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Chairman Rouse:

All right, good evening, everybody. It's uh 7:08 on the 19th of May. I want to call the meeting to order. We'll start off with our roll call.

Lauren, Natalie, Robin, Jeff Green, I don't see Jeff Green, probably be over before then. Bill, Carol not here. Howard, Jimmy and I'm here as the chair.

So we have um this packet contains a very large section of minutes from the December 16th meeting. So I will entertain a motion to waive the reading of the minutes. We have a motion to waive that we have a second. All in favor. Say aye. Any opposed, no. Now, is there, are there any corrections to the minutes.

The one with the nominating Jeff Green. So on page two of the packet, states that the nomination was made by Mr. Goulet, but that is not correct. So the motion was actually made by myself. OK, so we're going to make that change to minutes. Are there any other amendments or changes to the minutes?

Seeing none, I'll entertain a motion to approve the minutes from the 16th meeting as amended.

All in favor of the amended minutes, say I oppose that carries so we're going to move on to our items tonight of new business. uh, Jason, do you want to bring us up to speed on the 3 items, please.

Jason Chockley:

So we do have 3 separate code changes before you. Uh, code change 4A is relative to tenant panel, uh, ground monument signs, uh, code 4B is for establishing a hedge height of 8 ft, and code change 4C is some changes to the administrative code, site plan amendment review process mainly a cleanup type item.

So the tenant panels, I have kind of a brief summary outlining the changes, then we have the strike through an underline and then I have a couple of photo pages, one matching code, one more restrictive than code, and one more relaxed than code. So I'll go over those and then we can turn it over for any discussion.

So summary of 4A is to allow an option of tenant panels for shopping center ground monument signs. This code change will help promote and identify businesses within the shopping centers while still maintaining a uniform look along the city roadways. Those of you that have been on the board for a while know this has come up a couple of times over the past 10 years or so as a discussion item. 50% area increase for the total square footage if the center elects to have tenant panels without the tenant panels, the size would stay current standards, increase in sign height based

off the roadway width if the center again elects to have the tenant panels. I have a couple of the example roadways relative to what the new heights could possibly be.

Creating a minimum letter size to prevent the signs from having copied too small for motors to easily read. That's been a discussion point from the board in the past of the center trying to come in and throw a ton of names on there too small to read and that being a distraction for drivers. So we do establish that height, that minimum is 8 inches.

Allow the signed package colors or approved trademarks to be used on the tenant panels, tenant panel background colors to be uniform throughout that individual sign, ideally matching the center color, and a mandatory requirement to have the address or address range of the plaza both for emergency response and wavefinder.

Again, code change 4B is very straightforward, just plugging in a hedge height of 8 ft measured from adjacent grade, and again, code change C was mainly a cleanup item for the site plan amendment adding in a few things that were granted to staff to review and approve from different past commission directives.

So again, relative to the permanent signs code section with the ground monument, you can see it in the red. We established 8 inches minimum for all the letter heights. We added a second category for the max sign area both for with a center name as current and with the proposed tenant panels with those respective square footages and added a second box for the sign height again, no change with the center name stain and the height increase up to 4 ft um for the widest, widest roadway up to 10 ft.

We have the allowance that the uniform background color must match the shopping center and approved colors and the center name and address being added. On the second sheet we referenced the new table 25-235 for the change in height which the previous just was 6 ft above grade.

So on the color attachments you'll see page 1 of 3.

That particular page matches what we wrote the code in. Some you can see the address range, and then you can see all the signs have their perspective trademark colors or shopping center colors, but they all have a uniform background for the panel. Page 2 of 3 is a little more restrictive than code. They have a uniform letter color and a uniform background.

And then sheet 3 is kind of the free for all, different colors for everybody, different background colors, so that's not staff's recommendation, ultimately just to minimize that the look of blight, the 441 type feel, etc. That is an overview of the changes. I'll be happy to have any discussions or answer any questions.

Inaudible question.

Mr. Chockley

Yeah, so that's for the highest right of way that would require a right of way of 121 ft and above. So that would mainly be your Griffin Road and your Flamingo Road, where it is 6 lanes across. The McPherson's mini mall shopping center here wouldn't

be entitled to a 10 ft tall sign here on 90. So 10 is the highest, if you actually look on the chart, you'll see 3 of them stayed at 6 ft and the others increased proportionately based off the width of the right of way. Now just in perspective, Monterra, when they came in, they asked for a waiver from the sign code. The ones they put out there came in at 18 ft. We haven't had kickbacks saying, hey, those signs are way out of place. Now they were granted those because there's the canal and there's a really large buffer between the edge of the road and where their sign starts. But just the perspective, I mean, when you drive down university, that doesn't stand out like wow, that thing's huge, and that's almost twice what this code change would be. So just in for perspective.

Ms. Mor

Which sign is staff recommending?

Mr. Chockley

We had elected for option one, page one. That's how we drafted the code around.

Ms. Mor

Like the one with the Southland?

Mr. Chockley

Correct. It's giving the flexibility for the businesses to have their trademark colors, but keeping a uniform background. That's the way code before you was written with the strike through and underline.

Ms. Mor

I think that the companies would stand out on that and it's still looks modern. That one or the one next to it, I think are both.

Mr. Chockley

Well, no, so everything on that page meets that criteria. So all of them you'll see. The centers ultimately would be able to design their own pattern they wouldn't have to follow say it must look like this. but all of these here have examples of a uniform background color, but individual colors for the actual letter.

Chairman Rouse

Any other questions?

Mr. Schachere

I was gonna say I think the one that you know the Southland Park one like it just it was clean, you know. What's I think kind of unique about that one is like, you know, you say uniform colors, you don't want anything to stand out too much, but like. Like if you're looking for Starbucks and you don't see it, but you know it's green, you know, so, so like I think that it just has a real like a real clean look to it, um, but granted, anything that needs like they wouldn't all look like this it would be anything that meets the code they can.

Mr. Chockley

A lot of the design parameters would be kind of centered around the architectural style of the build.

Ms. Mor

I think I have you be more specific on what the colors are so that even though they look kind of cohesive the colors even though the shopping center was just like.

Mr. Chockley

You mean to specify what the background color has to be, yeah, that's our city. So like, so like page one, for example, the Southland Park all their background is uh like a bone white versus the green no being in a dark brown, but, but I mean again, our, our centers vary widely in their colors. So I mean if you had one center who had a lot of oranges and browns, a bright white background may really stand out on that sign. It's also my life to the, to the board and commission on the vision and the look, um, but just saying the backgrounds all must be white, I mean.

Chairman Rouse

So we have the code change that's 4A, so we've got multiple parts of this code. Under the debate, do we have any consensus on

Inaudible Question

Mr. Chockley

Yes, so all of them across the board. So if you go to the actual strike through and underlying um the sheet with item 4A in the top right corner. So you can see the sign area. Right now, again, everything's based off the width of the right of way, so the bigger the front is the road they're on, the larger the area can be. So right now the sizes are 18 square feet, 26 square feet, 32, 42, and 48, and it was a 50% increase to all of those again based off the width of the right. So what you see at McPherson's wouldn't be what you would see at Countryside shops.

Inaudible Question.

Mr. Chockley

No, less than that, 64 square feet. So you have 6 6.5 by 10. If you chose to go the max height. That would give you 64 or you could go and come in at 7 by 7 or have to go through where they could sign.

Mr. Federici

Do they have to go through the City on where they can place the sign on their property?

Mr. Chockley

To an extent, so code does have a minimum required setback of 10 ft from the property line. Centers ideally plan for ground monument signs when they're site planning, so they build their berm and site triangles in mind when planning. Not that you couldn't add them after the fact or make changes to it, it's just more complicated. So an example of that is the Sterling Office Park on Sterling just a little east of the center. Little west of Cooper Square, um, they've come in and asked us about adding a ground monument sign there. However, their whole front area is a raised

berm, so obviously they're going to have to regrade and alter the berm. And when they were um platting it out, there was no sign being proposed, so Central Broward put a 15 ft easement. So if they were to meet the 10 ft setback, they would also have to get a sign off from Central Broward. Central Broward says, hey, no, we ran a pipe through there, that's a no go. Again, you can add them at any time within the site parameters, but it gets more complicated after the fact.

Ms. Mor

Are we asking the existing plazas that have these signs of writing to conform to what our new code will be?.

Mr. Chockley

This isn't mandated that they have to go into, so there's no changes to the code sections of just having the center name on the plaza, which is what all the plazas have with the exception of Monterra. So if the center says, Hey, we don't want to do anything, there are signs not in noncompliance. If they want to make a change, these are the new allowances. That's why there's two categories, shopping center with center name or shopping center with tenant. We're not putting anybody in non-compliance.

Chairman Rouse

In the minimum height if someone's under 8 inches, then they would not be violation.

Mr. Chockley

Correct. And, and I mean if you look at them all now, it's the center name with a logo, so everybody has large, large letters.

Chairman Rouse

OK, so we're on consensus with that item. I'll, entertain a motion on that.

Mr. Goulet.

Motion to approve the language the staff presented.

Mr. Federici

Second.

Chairman Rouse

Second, uh, all in favor say aye.

Chairman Rouse

Now do we talk about dimensions of heights or just roll it all up.

Mr. Chockley

It's up to you. I mean, if the board's good with kind of everything and strike through, that would be just one vote if you wanted to make recommendations on pieces of it.

Chairman Rouse

Consensus of the vote was to roll it up as presented.

Mr. Chockley

So 4B is just establishing a hedge height of 8 ft. Right now, if you look at the Code section language, it has a specified height of 6 ft for the wall or the fence, but it left hedges out from there. Elsewhere in code there are hedge heights based off of a being in a berm and being with a line of sight, etc. but code has had some issues with sighting hedges that have been really tall. So commission wanted to put a max height specified by code unless otherwise mentioned to be required lower and their ideal proposed height was at 8 and since it's relative to the land development, it's going before the P&Z board for recommendation.

Dr. Barkins

Any provisions in code as to line of site being blocked off, when you're making a turn.

Mr. Chockley

Yes, so that's what I had just mentioned unless otherwise specified by code. So code does have provisions if it's blocking the line of sight, then they have to be trimmed down. That height doesn't have necessarily a magic number because it's all based off of the berm slope. An area with a hedge without a height might be 4 ft acceptable, but if there's a raised burn, maybe 2 ft is the max acceptable. But yeah, code can cite them.

Inaudible Question

Mr. Chockley

Yes, it's still a line of sight. If there's a line of sight blockage that has the.

Inaudible Question

Mr. Chockley

Then they have to trim it.

Chairman Rouse

Right, so any other questions for Jason, or do we have any other concerns about the

Mr. Schachere

I do have a quick question, and I know something like this came up in the commission meeting and it was more related to people having boats in RVs and stuff, so though the shopping center is a, you know, very valid concern and there are plenty of blind spot areas in Cooper City, I think, I think it was more like the gist of putting this on the agenda for commission then for it coming to us was, was more so to try to hide or conceal boats and RVs and stuff like that, at least, in the residential areas.

Ms. Mor

Are we talking about commercial spaces or residential?

Mr. Chockley

Well, this is establishing as a general, but that's why it is written in the language unless otherwise specified by code. So the areas that have lower tolerances based off of line of sight or being in berms, they don't automatically go to 8 ft by this. So if

those areas specify lower, they have to follow the lower. But if it's in your residential areas out of line of sight, this establishes a max..

Chairman Rouse

But if you, if you're really trying to restrict something is 8ft high enough?

Mr. Chockley

That discussion kind of came about a little bit with ease of maintenance So once you start getting above 8 ft, you really need professional landscape crews to come with a raised bucket truck and I think commission and staff felt not through our department staff but mainly through public works and things like that where 8 ft is still manageable for the average homeowner without having a professional crew come out and without professional crews just constantly being in a lot of clean up and citations for a code to homeowners saying, hey, your hedge is overgrown and well, it's hard for me to get up there and trim it regularly, etc. so taller than 8, we were worried about a lot of the maintenance issues.

Mr. Federici

When uh Doc said something about, I got a little confused. This is basically for homeowners. You don't have a lot to do with commercial.

Mr. Chockley

No, the commercial, the biggest restriction is, the line of sight type.

Mr. Federici

So basically residential.

Mr. Chockley

Correct. You may have some HOAs that have like perimeter walls that now could have a taller hedge height

Mr. Goulet

Whats the tallest hedge height you can have?

Mr. Chockley

Right now in this code section it's not actually mentioned. So if you look at where the 6 ft measured is, so this whole section is fences, hedges, and walls, but the old language just had a 6 ft height for walls and fences.

Chairman Rouse

You know, back in the day when I was a HOA president, we had descriptions as far as what constituted. Is this Ficus a tree or a hedge? So I mean if, you're calling it a hedge, does it just encompass all vegetative material.

Mr. Chockley

Yeah, I mean our code actually the landscape code gets into trees and hedges and has lots of tables with different species identified even by class. Again, that's not my area of expertise, that's not my responsibility of code to know, so I don't know exactly how it's broken down, but our code does have those classifications.

Chairman Rouse

I'll entertain a motion.

Mr. Federici

Motion to approve

Mr. Goulet

2nd motion to approve.

Chairman Rouse

Any further discussion?

Chairman Rouse

All in favor say aye, opposed none. The motion carries. We're gonna move on to item C.

Chairman Rouse

Any questions for staff on this?

Mr. Chockley

Yeah, again, it's pretty self-explanatory with a lot of the changes that have come up with uh commission granting, admin approval, so minor deviations, the parking layout, the garage enclosure allowance when they're making up for the parking space, sign package amendments for centers just swapping and adding the color, remember last year we added a 4th color allowance for them and the trademark logos where they wouldn't have to go for the city commissions and trademark logos is in there, sign waivers up to a 20% deviation, site fencing and outdoor seating plans really came out of COVID instead of taking 4 months to go through that. So it's really just adding a couple of those, um, powers that have already been granted, if you will, and then removing outdated language for the fee schedules, payment procedures, etc.

Chairman Rouse

No questions.

Chairman Rouse

The motion by Dr. Barkins and seconded by Mr. Goulet. Any further discussion, saying none. All in favor. Ayes All the opposed.

Chairman Rouse

unanimous motion carries. Let's go on to item 5, the community development report.

Mr. Chockley

Thank you Chair. Right now we do not have a set date for the next meeting. Currently in DRC, we have 3 items working through, which will be the next ones going before P&Z. We have the Korean Church on Stirling Road coming in for a new soccer/ multi-purpose field being proposed to the east side of the building it is their facility use only, no tournaments, no league play, anything like that. The Rock Church and Royal Palm ranches has a very similar request, um, again for their youth group and,

and, and Sunday school type kids soccer field as well. Potential church out on Flamingo just came in two days ago with their submittal for um second DRC to add a high school and increase the student count for the elementary and middle slightly. They have pretty significant comments, so we'll see how they work through those, but those are the next 3 petitions working through DRC.

Mr. Federici

You think this is going to be during summer?

Mr. Chockley

Well, I mean, the petitions on the soccer fields are pretty simple. Those would be pretty quick. The church will be more significant because they have to amend their plat for this added square footage and increase student counts. It is conditional uses, so it'll have to be advertised extensively both for P&Z and City Commission. The increase in impervious, they'll have to go before Central Water Control District. I think it'd be optimistic if they get their approvals by the end of summer. Then they have to finish platting with the County before they can even come in for permits. The proposal is for modular buildings, so it's minimal construction time with them coming in for modulars but no way they have it implemented by the start of next year. I don't see the timing on that.

Ms. Morgenstein

Are they trying to get this done by the fall?

Mr. Chockley

They haven't indicated that to us. That may be their hope.

Chairman Rouse

Alright, Board Member Concerns

Mr. Federici

Firstly, I've been complaining about the turning signal on 106 and Stirling do you know anything about it.

Mr. Chockley

Yes, well, some, again, that's not completely within our department, but not far out of the loop, so contingent upon Kingfisher getting their full COs, they had to do a study. The study came back where it was not warranted. We did have the agreement where even if it wasn't warranted, they had to cut us a check for the dollar amount if it would have been warranted and they had to install it, they did come in with that payment. I forget what it was something in the low teens of thousands. Nur-UI-Islam is slated to do some roadway improvements on 106 as part of their school and mosque expansion that went before you guys last year that would also bring up a new warrant study to be done. Separate from that, there's been some political pressure, I think, put on Broward County to possibly approve that left arrow without the warrant study meeting the minimum requirements but that hasn't been passed yet. So right now the line in the sand is until it's warranted, the county won't approve.

Mr. Federici

So this has been going on, this is the typical bureaucratic crap with Government for several years now.

Mr. Chockley

It's not through us. We don't get to say yes or no.

Mr. Federici

Since the public safety buildings were built there. Now there was hardly any development on 16th Avenue. We have all these ball fields and everybody that goes to the ball fields.

19:35:39

We have embassy that's built out and there's not a turn signal there somebody especially to come out of the embassy, even the ball fields, they want to go west. They got to wait for, you know, listen, I, you know, and I'm just amazed that somebody in the County I mean, really.

Mr. Chockley

I would be shocked if when Nur-Ul-Islam goes operational that it's not warranted. However,

Mr. Federici

They are going to take a long time to build.

Mr. Chockley

That was my, however, they construct very slow because they cannot finance their jobs, so their jobs move at a snail's pace based off of when they get money they put a little bit of work into it. So I don't see them going to get COs for multiple years based off of their historical timelines during construction.

Ms. Mor

Kingfisher was just constructed and I'm in and out of there a lot and actually like recently they installed their intercom system for the gate on the right-hand side.

Mr. Chockley

That that's temporary

Ms. Mor

It stops traffic. It backs up traffic on 106th really badly.

Mr. Chockley

So what they have right now is not legal that's why I say it's temporary. That's an unofficial I know what is going on out there. So what they were having problems with is and it's really just kind of a design flaw because on paper it works. All of the vehicles move around the roundabout fine and that's the perfect on paper cars traveling. In reality, what they were having problems with is the imperfect drivers of the box trucks, the U-Haul and waste management that when they go through and get clearance from the reader, they don't make that perfect turn and they've been taking out the call box. So what happened is after 4 or 5 times of them having to rewire and install a new call box, they said it's costing us too much money. So they

installed one off to the right side where it shouldn't be where a visitor has to basically get out and walk around the call because if they don't have a passenger, the visitor can't get it from that side. So we said, guys, you can't modify that. You have to be first site plan, put notice, put signage, and you're going to have to keep replacing. They said, oh, we're going to design a new alternative. So that came in the end of last week where they're coming in to enlarge that inner lane from 12 ft to 17 ft wide and it was the call box is just going to shift back onto the left side a few feet further back and now they have that extra room where those box trucks not making the perfect turn won't take out that call box. So it will go back to the way it was once they widen the asphalt on that side. Well actually the entire ring. When they first went live, waste management trucks leaving were dropping on the inside of the curve. They rotted out and they put pavers in there temporarily. Now the same thing is happening on the other side, but taking out the call box. It's not just grass, so they're enlarging the whole ring on the inside.

Ms. Mor

When did they submit you were saying?

Mr. Chockley19:39:01

Well, the approvals for us to review it just came in last week. I imagine by the end of this week that'll go out. I don't think we'll get much for DRC comments and then what the timeline for construction is up to the HOA.

Ms. Mor

It was backed up on 106 and I was shocked today when I saw that.

Inaudible question

Mr. Chockley

Correct, it's Broward saying yes, you can have a left turn signal

Inaudible discussion

Mr. Chockley

Not hard at all. It's just getting Broward County to say, yeah, you've met the warrants, we can do it.

Mr. Federici

Only the County Commissioner Steve Geller.

Mr. Chockley

It hasn't been a lack of the City pushing for it. Everyone behind the City has pushed for it but the County has to approve it. Right now the line in the county stand or the line in sand has been until the warrant is successful and the demand is actually met on paper again. Reality is different. There's a whole set of criteria that warrants it.

One is severe accidents and right now that threshold hasn't been met.

Mr. Federici

Well, I got two more items and I was told to present this to the board by some of the

Commissioners. Now why that was, I guess to get the ball rolling. I'll stay on 106th and uh Stirling. I'd like to know any comments from our board if they approved in their mind that that billboard on 106 and Stirling is acceptable. With all the crap that was put on below it, you got banners on the bottom of it. It looks like some circus act coming out. I come out of Embassy and I look at this thing and it irritates the crap out of me, and I'm not, I don't think I'm an elitist. I mean, I don't look like an elitist, but that's not acceptable. And there must be some kind of thing with the state of how much you can have, don't you think? You can take a billboard and put it all the way down.

Mr. Chockley

I don't know billboard code because billboards are prohibiting in our City

Mr. Federici

I know its Davie

Mr. Chockley

That billboard is in Davie so I'm not well versed on billboard codes because they're not allowed in Cooper City.

Mr. Federici

Well, I'm complaining about that, so ok. The other thing is, I've been driving this. I've been here a long time also. Palm Avenue, the wooden fences on Palm Avenue, and that's like almost the heart of our city, is really unacceptable. You could see what everybody knows it driving up Palm. You see wooden fences here and you see cement there, you see, you see a wooden fence above a cement fence. I mean, you know. That's my other complaint.

Mr. Chockley

It's an issue that's evolved a lot over the years. It used to be mainly just the west side. The east side before the widening was covered up with lots of hedges and overgrowth, and then when the county came in to widen it and all that got chopped down and exposed an old decrepit wall and a lot of illegal fencing that was never visible before. So that's been a very long ongoing issue that there's not an easy solution for.

Mr. Federici

Who, who do we address this with now that it's on, you know, in the public is the commission maybe they could take this up, go through our city attorney. I mean, there's got to be some architect,

Mr. Chockley

The biggest thing is the vision. What do we want it to be. Depending on that vision is how it gets funded. So right now, code requires all double frontage lots, which all of those fall under, to be wood shadowbox fences. The problem with that is as they age, as people stain them, as people paint them, which isn't allowed by code, but again, what code says and what reality is taking place are two different things, they never match 100%. On the east side, you have the old wall with a hodgepodge of fences kind of behind them. Again, the fences all behind them are required to be shadow box. People do them all the time without permits and they're not shadow

box. So it's constantly code enforcement chasing it around. We've had talks where there being a wall to make it uniform. But then are we going to come out and say, OK, all the HOAs have 90 days to put on a wall and it's going to cost each homeowner \$50,000. Well politically that's going to go over well. Is the city going to upfront the cost and the construction of that and the special assess the homeowners? And to then it become our wall to maintain, that's been a mess. There's been a lot of talk about changing the shadow box fencing into PVC, so it's uniform. But then there's people that put pull permits last week to do a brand new shadowbox at the cost of 15,000. They say, well, I'm not going to spend \$20,000 after my 15, so there's no good answer to it. Nothing is easy.

Mr. Federici

Is there grant money?

Mr. Chockley

We have a grants coordinator. I don't know how much you could get because that becomes one of those is that a city wall, is that the individual property owners' wall, so there's no easy solution, but this has been a problem since I've worked here.

Mr. Federici

On Griffin Rd the County put up a wall.

Mr. Chockley

Correct that was a requirement of the taking.

Mr. Federici

But I don't like the answer anyway.

Mr. Chockley

It's not an answer. It's historically and solutions moving forward, but none of them are clean.

Mr. Federici

That's why, you know, private people are, you know, running certain departments. I mean, we keep, we know there's problems, you know, and what's being done like you just said now that we've known about this for years and we're back to square one

Mr. Goulet

That should have been sorted out prior to building.

Mr. Federici

The road.

Mr. Goulet

The road. Bad foresight

Ms. Mor

Well code enforcement needs to be a little bit stiffer because they are on a lot of

things and surprisingly what looks like an eyesore and that everyone sees they're not as strict about that, so maybe they need to go back.

Mr. Federici

You have to worry about a paint painting somebody's mailbox. you see this. All right, I'll shut up. Anybody else.

Mr. Goulet

Asked about the traffic calming devices.

Mr. Chockley

So commissioners, yeah, so commission has looked at a lot of speed calm type devices and, and we just put the ones on 50 seconds to test how they work with the design and construction. So those are a lot more regulated than they used to be based off of fire and EMS standards. You can't have the old school bumps where when an ambulance is crossing through the whole back end pops up and they're they're just not compatible these days. So they have the different tables and humps that they've been experimenting, putting in temporarily.

Mr. Goulet

Who do I talk to?

Mr. Chockley

I mean you can mention it to to BSO I mean getting them formally put in.

Mr. Federici

Why is it BSO we speak, they worry about police cars going down the road. I can go through some towns that show you like 100 people.

Chairman Rouse

Alright, I think that's all we have. Anybody else motion by the way, Jason, I'm not picking on you know doesn't have anything to do with frustrating as crap. I'm just beating.