



PLANNING & ZONING ADVISORY BOARD

Minutes of November 22, 2016

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

1. ROLL CALL

P&Z Board Members

MEMBERS	11/22/16	09/14/16	06/06/16	05/02/16	03/21/16	03/07/16	02/01/16	12/07/15	11/16/15	10/26/15
***Jimmy Goulet	P	P								
Craig Konhauzer	P	P	P	P	P	P	P	P	P	P
David Rouse	P	P	P	P	P	P	P	P	P	P
Al Scotti **	A	A	A	A	A	P	P	A	A	P
Charles Cutler **	A	A	P	A	A	P	P	P	A	P
Matt Williamson	P	P	P	A	P	P	A	P	P	P
Bobby Jenkins	P	P	P	A	A	P	P	A	P	P
Michael de Miranda	P	P	P	P	P	P	P	P	P	P
Michelle Stern	P	A	P	P	P	P	A	P	A	P
Mark Aronson, Chair	P	A	P	P	P	P	P	P	P	P

* Reappointed ** Resigned *** New appointment

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

APPLICANT: Hope Calhoun, Dunay, Miskel & Backman, LLP Land Use Attorney for Metropolitan Baptist Church of Miami, Fl, Inc owner/D.R. Horton Homes, Petitioner
Julian Bryan, Agent for Metropolitan Baptist Church of Miami, Fl, Inc owner/D.R. Horton Homes, Petitioner

2. P&Z BOARD - MINUTES - WAIVE/APPROVE MINUTES OF 09/14/16: Motion to waive the reading of the minutes made by Matt Williamson and seconded by Bobby Jenkins. 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. Sienna Homes Located at 8701 Sheridan St
1)Final Site Plan #SP 1-1-16
2)Plat (County Delegation Request) #P 1-1-16

Chairman Aronson turned the item over to Mr. Wood and he proceeded to read the Staff report for item 4A Sienna Homes located at 8701 Sheridan St Final Site Plan #SP 1-1-16 & Plat (County Delegation Request) #P 1-1-16 hereby summarized as follows: Item 4A1 is a petition seeking final site plan approval for 30 single family detached dwelling units with lots exceeding 6,600 square feet in size and one and two story single-family homes ranging from 1,940 to over 3,500 square feet under air. Item 4A2 is a petition seeking to delineate 30 specific lots for single family detached dwellings units with restriction. Plat includes access from Sheridan Street, a 2.51 acre water management area and a 60-foot wide private street to be dedicated to the future Homeowners Association. The Plat reflects utilities, landscape and drainage easements as well as access opening and non-

vehicular access lines. The Plat also seeks Broward County approval of a Delegation Request to remove County Staff recommendations contained from a Development Review Report from the previously approved County Boundary Plat:

1. Bus Landing Pad on Sheridan Street.
2. A westbound right turn lane on Sheridan Street.
3. Fire protection requirements.

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

Hope Calhoun introduced herself as the attorney on behalf of the applicant. Ms. Calhoun said in regards to the Site Plan that this project did something a little bit unique as Cooper City allows you the opportunity to do Preliminary and Final Site Plan in two separate phases or you can combine them into one phase. Being that this was such an interesting parcel which was in unincorporated Broward County they decided to do a Preliminary Site Plan review first and then now they are coming in for the Final Site Plan review. She stated that over six months ago the majority of the Board saw the Preliminary Site Plan and they are not proposing anything different then what was previously proposed. She stated that, as explained in the staff report, they are proposing 30 single family homes ranging in size from 1900 square to approximately 3500 square feet. Pointing to a presentation board Ms. Calhoun showed the rendering of what the site plan is going to look like. She pointed out the primary access and only access to the property was from Sheridan Street and showed that it ended in the north end of the property at the roundabout. She pointed to the lake that was described in the staff report and showed that there was adequate buffering to the east and to the west between the mitigation area on both sides.

Ms. Calhoun moved onto to the Plat application that is in for approval which was not presented previously in the Preliminary stage. She stated that the Plat went thru approval thru Broward County because this acreage was a part of Broward County when they first started the process. Since then this piece was annexed from Broward County into Cooper City and the Plat was approved as a Boundary plat thru Broward County. Being that they are now in the City of Cooper City, they are providing specifically delineated lots. Ms. Calhoun pointed to a presentation board showing the difference between the approved boundary plat and the new proposed plat. She stated that there were a few recommendation in the County Plat report that they are asking to be removed as they are not applicable. She stated that the County requested that they secure and construct a bus landing pad along Sheridan Street. The place that they are asking them to place the bus landing pad is not feasible or logical for people to use. They now have to go thru the process of asking that they remove that prior request. The second request the County made was related to a westbound right turn lane. The County has criteria for the turn lane which is either the minimum speed limit on the street or the minimum number of trips. If you have fewer than the number of trips required then you don't have to put in the turn lane. Ms. Calhoun said they submitted a traffic report to the county and they don't meet the threshold for the turn lane. Now they have to go thru the process of asking for that to also be removed. The last requirement the County required had to do with Broward County Fire protection services but what they are requesting is not applicable because fire protection is provided by the City and not the County. They are requesting that this also be waived.

Chairman Aronson asked Mr. Wood if the Plat is consistent with what they preliminary reviewed in the Site Plan.

Mr. Wood answered yes.

Chairman Aronson turned it over to the board for questions.

Mr. Konhauzer asked about the non turning lane going westbound and making a right. He was concerned that when you go turning into the property the houses are very close to the entrance and so without a turning lane he fears if it could cause an accident if someone slows down too quickly.

Chairman Aronson asked if it was right in right out turns only.

Ms. Calhoun responded saying that is correct.

Ms. Calhoun pointing to a presentation board stated that if you look near the entrance on Sheridan Street there is a substantial amount of green space and landscaping, it is a dedicated right of way so the cars aren't really coming right off the street and into the first home.

Julian Bryan introduced himself as being the Agent for the client. He stated in regards to turn lane and the proximity of the houses, they thought a great deal about that situation. Pointing to the first lot on the right side on the presentation board he stated regarding Mr. Konhauzer's concern that they intentionally on the first two lots on either side of the street require that the driveway be on the far side, the north side of the two lots giving them another 30-40 feet of protection from a turning vehicle. He stated that if they did have the turn lane it would be out in the existing right of way which is quite a ways away.

Chairman Aronson allowed at his discretion a resident to speak on behalf of the Public even though this is not a Public Hearing.

Mary Boutin introduced herself being a resident of Monterra at 2790 NW 84th Way. She stated that their only concern was that they don't want to see the homes. They have right now a nice green forest and are requesting that more foliage be considered so that they have minimal view. They understand they live in South Florida and people are going to build but that they would like to have more foliage then what is presented on the plans.

Ms. Calhoun stated that they have been working closely with Monterra and the CDD. They have attended more than five meetings with the CDD with what they are proposing in terms of landscaping. They are providing as part of their Site Plan landscaping on the Sienna property and have entered into an agreement with the CDD to put landscaping on the Monterra side to be maintained by Sienna/D.R. Horton HOA. Recognizing that there is a huge overgrown invasive forest on that site right now at some point they believe it would have to come out anyway. With this compromise they get someone else paying for the removal and replanting of something that will be very attractive. The foliage isn't 100 feet tall or a thick wall but they are improving what would be there otherwise.

MOTION: TO APPROVE AS STATED WITH ALL THE DRC RECOMMENDATIONS FOR SIENNA HOMES LOCATED AT 8701 SHERIDAN ST FINAL SITE PLAN # SP 1-1-16 – MOTION MADE BY CRAIG KONHAUZER AND SECONDED BY BOBBY JENKINS. THERE WERE ALL AYES ON ROLL CALL VOTE. MOTION WAS APPROVED.

MOTION: TO APPROVE AS STATED WITH ALL THE DRC RECOMMENDATIONS FOR SIENNA HOMES LOCATED AT 8701 SHERIDAN ST PLAT # P 1-1-16 – MOTION MADE BY BOBBY JENKINS AND SECONDED BY BOBBY JENKINS. THERE WERE ALL AYES ON ROLL CALL VOTE. MOTION WAS APPROVED.

5. GROWTH MANAGEMENT DIRECTOR'S REPORT:

Mr. Wood turned it over to Mr. Chockley for any upcoming items for the next meeting.

Mr. Chockley said for the 12/5 P&Z meeting they have the Cooper City Park out on Flamingo and Stirling. He stated this in for a full site plan approval.

6. BOARD MEMBERS' CONCERNS: None

7. ADJOURNMENT:

The Meeting adjourned at 8:26 p.m.