. Chairwoman Dunay said that substitutions will need to be approved and referred to her report by Engineer Sebaali or Planner Hardgrove. She said the substitutions are referring to plants and their availability. Planner Hardgrove complimented Genesis on their submittal. Chairwoman Dunay questioned why there were issues with shrubs dying before and if the situation has been corrected. The representatives from Select Medical noted that the issue was the sprinkler system, and it has been corrected. It was also noted that they have had a change in their landscape company which has appeared to correct the issue.

***Board Member Leahy made the Motion to approve the site plan subject to the conditions on Engineer/Planner reports; Seconded by Board Member Lomas. Unanimously approved 4/0.***

***Board Member Leahy made the Motion to approve the Landscape Plan subject to the conditions of Engineer/Planner reports; Seconded by Board Member Lomas. Unanimously approved 4/0.***

Administrative Assistant Wild confirmed for Chairwoman Dunay that the Board's recommendation for approval will be on Council Agenda for November 19, 2013.



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**NEW BUSINESS**

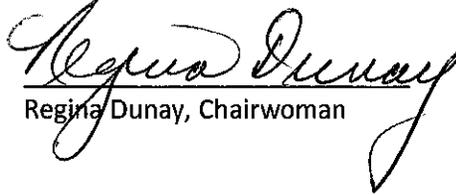
None.

**COMMENTS/ANNOUNCEMENTS**

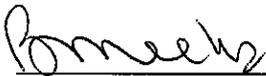
None.

**ADJOURNMENT:**

With no further business or discussion, the Planning and Zoning Board meeting adjourned at 6:48 p.m.

  
Regina Dunay, Chairwoman

ATTEST



Bea L. Meeks, MMC, CPM  
City Clerk