



PLANNING & ZONING ADVISORY BOARD

Minutes of May 06, 2019

Meeting Called to order at 6:58 p.m.

1. ROLL CALL

P&Z Board Members

MEMBERS	05/20/19	05/06/19	03/18/19	12/03/18	09/05/18	08/06/18	06/18/18	05/07/18	04/16/18
Jimmy Goulet	P	P	P	P	P	P	P	A	P
Craig Konhauzer	P	P	P	P	P	A	A	P	A
David Rouse	P	P	P	P	P	P	P	P	P
Jim Federici	P	P	P	P	P	P	P	P	P
Lisa Dodge	P	A	P						
Kelly Vanbuskirk	P	P	P						
Bob Sands	P	P	P						
Jeremy Katzman	P	P	P						
Alex Weisberg	P	P	P						

Reappointed \*\* Resigned \*\*\* New appointment

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

APPLICANT: Jenny Baez, Bowman Consulting, Agent

2. **P&Z BOARD - MINUTES - WAIVE/APPROVE MINUTES OF 05/06/19:** Motion to waive the reading of the minutes made by Lisa Dodge and seconded by Jeremy Katzman. All ayes on voice vote. **MOTION WAS APPROVED.** Motion to approve the minutes made by Jimmy Goulet and seconded by Kelly Vanbuskirk. There were all ayes on voice vote. **MOTION WAS APPROVED**

3. **PUBLIC COMMENTS:** None

4. **NEW BUSINESS:**

**A. Wal-Mart Canopy – Site Plan Amendment SPA#2-1-19  
Located at 4700 Flamingo Road.**

Chairman Rouse turned the item over to Mr. Wood and he proceeded to read the Staff report for item 4A Site Plan Amendment SPA#2-1-19 which is a petition for minor parking stripe work and the addition of canopy-covered parking spaces for an online grocery pick up area for the existing Wal-Mart Center. The plans reflect converting 14 existing standard parking spaces, cart coral and landscape-island to 6 proposed 12-foot wide covered parking spaces with a wider landscape island and 4 additional 12-foot wide uncovered spaces. The new spaces will be special purposed for online pickup orders only. The canopy is proposed with a high wind rated tensile strength curved fabric. In addition, there are new lights mounted to the steel columns with parking stall graphics, directional and parking signage, reflective markers and safety bollards included in the plans. Additional stop signs and a new handicap ramp are also proposed at the intersection of the parking aisle with the main drive aisle in front of the Wal-Mart store.

Chairman Rouse turned the meeting over to the applicant to present their petition.

Jenny Baez introduced herself from Bowman Consulting on behalf of the applicant 13450 W Sunrise Blvd, Sunrise FL. She stated they are the engineer of record working with Walmart. She said that the scope is minor work with some restriping and adding the canopies to bring this Walmart site the online pick up service to residents of Cooper City. If the board has any questions, she would be happy to answer them.

Chairman Rouse turned the meeting over to the board for questions.

Board had none.

**MOTION: TO APPROVE AS STATED THE SITE PLAN AMENDMENT# SPA 2-1-19 LOCATED AT 4700 FLAMINGO RD. MOTION MADE BY CRAIG KONHAUZER AND SECONDED BY JIM FEDERICI. THERE WERE ALL AYES ON THE ROLL CALL VOTE. MOTION WAS APPROVED.**

5. **CODE CHANGES:**

**A. Proposed Code Change – Code Section 23-90 Fences, Walls and Hedges**

Chairman Rouse turned the item over to Mr. Wood and he introduced item 5A Proposed Code Change to Section 23-90 Fences, Walls and Hedges.

Mr. Wood said that this is a code change for the fence and wall requirement between residential and commercial properties. Currently the code reads that “such wall must be constructed of concrete masonry, and its height shall be measured from the residential property side”. This code change is pretty simple as we’re just changing it from being measured from the residential property side to the highest adjacent grade.

Mr. Chockley pointed to a presentation board showing what the code reads now and what the proposed code change would look like. He stated that the existing grade is typically higher than most of the undeveloped parcels relative to what Central Broward makes them raise the grade. They have had two centers that have recently gone through and gotten approvals and what DOT and Central Broward made them bring the grade up to basically build a 7ft wall that had no privacy. When fill got added the 7ft wall on the residential side only resulted in a 4ft wall on the commercial side and you could walk right up to the wall and see right into their backyard. Basically what this code change would do is change the language that measured from the residential grade to the highest adjacent grade. For example if for some reason the commercial was still going to be low it would still be 7ft high on the residential. If the commercial has to rise then it would be based on that highest level which would create in this scenario a 7ft wall on the commercial side and a 10ft wall on the resident side ensuring that level of privacy. Two developments have had to then raise the wall after the fact and thankfully they’ve been open to it and agreed to it to help the residents but as it reads right now they wouldn’t have to.

Chairman Rouse turned the meeting over to the board for questions.

Mr. Konhauzer said that he thinks it is a great move and it protects the residents. He feels that this could have been an issue and agrees with the code change.

**MOTION: TO APPROVE FOR PROPOSED CODE CHANGES IN CHAPTER 23 SECTION 90 RELATED TO FENCES, WALLS AND HEDGES –MADE BY JIM FEDERICI AND SECONDED BY LISA DODGE. THERE WERE ALL AYES ON THE ROLL CALL VOTE. MOTION WAS APPROVED.**

6. **GROWTH MANAGEMENT DIRECTOR'S REPORT:**

Mr. Wood said they will be bringing back the Tree Preservation changes and the swale trees. Mrs. Wofford is working on getting back to you some of the additional information that you have asked for on that. We are scheduled for June 17, 2019 for that meeting.

Mr. Chockley said they have a few petitions that are at DRC but doubts that anything will be ready for the June 17 meeting. He stated that they'll have the landscape code changes and possibly another code change or two at the next meeting.

7. **BOARD MEMBER CONCERNS:**

Mr. Sands said he has been mulling these code changes over and had a brief discussion with Mr. Wood. It seems that in other cities and maybe Mrs. Dodge can shed some light, he knows they are not Pembroke Pines, Dania and whoever but it seems that years ago they were talking about a code change and a code rewrite and getting an independent company to do that and they balked at it because it was going to cost us money. Meanwhile and he's saying this on the record because he wants it on the record we gave \$100,000 years ago to the schools and we've given out a lot of money and yet he thinks that this is a place that we need an independent voice because this could be impacted by bias. You could have a particular person who likes a certain kind of trees and I am not picking on Mrs. Wofford but what is the purpose and I don't know if you could shed any light on this Commissioner Pulcini. What is the purpose of us doing this, is this a saving of money thing because he knows they had quite the debate the last time about trees and he knows its coming back. This code change was easy but he doesn't think all of them are going to be this easy.

Commissioner Pulcini said his opinion is that yes there will be bias and he thinks that there has to be bias. The way he wants to approach it is that each code will be approached differently. Some codes will have to be rewritten, some codes may just have to be tweaked and some codes may be fine the way they are. It depends on us and Cooper City. How Cooper City has changed from the time the original code was written and how Cooper City has evolved to where we are now.

Mr. Sands asked if the Commission doesn't want an independent group looking at it.

Commissioner Pulcini said he thinks that it is up to us and how we want the codes changed not someone from the outside to come and tell us some blanket codes that may work in some other city. We know what problems we have and how we want these problems addressed.

Mr. Sands said that he's speaking for himself but that he doesn't know that they are clear. He said this was easy tonight but the tree code last time there was no clarity and he knows it has to come from up there.

Commissioner Pulcini said there may be some codes where we may need some outside advise and where we may need objectivity. Each code will be handled differently and he doesn't think they need all the codes rewritten at once.

Mr. Federici said that before you were on the board here Mr. Sands they have already been going through some these codes. This is just one hiccup we had.

Mr. Sands asked if it has been smooth?

Mr. Federici said yeah this is the only one because there is a lot of problems with the trees. Lets face it you drive around this gosh darn town and this is a joke. Some places don't have trees, some places have trees, some places have palms and some places have this or that. That is why we figured as a group collectively, we could talk about it and come up with something for the council and that is where they gave it to us.

Mr. Sands asked when did you officially start the code revisions

Mr. Wood said that they basically started it last year. We have been trying to do a couple a month.

Mr. Sands asked if this was the first one since we talked about it in like early 2000's?

Mr. Wood said no they have been doing quite a few that have been going through P&Z prior to you being on the board.

Mr. Sands said he knows they talked about a major one years ago but is the first time you all really started was what the past couple of years?

Mr. Konhauzer said it has been on off for the last 8 or 9 years. He feels that it is more pro now.

Mr. Federici said you have direction from the City Council now.

Mrs. Dodge said to her knowledge Pembroke Pines did farm things out but they also have more money than Cooper City. She does believe that the direction of the Commission was that they wanted their feeling and wanted Planning and Zoning and Growth Management to find the ordinances that needed to be tweaked and look at them because the trees are a big one and that will always be a big one. That is really all they have other than some buildings wanting a sign and different things like that. We have to keep it within ourselves as the Commissioner is saying. You can't bring someone in who has no clue of what is going on to change our codes and make a blanket to make it look like everybody else. Kind of like the Charter Review that is coming up, you can't give that to an independent company and say hey fix our Charter for us. You have to do what right for our community. That is why we are here, otherwise they don't really need us either to do anything other than to look at a sign and say yay but they can just look at the codes and go on from there. She thinks that the Commission picked us on here to be their voice and they have enough respect for us to value our opinion and say ok lets do this. If the Commission doesn't like the code the Commission can always overrule the code.

Mr. Konhauzer said that he has all respect in the world to what everyone is saying but he feels that it is a little bit of both. He thinks that it has to go on both sides. He's glad that you backed off your blanket statement but nothing should be farmed out. Even though he's in the industry, he's a designer by trade, he doesn't feel comfortable barking out what trees, what sizes, what specimens, what works and what doesn't. He thinks that there is certain things that they can comment on but he doesn't know that as a board here they can come up with true answers. He doesn't think that their knowledge is of that and we have to rely on our paid arborist and sometimes outside people that have a better knowledge and newness.

Commissioner Pulcini said basically every code will be handled differently.

Ms. Vanbuskirk said this isn't directly related to board business but if any of the board members happened to know Dick Sharpe who was a former City Commissioner in Cooper City, Mr. Sharpe passed away this past weekend and for those of you who knew him he remained active in City politics and just wanted to mention it since he was a former City official and personal family friend. She has information about his funeral services if anyone wants it.

**8. ADJOURNMENT:**

The Meeting adjourned at 7:14 p.m.