



**CITY OF COOPER CITY
CITY COMMISSION**

**CODE OF ORDINANCES
WORKSHOP MINUTES
February 27, 2019 at 7:00 PM**

1. Pledge of Allegiance

Mayor Ross opened the meeting at 7:00 PM and led the assembly in the Pledge of Allegiance.

2. Roll Call

Present were Commissioners Pulcini, Meltzer, Green, Curran and Mayor Ross.

3. Public Comments (four minutes each)

Brett Rosenberg, 5200 SW 96th Ave, spoke on his concerns regarding commercial vehicles in the city. He has a commercial vehicle that he parks behind a fence to stay compliant with the code. He said that he sees many code violations regarding boats and commercial vehicles. He also asked that his property be cleaned after the Founders Day parade.

Mayor Ross advised Mr. Rosenberg that there is an App See Click Fix available to note his complaints.

Sgt. Erdelyi responded and conversed with Mr. Rosenberg about the process to make complaints and contacting the non-emergency phone number.

Commissioner Meltzer asked Chief Cates to also address the issue.

Chief Cates advised Mr. Rosenberg to call with any issues he may have.

Stan Morris, 5846 S Flamingo Road, advised he is a 25-year resident in Cooper City and moved to Cooper City due to it being well maintained. He spoke on his belief that strong code enforcement helps maintain the property values. He also thanked the Commission for their service and their courage as elected officials. He spoke on his support of strengthening the code.

Mayor Ross advised the Commission received a letter from the Interim City Manager Marie Elianor stating she is stepping down as the Interim City Manager. Mayor Ross thanked Mrs. Elianor for her time as Interim City Manager and asked that a Special Meeting be scheduled for Monday or Tuesday of next week, to further discuss appointing another interim city manager.

Commissioner Pulcini thanked Mrs. Elianor for her service and advise Tuesday is good for him. He asked if the City Clerk Kathryn Sims is willing to take the position as Interim City Manager.

Mayor Ross advised that discussion should be made at a Special meeting

City Attorney Horowitz recommended holding a Special Meeting as only a consensus could be made in a Workshop setting.

Commissioner Meltzer thanked Mrs. Elianor for her service in the last 3 months. He said he would prefer to give the 48-hour meeting requirement tomorrow morning and have a meeting Saturday.

2 Commissioners would not be able to attend a Saturday meeting.

Consensus was reached to hold a Special Meeting on Monday March 4, 2019.

Commissioner Green thanked Mrs. Elianor for her time and service and while he didn't support the process he looks forward to continuing working with Mrs. Elianor as the Finance Director.

Commissioner Curran advised clarified he was not happy with the process as well and spoke on the letter Mrs. Elianor wrote and thanked Mrs. Elianor for her time and service.

4. Staff Presentation of proposed Code of Ordinance updates
 - a. Memorandum on Status Update on Code Amendments and Request for Policy Direction

Growth Management Director Matt wood explained the memorandum and the framework for this Workshop meeting. He advised of Ordinances already brought forward and recommendations of future code changes.

Commissioner Meltzer would like to prioritize the 5 or 6 most pressing issues.

Commissioner Green spoke on the code regarding commercial vehicles being placed behind fences. He wants to look at the issue and see if

there is a better method in preventing after hour violations of this code. He spoke on strengthening the code and spoke to better enforcing the code.

Commissioner Curran asked if deputies at night can leave tickets?

Chief Cates said they can.

Commissioner Curran said he believes if tickets are written at night it could help fix the issue.

Code advised there are residents who pay daily fines because it cheaper than finding storage.

Commissioner Curran advised that a raise in fines may be needed. He also said there are many businesses that are not newly opened with signage. Signage issues and the commercial vehicle issue needs to be addressed. If there is a reason for a delay in the Magistrate process it needs to be corrected.

Mayor Ross asked Mr. Wood when was the last code direction given.

Mr. Wood said it was last year.

Mayor Ross asked why only a handful Ordinances have been brought forth to the Commission. He had previously asked for 2 Ordances to be brought forth at every meeting. He advised that he sees code issues every day and recommends code training volunteers to issue warnings.

Commissioner Pulcini advised its overwhelming to go through every code issue at the same time and recommends 2 Ordinance change issue brought forth at 1 time or a code selection process. One of the major complaints from residents is the landscaping on commercial corridors.

Commissioner Meltzer asked that each Director provide there most pressing concerns tonight they can start there. He also asked Planning and Zoning to convene and have them address and recommend code changes. He also said a cause he hears frequently is swale trees, especially palm trees. He would the issue to be treated consistently among residents.

Commissioner Green asked Mr. Wood how many codes are outdated in his opinion.

Mr. Wood said there are many outdated provisions of the code. His opinion is the whole code needs to be updated and to reconsider going out professionally.

Commissioner Green said he knew that an overhaul of the entire code would cost upwards of \$300,000 and the Commission wanted to piece by piece change the code. He said maybe the City can revisit that issue and said his issue with a volunteer code staff will not have access to the information that is already in process. The volunteers would need access to that information. He agrees with Commissioner Curran in increasing fees.

Commissioner Curran said maybe it's time to assign Mr. Wood to code and let Jason take over the Growth Management. He asked that Mr. Wood to start rewriting the codes. He believes the Growth Management needs to start rewriting the codes themselves. He also advised Code can place a sticker on a code violation so that residents will see that Code has addressed the issue. Commissioner Curran asked how long the process takes from Planning and Zoning to the Commission.

Mr. Wood said he did not bring forth codes since the election to seek new Commission recommendations and are currently ready to bring forth code changes.

Mayor Ross would rather have complaints due to action not inaction. He said that he would like to see a change in costs for violations and possibly add additional violations. He wants to see Ordinances that need change or need to be taken out worked on. He has no issue with Matt Wood working on Coe changes full time. He said he would like to hear Mr. Woods priorities to be brought forth himself.

Commissioner Pulcini said each issue needs to be addressed differently. Changing Ordinances may not be a solution to every problem, enforcement may need to be changed. Looking at every issue particularly could not necessary require an Ordinance change.

Commissioner Meltzer agrees with his colleagues that we need to prioritize important issues. Commissioner Meltzer asked Mrs. Elianor about the Storage Lot waiting list.

Mrs. Elianor advised there is a 9 month to a year waiting period with 50-60 individuals on the list.

Commissioner Meltzer believes we need to add a third storage lot. He does not agree in raising the fines but rather add a storage lot close to

their homes. Also another solution could be a blank magnet to place on vehicles. He also asked about having night time code enforcement.

Chief Cates advised that it's not a burden to road patrol to take care of issues. He also advised he is looking to add to code enforcement at little to no cost to the City.

Commissioner Meltzer also advised he would like to start pushing the See-Click-Fix app. He would also like to start an Advisory Board to look at codes.

Commissioner Green agrees with Commissioner Meltzer about having a third public storage lot. There are five acres of prime real estate in Monterra that we can develop and turn into a lot. He also believes we cannot be lenient and we need to increase the fines. If people are fine paying fines, increase the fines. He also said he appreciates code enforcement officers and all that they do and he wants to encourage the great work they are doing and provide them additional resources in doing their job.

Commissioner Curran believes we will never get another storage lot in this city. It is not a revenue producer the funds stay in the lot fund. He advised the only way to turn profits is to sell them or lease the property out. He said it cost millions to add lots.

Commissioner Curran asked Code Enforcement Officer Mark Reale the top six problems with code.

Mark Reale advised he has been with the City for 25 years. Code has changed during the years. He then listed Commercial vehicles, foreclosures, abandoned vehicles, maintenance of residential areas, signage, and roofs and tiles.

Commissioner Curran advised Mr. Wood there are the top priorities.

Mayor Ross asked Chief Cates, when was the last time storage lots were patrolled.

Chief Cates advised he wasn't sure but there have been no reported issues in the lots for a while.

Mayor Ross said that the issue of storages lots may need to be workshopped. He asked how large are the current storage lots.

Public Works Director Denise Yoezle said they close to 2 acres.

Mayor Ross would like look into numbers on additional storage lots once we have a City Manager.

Commissioner Pulcini addressed his concerns about the potential new storage lot location.

Commissioner Meltzer advised if the storage lot is going to drain the city he's not interested. He asked Mrs. Elianor for information on how much it cost to build the previous lot, revenues and how long it took to pay itself off. He agrees with Mayor Ross on waiting but would like to see information beforehand.

Commissioner Green advised when we hire a new City Manager we, should think about leasing it or selling it with stipulations so it can be taxable. He advised the items listed by Mr. Reale can be addressed first.

Commissioner Curran asked City Clerk Sims to provide within the next 3-4 weeks when the Commission had the discussion on the storage lot. He does not believe that tax dollars can be used to pay for the lot. He said the first lot was built by the City but the 2nd lot was built by the residents who paid for spaces in the 1st lot. He said Mrs. Elianor if city tax dollars can be used for something that does not generate money for the City. Commissioner Curran advised there are options of stickers or car covers to cover commercial vehicles.

Mayor Ross said Mr. Wood can use the information from the Directors to work on the most pressing codes to be changed. He also asked Chief Cates or Sgt. Erdelyi what the Commission can do to help enforce compliance.

Sgt. Erdelyi spoke on approving Lynn as a 4th code officer will help, approving the I-Works program and she would also like to work with Mr. Wood on changing Ordinances. She also suggested steeper fines and suggested use of an email address that residents can use to contact the Code officers.

Utilities Director Mike Bailey said one of the items on the agenda is revision of Chapter 4. It was brought to the city about a year ago with the previous city attorney. He would like to bring this item to the new city attorney if the Commission can reach a Consensus.

Consensus was reached to bring the Item to the new City Attorney.

Building Director Ted Fowler advised he has been in building code enforcement for 25 years. He believes one of the best tools we have is the special magistrate process. He said he believes the magistrate

process and the record keeping process through the magistrate process is key in compliance.

Mr. Wood advised as we move forward with these code changes, he will continue to ask for additional policy direction.

- b. Building Department – Chapter 6
- c. Growth Management – Chapters 6, 21, 23, and 25
- d. Public Works – Chapters 18 and 25
- e. Utilities – Chapter 4
- f. Finance –
- g. City Clerk/Administrative Services -

5. Commission Discussion

6. Public Comments (two minutes each)

Ryan Shrouder, recommends Code to issue less warnings and send more violations to the Magistrate. He also said there is currently no code on being able to park on the front grass that should be looked at. Also the fluorescent lights on Flamingo need to be addressed. He suggested using the money from the vacancies credits towards a Blitz.

City Attorney Horowitz advised Chapter 162 has specific notification requirements but there is an option to look into less warnings. He also advised the Building Department has an expedited process.

Commissioner Curran asked if the City Attorney could look into the Special Magistrate process.

City Attorney Horowitz advised fees are set by the legislature not the City Commission.

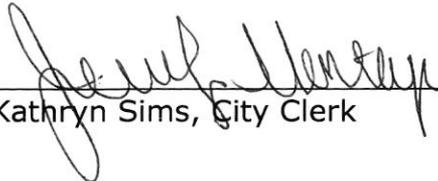
Commissioner Meltzer would like to Mr. Wood to work on the Swale Tree Ordinance as well and thanked everyone for their input and collaborate efforts to make Cooper City even more special.

7. Adjournment

The meeting adjourned at 8:48 p.m.

The minutes of the City Commission Workshop Meeting of February 27, 2019 were approved during the Regular City Commission Meeting of June 18, 2019.

Greg Ross, Mayor

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Kathryn Sims, City Clerk

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.