

City of Cooper City

LOCAL PLANNING AGENCY (PLANNING AND ZONING BOARD) MEETING

Minutes of Meeting

June 15, 2015

The meeting was called to order at 7:00 pm by Chairperson Mark Aronson.

Roll Call: **Present:** Elliot Weiner, David Rouse, Al Scotti, Charles Cutler, Bobby Jenkins, Michael de Miranda, Michelle Stern, Matt Williamson , and Mark Aronson.
Craig Konhauzer was absent.

New member introduction - Matt Williamson

Approval of Minutes: April 20, 2015

Waiver of the reading of minutes motion made by Bobby Jenkins and seconded by Charles Cutler. Motion was unanimously approved by voice vote.

Motion to approve minutes was made by Michael de Miranda and seconded by Al Scotti. Motion was unanimously approved by voice vote.

Approval of Minutes: May 18 2015

Waiver of the reading of minutes motion by Bobby Jenkins and seconded by Charles Cutler. Motion was unanimously approved by voice vote.

Motion to approve minutes was made by Bobby Jenkins and seconded by Charles Cutler. Unanimously approved by voice vote.

Correspondence:

Financial disclosure forms are to be returned by July 1.

New Business: Item 4/A Code Change School Signs

Chairperson Aronson turned the meeting over to Matt Wood who had brief comments of the modified version of the ordinance which includes the addition of private schools.

Open Public Comment: Wendy Doll, Principle of the Cooper City High School, addressed the importance of supporting the students both academically and athletically. She also gave data and information on how the monies would be funded.

Discussion was opened and included a question from Mr. Williamson regarding the annual resubmittal of the program application and if the associated fee would apply. Based on the Board discussion and input, the City Attorney, Kathryn Mehaffey, suggested adding additional language to the ordinance that would read: If the Growth Management Department determines that the proposed School Sponsorship Sign Program submitted for review is identical to the prior City-approved School Sponsorship Sign Program, the Administrative Review fee shall be waived.

Motion to approve, including the added language, was made by Charles Cutler and seconded by Bobby Jenkins. The vote to recommend approval passed unanimously.

New Business: Item 4/B Nur- UI -Islam Site Plan Amendment

ANALYSIS: This item is a Site Plan Amendment to delete the temporary modular units currently being used as classrooms and to construct a permanent school building and mosque within the existing Nur-UI-Islam development. The proposed school building is a two-story, 12,000 square foot structure with the mosque reflected at 4,500 square feet. Both facilities had been previously approved by Broward County when the property was unincorporated. The request is to restore the buildings on the site plan as originally approved in the County, as they were subsequently removed through previous site plan amendments.

The plans reflect consistency with parking requirements as committed to and outlined in their parking justification statement with a maximum of 70 spaces required during peak on-site parking demand times. Seventy-nine parking spaces are provided including 3 handicap and 14 grassed overflow spaces. The existing 20' wide on-site loop driveway will remain unchanged under this amendment.

The landscape plan reflects the addition of Silver Buttonwood, Mahogany and Dahoon Holly trees along the property lines as well as the addition of Simpson Stopper hedges to fill in the peripheral landscaped buffers. This material will supplement the landscaping that was required and approved under Broward County's previously approved site plan.

DEVELOPMENT REVIEW COMMITTEE RECOMMENDATION: The Development Review Committee recommends approval of the Site Plan Amendment subject to:

1. Removal of the temporary modular units within three months after the proposed school building is open for occupancy.
2. Central Broward Drainage District approval of the drainage plans, including relocation of the drainage easement currently in the location of the proposed grassed-parking spaces.

3. Approval of a future Site Plan Amendment reflecting the height and location of the proposed minaret tower prior to permit issuance for construction of the proposed tower.

Alan Basch, President of Nu-UI-Islam, spoke and presented the site plan of the construction of the permanent school building and mosque within the Nur-UI-Islam development.

Open Public Comment: Kim Hussein, President of the Academy, spoke to in support of the project.

With some discussion, a motion was made by Bobby Jenkins and seconded by Michelle Stern to recommend approval of the Site Plan Amendment subject to DRC comments. It was unanimously recommended to approve subject to DRC comments.

Growth Management Director's Report:

The next regularly scheduled advertised meeting for the P/Z Board is on July 6 on a Conditional Use application for a Tattoo Parlor.

Board Members Concerns:

Discussion included a clarification between an advertised public hearing and a meeting item open to public comment.

Further discussions included the landscaping at certain intersections blocking site visibility, and that residents be made aware of major projects being done in their neighborhoods.

Meeting Adjourned 7:50 pm

