



PLANNING & ZONING ADVISORY BOARD

Minutes of March 07, 2016

Meeting Called to order at 7:00 p.m.

1. ROLL CALL

P&Z Board Members

MEMBERS	03/07/16	02/01/16	12/07/15	11/16/15	10/26/15	07/20/15	06/15/15
Elliot Weiner	A	P	A	P	P	P	P
Craig Konhauzer	P	P	P	P	P	P	A
David Rouse	P	P	P	P	P	P	P
Al Scotti	P	P	A	A	P	P	P
Charles Cutler	P	P	P	A	P	P	P
Matt Williamson	P	A	P	P	P	P	P***
Bobby Jenkins	P	P	A	P	P	P	P
Michael de Miranda	P	P	P	P	P	P	P
Michelle Stern	P	A	P	A	P	P	P
Mark Aronson, Chair	P	P	P	P	P	P	P

* Reappointed ** Resigned *** New appointment

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

APPLICANTS: Ed Ploski, from Corporate Property Services, Inc.
Rod Fiener, from Coker and Fiener Agent for Westlake School

2. **P&Z BOARD - MINUTES - WAIVE/APPROVE MINUTES OF 02/01/16:** Motion to waive the reading of the minutes made by Bobby Jenkins and seconded by Al Scotti. All ayes on voice vote. **MOTION WAS APPROVED.** Motion to approve the minutes made by Michael de Miranda and seconded by Bobby Jenkins. There were all ayes on voice vote. **MOTION WAS APPROVED.**

3. **CORRESPONDENCE:** None

4. **NEW BUSINESS:**

A. Pollo Tropical Site Plan Amendment # SPA 1-1-16

Chairman Aronson turned the item over to Mr. Wood and he proceeded to read the Staff report for item 4A Pollo Tropical Site Plan Amendment # SPA 1-1-16 hereby summarized as follows: Item 4A Site Plan Amendment # SPA 1-1-16 is a petition to convert the existing Wendy's restaurant to a Pollo Tropical with a drive-thru. Modifications are proposed to the exterior building elevations, site signage and the interior of the restaurant. Architectural design of the building will incorporate Pollo Tropical's Caribbean theme architecture with a tower element, aluminum trellis, aluminum cornices and canopy roof overhangs. EIFS exterior finishes and decorative gooseneck light fixtures are also proposed.

Chairman Aronson turned the meeting over to the Applicant to present their petition.

Applicant Ed Ploski introduced himself being from Corporate Property Services Inc. He proceeded to say that they had the architect and the developer present to answer any questions.

Mr. Wood asked Mr. Ploski if they had any architectural renderings.

Mr. Ploski said that they do but just the color elevations.

Mr. Ploski stated that what they are doing is just taking the existing Wendy's, not adding any additional square footage in fact he believes that they will be (6) six square feet less. It will be the same size building there just changing the facade to their restaurant.

MOTION: TO APPROVE POLLO TROPICAL SITE PLAN AMENDMENT # SPA 1-1-16 – MOTION MADE BY MICHELLE STERN AND SECONDED BY CRAIG KONHAUZER. THERE WERE ALL AYES ON ROLL CALL VOTE. MOTION WAS APPROVED.

4. NEW BUSINESS:

**B. Westlake Prep School at First Baptist Church of Cooper City
Site Plan Amendment #SPA 8-1-15**

Chairman Aronson turned the item over to Mr. Wood and he proceeded to read the Staff reports for item 4B Westlake Prep School at First Baptist Church of Cooper City Site Plan Amendment #SPA 8-1-15 hereby summarized as follows: Item 4B is a petition to provide for the legal establishment of the Westlake Academy limited to 200 students in grades 1-12 as an ancillary use to the previously approved church. No new construction of facilities is planned, though some private improvements such as sidewalks are proposed with this Site Plan Amendment.

Chairman Aronson turned the meeting over to the Applicant to present their petition.

Applicant Rod Feiner introduced himself being an Attorney from Coker and Feiner. He proceeded to say that he was here with Robyn and Brian Pepitone members of the Board of Directors at the Church and they are also members of the school subcommittee which is the committee on the Board of Directors responsible for managing the school at First Baptist. Carl Peterson is also present who is the Traffic Engineer.

Mr. Feiner said that the City staff has done a very thorough analysis. He preceded to present a color Site Plan on a presentation board. Mr. Feiner said that there has been a school that has been operating on this property for a while not just what is Westlake at First Baptist but first it was Lycee Franco and then another school before that so this is not a brand new issue that's coming to this property. As you can see they are using the existing facilities. These existing facilities are sufficient to allow up to the 200 student limit. This application is capped to 200 students. They are capped at that number, acknowledge that and that was always part of our application. The traffic study in which Mr. Peterson prepared also purely analyzed up to 200 students and those are based on onsite observations at intersections near the site, on how queuing was occurring this year which they have about 135 students. Then he's factored into what that additional impact would be. That traffic study was reviewed by the City's traffic consultant. Additional questions were asked, they supplemented it and they also found no issues with any of the traffic or onsite circulation that's occurring. One of the couple of the improvements that they are going to do if approved is right now there's a sign on the site that says right turn only coming out and they're going to add pavement markings to reinforce that so it will actually be on the concrete not just signs there. In addition to that they are adding a sidewalk to the one on Stirling Road for pedestrian connectivity not just if any students want to walk but just as a whole it was requested by the City that they do that and they had no problem taking that into account. The school does serve 1st graders thru 12th graders, so you may have some 12th graders that may

want to walk onsite. They agree with the other City staff conditions and as I said before Mr. Peterson, the Pepitones and our engineers are here to answer any questions you may have.

Mr. Feiner proceeded to show queuing and drop off areas on the presentation board and added that Mr. Peterson said they can handle up to 30 cars on queuing inbound and outbound.

Chairman Aronson opened the floor up for questions for the applicant.

Mr. Cutler asked if there were any staff recommendations?

Mr. Wood said the Development Review Committee makes a finding whether the Site Plan Amendment meets codes requirements.

Mr. Konhauzer asked that in terms of stacking 30 cars, what happens if there is growth does it back up into Stirling?

Karl Peterson introduced himself being a Traffic Engineer Consultant from KBP Consulting. The beauty of this particular location is that the school is existing and has been operational for a while. The benefit of that is that they actually get to use actual traffic characteristics associated with the school itself. They did that in two respect 1. the trip generation characteristics of the school in the morning and in the afternoon, they based those strictly on what they saw at the school here during our observation. They focused on what are the queuing characteristic of the current enrollment and how that would theoretically translate to the full 200 students enrollment. What they learned was the existing enrollment was 130 students. In the morning drop off periods the maximum queue of vehicles that they observed was 6. The school runs a pretty good operation when it comes to drop off and pick up. They have ample people there, the people know what to do, the parents know what to do, the students do it well and so what they saw in the mornings was a queue of about 6 vehicles. If they grossed the enrollment up from 130 to 200 that would translate to about 10 vehicles in the queue. They also were able to find out how much space each vehicle is taking because they actually did a linear measurement. Here they were actually able to count vehicles and the length of queue and it comes out to roughly 22 to 23 feet per vehicle. They are looking at a queue in terms of feet of 220 ft and they have obviously more than ample. Now the real time to be concerned about queuing is in the afternoon. That's when people arrive early and they wait and pick up their kids and I know there are some requirements. I think Mr. Wood had mentioned you can't arrive more than 15 minutes early etc. In the afternoon what they saw was the maximum queue was 16 vehicles, obviously more than what they saw in the morning. What they would expect to see with a full enrollment of 200 students would be 25 vehicles which translate to 550 feet. They have roughly 600 feet of linear space on the campus available to us to queue vehicles. So they have some cushion there above and beyond what they would expect to see. They thought through this very thoroughly because as a traffic engineer he doesn't want this queue to spill out onto Stirling because that's not safe for the traffic in general, it's not safe for the parents picking up and it's not safe for the kids.

Mr. Feiner asked Mr. Peterson if the student enrollment exceeds 170 there will be a staggered drop off and pick up time where a half hour later for the older kids, does that affect your analysis? Does that create a more safe environment?

Mr. Peterson said in terms of staggered pickup time I don't know that it's necessary, based on our analysis it's not necessary. Theoretically it would be safer if you chose to go that route but it's not necessary based on our analysis.

Mr. Jenkins asked how many cars are being displaced from the school when you terminate the leased parking spots?

Mr. Fiener said about 5 or 6.

Mr. Cutler asked that they have heard in the past that if there were staggered pickups that it could be hardship. He asked: "do you guys believe that it is a hardship or not a hardship to have a staggered pick up?"

Mr. Feiner said it could be a little bit of a hardship, it's not major and the reason why it is a hardship is if you have a kid that is an elementary school student and one that is in high school with the staggered system your basically forced to put your younger kid into after care. That's where it comes on the hardship, it's not a hardship in terms of school operations really but its more on the parents.

Mr. Wood asked Chairman Aronson to clarify if the motion included staff recommendation and conditions in the staff report?

Mr. Konhauzer said yes.

MOTION: TO APPROVE WESTLAKE PREP SSCHOOL AT FIRST BAPTIST CHURCH OF COOPER CITY SITE PLAN AMENDMENT #SPA 8-1-15 – MOTION MADE BY CRAIG KONHAUZER AND SECONDED BY AL SCOTTI. THERE WERE ALL AYES ON ROLL CALL VOTE. MOTION WAS APPROVED.

5. GROWTH MANAGEMENT DIRECTOR'S REPORT:

Mr. Wood confirmed with Mr. Chockley that there is only one item scheduled for the next meeting.

Mr. Chockley said that there is an advertised variance for the 21st of March.

Chairman Aronson asked what the petition was for.

Mr. Chockley said it was for a garage conversion that was done. He said it's a variance because code requires 1 covered parking space per residence whether that be a garage or a carport.

Chairman Aronson asked if there's an association that they are in?

Mr. Chockley said no, and that there are some associations that don't allow it.

Chairman Aronson stated most other associations won't allow you to do the garage conversion, it violates the declaration.

Mr. Chockley said they do have the circular drives so they do have adequate space otherwise it would be paired with two variances one for the cover and one for being short parking.

Chairman Aronson asked if they bought that house already converted.

Mr. Chockley said yes. Well in their case they actually knew that it was illegal before they bought it and they chose to buy it anyways.

Chairman Aronson asked if Code Enforcement cited them?

Mr. Chockley said he believes code did cite them.

Chairman Aronson said it was because they got cited.

Mr. Chockley said he believes the issue came up when they did the title search on it and the homeowner called and then the realtor had called and it was within their window before they had to close and they closed anyways.

Mr. Scotti asked if it was built illegally?

Mr. Chockley said it wasn't built with permits. Anytime people inquire with an illegal garage we always recommend to them to hire an engineer first and to see if its built to today standards.

Chairman Aronson asked if we are approving that or are we just approving the variance?

Mr. Chockley said correct there is no waiving of it not meeting code. So if this was done 20 years ago and it didn't meet code they would have to bring it up today's code standards and that would come at permitting.

Mr. Konhauzer asked if there were any structural changes?

Mr. Chockley said yes, the floor is raised, walls are in there, new electrical and mechanical is in there.

Mr. Chockley said that we have several things at DRC such as the City Park is in DRC right now, a rezoning in Royal Palm Ranches that is at DRC, we have Sienna coming back thru for their final which is in DRC now so we have quite a few things in DRC we just have to see how quickly they get finished up.

6. BOARD MEMBERS' CONCERNS:

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

7. ADJOURNMENT:

The Meeting adjourned at 7:38 p.m.