



PLANNING & ZONING ADVISORY BOARD

Minutes of February 29, 2024

Meeting Called to order at 7:02 P.M.

1. **ROLL CALL**

P&Z Board Members

MEMBERS	2/29/24	11/6/23	7/10/23	4/03/23	2/06/23	10/17/22	8/15/22	7/25/22	5/02/22	4/04/22
Jimmy Goulet	A	P	P	P	A	A	P	P	P	P
David Rouse	A	P	P	P	P	P	P	P	P	A
Jim Federici	P	P	P	P	P	P	P	P	P	P
Kelly Brown	P	P	A	P	P	P	P	A	P	P
Alex Weisberg	P	P	P	P	P	P	A	P	P	P
William Barkins	P	P	P	P	A	P	P	A	P	P
James Curran	P	P	P	P	P	P	P	P	P	P
Natalie Mor	P	A	A	P	P					
Robin Morganstine	P	P	P	P	P					
Michelle Stern	P	P	A	P	P					

* New appointment

STAFF PRESENT: Jason Chockley, Assistant Director of Community Development
Brian Sherman, City Attorney

2. **P&Z BOARD - MINUTES - WAIVE/APPROVE MINUTES OF 11/06/2023:**

Motion: To waive the reading of the minutes. Moved by James Curran. Seconded by Robin Morganstine. **All ayes on voice vote. Motion passed.**

Motion: To approve the minutes. Moved by Kelly Brown. Seconded by James Curran. **All ayes on voice vote. Motion passed.**

3. **PUBLIC COMMENTS:**

None

4. **NEW BUSINESS:**

A) **Hanson Homestead**

1. Rezoning # Z 1-1-24
2. Site Plan # SP 9-2-23

B) **Hanson Park**

1. Rezoning # Z 9-1-23
2. Rezoning Flex # Z 9-2-23
3. Site Plan # SP 9-2-23
4. Plat # 9-1-23

Vice Chair Weisberg turned the items 4A-B over to Mr. Chockley.

Mr. Chockley introduced the items as essentially one project with a few different components. He explained the first element of the master project is referred to as the **Hanson Homestead** for which a rezoning and site plan petition are requested. The **Hanson Homestead** is the original Hanson house and is being preserved. The second element of the master project is called **Hanson Park**. **Hanson Park** is

the new thirty-eight unit subdivision, which has two different rezoning requests - one for the actual land zoning and one for the flex units; a site plan; and a plat.

Mr. Chockley provided a general overview of the **Hanson Homestead** site plan and rezoning, followed by a general overview of the **Hanson Park** project. He stated that the developer has one presentation for everything as a whole, and that the board would be asked to vote individually on the items.

Jason Chockley:

The **Hanson Homestead** is items 4A-1 and 4A-2. It is located on the southeast corner of Griffin Road and Southwest 106th Avenue, Cooper City, Florida. The requested rezoning is proposed from A1 Broward County to R1-D Cooper City. The proposed subject site will be 0.43 acres in size and presently has one single family home which is the oldest house in Cooper City. The new site will be buffered in the form of landscaping, retaining walls and fencing from the new proposed Hanson project which will be on its east, south, and west. Access to the site is provided from an existing driveway along Griffin Road, which is right in and right out. No additional traffic will be generated. Nothing new is being proposed on the site. The site plans engineering and landscape plans have been reviewed by DRC for conformance with the zoning district regulations and found compatible. DRC recommends approval of the site plan and plat petition subject to the following, which is typically the engineering, Central Broward Water Control District, typical permits, et cetera. The Preservation Board met on this item on 2/22 and had a unanimous recommendation of approval. Recommendations from both the Preservation Board and P & Z Board will be forwarded to City Commission.

The Hanson Park project, items 4B-1 through 4B-4 for rezoning requests; site plan and plat petitions:

The project is also located at the southeast corner of Griffin Road and 106th Avenue. The proposed rezoning is from A1 Broward County to R1-D, which is a 6,000 square foot lot minimum. It is 19.23 acres in size gross, from their supplied Broward County acreage determination letter. The proposed plat is at 14.03 acres. The parcel is made up of two tracts of land, the Hanson parcel and the FDOT lake, which was purchased by FDOT from the Hanson family. The property is bound on the north by Griffin Road, on the east by an office park and single family homes, to the south by single family homes, and to the west by both an office park and single family estate homes in the Town of Davie. The underlying land use permits one unit per acre by right and the applicant is requesting additional nineteen flex units be applied. Cooper City's comp plan allows the utilization of flex units to be applied through a rezoning without the need for a land use plan amendment.

Cooper City currently has 260 units available. The project will be a private gated community with a total of thirty-eight lots that are from 8,700 square feet to 10,370 square feet. One- and two-story homes ranging from three to six bedrooms with models from 2,312 square feet to 4,720 square feet are being proposed. Access to the site is provided from a right in and right out along Griffin Road. There will be a gated emergency access only entrance off Southwest 106th Avenue into the southern end of the community at the cul-de-sac. Landscape berms are being proposed along Griffin Road and Southwest 106th Avenue to ensure buffering and privacy for the new homes. The proposed lake and current FDOT lake will serve as a buffer between this community and the Pine Lake subdivision to the east. The developer has restricted lots eighteen and nineteen, which are at the southernmost point of the community to ensure the privacy of the Cooper's Grove community to the south. There are no recreational lands being proposed with this development, therefore the developer will have to pay into

the City's park dedication. The appraisal and fee calculations are currently underway, but will be completed by the time the items go to City Commission. CC Homes has provided letters of support from residents of both Pine Lake and the Cooper's Grove communities. The project is considered to be compatible with the surrounding neighborhoods as they are similar in density and lot sizes. There is no perceived negative impact on the quality of life or property values of these surrounding areas. The project is considered to be in compliance with the City's comp plan with respect to the proposed density and the City's future land use map. A full traffic report was completed with this petition which was reviewed and accepted by the City's consultant. The project is expected to generate 414 vehicle trips per day per the engineer's calculations. A SCAD letter, which is a School Capacity Availability Determination, was supplied by Broward County School Board and the project is expected to generate a total of eighteen students: eight elementary, four middle, and six high. DRC recommends approval of these petitions. We do not have any outstanding comments. The Preservation Board met on this item on 2/22 resulting in a unanimous recommendation for approval. Recommendations from both the Preservation Board and P & Z will be forwarded to City Commission for final action.

Vice Chair Weisberg recognized the petitioner to provide their presentation.

Mr. Mele introduced himself as Dennis Mele of 200 East Broward Boulevard, Fort Lauderdale on behalf of the applicant.

Dennis Mele presented 4 slides describing and pointing to the location of the property at the southeast corner of 106th Avenue and Griffin Road. The following is a transcription of the presentation with inaudible or semi-audible portions clarified to the best ability of City staff:

You can see right along Griffin Road you see two little rectangles. The one on the right is not the house. It was an old outbuilding that's been removed, but the one on the left that you can see that is the oldest house in Cooper City, originally built in 1922 after the hurricane of 1924. It was rebuilt in 1928. I had a chance to tour it. I know some of the folks here from City Hall have done so as well. It's pretty neat. When it was first built, there was no electricity. Their water was from a cistern on the roof because there was no municipal water in 1922. So the house will stay and the reason that you see a separate zoning petition and platting and all that for it, or site planning for it is to make sure that it's legal and it can stay and it complies with code. And then the rest of what we're doing is the balance of the property. Mr. Chockley mentioned the FDOT Lake. You see that as a little cut out there on the right. When DOT was expanding Griffin Road, they needed to find places for drainage because when you put in more asphalt, you need more drainage. And so they acquired sites along the route of Griffin Road and this was one of them, and so that will stay. This is your land use map. You can see our property there at the corner 106th and Griffin. What's interesting to note is next to us in red, that's commercial. And what's in that bright yellow, that's three units per acre. Our closest residential neighbors are three units per acre. We're proposing to be just slightly under two units per acre. Mr. Chockley mentioned the lot sizes, so we looked at that too. What it really comes down to is what the lots are like. For example, the minimum lot size at Cooper Grove is 8,249 square feet. The minimum lot size at Pine Lake is 9,000 square feet. And our minimum lot size is 8,700. So it's right in between the two. Now you might ask why the lot sizes are kind of the same when we're two units an acre and they're three units an acre. One of the main reasons is the increased drainage requirements. The increased drainage regulations that are in effect that weren't in effect 20 years ago. In other words, we have to do more drainage now than they used to in the past. This is the zoning map. And so again, you see we're A1. You see the commercial along Griffin Road and then

you see the other residential neighborhoods next to us. In the site plan, the first thing to notice is right along Griffin Road where you see the color has not been superimposed over the aerial photo, that's the Hanson Homestead that will remain. You can't see the house as well because there's a lot of landscaping around it, but that's the house that will remain. And then you see our driveway is off of Griffin Road. That was done on purpose to keep traffic off of 106th Avenue. We know that traffic on 106th Avenue is a very sensitive issue. And then as Mr. Chockley mentioned, at the southwest corner of the property, there will be a gated access there for police, fire and EMS so that if for some reason they can't come in off Griffin, they can come in off 106th, but there will be no regular traffic coming in or out on 106th, only police, fire and EMS. You see our lot layouts. You see the FDOT Lake is still there and then we're adding a new lake south of it. This is basically our site plan. Jimmy Wright from CC Homes is sitting over here near me in the first row He did a good job, as he always does, of meeting with the neighbors and showing people what we're doing and getting input, and so this is just a map showing folks that wrote support letters. It doesn't mean that the people that aren't outlined in yellow don't like it, it just means they didn't write support letters. That's all. If there's any public comment, I'd like the opportunity to respond as appropriate. Thank you very much.

Vice Chair Weisberg turned the meeting over to the Board for questions to the petitioner.

Ms. Brown asked for clarification of the Land Use Map as presented and for an explanation of what the various colors on it represent i.e. sherbet orange, bright yellow, and pale yellow as in units per acre, particularly with respect to the newer developments down 106th.

Mr. Mele explained that the orange colored areas represent one unit per acre, the bright yellow color is representative of three units per acre and the pale yellow color represents two units per acre. He further clarified that, on the land use map when the City allocates flex units, it doesn't change the density shown on the Land Use map. He then stated the following, "So what I'd like to do if I can is go to the Zoning Map because then that's reflective of what was actually done. Because flex units don't get added to the land use map, but they do to a zoning map. That's why as part of our rezoning application, we have the flex units."

Mr. Chockley explained that Broward County allows you to up to double density without amending the land use map, and that for any more than that, a Land Use Map amendment would be completed prior to a rezoning.

Ms. Brown asked if the petitioner is proposing more or less (density) than what is what has been requested in similar developments or similar land use petitions such as Kingfisher other developments on 106th.

Mr. Mele pointed to an area in the United Ranches area of Davie which is zoned R1-B and zoned for 1-unit per acre on the Land Use Map, but is actually two units per acre on the Zoning Map as flex units were allocated to it. He added that further south on 106th there are multiple examples, such as Marin Ranches, Kingfisher and Ranchette Isles where the developments have allocated flex units and are two units per.

Ms. Brown stated that she was seeking clarification that this petition is consistent with the other newer developments.

Mr. Mele confirmed the consistency and added that the one difference is, that all the other developments have driveways on 106th, where this one is on the corner of Griffin and 106th and can place driveways on Griffin. Therefore, while the density is consistent, it would not have the same traffic impact on 106th as the others.

Ms. Brown asked for and received copies of the letters of support that were contained in the backup material. She then asked if any of the 2-story homes would back up to the backside of the single-story homes in Pine Lake.

Mr. Wright introduced himself as Jimmy Wright CC Holmes, 2020 Salzado Street and explained that, as result of meetings with neighbors, and as a condition of some of the support letters, the two southernmost lots in the cul-de-sac are restricted to one-story homes.

He further stated, "That's a condition that was added to the site plan. So it's not just us saying we're going to do it actually appears on the site plan that those two homes are one-story homes. And what that does is you have your first house kind of on the end, they're facing each other and while you have windows, you could see out that house, there's some landscaping there. The second house, which would be a two-story house, if you were looking out those windows, instead of looking down across the canal into someone's backyard, you'll have the roof line of the first house impeding that view. So we did some line of sight diagrams that we shared with the neighbors as part of this, and that really was what resulted in the restriction and in some of the letters of support that we got."

Ms. Brown then asked staff if there were any variances with regard to impervious coverage, as flooding may be a future concern.

Mr. Chockley said no.

Ms. Brown asked for confirmation that nothing additional was being asked for in terms of impervious coverage.

Mr. Chockley confirmed that there was not and added that he didn't believe there were any requirements from Central Broward Water Control District for any of the drainage. He explained that they were going through the Central Broward's Board at the same time, and that those reviews must be completed before they could be scheduled for Commission. He added that he did not believe that their petition with them included variances.

Mr. Mele said you remember on some of the previous subdivisions on 106th there were variances for lot coverage and that sort of thing. We're not doing any of that. We're complying with the code 100%.

Ms. Brown said thank you.

James Curran stated that the development seems to mirror the two that are sitting on Pine Lake. He asked if there would be a wall around the development, or if the subdivisions blend into one. He stated that it would not be optimal to back up to a wall in your backyard in this area.

Mr. Wright explained there's no wall in that area. He stated that they're widening the canal that sits on the south side and continued to explain as follows: "We're widening the canal and we have to bring all of those slopes up to the current criteria and the maintenance area for if they ever needed to come clean an obstruction out of the canal. That maintenance slope, all that comes up to criteria. We're not proposing a wall along the south side. We have some landscaping there along where the homes are, but the folks that live in Cooper's Grove on the south will be able to see that lake on our property. The folks who are in Pine Lake will have a view. We're not putting in a wall between our lake and the folks that are in Pine Lake. Then if you keep going north, you've got the DOT's Lake. We're not changing that. And then you have our entrance. So when you see that lot there, that is if you drove into the entrance and you come through the gates the first lot on the left. So we have a wall on the east side of that lot and we have a wall there because there's a shopping center there and we're required to have the wall between the residential and the commercial."

Mr. Mele agreed.

Mr. Wright stated the following: That's where it starts. You start, if you keep going around, the wall is along Griffin behind those three houses that back up the Griffin. So you won't have folks with the backyard looking onto Griffin Road. And then that's the end of the wall. So now along 106th we have a berm and landscaping and a fence, but no, not a precast wall along 106th. It's landscaping and a fence."

[Inaudible discussion]

Mr. Federici stated that every development on Griffin Road had a wall from basically 118th Avenue at Flamingo going to Timberlake. He asked if their Griffin road wall would be located east of that the entranceway, or if it would go to all the way to the **Hanson House**.

Jason Chockley explained it would be on the west side of the drive aisle.

Mr. Wright pointed to the slide and stated the following: "Yes, along Griffin. Behind those three lots and that's where it ends. We don't have a wall obviously in front of the Hanson homestead. That's the front of their house. And then when you get back to the other side of the Hanson homestead, we don't have a wall there, right? Okay. So when we get to the other side of the Hanson homestead there, because we don't have a home that backs up to it, and that little green area, the light green area is a dry retention area, that's a storm water management area. So we have a berm along Griffin road, a fence, the landscaping, and then it goes down into that open space. We do not have a wall along that segment. But where we have homes with backyards that back up to Griffin Road, we have the wall there for privacy. That's not a requirement. That's not a code requirement. We added that. The code requirement is the portion of the wall between the commercial shopping center and the residential."

Mr. Mele said we noticed that all along Griffin Road, there are walls behind the houses. So we said we're going to do the same thing.

Mr. Federici asked how high the wall would be.

Mr. Wright said it starts with a berm, the wall would sit on top of a berm. The berm requirement is thirty-six. So there's the berm itself from the sidewalk when you're standing on Griffin, the berm is three

foot and then the wall is seven on top of that. So if you're standing on that sidewalk, the top of the wall is ten feet over your head.

Mr. Federici then asked how they planned to address how an unmanned gate would cause stacking on Griffin Road.

Mr. Chockley said there is roughly 110 feet of double lane, one resident, one visitor, after that 110 feet, the double lane queues down to one for approximately forty feet.

Mr. Wright explained that they would likely add and would not object to their being a recommendation with a condition to add a magnetic loop, much like the old traffic loops, in the pavement before the sidewalk on Griffin Road, which would automatically open the gates in specified circumstances for a defined period to relieve a potential backup in the right-of-way.

Mr. Federici asked if anyone would be living in the Hanson home.

Mr. Hanson introduced himself as Bill Hanson. He said we own the property and the farmhouse and have since 1947. We found the house is historic and it's got good bones. We're working to preserve it, very hard at that. What its end use is, we don't know yet. We're not positioned to keep the house, our goal is to get it into good hands and so we've spent a fair amount of effort to accomplish that goal. There are different things that we've heard. It could be a museum, it could be a not-for-profit that would own it. It could also be a homeowner that comes on in and makes the necessary final repairs to meet their needs for renovation. There are a couple different options that we're looking at. The home ownership is probably the likely one at the end of the day, but again, we're looking at different choices.

Mr. Federici said it's really a neat house. I mean I drive by that, I don't know how many times. A question for Jason, and this has been brought up from where I live, is people are concerned about schools, all right? For instance, Embassy Creek in Embassy Lakes is kind of like at its maximum capacity. That's got nothing to do with the City. The school board takes care of that.

Mr. Chockley said correct. So they submitted in for an analysis request from the school board. That is the SCAD letter. The SCAD letter came back. I had stated the numbers in the staff report, but I have it handy here. So it was anticipated of eighteen total students: eight elementary, four middle and six high. Where they may have boundary alterations, obviously the middle school and high school, we know exactly where they're going to go because we only have one middle school and one high school. The elementary, ultimately that's up to the school board on where those eight may go. Right now, I think that area is drawn for Embassy, but the school board looks at their capacity lines almost annually. So will that line be redrawn? Possibly. They're probably going to wait to see what the real world effects are because again, this is just a projection.

Dr. Barkins asked how they decide on eighteen students. He asked if you have thirty-eight homes, who they were selling to.

Mr. Mele said the school board has a formula. Everywhere I go people say, "Well it's not enough. Maybe in Hallandale they will get that many." But I go to Parkland and they say, "Well we're going to

have more than that. Come to Cooper City, we're going to have more than that." We are required to use the school board's numbers. They're the ones who do them, not us.

Mr. Chockley said that projection came from the school board, not from the applicants.

Mr. Wright said right.

Dr. Barkins asked how you would go west on Griffin from the entrance.

Mr. Mele said you have to go east to make a U-turn.

[Inaudible discussion followed]

Mr. Wright said the Town of Davie was notified. The requirements of a flex unit application when you're adjacent to another municipality is that the other city is notified and they have the ability to object to that. In this case, they reviewed it; they did not object. They called, they asked some questions. They liked what they saw or they would be here objecting. Town of Davie did review this, but it's not their road either. It is the state's road.

Mr. Mele agreed. He said because we are doing flex units and we're adjacent to another town, that case being Davie, Davie had the right to object. They had the right to tell the county to make us do an extra study and they said they were fine with it as is.

Vice Chair Weisberg asked staff if we were to impose the condition that Mr. Wright talked about, as he said, adding a loop in the pavement before the sidewalk at Griffin Road, which item on the agenda would that affect.

Mr. Chockley said the site plan.

Vice Chair Weisberg asked if he meant the site plan for Hanson Park.

Mr. Chockley said yes.

Vice Chair Weisberg asked for any other questions from the Board.

A Board member asked if there was there any pushback from the design perspective on the entrance of really having a left turn into the neighborhood. She asked if that was an option.

Mr. Mele said DOT would not give you a left turn from Griffin because it would be too close to the intersection of 106th. You can see there's a left turn lane for westbound Griffin to southbound 106th. If we put in a left turn coming into our site, it would interfere with that movement and so they would not give it to us. It's too close to 106th.

A Board member asked where the gate for emergency vehicles on 106th was located.

Mr. Mele said it is on the south end of the side pond, south of the lots, at that green area. They would come in right there. Right off of 106th, there'll be a gate they can come in where they can access the cul-de-sac from the south and go north on the roadway.

A Board member asked if they have a clicker for the entrance which is exclusive to them that nobody else can use.

Mr. Mele said that is correct.

Mr. Chockley said I think that's going to be Knox box.

Mr. Mele said a Knox box is the equivalent of a clicker.

Vice Chair Weisberg said A1, which is the rezoning for the Hansen Homestead and B1 and two, the rezoning and the rezoning flex for the Hanson Parks are designated as public hearing.

Vice Chair Weisberg opened the public hearing at 7:39 PM.

Ms. Ferrara introduced herself as Linda Ferrara of 10545 Grove Lane, Cooper City, Florida in Cooper's Grove. I want to thank Mr. Wright for all the time and effort he put forward to be very patient with the number of the residents in our area and explaining everything, accommodating our request for a single story at our ends because literally my house is directly across from the lift station. So the one question we did have was on the lift station, which Mr. Wright addressed and I appreciate that. We did have a number of letters signed by residents who were along the canal side and everybody's questions were met. We all appreciated the time and effort he took to come out and meet with us, so we'd just like to move on with this project. We knew it was in the works when we moved here over thirty years ago. It was nice to have a tree farm across from us, but we knew eventually this was going to happen. In reference to how it's determined how many kids an area generates, it's called the interlocal agreement, which is comprised of the city, the county and Broward schools. They develop a formula. We had that formula changed because based on Monterra coming on, we would've had no children coming out of the apartments at that time. So there was a whole big change on that. So there is a formula, but it's agreed upon by the city, the county, and Broward schools, not just an arbitrary number. Thank you very much.

Ms. Lavi introduced herself as Rebecca Lavi. I live right off 106th near the Ted Ferone Park. First I'm just going to speak for my heart and then I will talk some logistics. If you look at 106th from even just eight years ago and 106th. Today, it is completely unrecognizable. What used to be a relatively quiet road filled with green trees, farms, horses, etc., It is now filled with speeding cars and concrete. I used to walk along 106th with my kids looking at the horses, observing the farms, the trees. Now to be honest, I'm scared just to walk to Temple because of the traffic. How did this happen and why would we consider letting it continue to happen? The tree farm on the corner of 106th and Griffin is one of the only green spaces left along 106th. Please don't turn this to concrete too. Now let's talk logistics. You expect 414 additional car trips per day, which is what I heard today. I understand that the property plan has the only entrance/exit on Griffin. However, with an only right in the homeowners traveling from South are still going to be driving up 106th to get to Griffin. They are not going to be going to Griffin and then waiting in line for a U-turn when they're traveling from South. They're going to go from Stirling, get up 106th, go up to Griffin and there adds the traffic to 106th. So more cars added to 106th

once again. There is no denying that. Number two. The property is zoned for Embassy Creek Elementary. So to make that clear, it is 100% zoned for Embassy Creek Elementary. I looked up the zoning maps from Broward County schools. Every single person living in not just Cooper City, but Broward County, knows that Embassy Creek Elementary is full. In fact, it is over capacity. I actually called Broward County schools a few months back with some questions about school capacities and without me even mentioning where I lived, the person on the line asked me if I was talking about Embassy Creek Elementary. So that's how bad the problem is. Everyone in Broward County knows. Now we're going to build more homes zoned for this school and with even double the allotted and who will suffer? The children. When I spoke to Broward County schools, they cannot just say, "Okay, this new development is going to go to Griffin or go somewhere else." That's not how it works. Whatever it is zoned for is where they will go, which means these students will add to Embassy Creek Elementary and down the road they can possibly rezone. And it wouldn't just be a rezoning of that community, it would be a rezoning of that area, which includes our current residents who go to Embassy Creek Elementary. This means students who live in that area right now and go to Embassy Creek, let's say they do rezone it in the future, will then be pulled to a neighboring school, which is not guaranteed to be Griffin. It can be any neighboring school. So it can be Griffin, it could be Silver Ridge because that's to the north of Griffin, which is going to be quite disappointing for Cooper City residents to bind Cooper City and then get pulled from Embassy Creek and be sent to a Davie school. So I do just want to make that clear that these students will be going to Embassy Creek Elementary as that is where the current zoning is. I understand that letter from Broward County schools and I want to clarify a few things on that letter. The letter essentially states that they support the home development because there is space in Broward County schools. Because there is space in Broward County schools. There's just not space in the school the property is actually zoned for. And you can see these numbers on that letter. It states on the letter that Embassy Creek Elementary has a level of service capacity of 776 students, and a gross capacity, which means literally how much physical space they have including temporary spaces, of 1087 students. Then it says that the benchmark enrollment on that letter, which is the actual number of students enrolled at Embassy Creek Elementary, is 1223, which means that there are 136 students already over gross capacity and 447 students over the level of service capacity. And so we want to allow more and then even double of that. And we say, every time a new community is built, we say, "Okay, it's only going to be twenty students, it's only going to be twenty students. It won't make a difference." First of all, every student makes a difference. And second of all, we let twenty last year, we let twenty the year before, we let twenty this year, we let twenty next year and the year after, and it adds up. Additionally, I understand there is a formula, I get it, I'm a math teacher, I get formulas, but that's not reality. There won't be eighteen students for thirty-eight homes. I'm sorry. People move to Cooper City so that they can send their kids to Cooper City schools. That's less than one child per house. That is not reality. Our children deserve better. They deserve to learn in schools that are not overcrowded. They deserve safe streets to walk in. They deserve to look at some green in their neighborhood and not just more and more concrete. Next week we celebrate Founders day. Let's remember the foundation, the roots of Cooper City, the small feel, our tree logo, and let's keep these last bits of green space here in honor of that. Thank you.

Mr. Guidry introduced himself as Randy Guidry of 10391 Southwest 49th Place, Cooper City, Florida. He asked what a flex unit is.

Mr. Chockley said Broward County allows cities at their discretion to increase density from proposed projects. It is a limited pool and that pool is granted based off of population demographics. It's a whole

formula. But those numbers are in existence for the City Commission to award to petitioners if they so choose. Once they are out, they are out. So Commission does weigh carefully how and when those numbers are applied because it's not an infinite pool. As I had stated, our pool is currently 260. It's a handful each year that get awarded out, if any, because we do go numerous years without any being allocated.

Mr. Mele introduced himself as Dennis Mele of 200 East Broward Boulevard, Ft. Lauderdale, Florida on behalf the applicant. He said he wanted to discuss a couple of items. So the U-turn that we talked about earlier on Griffin Road would only be necessary when you were heading east on Griffin and you wanted to go west. You don't have to come up a 106th to make a U-turn. You can just come straight down Griffin Road as if you got off I-75 and turn right right into the property. I'm not saying no one will go on a 106th because I'm sure people will, but you don't have to go on 106th to access this property. The U-turn is if you're leaving and you want to go west on Griffin, that's the only U-turn. On the school report, it's in your backup for items 4B-3 and 4B-4. The comment that was made regarding Embassy Creek is correct, but you also should look at the rest of the report. The way the school board does these reports, they look at the enrollment this year and they projected five years into the future. Most schools in Broward County are declining in enrollment over the five-year term. That is true here as well. For Embassy Creek, for Griffin Elementary, for Pioneer Middle and for Cooper City High, you will see the numbers declining over the five-year period. The second thing that's important here, and Ms. Ferrara referred to it, there's an interlocal agreement between the county, the school board, and I think every city in the county. Maybe Lazy Lake didn't sign up, but I think everybody else did. And everyone agreed to abide by these school board numbers. And it's not only these numbers, it's the impact fees they collect and the school concurrency reviews they do, they're all pursuant to that interlocal agreement and we are following the requirements of that agreement. I think those were the comments we heard. If you have any questions for me, I'd be happy to answer. Thank you very much.

Vice Chair Weisberg closed the public hearing at 7:47 PM.

Vice Chair Weisberg asked for any additional questions the Board might have.

There were none.

MOTION: TO APPROVE HANSON HOMESTEAD REZONING # Z 1-1-24 MADE BY JAMES CURRAN AND SECONDED BY NATALIE MOR. THERE WERE ALL AYES ON THE ROLL CALL VOTE. MOTION WAS APPROVED.

MOTION: TO APPROVE HANSON HOMESTEAD SITE PLAN # SP 9-2-23 MADE BY MICHELLE STERN AND SECONDED BY JAMES CURRAN. THERE WERE ALL AYES ON THE ROLL CALL VOTE. MOTION WAS APPROVED.

MOTION: TO APPROVE HANSON PARK REZONING # Z 9-1-23 MADE BY NATALIE MOR AND SECONDED BY WILLIAM BARKINS. THERE WERE ALL AYES ON THE ROLL CALL VOTE. MOTION WAS APPROVED.

MOTION: TO APPROVE HANSON PARK FLEX REZONING # Z 9-2-23 MADE BY JAMES CURRAN AND SECONDED BY MICHELLE STERN. THERE WERE ALL AYES ON THE ROLL CALL VOTE. MOTION WAS APPROVED.

MOTION: TO APPROVE HANSON PARK SITE PLAN # SP 9-1-23 WITH INSTALLATION OF MAGNETIC GATE MADE BY KELLY BROWN AND SECONDED BY NATALIE MOR. THERE WERE ALL AYES ON THE ROLL CALL VOTE. MOTION WAS APPROVED.

MOTION: TO APPROVE HANSON PARK PLAT # 9-1-23 MADE BY WILLIAM BARKINS AND SECONDED BY KELLY BROWN. THERE WERE ALL AYES ON THE ROLL CALL VOTE. MOTION WAS APPROVED.

5. COMMUNITY DEVELOPMENT REPORT:

Vice Chair Weisburg turned it over to Mr. Chockley to inform what petitions they have upcoming.

Mr. Chockley said we will have quite a bit coming up in the upcoming months. Wendy's is finishing their admin review for a facelift at Cooper City Commons. That's not required to go before the Board, but at the next meeting I can bring you some renderings to show you what they are proposing. We just got in a new site plan for Taco Bell at Cooper City Commons. It is the last outparcel. It'll be directly south of the Wendy's. They were coming in for that site plan and assigned package. They went to their first DRC a week and a half ago. They haven't resubmitted for their second DRC and then it'll be before P & Z, no variances or conditional uses, so no advertisement is required. That will be before you probably within the next two months I would guess. Monterra commercial for the vacant parcel, just south of Bright Star actually submitted yesterday for a mixed-use retail restaurant with self-storage, a four-story building. It just came in yesterday. That does have a conditional use rezoning and a slew of other petitions. Again, they haven't even gone to their first DRC meeting so that we'll take a couple months to work through the staff level reviews. But that is now in process. The infamous Embassy Lakes grocery store came in last week with their interior build-out plans, which is kind of an as-built. Everything inside is pretty much per that plan built now, So they're finishing up their review on that one and I think anticipating to open late spring.

Vice Chair Weisberg asked where the Taco Bell was going.

Mr. Chockley said just to the south of the Wendy's at Cooper City Commons at Pine Island and Sheridan, just to the north of where the power lines intersect that grid. That's the last vacant outparcel in that center.

6. BOARD MEMBER CONCERNS:

Vice Chair Weisburg turned it over to the Board for any concerns they might have.

Mr. Federici asked why we had a Thursday night meeting. He asked why couldn't we do it on a Monday and push it up another week.

Mr. Chockley said one of the days was this coming Monday that we did offer that to the Board. The Board did have that option to select that day. This item did have to go before the Preservation Board as well. All items passed that have gone before the Preservation Board. It has always been P&Z's request to have the Preservation Board meet first. This was kind of an anomaly that they had to go to the Preservation Board because it wasn't in their neighborhood. For the most part, P&Z wants the Board for that neighborhood to hear and make a recommendation before the P&Z Board makes a recommendation on somebody else's neighborhood. So we followed that same protocol. They met before this Board did. They just met last Thursday due to the President's Day holiday. When we sent out the poll for future dates for this Board, one of the dates was next Monday. At the time the applicant was trying to make a county deadline for a letter of no objection. This date did have a quorum available.

Jim Federici said so there was good reason for it.

Mr. Chockley said yes, there were reasons for that.

Jim Federici said I'm looking at the Board that on my calendar I always keep a Monday open.

Mr. Chockley said yes, that calendar of holidays has an asterisk, subject to change.

Jim Federici said the young lady that was talking about keeping green space. I think this Board is very cognizant of that. I think we're very fair. I've been in the area for thirty-five years. I go up that 106th all the time and it's a tough one. And unfortunately part of 106th is in Davie. Now if somebody says I like my green space, well then somebody ought to buy the land and make it green space. But a person that owns property has a right to give it a shot and try. I'm a land guy and I told you that before. I own acreage and up in North Florida. It's magnificent and beautiful. The thing with Cooper City schools, and we always have to remember, they're not Cooper City schools. They are Broward County schools. We were very fortunate through the years, and from hard work from our elected officials, that we are the way we are at Cooper City. That's one thing I had to say. I would love this land to always be vacant, but it's not reality. Embassy Lakes at one time was a farm.

Vice Chair Weisberg said yes.

Dr. Barkins said a horse farm.

Jim Federici said I don't think Rock Creek wanted Embassy Lakes. It's like a domino effect.

[Inaudible discussion followed]

Jim Federici said we just got to do the best we can. I'll tell you something else. I heard rumors that somebody wanted to put townhouses there and I'm going, "Holy smokes, townhouses?" So think about it. You got two acres. He asked if it was two parcels.

Mr. Chockley said two units an acre.

Mr. Curran said the formula the school board is used. I worked at Cooper City High School and I've been there forty years. It may show over capacity, but after August, September, October, when you start

looking at numbers, school choice is banging the high school. I don't know what it's doing in the middle schools, but now these kids are going to private school if they're not getting their needs met. And that's all the way through from elementary through. The big push is school choice. The superintendent, the teacher's union and everybody else is in for a fight to keep their kids versus sending the \$7,500 with the child to any school of their choice. So when he says choice, he means choice. I'm promising you the numbers that are reflected right now are not the true. They're the showing true right now. But as May and June come along, the numbers are going to keep going down. There's always room for one more. Not just in Cooper City, I'm talking about everywhere.

Mr. Federici said they're not all Cooper City children. You have children coming from other places.

Mr. Curran said yes, 100% school choice. We probably have about 200 re-assignments a year.

Ms. Morganstine said I will say though that there is an issue with Embassy Creek Elementary. My kids both go there and it seems like every month there's another kid in their class. Now my older one is in fourth and there's I think twenty-two or twenty-four kids in her class. I don't think that's right with one teacher. And my little one started with eighteen kids. She is in the gifted class and now there's twenty. One teacher last year they had a helper because there was a kid that had special needs. That was great to have a second adult in the class. But that's definitely a factor that's being considered. Something needs to happen with that.

Vice Chair Weisberg said they own that lot. The school board owns that four acres right there. They could build another three-story building right there. I mean they could. They own that land. They could do a turnabout in there. They could have done a lot of things with that property. And it's just sitting there.

Ms. Morganstine asked what steps could get taken and who to reach out to.

Mr. Chockley said the school board members as soon as their election start. I think at large or two or three of them are running right now.

Ms. Brown asked if Griffin Elementary is much closer than Embassy Creek.

Ms. Morganstine said it doesn't have to do with distance though.

Vice Chair Weisberg said I think that's going to be changed.

Ms. Lavi asked to speak at the discretion of the chair.

Vice Chair Weisberg said yes and asked her to come to the podium.

Ms. Lavi introduced herself again as Rebecca Lavi. She said Broward County Schools will not build another building because they currently have schools that have space. So the way they see it is that there is empty seats in Broward County, and so they're not going to build more buildings until all of those seats are taken. Now, yes, there's no seats in Cooper City, but there are seats in Broward County so they won't build anything until that happens. They can possibly rezone. Griffin is technically closer, I live

right there. I am closer to Griffin than I am to Embassy Creek, but I'm zoned for Embassy Creek. However, if they look at a rezoning, like I said before, it's not just going to be a new community. They can't just say, "Oh, you want to build the house, you're going to go there." They have to redo the entire lines, which likely means that my entire strip from Griffin to Stirling, from 106th to 100th, would all get rezoned, maybe to Griffin, maybe to anywhere else that has space. It doesn't necessarily mean it be Griffin just because they have space.

Mr. Curran said the last time they had talk of that was probably seven or eight years ago. They talked about moving some of the kids out of Cooper City. There was twenty-seven lawyers from Cooper City that hit the school board and stopped it in its tracks. I promise you now, if they talked about moving Cooper City children out of Cooper City schools, there'd be thirty-five lawyers there. I just don't think it's going to go quietly.

Ms. Morganstine asked if they had said that every year is open for rezoning the schools.

Mr. Chockley said the school board can change their lines. That has nothing to do with cities.

Ms. Lavi said, when I spoke with them, they said that it's on their radar to look at the lines for Embassy Creek. That doesn't necessarily mean my area, but they said that Embassy Creek Elementary is on the top of their list of an issue that they're working to resolve. But they can't redo the lines just because the community is being built. They have to let the community be built. They have to let the students attend the school, therefore increasing the capacity. And I know students obviously do drop off as the year progresses and from year to year, but that paper has the actual enrollment. That is the actual enrollment of the school, which was several hundred over the max capacity. But they said those students have to first go there, to Embassy Creek, then they will reevaluate and then possibly redraw lines.

Mr. Federici said that's the shame of it, because if you're thinking that you got your children in a school, a development gets built, you'd almost think common sense let that new development go to the other school.

Mr. Curran said you would think it trumps the old one.

Vice Chair Weisberg said it trumps her neighborhood.

Mr. Federici said that's what I'm saying. I mean, listen, I have several children myself, and I wouldn't want to bounce them around. I mean, that's part of why we all live here. But you have to get strong with the school board for sure. Just one person's not going to make a difference. That's sad because we're bouncing children around. And also, from what I understand, that charter schools have been hurting schools. That's why you have problems with under enrollment in certain areas.

Mr. Curran said they're closing five schools.

Mr. Federici said so far. He wants to close more.

[Inaudible discussion]

7. **ADJOURNMENT:**

Meeting adjourned at 8:04 PM.