



PLANNING & ZONING ADVISORY BOARD

Minutes of May 2, 2022

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

1. ROLL CALL

P&Z Board Members

MEMBERS	5/5/22	4/4/22	2/07/22	1/10/22	1/3/22	11/15/21	10/18/21	4/5/21	2/22/21	12/07/20
Jimmy Goulet	P	P	P	P	P	P	P	P	P	P
David Rouse	P	A	P	P	P	P	P	P	P	P
Jim Federici	P	P	P	P	P	P	P	P	P	P
Lisa Dodge	P	P	P	P	P	A	P	P	P	P
Kelly VanBuskirk	P	P	P	A	P	P	P	P	P	P
Jeremy Katzman	P	P	P	P	P	P	P	P	P	P
Alex Weisberg	P	P	P	P	P	P	P	P	A	P
Candy Coyne	P	P	P	P	P	P	P	P	P	P
William Barkins	P	P	P	P	P	P	P	P	P	P
James Curran	P	P	P	P	P	P	P	A		

Reappointed ** Resigned * New appointment*

STAFF PRESENT: *Jason Chockley, Assistant Director of Community Development
Brandon Johnson, Planner*

APPLICANTS: *Dennis Mele., Greenspoon Marder, LLP, Agent
Ken DeLaTorre, Design & Entitlement Consultants, LLP, Planner*

2. P&Z BOARD - MINUTES - WAIVE/APPROVE MINUTES OF 4/4/2022:

Motion to waive the reading of the minutes made by James Curran and seconded by Candace Coyne. All ayes on voice vote. **MOTION WAS APPROVED.** Motion to approve the amended minutes made by Jeremy Katzman and seconded by Kelly VanBuskirk. All ayes on voice vote. **MOTION WAS APPROVED.**

3. PUBLIC COMMENTS:

None

4. NEW BUSINESS:

A) SIENNA AT COOPER CITY

- 1) VARIANCE #V 5-3-21
- 2) SITE PLAN #SP 5-3-21
- 3) PLAT #P 5-2-21

B) CODE CHANGE FOR LIT WINDOW SIGNS RESTRICTION TO BUSINESS HOURS

C) CODE CHANGE TO ALLOW “ALL COLORS” FOR WINDOW SIGNAGE

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

Mr. Chockley said we will start with the site plan and plat which covers the more general information.

Mr. Popovici said it is light pollution. In the backyards, especially on our side, we have security lights which are at the corner of the houses. No one really uses them. But if we would have a community on the other side of the lake, we would definitely see those. No one sees ours, but we would see those across the lake. If we would have a buffer, and clusia is fine, but at six feet we would still see everything from that house, even from the ground level to the top if we have lights at night.

Mr. Mele said we had to produce a photometric plan that shows we are not shining the lights on anybody else's property. It's not going outside our property.

MOTION: TO APPROVE SIENNA AT COOPER CITY VARIANCE #V5-3-21 WITH THE PROVISION THAT THEY OBTAIN THE LICENSING FROM THE ENVIRONMENTAL BOARD MADE BY LISA DODGE AND SECONDED BY JAMES CURRAN. THERE WERE ALL AYES ON THE ROLL CALL VOTE WITH DAVID ROUSE, KELLY VANBUSKIRK & JEREMY KATZMAN DISSENTING. MOTION WAS APPROVED.

MOTION: TO APPROVE SIENNA AT COOPER CITY SITE PLAN#SP 5-3-21 WITH THE PROVISION THAT THEY OBTAIN THE LICENSING FROM THE ENVIRONMENTAL BOARD MADE BY LISA DODGE AND SECONDED BY JAMES CURRAN.THERE WERE ALL AYES ON THE ROLL CALL VOTE WITH DAVID ROUSE, KELLY VANBUSKIRK & JEREMY KATZMAN DISSENTING. MOTION WAS APPROVED.

MOTION: TO APPROVE SIENNA AT COOPER CITY PLAT #P 5-2-21 WITH THE PROVISION THAT THEY OBTAIN THE LICENSING FROM THE ENVIRONMENTAL BOARD MADE BY LISA DODGE AND SECONDED BY JAMES CURRAN. THERE WERE ALL AYES ON THE ROLL CALL VOTE WITH DAVID ROUSE, KELLY VANBUSKIRK & JEREMY KATZMAN DISSENTING. MOTION WAS APPROVED.

Chairman Rouse turned the Item 4 B code change over to Mr. Chockley.

Mr. Chockley said we have two code changes in addition to the petitions we just heard tonight. The first is for lit window signs being restricted to business hours only. This is a change to the lighting code section of the commercial sign code section. Strike through and underline indicates that it would limit all types of window signs to only be lit during business hours.

[Inaudible discussion]

Mr. Katzman said on item seven, it says lit window signage is restricted to business hours only. He asked if business hours are defined anywhere.

Mr. Chockley said we could check in the definitions, but business hours are usually when the business is open to the public.

Mr. Katzman asked to confirm that it was per the specific business and not the City deciding that business hours are eight to eight, for example.

Mr. Chockley said correct.

Mr. Katzman said that wasn't clear to me. I thought it was based on the City's definition of business hours. The other thing I wanted to ask is, in item four, it talks about holiday season. I think we should take out that part of four and just keep strobe lighting as not permitted. I don't know why we're deciding when holiday season is. People celebrate different holidays. Easter is a holiday. July 4th is a federal holiday. There are holidays that are outside of the October 15th to January 5th timeline. I'm just recommending that we just take that out.

Mr. Chockley said we can bring him back that as a code section change on its own if the Board has consensus on that change.

MOTION: TO APPROVE CODE CHANGE FOR LIT WINDOW SIGNS RESTRICTION TO BUSINESS HOURS MADE BY JAMES CURRAN AND SECONDED BY JIMMY GOULET. THERE WERE ALL AYES ON THE ROLL CALL VOTE. MOTION WAS APPROVED.

Chairman Rouse turned the Item 4 C code change to allow all colors for window signage over to Mr. Chockley.

Mr. Chockley said thank you, chair. As you just stated, the second code change is to allow all colors for window signage. Current code allows for two colors with the exception of anything that's part of a registered trademark or logo. This would open it up, by right, to a tenant using any colors they choose.

Chairman Rouse turned them item over to the Board for any comments or questions.

Mr. Federici asked that although this would be allowed just from the City, if the individual shopping centers can have their own limitations.

Mr. Chockley said a landlord can always be more specific than our requirements.

Mr. Katzman said I just have a question since we're eliminating the red section. He asked if we are we're basically saying that the colors can be any color if we should we take out the credit card section. He asked if that really needed to be there.

Mr. Chockley said not necessarily. Years ago, credit cards were specific looking like the Visa and American Express.

Mr. Katzman said right. I'm just saying, if it could be any color, credit card signs can also be any color. I think it's pointless so I move to approve striking that sentence about credit cards.

MOTION: TO APPROVE CODE CHANGE TO ALLOW "ALL COLORS" WINDOW SIGNAGE WITH STRIKING THE SENTENCE ABOUT CREDIT CARDS MADE BY JEREMY KATZMAN AND SECONDED BY LISA DODGE. THERE WERE ALL AYES ON THE ROLL CALL VOTE. MOTION WAS APPROVED.

5. COMMUNITY DEVELOPMENT REPORT:

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

Mr. Chockley said right now we do not have a date set for the next meeting. We just finished what should be our last DRC review for the Nur-ul-Islam site plan, plat, and variance petitions. They have to submit in for review, making sure they addressed the last outstanding comments. Then that will be the next land development petition before you. As we get that courtesy review done, we'll take a look at their submittal timeline because it will require public hearing and advertisements. The chair asked to bring up an update for Kingfisher Reserve. That project is now out of litigation and has closed from CC Devco. We had a sit down last week with the project engineer about moving forward. They resubmitted in their check for the park dedication fee. They are moving forward, starting that site development and are fully aware of the commitments for 106th Avenue having to be done for the final CO's.

6. BOARD MEMBER CONCERNS:

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

Ms. Dodge asked what needed to be done to revisit the holiday issue.

Mr. Chockley said if the Board has consensus to look at eliminating the date specific for the holiday, we can bring back that as a strike through and underlying format.

Mr. Federici asked when they start that project, the old Cameo Farms on 106th, when they were supposed to be looking into the traffic lights and if that is going to be when they finish the project.

Mr. Chockley said the intersection improvements have to be done by final CO. Once the intersection improvements are operational, then they would submit in the findings to Broward County to see if they warrant the left turn signal. Either way the intersection is going to be modified but the dedicated left arrow would be at determination of Broward County. Obviously you need the trips on the road before you can make that assessment. It's in theory but the study has to be done to actually demonstrate what the stacking actually is. They are already earmarking us the money and we will get the difference. If for some reason they do not warrant the left turn signal, the cost of that left turn signal would be paid to the City. It was \$37,000 if I remember correctly. Either way we would get additional money if it wasn't warranted, but it is up to Broward County if the warrant is there.

Mr. Curran asked if we could look at permit changes as well within the building department.

Mr. Chockley asked what he meant by permit changes.

Mr. Curran said in the City of Cooper City, if you were going to do a bathroom renovation and it went over \$10,000, you're required to bring in architectural drawings. I just had a price on mine, because I don't know if anybody can do a bathroom for \$10,000 right now. The drawings are going to cost me \$5,500 for \$13,000 project. He asked, with the inflation and everything that's going on, that maybe we look at bumping the \$10,000 to \$20,000.

Mr. Chockley said I believe that threshold is through Florida Building Code.

Mr. Curran said this is the only city that has it for \$10,000.

Mr. Chockley said I would have to check with the Building Official. If it's Florida Building Code. That's not regulated by the City.

[Inaudible discussion]

Mr. Katzman said one thing I wanted to bring up to the Board is regarding bulk pickup. We looked at a code change regarding the bulk pickup. It might have been about a year ago. I've talked to Jason about it. We went back and forth for a while on how long we thought it was appropriate to leave items out and balancing the two sides of the argument. I was under the impression that it was adopted, but it was not adopted by the Commission. The current ordinance still states that you can only leave your stuff out for twenty-four hours for bulk pickup which I think is unreasonable for residents. I was hoping that we can somehow find a way to readdress that and create a solution for the residents. I don't think we should be leaving out trees for weeks, but I don't think twenty-four hours is reasonable.

Mr. Goulet said I've gone to the Commission and complained about this. I think monthly pick up of bulk is ridiculous. I think back in the day it was every four months, or every six months, whatever it may be. These folks, they'll put a dresser out, they'll put cardboard boxes out on the street. Go down 90th during bulk pickup week. It's ridiculous. I complained about this and I complained about this. This is in our contract with Waste Management. It's a commission problem. Nothing we can do about it as far as P&Z is concerned. We have to go in front of the Commission and complain until they stop this every month bulk pickup.

7. **ADJOURNMENT:**

Meeting adjourned at 8:34 PM.