

City of Cooper City
PLANNING AND ZONING BOARD MEETING
Minutes of Meeting
August 4, 2014

The meeting was called to order at 7:03 pm by Chairperson Mark Aronson.

Roll Call: **Present:** Elliot Weiner, Craig Konhauzer, Marianne McCoy, Bobby Jenkins, Diane Sori, Michelle Stern, and Mark Aronson.
Bart Roper, Charles Cutler, and John Valenti, were absent.

New member introduction Bobby Jenkins.

Approval of Minutes: May 19, 2014

Waiver of the reading of minutes motion by Bobby Jenkins and seconded by Diane Sori. Unanimously approved by voice vote.

Motion to approve minutes by Diane Sori and seconded by Michelle Stern. Unanimously approved by voice vote.

Correspondence: Mr. Aronson sent a memo today under his signature to the Commission advising of John Valenti missing prescribed number of meetings. This memo does not suggest any action but is required by code to inform the Commission of certain absences.

Chairperson Aronson thanked staff for the Appreciation Dinner that was held for the Board Members.

New Business: Christ the Rock Site Plan Amendment

Item: 4B Site Plan #SP 5-1-13

Chairman Aronson turned the meeting over to Matt Wood who read the staff report for the purpose of discussing the site plan to remedy the non conforming site conditions of the gravel drives and parking areas. This will include the parking restoration work, relocation of handicapped parking spaces, arranged walkways from the parking areas to the church and a 20' wide stabilized fire truck access. This plan also reflects the approximate total of 49,900 square feet of building (Facilities/Storage, Support Building) and canopy area.

PGAL Architects and Miller Legg, representatives for the petitioner, were present for any questions.

Motion to approve by Craig Konhauzer and seconded by Diane Sori with DRC comments and including the tree disposition plan.

Verification made that approval would be on site plan and architectural plans. Ms. McCoy questioned height of 2 story building and type of construction of the maintenance building. Board was advised this would complete the build out.

It was unanimously recommended to approve.

New Business: Cooper City Assisted Living Facility

Site Plan, Site Plan Amendment, Plat Amendment with Reserve Units

Item: 4B Site Plan SP4-1-14, Site Plan Amendment SPA 4-1-14 and Plat Amendment PA 4-1-14

Chairman Aronson turned the meeting over to Matt Wood who read the staff report for amending the Master Plan for Cooper City Commons to provide for the change of use from offices to assisted living units. Also requesting approval of the allocation of 100 bonus sleeping rooms and 13 Reserve Units to the property, which will allow for the total of 126 sleeping rooms proposed. The applicant is also requesting Preliminary/Final Site Plan approval which allows plans to be reviewed as final submittals at the initial stage of review providing the plans and supporting data comply in all respects with the requirements for a final plan.

The Plat Amendment request consists of a plat note change to permit the assisted living facility with 96 1-bedroom units and 15 2-bedroom units resulting in 126 sleeping rooms and associated uses. It also requests the creation of a new Parcel A-2 for the assisted living use, separate from the new Parcel A-1 which would contain the previously approved use.

Mr. Dennis Melee, representative for the petitioner, addressed staff with some presentation boards and to advice of colors that were chosen.

Discussion opens on such issues as adverse impacts on residences surrounding the facility and with Emergency vehicles going in and out. There were also concerns with the safety of the memory care patients and surrounding residences. Other concerns included parking as to number of spaces for staff and visitors which as proposed meets code, garbage pickup, material of trellises, building elevations in regards to the truck well and building equipment.

Public Meeting: Opened 7:30pm

Public Meeting: Closed 7:40pm

Motion to approve by Ms. McCoy and seconded by Ms Stern subject to DRC comments.

It was unanimously recommended to approve subject to DRC comments.

Growth Management Director's Report:

Next meeting will be the 2nd one in September. Everything in DRC needs at least 1 more DRC review.

Board Member's Concerns:

Palm Avenue expansion, the fencing issues are being handled by code enforcement.

Meeting Adjourned at 7:43pm