

Chairman Rouse:

All right. Good evening, everyone. I'd like to call the Planning and Zoning meeting to order. It is Monday, November 18th at 07:04 PM. We have quite a bit of business we have to do tonight. We'll start off with our roll call to establish a quorum. Jimmy?

Jimmy Goulet:

Here.

Chairman Rouse:

Jim?

Mr. Federici:

Here.

Chairman Rouse:

Kelly?

Ms. Brown:

Here.

Chairman Rouse:

Alex?

Mr. Weisberg:

Here.

Chairman Rouse:

Bill?

Dr. Barkins:

Here.

Chairman Rouse:

[inaudible 00:00:49] Jamie?

Mr. Curran:

Here.

Chairman Rouse:

Robin?

Ms. Morganstine:

Here.

Chairman Rouse:

Natalie?

Ms. Mor:

Here.

Chairman Rouse:

And Chair. And we do have a quorum. So very good. We have public comments on the next item of business, but we also have several opportunities for the public hearing, public comments or for members of the public that would like to approach the board with issues that are not germane to our agenda. Is there anyone that would like to address the board on issues that will not be on the agenda tonight? Seeing none. We'll move on to our... Commissioner?

Mr. Federici:

I just want to say good evening. Commissioner Alex [inaudible 00:01:27] official, let you know I understand our [inaudible 00:01:32] organization chart. You guys are at the top of that panel [inaudible 00:01:35], so let you know that they're available for you and here in the [inaudible 00:01:39].

Chairman Rouse:

Thank you.

Ms. Morganstine:

Thank you.

Dr. Barkins:

Thank you.

Chairman Rouse:

We have in our packet meeting minutes from September 9th meeting. Has everyone had a chance to review? Are there any additions, corrections that need to be made? I'll entertain a motion to waive the reading of the minutes. We have motion and second. All in favor of the waiver?

Commissioners:

Aye.

Chairman Rouse:

Any opposed? Okay. Then I'll entertain a motion for the approval of the minutes.

Ms. Brown:

So moved.

Chairman Rouse:

We have a motion.

Dr. Barkins:

[inaudible 00:02:14].

Chairman Rouse:

Second, Bill. Any opposed? All in favor say aye.

Commissioners:

Aye.

Chairman Rouse:

Any opposed? Very good. The meeting minutes are approved. So we have three items of business tonight. Our first item of business does have three items of public hearing. We'll address the public hearing one by one as they come up. First of all, staff will bring this up to speed on item 4(a)(1), the Monterra Self-Storage Unit.

Jason Chockley:

Thank you, Chair. So as typical, I will go through the staff reports as a whole so you get the overview of all the items through one introduction if you will. The applicant is here tonight with a presentation which involves all the petitions and then we'll take them as the individual votes. So the first item is for the Monterra Commercial. That involves multiple petitions that we will go over. The first is the site plan for the general overview. It is a 2.57 acre piece of land and it is the last of the Monterra out parcel tract located at the southwest corner of North University Drive and Solano Avenue between the BrightStar Credit Union and the Monterra apartments.

The rezoning is necessary in order for the lot to be developed with a proposed building comprised of 113,022 square feet self-storage, 10,005 square feet of commercial retail, office, restaurant on the first floor facing North University Drive. The property is bound on the north by BrightStar Credit Union, to the east by North University Drive, to the south by the three story Monterra Apartments, and to the west by a single family residential and a lake. The plans reflect a four story self-storage, mixed use building at 63 feet and height. The facility will not have any outdoor, boat, RV storage. The site will be three covered loading zones, 25 covered parking spaces on the west side of the site and 112 uncovered parking spaces for a total of 137 parking spaces. The building height and setbacks are within the allowable limitations of the proposed B-3 district but do require approval to the increase in height limitation of 45 feet in the current design guidelines.

Access to the site will be limited to two points on the west, north property lines, both accessing Solano Avenue. Solano Avenue provides access to both University Drive and Sheridan Street. The self-storage use is expected to reduce the number of anticipated trips versus a smaller building composed of all commercial uses. An eight foot concrete privacy wall is proposed along the south property line to buffer the adjacent apartment complex. The plans do include a landscape plan, architectural plans and elevations which have been reviewed by DRC and have been found to be in compliance with code requirements.

There's two rezonings before you tonight. The first is to rezone to the B-3 district. The current zoning is PMUD, which is planned mixed use development. The rezone is necessary in order for the lot to be developed to the self-storage and accompanying commercial uses. Related to the comp plan, this parcel has been designated as a commercial use since the creation on the Monterra master plan development. All of the infrastructure needed to support a B-3 district on this site completed and has been cleared and

prepped for development compliant with plan standards. Related to the land use, proposed B-3 district is consistent with the C, commercial land use designation, and is compatible with the surrounding district and land uses.

Living conditions and property values. The surrounding area will have a mixed use and impacts as a result of that rezoning request. The property is already zoned for a non-residential use. The proposed self-storage use, other than the bulk and massing characteristics of a larger building, is generally considered a less intense use than more traditional commercial uses when considering traffic on surrounding properties. The site plan reflects that there will be no outside storage associated with use, but as of now, no operation plan has been provided, so business aspects such as hours of operations, security measures, facility maintenance, et cetera, is unknown. The height of the 63 foot proposed building is an increase of 19 feet over the current design guidelines, which from a visual perspective may affect living conditions in the surrounding residence.

Traffic impacts. Again, the rezoning and conditional use for the above described uses would be a decrease in the number of daily trips. The conditional use is the second rezoning... I'm sorry. Is also required as the B-3 does not allow self-storage by right. So the conditional use for the Monterra Self-Storage building located at 3300 North University Drive would be that extra layer of review for certain uses or structures that may not ordinarily be well-adjusted to the environment in particular locations without the exercise of planning judgment on their location and site plan. The intent of this review with the nature of use is in relation to the surrounding properties to act and ensure that there is adequate buffering and other site design techniques to mitigate potentially negative effects on the surrounding properties.

The owner and applicant request a conditional use in order to build 113,022 square feet of self-storage on the 2.57 acre site. We had already indicated again that there is not a proposed operator. So those radar, screening, hours of operation, et cetera, are not known yet. Staff has recommended some additional architectural changes such as tinted glass and windows to have the structure appear more as an office building versus storage in order to support policy 1.410 and the increasing of the area's attractiveness. They did come back with elevations with some paint and some scouring, but they have yet to provide the windows.

Code compliance. The proposed uses complies with all applicable regulations and specific standards in the proposed B-3 district. However, the applicant is requesting to increase the allowed height within design guidelines. Compatibility. The general area along University Drive is a mix of residential [inaudible 00:08:40] commercial uses. This would be the tallest building in the area. The BrightStar Credit Union to the north has a building height of 45 feet and the apartment building to the south has a height of 35 feet to the peak of the roof. The accompanying site plan petition reflects a solid privacy wall on the south property line, landscaping on the north, east and west to serve as a buffer from the proposed use. The rezoning request will not reconfigure the existing parcel.

Rezoning for design guidelines. This is a request to amend the design guidelines in order to accommodate aspects of the self-storage use. Again, the height is the biggest alteration of that. They also have some changes to the entrance and the exits of the site compared with the original design guidelines. They had some updates to the site signage, which we will go over in the sign package amendments. They did have to do some changes to the plat note amendment. The current proposed plat amendment is to change the current note for this parcel of the commercial is allowed... C-2B will decrease to 50,000, previously 73,500, and change to allow 115,000 of self-storage use.

Sign waivers. Letter height. The proposed height for the self-storage sign will be 45 inches tall. Code allows 18 inches for the wall sign height, although the criteria length will be met. Number two, proposed height for the tenant. Signs will be 24 inches. Code allows 18 inches for the wall sign height, follow the

criteria for length and total square footage will be met. Ground monument signs. The proposed ground monument sign is 18 feet tall. Previously approved design guidelines allowed this ground monument sign to be eight feet tall. Proposed ground sign has 110 square feet of sign area. The previously designed guidelines allowed this sign to have 75 square feet in area. The proposed ground sign has 10 proposed tenant panels. Previously approved design guidelines allowed up to have two tenants.

The applicant justifies these requests by stating the large size and mass of the building is different than the majority of commercial uses and tenants that are in this area but similar size to what was approved for the BrightStar Credit Union. The large setback distance of 200 feet from University Drive makes it difficult to read if the lettering of the sign is at code specifications. Strict adherence to the letter of the code would be unreasonable for a building of this size. The sign area and height of the monument sign provides better visibility to vehicular and pedestrian traffic along University Drive as the setback distances will make it difficult to identify businesses in the multi-tenant building.

Outstanding staff and DRC recommendations. Staff requested an operations plans specifically to outline business aspects such as hours of operations, security measures, facility maintenance, et cetera, but the applicant stated is still working with the prospective tenants and will provide one at a later date. Staff recommended some additional architectural changes such as tinted glass windows to have it as appear as office [inaudible 00:11:48] storage building. Again, they did make some changes but it was not with windows. Staff finding, the applicant has met all of the minimum submission requirements for the petitions to be considered.

If approval is recommended, it should be subject to the following conditions. The applicant shall receive approval of the following items prior to commission approval for the site plan and plat, approval of the county commission and company rezonings and conditional use, approval of the city commission of this as a final site plan at the initial stage of review, engineering department and sewer agreement of the ERC fees, engineering department of the engineering plans, water and sewer plans, paving and drainage. Central Broward Water Control District will be required to be approved before city commission. Final approval and recordation of the plat by Broward County and payment of any additional intergovernmental fees and outstanding impact fees to Broward County.

Action requested. The PNZ board has requested to discuss the petitions and make a recommendation, which will be forwarded to the city commission. That was a lot.

Chairman Rouse:

Thank you. So how this is going to play out, we're going to have the petitioner give us a presentation. We'll have the board get an opportunity to ask the petitioner questions and staff questions. We'll open it up for the public hearing on the first item, which will be the zoning (a)(1). So are you representing? Okay. Mr. Mele. Introduce yourself please. [inaudible 00:13:11] people that might not know you, but go ahead.

Dennis Mele:

Good evening. Dennis Mele, 200 East Broward Boulevard, Fort Lauderdale on behalf of the applicant. Thank you for the opportunity. Can you hear me okay? So as Mr. Chockley mentioned, we just have one presentation for all of the items. Any questions you have, we'll be happy to answer them. Thank you. So this is the location and then we'll just zero in a little bit more in the next one. So you see our location off of University. We've got the canal running along University and then we're behind that canal location. These are from the master plan from Monterra. And you can see again we're a portion of parcel C-2. In fact, when you looked at the plat language, it's called C-2B. That's the area that we're in

plus the portion of C-2 that's north of Solano but not including the over 55 apartments because that's C-2A on the plat.

So again, just zeroing in on the parcel a little bit more. These are the six items on the agenda tonight. And then for the rezoning, that's the first one. You see two rezonings there, which is a little bit unusual. The first one is to rezone the property from PMUD to B-3. Your item number three, which is the second rezoning, is to amend the design guidelines for the PMUD to pull this property out and adjust the guidelines for the properties that are still there. So it seems unusual that there's two rezonings. And the only reason there is is because the PMUD has its own specific regulations and its own maps and graphics. So if you take something out, you have to adjust that as well as of course giving it the new zoning of B-3.

There's the plat note amendment. So a reduction of 23,500 square feet of commercial and the insertion of the 115,000 square feet of self-storage, the 10,000 square feet of self-storage, that's part of... Or 10,000 square feet of retail that's in the self-storage building is reflected as part of the 50,000 square feet of commercial use. This is the site plan. And so you see our access points off of Solano. This is a floor plan for the ground floor. So on the ground floor of the building, the facade facing University has commercial retail, restaurant-type uses in it. And then above that is the self-storage and behind that is the self-storage.

So then these are elevations. So the first one you see is the one facing University Drive. That's why you see those future tenant locations there because those are the retail or office or restaurant locations that would go in. Also, when you look at this graphic and you look at the building height, it is only that one area that is 63 feet. If you look at the top elevation, it's over to the right and then the parapet wall for the rest of the elevation there is the 61 feet. And then when we go to the west elevation and you see on that top drawing, you see an area that's kind of gray and then behind it you see a kind of cream color.

So on the west elevation, the basic height is 55 feet, the parapet height is 57 and then only when you get to the two edges do you have the 61. And so I know there's all these numbers, so we always cite the highest number. That's what you have to do. That's the 63 feet. But I wanted to just point out that substantial portions of the building are at a lower height than that 57 or 55.

And then these are some renderings of the building. So this would be the elevation facing University Drive on the left portion and Solano on the right portion. In fact, if you look in the lower right, you can see where you would be standing when this picture was taken. And then these are the code sections and signage requests. So basically what we've done here is mimicked what we've had in other portions of the Monterra Commercial. So the letter heights that we're showing here are the same as the letter height that we have for the main sign at the BrightStar Credit Union. And then you see some of the other items as well. The monument sign that we're asking for for this location would match the monument sign in terms of its height and its content that we have entering the main shopping center portion.

Oh. This is a very complicated drawing showing you that monument sign. Again, the number of tenants that we've added here is similar to the one that we have in the first phase of the Monterra Commercial. And then these are just some pictures of our existing sign on the left, then our existing phase one and you can see the sign in there as well. And other than that, if you have any questions, I'll be happy to answer them. I'd like the opportunity to respond to the public comment period as appropriate. Thank you.

Chairman Rouse:

Just to clarify, what are the current design guidelines, Jason? As far as height, what is the current design guidelines that...

Jason Chockley:

45.

Chairman Rouse:

45? Okay. Do we have any questions for the petitioner? Have any questions for staff? Natalie, you're recognized.

Ms. Mor:

[inaudible 00:19:24]-

Chairman Rouse:

Just to interrupt. Before we field questions for the applicant, if we can do the swearing of the applicant.

Dennis Mele:

Oh.

Speaker 1:

Do you swear from the testimony you'll give will be the truth, the whole truth and nothing but the truth?

Dennis Mele:

Yes. And also the testimony I already gave is also included in that swearing. Thank you. Thank you.

Speaker 1:

[inaudible 00:19:43].

Dennis Mele:

What is now? Okay.

Chairman Rouse:

Questions? Natalie?

Ms. Mor:

My question is the entrance of this new shopping center area, the storage, is going to be what? Just from that short drag on Solano, right when we turn off University? Or is it going to be off of when you already turn left?

Dennis Mele:

So if you can see this picture that's up now, the intersection of Solano and University is cut off. It would be on the upper right on this drawing. And so you see our entrances are off of the two portions of Solano, the part that runs east-west, and the part that runs north-south

Ms. Mor:

Right by the traffic lights, which is I think [inaudible 00:20:31].

Dennis Mele:

So the location that we've selected here is far enough off of the intersection at University and Solano to accommodate the traffic movements that we're looking for. Your engineers have looked at it. The county engineers also get to weigh in on this because of the University Drive. So we've pushed it back far enough that it meets all of those engineering standards for all the traffic movements.

Jason Chockley:

Yeah. The previous design guidelines had two entrances off the north and the west, which didn't fit with this site plan. So they minimized it and they have just one to the north and one to the west now.

Ms. Mor:

Okay. Thank you.

Dennis Mele:

Generally, fewer entrances are better for the traffic movements around the site and because this is a use that generates a lot less traffic than general retail, we don't need as many entrances as they were proposing before.

Chairman Rouse:

[inaudible 00:21:25] question?

Ms. Brown:

I have a question.

Chairman Rouse:

All right. Kelly, you're recognized.

Ms. Brown:

With the change from the PMUD designation to the B-3 designation regarding the storage unit's going to generate less use traffic-wise and that sort of thing, the less use for commercial and retail space, what are the changes to the nature of businesses that can operate within those spaces on the first floor under B-3? And do we have any regulation on those hours of operation and nature of business, that sort of thing?

Jason Chockley:

No. So the B-3 is very similar as far as other uses in commercial intensity compared to the PMUD. I mean, hours of operation, I mean, without having tenants here now that hasn't been specified but isn't normally a requirement.

Ms. Brown:

So there's no way of knowing if there's going to be anything in there that it could be a restaurant, a bar, that sort of thing that operates? Is there anything that's more restrictive within our overall code that's going to restrict-

Jason Chockley:

Between B-3 and PMUD, not really. I mean, they would have to be in compliance with their parking standards. So they are coming in as a general shopping center. So we wouldn't let them lease out all of the base to a restaurant. Anything as far as community assembly wouldn't be permitted under the parking breakdown currently. So...

Ms. Brown:

What about three schools and that sort of thing? Is that permitted under both?

Jason Chockley:

No. That requires it to be a freestanding building and these will be multi-tenant buildings, so that wouldn't be permitted.

Ms. Brown:

Okay. Thank you.

Ms. Mor:

Sorry. One more question just to piggyback off of that. So you're saying right now there's not a restriction on time where the self-storage could even operate?

Dennis Mele:

So when I heard that we had not specified hours, I asked if in our application we had shown something and we did, but maybe it got lost in the process. So the hours where customers could come and access the facility would be 6:00 AM to 10 PM. And then in terms of just the general businesses, I don't think you normally ask for hours of operation. The reason you ask for it for self-storage is it's a conditional use. And when you have a conditional use, obviously you can ask for a lot more stuff than when it's just a used permitted as of right. But if there was something permitted as of right in B-3 that was a concern, we'd be happy to hear about it. We haven't identified anything that was problematic, but if there was, we could do a restrictive covenant and rule out. So if there's a particular use in B-3 you're worried about, let us know what it is because if we don't need it, we can restrict it through a covenant.

Ms. Mor:

Okay.

Ms. Brown:

I'd like to look at that before we move forward with anything. I don't know. I'd like to look what the use of that for B-3 if we have it.

Dennis Mele:

I think that when we did the annexation agreement for the property and when we did the PMUD design guidelines for the commercial parcels, we stuck pretty close to the B-3 regulations, just as kind of a benchmark to use. But if there's something in there that's problematic, like I said, we can take it out.

Ms. Brown:

Can I ask one more question?

Ms. Mor:

I think it's just really close to the residential homes right there. So that's why I'm asking about the time limit of... Just so that it's not loud. There's a lot of families that live right there just [inaudible 00:24:44].

Dennis Mele:

So the self-storage itself is a quiet operation simply because there's not that much activity. The businesses that would be in the ground floor facing University, of course they're in the ground floor of this building, on the east face of the building with the mass of the building behind it. But again, if there's something in B-3-

Dennis Mele:

... mass of the building behind it. But again, if there's something in B3 that you're worried about would go into those commercial spaces and we don't need it, let's restrict it out. We're not looking for nightclubs, and bars, and that sort of thing.

PART 1 OF 4 ENDS [00:25:04]

Chairman Rouse:

Jim, you're recognized.

Mr. Federici:

Has the CDD approved this?

Dennis Mele:

Yes, it happened earlier this evening at 6:00 PM.

Mr. Federici:

Okay. All right, good. My only problem is the height of the building, personally. I know that I had a couple-

Chairman Rouse:

Let's go with the zoning for right now. We'll get to that.

Mr. Federici:

Oh, so we're going to get to that? Okay.

Chairman Rouse:

Yeah [inaudible 00:25:34], we'll get to that.

Kelly with follow-up question.

Ms. Brown:

Don't know that it pertains to the zoning, actually. I was going to ask about the windows, but I can wait on that and why they haven't agreed to that.

Chairman Rouse:

So hold your questions. Is there any questions from others for staff?

Dennis Mele:

So the windows and so forth you want to talk about under the site plan item?

Chairman Rouse:

We'll do that under the conditional user site plan.

Dennis Mele:

Okay.

Chairman Rouse:

Okay.

Dennis Mele:

Thank you.

Chairman Rouse:

So at this time I'm going to open up for the public hearing. It is 7:29. Is there anyone in attendance from the public that would like to speak on the rezoning? Going to-

Dennis Mele:

Does somebody have Velcro?

Chairman Rouse:

Seeing none. I will close that public hearing.

So any other further questions or discussions with regard to the zoning? Entertain a motion?

Mr. Goulet:

[inaudible 00:26:26].

Chairman Rouse:

We have a motion to approve. We have a second.

Further discussion?

Ms. Brown:

Can I make a motion that we approve this with the condition that any lessees on the first floor have a requirement for closure at 10:00 PM? There's restaurants in there and other things, and there's residences right there.

Chairman Rouse:

Would you accept that revision of the motion?

Ms. Brown:

I mean, the storage unit I understand would be open later than that, and that's not a problem. I have a larger concern about the lessees on the first floor. The storage unit is not going to be a high traffic, high-volume situation.

Dennis Mele:

Mr. Chair can my client speak for just a moment?

Chairman Rouse:

We're in the middle of making a motion.

Mr. Goulet:

[inaudible 00:27:08] If there's a restaurant [inaudible 00:27:09] they want to stay open until 11:00 o'clock. I don't have a problem with that.

Ms. Brown:

Mm-hmm. Do we want to make a motion for 11:00 o'clock?

Mr. Goulet:

I'm okay with 11:00 o'clock.

Ms. Brown:

Does anybody else?

Ms. Mor:

I would like that only because the house is right behind. I actually had a friend who's there behind on the [inaudible 00:27:30]. It's literally right across like a one-way street each direction. It's a very short distance. Do you know how many feet that is from where that first house starts within Montera and where that shopping center is?

Chairman Rouse:

While he's looking at that bill, are you okay with your second with the modified amendment? All in favor of the... I'm sorry. So we're going to be opening it up for debate. Do we have... We have a second motion's been made, been seconded. Any other debate?

Speaker 2:

Can you just restate the motion just so it's clear for the record?

Ms. Brown:

I would...

Speaker 2:

She substituted your motion so you can go ahead and make the new motion.

Ms. Brown:

Thank you. I would move to amend the rezoning. I don't have the number in front of me.

Chairman Rouse:

The approval.

Ms. Brown:

Move to approve with an amendment that any of the lessees in the retail space on the first floor close no later than 11:00 P.M.

Speaker 2:

Are there any other staff conditions for this particular application just so the record's clear? I know you mentioned a few in your...

Jason Chockley:

Yeah, we have a few in the staff report. So I mean anything in there they can...

Speaker 2:

Is it subject to those as well?

Ms. Brown:

What? Subject to staff recommendations? Yes.

Speaker 2:

Okay. Just...

Ms. Brown:

Thank you.

Chairman Rouse:

Okay, but we have a motion. We have not voted on the motion. It's been seconded. Do you want to make any comment as far as the discussion? I'll let you come up.

Dennis Mele:

I'd like to introduce my client and I'm not touching this thing again, it keeps sliding.

Kerry Goldberg:

Hi there. Kerry Goldberg with Montera Investments LLC.

Chairman Rouse:

Do you want to be sworn in?

Speaker 2:

Do you swear from the testimony it will be the truth, the whole truth and nothing but the truth?

Kerry Goldberg:

I do.

Speaker 2:

Thank you.

Kerry Goldberg:

Located at 600 West Hillsboro Boulevard in Deerfield Beach. Just to address the hours for the retail tenants. Look, we can sit here and go back and forth on it, but the idea is to bring a quality restaurant there, and the ones that have had interest are family-oriented restaurants that do have a bar component to them. I think that it's not a fair ask to have somebody say on a Friday, Saturday night that you have to close at 11:00 P.M. I think that that would hurt our ability to get a quality type of restaurant there. So I don't think that that's something that would be beneficial to the community at all. I mean the purpose is to provide for the community and provide these types of uses and as you stated, the buffering and how far away they are. I mean you walked out of the Houston's at 11 o'clock at night before. It's not loud. There's nothing. It's obnoxious there. So I'd ask you to please take another thought and consider something a little bit different. The 11:00 P.M. seems to be a little bit early.

Ms. Mor:

I just noticed the feet distance.

Jason Chockley:

So it's about 350 feet to the east of the single family units by the lake and it's only about 70 feet from the residential apartments to the south.

Ms. Mor:

It's 350 from that first house in the cul-de-sac in Montero?

Jason Chockley:

Yes.

Ms. Mor:

If that's up-

Jason Chockley:

To the commercial storefronts.

Chairman Rouse:

Any other debate? Jim, Jimmy?

Mr. Goulet:

[inaudible 00:31:11] I wish it would but [inaudible 00:31:21].

Dennis Mele:

Well I think he was just giving an example of Houston's. Yeah, I don't think Houston's will come either because we're not on the Intracoastal Waterway, but I do think Kerry's point is well taken that you may have restaurants that are open for those hours anyway.

Chairman Rouse:

All right, so the motion is made for approval further defined. I'll take roll. Jimmy?

Mr. Goulet:

Yes.

Chairman Rouse:

Jim?

Mr. Federici:

Yes.

Chairman Rouse:

Kelly?

Ms. Brown:

Yes.

Chairman Rouse:

Alex?

Dennis Mele:

Yes.

Chairman Rouse:

Bill?

Dr. Barkins:

No.

Chairman Rouse:

Jamie?

Jason Chockley:

No.

Chairman Rouse:

Robin?

Ms. Morganstine:

Yes.

Chairman Rouse:

Natalie?

Ms. Mor:

Yes.

Chairman Rouse:

Chair's vote yes. Okay. So the zoning is approved to go to B3, which will bring us to the next item is A2 and that is the conditional use of the storage facility. We have staff that's already given us the synopsis. Is there anything further you would like to add on the conditional use?

Mr. Goulet:

Not unless you have questions.

Chairman Rouse:

Are there any questions for staff of the petitioner on the conditional use requirements? Seeing no questions right now. I'll open it up for the second public hearing. It is 7:38. Are there any members of the public that would like to come before the board and speak on the conditional use of the storage unit? Seeing none, the public hearing is closed. Further discussion or a motion?

Jason Chockley:

Just.

Chairman Rouse:

James.

Jason Chockley:

Just to clarify with the athletes here tonight, so would that conditional use the time you had stated for the self-storage you're going to lock in that time?

Dennis Mele:

Yes. 6:00 A.M. to 10 P.M.

Jason Chockley:

Okay, so then any applicant that, or at least he would have to be good with that without amending this conditional use.

Mr. Federici:

Self storage use.

Jason Chockley:

Correct, correct.

Dennis Mele:

Right. Whatever self-storage operator. What generally happens with these buildings is when they're approved then you go out and shop the various different operators who operate these. So whatever conditions that you agree to will be binding on us and on that operator.

Chairman Rouse:

Is that typical where you just don't have an operator? Usually, as long as I've been on this board, we've had the operator, we've had the ability to say what are you going to do with security? What are you doing as far as lighting? So it's a little unusual for me to address this one. There's so many unknowns.

Dennis Mele:

So it's not unusual to not have an operator. Sometimes you do, sometimes you don't. But if there are issues that you've encountered in the past for security and you want us to incorporate them, we can agree to something reasonable and the operator will have to abide by it, whatever it is.

Mr. Goulet:

So you mentioned operator, so he's building it right and then [inaudible 00:34:22] operate [inaudible 00:34:26] property.

Dennis Mele:

Generally what happens is before we even go to building permit, we'll select them and you've seen them, Public Storage, Cube Smart, I mean there's a bunch of them out there. And whatever we agree to as conditions here, they have to abide by, whether it's signage or operation hours or architecture, whatever it is.

Mr. Goulet:

Do they come back?

Dennis Mele:

Only if they want to change something. If they want to change something, they would've to come back. Okay.

Ms. Brown:

[inaudible 00:34:55] for security.

Dennis Mele:

Sure.

Ms. Brown:

For criteria for security. I think it's important to still close to residential.

Mr. Goulet:

I agree.

Ms. Brown:

I want the whole area to be safe.

Mr. Goulet:

I want to make a couple of comments on this. First of all, I was actually in the beginning of 2008 when all this city front and then walking plaza, the city front that we were looking for. We didn't wanted something like West Penn. We wanted a town center we could walk around and enjoy. We sat back and we waited 10 years and we got what we have on. This is the last piece of property that you guys hold in your hands right now and you get to hold that developer or the next developer or whoever it is responsible for the 2.7 acres, which is huge. You talk about one nice restaurant, you could have three. You have the parking, you have everything last, and this is the last piece.

The reason why I said no to this, and I'm going to say no all the way through, is because the resident of Cooper City deserve more. There was a lot of heartaches that went through during the building of Montera and it's impacted our city and it's been a great savior, everything you want to say with it, but here it is. There's 2.7 acres left to do something really, really out of the box instead of the fifth box. How many storage do we have in Cooper City, four or five?

Jason Chockley:

We have three that are in the city.

Mr. Goulet:

We have one more public that's going to do storage houses. We don't need another public. And this is just my personal, I believe that we need to hold out for something really, really nice. I mean something that's going... That property is the last piece. That's it. And that's all I say. It's the last piece. So if you guys are willing to settle for a storage building and you could just hold out, I promise you it's going to come and you're not making anything without an operator, that building can be built and set sitting for a year until they find the right operator for it, and then hand tie him on the restaurants that he has, that he doesn't have and the hours and everything else. Listen, the next guy is going to come right in with

another conditional use for a restaurant to have the hours changed. So all I'm saying is until you guys have what you really truly want, I would hold off on this [inaudible 00:37:20].

Chairman Rouse:

You want to reply?

Dennis Mele:

Yeah. Well first of all, you do have some uses where you have distance separation requirements. It's traditional for gas stations and other things so that you don't have too many of them. You don't have rules like that for self-storage because self-storage is such a low traffic generator and such a low impact use. Also, that you don't have rules that say that you can't have more than one or more than two, or that let's reject something because we might get something else.

I've been working on this Montero property since before it was in the city of Cooper City and I remember all the discussions about the town center. I stood it up here and presented some of them. If we could have had that, we would've had it already. I will also say that we're not going to build this without an operator, that we're going to have an operator in place before we pull a building permit, because we've got to show their signage on there and it's different depending on who it is. So this building will not start until everything is ready to go, including who's going to be operating it. In terms of security we're happy to specify what those would be because they're pretty standard requirements.

Ms. Mor:

Also, I wonder if you come in front of us again and maybe we have suggestions for different type of tenants that we would all like to see in the city [inaudible 00:38:37] better or they'll be satisfied.

Dennis Mele:

Well, we would be happy to hear what tenants you'd like to see. I know as I've done, I did the shopping center across the street from Cooper City High a number of years ago, and there was a lot of discussion about what you hoped we could get and what you'd like to see us go for. And so we're fine hearing those now, whatever they are. We've got how many 10,000 square feet of non-storage uses in this building. We've got facing University drive, which is good and I'm sure we can get some great tenants here. Our real limitations are going to be parking. Like Jason said, if we could get all of this space filled with restaurants, that would be great, but we probably can't because you would need more parking for that. So it's going to have to be a combination of food and beverage and other things where the parking can work appropriately.

Chairman Rouse:

Jim recognize and come back?

Mr. Federici:

Yeah. The center north of this property, do they have certain times that they have to close also with the restaurants?

Dennis Mele:

No, we do not.

Mr. Federici:

Oh, you do not.

Dennis Mele:

We do not. My client came up to me while you guys were talking about the 11 o'clock and said, "We don't have any restrictions on your current setting." That's how I knew the answer.

Mr. Federici:

I quite frankly don't believe that.

Mr. Goulet:

I have a question for you. I think you made some valid point. Tell me what you envision when you're talking about something better than just the norm and how realistic that is. Say, medical building. I'd like to see a true walk-in clinic with a true medic center. I mean, I would like to see Memorial or somebody come in and do something. I think that the residents of the city deserve, and I shouldn't say deserve. What I should say it is my vision and it's only one of 37,000 is we've waited this long for storage building and I'm not committing the value of the storage building. But what I'm saying to you guys, all modality is you pushed for a storage building across the street from a sports complex and you didn't get it and 2.7 acres. James, how many, just give me a rough estimate, how many nice facilities could you build in 2.7 acres with market?

Jason Chockley:

A lot of it just depends on the user and what the impacts would be. I mean for-

Mr. Goulet:

The Winn-Dixie Shopping Center, how big is that?

Jason Chockley:

The Winn-Dixie?

Mr. Goulet:

[inaudible 00:41:23]?

Jason Chockley:

Well, both of those are over a hundred thousand.

Mr. Goulet:

No, no. How big is the acre would you guess if you have to guess?

Jason Chockley:

Both of those are sitting on, they've got to be over seven, eight acres each.

Mr. Goulet:

Each?

Jason Chockley:

Yeah.

Mr. Goulet:

Okay, so it's small.

Jason Chockley:

Yeah.

Dennis Mele:

Well, countryside shops, is that the one in Flamingo and Sterling?

Jason Chockley:

Yeah.

Dennis Mele:

That's got to be 20, 25 acres. That place is huge.

Jason Chockley:

Yeah.

Dennis Mele:

That place is-

Jason Chockley:

It's more than, especially when you add in all the out Parcels 'cause there's five out parcels out there as well.

Mr. Goulet:

[inaudible 00:41:50].

Dennis Mele:

Right, so I will tell you that if you look at this size property, a classic example to go into this size property is Wawa, 2.7 acres. Wawa at a traffic signalized intersection on University Drive, that's the size of something that goes in there.

Chairman Rouse:

Do we have a follow-up here, Kelly?

Dennis Mele:

Yeah. Wawa with a gas station. No, I'm just saying for 2.7 acres.

Chairman Rouse:

Size of the person.

Dennis Mele:

2.7 acres, that's what goes there. A Cumberland Farms with a big convenience store and a lot of pumps and I don't think you want that either.

Ms. Brown:

No, I just want to speak to Jamie's point regarding opportunity and use some potential for the space. If it's not this, it's going to be something, it's zoned for development and it will be developed. So the question is not if it's going to be developed, it's going to be what is it going to be developed into? A storage unit does generate minimal traffic and disruption to the surrounding area. It's very close to residential space.

I'm not aware that Memorial has expressed any interest in that space. Memorial would also not be taxable where this would be, there's no way of knowing what it would be if it wasn't this. And I do think a storage unit is minimally disruptive to the surrounding area with some sort of understanding or control of what may be happening on that first floor. And your point is well taken about closing at 11:00 P.M. That said, I think 11:00 p.m is compatible for our community, and if folks want to go somewhere else to have something open later, it's a small town, they can get somewhere else quickly. That's how I feel about this type of use. It strikes, I think a nice balance.

Ms. Mor:

I think for the space that we have I actually like the idea that we're going to have it as a two-level use, because then we can do commercial with retail, whatever downstairs and then you still have that upstairs. So I think that's smart and I think that's actually really great use for the space. It's only 2.7 acres and plus you have parking, so it's not like, I don't know really what else. But I feel like the idea that you could put something in the medical as a tenant because that area is full family and residential, that would be really great if we had a walk-in clinic there. Maybe you can go to [inaudible 00:44:17] or Nova where they could go like a hub. I think that would be a really great tenant and that would really make everybody in the area a little bit happier about building something taller, and being more agreeable to that.

Chairman Rouse:

Bill, you have a question?

Dr. Barkins:

Yeah, I was looking over this and when we're talking about fewer trips, less usage. Basically I see here it says from 513 to 459 and with additions it basically comes out to 24 fewer trips than previously planned for the site. That's less than 5%. So really there isn't a difference between the usage with this building as the lot itself was estimated at. If I'm reading this right.

Dennis Mele:

Which report are you looking at?

Dr. Barkins:

This is from the last time you were here. It says the proposed change will not create excessive increase in automobile or vehicular traffic. I can bring it up to you.

Dennis Mele:

I'll just walk over and look. And I have six reports. Right, right. I see it.

Dr. Barkins:

The other thing, I'll let you get to that with I'll combine it. The other thing is we turned down, we voted against a storage unit on Sterling basically due to height and the inability to use any kind of foliage or barrier to disguise it or shade it or make it palatable to the community. Basically my opinion is if we vote for this, we might as well vote for both of them at the same time, 'cause how do you refuse one and allow the other when it impacts the community in kind of the same way?

Ms. Mor:

[inaudible 00:46:33] already exists. Several areas already-

Dr. Barkins:

But it isn't 63 feet tall.

Dennis Mele:

Mr. Chair, could I say something?

Chairman Rouse:

Please do.

Dennis Mele:

I don't know all the details about the other self-storage, but as we started working on this one, we heard from a lot of folks here at City Hall that you had a packed house of people that were unhappy with the last one. These guys work very hard with our neighbors, and I think it shows where we're at tonight. They worked very hard with the neighbors. Earlier you guys were asking about the single-family home that's closest. Well, we met that gentleman here when we were going to be on the agenda last time and they had an opportunity to meet with him and show him what we're doing and he's not here tonight, so I hope that means he's happy with what we've done.

Ms. Mor:

But it was postponed.

Dennis Mele:

Right but everybody knew we were at CDD meeting tonight. We met with the HOA, we met with the neighbors. Everyone knew when we were coming back. This is Alan Goldberg, my client. He spoke to Russell, the gentleman who lives in the first house most recently today. Anyway, sorry.

Chairman Rouse:

Robin do you have-

Ms. Morganstine:

Is there any possibility that one use commercial tenants storage space is like a bar or a nightclub or something that would really impact the-

Dennis Mele:

If we want to prohibit bars or nightclubs, we are willing to do so. We can do a restrictive covenant as part of the rezoning. You may recall the shopping center across the street. The shopping center across the street from the high school we did a restrictive covenant there as well, because there was a concern about the number of drive-through restaurants that might come in. So if there are uses in the B3 that are problematic, let's prohibit them. And bars and nightclubs could be number one on the list.

Mr. Goulet:

[inaudible 00:48:24].

Dennis Mele:

Right. So if something's a bar, it has a specific liquor license that's a bar. If it's a restaurant that serves alcohol, it's a liquor license, but it's a restaurant. So we're not precluding restaurants. We're not precluding a restaurant that may sell beer and wine and alcohol, but we'd preclude a bar.

Chairman Rouse:

Hold on, we have-

Ms. Mor:

[inaudible 00:48:50] healthy restaurants, like [inaudible 00:48:54] lunchtime [inaudible 00:48:57] they're called [inaudible 00:48:59] or whatever where they have fresh salads and smoothies and fresh yummy food with [inaudible 00:49:06] that area.

Dennis Mele:

So Alan and Carrie own shopping centers in a variety of places. One of the places they own that I liked quite a bit is that the northeast corner of Cypress Creek Road and Andrews. You guys still own that? Oh, you sold it.

Jason Chockley:

We did.

Dennis Mele:

All right. Put a bunch of restaurants in there that are frequented by the people in the area, but they're all good, wholesome places.

Chairman Rouse:

Okay, Bill?

Dr. Barkins:

Yeah. Well, a few things. The discussion about what's going to go in there is completely hypothetical and not pertinent to the building itself is what we're looking at. We could dream of anything that would go in there. Basically, I look at this as setting precedents and if we do this here, we are going to do it on Sterling because we have already decided what we're doing in our communi...

Chairman Rouse:

We have already decided what we're doing in our community. And the other thing is, I didn't allow you to address the traffic that I mentioned before.

PART 2 OF 4 ENDS [00:50:04]

Dennis Mele:

I saw what you said, and it looked like the math was correct, so I didn't really have anything to say about it.

Chairman Rouse:

Okay, so basically, the difference is less than 5% or 24 fewer trips out of 513.

Dennis Mele:

Oh, my engineer is telling me that I need to read these numbers. Then I'll come, and bring it over to you. The self storage- the number of commercial trips reduces from 513 to 398 for a total of 115 fewer trips. Self-storage use adds an additional 30 trips, so this is overall 85 fewer trips than were previously approved for the site.

Chairman Rouse:

All right. How did that change from your previous?

Dennis Mele:

I don't know. This is the letter from Craigman and Thompson [inaudible 00:51:03].

Chairman Rouse:

Then how did it come out differently in your previous submission?

Dennis Mele:

[inaudible 00:51:12].

Chairman Rouse:

This is from you, isn't it? September 9th. So, basically I wonder if we're just throwing numbers out there as we're doing with tenants.

Dennis Mele:

So, this is the May 8th letter. Yeah, this is the May 8th letter. And that's the July [inaudible 00:51:42]. Thank you. I'm sorry [inaudible 00:51:52].

Chairman Rouse:

Please do.

Dennis Mele:

Turn the page, there's some highlighting right there. So, you went from, instead of 459 we had 398. The four are still the same, 513 or so, that's the after.

While they're looking at that one more thing, this is coming up under the discussion of the conditional use and the reason that certain uses are conditional uses is so that you have an opportunity to look at them in the location where they're being proposed and look at what's going on around them. So, I would say that approving a conditional use in one location does not set a precedent that you must approve it in another location because that's why it's a conditional use. It gives you the opportunity to look at that use in the context of its neighborhood and every neighborhood's different. University Drive and Sterling Road are two different places.

Speaker 4:

How tall again is the apartments to the left on Solano.

Dennis Mele:

I think Jason said it was 36 feet.

Speaker 5:

No.

Speaker 4:

No.

Jason Chockley:

The apartments behind these-

Dennis Mele:

The apartments to the South.

Jason Chockley:

Yeah, I think they're at 36 feet.

Dennis Mele:

I thought that's what I heard him say. 36. And you're saying the storage are going to be up to what? 63. So, our tallest point is 63 and the various roof heights are 55, 57, 61, and 63. Different parts of the building have different heights so that it's not flat. Just like [inaudible 00:53:56] design. Yes.

Speaker 7:

Follow up question. Why didn't you do it at 45?

Dennis Mele:

Because you can't fit enough self-storage in to make it worth doing.

Speaker 7:

So, it's just economic reasons.

Dennis Mele:

Yes. Give space for the retail below. And also, let me say this. We were asked, we would've been glad to just do a self-storage building with no retail in it at all. And we could have made the building shorter, but everybody said we don't want that. We want it to have some curb appeal. We want it to have some opportunity for some businesses in addition to the self-storage. And we said that sounds good to us. We can do that. But it adds to the height because you're putting in the ground floor retail and taking away that self-storage space you would've had.

Speaker 7:

All right, any other questions Jay?

Speaker 5:

Dennis, you've always been honest with us as far restaurants [inaudible 00:54:46]. Do you see any restaurants stepping up? I mean and in the past we did shopping centers and everything else. You kind of had an idea of what was coming.

Dennis Mele:

I think that we would get the same kind of restaurants we already have. We're not going to get Morton's or we're not going to get Houston's, but certainly the spaces in this building are of sufficient size with sufficient parking in front and we even have some outdoor seating in one of, in a couple of the areas, that we'll get the kind of restaurants that you'll already get in Cooper City and Davey and University. Well you can say that about Pines Boulevard too, but there's always another one that's not there yet. There's always another chicken place, there's always another whatever place. But I think we're going to get the similar restaurants that you already have in the area.

Speaker 7:

One more question- meaning what? When you say similar restaurants? What are you talking about?

Dennis Mele:

Well, I just mean lunch places, casual dining, dinner places. Those places don't need to be open past 11 do they? Well I think you already did a motion to limit it at 11, so we weren't even talking about that anymore.

Chairman Rouse:

Bill, just one thing. Are there vacancies in the already completed portion of this?

Speaker 9:

There are a couple spaces that are left that are still leasing. It's not built though. It's not finished being built yet.

Speaker 3:

So, is everything that's finished-

Speaker 9:

Everything that's finished is occupied? Yes.

Chairman Rouse:

But there's already places to be built for tenants and you don't have the tenants.

Speaker 9:

No that's-

No, that's not accurate. First of all, we are what, three years away from putting somebody into to this space. So, we're quite confident that everything will be full in that center and there'll probably be some turnover that will occur even through that center. But we are now at the point in the phase one of our shopping center that we are limited on the types of uses that are left that we can do, so, whereas the most eager businesses right now that are active are restaurants. Those are the guys that you're seeing that are open to the soft goods users. Those are more difficult to come by and find right now. So, we'll see what happens in three years. But we are doing quite well with our lease up efforts.

Dennis Mele:

But to be in a position where everything that's built is occupied is a great position to be in and that whatever's left to be built is fairly small and it'll be occupied too. Once it's done. It's a great location. You're on University drive, you have a traffic signal right there. That's as good as it gets.

Speaker 7:

Questions? Further discussion? I'll enter a motion. Not for this particular item. This is for the conditional use of motion? Yeah, well the conditional use that's specified in the petition .

Speaker 3:

Are we questioning height now?

Speaker 7:

This is all part of the conditional use.

Speaker 8:

Can I make a motion?

Speaker 4:

Can I ask you attorney a question before we make a motion?

Speaker 8:

Further Discussion.

Speaker 4:

I just have a question for the attorney before we make a motion. If we want to amend the motion to require that they make the staff recommended changes to the windows before approval, should it be on this item or should it be on the site plan item?

Speaker 6:

I believe that one should be the site plan and I'll let staff correct.

Jason Chockley:

Yeah, I mean the site plan gets most into the building dynamics. But I mean if that's something the applicant doesn't want to incorporate into the design, I mean the right to use self-storage is with that conditional use.

Speaker 4:

Correct. This is just for the use.

So, Jason, why don't you just rehash the whole conditional use. What this motion is, not the details of it, but why we need to do a conditional.

Jason Chockley:

So, under the B-three district self storage is not a buy right use. It's conditional and those conditions are how is it going to, in fact- neighborhoods surrounding property owners looks, aesthetics, etc. So, that's where you have that extra layer of review. If it's a buy right use, it's harder to deny. When it's conditional you have leverage on those aspects. So, it is a function of the site plan, but it is also relative to this petition as well, since it's not by Right.

Speaker 4:

Should we most appropriately amend both items with that?

Jason Chockley:

I would open it up to the applicants to see if they're amenable to incorporate that on the building. And if so, that becomes a condition of approval.

Dennis Mele:

So, if you could tell us which items that you want to talk about, I think it would be appropriate to have them be attached to the conditional use and the site plan.

Speaker 4:

I understand that, we understand the staff previously recommended some aesthetic changes to the windows so that it had more of a office building look and that hadn't been, I guess responded to or complied with.

Dennis Mele:

I can do that now. So, when we met with the neighbors, one of the selling points as opposed to other uses is that no one would be able to look out of a window into somebody's backyard. But, I think you've often seen in these kinds of uses where you have glass but it's a solid wall behind it. It looks like a window from the outside. We would be happy to add that.

Speaker 4:

Does that satisfy staff requirements for, I didn't see what staff recommended in terms of aesthetic.

Jason Chockley:

Well ultimately design is up to them on what they want the building to look like. Privacy on the west can be a concern, but again, like the applicant had stated it is rare that those are functioning windows. It's just for curb appeal. So, I mean if the board is good with just the motion that that will be incorporated onto all four sides and having them work that out after the fact, that's fine with staff. It's up to the board with whether they want to see and vet those proposals or if they're comfortable with staff and what they propose to being admitted.

Speaker 6:

And just to try to clarify the Conditional use issue would be to have the privacy for those residents. The site plan issue would be how they come about doing that, whether it's that blank wall behind the glass or whether it's glass that you can't see through from the inside or the outside. The design piece of it would be the site plan that would go into, the condition would have to be abided by if you make that motion and that motion carries that there has to be some privacy for this particular issue and some of the other items for security have to be in this particular motion as well. But how they accomplish that is something that goes further into when they come in for permits and design.

Speaker 4:

Okay.

So I'm going to send you-

Speaker 6:

But it doesn't hurt to have it on every motion just so that it's clear

Speaker 4:

Yeah. So, I'm going to attempt to make a verbal amendment to this motion and you guys-

Speaker 6:

There is no motion yet

Speaker 4:

To approve this item. We can see if I can accomplish that and you guys can vote however you feel comfortable doing that. I would move to approve this with the. As amended to state that the petitioner adopt staff recommendation for changing the window aesthetic to resemble an office building, maintaining privacy on the-Any side that views of residential properties that would allow for, I guess if your vantage point into a backyard.

Chairman Rouse:

Quentin, is that motion?

Yeah, yeah. Keep going, keep going.

All right.

Speaker 10:

[inaudible 01:03:12] time limit [inaudible 01:03:15].

Dennis Mele:

We would agree that before we go to the commission meeting we'll work this out and show Jason what we're adding and make sure it's satisfactory.

Speaker 7:

Hold on. Question? We're still on a motion.

I have a question. Okay. Maximum height of a building in Cooper City is 45 feet. Yes?

Jason Chockley:

The design guidelines limited the height of this building to 45 feet.

No.

Dennis Mele:

You're talking about in the Cooper city code?

Jason Chockley:

No, the B-three does not have a limitation on height. So, it depends on the zoning district. We have certain zoning districts that have limitations on height. The B-three does not.

Dennis Mele:

And we know that there are certain zoning districts that go above 45 feet. I know I've dealt with that issue in this building last year with a packed house and I think it was a hundred feet.

Speaker 7:

Okay, so we do have a motion?

Objection.

And do we have a second of the motion?

We have a second now we can in each further discussion.

What about the time limits, the restrictions against bars and nightclub, things like that?

Speaker 4:

That's already in the first motion. I don't think that needs, we've already adopted that restriction.

The bars on the nightclub? Okay.

Jason Chockley:

Yeah, this one, the applicant was already on the record of restricting the hours of the storage from six A.M. to 10:00 PM

Speaker 8:

It's part of their [inaudible 01:04:47].

For the storage but for the lessee, for the tenants.

Jason Chockley:

That was the B-three that you had closure at 11.

Okay.

Security also added on that.

Yeah, the security measures, I mean that's open to the operator really to pursue. I mean if the board wants to put minimum criteria where they have surveillance cameras, etc. I mean operators that came in last time touched on cameras, lighting, screening of tenants, etc. But without an operator that's hard for them to commit to right

Dennis Mele:

Now. So, again, I think we can agree to a number of these things right now. Kerry, would you like to? Mr. chair, is it okay?

Speaker 9:

Thank you. So, security is absolutely paramount in this type of a product type that we're doing. So, access control, multiple access control points that somebody has to go through before they can even get to the, whether first getting in. Then again when they get into the elevator to get through, there's camera system where run throughout the interior as well as on the exterior of the self-storage. The lighting is also going to be motion controlled as well. So, security, we agree a hundred percent. That's what keeps the high level of these indoor only self-storage facilities is the security that is our big selling point that we offer. So.

Dennis Mele:

Let me just review very quickly. Security cameras inside and out. Security cameras are monitored. Access control, you have to have a security fob to get in the building and then to get into your portion of the building where your materials are stored. We will have all those things. If there's something we've missed that you've heard about in other places that you'd like to ask us about, would be happy to entertain it. But those are the things we would commit and whoever the operator is, they'll have to abide by those requirements if they're part of the motion.

Jason Chockley:

I do have one question. What is the maximum height in the development adjacent to it?

Dennis Mele:

I think the tallest thing right next to us is Bright Star. Right?

Jason Chockley:

And that is how high?

Dennis Mele:

I think that was 45.

Jason Chockley:

Yeah, Bright Star was- because the design guidelines limited 45 feet.

Dennis Mele:

And do we know how tall the 55 and over apartments are? Because those are close by.

Jason Chockley:

That one I believe went to, because they're four stories compared to the apartments at the south, which are just three? I want to say those were around 50, 55 maybe with the four story.

Chairman Rouse:

Okay. All right, thank you.

There's a motion on the floor with the second I'd second the second I'd like to call to.

Call to question.

Speaker 6:

Before, before you do that, do you want to incorporate specifically the items mentioned by security?

Speaker 4:

Yes please. And thank you. Does that cut it?

Speaker 6:

Yes.

All right.

And then you can re-second that just including the items listed by the [inaudible 01:07:52].

Chairman Rouse:

Waive the secondary. Okay.

All right. I'll call the roll.

Jimmy? No.

Jim? No.

Kelly? Yes.

Alex? Yes.

Bill? No.

Jamie? No.

Robin? No.

Natalie? Yes.

Chair votes no.

Dennis Mele:

What was the vote count on that, sir?

Chairman Rouse:

Seven-three.

Thank you.

All right, that takes us to our next item, which is the rezoning. Jason, do you have anything else you want to add on that?

Jason Chockley:

This is E-three.

So, the next item is specific rezoning, which is changing the design guidelines. So, that is the request of the 45 feet to 63. That is the changing of the access points. Like I mentioned, the previous site had two access points on both. They're changing the design guidelines to go one-on-one. They're changing the design guidelines for the proposed monument signage and changing the design guidelines for the flat.

Chairman Rouse:

Thank you. All right, do we have any questions for staff or the petitioner on the rezoning?

I'll entertain a motion.

Motion to approve.

We have a motion to approve. Do we have second? We have a second? Bill, in discussions.

What does this pertain to? [inaudible 01:09:24].

No, this is the design-

Speaker 6:

The rezoning?

Chairman Rouse:

Yes, this is the design guidelines itself. So, going back to the original Monterra design guidelines were established as part of a rezoning petition. So, anytime they amend design guidelines, it has to go before the board and be advertised as a rezoning, even though it's not changing the zoning.

Jason Chockley:

Okay, I got to go back here. This is an item of public hearing. So, at 8:14 I'll open up to the public. Anybody would like to address the board with regard to the design package on this agenda?

All right, seeing none, the public hearing matter is closed at 8:15. So, we're back on a motion and a second.

Speaker 3:

Can you clarify the motion?

Chairman Rouse:

The motion was originally made to approve the design package.

Speaker 5:

For the prop.

Chairman Rouse:

For the prop.

Including the height.

Correct.

Second.

So, we have a second. Further discussion. All right, Jim? No. Jimmy? No. Kelly?

Speaker 4:

Yes.

Chairman Rouse:

Alex? Yes. Bill? No. Jamie?

Speaker 3:

No.

Chairman Rouse:

Robin? [inaudible 01:10:40].

Natalie? [inaudible 01:10:41].

Yes. And the chair votes. No. There's a 7-2. All right, so that is-closes are the issues that are regarding public hearing. And now we're going to item A five, which is the plat note amendment. Anything else? Jason, you want to go over on that?

Jason Chockley:

Site plan and then plat.

Chairman Rouse:

Site plan. Excuse me. A four. Do you want to just give us the highlights on that one?

Jason Chockley:

Yeah, so again, this is the site plan itself. So, again, if the board is looking for the windows that would be relevant to this one here. Anything in regards to landscaping, parking. There is no variance as of now on it. So, unless the board has any specific questions for the site plans.

Speaker 3:

Do we have to, since the other two motions failed, do we, are these to remain then?

Jason Chockley:

Yes.

I mean are they stand alone?

Yes. It's just a recommended body to city commission.

Speaker 3:

Okay. All right. Any questions? Kelly?

Speaker 8:

No.

Speaker 4:

No, no questions.

Speaker 5:

I have a question.

Speaker 4:

Go ahead, Robin.

Speaker 5:

I apologize. But the issue with the height, which is [inaudible 01:12:08] I believe my vote was determined, my previous items was due to the height. I'm trying to understand which one of these or them have to do with height. It one the items-

Chairman Rouse:

Additional use had to do with the height. The last one with the rezoning also had to the design guidelines and the site plan. So, the site plan also has height incorporated within it?

Speaker 6:

Yes.

Chairman Rouse:

Okay.

Speaker 4:

Mm- Sorry. I was going to make a motion to approve with the aforementioned amendments to do with the windows and security and everything that we've already amended. And also since it's a site plan, require that any kind of floodlighting, lighting, anything that's going to be bright, shining through the

night is not shining towards or into windows. Residential areas. Anything that's going to be disturbing surrounding neighborhoods.

Chairman Rouse:

All right, so we have a motion approved as noted.

Second.

With the-do we have a second?

Second.

We have a second by Alex. Sorry Bill, sir. Any further discussion? All right, so this is a site plan. I'll take roll. Jimmy? No. Jim? No. Kelly?

Speaker 4:

Yes.

Chairman Rouse:

Alex? Yes. Bill? No. Jamie? No. Robin, no. Natalie? [inaudible 01:13:36]. And the chair notes? No. All right. Now we're on A five plat note.

Jason Chockley:

Again, this is just to change the plat note. To accommodate for the change in what was previously all commercial use to now allow the self storage at 115,000 and change. Questions asked?

Storage at that height. Correct?

The plat doesn't get into height specifications. That is just the square footage by right as far as impacts.

Speaker 3:

So, in other words, the self storage accommodate a 45 foot.

Chairman Rouse:

We have a motion.

Speaker 4:

So, moved.

Chairman Rouse:

We have a motion for-

Speaker 4:

Approval.

Chairman Rouse:

Approval?

Second.

We have a second by Jimmy. Further discussion. Seeing none. [inaudible 01:14:47].

Jimmy? No. Jim?

Speaker 5:

Yes.

Chairman Rouse:

Kelly?

Speaker 4:

Yes.

Chairman Rouse:

Alex? Yes. Bill? Yes. Jim?

Speaker 6:

Yes.

Chairman Rouse:

Robin? Yes. Natalie? Yes. And-

Chairman Rouse:

Robin?

Ms. Morganstine:

Yes.

Chairman Rouse:

Natalie?

Ms. Mor:

Yes.

PART 3 OF 4 ENDS [01:15:04]

Chairman Rouse:

And the Chair votes yes. All right. And we're on the last item on this particular new board business and that's a signed waiver package. Sorry to do this to you, Jason. Anything else you want?

Jason Chockley:

Again, the signed waiver had to do with the ground monument signs asking to mirror what the rest of the commercial center has with the height and 10 tenant panels. Minor increase in the height for the inline tenant panels.

Chairman Rouse:

Okay. Discussion for staff, Bill?

Dr. Barkins:

Yeah, I don't know if I can move to table this or, in my opinion, it should be presented to be congruent with any new building design rather than what's already down here.

Chairman Rouse:

You're basically saying, if somebody else comes back with a package, they have to give it its own signed package?

Dr. Barkins:

Exactly.

Chairman Rouse:

Remember, we are just [inaudible 01:16:02].

Dr. Barkins:

Instead of re-determining it.

Chairman Rouse:

If this gets in front of the commission and they feel differently, they can look at all of this and just vote it. They're looking for us for recommendation on what's in front of us. We can certainly vote it up or vote it down and the commission will understand where we're coming from. It's a recommendation. Let's hear it. Motion. We got a motion, Jimmy, for what? Approved. Second?

Ms. Brown:

So moved.

Chairman Rouse:

We have a second by Kelly. For the discussion, seeing none. Jimmy?

Mr. Goulet:

Yes.

Chairman Rouse:

Jim?

Mr. Federici:

Yes.

Chairman Rouse:

Kelly?

Ms. Brown:

Yes.

Chairman Rouse:

Alex?

Mr. Weisberg:

Yes.

Chairman Rouse:

Bill?

Dr. Barkins:

No.

Chairman Rouse:

Jimmy?

Mr. Curran:

Yes.

Chairman Rouse:

Robin?

Ms. Morganstine:

Yes.

Chairman Rouse:

And Natalie? Chair votes yes. Okay, very good. Let's move on. We have next item is 4B, the Schott community site plan final. You get to talk about something else, Jase.

Jason Chockley:

Thank you, Chair. Yes, this one is significantly simpler, but this is a site plan amendment petition for the Schott communities, at a main entry gate off of the Flamingo Road access road via Schott Circle and arm bars at the Luray Road secondary access point. The proposed plans for the main entrance gate will include a six-foot tall decorative aluminum rail fence with a false stone wall columns, ground lit signage and new proposed landscaping that will provide a nice visual appearance.

The entry point will have both a visitor and a resident lane. The visitor lane will have a call box while the resident decal lane will have a card reader. The frequencies will be compatible with BSO police and fire clickers for emergency purposes. The proposed plans for the secondary entrance at Luray Road will include a widening to the entrance to meet current code requirements. Adding a new concrete island with card reader and installing arm bars for the entrance and exit lanes.

Luray Road will serve as a secondary emergency access point for both Schott Center and Franklin Academy. The proposed entry gates are being installed to enhance security measures, keep the site more secure for its residents, and eliminate cut-through traffic from Franklin Academy. Schott Communities has special needs residential housing in addition to their religious programs, so keeping the site secure and safe is important.

Staff recommendation: The site plan and landscape plans have been reviewed by DRC and are in conformance with applicable zoning codes and recommend approval. The P&Z board has requested to discuss the petition and make a recommendation, which will be forwarded to the City Commission for final action.

Chairman Rouse:

All right, thank you. You'd like to address this, as far as the petition?

Rick Slazek:

I will. Yes.

Chairman Rouse:

[inaudible 01:18:46].

Rick Slazek:

Good evening everyone. My name is Rick Slazek. Okay...

Chairman Rouse:

Sorry, go ahead.

Rick Slazek:

My name is Rick Slazek. 2113 Johnson Street, Suite 117, Pembroke Pines, Florida. Basically, what we have here tonight is we're requesting that we be able to put in security gates for this property. It has functioned thus far without them, but based on the occupants of the site, they, at this time, now want to make sure that they can secure the site.

The road that is... It's Flamingo, but it's the access road that comes in by Franklin and then south down to our property. The road will be modified to create two entrances. The main entrance and then a residence and visitors entrance. On this main entrance here. This is the appearance when you approach the gates, what you see, this will be an automatic gate that will open either for residents with the code or by permission for the main gate. And then the access point of Luray will be a bit more subdued. It's a basic arm, up and down arm. Again, just to limit traffic from gaining access to the site.

Chairman Rouse:

All right, thank you.

Rick Slazek:

That's pretty much it.

Chairman Rouse:

All right, that's great. Do we have any questions for staff about petition?

Mr. Goulet:

Motion approved.

Mr. Curran:

Motion approved.

Chairman Rouse:

We have several motions for approval. We have several seconds.

Rick Slazek:

Pick one, chair.

Chairman Rouse:

All right, so Jimmy gave us the motion and the second by Jamie. Further discussion?

Mr. Goulet:

All to vote.

Chairman Rouse:

Thank you. Jimmy?

Mr. Goulet:

Yes.

Chairman Rouse:

Jim?

Mr. Federici:

Yes.

Chairman Rouse:

Kelly?

Ms. Brown:

Yes.

Chairman Rouse:

Alex?

Mr. Weisberg:

Yes.

Chairman Rouse:

Bill?

Dr. Barkins:

Yes.

Chairman Rouse:

Jamie?

Mr. Curran:

Yes.

Chairman Rouse:

Robin?

Ms. Morganstine:

Yeah.

Chairman Rouse:

Natalie?

Ms. Mor:

Yes.

Chairman Rouse:

Chair votes yes. Very good.

Rick Slazek:

Thank you.

Chairman Rouse:

You're welcome.

Rick Slazek:

Do I need to be signed in? I'm just asking.

Chairman Rouse:

No, it was only a matter of public hearing that needs to be sworn in.

Rick Slazek:

Okay. I just want to be sure. Thank you so much.

Chairman Rouse:

Thank you. Good luck. All right.

Rick Slazek:

Good evening, everyone.

Chairman Rouse:

This is the longest meeting I've had in a while. [inaudible 01:21:11].

Craig McDonnell:

I'll be brief. I promise. I know you guys are-

Chairman Rouse:

Did you bring any products?

Craig McDonnell:

I wish I had.

Chairman Rouse:

I could go for a piece of veal right now. All right, Jason.

Jason Chockley:

All right. Thank you, Chair. This is for the Taco Bell preliminary site plan along with signed package and sign waiver. This is at Cooper City Commons, which is at Sheridan and Pine Island. This is the last remaining outparcel lot for that shopping center, which was constructed 2001, 2002. The subject site is 1.5 net acres in size and is located at 2500 Sheridan Street.

The plans are to construct a 2,521 square foot fast food restaurant with dual menu ordering lanes converging into a single lane pickup. It has a 60 person interior occupant load, plus 250 square feet of outdoor seating under a roof patio. The plans have a modern looking building, would raise landscape urns along Pine Island Road. The building will incorporate some of the design details from the main public building, as shown on sheet A4.2 in the plans. Access to the site is provided via interior drive aisles within the center. It will not have direct access to either Pine Island or Sheridan Street. The proposed parking counts exceed code requirements and will include two dedicated electric vehicle parking spaces and two mobile order pickup spaces.

GRC recommendation: We have reviewed the site plans, engineering and landscape and we recommend approval of the proposed site plans. There are a few conditions, such as Central Broward Water Control District, Broward County for the ERC fees, governmental fees for the plat, et cetera. Action is requested for the P&Z board to discuss and make a recommendation, which will go before City Commission. They do have a signed package for you tonight, for the wall signs, south and east elevations mirror each other and that has the words Taco Bell in addition to a 14-inch tall bell logo, which is part of their trademark. The north elevation is just a bell logo at three feet, six inches by three foot 10 inches wide. And the west elevation is a smaller version of the south and east. Both the Taco Bell and the logo.

They have two signed waivers for those. The first one is related to the total square footage. Because they are putting signs on all four sides, they have to go down to a two-third size, which decreases their total sign area. It's a 20 square feet. They are requesting 28.4, so that's an increase of an extra 8.4

square feet. And in the south elevation, the logo is allowed to be up to 20% of the total sign area. Again, based off that two-thirds rule, they would be allowed to have four square feet. The elevations are being proposed at 13.5, so that is an increase of 9.5 square feet.

The justifications for that are due to the proximity to the adjacent roadways. They are set a little further back. It is a very unique site because of the design with the building relative to the FP&L power lines, so it is situated in a weird circumstance, so they do justify that as the physical site distinctions. Again, staff finds it meets all the submitted requirements to be considered and the board is requested to discuss and make an action for the city commission.

Chairman Rouse:

All right. Thank you. Do we have the petitioner?

Craig McDonnell:

Yes, sir. Good evening. Craig McDonnell with Corporate Property Services on behalf of Taco Bell, 1239 East Newport Center Drive, Suite 113, Deerfield Beach, Florida, 33442.

We're here to talk to you guys about Taco Bell at Cooper City Commons, 2500 Pine Island Road. We're proposing a site plan of 2,521 square feet with two drive-through lanes that merge back into one as they pick up their food. We've got 215 square feet of outdoor dining associated with this as well. Here's the aerial photograph. We're off of Pine Island Boulevard, just south of the Wendy's. That's one of the outparcels there. We've highlighted it in red just off the corner of Sheridan Street.

Here's the site plan. As mentioned before, access to the sites from the two internal shopping center access points. There's no direct access onto Pine Island Road. On the site's back, in the southern portion of the site, we will be providing fire sprinklers for the site here. Locked circulation. Pretty safe. We've also provided a pedestrian access way from the north end down the middle of the site, as you can see, all the way to the building. We provide havens. There's a lot of stop bar stop signs so that everybody's safe circulating the site.

As far as parking goes, we exceed the parking requirements. We're going to provide free ADA parking spots, two EV parking spaces, and bicycle parking. We are providing a pedestrian connection to Pine Island for ADA. The landscaping meets or exceeds code. Need to do the elevations... [inaudible 01:26:40]. All right, we'll get to it. I'll just show you the elevations. We comply with the shopping center colors, the stone and all the materials. I'll answer any questions you guys might have.

Chairman Rouse:

This crowd gets a little rowdy after an hour.

Craig McDonnell:

Yeah. [inaudible 01:26:54].

Chairman Rouse:

Let's be respectful. He drove all the way up here.

Craig McDonnell:

I'm good. I'll have the answer to any questions y'all might have.

Chairman Rouse:

All right.

Craig McDonnell:

Thank you.

Chairman Rouse:

Do we have any questions?

Ms. Brown:

I have one question. Sorry. You know I do.

Chairman Rouse:

Kelly.

Ms. Brown:

I just have one question.

Chairman Rouse:

It's all yours.

Ms. Brown:

I see the pedestrian crosswalk goes right across where cars are leaving the drive-through.

Craig McDonnell:

Yep.

Ms. Brown:

There's a lot of "are all my tacos here?" happening as people are driving through there and people are walking through.

Craig McDonnell:

Yeah.

Ms. Brown:

Is there any way to, or is there already any kind of signage next to that crosswalk that gives a driver, a car, a warning that there's foot traffic coming through there, pedestrians crossing? Anything prominent that lets the drivers exiting that drive-through know that's a pedestrian crosswalk?

Eduardo Carcache:

Good evening. My name is Eduardo Carcache. I'm with CKE Group. We're the architects and engineers for the project. There is a crossing sign right before you get to that crosswalk.

Ms. Brown:

Just like a street stand, street side pedestrian crossing?

Eduardo Carcache:

Correct.

Ms. Brown:

Okay.

Eduardo Carcache:

Yeah, that's...

Craig McDonnell:

We had the pedestrian striking there as well. Just to alert the drivers. It's about the only way to really get the close-to-the-pedestrian ADA connection to the public sidewalk with our building position.

Ms. Brown:

Yes. Okay. As long as there's some sign there or something, so folks can see that there's a pedestrian crosswalk there.

Speaker 11:

[inaudible 01:28:27] flies by on that street, especially [inaudible 01:28:32] parking lot [inaudible 01:28:33], for example. [inaudible 01:28:36].

Craig McDonnell:

No, the connection is an ADA connection to Pine Island Road. Let me go back to the site.

Ms. Brown:

It's right on the area. It's where people are-

Speaker 11:

From the inner road.

Craig McDonnell:

That's correct.

Speaker 11:

[inaudible 01:28:52].

Craig McDonnell:

Yeah, so if you look along Pine Island Road, we have to provide an ADA connection from the building to the sidewalk out of Pine Island.

Speaker 11:

[inaudible 01:29:02].

Craig McDonnell:

We're not providing any crossing across that internal access road.

Speaker 11:

Is it signage for drive-through that gets really backed up and that... Around the corner.

Craig McDonnell:

We've got two drive-through lanes merging back into one for a Taco Bell. We've got more than a second. We have another, probably. I don't think you're ever going to have any stacking back out. We've got 12 cars, both cars just in the drive-through lanes, before you exit, and probably get another seven cars back out toward the wrap around.

Chairman Rouse:

Okay.

Craig McDonnell:

That's the intent. The two provide better communication with the kitchen and the right.

Chairman Rouse:

All right, so we are on the Taco Bell site plan for 4C1. Any other questions with regard to the site plan?

Mr. Goulet:

Motion to approve.

Chairman Rouse:

We have a motion.

Dr. Barkins:

Second.

Chairman Rouse:

We have a second. Any further discussion? See none. Roll call. Jimmy?

Mr. Goulet:

Yes.

Chairman Rouse:

Jim?

Mr. Federici:

Yes.

Chairman Rouse:

Kelly?

Ms. Brown:

Yes.

Chairman Rouse:

Alex?

Mr. Weisberg:

Yes.

Chairman Rouse:

Bill?

Dr. Barkins:

Yes.

Chairman Rouse:

Jamie?

Mr. Curran:

Yes.

Chairman Rouse:

Robin?

Ms. Morganstine:

Yes.

Chairman Rouse:

Natalie?

Ms. Mor:

Yes.

Mr. Goulet:

[inaudible 01:30:15] nine cents.

Chairman Rouse:

And the chair votes yes.

Mr. Goulet:

I didn't know.

Chairman Rouse:

Item 4C2 and that is our signed package. Any discussion on the signed package for staff with petitioner?
Motion?

Ms. Brown:

Motion to approve.

Chairman Rouse:

We have motion by Kelly. Second?

Mr. Goulet:

Second.

Chairman Rouse:

We have second by Jimmy. For the discussion, seeing none. All in favor. Jim?

Mr. Goulet:

Yes.

Chairman Rouse:

Jimmy?

Mr. Goulet:

Yes.

Chairman Rouse:

Threw you a curveball. Kelly?

Ms. Brown:

Yes.

Chairman Rouse:

Alex?

Mr. Weisberg:

Yes.

Chairman Rouse:

Bill?

Dr. Barkins:

Yes.

Chairman Rouse:

Jamie?

Mr. Curran:

Yes.

Chairman Rouse:

Robin?

Ms. Morganstine:

Yes.

Chairman Rouse:

Natalie? Very good. Chair votes yes. And, the last, we have the signed waiver. Signed waiver in question for staff or petitioner? Seeing none. Any motion?

Mr. Federici:

Motion.

Dr. Barkins:

Motion.

Chairman Rouse:

Jim got a motion. Got a second by Bill. Do I have to do roll call or it could go unanimous? All in favor, a roll call.

Mr. Weisberg:

Roll call.

Chairman Rouse:

Come on, man. All right. Jimmy?

Mr. Goulet:

Yes.

Chairman Rouse:

Jim?

Mr. Federici:

Yes.

Chairman Rouse:

Kelly?

Ms. Brown:

Yes.

Chairman Rouse:

Alex?

Mr. Weisberg:

Yes.

Chairman Rouse:

Bill?

Dr. Barkins:

Yes.

Chairman Rouse:

Jamie?

Mr. Curran:

Yes.

Chairman Rouse:

Robin?

Ms. Morganstine:

Yes.

Chairman Rouse:

Natalie?

Ms. Mor:

Yes.

Chairman Rouse:

Chair votes yes. Unanimous. Congratulations, gentlemen.

Craig McDonnell:

Thank you. Everybody have a great night. Thank y'all.

Chairman Rouse:

That's good strategy, going last.

Ms. Brown:

Pays to be patient.

Chairman Rouse:

All right. We're not finished, gang. We've got a couple more items.

Ms. Brown:

Oh, God.

Chairman Rouse:

We've got our community development report. Jason.

Jason Chockley:

Clearly, I should keep this brief.

Chairman Rouse:

You got to get back in. Come on, mayor. We got a couple more things to do. All right.

Jason Chockley:

All right. Thank you, Chair. I'll keep it brief. We will have a 12/16... I assume we will have a 12/16 meeting. We have two variances that are slated to go before you now. They are both for the Monterra commercial parcels. We'll see, after tonight, if they want to keep those on. One is for the outdoor seating at more than 20 seats not providing parking, and the other one is for the phase one to put in a community assembly use via yoga studio. That's all we have as far as upcoming petitions. I'll keep you posted if that 12/16 gets confirmed. But right now, that is slated to be for that meeting. Other than that, extend a congratulations out to the Mayor-elect, Jamie Curran.

Mr. Curran:

Thank you.

Jason Chockley:

You'll be off this board and just...

Mr. Curran:

Just trading. Jeff's coming back to this one. I'm going to that one.

Jason Chockley:

I see.

Mr. Curran:

I have a question.

Jason Chockley:

Let me finish my thing and then you can ask your question. Also, congrats to Jason Smith, who's also in the attendance tonight as well. And then I wanted just to thank all board members who have served on here. With the new election, I don't know what changes may come into effect for any changes on the board, but anybody who changes on the board, my thank you and appreciation for your years of service. Everybody on here has been here for multiple years, so we'll see how that plays out, but if it is your last meeting, thank you.

Mr. Curran:

Thank you.

Chairman Rouse:

Thank you. All right. We're almost done, gang. Board members concerns?

Mr. Weisberg:

No objection.

Chairman Rouse:

Jamie?

Mr. Curran:

No.

Chairman Rouse:

You're good?

Mr. Curran:

[inaudible 01:33:39].

Chairman Rouse:

Jamie first-

Mr. Curran:

No, no. Go ahead. I'm leaving. Go ahead. [inaudible 01:33:44]. I just want to ask you, you just said, the yoga, is that going into storage or is that going somewhere else?

Jason Chockley:

They're proposing that on phase one. Next to Cali Coffee.

Mr. Curran:

Let me make sure I understand that right. The storage building that they want to build, RA has a yoga studio going in?

Jason Chockley:

No.

Mr. Curran:

Okay. Where's the yoga going? I'm confused.

Jason Chockley:

The yoga is being proposed in phase one next to Cali Coffee. The same building as Cali Coffee.

Mr. Curran:

Is that that old parking lot? They're going to be in that area. [inaudible 01:34:14]. Is that a new thing?

Jason Chockley:

No, next to Cali Coffee. Monterra phase one, so the north and Bright star.

Mr. Curran:

There's no parking there now. [inaudible 01:34:25].

Jason Chockley:

Building four has the most available. That's where the site plan starts to widen in front of the day care, so there is a fair amount of parking.

Speaker 12:

We want to be careful about talking about items that haven't been put on the agenda yet. I think we've come to...

Speaker 13:

He's just giving you a heads-up.

Speaker 12:

[inaudible 01:34:50].

Chairman Rouse:

Thank you for that. Almost. We got one more. Jim?

Mr. Federici:

[inaudible 01:34:55] I just want to share. I have a problem with this particular storage, with the height. I really had a big problem with the height and I think some of your other [inaudible 01:35:01]. And the other problem I had with it, there was nobody from Monterra here. [inaudible 01:35:11]. But there were no-

Speaker 12:

Same concept applies because it's not...

Mr. Federici:

[inaudible 01:35:20] get out of here. Why can't we have Jacob back?

Chairman Rouse:

All right, are we done? Jim, you're good. All right.

Ms. Brown:

You know what, just so you're not concerned, I think the point of not cleaning windows, if it does go to proof in front of commission, the fact [inaudible 01:35:34] clean windows, if she said on the residential side, could be fine too. That way, [inaudible 01:35:39] privacy [inaudible 01:35:41] the best thing on the docket.

Chairman Rouse:

Okay, thank you. We are adjourned. 8:40.

Dr. Barkins:

Can't put windows in because they lose the storage [inaudible 01:35:50].

PART 4 OF 4 ENDS [01:36:11]