

**CITY OF COOPER CITY
CITY COMMISSION WORKSHOP AGENDA
FEBRUARY 21, 2013**

1. PLEDGE OF ALLEGIANCE

Mayor Ross opened the workshop and led the assembly in the Pledge of Allegiance.

2. ROLL CALL

Present were Commissioners Green, Curran, Sims, Mallozzi and Mayor Ross.

3. AGENDA CONCERNS

Roger Reyes, Monterra resident, expressed his vested interest in Monterra as a homeowner within the development and opined that the majority of the current residents would like to see the remainder of the area to be completed with residential development.

Ed Wooley, 11038 Nashville Drive, expressed his view that the current residents of Monterra should have control of what is developed within their community.

4. VISION FOR MONTERRA'S COMMERCIAL DEVELOPMENT

City Manager Loucks introduced the Monterra PMUD as the subject of the workshop and explained that the developer's representatives provided no introductory material prior to the workshop, therefore staff has nothing to reference until the presentation is complete. He clarified that the workshop is for discussion purposes only, and no approvals will be made or implied for any suggested site plans or presented concepts which will go through all the normal process beginning with DRC, going through the Planning and Zoning Board and ending with Commission approval.

Hope Calhoun, attorney for the applicant, explained that the architect will provide conceptual drawings and markups created on behalf of CC Devco for the previously approved Town Center to be located within the Monterra Development. She explained that the specific design guidelines will be written to include input received from the City Manager and the City Planner. She clarified that there may be few conflicts with current code that would require the applicant to seek additional flexibility within the design guidelines.

Jimmy Wright explained that CC Devco is looking for clear direction from the Commission for the purpose of marketing the commercial Town Center project to a commercial developer.

Larry Beane presented graphic illustrations of the current concepts for the commercial Town Center in detail and provided examples of successful design elements that have recently been used in neighboring communities. He explained that City cooperation in the creation of relaxed parking requirements and specific sign package ordinances is essential for making these types of projects successful.

Based on Commission discussion and questions, Growth Management Director Matt Wood clarified that because the parcel is a PMUD, relieving parking requirements and providing flexibility with sign packages to create a unique district through the Design Guidelines would not affect restrictions and rules currently applied to other commercial parcels within the City.

Michelle Board, 3782 NW 85th Terrace, implored the Commission to consider the residents of Monterra to a greater degree than the rest of the inhabitants of the City as they have a financial obligation to this development.

Roger Reyes, Monterra resident, explained that the Monterra residents incur the cost of developing the infrastructure of this project and should have the right to approve or disapprove the development of it.

Barrett Brodsky, Monterra resident, explained that he was sold a home with the understanding that shopping and a community center would be easily accessible from his home and he would like to see the commercial developments to be grouped in one area.

5. ADJOURNMENT

Mayor Ross adjourned the meeting at 8:03 p.m.

NOTICE: This meeting is open to the public. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Office of the City Clerk, 954-434-4300 ext. 220, not later than two days prior to such proceeding. One or more members of the City of Cooper City Advisory Boards may be in attendance and may participate at the meeting. Anyone wishing to appeal any decision made by the Cooper City Commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Agenda items may be viewed online at www.coopercityfl.org or at the Office of the City Clerk, City of Cooper City, 9090 SW 50 Place, Cooper City, Florida, 33328, 954-434-4300.