



PLANNING & ZONING ADVISORY BOARD

Draft

Minutes of July 10, 2023

Meeting Called to order at 7:00 P.M.

1. ROLL CALL

P&Z Board Members

MEMBERS	7/10/23	4/03/23	2/06/23	10/17/22	8/15/22	7/25/22	5/02/22	4/04/22	2/07/22	1/10/22
Jimmy Goulet	P	P	A	A	P	P	P	P	P	P
David Rouse	P	P	P	P	P	P	P	A	P	P
Jim Federici	P	P	P	P	P	P	P	P	P	P
Kelly Brown	A	P	P	P	P	A	P	P	P	A
Alex Weisberg	P	P	P	P	A	P	P	P	P	P
William Barkins	P	P	A	P	P	A	P	P	P	P
James Curran	P	P	P	P	P	P	P	P	P	P
Natalie Mor	A	P	P							
Robin Morganstine	P	P	P							
Michelle Stern	A	P	P							

* New appointment

STAFF PRESENT: Jason Chockley, Assistant Director of Community Development
Scott Peavler, Craven, Thompson & Associates, Applicant
Alan Goldberg, Diversified Realty Development, Applicant

2. P&Z BOARD - MINUTES - WAIVE/APPROVE MINUTES OF 04/03/2023:

Motion to waive the reading of the minutes made by William Barkins and seconded by James Curran. All ayes on voice vote. **MOTION WAS APPROVED.** Motion to approve the minutes made by James Curran and seconded by Jimmy Goulet. All ayes on voice vote. **MOTION WAS APPROVED.**

3. PUBLIC COMMENTS:

None

4. NEW BUSINESS:

SHOPPES AT MONTERRA COMMONS
SITE PLAN AMENDMENT #SPA 5-2-23

Chairman Rouse turned the item 4A over to Mr. Chockley.

Mr. Chockley introduced the item as a site plan amendment for the Shoppes at Monterra Commons, specifically parcel C2. He said this petition is being presented for a site plan amendment to add outdoor seating to the First Watch restaurant building which is on the north portion of the center. The site plan reflects forty-three seats under the 685 square feet covered area on the east side of the building. First Watch restaurant received an administrative review and approval for twenty outdoor seats, however code requires anything more than twenty seats to submit a site plan amendment request and provide additional parking for that outdoor seating. The original site plan provided 310 which included nine

spaces dedicated to community assembly. In order to provide sufficient parking for this outdoor dining area, one additional space was added to the site plan adjacent to building five and the nine spaces dedicated to community assembly uses were reallocated and applied to this seating area. Safety bollards are being installed to provide a barrier between adjacent parking stalls and the dining area. The covered area is also fully fenced in with a decorative aluminum rail fence with signage indicating the limits for alcohol consumption by the restaurant patrons. This meets all of the requirements and staff comments from the DRC. The P&Z Board is requested to make a recommendation which would be forwarded to the City Commission.

Chairman Rouse turned it over to the staff for any questions the Board might have.

Chairman Rouse said he had a question regarding the nine of spaces that were allocated for community assembly. He asked that staff describe a little bit more what that means and what they were originally allocated for.

Mr. Chockley said community assembly has a specific parking ratio required by code at one to 100 square footage. We had nine spaces dedicated to community assembly use within the center. The outdoor seating over twenty seats requires it to be parked at restaurant square footage of one to 200. They needed to have additional spaces for the 585. By allocating the [spaces] dedicated for community assembly and adding one more gave them the ten spaces needed for seats twenty-one through forty-three.

Mr. Weisberg asked where on the map those specific spaces are located.

Mr. Chockley said there is not an area that says these are community assembly spaces. They were ear marked towards having a certain amount of square footage for community assembly anywhere within the center. With those spaces being reallocated, they would not have community assembly anywhere in the center and not be applying that one to 100 dedicated ratio. It is being overlaid and put towards this outdoor seating now.

[Inaudible discussion]

Mr. Federici asked if the childcare center had added another parking space.

Mr. Chockley said yes. Everything is parked as a whole. The additional space next to The Learning Center was the easiest fit. Everything else with the drive aisles and the stop signs created safety issues.

Mr. Curran asked if this is a town center with the whole layout as first come, first serve for parking. The bigger picture is there's enough parking for everybody.

Mr. Chockley said correct.

Mr. Federici asked if there was going to be any type of fence on the north side of the property since you have all this outdoor seating and Monterra Boulevard is right there.

Mr. Chockley said the entire outdoor seating area is fenced.

Mr. Federici asked if the fence was not up yet.

Mr. Chockley said no. It is still under construction.

Chairman Rouse turned the item over to the petitioner.

Mr. Peavler introduced himself as Scott Peavler of Craven, Thompson & Associates representing applicant Diversified.

Mr. Goldberg introduced himself as Alan Goldberg of Diversified Realty Development. He said we are the developers on this project.

Mr. Peavler said adding the additional seats that First Watch requires for their outdoor seating is pretty straight forward. We split it up with the twenty to kind of get through the administrative approval because Culver's was waiting on site plan approval so they can continue for their Certificate of Occupancy. So that's why we split it with the admin and then we're coming back to add the additional seating that First Watch requires.

Mr. Goldberg said we understand that since COVID every restaurant wants outdoor seating because every patron wants outdoor seating. We did not anticipate the amount of outdoor seating that they would want when we first envisioned the project. As we went down the road, we made the necessary changes to meet demand and accommodate these requirements.

Chairman Rouse turned it over to the Board for any questions they might have.

Mr. Federici asked if it was going to be wide open or if there would be a canopy or anything.

Mr. Peavler said it is all under canopy.

[Inaudible discussion]

Mr. Peavler said the railing is still being fabricated.

Mr. Goldberg said the metal canopy is already up but it will be totally enclosed as a place they can serve on that patio.

Chairman Rouse said we are not cutting any parking spaces.

MOTION: TO APPROVE SHOPPES AT MONTERRA COMMONS SITE PLAN AMENDMENT #SPA 5-2-23 MADE BY JAMES CURRAN AND SECONDED BY JIMMY GOULET. THERE WERE ALL AYES ON THE ROLL CALL VOTE. MOTION WAS APPROVED.

[Inaudible discussion]

5. COMMUNITY DEVELOPMENT REPORT:

Chairman Rouse turned it over to Mr. Chockley to inform what petitions they have upcoming.

Mr. Chockley said we do not have anything date specific at this time. The Hanson property was put under contract with CC Devco. We are sitting down with them now looking at some conceptual site plans. I think they are going to look something similar to Kingfisher at about thirty-nine units on that tract of land which is at 106th Avenue and Griffin.

[Inaudible discussion]

Mr. Chockley said the cottage is in pretty rough shape. The other one is a little bit better condition. It is going to need a good amount of fill. We will see when that one comes in. We are in talks with the builder looking at the Sara David piece at the corner of 106th and Stirling. They want to do kind of a hybrid ninja obstacle course but with an academic basis in a freestanding building. We are in very early conversation with them.

[Inaudible discussion]

6. BOARD MEMBER CONCERNS:

Chairman Rouse turned it over to the Board for any concerns they might have.

Mr. Federici said I brought my magnifying glass because I was trying to read some stuff in the legend. He asked if we could do a litter better and make it a little bigger.

Mr. Chockley said we can go back to asking for full size for them.

[Inaudible discussion]

Mr. Chockley said we've got the digital copies and we post everything. Most of them requested we go to the smaller print but the digital is always on the website.

Mr. Federici asked when I see something that says "staff recommends", if that was from you guys or if that is from the DRC.

Mr. Chockley said it is from the DRC. He said usually anything that is a variance related or an increase in density, that's a policy decision. Staff will usually be neutral in that. If there are major concerns that we have that have been outstanding, that they haven't addressed that are strong recommendations, we may have a recommendation of denial, but it's still Commission's option to overturn it. If everything meets code, all safety aspects are good, and the DRC has no outstanding comments, then it will be a recommendation of approval.

Chairman Rouse asked if we have any date when we're going to start working toward that quasi-judicial process with any site plans and things like that and if it had passed City Commission.

Mr. Chockley said yes, it did pass the City Commission. It is just a hierarchy of the bigger petitions, so obviously something simple like that would not require it but the CC Devco petition would. That would be at the level where we would have legal representation.

Mr. Curran said that there is some property on Flamingo, three or four parcels, next to the temple on the corner of Country Glen that just recently sold. He said he was at a gathering recently where they expressed a serious interest of wanting to convert that from Ranches to Cooper.

Mr. Chockley said it depends on what they are looking to do with it. For residential or something that's going to be a tax generating use, I don't see why we would be opposed to it, however, Southwest Ranches has to sign off on the de-annexation regardless of what we want. Even if we want it, if they're not willing to sign that off, it doesn't mean anything.

Mr. Curran asked to confirm that it doesn't matter if the property is touching us on three different sides like with the Walmart.

Mr. Chockley said correct. If it was unincorporated, that would come into play where the land goes. Since it's already incorporated, Southwest Ranches would have to be willing to de-annex it for us to annex it.

[Inaudible discussion]

Mr. Chockley said there is a big plot on the west side of Flamingo just north of Sheridan Street which is about forty acres. They really want that to come into Cooper City because Southwest Ranches won't grant them anything more than one unit per acre.

[Inaudible discussion]

7. ADJOURNMENT:

Meeting adjourned at 7:21 PM.