

City of Cooper City

LOCAL PLANNING AGENCY (PLANNING AND ZONING BOARD) MEETING

Minutes of Meeting

November 3, 2014

The meeting was called to order at 6:57 pm by Chairperson Mark Aronson.

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

Approval of Minutes: October 20, 2014

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

Motion to approve minutes by Bobby Jenkins and seconded by Craig Konhauzer. Unanimously approved by voice vote.

Correspondence: Received an e-mail from Marianne McCoy advising the board of her resignation. We thank her for her long term service. The commissioner who appointed her will be notified.

New Business:

Item 4A Review of proposed amendments to the Comprehensive Plan related to the Water Supply Facilities Work Plan Update.

Chairperson Aronson turned the meeting over to Matt Wood who read the staff report for the purpose of discussing the changes to Chapters 4,5, 7 & 8 of the City Comprehensive Plan and a summary of the proposed changes as noted in the staff report.

Nakeischea Smith, consultant for the Utilities Department, presented a Power Point presentation which summarized the key elements of the Water Supply Facilities Work Plan.

7:08 Public Hearing Opened

7:09 Public Hearing Closed

Motion made by Bart Roper to recommend approval and seconded by Diane Sori.

It was unanimously recommended to approve the Water Supply Facilities Work Plan Update.

New Business: Orion Gas Station (f.k.a. Farm Stores) 11345 Stirling Road

Item 4B Site Plan Amendment SPA 6-2-14

Chairperson Aronson turned the meeting over to Matt Wood who read the staff report for the purpose of discussing the approval for a remodeling of the fuel dispensing and vehicular use areas of the site. Under the request, two additional fueling stations and a new canopy are proposed; the parking areas are being reconfigured including increasing spaces from 10 to 13; and a large landscape island is being removed from the site.

Development Review Committee recommends approval of the site plan amendment subject to approval as noted in staff report prior to permit issuance.

Representative, Refat A. Faris, from Petro Solutions was present for the applicant.

With no discussion, motion made by Craig Konhauzer to recommend approval and seconded by Diane Sori. It was unanimously recommended to approve.

New Business: First Baptist Church Private School - 2700 N. Palm Avenue

Item 4C/1 Site Plan Amendment SPA6-1-14
Plat Amendment PA 6-1-14

Chairperson Aronson turned the meeting over to Matt Wood who read the staff report for the purpose of discussing the petition to add a proposed PreK-12 private school limited to 140 students to the previously approved church and ancillary uses. The Plat and Site Plan Amendment applications have been submitted concurrently with an application for conditional use approval.

The plans reflect the previously approved 16, 866 sq ft church building including classrooms, offices and worship center with non-fixed seating. The plans do reflect however, on site vehicular stacking lanes and notes associated with the traffic control and building occupancy standards as regulated through the Fire Codes and limited through the accompanying Conditional Use petition.

The plans submitted with this petition have been reviewed by DRC and have been found to be in compliance with code requirements without need for any variances or waivers.

Following discussion and upon motion made by Bobby Jenkins to recommend approval with use of dual stacking lanes immediately and utilization of 800 ft of stacking as well as conditions noted in the staff report.

Seconded by Craig Konhauzer. It was recommended to approve with 6 ayes and 3 nays. Al Scotti, Diane Sori and Michelle Stern dissenting.

Item 4C/ 3 Plat Amendment #PA6-1-14

The Plat Amendment proposes to change the plat restriction of 22,000 sq ft of church use with three existing and three proposed single family homes to 17,080 sq ft of church use and 4,920 sq. ft. of private school use.

The Development Review Committee recommends approval of the Site Plan Amendment and Plat Amendment petitions subject to conditions of approval as noted in the staff report.

Representative, Hope Calhoun, Esq., from Becker and Poliakoff Law Firm was present with presentation and discussion.

Decision was made by chair to read conditional use staff report and have open public meeting and voting on items 4C 1-2-3.

Following discussion and upon motion made by Bart Roper to recommend approval with conditions as noted on staff report. Seconded by Bobby Jenkins. It was recommended to approve with 6 ayes and 3 ayes.

Al Scotti, Diane Sori and Michelle Stern dissenting.

Item 4C/ 2 Conditional Use #CU 6-1-4

Chairperson Aronson turned the meeting over to Matt Wood who read the staff report for the purpose of discussing the proposed PreK-12 private school limited to 140 students. The analysis of conditional use includes Plan and Code Compliance; Land Use Compatibility; Traffic Impacts; Parking Adequacy; and Hazard Protections as noted in staff report.

Staff recommends approval of this petition subject to compliance with conditions as noted in staff report.

Representative, Hope Calhoun Esq., from Becker and Poliakoff Law Firm was present with presentation and discussion.

7:41 Open Public Meeting

Homeowners of Lake Maranatha spoke of concerns with access into 98th Avenue. The homeowners are requesting in writing that 98th Avenue access be closed or will be vacated. The homeowner at 9801 NW 28 Street has liability concerns of a public easement on her property which is part of 98th Avenue.

7:50 Closed Public Hearing

Hope Calhoun responded to homeowners comments.

Discussion included traffic patterns, stacking, enforcement issues. Request for school to issue package of by-laws signed by students and parents which would notate that parking outside of designated areas will be subject to dismissal.

Motion made by Craig Konhauzer to recommend approval following conditions as noted in staff report and added conditions as discussed for dismissal of students for not following designated parking areas and the right of the City of Cooper to require a traffic detail deputy to exceed 30 days if needed. Seconded by Bobby Jenkins. It was recommended to approve with 6 ayes and 3 nays. Al Scotti, Diane Sori and Michelle Stern dissenting.

Growth Management Director's Report: Nothing scheduled for next meeting.

Board Member's Concern: Members are concerned of certain projects that were recommended for approval by them with limited conditions that the city needs to enforce such as the traffic laws and conditions that are placed in regard to Renaissance and Franklin schools.

Meeting Adjourned at 9:41