



**CITY OF COOPER CITY**  
**CITY COMMISSION REGULAR MEETING**  
Tuesday, June 14, 2022 at 6:30 PM  
City Hall Auditorium | 9090 SW 50th Place

## AGENDA

### PLEDGE OF ALLEGIANCE

### ROLL CALL

### CHANGES TO AGENDA/EMERGENCY MATTERS

### PROCLAMATIONS/PRESENTATIONS

1. Broward County Property Appraiser Property Value Presentation - **Marty Kiar**

### PUBLIC SPEAKING

**Open Public Meeting** - Any individual may speak for a time period of up to four (4) minutes' duration regarding any matters which are pertinent to the City. Each Commission member shall have up to three (3) minutes to answer questions and concerns submitted to them by such individuals or may defer to the City Manager, as applicable. Any questions requiring additional research may be responded to subsequently (e.g. within 48 hours of the Commission Meeting). There will be a sixty-minute aggregate time limit for this item. If a person desires to speak on an item that is designated for a public hearing, their comments should be held until the public hearing.

**Agenda Concerns** - Presentations by members of the public will each be limited to four (4) minutes. Comments may address any issue on this agenda, provided that if a person wishes to speak on an item designated for public hearing, their comments should be held until the public hearing is opened by the Mayor. There will be a thirty-minute aggregate time limit for this item.

### LAND DEVELOPMENT MATTERS

(Florida court rulings now require all land development matters to be considered by the City Commission in a quasi-judicial process. All persons who wish to give testimony or present evidence must be sworn in. Copies of the complete procedures are available in the Office of the City Clerk).

### **Resolutions**

#### 2. **Resolution 22-17 (Community Development)**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, GRANTING SITE PLAN APPROVAL PURSUANT TO SITE PLAN PETITION #SP 5-3-21, ATTACHED HERETO AS EXHIBIT "A," FOR THE APPROXIMATELY 9.4 ACRES OF REAL PROPERTY KNOWN AS SIENNA @ COOPER CITY, GENERALLY LOCATED AT 8701 SHERIDAN STREET, APPROXIMATELY 1,300 FEET EAST OF PINE ISLAND ROAD IN COOPER CITY, FLORIDA; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

#### 3. **Resolution 22-18 (Community Development)**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, GRANTING PLAT APPROVAL PURSUANT TO PLAT PETITION (P#5-1-21), ATTACHED HERETO AS EXHIBIT "A" FOR THE APPROXIMATELY 9.4 ACRES OF REAL PROPERTY KNOWN AS SIENNA @ COOPER CITY, GENERALLY LOCATED AT 8701 SHERIDAN STREET, APPROXIMATELY 1,300 FEET EAST OF PINE ISLAND ROAD IN COOPER CITY, FLORIDA; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

4. **Resolution 22-19 (Community Development)**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, GRANTING THE REQUEST FOR VARIANCE PETITION #V 5-3-21, ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN, FROM METROPOLITAN BAPTIST CHURCH OF MIAMI, FL LLC (OWNER) AND MATTAMY HOMES (PETITIONER) FOR THE PROPERTY GENERALLY LOCATED AT 8701 SHERIDAN STREET, APPROXIMATELY 1,300 FEET EAST OF PINE ISLAND ROAD IN COOPER CITY, FLORIDA, TO REDUCE THE MINIMUM LOT WIDTH FROM 60' TO 50.6', TO REDUCE THE INTERIOR SETBACK FROM 7.5' TO 3' FOR ONE SIDE, AND TO INCREASE THE MAXIMUM BUILDING COVERAGE FROM 33% TO 42% OF THE LOT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**CONSENT AGENDA**

**Minutes**

- 5. May 10, 2022, Public Budget Input Meeting Minutes
- 6. May 10, 2022, Regular Commission Meeting Minutes

**Motion to Approve**

- 7. Motion to approve the First Amendment to the Exclusive Agreement between the City of Cooper City and Cooper City Optimist Club, Inc. - **Administration**

**REGULAR AGENDA**

- 8. Motion to approve and authorize piggyback agreement with Crom, LLC in the amount of \$84,249.05 for cleaning, repair and restoration of concrete water storage tank at 2650, N. Pine Island Road, Cooper City, FL, piggybacking City of West Palm Beach extended contract. - **Utilities**
- 9. Motion to approve and authorize piggyback agreement with Concrete Works and Paving, Inc. in the total amount of \$23,927.27 for asphalt/concrete patching & restoration services, extending their contract until March 30, 2023, and piggybacking Broward County's Renewal Contract. - **Utilities**
- 10. Motion to approve an amendment to the agreement with Mullings Engineering Services, Inc. for Sod and Sod Installation utilizing Southeast Florida Government Purchasing Cooperative Group (Co-op) contract number 033-2730-18/IT. - **Public Works**
- 11. Motion to approve the reclassification of one of the three Public Works Department's Field Operations Supervisor (311 – Administration) to a Public Works Coordinator.
- 12. Discussion on Royal Palm Ranches Proposed Code Changes - **Community Development**

- [13.](#) Discussion on a Traffic Study for SW 52nd Street, between Palm Avenue and SW 94 Avenue  
- Commissioner Meltzer

#### **ORDINANCES ON FIRST READING**

- [14.](#) **Ordinance 22-15 – (Community Development)**

AN ORDINANCE OF THE CITY OF COOPER CITY, FLORIDA, AMENDING CHAPTER 25 OF THE CITY'S CODE OF ORDINANCES, ENTITLED "DEVELOPMENT STANDARDS;" BY SPECIFICALLY AMENDING ARTICLE II, SECTION 25-5 ENTITLED "DESIGN OF OFF-STREET PARKING;" AMENDING THE PARKING SPACE DESIGN STANDARDS DETAILED IN FIGURE 1, AS SET FORTH IN EXHIBIT "A," ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

- [15.](#) **Ordinance 22-18 (Commission)**

AN ORDINANCE OF THE CITY OF COOPER CITY, FLORIDA, RECLASSIFYING THE TWO MONTHS OF OPERATING FUNDS CONTAINED WITHIN THE CITY'S GENERAL FUND FUND BALANCE PURSUANT TO SECTION 2-210 OF THE CITY'S CODE OF ORDINANCES AS "COMMITTED," IN ACCORDANCE WITH THE GOVERNMENTAL ACCOUNTING STANDARDS BOARD STATEMENT NO. 54; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE

#### **ORDINANCES ON SECOND READING (Public Hearing)**

- [16.](#) **Ordinance 22-11 - (Commission)** - AN ORDINANCE OF THE CITY OF COOPER CITY, FLORIDA, AMENDING CHAPTER 5, ARTICLE II OF THE CITY'S CODE OF ORDINANCES, ENTITLED "DOGS;" BY SPECIFICALLY AMENDING SECTION 5-18, ENTITLED "PROHIBITED IN PARKS AND RECREATIONAL AREAS;" AMENDING CHAPTER 12, ARTICLE III, ENTITLED "RECREATIONAL ACTIVITIES;" BY SPECIFICALLY AMENDING SECTION 12-44, ENTITLED "RECREATIONAL ACTIVITIES;" PERMITTING DOGS IN CERTAIN CITY PARKS AND RECREATION AREAS, UNLESS A SIGN HAS BEEN POSTED BY THE CITY PROHIBITING DOGS OR OTHER ANIMALS FROM BEING AT THAT LOCATION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

- [17.](#) **Ordinance 22-12 (Commission)**

AN ORDINANCE OF THE CITY OF COOPER CITY, FLORIDA, AMENDING THE CITY'S CODE OF ORDINANCES BY AMENDING CHAPTER 2, ENTITLED "ADMINISTRATION," ARTICLE V ENTITLED, "BOARDS, COMMISSIONS, AND COMMITTEES;" CREATING SECTION 2-131, TO BE ENTITLED "MENTAL HEALTH AND WELLNESS ADVISORY BOARD;" ESTABLISHING THE MENTAL HEALTH AND WELLNESS ADVISORY BOARD AS A PERMANENT ADVISORY BOARD TO THE CITY COMMISSION; PROVIDING FOR COMPOSITION; PROVIDING FOR DUTIES, MISSION AND SCOPE; PROVIDING FOR RULES OF PROCEDURE; PROVIDING FOR STANDARDS OF CONDUCT FOR MEMBERS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

#### **CITY MANAGER REPORT**

[18.](#) Presentation of Communication Plan

19. Update on Dog Park Relocation

**CITY ATTORNEY REPORT**

**POLICE CHIEF'S REPORT**

**FIRE CHIEF'S REPORT**

**COMMISSIONERS' CONCERNS/REPORTS/ITEMS TO BE PLACED ON NEXT AGENDA**

**ADDITIONAL PUBLIC COMMENTS (2 MINUTES)**

**ADJOURNMENT**

**ADA 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](http://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.

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**DECORUM**

Members of the Commission, staff members, citizens, and others are required to use civil and appropriate language when addressing the Commission or anyone present at the meeting and must refrain from using profanity, cursing, or exhibiting aggressive or threatening behavior. All comments should generally be directed to the presiding officer and not to individual members of the Commission, staff, or the audience. No personal verbal attacks toward any individual by either the Commission, staff, citizens, or others shall be allowed during any meeting of the Commission.

Any persons making impertinent or slanderous remarks or personal attacks or who becomes boisterous while addressing the Commission or who otherwise violates the decorum rules set forth herein shall be barred from further audience before the Commission by the Mayor, or by request of any member of the Commission unless permission to continue or again address the Commission be granted by a majority vote of the Commission members present.

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**CITY COMMISSION  
ORDINANCE/RESOLUTION**

**TITLE: Resolution 22-17 (Community Development)**

**DESCRIPTION:** A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, GRANTING SITE PLAN APPROVAL PURSUANT TO SITE PLAN PETITION #SP 5-3-21, ATTACHED HERETO AS EXHIBIT "A," FOR THE APPROXIMATELY 9.4 ACRES OF REAL PROPERTY KNOWN AS SIENNA @ COOPER CITY, GENERALLY LOCATED AT 8701 SHERIDAN STREET, APPROXIMATELY 1,300 FEET EAST OF PINE ISLAND ROAD IN COOPER CITY, FLORIDA; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**P&Z BOARD RECOMMENDATION:**

The Planning and Zoning Board, at their meeting of May 2, 2022, recommended **Approval** of the proposed petition 7-3 with Mr. Rouse, Mrs. VanBuskirk and Mr. Katzman dissenting.

The recommendation of approval was conditioned upon the attached commitments made by Mattamy Homes at the 5/2/22 meeting to alleviate concerns from the adjacent Monterra community.

**ANALYSIS:**

The subject site is approximately 9.4 acres in size and is located on the north side of Sheridan Street about one-quarter mile east of Pine Island Road. The Site Plan reflects 30 single-family lots all exceeding 6,500 square feet in size with one and two-story single-family homes ranging from 2,300 to over 4,300 square feet under air.

Along with approval of the Final Site Plan and Plat, there are three variances associated with this request, including the following:

1. To reduce the minimum lot width from 60' to 50.6'.
2. To reduce the side interior setback from 7.5' to 3' for one side only.
3. To increase the maximum building coverage from 33% to 42% of the lot.

The exact number of lots requiring the maximum building coverage variance will depend on which model home is sold on a given lot.