



PLANNING & ZONING ADVISORY BOARD

Minutes of February 01, 2016

Meeting Called to order at 7:10 p.m.

1. ROLL CALL

P&Z Board Members

MEMBERS	02/01/16	12/07/15	11/16/15	10/26/15	07/20/15	06/15/15
Elliot Weiner	P	A	P	P	P	P
Craig Konhauzer	P	P	P	P	P	A
David Rouse	P	P	P	P	P	P
Al Scotti	P	A	A	P	P	P
Charles Cutler	P	P	A	P	P	P
Matt Williamson	A	P	P	P	P	P***
Bobby Jenkins	P	A	P	P	P	P
Michael de Miranda	P	P	P	P	P	P
Michelle Stern	A	P	A	P	P	P
Mark Aronson, Chair	P	P	P	P	P	P

\* Reappointed \*\* Resigned \*\*\* New appointment

STAFF PRESENT: Matt Wood, Director  
Jason Chockley, Planner  
Carlos Vega, Administrative Specialist

APPLICANTS: Martin Panseri, from Metro PCS-LCLS Group LLC

2. **P&Z BOARD - MINUTES - WAIVE/APPROVE MINUTES OF 12/07/15:** Motion to waive the reading of the minutes made by David Rouse and seconded by Michael de Miranda. All ayes on voice vote. **MOTION WAS APPROVED.** Motion to approve the minutes made by Craig Konhauzer and seconded by David Rouse. There were all ayes on voice vote. **MOTION WAS APPROVED.**

3. **CORRESPONDENCE:** None

4. **NEW BUSINESS:**

A. **Metro PCS Sign Waiver # SW 12-1-15**

Chairman Aronson turned the meeting over to Mr. Wood and he proceeded to read the Staff reports for item 4A Metro PCS Sign Waiver # SW 12-1-15 hereby summarized as follows: Item 4A Sign Waiver # SW 12-1-15 is a petition to allow the purple and orange colored trademark/logo for a Metro PCS Wall sign at The Shops of Cooper City. City Code allows three colors in shopping center wall signs but The Shops of Cooper City however adopted a sign package which allows only two colors for major tenants white and black.

No applicant was present.

Chairman Aronson confirmed with Mr. Wood if the petition could be heard without the applicant being present.

Mr. Wood confirmed that it could be heard at the discretion of the board.

Chairman Aronson stated we have an ordinance saying that if your logo is a national trademark we will grant the waiver. Referring to a conversation he had with Mr. Chockley last week he had asked if we could consider an amendment to our ordinance to allow staff to administratively approve these items instead of having them come before the board and waste time and money to actually make a petition. He stated that we have regularly gotten petitions like these before several times a year and we don't deny them because they're national trademarks. Is this something we can consider?

Mr. Wood responded saying that yes in fact staff has already discussed that and what they are prepared to do is bring it up thru the City Manager and procedurally it will be put before the City Commission for direction and if they succeed in getting that direction, which he doesn't see why they wouldn't, then that ordinance would be drafted and come before this board for a code change. Mr. Wood clarified that the board does have discretion on these petitions, the Code doesn't say you have to approve them.

Chairman Aronson suggested if this proposed ordinance is drafted it would be to simply permit staff in cases they felt were clear to issue it and if they have questions then they could defer it for approval to the Planning and Zoning Board and the City Commissioner.

Mr. Konhauzer stated that we already have a set precedence in the same strip center to allow Dunkin Donuts to use their national signage.

Chairman Aronson stated that without regard to this petition he thinks that if it is clearly a national trademark then yes. The concern we originally had when we passed that ordinance was that somebody would say this is my national trademark then we would say how many locations do you have.

Mr. Cutler asked if he was allowed to vote since he had a shop in that center.

Mr. Chockley said that he could vote.

**MOTION: TO APPROVE METRO PCS SIGN WAIVER PETITION # SW 12-1-15 – MOTION MADE BY ROBERT JENKINS AND SECONDED BY AL SCOTTI. THERE WERE ALL AYES ON ROLL CALL VOTE. MOTION WAS APPROVED.**

**6. GROWTH MANAGEMENT DIRECTOR'S REPORT:**

Mr. Wood said the first item under the Growth Management Director's Report is an update on the Renaissance School traffic status and he turned it over to Mr. Chockley for the update.

Mr. Cutler asked if we can discussed the proposal about automatically doing trademarks and how that would work again?

Mr. Chockley stated that what Chairman Aronson brought up was just getting some consensus from the board on carrying that forward. What they are looking at doing if it's something that is truly just trademark colors, meets all the size specifications and has the landlord approval then they would look at taking those administratively. If they have to come in for additional signage, larger signage or something that doesn't meet code besides just colors then it would be processed as it is now.

Mr. Cutler said then it would be an automatic yes if met all of the conditions, does it still have to go to commission?

Mr. Chockley said that if it's approved then no.

Chairman Aronson said that if AT&T comes in and wants a waiver, that is easy for staff to do. His example has always been if he owned Rainbow Paints and his logo is a rainbow and he filed a trademark but he has one

location down the street it's not a nationally recognized trademark. If the petitioner wants to move forward then they can come to the board and try to convince the board on it.

Mr. Scotti asked that when the shopping center were built was there a criteria set in advance about sizes and colors?

Mr. Chockley said no the center chooses those. They pick their own package.

Mr. Wood said that the sizes are set per code.

Mr. Chockley said that some centers are more restrictive than code like he believes these box cabinets at The Shoppes of Copper City are 16 inches where our code starts at 18 inches plus 1 inch for every 24 feet.

Mr. Scotti said that his point was when the shopping centers were put together did they set the criteria for what the signage would be in size?

Mr. Wood said they set the criteria for color.

Mr. Chockley said they can be more restrictive than code.

Mr. Wood said this is an example of what we've been talking about that the majority of the major centers in the city are more restrictive than code. This one is an example, it only has two approved colors when they could have three.

Mr. Chockley said that a lot of centers only have one.

Mr. Chockley proceeded to give the update on the traffic issue at the school being someone who is directly involved with this having a child at this school he sees it every day and wanted to give an update on new things that they were doing after we had sit downs with both the school and BSO. Pointing to a presentation board showing the traffic patterns originally planned and how they improved their initial plan discussed at previous planning and zoning board meetings Mr. Chockley showed what they are doing as of last Friday.

Mr. Konhauzer said that he is always in and out of Cooper City thru out various times of the day and he has noticed an improvement. Interestingly this morning probably at around 8:30 am he was traveling east on Stirling and the middle school Pioneer Middle was backed up onto Stirling Rd.

Mr. Chockley said that any day that it's raining outside all of the schools back up.

Mr. Konhauzer said that his point is that it's not an anomaly, that it could happen at any school and that he has seen an improvement.

Mr. Chockley said that really what catches the attention at this school is where it's located. Embassy backs up a lot for the elementary school. Now it's off to the side road and it's not heavily used so it goes very unseen but we get people calling and say hey its completely shut down and it takes a half hour to drop off our kid. This line even though it backs all the way up and around to Sheridan St. you can go thru the whole thing in twenty minutes. It's just a sheer volume of cars it's not a lack of efficiency.

Chairman Aronson said that the good news is that they tried to work with the city to try and alleviate the problem. He's not sure what more they can do.

Mr. Chockley said that without doing a staggered arrival it is not physically possible to put anymore cars on that site. The dual drop off points have helped but he doesn't think there's much more they can do besides adding the staggered arrival.

Mr. Cutler ask if this would be their permanent fix?

Mr. Chockley said that this plan is constantly evolving and we'll see how this takes shape but like he was saying, that the secondary drop off point was implemented in the last week.

Mr. Cutler said that if its working they're not going to say well we tried this for a couple months and go back to the way it used to be.

Mr. Chockley said this is helping but if you drive by 7:40 AM you will see traffic backed up on Sheridan St. At that peaked time even with these newer changes it will back up to Sheridan St. We will see how the year moves along with this system and if we have to push further to have the staggered arrival. He doesn't know how much push back we'll have to get them to do that since it's not a requirement.

Chairman Aronson said if we feel that we have to move to request to do staggering we need to that early enough to give them time for next school year we can't do it like in August.

Mr. Chockley said yes that would have to be something done before the end of this year to implement for the starting of next year.

Mr. Konhauzer said there's a hardship involved with this for parents with jobs who's kids have to come in at a later time.

Mr. Chockley said that as discussed in the first time around, even with that he doesn't think that's the end all solution. What you may end up doing is increasing the before care numbers because parents that have to be at a certain place are going to dropping off earlier because they have to, maybe a third of the parents that are now at the later time will actually use the later time but the other two-thirds won't.

Mr. Wood said that it is improving and that after the last meeting where it was brought up he contacted the school administration and BSO as well and we were very pleased to hear that they were working with BSO. In speaking with BSO, a lot of this is enforcement and BSO the first week after that meeting was out there issuing tickets for parents picking up their kids where they shouldn't have been in the swale in front of the school and things like that. So there is more enforcement from BSO and there is a commitment from the school to try improve the situation. He thinks we should keep the door open for staggering next fall if we have to and see how it goes between now and the summer.

Chairman Aronson continued with the Growth Management Director Report and turned it over to Mr. Wood.

Mr. Wood said that they have a couple of items in process. West Lake School on Stirling Rd at the First Baptist Church are going thru the DRC and have gotten their second set of DRC comments. They are waiting on that resubmittal as well as a new fast food restaurant that is going to be taking over the Wendy's Restaurant on Flamingo and Griffin Rd. Wendy's is going out and Pollo Tropical is interested moving in. Both of these items could be on the March 7th meeting, we have a February 27th submittal date for that March 7th meeting.

Chairman Aronson asked we don't have any scheduled meeting for the rest of this month?

Mr. Wood said no March 7th would be the next meeting pending the deadline of February 22th for the Pollo Tropical and the West Lake School.

**7. BOARD MEMBERS' CONCERNS:**

Chairman Aronson asked if the Wal-Mart which is in Davie surrounded by Cooper City is going to be built shortly.

Mr. Chockley said they are already under construction.

Chairman Aronson asked if we had any input in this?

Mr. Wood said we filed a Compatibility Review at Broward County. The County Commission heard the request for compatibility review and basically they asked the developer to work with Cooper City in terms of trying to comply with our codes and things like setbacks.

Chairman Aronson said have they worked with you?

Mr. Wood said they haven't gone out of their way to change the plans.

Mr. Chockley said they came in with one conceptual and we had some comments with the wall and a couple of other things.

Chairman Aronson asked what our primary concerns were generally speaking?

Mr. Chockley said well had it been in our city we would of looked at loading zones and proximity to the residential.

Chairman Aronson said that Wal-Mart is closing stores.

Mr. Chockley said Wal-Mart is full grocery, Target is full grocery, Aldi's is on the corner and at the other end of Pine Island at Sheridan is a new Publix. Literally there are six groceries stores within one mile.

Chairman Aronson asked if there were any other Board Member Concerns: None.

**8. ADJOURNMENT:**

The Meeting adjourned at 7:34 p.m.