CITY OF COOPER CITY
CITY COMMISSION REGULAR MEETING

Tuesday, February 10, 2026, at 6:30 PM
City Hall Auditorium | 9090 SW 50th Place

MINUTES

PLEDGE OF ALLEGIANCE

Mayor Curran opened the meeting at 6:30 PM and led the assembly in the Pledge of Allegiance.

ROLL CALL

Present were Commissioners Smith, Mallozzi, Katzman, Shrouder, and Mayor Curran.

CHANGES TO AGENDA/EMERGENCY MATTERS

None.

PROCLAMATIONS/PRESENTATIONS

1. Pet Adoption - **Commissioner Mallozzi**

Commissioner Mallozzi announced that Kodak (ID 710762), a dog, is available for adoption. Interested parties can contact the Humane Society of Broward County at www.humanebroward.com or call 954-989-3977, extension 6.

Commissioner Mallozzi also mentioned the upcoming Pickleball Tournament and Bunko Night, both to raise funds for Relay for Life.

PUBLIC SPEAKING

Open Public Meeting/Agenda Concerns –

Marcos Ritter thanked Cooper City businesses and the pickleball community for coming together to provide financial assistance to 38 families through the Brighten A Day Foundation.

Jason Weinrub spoke about statements regarding the Monterra Community Development District at the January 9th Commission Meeting. He advised that Broward County owns the landscaping and irrigation along Pine Island Road. The district has asked the County to improve visibility and maintenance. The district's roadways will also be updated in March of this year.

Commissioner Shrouder said the roadways need maintenance. Mr. Weinrub said the District removed former board members because issues were not being addressed.

Commissioner Mallozzi thanked Mr. Weinrub and appreciates the work the District is doing. She encouraged the District to reach out if they need help.

Commissioner Katzman asked about the delay with the County. City Manager Rey said the item needs to be placed on the County agenda. Commissioner Katzman requested that our County Commissioner add the item to the agenda for an upcoming meeting.

Nina Banchon spoke on items 2 and 3: the proposed Monterra Commercial Self Storage project, the removal of the proposed Southwest entrance, and a reduction of the City's allowable construction hours.

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.

Ordinances On First Reading

2. **Ordinance 26-06 (Community Development)**

City Attorney Horowitz read "AN ORDINANCE OF THE CITY OF COOPER CITY, FLORIDA, APPROVING REZONING PETITION #Z 6-1-25; PROVIDING FOR THE REZONING OF THE APPROXIMATELY 2.57 ACRES OF REAL PROPERTY GENERALLY LOCATED ON THE S.W. CORNER OF NORTH UNIVERSITY DRIVE AND SOLANO AVENUE IN COOPER CITY, FLORIDA; REZONING THE SUBJECT PROPERTY FROM PLANNED MIXED USE DEVELOPMENT DISTRICT (PMUD) TO B-3 (GENERAL BUSINESS DISTRICT); PROVIDING FOR AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE" by title.

Ex Parte Disclosures:

Commissioner Smith: No campaign contributions. Brightstar, the developer, the CDD, and the representing attorney.

Commissioner Mallozzi: In previous elections, she may have received campaign contributions. Staff, Commissioner Steve Geller, the petitioner, Bright Star Credit Union, Howard Meltzer, JC Sanchez, Max Pulcini, Aaron, Avi, Andrea, and Sam.

Commissioner Katzman: Campaign contributions from Greenspoon Marder. Members of the Planning and Zoning Board, Howard Schachere, Max Pulcini, Avi, and Senator Geller.

Commissioner Shrouder: No campaign contributions. Avi, Jason Weinrub, Max Pulcini, Rick Elsley, Jim Federici, Debbie Eisinger, Brightstar CEO David Diaz, Guy Pedaroro, and the applicant's attorney.

Mayor Curran: Campaign contributions from Greenspoon Marder. Staff, members of the Planning and Zoning Board, and Bright Star.

City Attorney Horowitz swore in everyone who wished to give testimony.

Community Development Director Jason Chockley spoke on the petitions. The rezoning request is from PMUD to B3, and it also includes a request to amend the Monterra Commercial Design Guidelines. The subject site covers approximately 2.57 acres and is the last vacant parcel of the Monterra Commercial tract, located at the southwest corner of North University Drive and Solano Avenue, between the Brightstar Credit Union and the Monterra Apartments. Rezoning is required for the lot to be developed with the proposed building, which includes 114,735 square feet of self-storage facing N. University Drive. This parcel has been designated for commercial use since the creation of the Monterra master planned development. All infrastructure necessary to support a B-3 District on this site has been completed, and the site has been cleared and prepared for development in accordance with plan standards. Policy 1.4.4 of the City's Comprehensive Plan states that city zoning regarding permitted uses and densities must align with or be more restrictive than the requirements of the City Land Use Plan. The applicant's full justification statement, included in the backup, references compatibility with other policies of the City's Comprehensive Plan. Therefore, the request is consistent with the Comprehensive Plan. The proposed B-3 Zoning District aligns with the existing C-Commercial Land Use Plan designation and is compatible with surrounding zoning districts and land uses. The accompanying Site Plan and Plat applications would

allow for up to 116,000 sq. ft. of self-storage uses upon approval of the conditional use request. The area along University Drive features a mix of residential and commercial uses. With a proposed height of 42 feet, this building will blend in with neighboring structures. The Brightstar Credit Union to the north has a building height of 45 feet, and the apartment building to the south reaches 35 feet at the roof peak. The surrounding area will experience mixed effects due to this rezoning request. The property is already zoned for non-residential use. The proposed self-storage use, aside from the building's bulk and size, is generally considered less intense than traditional commercial uses with respect to traffic impacts on neighboring properties. The site plan indicates there will be no outdoor storage associated with the operation. Currently, we do not know which operator will run the facility, but the general operational hours and security measures are reasonable for this location. The new building's 42-foot height is 3 feet below the current 45-foot height limit in the Design Guidelines. The rezoning and conditional use request for the described self-storage facility would significantly reduce daily trips to and from the site, compared with the potential 33,000 sq. ft. of shopping plaza use currently permitted by the plat. The proposed location has access to a primary arterial roadway at University Drive via Solano Avenue, which also connects Sheridan Street to the south. The rezoning request for Parcel C-2B2 in the Monterra Master Plan seeks to update the parcel's Commercial Design Guidelines. Since the Design Guidelines are tied to the zoning district, the changes are technically considered a rezoning. The exhibit titled "MONTERRA Parcel C-2 Design Guidelines" in the backup material provides narrative and graphic descriptions of the proposed changes related to this request. The currently approved Monterra Master Plan shows Commercial Parcel C-2 Block 3, located at the southwest corner of N. University Drive and Solano Avenue, Cooper City, Florida. Under this request and the accompanying Site Plan, the parcel is planned for development of a three-story, 42-foot-tall building with 114,735 sq. ft. of self-storage facing N. University Drive. The design guidelines proposed with this request include: Update the Plat Note restrictions on page 5 and the uses on pages 6 and 7 to reflect the current review of the Plat Note Amendment application. Update Exhibit 2b-2 on page 8 to reflect the circulation as shown in the submitted site plan application. Update Exhibit 4b on page 30 to include the C-1 sign type for the southern parcel. The petitions were heard by the Planning and Zoning Board on October 13, 2025, and received a recommendation for approval.

Dennis Mele, 200 East Broward Blvd, Fort Lauderdale, on behalf of the applicant, gave a presentation. Mr. Mele explained the aerial of the property. Initially, the proposal was for a building with retail on the ground floor and self-storage above. The building was taller and had more traffic. The resident closest to the proposal, who initially opposed the project, has since supported it following the changes. Parking is almost 1.5 times what the code requires. He also heard the residents' comments earlier tonight and will discuss the entrance with her. The height of 42 feet is below the PMUD maximum of 45. They also heard residents' comments on parking issues in Solano and are willing to help. The new plan proposal was passed unanimously by the Planning and Zoning Board and was praised for addressing the changes requested at the project's initial presentation. 16 letters of support are being submitted for consideration tonight, and three additional letters were received today. Mr. Mele spoke on the allowable uses for the property.

Mayor Curran opened the public hearing.

Jake Kiker, a representative of Brightstar Credit Union, does not believe a storage facility aligns with the area's vision.

Greg Malthouse, a longtime Monterra resident, spoke in support of the self-storage facility, noting that other uses could cause issues.

Stephen Feldschuh, a Monterra resident, spoke in support of the storage facility and the Commission's support for area residents.

A Cooper City resident and Brightstar employee spoke about his concerns regarding the proposal and the increase in traffic and crime associated with the storage units.

Nina Banchon said traffic is already an issue in the area and asked the Commission to address construction hours.

Mr. Mele is willing to speak with residents regarding traffic concerns. He also mentioned Brightstar having parking issues in the area. The new facility offers 87 parking spots, as opposed to the required 58. The property was zoned for both residential and commercial use. The storage facility will also be equipped with cameras. A traffic engineer has reviewed the presented traffic data. He also discussed the purchase and sales agreements with Brightstar, which excluded approval from any other financial institutions in the area. However, the storage unit was not included.

Commissioner Shrouder asked about the rezoning criteria. Mr. Mele said the criteria are included in the backup, and it is clear that the storage unit is the lowest traffic generator.

Commissioner Shrouder said they cannot discount the neighboring landowners. Hardship is also not a factor. Mr. Mele said there have been previous amendments to the PMUD. This project has been going on for 20 years. Commissioner Shrouder asked how they could not take into consideration neighboring landowners. Mr. Mele said the concerns of the residential neighbors carry more weight than those of commercial owners.

Commissioner Katzman stated that Mr. Mele indicated Brightstar had the opportunity to prevent the development of storage facilities when purchasing the property, but opted not to do so. However, Mr. Mele designated the area for zoning purposes twenty years ago without including storage facilities. Commissioner Katzman also referenced his tenure on the Planning and Zoning Board, during which a proposal for a self-storage unit across from Embassy Lakes was discussed. He recalled being informed that if the storage unit was not approved, the land could be allocated to any business, potentially leading to complications. He believes residents are being advised that any alternative to the storage unit could cause significant issues. He expressed uncertainty about how adding a self-storage unit would enhance the community's value.

Commissioner Mallozzi asked whether anyone in the room was present when the PMUD use was developed. Director Chockley said the current guidelines were proposed in May 2018 and included Diversified. Commissioner Mallozzi said everyone she has spoken to does not support the petition. Brightstar Credit Union has partnered with schools and organizations within the City. There are eight storage facilities within a two-mile radius. She called five of them, and four had a vacancy rate above 30%. She does not believe a storage unit is the right choice for the City.

Commissioner Smith is concerned that hypotheticals are being presented to community residents. If the storage facility is not built, other unfavorable options could be built. Mr. Mele said the Planning and Zoning Board expressed concerns about the building's height, appearance, and retail level. Commissioner Smith asked if the height was reduced due to concerns about the building. Mr. Mele said the height was reduced in response to comments at the Planning and Zoning Meeting. Commissioner

Smith said Brightstar indicated that they reached out. Mr. Mele was not a part of that discussion. Commissioner Smith asked what the most recent vision was for the area. Mr. Mele said C-2 was removed from 2-G. Shopping Centers are less popular than online options. Commissioner Smith asked whether Mr. Mele has any analytics on storage facilities and how much residents use them. Mr. Mele said the facility is on the very edge of Cooper City. Commissioner Smith asked how many employees are typically employed. Alan Goldberg, CEO of Diversified, said there are three to four employees. Typically, self-storage facilities have a primary market of one to three miles. Commissioner Smith asked about security. Mr. Goldberg said the security is electronic. The facility is also protected by a card or code. He also stated that they will integrate security with the Real Time Crime Center, if possible. Commissioner Smith asked whether they had worked with Brightstar. Mr. Goldberg said they had disagreements with Brightstar from the beginning. Commissioner Smith asked about possible U-Haul rentals. Mr. Mele said outdoor storage is prohibited. Commissioner Smith said that storage facilities often catch fire due to stored items. He asked who controls the storage limitations. Mr. Goldberg said the State controls the storage allowances. Commissioner Smith said his concerns are with the residents to the West. Mr. Mele said he is willing to exclude anything that Fire recommends. Commissioner Smith asked if the applicant was willing to work with Brightstar. Mr. Mele does not believe there is anything they can do other than not changing the use to satisfy Brightstar.

Commissioner Mallozzi asked how often storage facilities ignite and what causes the ignitions.

Commissioner Smith said fires do occur at these facilities.

Mr. Goldberg said this has been a difficult project. They lost every major box tenant and tried to develop a more town-center project, which proved infeasible. They have tried to work with Brightstar to no avail. They spent over $250,000 on recommendations from the Planning and Zoning Board.

MOTION: Commissioner Katzman moved to approve Ordinance 26-06. Commissioner Mallozzi seconded the motion, which failed by unanimous roll-call vote. (5-0)

3. **Ordinance 26-07 (Community Development)**

City Attorney Horowitz read "AN ORDINANCE OF THE CITY OF COOPER CITY, FLORIDA, APPROVING REZONING PETITION #Z 6-2-25; PROVIDING FOR AN AMENDMENT TO THE MONTERRA COMMERCIAL DESIGN GUIDELINES (THE "GUIDELINES") PERTAINING TO THE APPROXIMATELY 2.57 ACRES OF REAL PROPERTY GENERALLY LOCATED ON THE S.W. CORNER OF NORTH UNIVERSITY DRIVE AND SOLANO AVENUE IN COOPER CITY, FLORIDA; AMENDING THE GUIDELINES TO ALLOW FOR THE DEVELOPMENT OF A THREE-STORY BUILDING COMPRISED OF 114,735 SQ FT OF SELF STORAGE FACING UNIVERSITY DRIVE; PROVIDING FOR AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE" by title.

MOTION: Commissioner Katzman moved to approve Ordinance 26-07. Commissioner Mallozzi seconded the motion, which failed by unanimous roll-call vote. (5-0)

Commissioner Shrouder commended Mr. Goldberg, stating that his lobbyist performed excellently.

CONSENT AGENDA

Board/Administrative Reports

4. Fire Chief Report
5. Police Chief Report

Minutes

6. January 29, 2026 Commission Meeting Minutes

Motion to Approve

7. Motion to award IFB 2026-1, Class I Injection Well IW-1 Mechanical Integrity Test (MIT) - Utilities Complex to All Webb's Enterprises, Inc. in an amount not to exceed $69,300.00. - **Utilities**

8. Motion to approve the piggyback of the City of North Miami Contract o. RFP 29-24-25 for the auction of the City's surplus personal property. - **Finance**

9. Motion to approve piggybacking the City of Tampa Contract No. 31041421 for Park Site Furnishing, Playground Equipment, Surfacing and Installation, Repairs and authorize the Parks and Recreation Department expenditure of $64,392.20 for the purchase of water fountains. **Parks and Recreation Department**.

10. Motion to approve the change order for an additional expenditure of $8,200 under the PH Consulting contract. – **Community Development**

11. Motion to approve the proposed job description and pay scale for the Senior Planner Position - **Community Development/Human Resources**

Resolutions

12. **Resolution 26-10 - (Administration/Utilities)**

    A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, APPROVING AND AUTHORIZING THE CITY MANAGER TO PURSUE AND EXECUTE A GRANT AGREEMENT WITH BROWARD COUNTY FOR THE SURTAX MUNICIPAL REHABILITATION AND MAINTENANCE PROJECTS (R&M) AND MICRO-TRANSIT (MT) GRANT PROGRAM; AUTHORIZING THE CITY MANAGER TO ACCEPT THE GRANT FUNDING AND TAKE ANY AND ALL ACTION NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Commissioner Smith pulled item 4.

MOTION: Commissioner Mallozzi moved to approve the consent agenda except for item 4. Commissioner Katzman seconded the motion, which passed by a unanimous roll call vote. (5-0)

Commissioner Smith said that now that the Rescue Unit is in Broward County, he wants it delivered as quickly as possible. Fire Chief Brown said the rescue was en route when it developed a mechanical issue, and the apparatus was towed back to Ocala. As soon as the apparatus is delivered, Fleet will inspect it. Commissioner Smith asked whether the apparatus is ready for service following BSO's inspection. Chief Brown said the equipment needs to be mounted, which can take three weeks. Commissioner Smith asked City Manager Rey to update the Commission on the status.

REGULAR AGENDA

13. Motion to approve Task Order No. UTL-26-037D under contract RFQ2024-1-PW for Cooper City's Citywide Entrance Monuments, with Kimely-Horn and Associates, Inc., for an amount not to exceed $299,080.00 to provide professional engineering services. – **Utilities**

Commissioner Shrouder does not see a timeline for completing the plans. Utilities Director Akin Ozaydin said George Palabin from Kimley-Horn is present to answer questions. City Manager Rey said the plans are specific to each location. Commissioner Shrouder asked whether all locations will be completed or done in phases. City Manager Rey said the plans will be done in phases, with those requiring state approval on the backend. Commissioner Shrouder asked whether the plans would become stale. Commissioner Shrouder wants a guarantee that there will be no revisions if state law changes. City Manager Rey said the items will be designed at different times. Commissioner Shrouder asked when the plans would be ready. City Manager Rey said within 6 months. Commissioner Shrouder said the landscaping firm took three years. Commissioner Shrouder requested that the 6-month timeline be included in the contract.

Commissioner Mallozzi said that, given potential decreases in property taxes, this item is unnecessary.

Commissioner Smith stated that the amount remains below the budgeted level.

Mayor Curran agrees with Commissioner Mallozzi and asked whether our signs are deteriorating. City Manager Rey said they are dated and that he agrees this is not a need but a want. The beautification plan suggested an update. Mayor Curran said that, after the design phase, the project will cost $3.3 million. The water plant and fire station need updates.

MOTION: Commissioner Shrouder moved to approve Task Order No. UTL-26-037D under contract RFQ2024-1-PW for Cooper City's Citywide Entrance Monuments, with Kimely-Horn and Associates, Inc., for an amount not to exceed $299,080.00 to provide professional engineering services. Commissioner Mallozzi seconded the motion, which failed by the following roll call vote. (3-2)

NO: Commissioner Smith, Mallozzi, and Mayor Curran

YES: Commissioner Katzman and Shrouder

14. Request to approve entering into a piggyback agreement with FG Construction, LLC for roadway milling and resurfacing services project, in an amount not to exceed $1,536,396 for the Fiscal Year 2025-26, under Broward County Contract No. PNC2127485B1-1, and to approve expenditures in each subsequent year of the piggyback contract not to exceed the approved budget amount for each respective fiscal year. – **Utilities**

Commissioner Katzman seeks to guarantee that all asphalt projects within the City adhere to Ordinance 23-17, which prohibits the utilization of phosphogypsum. City Manager Rey assured that phosphogypsum will not be used. He has requested that all asphalt projects, whether solicited through bidding or included in an agenda, explicitly state the ban on phosphogypsum within the city. Additionally, he has emphasized the importance of ensuring Monterra's awareness of this regulatory requirement.

Commissioner Shrouder asked whether the map in the backup covers the storm basins. City Manager Rey said yes. Commissioner Shrouder said the asphalt in the Suellen Fardelmann Sports Complex area

looks poor. City Manager Rey said this is a different vendor. Commissioner Shrouder asked where the legal description of the roads is included. Director Ozaydin said staff will double-check every dollar amount. Commissioner Shrouder said that, in the past, the roads were paved, but the storm drains were not completed.

A representative from FG Construction said they follow the Broward County contract, which includes specifications. The City should provide an inspector to ensure compliance. They will mill 1 inch from the existing road, shape it to ensure a 2% slope, and roll the area. The storm drains have been calculated and included in the estimate. City Manager Rey said additional repairs to the parking lot at Suellen Fardelmann would cause further damage.

MOTION: Commissioner Katzman moved to approve entering into a piggyback agreement with FG Construction, LLC for roadway milling and resurfacing services project, in an amount not to exceed $1,536,396 for the Fiscal Year 2025-26, under Broward County Contract No. PNC2127485B1-1, and to approve expenditures in each subsequent year of the piggyback contract not to exceed the approved budget amount for each respective fiscal year. Commissioner Mallozzi seconded the motion, which passed by a unanimous roll call vote. (5-0)

15. Motion to approve contract with Champion Controls, Inc. for $101,972; Hinterland Group, Inc. for $602,890 and a 5% contingency for a total of $838,542 for the procurement of control panels, and installation services required for the rehabilitation of Wastewater Lift Stations No. 6, 53, and 54. – **Utilities**

Commissioner Shrouder asked why the contingency is included. City Manager Rey said that large projects can run into issues.

MOTION: Commissioner Mallozzi moved to approve the contract with Champion Controls, Inc. for $101,972; Hinterland Group, Inc. for $602,890 and a 5% contingency for a total of $838,542 for the procurement of control panels, and installation services required for the rehabilitation of Wastewater Lift Stations No. 6, 53, and 54. Commissioner Shrouder seconded the motion, which passed by a unanimous roll call vote. (5-0)

REGULAR RESOLUTIONS

16. **Resolution 26-11 (Commission/Administration)**

City Attorney Horowitz read "A RESOLUTION OF THE CITY OF COOPER CITY, FLORIDA, AMENDING RESOLUTION NO. 05-5-1, AS AMENDED, BY FURTHER AMENDING THE ADMINISTRATIVE PROCEDURES AND POLICIES FOR THE CONDUCT OF CITY COMMISSION BUSINESS; ELIMINATING PUBLIC COMMENT FROM THE END OF THE COMMISSION MEETING AGENDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE" by title.

MOTION: Commissioner Shrouder moved to approve Resolution 26-11. Commissioner Smith seconded the motion, which passed by the following roll call vote. (3-2)

NO: Commissioners Katzman and Mayor Curran

YES: Commissioners Smith, Mallozzi, and Shrouder

17. **Resolution 26-12 (Community Development)**

City Attorney Horowitz read "A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, AMENDING THE CITY'S BUILDING PERMIT FEE SCHEDULE PURSUANT TO SECTION 6-18 OF THE CITY'S CODE OF ORDINANCES, AS DETAILED IN THE PROPOSED FEE SCHEDULE ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN; AND PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

MOTION: Commissioner Shrouder moved to approve Resolution 26-12. Commissioner Smith seconded the motion, which passed by a unanimous roll call vote. (5-0)

ORDINANCES ON SECOND READING (Public Hearing)

18. **Ordinance 26-02 (Administration)**

City Attorney Horowitz read "AN ORDINANCE OF THE CITY OF COOPER CITY, FLORIDA, AMENDING CHAPTER 17 OF THE TOWN'S CODE OF ORDINANCES, ENTITLED "TRAFFIC AND MOTOR VEHICLES;" AMENDING ARTICLE I, ENTITLED "IN GENERAL," BY CREATING SECTION 17-4, TO BE ENTITLED "MICROMOBILITY;" PROVIDING FOR DEFINITIONS; PROVIDING FOR GENERAL PROVISIONS FOR MICROMOBILITY DEVICES; AMENDING CHAPTER 13, ENTITLED "PUBLIC SAFETY," BY SPECIFICALLY AMENDING SECTION 13-80, ENTITLED "CITATIONS – OPTIONS OF PERSONS CITED;" PROVIDING FOR PENALTIES; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

City Attorney Horowitz stated that all requested changes at first reading have been incorporated.

Mayor Curran opened the public hearing.

Vinnie Passerino suggested a track where the youth can use e-bikes.

City Manager Rey stated earlier this afternoon that the police department recommended prohibiting the practice of throttling on sidewalks and in City parks.

Police Chief Andrea Tianga read an email from her staff detailing the negative impacts of throttling.

Commissioner Shrouder is unsure how law enforcement enforces non-throttling.

Commissioner Mallozzi supports the recommendation.

Commissioner Katzman clarified that this ordinance provides police personnel with the tools needed to stop dangerous behavior, not to deter all riders. He also asked for clarification on the fines listed as $50 for a first offense and $100 for a second offense.

Commissioner Smith wants to include BSO's recommendation on throttling in the ordinance.

City Attorney Horowitz said the ordinance regulates micromobility devices, which are broadly defined to include scooters, e-bikes, and electric personal assisted mobility devices. Throttling may not apply to all of them.

Commissioner Shrouder asked that rear-view lights be included in Section F.

Commissioner Mallozzi stated that the Education Advisory Board would like to help with the e-bike safety program.

MOTION: Commissioner Shrouder moved to approve Ordinance 26-02 as amended to prohibit throttling on sidewalks and City parks and include rear view lights in Section F. Commissioner Mallozzi seconded the motion, which passed by a unanimous roll call vote. (5-0)

19. **Ordinance 26-03 (Community Development)**

City Attorney Horowitz read "AN ORDINANCE OF THE CITY OF COOPER CITY, FLORIDA, AMENDING CHAPTER 19 OF THE CITY'S CODE OF ORDINANCES, ENTITLED "UTILITIES;" BY AMENDING ARTICLE IV, ENTITLED "STORMWATER MANAGEMENT UTILITY;" AMENDING SECTION 19-154, ENTITLED "DEFINITIONS;" AMENDING CHAPTER 25, ENTITLED "DEVELOPMENT STANDARDS;" BY SPECIFICALLY AMENDING ARTICLE III, ENTITLED "LANDSCAPING;" SPECIFICALLY AMENDING SECTION 25-47, ENTITLED "SUPPLEMENTAL LANDSCAPE REQUIREMENTS;" ESTABLISHING A FIFTY (50) PERCENT CREDIT TOWARDS IMPERVIOUS COVER FOR POOLS WITH AN ENGINEERED OVERFLOW THAT DRAINS EXCESS RAINFALL FROM THE POOL UNDERGROUND FOR NATURAL INFILTRATION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor Curran opened the public hearing with no one wishing to speak. Mayor Curran closed the public hearing.

MOTION: Commissioner Shrouder moved to approve Ordinance 26-03. Commissioner Mallozzi seconded the motion, which passed by a unanimous roll call vote. (5-0)

CITY MANAGER REPORT

20. Well Pump #8

City Manager Rey notified the Commission that the purchase was made on a non-emergency basis and that the three quote requirement was waived.

21. Flooding & Sea Level Rise Resilience Plan Application Ranking

City Manager Rey stated that through the Florida Resiliency Program, the City submitted an application for our electrical plant. Assuming the State continues its past practices, our city's project will be funded at $10.3 million.

Commissioner Katzman expressed appreciation to all individuals involved in preparing the application.

CITY ATTORNEY REPORT

City Attorney Horowitz stated yesterday that he forwarded a copy of the motion filed by our special counsel, Bob Klausner, in the City's litigation against the Broward Sheriff's Office regarding disputed pension funds. Mr. Klausner has decided to withdraw from Council. He has been working to secure

alternative counsel for the City, specifically special litigation counsel to handle the remaining claim in that matter. He has a proposed fee engagement agreement with the Shaw Lewenz Law Firm and recommends that the City Commission consider retaining the Firm for the remainder of this litigation.

MOTION: Commissioner Mallozzi moved to approve a fee engagement agreement with the Shaw Lewenz Law Firm. Mayor Curran seconded the motion, which passed by a unanimous roll call vote. (5-0)

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

Commissioner Smith thanked Renee Wilson, the City's Grants Administrator, for her hard work. He also addressed the microphone issues and expressed his disappointment with Griffin Elementary's lack of interest in engaging with the City to address traffic concerns in our community. City Manager Rey said the City has contacted everyone possible at the Broward School Board.

Commissioner Shrouder asked whether Code Enforcement could issue citations to the school buses.

Commissioner Smith said the School Board of Broward County has lost its vision for community engagement.

Commissioner Shrouder asked that correspondence be sent to the Commissioner of the Department of Education for the State of Florida.

Commissioner Mallozzi requested that the correspondence be sent to the Governor as well.

Commissioner Smith asked whether the City has any plans to provide seating at Suellen Fardelmann near the multipurpose fields. Parks and Recreation Director Joshua Rhodes said they will look into additional benches.

Commissioner Mallozzi thanked Renee Wilson, the City's Grants Administrator, for her hard work. She also expressed her dismay about the ongoing microphone issues. She also requested that a table be placed next to the podium for presentations and that the Do Not Block pavement signs be addressed, as they are peeling up from the road. She wished everyone a Happy Valentine's Day.

Commissioner Katzman wants to follow up with Senator Geller to advance the landscaping plan for the Monterra CDD. There is a fundraiser for Best Buddies at Embassy Creek Elementary on Wednesday, February 18, at Luv'n Oven, and everyone is encouraged to support a great cause. He thanked the Education Advisory Board for their work on the Civics Program and the staff for their work on the Framers Market, including representatives from Arc Broward.

Commissioner Shrouder thanked Brightstar Credit Union for attending multiple meetings. He also asked about the PH Consulting approval on tonight's agenda. City Manager Rey explained that three departments were using the same contract. The software we currently have in place does not include alerts when the budget is 90% used. There was also no notification to alert staff that the contract had expired. He said internal controls are being implemented, but it takes time and staff with expertise.

Commissioner Shrouder asked about the Accela system and the vendor's failure to meet contracted dates.

Commissioner Smith asked City Manager Rey to let the Commission know if he needs anything from them to help move the program forward. City Manager Rey stated that he can contact a neighboring municipality and has also been interviewing candidates for the Innovation Director position.

Commissioner Katzman wants the Innovation Director to lead the Accela launch.

Mayor Curran said the concrete near the Do Not Block areas is in poor condition.

ADDITIONAL PUBLIC COMMENTS (3 MINUTES)

None.

ADJOURNMENT

The meeting adjourned at 9:36 PM.

The minutes of the regular Commission meeting held on February 10, 2026, were approved during the regular Commission meeting held on February 24, 2026.

Mayor James Curran

Tedra Allen, City Clerk

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.coopercity.gov or at the Office of the City Clerk, City of Cooper City, 9090 SW 50 Place, Cooper City, Florida, 33328, 954-434-4300.

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.

430

01:04:15.890 --> 01:04:21.390

Cooper City Hall: Ladies and gentlemen, 6.30, can we go ahead and stand for the Pledge of Allegiance, please?

431

01:04:26.710 --> 01:04:30.550

Cooper City Hall: I pledge allegiance to the flag of the United States of America.

432

01:04:30.700 --> 01:04:39.119

Cooper City Hall: And to the republic for which it stands, one nation, under God, indivisible, with liberty and justice for all. Roll call, please.

433

01:04:40.010 --> 01:04:41.270

Cooper City Hall: Commissioner Smith?

434

01:04:41.390 --> 01:04:57.379

Cooper City Hall: Here. Commissioner Malozzi? Commissioner Katzman? Commissioner Schroeder? Here. Mayor Curran? Here. Mr. City Managers, any changes to the agenda or emergency items? No, sir. Thank you. We're gonna go right into pet adoption with Ms. Commissioner Malosi.

435

01:04:59.410 --> 01:05:04.529

Cooper City Hall: We can get our pet on the screen. Look at that face. Six years!

436

01:05:04.640 --> 01:05:22.190

Cooper City Hall: Kodak had a family that he loved, and they loved him. Then the landlord said he couldn't stay. It was a sad day for this beautiful dog. He did nothing but provide love to his family, and now they're gone. Kodak is high energy, so he will need a family that will let him run, go on walks.

437

01:05:22.190 --> 01:05:31.439

Cooper City Hall: and play, play, play. He likes hard toys, he's very treat-motivated. This scholar knows his basic commands and will be proud to show you.

438

01:05:31.480 --> 01:05:45.940

Cooper City Hall: He's great with people, kids, and other dogs, but dog meets are always recommended. As high energy as he is, he also appreciates the opportunity to cuddle with you, and he adores affection. Can Kodak become your new BFF?

439

01:05:45.940 --> 01:05:54.189

Cooper City Hall: To meet him or any other pet, visit www.humanebroward.com to complete the form.

440

01:05:54.460 --> 01:06:01.340

Cooper City Hall: And while I have your attention, there are two events that we are hosting as a city to raise money

441

01:06:01.340 --> 01:06:25.269

Cooper City Hall: for Relay for Life for Cancer. One is coming up very, just around the corner, is our Pickleball Day, so anyone that is looking to come out, have some fun, and raise money for cancer, this is for Pickleball. You can see it on our website if you want to register. And another is our Bunko night, and Bunko is fun. You need no skill whatsoever.

442

01:06:25.270 --> 01:06:34.200

Cooper City Hall: I will teach you how to play in 5 minutes. Everybody up here was here last year, and they had fun. This man's daughter is a shark. Just saying.

443

01:06:34.210 --> 01:06:43.689

Cooper City Hall: In addition to Bunko, we have so many gift baskets, so if anyone has anything that they would like to donate, we will take everything you will give. Thank you.

444

01:06:45.040 --> 01:06:55.429

Cooper City Hall: Thank you. We're gonna move into public comment right now. I want to ask for the people who fill these out, when I call your name, if you want to speak on an item that's being presented tonight, and you want to do it then.

445

01:06:55.550 --> 01:07:00.250

Cooper City Hall: Just let me know that you don't want to speak in the beginning, you want to speak on the item, because it's quasi-judicial.

446

01:07:00.370 --> 01:07:03.440

Cooper City Hall: Okay, so we're gonna start with Mr. Marco Ritter.

447

01:07:12.940 --> 01:07:23.070

Cooper City Hall: Good evening. My name is Marcos Ritter. I have stood at this podium and used this microphone for the past 8 years to preach these same words.

448

01:07:23.400 --> 01:07:28.799

Cooper City Hall: When government, private industry, and citizens work together, great things have happened.

449

01:07:29.460 --> 01:07:31.730

Cooper City Hall: I am proud to say we did it.

450

01:07:32.260 --> 01:07:51.009

Cooper City Hall: Thanks to the generosity and support of Cooper City and this commission, last Christmas, we were able to provide financial aid, mental therapy, and forever in the future, a Christmas basket to 38 families that have suffered the imaginable, the pain of loss of a child.

451

01:07:51.770 --> 01:07:58.799

Cooper City Hall: We did this not with a bunch of bureaucrats shuffling papers and creating meetings, but with people coming together.

452

01:07:59.620 --> 01:08:10.700

Cooper City Hall: A group of us pickleball players and individuals from Miami, Hollywood, Aventura, Sunrise, Pembroke Pines, Miramar, etc, came together to support Brighten a Day Foundation.

453

01:08:11.740 --> 01:08:18.500

Cooper City Hall: Local Cooper City businesses, as well as many businesses from those cities I mentioned, donated prizes and monies for this cause.

454

01:08:19.560 --> 01:08:25.680

Cooper City Hall: I have to say, That none of it would have been possible without the support of Cooper City.

455

01:08:26.229 --> 01:08:28.340

Cooper City Hall: I am so proud of our city.

456

01:08:28.700 --> 01:08:31.689

Cooper City Hall: And all of... and all of you sitting in front of me.

457

01:08:32.180 --> 01:08:39.520

Cooper City Hall: This microphone, this amplifier, It's not powerful enough for me to brag about you all.

458

01:08:39.880 --> 01:08:51.850

Cooper City Hall: Thank you. I look forward to helping others create causes together. May God bless you. And please support Pickleball event. You know, it's a great, great event. It was a lot of fun. Thank you. Thank you.

459

01:08:53.090 --> 01:08:54.619

Cooper City Hall: Gregory Matos?

460

01:08:54.760 --> 01:08:58.309

Cooper City Hall: If I... You're gonna wait for the item

461

01:09:01.800 --> 01:09:04.130

Cooper City Hall: I'm gonna kill this one. Kakor?

462

01:09:06.100 --> 01:09:07.120

Cooper City Hall: Am I close?

463

01:09:07.240 --> 01:09:10.570

Cooper City Hall: Hiker? Yes, yes. Okay.

464

01:09:11.710 --> 01:09:12.970

Cooper City Hall: Mr. Wendraub.

465

01:09:13.300 --> 01:09:14.710

Cooper City Hall: Jason?

466

01:09:15.630 --> 01:09:16.760

Cooper City Hall: You gonna speak now?

467

01:09:20.890 --> 01:09:25.499

Cooper City Hall: First, I'd like to thank you all for everything that you guys do. Appreciate it, appreciate your time and effort.

468

01:09:25.620 --> 01:09:43.110

Cooper City Hall: I'm here to address some of the comments that were made at the last Commission meeting regarding Montero Community Development District from Mr.

Shorter. The Board of Supervisors of the Montero Community Development District authorized me, the chairman of the District, to speak on behalf of the district regarding statements made regarding the district in the last City Commission's meeting.

469

01:09:43.220 --> 01:10:00.649

Cooper City Hall: I'll address each statement, which there were 3 of them, and take notice that the Board has never previously authorized any member of our board to speak on behalf of the Board of Supervisors. Any member of the Board of Supervisors that has appeared before the City has done so as a resident of the City and the district, and not on behalf of the Board.

470

01:10:01.890 --> 01:10:16.450

Cooper City Hall: Regarding the Pine Island Road median, the district, City, and the Broward... the district, the City, and Broward County entered into a tri-party agreement for the maintenance of the landscaping and irrigation of the Pine Island Road from Sheridan Street to Sterling Road. I'm gonna speak fast, because I know I have a short period of time.

471

01:10:16.770 --> 01:10:30.269

Cooper City Hall: The property that's subject of this agreement is owned by the county. The county approved the landscaping and irrigation plans for the subject of property. The district accepts the responsibility... Slow down just a little bit. If you go over, you go over. Okay. Alright, if that's okay, then that's fine. Okay.

472

01:10:31.160 --> 01:10:55.500

Cooper City Hall: The district accepted the responsibility for the maintenance of the landscaping and the irrigation. The district was not provided with the ability to change the

landscaping and irrigation without the express written consent of the county. Over the many years the landscaping has been in existence, the maintenance of the landscaping has become difficult, and the district sought assistance from the district's landscapers, contractors, and district engineer to provide a new plan for the overhaul of the landscaping under this agreement.

473

01:10:55.750 --> 01:11:08.929

Cooper City Hall: Since the district did not have the ability to solely change the landscaping without the written permission of the county, the district was unable to proceed. The district has coordinated with the city and the county to change the landscaping under this agreement.

474

01:11:08.930 --> 01:11:33.570

Cooper City Hall: to provide for improved traffic sight lines, increased visibility of traffic signage, and improve safe maintenance of the subjected property, and improve the overall aesthetics. Unfortunately, through no fault of the district, this has taken some time to get these approvals from the city, and more importantly, the county. Additionally, the city requested, and the district immediately complied, with an amendment to this agreement to provide the city the authority to perform the maintenance of the subjected property.

475

01:11:33.610 --> 01:11:51.369

Cooper City Hall: If the cost to be performed by the city is less than the district's cost. The county staff finally agreed to the change to the landscaping, but the County Commission has not approved the amendments to this agreement. Due to the scope of the changes to the landscaping, the cost of the new landscaping will require a request for a proposal, and to be issued by the district.

476

01:11:51.390 --> 01:12:11.910

Cooper City Hall: The district engineer has prepared the RFP, and the district is ready to issue the RFP upon the final approval by the county. The city and the district have requested jointly for the county to approve the first amendment to this agreement, but to date, that has not occurred. If the city determines that the amendment is not necessary, then the district will request the permission of the county administrator to proceed with the new plan.

477

01:12:12.310 --> 01:12:26.750

Cooper City Hall: The district has the funds and the ability to proceed, but must wait for the county to approval and the issuance of the RFP. The district has the minutes of all the meetings in which this was discussed, and the many approvals by the Board of Supervisors of requests by the City to proceed.

478

01:12:26.940 --> 01:12:40.489

Cooper City Hall: The second item was the district roadways. The district has the responsibility as the property owners of certain roadways within the boundaries of the district. The district issued an invitation to bid last year for the asphalt, pavement restoration, and maintenance of the district roadways.

479

01:12:40.490 --> 01:12:47.029

Cooper City Hall: and was awarded the bid to M&M Asphalt Maintenance, Inc, in the amount of $749,434.

480

01:12:47.030 --> 01:13:02.110

Cooper City Hall: The district retained the funding to enter into this contract for the work through the budget adoption process. The contractor was required to obtain all permits for the work, and the district was just informed at the last meeting that all has been permitted, and the contractor will commence work March 2nd, 2026.

481

01:13:02.110 --> 01:13:21.459

Cooper City Hall: It's not the responsibility of the district to maintain other roadways within the city that are owned by the county or the city. If the city does believe that there are specific roadways the district should be responsible for and needs to be included in this current project, our hope would be that the city would specifically identify the roadways so that the work may be included, if indeed it's the responsibility of the district.

482

01:13:21.690 --> 01:13:41.450

Cooper City Hall: Finally, the district and the city. Our district was established by the ordinance of the City Commissioner Ordinance 0541 on April 12, 2005. The district is an independent, special-purpose district pursuant to Chapter 190 Florida statutes. The district remains in existence until it's dissolved pursuant to Section 190.046.

483

01:13:41.450 --> 01:14:05.080

Cooper City Hall: If the city intends to proceed on its own with the dissolution of the district, or just a plan for the transfer of specific district services, the city must be prepared for the transfer of the district services being performed to the city, and the assumptions and guarantee of the district debt, and demonstrate that the ability of the city to provide such services as efficient as the district, at a level equal to or higher quality delivered by the district to the users of the services, and at a charge equal to.

484

01:14:05.080 --> 01:14:30.060

Cooper City Hall: or lower than the actual charge by the district to the users of the service. It behoove the city to engage with the district to discuss the issues that the city may have regarding the district and the district services prior to proceeding with the process under Chapter 190. Unfortunately, over the last 3 or so years, the board has had changes in the district management, operations management, causing delays in performance of the approved district maintenance functions. The district recently changed management companies, and hopefully with the new company, will not have

485

01:14:30.060 --> 01:14:46.609

Cooper City Hall: the same issues that it's been frustrated with over the last few years. The district is issuing a new RFP for the landscape and maintenance company to ensure that better and higher quality services will occur. The district also authorized the issuance of requests for qualifications for an engineer to provide services for the district.

486

01:14:46.950 --> 01:15:02.189

Cooper City Hall: The District Board of Supervisors are also residents of this district, and have expressed their disappointments over the services it has received over the last few years, and has taken actions to obtain new contractors and services providers in an effort to receive the services it demands for its community.

487

01:15:02.500 --> 01:15:20.239

Cooper City Hall: Thank you. Thank you, fellas. Thank you. Yes, you can see it. And I understand you're essentially a volunteer, right? We're all volunteers. Yeah. We're not getting paid for this. So, it's really... but ultimately, they report to you. But let me give you an example. It's not just the change in the landscape.

488

01:15:20.240 --> 01:15:27.909

Cooper City Hall: Because it's also the maintenance of the landscape. So, regardless of whether the county... how long it takes the county to fix the site plan or not.

489

01:15:27.980 --> 01:15:29.350

Cooper City Hall: That doesn't...

490

01:15:29.440 --> 01:15:45.720

Cooper City Hall: you know, change the fact that there's, like, a dead palm tree... Which has been removed, also. That's no longer there either. It was there, like, last week. It's gone as of now, I just drove by there. Probably as of, you know, our statements here, and then, you know, I'll give you another example, there's a piece of...

491

01:15:46.110 --> 01:15:51.339

Cooper City Hall: 4x8 plywood on the side of Sheridan, on the portion you guys maintain.

492

01:15:51.680 --> 01:15:57.240

Cooper City Hall: that's sitting there, you know, and I sent it to, you know, Avi, because Avi called me, you know, and that's...

493

01:15:57.340 --> 01:16:09.629

Cooper City Hall: kind of something you would think that would get picked up, and then 5 days later, it's still in the roadway. So it's not just, you know, bureaucracy as far as getting approval on plans.

494

01:16:09.640 --> 01:16:15.890

Cooper City Hall: And you know, you live there, so the roads, I mean, we shouldn't be hitting potholes.

495

01:16:15.890 --> 01:16:37.339

Cooper City Hall: and these roads, and I know you guys got rid of the manager, but InfoMart, I think, is still managing it, right? The company still manages it? The property managers. I'm sorry, the property managers are now KW, the district manager is InfoMart. But we're talking, you know, it's an affluent area, and when you hit Monterra, it doesn't look like you're hitting, and I don't live in Embassy Lakes, but it doesn't look like you're hitting Embassy Lakes or Rock Creek.

496

01:16:37.340 --> 01:16:40.520

Cooper City Hall: So I don't know what's going on with the bureaucracy over there.

497

01:16:40.520 --> 01:16:51.609

Cooper City Hall: But, there are things. I know there was issues with the lake, which one of the main things you guys handle is irrigation, and Central Broward was trying to help you guys out, but...

498

01:16:51.660 --> 01:16:55.259

Cooper City Hall: the management company was kind of giving Central Broward the runaround.

499

01:16:55.360 --> 01:17:09.360

Cooper City Hall: of fixing a latch, you know, that's affecting the entire lake level. So, these are the things that, at some point, we have to be, you know, we had to change our ordinances on siting vehicles because of all the commercial vehicles along Solano.

500

01:17:09.650 --> 01:17:16.240

Cooper City Hall: Because that's technically a CDD road, so it means we could not cite CDD, because it's another government.

501

01:17:17.010 --> 01:17:32.939

Cooper City Hall: you guys would have, you on the road, you'd have the ability to actually tow the vehicles, so we had to literally change our entire ordinances, make parking tickets attached to vehicles, all so we could fix Solana, right? Wasn't... we had an issue with it? So... I don't recall, it's probably before my time, I've only been on that board for a couple... two years.

502

01:17:33.060 --> 01:17:39.080

Cooper City Hall: Yeah, maybe, maybe. Yeah, it could be, but... I mean, to your point, Ryan, is that... excuse me, Commissioner Schwar.

503

01:17:39.190 --> 01:17:41.100

Cooper City Hall: The reason why we removed our...

504

01:17:41.100 --> 01:18:06.090

Cooper City Hall: property managers were... because these vendors that we've basically been hiring are just not qualified. So, we've had to get rid of too many of them as... I mean, I think we're still working on a playground that we're now firing the contractor that was there. So, now we have a new property manager that has the experience to make this stuff happen. The roadway... the Pine Island thing has been going on for 3 years now, and we just cannot get any approvals from the county. So, as much as we're working with you guys, we're talking about a massive project that needs to

505

01:18:06.090 --> 01:18:26.469

Cooper City Hall: needs to be approved. And we already have the funds, we already have the approval done. We're just waiting for the okay to do it. So, the same thing with the roadways. As soon as we found out that we needed it, we got the contractor, $750,000 to fix it, we're ready to go. So, it's gonna get started next month. I'll give you another example. You guys bought license plate readers, that... license plate readers to hook in with the real-time crime center.

506

01:18:26.470 --> 01:18:27.780

Cooper City Hall: That the manager

507

01:18:28.120 --> 01:18:44.080

Cooper City Hall: Did not install for a year. Again, same reason why they're gone. We're just as displeased as you guys were. So, we're doing things to remedy that situation. Maybe some of these things we could contract to handle or do something, because, like, I don't think that company's...

508

01:18:44.770 --> 01:18:57.180

Cooper City Hall: equipped to clean up Sheridan, because there's always, you know, trash on it, and the palm tree growing out of the storm drain, you know? Which is why we have another bid out for, you know, proposal. So, we agree. We're not happy.

509

01:18:58.420 --> 01:19:01.149

Cooper City Hall: Commissioner Pelosi? I want to say thank you.

510

01:19:01.330 --> 01:19:16.119

Cooper City Hall: Because I know that it's not easy, being on a board and attempting to get things done when it's out of your control, and you are relying on other people. I appreciate the work that you are doing. I appreciate you coming here and giving us an update.

511

01:19:16.670 --> 01:19:18.760

Cooper City Hall: I want you to understand that

512

01:19:19.170 --> 01:19:39.020

Cooper City Hall: There are members that have issues, and I understand that, and they're valid, but if there's a way that the city can potentially nudge someone to help you, the only way we'll know to do that is if you contact us and let us know, listen, we are waiting on approval of A, B, and C, is there any help?

513

01:19:39.280 --> 01:19:50.760

Cooper City Hall: We all know county commissioners, we can send a letter, anything we can do to help you, to help your community, I think everybody here is in agreement that we would like to do that, because

514

01:19:50.760 --> 01:20:01.570

Cooper City Hall: we understand the position that you are in, and that's all I have to say. We would love that. I mean, I have reached out on occasion for different things. You and I have spoke about speed bumps and other things, but yes, we would love the help of anything that we could have.

515

01:20:01.570 --> 01:20:04.570

Cooper City Hall: Commissioner Katzmann? Yeah, thank you.

516

01:20:04.990 --> 01:20:20.969

Cooper City Hall: Mr. Manager, can you update us on why... what the delay is? I know that you've been involved in this conversation as well with the county. What is happening? Are they just not willing to put it on the Commission agenda? He's putting the item on the Board of County Commissioner's agenda. So, I'm... I'm...

517

01:20:21.070 --> 01:20:28.080

Cooper City Hall: speaking out into the ether in the hopes that maybe our county commissioner might be watching tonight's meeting, and requesting

518

01:20:28.210 --> 01:20:43.169

Cooper City Hall: that he put it on the agenda for the county, because I get so many complaints about Pine Island. All you guys want to do is improve it. I hear it every day. And, you know, it would be really great, it'd be a win for our county commissioner to put it on the agenda, right? Agreed, agreed. Thank you.

519

01:20:44.330 --> 01:20:45.530

Cooper City Hall: Commissioner Smith?

520

01:20:46.460 --> 01:20:49.969

Cooper City Hall: I have nothing, thank you. Thank you. Thank you for your time. Thank you guys. Thank you all.

521

01:20:52.630 --> 01:20:59.209

Cooper City Hall: Mr. Vendi Passerini? Yes, sir, I'd like to wait until you... You didn't put... okay.

522

01:20:59.360 --> 01:21:01.510

Cooper City Hall: I don't know what item you want, okay.

523

01:21:02.100 --> 01:21:02.820

Cooper City Hall: What was it?

524

01:21:06.540 --> 01:21:08.120

Cooper City Hall: Ms. Nina.

525

01:21:14.280 --> 01:21:14.990

Cooper City Hall: Hello!

526

01:21:19.210 --> 01:21:35.900

Cooper City Hall: Good evening, my name is Nina Banchon. I've been a proud Cooper City resident for 13 years, and I serve as a Cascada Isle Homeowners Association board member. I'm here tonight to propose two important edits to the Monterra Commercial Self-Storage Project in consideration of my community.

527

01:21:39.220 --> 01:21:49.779

Cooper City Hall: Currently, Cascada Isle residents experience repeated daily blockage of our entrance and exit due to on-street parking from the adjacent apartment complex.

528

01:21:50.030 --> 01:21:55.060

Cooper City Hall: This often forces vehicles into the wrong lane and creates bottlenecks throughout the day.

529

01:21:55.590 --> 01:22:07.159

Cooper City Hall: With the proposed entrance and exit on the southwest corner of Solano Avenue, drivers would face severely limited site distance caused by existing congestion and parked vehicles.

530

01:22:08.500 --> 01:22:14.549

Cooper City Hall: Significantly increasing the risk of collision in an already constrained residential access point.

531

01:22:14.800 --> 01:22:18.530

Cooper City Hall: I respectfully urge the Commission to eliminate the Southwest's

532

01:22:18.870 --> 01:22:25.060

Cooper City Hall: Entrance, and instead require it to function as a gated emergency exit only if necessary.

533

01:22:25.640 --> 01:22:32.370

Cooper City Hall: This approach maintains safety, access for the property without introducing an additional traffic hazard.

534

01:22:32.770 --> 01:22:46.500

Cooper City Hall: Additionally, the city's construction hours, Monday through Saturday, 7am to 9pm, Sunday and holidays, 8am to 9pm, would dramatically affect neighboring residents.

535

01:22:46.750 --> 01:22:52.230

Cooper City Hall: Our community includes apartments, townhomes, single-family houses surrounded by a serene lake.

536

01:22:52.600 --> 01:22:56.939

Cooper City Hall: All of which would be directly affected. Such extended...

537

01:22:57.250 --> 01:23:09.819

Cooper City Hall: Such extended hours and weekend construction in particular would disrupt children's outdoor play and the calm environment residents rely on after working all week, ultimately diminishing our quality of life.

538

01:23:10.140 --> 01:23:23.389

Cooper City Hall: While I support the storage facility as a lease-intensive commercial use for this site, these considerations must be addressed to ensure the safety, livability, and well-being of the families who already call this area home.

539

01:23:24.060 --> 01:23:27.249

Cooper City Hall: I provided some images for you guys to check out.

540

01:23:27.650 --> 01:23:37.649

Cooper City Hall: So, if you refer to these images, the pink dashed line highlights the area most impacted by on-street parking, that pink area.

541

01:23:39.030 --> 01:23:46.959

Cooper City Hall: We regularly experience blocked access and unsafe traffic patterns. Directly above the pink lines.

542

01:23:47.160 --> 01:23:55.290

Cooper City Hall: Is the proposed entrance and exit with vehicles often forced into the wrong lane? Visibility is significantly compromised.

543

01:23:55.630 --> 01:24:09.839

Cooper City Hall: The images also illustrate the close proximity of apartments, townhomes, serene lake, and single-family residences that would be directly affected by the proposed construction hours. Thank you for your time and thoughtful consideration.

544

01:24:13.960 --> 01:24:18.359

Cooper City Hall: Do you have anything to say, or I have to wait until you guys... Not everybody gets back and forth. Okay.

545

01:24:31.840 --> 01:24:34.800

Cooper City Hall: Mayor, if I might, items 2 and 3, just for the record.

546

01:24:34.970 --> 01:24:51.409

Cooper City Hall: Items 2 and 3 are both submitted as quasi-judicial land development items. I believe consistent with staff's presentation, I would read both Ordinance 26-06 and 2607 into the record. There would be a presentation on each item by your professional staff.

547

01:24:51.430 --> 01:25:02.010

Cooper City Hall: Followed by a presentation by the applicant. To the extent that they wanted to make such a presentation, then we'd have some open public comment. Again, this is a quasi-judicial item, Mayor Commission. I would just ask that any

548

01:25:02.010 --> 01:25:19.379

Cooper City Hall: Applicant, any member of the public seeking to provide testimony or evidence this evening be sworn at the appropriate time. I am going to read both items into the quasi-record. We would have a separate motion on each item. They are separate pending applications, but again, for the purposes of presentation and the quasi-proceeding, I'll read them together.

549

01:25:19.380 --> 01:25:22.200

Cooper City Hall: Item 2 is Ordinance 2606.

550

01:25:22.690 --> 01:25:32.000

Cooper City Hall: An ordinance of the City of Cooper City, Florida, approving rezoning petition number Z6-125, providing for the rezoning of the approximately

551

01:25:32.000 --> 01:25:45.050

Cooper City Hall: 2.57 acres of real property, generally located on the southwest corner of North University Drive and Solano Avenue in Cooper City. Rezoning the subject property from planned mixed-use development, PMUD, to B3, that's the General Business District.

552

01:25:45.050 --> 01:25:51.579

Cooper City Hall: Fighting for amendments to the city's official zoning map, fighting for codification, fighting for conflicts, severability, and fighting for an effective date.

553

01:25:51.580 --> 01:26:05.919

Cooper City Hall: Item 3 is Ordinance 26-07, an ordinance of the City of Cooper City, Florida, approving a rezoning petition number Z-6-2-25, providing for an amendment to the Montero Commercial Design Guidelines, referenced as the guidelines.

554

01:26:05.920 --> 01:26:24.120

Cooper City Hall: pertaining to the approximately 2.57 acres of real property generally located on the southwest corner of North University Drive and Solano Avenue in Cooper City, amending the guidelines to allow for the development of a three-story building comprised of 114,735 square feet of self-storage facing University Drive.

555

01:26:24.120 --> 01:26:44.940

Cooper City Hall: Providing for an amendment to the City's official zoning map, providing for codification, fighting for conflicts, fighting for severability, providing for an effective date. You have Mr. Chocolate at the podium. Again, I would just ask that the Commission, to the extent that there have been any ex parte communications, it'd be appropriate to make the necessary disclosures, along with disclosures of any campaign contributions pursuant to our Code of Ordinances.

556

01:26:44.940 --> 01:26:50.930

Cooper City Hall: Both items are on the floor for your consideration, Mayor Commission. Again, after disclosures, I would just ask that

557

01:26:50.930 --> 01:27:04.070

Cooper City Hall: Mr. Chocoli, the applicant, and anybody who seeks to speak on the item be sworn in as part of the quasi-record. Any evidence that's presented by way of presentations will also be provided to the City Clerk, made part of the quasi-judicial record. Thank you, Mayor.

558

01:27:06.210 --> 01:27:07.390

Cooper City Hall: I have nothing.

559

01:27:08.190 --> 01:27:09.180

Cooper City Hall: Losie?

560

01:27:09.350 --> 01:27:17.040

Cooper City Hall: Previous... elections way back, I may have received a campaign contribution, but I could never remember.

561

01:27:17.170 --> 01:27:21.620

Cooper City Hall: So, sorry, but as far as talking to people, staff,

562

01:27:22.030 --> 01:27:27.360

Cooper City Hall: Commissioner Steve Geller, the petitioner, the, people from Bright Star.

563

01:27:27.730 --> 01:27:40.790

Cooper City Hall: Howard Meltzer, JC Sanchez, Max Pulcini, someone whose last name I don't know, several people, I don't know their last names, Aaron, Avi, Andrea, and Sam. Sorry, we were at a gathering and they spoke to me.

564

01:27:41.410 --> 01:27:43.389

Cooper City Hall: Commissioner Katzmann?

565

01:27:43.750 --> 01:27:47.299

Cooper City Hall: I believe... Mr. Mealy, are you representing them?

566

01:27:48.030 --> 01:27:55.079

Cooper City Hall: I... I received a contribution at some point from Greenspoon Martyr, and Mr. Mealy works there.

567

01:27:55.250 --> 01:28:07.490

Cooper City Hall: I've spoken with members of the Planning and Zoning Board, Including... Think how we should shear.

568

01:28:07.980 --> 01:28:15.960

Cooper City Hall: Max Pulcini, Avi Chicken Whiskey, senator Geller?

569

01:28:17.810 --> 01:28:20.580

Cooper City Hall: I think that's about it. Thank you. Commissioner Schotter?

570

01:28:20.980 --> 01:28:27.909

Cooper City Hall: I, do not take contributions from developers or lobbyists, so I have not received any.

571

01:28:28.990 --> 01:28:33.180

Cooper City Hall: ex parte communications, How do you say Avi's last name?

572

01:28:33.480 --> 01:28:35.239

Cooper City Hall: Chicken whiskey, that's all. Okay.

573

01:28:35.540 --> 01:28:40.740

Cooper City Hall: I spoke to Avi Chikenwiski, who's the vice chair of the,

574

01:28:41.340 --> 01:28:45.940

Cooper City Hall: Community Development District, Jason Weinrub, I spoke with him.

575

01:28:46.150 --> 01:28:51.340

Cooper City Hall: Max Pulcini... Rick Elsley.

576

01:28:52.070 --> 01:28:53.739

Cooper City Hall: Jim Federici.

577

01:28:54.910 --> 01:29:01.299

Cooper City Hall: I spoke with Debbie Isinger. She called me, I guess that was probably on behalf of the applicant, though.

578

01:29:01.820 --> 01:29:14.440

Cooper City Hall: And then there is the Bright Star crew, and I'm gonna try to go through the ones that I, remember's name. I spoke with, their CEO or president,

579

01:29:15.840 --> 01:29:17.049

Cooper City Hall: Vienna.

580

01:29:17.310 --> 01:29:19.489

Cooper City Hall: David Diaz, at one point.

581

01:29:19.600 --> 01:29:22.900

Cooper City Hall: guy, pedaroro.

582

01:29:24.630 --> 01:29:39.120

Cooper City Hall: I don't remember Jake's last name as their attorney. I spoke with him with, the applicant's attorney, though, and I'm not sure if there's any other members over there. There's... did I name the facilities one? Did I get everyone over there?

583

01:29:39.830 --> 01:29:44.239

Cooper City Hall: Okay. And, that's the extent of it.

584

01:29:44.520 --> 01:29:59.859

Cooper City Hall: Commissioner Smith? Thank you, Mayor. I did speak with Brightstar, spoke to the developer, the CDD, and the representing attorney, Milley. Thank you. Commissioner Katzmann? Yeah, I also met with Brightstar as a group way back.

585

01:30:02.310 --> 01:30:07.699

Cooper City Hall: I took a donation from Greenspoen and Martyr. I have spoke with...

586

01:30:07.970 --> 01:30:12.360

Cooper City Hall: staff, and I spoke to Bright Star crew as well.

587

01:30:13.170 --> 01:30:20.349

Cooper City Hall: That being said, That's all I have. I mean, I spoke to Planning and Zoning, That was... and staff.

588

01:30:20.740 --> 01:30:28.189

Cooper City Hall: Mayor, again, as we begin, I just ask Mr. Chocoly, Mr. Mealy, anybody who intends to speak on behalf of the applicant as part of the record this evening, just stand and be sworn.

589

01:30:28.990 --> 01:30:42.340

Cooper City Hall: Anybody that signed one of these forms that wants to talk on this have to stand up and be sworn in. Anybody who intends to speak on the item this evening, do you

swear or affirm the testimony you'll give this evening will be the truth, nothing but the truth? Answer's yes. Yes. Thank you very much.

590

01:30:42.570 --> 01:30:54.099

Cooper City Hall: Mr. Mayor, Commissioner, I'll defer to Mr. Jockley to make a presentation. Again, this is on both Item 2, Ordinance 2606, and Item 3, Ordinance 2607. Presumably the presentations will be combined.

591

01:30:55.910 --> 01:31:01.900

Cooper City Hall: Alright, thank you, Mayor and Commissioner. So, as the City Attorney said, yeah, we have a few petitions before you tonight.

592

01:31:01.910 --> 01:31:17.619

Cooper City Hall: The applicants are here with a presentation, which will include an overview of the entire request, but before you tonight is just a rezoning request from the PMUD to B3, and a rezoning request to change the Monterra Commercial Design Guidelines.

593

01:31:17.890 --> 01:31:31.469

Cooper City Hall: So the site is located at the southwest corner of North University Drive and Solano Avenue, between the Bright Star Credit Union and the Montero Apartments. The parcel size is 2.57 acres, and the current zoning is PMUD, which is Planned Mixed-Use Development.

594

01:31:35.160 --> 01:31:47.119

Cooper City Hall: So the rezoning request from PMUD to B3, because self-storage is not an allowed use in the current PMUD zoning district, the applicant must request a zoning change to the B3 district.

595

01:31:47.240 --> 01:31:53.620

Cooper City Hall: To approve a rezoning request, the applicant must justify the below. Consistency with the comprehensive plan.

596

01:31:53.850 --> 01:31:59.819

Cooper City Hall: This parcel has been designated as a commercial use since the creation of Monterra, master plan development.

597

01:31:59.930 --> 01:32:08.099

Cooper City Hall: All the infrastructure needed to support the B3 district on the site has been completed, and the site has been cleared and prepped for development, compliant with plan standards.

598

01:32:08.210 --> 01:32:16.759

Cooper City Hall: The applicant's full justification statement is included with the backup reference compatibility and multiple policies of the Comprehensive plan.

599

01:32:16.890 --> 01:32:24.289

Cooper City Hall: The request can be considered with the comp plan, as this land use and proposed zoning district match the other three facilities in the City of Cooper City.

600

01:32:25.210 --> 01:32:35.860

Cooper City Hall: Relative to land use compatibility, the proposed V3 district is consistent with the existing C commercial land use plan designation, and is compatible with the surrounding zoning districts and land uses.

601

01:32:35.900 --> 01:32:53.659

Cooper City Hall: The general area of the site along University Drive has a mix of residential and commercial uses. With a proposed height of 42 feet, this building will blend in with the surrounding structures. The Bright Star Credit Union to the north has a building height of 45 feet, and the apartment building to the south has a height of 35 feet to the peak of the roof.

602

01:32:54.370 --> 01:33:13.379

Cooper City Hall: Living conditions and property values. The surrounding area will have mixed impacts as a result of this rezoning request. The property is already zoned for non-residential use. The proposed self-storage use, other than the bulk and masting characteristics of a larger building, is generally considered less of an intense use than more traditional commercial uses.

603

01:33:13.410 --> 01:33:17.759

Cooper City Hall: The site plan reflects that there will be no outside storage associated with the use.

604

01:33:17.810 --> 01:33:24.049

Cooper City Hall: The height of 42 feet for the proposed building is 3 feet under the design guidelines, current limitation of 45 feet.

605

01:33:24.910 --> 01:33:38.889

Cooper City Hall: Related to the traffic impacts, the rezoning and conditional use requests of the above-described self-storage use would significantly decrease the number of daily trips to and from the site compared to a possible 33,000 square feet of shopping plaza use currently allowed by the plat.

606

01:33:39.310 --> 01:33:48.219

Cooper City Hall: The location of the proposed use has access to and from a primary Artoa roadway at University Drive via Solano Avenue, which also connects to Sheridan Street to the south.

607

01:33:49.760 --> 01:34:03.580

Cooper City Hall: Related to the rezoning for design guidelines, this is an amendment to the commercial design guidelines that all the Montero commercial parcels follow. Because the design guidelines are a function of the zoning district, the changes are technically considered a rezoning.

608

01:34:03.960 --> 01:34:14.460

Cooper City Hall: Overview of the changes. The exhibit entered Monterra Parcel C2 design guidelines in the back of material reflects narrative and graphic descriptions of the proposed changes associated with this request.

609

01:34:14.690 --> 01:34:22.759

Cooper City Hall: They have to update the plat note restrictions on page 5, and uses on page 6 and 7 to account for the plat note amendment application currently in review.

610

01:34:23.040 --> 01:34:36.969

Cooper City Hall: They have to do an update to Exhibit 2B2 on page 8 to show the site circulation, as it is proposed in the submitted site plan application. They have to update Exhibit 4B on page 30 to show the new C1 sign type on the southern parcel.

611

01:34:37.420 --> 01:34:42.620

Cooper City Hall: These petitions went to the P&Z Board on 10-13 of 25, and did have a recommendation of approval.

612

01:34:43.730 --> 01:34:59.060

Cooper City Hall: I had some other backup related to design guidelines, the zoning district pros and cons for the project, etc, but I think it'd be best to hear the full application and presentation from the petitioner, and then we can get into some of those if you have questions on them.

613

01:35:08.330 --> 01:35:21.910

Cooper City Hall: If that concludes Mr. Chocoli's staff's presentation, I'd ask Mr. Mealy, on behalf of the applicant, to make whatever presentation you'd like, and again, to the extent that Mr. Mele has a PowerPoint or any other information provided to the City Clerk, it'll be incorporated into the quasi-judicial record.

614

01:35:25.160 --> 01:35:30.520

Cooper City Hall: Thank you. Good evening. My name is Dennis Mealy, 200 East Broward Boulevard, Fort Lauderdale, on behalf of the applicant.

615

01:35:30.920 --> 01:35:34.339

Cooper City Hall: And I have a bunch of stuff here.

616

01:35:35.410 --> 01:35:37.790

Cooper City Hall: These are some letters I'm gonna be referring to.

617

01:35:45.730 --> 01:35:47.910

Cooper City Hall: And I'll get to that momentarily.

618

01:35:52.690 --> 01:36:00.680

Cooper City Hall: So this is the subject parcel. It's the last remaining parcel within Monterra. All of the rest of Monterra has been developed.

619

01:36:12.520 --> 01:36:14.290

Cooper City Hall: Am I using the right thing here?

620

01:36:15.900 --> 01:36:16.800

Cooper City Hall: Hey, Jonathan.

621

01:36:16.950 --> 01:36:20.010

Cooper City Hall: Could you... There we go.

622

01:36:20.340 --> 01:36:21.420

Cooper City Hall: Thank you.

623

01:36:21.540 --> 01:36:25.719

Cooper City Hall: So just zeroing in on a little bit closer... oh, we had it a minute ago.

624

01:36:26.730 --> 01:36:29.329

Cooper City Hall: There we go. Just zeroing in and a little bit closer.

625

01:36:29.970 --> 01:36:42.209

Cooper City Hall: What's kind of confusing here is Solano runs east and west, and then it runs north and south. So, when we talk about Solano, we try to distinguish between the part along the northern property line and the part along the western property line.

626

01:36:43.330 --> 01:36:50.270

Cooper City Hall: This is the overall, Monterra PUD Master Plan, and you see the parcel there. It's part of Parcel C2.

627

01:36:50.480 --> 01:37:05.470

Cooper City Hall: Just as this plan... this plan has evolved over the years, there have been changes. So, for example, this area identified as 2G, which is just immediately west of the main C2 parcel, at one point was part of C2, and it was red, it was commercial.

628

01:37:05.510 --> 01:37:22.970

Cooper City Hall: But it was changed to residential a while back. Also, within C2, we've had previous changes. For example, the 55 and over residential building that's there, that was not originally permitted in C2, but we did an amendment to the plan a number of years ago in order to permit it.

629

01:37:24.640 --> 01:37:44.439

Cooper City Hall: So this is, the C2 area. So we're turned sideways now, so north would be to the right on this screen. And so you see the existing, 55 and over residences there in the upper right, and you see the various, commercial buildings in the center, you see the Bright Star Building, and then you see the proposed site.

630

01:37:44.910 --> 01:37:52.630

Cooper City Hall: At the bottom, there's a list of the tenants, just in case something looks familiar to you based on a tenant's name, you can see where it is.

631

01:37:54.100 --> 01:38:10.339

Cooper City Hall: So, this is our site plan. Of course, tonight, we have the first reading of the rezoning and the first reading of the PMUD amendment. The site plan would be on the agenda with second reading, along with any of the other applications that are necessary for the use.

632

01:38:10.470 --> 01:38:21.830

Cooper City Hall: So, I'm gonna show in a few minutes some samples of the old plan and the new plan. You may recall that we had originally gone to the Planning and Zoning Board more than a year ago.

633

01:38:21.940 --> 01:38:26.759

Cooper City Hall: With a plan that had, retail on the ground floor and self-storage above.

634

01:38:27.070 --> 01:38:30.730

Cooper City Hall: The building was much taller, it was much plainer looking.

635

01:38:30.850 --> 01:38:49.999

Cooper City Hall: And it had a lot more traffic associated with it. Also, by taking away the, retail uses, we were able to reduce the amount of pavement needed, and we're able to take that West Oak portion of the site where we're adjacent to residential, and make it all landscaping, with no vehicular traffic back there.

636

01:38:51.250 --> 01:39:00.120

Cooper City Hall: just as you're looking at this photo, one of the letters in the package that you'll see is from the house that is right next to us. So you see...

637

01:39:00.130 --> 01:39:13.979

Cooper City Hall: On the north-south portion of Solano. Is there a... I guess there might be a pointer, but I wouldn't be pointing at anything, so it probably wouldn't matter. But you see where the words Solano are on the left-hand side of the screen, and you see the first house right next to it.

638

01:39:13.990 --> 01:39:22.109

Cooper City Hall: That's Russell Gineger, I may be mispronouncing his name, but he has a support letter for us. So I'm pointing at... can we point at that right there?

639

01:39:22.690 --> 01:39:23.630

Cooper City Hall: There you go.

640

01:39:24.080 --> 01:39:26.629

Cooper City Hall: Yeah, I don't know if you can see that, that very first house.

641

01:39:26.890 --> 01:39:43.550

Cooper City Hall: The reason I point that out, when we had the old plan, Russell was one of the people who appeared at the meetings to say, I don't like this. It's right behind my house, it's too big. Now that we've made it smaller, now that we've increased the landscape buffer, he feels differently and has written a letter of support.

642

01:39:53.230 --> 01:40:02.659

Cooper City Hall: So this is the, master plan exhibit. It's largely technical, showing you, access points for vehicular and pedestrian.

643

01:40:02.660 --> 01:40:16.420

Cooper City Hall: And, initially, if this parcel was planned to be more than one use in the parcel, the access, the signage, and all would have been different. Now it's one use instead of multiple uses, you don't need as much signage, and the access can be simpler.

644

01:40:16.860 --> 01:40:34.050

Cooper City Hall: This is showing you some of the signage. So, for example, on the left, that's an example of a sign where you have multiple tenants. On the right, that's an example of a sign where you have a single tenant. In this site now, because it's only a single tenant, you won't need the multiple tenant signage like you have in the lower left.

645

01:40:35.500 --> 01:40:42.019

Cooper City Hall: This is, again, dealing with the signage, changing the type from a multi-tenant to a single tenant.

646

01:40:42.760 --> 01:40:58.280

Cooper City Hall: Okay, so here, I think, is really the meat of what we want to talk about. So, what we're showing here is the previous design on the left, and the new design on the right. So that you see that the previous design on the left, we had vehicular traffic all the way around.

647

01:40:58.430 --> 01:41:04.520

Cooper City Hall: We had our loading area to the west, although it was tucked under the building, it was still to the west.

648

01:41:04.730 --> 01:41:15.149

Cooper City Hall: By getting rid of the retail, we don't need anywhere near the amount of parking, although I will tell you that this site, with this plan, has,

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01:41:15.430 --> 01:41:19.480

Cooper City Hall: Parking almost one and a half times what the code requires.

650

01:41:19.640 --> 01:41:34.769

Cooper City Hall: But still able to preserve that landscape area in the back. I also want to say I did hear the, comments from the resident, from Cascada Isles. We want to meet with her to talk about this entrance that we have at the southwest corner of the site.

651

01:41:34.770 --> 01:41:41.950

Cooper City Hall: to see if we can change that to make it satisfactory to the neighbors. We haven't had a chance to speak yet, but I just gave,

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01:41:41.990 --> 01:41:46.990

Cooper City Hall: the speaker from that neighborhood, my card, and asked her to please give me a call so we could talk about this more.

653

01:41:50.300 --> 01:41:51.660

Cooper City Hall: So,

654

01:41:52.610 --> 01:42:02.769

Cooper City Hall: As I mentioned, we went to the Planning and Zoning Board with that larger plan first. We did not get a good result. We listened to what they said, and we made changes to the plan, and then came back.

655

01:42:02.900 --> 01:42:13.759

Cooper City Hall: So, lowering the height from 63 feet to 42 feet, as Jason mentioned, 45 feet is the maximum in the PMUD, so we're not exceeding that.

656

01:42:13.870 --> 01:42:32.670

Cooper City Hall: Put in a lot more landscaping on the west side, removed the dry aisle on the west side, put in a enhanced wall separating the property, and as I mentioned, we would like the opportunity to speak with our neighbors to see if there's something more we can do with the entrance we're showing at the southwest corner of the site.

657

01:42:32.880 --> 01:42:39.079

Cooper City Hall: Also, we did hear the comments of what's happening further south on Solano.

658

01:42:39.220 --> 01:42:49.160

Cooper City Hall: with the parking and some of the other things that are going on there. So we also want to talk to the residents of Cascada Isles to see if there's something we can do to help that situation, even though we're not part of it.

659

01:42:49.300 --> 01:42:57.069

Cooper City Hall: Is there perhaps a pull-off area that can be created so that if trucks are delivering to the community, they're not blocking the street?

660

01:42:57.240 --> 01:43:00.730

Cooper City Hall: Is there something that we can do with respect to signage?

661

01:43:00.810 --> 01:43:18.080

Cooper City Hall: To say no parking on the street, or no standing, or no stopping, or whatever. We could work with your city engineer to see if there's something we can do to help them, even though that issue is not something we're contributing to. But it's a problem, and we're a neighbor, and we'd like to help if we can.

662

01:43:20.170 --> 01:43:21.570

Cooper City Hall: So, also.

663

01:43:22.090 --> 01:43:34.680

Cooper City Hall: the difference in the elevation and the design of the building. So you see on the left was the 63-foot-tall building that we had initially. On the right is the new 42-foot design.

664

01:43:34.740 --> 01:43:43.989

Cooper City Hall: One of the things we heard when we went to Planning and Zoning the first time was not only the building height and the size, but the look of the building. They felt it

665

01:43:44.080 --> 01:43:49.529

Cooper City Hall: It needed a lot more architectural treatment, and it needed to look a lot better. And we believe we did that.

666

01:43:49.670 --> 01:43:55.779

Cooper City Hall: I will tell you that when we went back to the Planning and Zoning Board with the new plan, we were approved 7-0,

667

01:43:55.890 --> 01:44:09.340

Cooper City Hall: And we received comments from a number of the board members complimenting us for doing exactly what they asked us to do when we went there the first time. To make... we made the changes they asked us to make from when we went there the first time.

668

01:44:13.270 --> 01:44:28.089

Cooper City Hall: This, then just some renderings, of the building, and you'll see in the lower right on each of these drawings the perspective from... you're looking at it from. So this is as if you were looking roughly from the driveway coming in off of University when you first enter on Solano.

669

01:44:31.590 --> 01:44:35.250

Cooper City Hall: And this next one is looking from the southeast corner of the site.

670

01:44:37.780 --> 01:44:40.450

Cooper City Hall: Next one from the southwest corner of the site.

671

01:44:41.040 --> 01:44:42.829

Cooper City Hall: So again,

672

01:44:43.110 --> 01:44:49.050

Cooper City Hall: This is now when you're in the neighborhood. You're west of the site, you're in the residential neighborhood, you're looking toward it.

673

01:44:51.420 --> 01:44:53.510

Cooper City Hall: And then from the northwest corner.

674

01:44:54.220 --> 01:44:55.620

Cooper City Hall: So,

675

01:44:55.870 --> 01:45:10.740

Cooper City Hall: If I could now, I'd like to refer to these letters briefly. I've given each of you a packet that should have 16 support letters in it. Some of them are from our very closest neighbors, some of them are from people around the community.

676

01:45:10.840 --> 01:45:21.450

Cooper City Hall: A number of them are also from tenants in the existing shopping center. And I think that's important to show that, the existing tenants in the shopping center

677

01:45:21.710 --> 01:45:30.390

Cooper City Hall: are seeing this as a positive inclusion to the center, not as a negative, and they have given you those letters saying so.

678

01:45:31.720 --> 01:45:43.439

Cooper City Hall: In addition to the 16 letters there, there are 3 that we received just today, so I don't have extra copies, but I'll just hand them in to the clerk. They look very similar to some of the ones you have now.

679

01:45:43.620 --> 01:45:55.430

Cooper City Hall: One of them is from 5050 Southwest 90th Avenue, another one from that same block, same address, and then a third one from 52nd Street. Just gonna hand those in.

680

01:46:02.080 --> 01:46:08.490

Cooper City Hall: And what I did not include in these support letters are two letters that we got copies of

681

01:46:08.580 --> 01:46:27.089

Cooper City Hall: from, the Cascada Isles Homeowners Association, and one of them, written by, Ms. Banshone, who you heard from earlier. I don't include these in the support letters yet, but I think we can do what they're asking us to do, and if so, then maybe they will become support letters at that point.

682

01:46:27.380 --> 01:46:45.100

Cooper City Hall: But generally what they're pointing out is existing traffic problems. They don't want us to make it worse. They feel that that entrance at the southwest corner might contribute to that, and that's why I'm saying I think that's something that we can address and something that we can do before we come back for a second reading.

683

01:46:48.370 --> 01:46:54.109

Cooper City Hall: Traffic. So, the first traffic comparison we did

684

01:46:54.190 --> 01:47:10.640

Cooper City Hall: was, at the top, you see the plan when we had the retail and the self-storage. In the middle, you see, with just the self-storage, without the retail, and a significant reduction in traffic, not only daily, but morning peak hour and afternoon rush hour as well.

685

01:47:11.200 --> 01:47:26.819

Cooper City Hall: We also, based on some of the comments we heard, looked at other uses that are allowed in the PMUD today, one of which is a hotel. Hotel use is allowed. Again, there are significantly more traffic.

686

01:47:26.990 --> 01:47:43.160

Cooper City Hall: Also, when we do hotels in areas like this, we often get comments from neighbors that that hotel has some height, it has windows, the windows are looking into the neighborhood, that is considered undesirable very often. So, again, just another use permitted in the PMUD.

687

01:47:43.460 --> 01:47:50.919

Cooper City Hall: The PMUD also permits restaurants, we've shown an example, and all of these are based on site plans that we produced

688

01:47:51.000 --> 01:47:58.739

Cooper City Hall: to try to get tenants to come in. As you know, it's been a period of years that we've owned this property. We've been unable to get

689

01:47:58.810 --> 01:48:05.590

Cooper City Hall: Any tenant up till now, and so these are just some of the plans that we prepared, that we showed to people, that we shopped.

690

01:48:05.660 --> 01:48:25.339

Cooper City Hall: To try to get tenants. I will also tell you one other, use that we pursued that I did not have here, although it would also be more traffic, is medical office. It was suggested to us that we reach out to Memorial Healthcare, which we did, to see if they would be interested in putting a facility here. After several months of back-and-forth discussion.

691

01:48:25.380 --> 01:48:43.720

Cooper City Hall: They finally said to us that we were too close to, Memorial Pembroke, which is right at Sheridan and University, and if they needed some kind of a facility away

from the hospital, it needed to be further away than we were, maybe Flamingo Road or something like that. So we were still open to it, we are still open to it today.

692

01:48:43.790 --> 01:48:49.079

Cooper City Hall: But, the last communication we received from Memorial is we were too close to the existing hospital.

693

01:48:49.980 --> 01:49:03.509

Cooper City Hall: Another use, that we also pursued was a combination of retail and a gym, and again, significantly more traffic at, at the average daily, the morning rush hour, and the afternoon rush hour.

694

01:49:03.970 --> 01:49:05.479

Cooper City Hall: In terms of...

695

01:49:05.600 --> 01:49:21.309

Cooper City Hall: of the beefed-up western buffer. We not only put more area of landscaping, but we introduced new species. We put in oversized species in addition to the height required by code, and these are just some examples of some of the plant material we're using.

696

01:49:23.880 --> 01:49:32.870

Cooper City Hall: So other than that, if you have any questions, I'll be happy to answer them. I know there's a number of public speakers at the end of the public comment. I'd like the opportunity to respond as appropriate. Thank you very much.

697

01:49:38.990 --> 01:49:40.849

Cooper City Hall: Mr. Vinnie Passarino.

698

01:49:42.820 --> 01:49:44.140

Cooper City Hall: Should probably turn this off.

699

01:49:45.350 --> 01:49:50.559

Cooper City Hall: Mr. Jake, Mr. Vini, are you here to speak on... the storage?

700

01:49:52.890 --> 01:49:55.900

Cooper City Hall: Okay, not now. It's not time now.

701

01:49:58.880 --> 01:50:00.090

Cooper City Hall: Mr. Jake.

702

01:50:01.350 --> 01:50:03.089

Cooper City Hall: I'm not gonna kill your last name again.

703

01:50:06.890 --> 01:50:13.270

Cooper City Hall: Sorry, it's, Kiker. How do you say? Kiker. Thank you. Kiker with no C.

704

01:50:14.460 --> 01:50:27.950

Cooper City Hall: Thank you for your time. I represent Bright Star Credit Union. I do not live in Cooper City, I live in Tallahassee, Florida, but I am here because... these are rough days, although we did just sign Tiger Woods as kid to the golf team. We're now a golf school, apparently, but we'll take it.

705

01:50:28.010 --> 01:50:38.339

Cooper City Hall: I'm here because I was involved in this project from day one. I was involved representing Brightstar when they signed the contract for the piece of property, which is now their headquarters here in Cooper City back in 2019.

706

01:50:38.380 --> 01:50:55.369

Cooper City Hall: Working with Mike Tomco and David Diaz and some of their folks, looking at site selections. It was an arduous process, from, as you can imagine, for some entity as large as Brightstar, which is one of the fastest growing credit unions, not only in Florida, but in the U.S, choosing the right location was very important, and they did it very intentionally.

707

01:50:55.370 --> 01:51:14.649

Cooper City Hall: And that's something that I want to focus in on, is the intention behind what they did here. They looked at a lot of different sites, and one of the things that was

most important to them was that they would go somewhere where their employees, their members, I mentioned before with kind of the planning term, which I know has become cliche now, but live, work, and play. Something that is vibrant, somewhere that they want to be.

708

01:51:15.760 --> 01:51:31.499

Cooper City Hall: And this, for this project, provided that. Now they certainly could have bought property in a lot cheaper locations that were industrial areas, surrounded by storage warehouses and things like that, but they didn't do that. They purposely put it in a location here knowing that they had a plan in place, and this is a PMUD. It's planned.

709

01:51:31.500 --> 01:51:37.230

Cooper City Hall: There can be tweaks, but the idea was still a vibrant mixed-use area that their employees would be happy.

710

01:51:37.330 --> 01:51:51.620

Cooper City Hall: And so, fast forward now, 200 employees and close to $40 million in investment later, they're very happy. They're very pleased, they're back now in office, most employees almost 4 days a week now, and excited for what's to come in Cooper City.

711

01:51:52.480 --> 01:52:12.149

Cooper City Hall: let's be very clear. The issue here is not aesthetics. There's a lot talked about the aesthetics of this building. I'm not a huge fan of storage facilities in general, but I think there's, you know, the aesthetics of this one, I guess, are okay. The issue is with the use. They do not believe that the storage facility, comports with what the vision was presented for this area. Certainly what they would like to see happen long-term.

712

01:52:12.150 --> 01:52:23.420

Cooper City Hall: And so it's something that we, you know, again, are adamant about, and being intentional in terms of what still goes there. Mr. Mealy mentioned at the outset, this is the last piece. This is the last piece of Monterra.

713

01:52:23.430 --> 01:52:36.940

Cooper City Hall: And so, our hope is that you will stick to the plan, that you will allow this vision to be fulfilled, for this area to continue with what was envisioned when Bright Star went there, when these other businesses went there, and allow it to continue in that regard.

714

01:52:36.940 --> 01:52:54.980

Cooper City Hall: We did have a meeting last week with Mr. Geller, their lobbyist. We talked about a lot of different things. We talked about all the things that it could be used for under the existing zoning. A lot of things by right. As he mentioned, the issue is they have a tenant. They like this one. They want to do a storage facility because that's what they, you know, in essence, can sell at this point.

715

01:52:55.010 --> 01:53:07.000

Cooper City Hall: The one thing that we did offer, because again, we want solutions, we're not a NIMBY, we want to see growth, we want to see this thing develop. So one thing that we did do was we tried to offer a solution and said, look, if you're telling us that the economics, whatever they may be for you, don't work.

716

01:53:07.000 --> 01:53:21.169

Cooper City Hall: Hey, guess what? We're a financial institution. Let's sit down and let's talk about these things. We have the fastest growing business lending department in the Southeast, and let's look at the economics of why it can and cannot work, and we will do those things if you will work with us collaboratively and collectively.

717

01:53:21.170 --> 01:53:41.890

Cooper City Hall: But unfortunately, here we are. They're pushing forward with the storage facility. We hope that it doesn't happen. But again, we are still here. We're still gonna be there. Bright Star's not going anywhere. This piece of property's not going anywhere. We hope to have some ability to, again, fulfill this vision. To use a football analogy, even though it's been a bad football season. We're on the 5-yard line. This is the last piece of property.

718

01:53:41.890 --> 01:53:58.749

Cooper City Hall: And to just kind of throw in the towel and say, well, we'll throw in a 150,000 square foot storage facility to close out this development. It just doesn't seem right. We have way too many people that have put way too much time and effort, and more importantly, investment-backed expectations as to what this area was going to be, what the vision was. And we hope that we stay true to that.

719

01:53:59.730 --> 01:54:00.700

Cooper City Hall: Thank you, sir.

720

01:54:02.220 --> 01:54:03.910

Cooper City Hall: Mr. Gregory Malthouse.

721

01:54:12.140 --> 01:54:18.570

Cooper City Hall: Good evening. Good evening. Greg Matis, resident here in Cooper City, You know...

722

01:54:19.090 --> 01:54:30.650

Cooper City Hall: I've seen this development, lived in Montero for a long time, just built a house on 106th, and you know, this development, this Monterra project, this commercial project's been around for a long time.

723

01:54:30.760 --> 01:54:32.649

Cooper City Hall: And these developers have worked hard.

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01:54:32.760 --> 01:54:39.190

Cooper City Hall: very familiar with, with the son of, Carrie. We were fraternity brothers in college, and I, and I think...

725

01:54:39.460 --> 01:54:45.450

Cooper City Hall: you know, it's very hard to finish out this project. And, you know, the residents, you know, we want

726

01:54:45.640 --> 01:54:52.880

Cooper City Hall: you know, in Cooper City, we've been wanting this thing to be developed for a long time. I think it was originally supposed to be a town center, and a bunch of other things,

727

01:54:53.010 --> 01:54:58.869

Cooper City Hall: And I just kind of urge you guys to work with the developer to get this done. I don't think...

728

01:54:59.110 --> 01:55:17.079

Cooper City Hall: self-storage is gonna hurt that area, and if we bring something in that's gonna create more traffic, I don't know how that benefits us as residents. That's already, you know, a challenging road, it's a challenging area. Even listening to the residences that live behind that, I've been in the real estate business 20 years, I don't really know what the other options are.

729

01:55:17.250 --> 01:55:21.620

Cooper City Hall: You know, do we want to put a hotel there? Is that gonna... is that gonna work?

730

01:55:22.000 --> 01:55:25.250

Cooper City Hall: You know, bringing a Best Western? I mean, so...

731

01:55:25.420 --> 01:55:35.280

Cooper City Hall: Self-storage is gonna be much better for our community. More retail is not. We don't want more traffic. So, you know, that's my feedback, but...

732

01:55:35.360 --> 01:55:50.189

Cooper City Hall: you know, just urge you to work with the developer. I totally understand, you know, Brightstar wanting maybe something different there. They've got a great building. I think it's an office building. I don't believe it's a building that people go there and actually do business, but I could be wrong.

733

01:55:50.240 --> 01:56:07.300

Cooper City Hall: You know, I don't know. But, yeah, so that's my feedback from somebody that's lived in Monterra, been in this area. I got 5 kids, my kids go to all the schools, I'm in that area go to that shopping center all the time, they did a great job, and, you know, urge you to work with them so we can try to finish out this project.

734

01:56:07.740 --> 01:56:08.699

Cooper City Hall: Thank you, sir.

735

01:56:11.990 --> 01:56:13.500

Cooper City Hall: Mr. Felshu.

736

01:56:23.130 --> 01:56:23.980

Cooper City Hall: Good evening.

737

01:56:24.530 --> 01:56:29.999

Cooper City Hall: My name is Steven Felchu. I'm a resident of Monterra, I live in the Vista del Sol section.

738

01:56:30.100 --> 01:56:33.850

Cooper City Hall: I'm actually a prior president of the Monterra HOA.

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01:56:34.240 --> 01:56:50.349

Cooper City Hall: I was part of the group that actually listened to this presentation almost 2 years ago. So this project has been going on for a very long time, and the Montero HOA, as its own piece, aside from the CDD, was in support of this project even going back then.

740

01:56:50.590 --> 01:56:56.889

Cooper City Hall: I'd like the opportunity, if I could, to read a letter from, Rabbi Adi Goodman, who's the...

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01:56:57.000 --> 01:57:00.470

Cooper City Hall: It's in your packet. Okay, so you want me to read it?

742

01:57:01.250 --> 01:57:06.500

Cooper City Hall: Okay, so, I mean, so, to me, the key points that I just wanted to.

743

01:57:06.670 --> 01:57:21.270

Cooper City Hall: bring to all of your attention is that, at the end of the day, like, we're the community, and I think that we would really appreciate if you could listen to what the community wants. This is not about what Brightstar wants, I mean.

744

01:57:21.660 --> 01:57:27.419

Cooper City Hall: BrightStar, none of these people live here. They show up, they go to work, and they leave.

745

01:57:27.940 --> 01:57:44.830

Cooper City Hall: They are not impacted by the traffic, they're not impacted by anything that's gonna go on here. This is all about... Brightstar is just looking for more retail business because they think somehow it's gonna benefit them. But at the end of the day, they don't live here.

746

01:57:45.120 --> 01:58:02.199

Cooper City Hall: Okay? This is not about them, this should be about us, the community, us, the taxpayers. Okay? We have looked at all of this, and we definitely don't want a hotel. I mean, imagine, you know, I mean, we've seen all sorts of things that would go on. Given the size of this property, it's not like you're gonna have

747

01:58:02.200 --> 01:58:20.680

Cooper City Hall: you know, a W hotel, or the Four Seasons gonna move into this tiny little property, you're gonna get a tiny little hotel that who knows what kind of element is gonna wind up staying at this hotel. So I'd be very concerned about what could possibly come, you know, onto that location if it were a hotel.

748

01:58:20.680 --> 01:58:24.290

Cooper City Hall: So, I think that, at the end of the day, you know.

749

01:58:25.050 --> 01:58:44.820

Cooper City Hall: We're looking for something that's gonna have low traffic, that's ultimately gonna benefit us. I mean, we've had enough problems in Montana. The biggest issue, in that I've come from New York, is the fact that we have no storage. I'm used to having a basement, right? I mean, the base of my house is 2,500 square feet, so I would normally have another 2,500 square feet of basement space.

750

01:58:44.960 --> 01:59:02.730

Cooper City Hall: Well, South Florida doesn't afford you that opportunity to have storage, right? And you can't put anything in the attic, given the heat that goes on here, so you're forced to either use your garage, well then now you're, you know, we know about the parking problems that we have in Monterra, so now you're left with what? You need a self-storage facility.

751

01:59:02.800 --> 01:59:11.369

Cooper City Hall: So, to me, this seems like the most logical solution. It provides the most benefit, it's the least amount of traffic, and at the end of the day.

752

01:59:11.510 --> 01:59:19.490

Cooper City Hall: Please, listen to us, the homeowners, the community, the people who live here. This is what we want. It should have nothing to do with Brightstar.

753

01:59:19.750 --> 01:59:21.680

Cooper City Hall: Thank you for your time. Thank you.

754

01:59:26.110 --> 01:59:29.150

Cooper City Hall: Is there anyone else in the audience wishing to speak on this item?

755

01:59:30.510 --> 01:59:34.400

Cooper City Hall: I need you to fill out one of these slips when you're done, when you're finished, come on up.

756

01:59:37.340 --> 01:59:38.490

Cooper City Hall: Gonna be sworn in.

757

01:59:39.980 --> 01:59:52.479

Cooper City Hall: Good evening. If I could, before you begin, if you could just swear yourself in, do you swear or affirm a testimony you'll give this evening will be the truth and nothing

but the truth? I do. And your name and address for the record, please? Manika Idanas, I'm a resident of Cooper City, and I also work at Bright Star, so...

758

01:59:52.760 --> 01:59:55.580

Cooper City Hall: I'm one of those non-existent people who...

759

01:59:55.780 --> 01:59:58.430

Cooper City Hall: work at Bright Star and live in the area.

760

01:59:59.040 --> 02:00:06.060

Cooper City Hall: I did... I'm... I live 2 blocks away. I walk my dog through the neighborhood, I jog through the neighborhood.

761

02:00:06.180 --> 02:00:13.290

Cooper City Hall: I see all of the accidents at that corner, right, all the time, in the evening, when everybody else is gone.

762

02:00:14.050 --> 02:00:17.700

Cooper City Hall: There's still accidents during the day, so now we're gonna have

763

02:00:17.990 --> 02:00:24.570

Cooper City Hall: Trucks and all sorts of commercial vehicles driving in through there, causing additional traffic.

764

02:00:24.760 --> 02:00:28.440

Cooper City Hall: Not to mention the crime. I'll feel less safe

765

02:00:28.900 --> 02:00:32.789

Cooper City Hall: Walking through there in the evening, when I know that they're...

766

02:00:33.540 --> 02:00:40.959

Cooper City Hall: Could be burglarizing these storage units. I don't know how much security's gonna be in there. It certainly is not adding additional jobs.

767

02:00:41.240 --> 02:00:42.960

Cooper City Hall: Not additional housing.

768

02:00:43.320 --> 02:00:50.359

Cooper City Hall: no economic... improvement to the community. I think it's the bad...

769

02:00:50.930 --> 02:00:55.119

Cooper City Hall: It's a bad choice to put in a storage... facility there.

770

02:00:55.230 --> 02:00:57.429

Cooper City Hall: It looks very nice on the pictures.

771

02:00:57.690 --> 02:00:58.560

Cooper City Hall: But...

772

02:00:58.920 --> 02:01:07.819

Cooper City Hall: A pig with lipstick is still a pig, right? So it's still a storage community with a bunch of strangers driving in and out of there.

773

02:01:07.920 --> 02:01:23.620

Cooper City Hall: Not the residents storing stuff there. People from other areas. If you look to the south, they're building another storage community next to Flanagan's. Not in our city, but next city over. If you look north, there is two other storage,

774

02:01:24.070 --> 02:01:29.640

Cooper City Hall: Building just north of, sheridan? No, Sterling?

775

02:01:30.010 --> 02:01:34.489

Cooper City Hall: There's plenty of space if the whole thing is concerned about

776

02:01:35.280 --> 02:01:42.839

Cooper City Hall: If there is a concern about residents having a place to store their goods because they don't have a basement or an attic, whatever it may be, there's plenty of options around there.

777

02:01:43.530 --> 02:01:50.590

Cooper City Hall: But putting it there, with that small entrance to the community, where there's constant accidents.

778

02:01:51.590 --> 02:01:53.800

Cooper City Hall: I think it's not the right choice.

779

02:01:56.040 --> 02:01:58.069

Cooper City Hall: That's all I have. Thank you. Thank you.

780

02:01:59.260 --> 02:02:00.320

Cooper City Hall: Is that it

781

02:02:08.430 --> 02:02:09.309

Cooper City Hall: She was wondering.

782

02:02:09.800 --> 02:02:11.159

Cooper City Hall: She's very social on the scope.

783

02:02:12.750 --> 02:02:30.650

Cooper City Hall: I just wanted to land here, I'm sorry, your name again for the place. Hi, Amina Banchon again. Hi! So, I actually live directly across where the southwest enter and exit is, and the amount of honking I hear outside of my home every day from the traffic that's on Solano.

784

02:02:31.530 --> 02:02:35.910

Cooper City Hall: I don't know what to put across there that's not... I love everybody's...

785

02:02:36.230 --> 02:02:43.929

Cooper City Hall: ideas and everything, but I don't know what's going to go across there that's not going to dramatically increase what's already an issue.

786

02:02:44.550 --> 02:02:48.990

Cooper City Hall: And I don't think the developers mentioned

787

02:02:49.170 --> 02:02:58.049

Cooper City Hall: Changing the construction hours that will directly affect the guy who lives right across, me who lives right across, the apartments who live across.

788

02:02:58.080 --> 02:03:10.570

Cooper City Hall: So, you know, and the workers in Brightstar Credit Union, it's all day long for construction that's open by the city. So, if you guys could please consider those hours, that would be very helpful. Thank you. Thank you.

789

02:03:12.270 --> 02:03:13.470

Cooper City Hall: Mr.

790

02:03:13.800 --> 02:03:20.980

Cooper City Hall: Mr. Mayor, can we now just address the construction, since we spoke about it last meeting, and the resident may not be aware?

791

02:03:21.930 --> 02:03:23.489

Cooper City Hall: The construction hours?

792

02:03:24.130 --> 02:03:30.229

Cooper City Hall: We have, we are working on that. Oh, not now, we're not doing that now. Stay on topic.

793

02:03:30.490 --> 02:03:32.410

Cooper City Hall: That still hasn't been done.

794

02:03:36.420 --> 02:03:53.890

Cooper City Hall: Mr. Mele, go ahead. Thank you. First, let me say, with respect to the last speaker, if we meet, we'll be happy to talk about everything that is of concern to their neighborhood. I don't know if we'll be able to achieve everything, but we're definitely open to talking about hours and entrances and everything else.

795

02:03:54.100 --> 02:03:55.820

Cooper City Hall: So, a couple of thoughts.

796

02:03:56.260 --> 02:04:05.219

Cooper City Hall: Generally what we've seen is support from the residences that are near us, and opposition from Brightstar and their employee.

797

02:04:05.500 --> 02:04:16.900

Cooper City Hall: But just to review some communications we've had in the past from Brightstar. You remember, it was a little over a year and a half ago when we were working on the parking, in the shopping center.

798

02:04:17.000 --> 02:04:26.380

Cooper City Hall: And Brightstar wrote a letter at the time saying that people were parking in their parking lot, and they were concerned about our application because they felt there wasn't enough parking.

799

02:04:26.550 --> 02:04:35.749

Cooper City Hall: Well, I'm happy to report that on our new facility, we're required to have 58 parking spaces, but we have 87.

800

02:04:36.040 --> 02:04:46.799

Cooper City Hall: So we have extra parking for others that are around us. But now we have new objections from Brightstar, and from others, well, actually, just from Brightstar.

801

02:04:46.910 --> 02:04:48.979

Cooper City Hall: And so I just want to refer to a couple of them.

802

02:04:49.240 --> 02:05:00.449

Cooper City Hall: One of them is, referring to incompatibility with the surrounding area, and suggesting that we are encroaching into a residential area. Well, as I showed on the master plan earlier.

803

02:05:00.450 --> 02:05:10.789

Cooper City Hall: The residential area is behind us, the commercial area is on University, and the residential actually moved into the commercial a number of years ago when the previous amendment to the PMUD was made.

804

02:05:11.240 --> 02:05:23.400

Cooper City Hall: The next thing mentioned is a lack of community benefits, talking about parks, schools, and community centers. Well, this property was never zoned for parks, schools, or community centers. It was zoned for residential and commercial.

805

02:05:23.540 --> 02:05:34.770

Cooper City Hall: And self-storage fits in commercial. It fits in your B3 commercial zoning district, notwithstanding the fact that these claims are making it sound like it's the middle of an industrial area, which it's not.

806

02:05:35.370 --> 02:05:39.310

Cooper City Hall: And then, finally, a comment about precedent for future development.

807

02:05:39.770 --> 02:05:55.500

Cooper City Hall: There is only one PMUD in the city of Cooper City, and this is it. I don't know that there's another piece of property in the city that's big enough to be a PMUD, so there's no precedential effect whether you approve or deny what we have on the agenda tonight. It is only site-specific.

808

02:05:55.500 --> 02:06:02.250

Cooper City Hall: for this property. There were even claims made that people would be living in the self-storage facility.

809

02:06:02.260 --> 02:06:03.470

Cooper City Hall: That's not true.

810

02:06:03.730 --> 02:06:15.060

Cooper City Hall: And no businesses can operate out of the self-storage facility. Everyone who goes there, when they come and they go, it'll be recorded. So if you tried to stay there overnight, we would know it.

811

02:06:15.230 --> 02:06:21.669

Cooper City Hall: So, these comments about people living there, or burglars coming in, Are... are just not correct.

812

02:06:21.910 --> 02:06:35.700

Cooper City Hall: And the comment about trucks, most self-storage facilities are people that are storing stuff from their own home, driving their own vehicle, pickup truck, SUV, car, not very many trucks at all.

813

02:06:36.080 --> 02:06:37.640

Cooper City Hall: And...

814

02:06:37.960 --> 02:06:54.210

Cooper City Hall: The traffic data we've shown is right out of the ITE manuals. It's been prepared by our traffic engineer, reviewed by your traffic people, and they have not told us that there is any incorrect information in any of those reports. So, having said that, the one last thing I want to mention.

815

02:06:54.420 --> 02:07:00.100

Cooper City Hall: is the reliance that Bright Star says they have on the current zoning. So.

816

02:07:00.300 --> 02:07:02.200

Cooper City Hall: When we sold them the property.

817

02:07:02.820 --> 02:07:09.359

Cooper City Hall: We entered into a number of documents. This is all of them. Purchase and sale agreements, restrictive covenants, easements.

818

02:07:09.500 --> 02:07:25.710

Cooper City Hall: And they actually did require us to omit certain uses from the property. For example, we're not allowed to have another financial institution, okay? If they wanted to negotiate other things prohibited on the property, that was the time to do it.

819

02:07:25.870 --> 02:07:42.840

Cooper City Hall: And it's been suggested to me that maybe they didn't do it because the current zoning doesn't allow self-storage. That doesn't matter. I've had numerous contracts over the years where we're selling or leasing property to a company. Well, they will have a whole laundry list of things that you cannot put on the balance of your property.

820

02:07:42.910 --> 02:07:56.749

Cooper City Hall: A lot of times it's undesirable things, tattoo parlors, etc. So they had the opportunity to exclude self-storage when they bought the property, and they didn't do it, and so now they're trying to get you to do it for them. And so the comment that

821

02:07:56.860 --> 02:08:08.249

Cooper City Hall: They need your protection. They had an opportunity to exclude self-storage when we sold them the property, and they didn't do it. If you have any questions, I'll be happy to... Mr. Mealy. Mr. Mealy, can you,

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02:08:09.340 --> 02:08:14.370

Cooper City Hall: Tell us why we should rezone something.

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02:08:14.470 --> 02:08:15.350

Cooper City Hall: that...

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02:08:16.660 --> 02:08:27.749

Cooper City Hall: Well, one, this is not just a rezoning, this is planned mixed unit development, so it's kind of about as specific as you can get. And this whole area was kind of pre-planned.

825

02:08:28.540 --> 02:08:36.530

Cooper City Hall: There's actually... I don't even want to get into the town center talks and, you know, but it got picked off one by one. But there is...

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02:08:37.040 --> 02:08:42.260

Cooper City Hall: some... Expectation that... that a neighboring

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02:08:42.650 --> 02:08:50.650

Cooper City Hall: landowner would have when they move next to something and they look at the zoning. I mean, that's why we have to advertise to them and everything. Sure.

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02:08:50.820 --> 02:08:54.749

Cooper City Hall: So, what criteria are we meeting to do that?

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02:08:54.980 --> 02:09:04.730

Cooper City Hall: Well, you have criteria for rezonings in your code, and we've addressed those in our backup. One of the major criteria for rezoning is traffic.

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02:09:05.420 --> 02:09:14.419

Cooper City Hall: And it's clear that this is the lowest traffic generator of any of the uses we could put there. Now, that's not the only criteria, but it's one of the main ones. Also.

831

02:09:14.670 --> 02:09:21.780

Cooper City Hall: What we've heard from the residential community around it is that they think this is a better use because it generates less traffic.

832

02:09:22.590 --> 02:09:26.379

Cooper City Hall: But there's... I don't know why I'm so loud here.

833

02:09:29.830 --> 02:09:35.170

Cooper City Hall: you're a very talented attorney, so, I mean, I could probably...

834

02:09:35.690 --> 02:09:45.420

Cooper City Hall: say, hey, let's... hey, neighbors, we're gonna put up a, you know, 90-foot place, or would you like this 40-foot? And of course, they're gonna say, you know, the lower one, but we can't discount

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02:09:45.830 --> 02:09:51.690

Cooper City Hall: the neighboring landowners wanting to buy it. And so my position from the beginning is, I meant...

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02:09:51.940 --> 02:09:58.499

Cooper City Hall: I really don't care as long as everyone is happy. But if everyone isn't happy, we can't discount

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02:09:58.910 --> 02:10:04.669

Cooper City Hall: a property owner, Who spent 40-something million dollars to go in there.

838

02:10:05.070 --> 02:10:09.810

Cooper City Hall: And when I go through the criteria, hardship.

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02:10:10.010 --> 02:10:29.700

Cooper City Hall: self, you know, created hardship certainly isn't one, so... Hardship is a test for a variance. We are not doing a variance. Well, you are asking for us to rezone it, and then permit the storage unit, which isn't allowed by right, but it's conditional use, so... I just want to point out that it's not a hardship standard to do a rezoning. Okay.

840

02:10:29.850 --> 02:10:33.729

Cooper City Hall: So... well, I mean, I guess you're doing these together, right?

841

02:10:33.910 --> 02:10:38.170

Cooper City Hall: Both items, yes. So, I mean, we... alright, so...

842

02:10:38.600 --> 02:10:44.760

Cooper City Hall: how do I tell a landowner who bought into a planned mixed-unit development that...

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02:10:45.640 --> 02:10:56.650

Cooper City Hall: what they thought was gonna go there doesn't matter because it's more profitable to do this or that. Well, my point earlier is there have been previous amendments to the PMUD.

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02:10:56.810 --> 02:11:13.730

Cooper City Hall: There was the one that took away some commercial and added some residential. There was another one that provided for the 55 and over community. So this is a third change to what we're doing. Now, this project has been going on for over 20 years, so it's not unusual that you'd have some changes.

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02:11:15.650 --> 02:11:17.560

Cooper City Hall: I remember when...

846

02:11:17.870 --> 02:11:23.529

Cooper City Hall: Now the mayor was looking for the waterfront restaurant that was supposed to go there. I remember too.

847

02:11:23.710 --> 02:11:27.080

Cooper City Hall: And, I mean, it has kind of, you know.

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02:11:27.560 --> 02:11:35.290

Cooper City Hall: I'm not sure if that... it was the economy change in 20 years, or you guys were just brilliant when I say you, because I think you were involved in the initial...

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02:11:35.790 --> 02:11:44.120

Cooper City Hall: design of this, right? Yeah, I've been involved since the beginning. And, I mean, you know, so the... and I kind of go back to...

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02:11:45.460 --> 02:11:47.859

Cooper City Hall: When I go to buy a piece of property.

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02:11:47.960 --> 02:12:01.499

Cooper City Hall: if it's zoned to allow a strip club, I can't complain, really, if someone moves in and builds a strip club. But if it's not zoned that way, and they're seeking to rezone it and build that, and obviously this is an extreme example, right? Strip club or prison.

852

02:12:01.690 --> 02:12:07.789

Cooper City Hall: But how do we not take into consideration that abutting landowners

853

02:12:07.810 --> 02:12:24.689

Cooper City Hall: concerns, especially when it's relatively recent. It wasn't like they purchased a, you know, 40 years ago, and... I'm not suggesting that you would ignore Bright Star's comments. I'm not suggesting that at all. But I am suggesting that you weigh them against the comments that you've heard in favor from the residential neighbors.

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02:12:24.690 --> 02:12:29.670

Cooper City Hall: It has just been my experience from 10 years in government and 30-some-odd years of doing this.

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02:12:29.670 --> 02:12:36.190

Cooper City Hall: that generally what I see is the concerns of residential neighbors tend to outweigh the concerns of the commercial ones.

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02:12:36.190 --> 02:12:43.220

Cooper City Hall: And a lot of times, I've been representing the commercial ones, and they say, well, thanks a lot, but we're listening to the people who live here. So...

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02:12:43.620 --> 02:12:45.360

Cooper City Hall: I'm hoping he'll do that tonight.

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02:12:46.160 --> 02:13:04.110

Cooper City Hall: Commissioner Katzmann, go ahead. Thank you, Mayor. Mr. Mealy, you... one of your comments really stuck with me. You said that Brightstar had an opportunity to prevent self-storage when they moved in, or when they signed the lease, or whatever, when they purchased the property, but they didn't.

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02:13:04.420 --> 02:13:06.439

Cooper City Hall: Correct. So they kind of waived that right.

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02:13:06.940 --> 02:13:14.929

Cooper City Hall: The... They waived that right, they waived that right contractually, and now they're trying to get you to do it. So... so using that logic.

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02:13:17.120 --> 02:13:34.599

Cooper City Hall: Were you involved when the Monterra land was mapped out as a PMUD? Yes. And did you have the ability to zone that area as a self-storage unit at the time? Yes, we sure, we could have asked at the time. So, you didn't. So my point is.

862

02:13:35.490 --> 02:13:51.810

Cooper City Hall: that backfired on you, because you asked... you mapped out the land as a PMUD, you did not include self-storage as an option, and now you're holding it against... no,

let me finish. You're holding it against the same people who bought... who invested in that land.

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02:13:52.150 --> 02:13:53.100

Cooper City Hall: to...

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02:13:53.550 --> 02:14:07.419

Cooper City Hall: And saying that, well, they should have put it in the contract. You should have put it in the contract 20 years ago, or 30 years ago. So let me say, I was involved, but my clients were not there 20 years ago, Mr. Goldberg and his son, they weren't there.

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02:14:07.420 --> 02:14:24.869

Cooper City Hall: Okay, but they bought... but they bought the property knowing what it was zoned for, did they not? Or did they just... No, no, they bought it knowing what it was zoned for, but let's not pretend that we never rezoned properties. Okay, but this is a big... this is a big decision we have, and I just wanted to point out that you're holding

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02:14:24.870 --> 02:14:32.959

Cooper City Hall: rights are to a different standard than you hold yourself in this particular case. I hear what you're saying. Second, I wanted to mention that my first

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02:14:33.750 --> 02:14:39.079

Cooper City Hall: time... Being officially involved in any zoning, planning and zoning.

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02:14:39.440 --> 02:14:52.479

Cooper City Hall: It was about 6-7 years ago, I was appointed to the Planning and Zoning Advisory Board, and my first meeting was discussing a self-storage unit that was being proposed across from Embassy Lakes.

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02:14:53.090 --> 02:15:03.259

Cooper City Hall: And I'll never forget coming to that meeting and being told, if you don't approve this self-storage, you have no idea what's gonna come over here.

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02:15:03.270 --> 02:15:22.390

Cooper City Hall: there's gonna be a prison, or a hospital, or a hotel, or all these other crazy ideas, and the residents and embassy... it wasn't Mr. Mele. It was a different... a different representative. And as I recall, the neighbors in that case were actually against the self-storage, unlike the residential neighbors here today.

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02:15:22.530 --> 02:15:27.259

Cooper City Hall: Well, there were people who were for it and who were against it, but my point is.

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02:15:28.210 --> 02:15:40.939

Cooper City Hall: I'm... I totally understand where the residents are coming from. This is... there are some residents here, and there have been some residents in favor of it. I've also received comments and phone calls from residents who are not in favor of it.

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02:15:41.080 --> 02:15:46.469

Cooper City Hall: My point is, I think sometimes the residents

874

02:15:46.710 --> 02:15:55.900

Cooper City Hall: come out in favor of something because they're scared of the alternative, because they're being told that the alternative is going to be a Best Western, and in reality.

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02:15:56.470 --> 02:16:04.069

Cooper City Hall: I don't think Best Western is gonna move into Cooper City. We didn't tell anybody anything about a Best Western. But you did mention that a hotel...

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02:16:04.270 --> 02:16:23.650

Cooper City Hall: a low-end hotel was possibly going. I was simply going through the use of permitted uses. Right, I'm just making the point that there's still not a prison or a hospital across from Embassy Lakes. I never said any of those things either. So I'm just trying to get to the point of understanding how adding a self-storage unit

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02:16:23.900 --> 02:16:31.499

Cooper City Hall: is... beneficial to Cooper City. I understand that there are alternatives that could be less beneficial.

878

02:16:31.690 --> 02:16:43.520

Cooper City Hall: But adding a self-storage unit to Cooper City when we have them all around, including in Cooper City and surrounding the area, and it doesn't align with the use of that area.

879

02:16:43.760 --> 02:16:50.740

Cooper City Hall: I just don't see the value to our community. So, I'm gonna waive my time. Commissioner Milozzi.

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02:16:51.940 --> 02:16:52.809

Cooper City Hall: Thank you.

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02:16:53.070 --> 02:16:57.510

Cooper City Hall: A few points. Do you want me to stay up here, or should I go up?

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02:16:57.660 --> 02:17:05.380

Cooper City Hall: Whatever you feel, be my guest. I'll be back if you need me. Okay. So, a few different points I want to bring up.

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02:17:05.790 --> 02:17:09.880

Cooper City Hall: Mr. Trockley, point number one, can I have you for one moment, please?

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02:17:10.100 --> 02:17:11.310

Cooper City Hall: Thank you, sir.

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02:17:12.940 --> 02:17:17.199

Cooper City Hall: You and I had a conversation about this development.

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02:17:17.500 --> 02:17:18.599

Cooper City Hall: Can you...

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02:17:18.940 --> 02:17:30.020

Cooper City Hall: tell me when the PMUD uses were being developed, was anyone in this room, or any of the interested parties there?

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02:17:31.190 --> 02:17:45.690

Cooper City Hall: Yeah, so, I mean, Mr. Mealy goes back to the very beginning... I understand. ...of all the PMUDs. But? In the past couple years, the individual PMUDs for the commercial parcels have come out, which are much newer than the original

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02:17:45.920 --> 02:17:55.709

Cooper City Hall: design guidelines. Please expand on that. So, these current design guidelines were proposed to the city in May of 2018.

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02:17:55.900 --> 02:18:00.039

Cooper City Hall: for... This piece, which included from... For inclusion.

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02:18:00.240 --> 02:18:09.759

Cooper City Hall: Culver's and First Watch, Bright Star, and everything else. Those were proposed and written in May of 2018, and did involve

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02:18:10.000 --> 02:18:25.119

Cooper City Hall: diversified as a company. Say that again, please? That those did involve diversified. Those are the people that are trying to put in... That is correct. ...this unit now. So, let me clarify. Sometimes I have moments.

893

02:18:25.120 --> 02:18:34.219

Cooper City Hall: So, what you're telling me is in 2018, the people that are attempting to build a storage facility had the ability

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02:18:34.230 --> 02:18:39.210

Cooper City Hall: And exercise their right to include different

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02:18:40.450 --> 02:18:55.449

Cooper City Hall: Retail establishments, my words, not yours, in the PMUD. That's correct. Correct? And can I also say that those developers did not include a storage facility? That is correct. Okay, thank you, Mr. Chocoly, for that. I have more.

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02:18:55.709 --> 02:18:56.950

Cooper City Hall: I appreciate you.

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02:18:57.350 --> 02:18:59.650

Cooper City Hall: Oh, sorry, I shut my mic off.

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02:19:00.500 --> 02:19:02.660

Cooper City Hall: So, it was said earlier that...

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02:19:04.309 --> 02:19:13.349

Cooper City Hall: we live here... not by you. It was said earlier that we live here, we don't want this. I will say that every person that I have spoken to did not want this.

900

02:19:14.570 --> 02:19:16.709

Cooper City Hall: The developer is here.

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02:19:16.969 --> 02:19:27.299

Cooper City Hall: to... they have a parcel of land, they're going to develop it to the best that they can to make as much money as they can. They also don't live here.

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02:19:27.469 --> 02:19:31.519

Cooper City Hall: And then they leave. And then the people that do live here.

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02:19:32.150 --> 02:19:38.030

Cooper City Hall: Are the ones that live with the ramifications of that development.

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02:19:38.820 --> 02:19:47.550

Cooper City Hall: So, and I can say that because I have been sitting here for many years, and I've seen it. And I was here when Monterra first came in.

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02:19:48.330 --> 02:20:06.389

Cooper City Hall: not initially, but when all of the decisions regarding the density, et cetera, came before the Commission, I was on that commission. I've been here a very long time, and I have a lot of historical knowledge, and I will say that when this was initially presented way back when.

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02:20:06.480 --> 02:20:24.880

Cooper City Hall: that this parcel of land was to be commercial, eat, shop, play, enjoy. We were... we were waiting for a community area that everybody could just go to and stroll and walk and have fun. And when I go there and I...

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02:20:24.880 --> 02:20:34.920

Cooper City Hall: You know, occasionally... not often, but I occasionally go out to eat or grab something. That place is jam-packed with people from our city that are enjoying those... those uses.

908

02:20:35.100 --> 02:20:44.679

Cooper City Hall: So this one parcel of land, in my opinion, I would like to see it as something that properly serves a legitimate public purpose.

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02:20:44.940 --> 02:20:51.700

Cooper City Hall: And now, as far as Brightstar, I've spoken to them, I said that during our ex parte communications.

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02:20:51.700 --> 02:21:08.980

Cooper City Hall: But one of the things that I can honestly say that has struck me about Brightstar is since they have been in this community, now, yes, they are a banking institution, and normally you would think, you know, humdrum, don't talk to us, we are a bank, but they are not like that.

911

02:21:09.120 --> 02:21:10.460

Cooper City Hall: They have...

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02:21:10.790 --> 02:21:25.470

Cooper City Hall: To my knowledge, firsthand, well, secondhand with this one, they've helped the high school, they've partnered with the high school, they've partnered with the middle school, they've partnered with our sports organizations, they help the school board host activities.

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02:21:25.940 --> 02:21:31.099

Cooper City Hall: They have even purchased PTSA memberships.

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02:21:31.370 --> 02:21:38.140

Cooper City Hall: to become embedded in the community. I completely understand the traffic.

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02:21:38.300 --> 02:21:41.830

Cooper City Hall: And that is something that we will have to figure out.

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02:21:42.240 --> 02:21:53.159

Cooper City Hall: I will tell you that we are working on different hours. Even before you came here, we discussed it at the last meeting, and I appreciate you wanting your sleep. I love my sleep, it's a win-win.

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02:21:54.210 --> 02:21:55.180

Cooper City Hall: But...

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02:21:55.350 --> 02:22:03.169

Cooper City Hall: That, that was what I said there. Okay, so in reference to storage facilities, I looked at a map, and I had seen 8

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02:22:03.370 --> 02:22:11.889

Cooper City Hall: And I could be counting wrong or missing a few, but I have seen 8 storage facilities in a 2-mile radius. I called 5.

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02:22:12.200 --> 02:22:17.909

Cooper City Hall: Of the 5 I called, 4 of them had greater than a 30% vacancy.

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02:22:18.400 --> 02:22:22.970

Cooper City Hall: And if you can't hear from my accent, I'm also from New York, love it.

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02:22:23.270 --> 02:22:34.559

Cooper City Hall: I'm used to a basement, and I'm used to an attic that you can use, because you can't use the attic here because of hurricanes, so nothing is stored in there except for dust. So, I appreciate that comment.

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02:22:34.860 --> 02:22:37.260

Cooper City Hall: But, we have 8.

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02:22:37.660 --> 02:22:52.769

Cooper City Hall: There are several in this city that would love more business. This is not going to help. This is not going to provide another service, another venue for my residents to have fun.

925

02:22:53.580 --> 02:23:08.210

Cooper City Hall: They love restaurants, they love going out, they love shops. They want more. Everybody that I know has said, more times than I can count how much they appreciate that Montero is one of the few places that they can go and collectively go to several different things.

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02:23:09.350 --> 02:23:11.299

Cooper City Hall: That was that. Hold on.

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02:23:11.790 --> 02:23:19.030

Cooper City Hall: There you go. That's all for now. Thank you. I appreciate you, Mr. Chocoli. Commissioner Smith.

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02:23:20.350 --> 02:23:25.810

Cooper City Hall: Thank you, Mayor. Jason, I will need you. Mealy, would you please?

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02:23:31.900 --> 02:23:39.970

Cooper City Hall: So, my colleagues up to this point outside the mayor, have highlighted a lot of significant topics that I think are worth mentioning.

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02:23:40.510 --> 02:23:49.239

Cooper City Hall: I wanna, I wanna... before I ask you a couple questions, I've got about 4 total.

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02:23:49.590 --> 02:23:52.890

Cooper City Hall: One that is not one of the four.

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02:23:53.190 --> 02:23:56.160

Cooper City Hall: And it was mentioned, and it is disappointing.

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02:23:56.580 --> 02:24:09.510

Cooper City Hall: And the disappointing one is we hear about this hotel. Tonight, there was an example of a name, not necessarily that that would be the operator, but it is disappointing to know that

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02:24:09.510 --> 02:24:25.759

Cooper City Hall: if we're in a partnership helping out, the development of Cooper City, that we would even leverage hypotheticals to the community to be... start concerning themselves, like my colleague said, oh, prisons, or different types of, commercial

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02:24:26.140 --> 02:24:41.340

Cooper City Hall: organizations that would potentially erect into their community. That's disappointing to hear that even hotels outside of your presentation, was mentioned. I don't know if you guys are aware of that, I don't know if when you went through to speak to our,

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02:24:41.620 --> 02:24:56.259

Cooper City Hall: HOAs, if that was mentioned, but it sounds like one of the HOAs had mentioned that that was, specified, and there has been some talk throughout the community about the what-ifs. If, in the event it's not this, the what-if.

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02:24:56.260 --> 02:25:03.120

Cooper City Hall: So that what-if factor's a little disappointing to put people on edge or concern, so let's go with the least concerning item.

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02:25:03.360 --> 02:25:06.550

Cooper City Hall: Saying that, I do want to go ahead and give you and your team

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02:25:06.700 --> 02:25:09.970

Cooper City Hall: A kudos. I was,

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02:25:10.400 --> 02:25:24.010

Cooper City Hall: in attendance at the Planning and Zoning initially when you present it, and you have come back, and you've met all the requirements. That's why I do see a 7-0 vote, and you didn't get that from our residents because you didn't hear what they wanted. You met that.

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02:25:24.160 --> 02:25:28.680

Cooper City Hall: My, my, my presentation, though.

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02:25:28.980 --> 02:25:34.390

Cooper City Hall: And my recollection was, did we drop the height

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02:25:34.610 --> 02:25:42.199

Cooper City Hall: Because of the fact, if we were to have kept the height, there would have been some form of commercial,

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02:25:42.300 --> 02:26:02.189

Cooper City Hall: spacing below the storage, which would have allowed for commerce, and because of that, it pushed the height too high, which would have caused an issue in itself, which tended to create some variables with our P&Z. Does that seem correct? So, when we were at the P&Z the first time.

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02:26:02.190 --> 02:26:03.740

Cooper City Hall: Ms. Crew, speaking of the mic?

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02:26:03.960 --> 02:26:08.099

Cooper City Hall: When we were at PNZ the first time, we heard concerns about the building height.

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02:26:08.310 --> 02:26:11.139

Cooper City Hall: We heard concerns about the look of the building.

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02:26:11.380 --> 02:26:25.740

Cooper City Hall: And we heard concerns about the retail that we had on the ground floor. Would it generate noise? Would it be open late? Would they have food with dumpsters? A whole variety of things about commercial.

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02:26:25.840 --> 02:26:40.419

Cooper City Hall: So, by removing the commercial, we reduced the height, we eliminated the concerns about what kind of businesses might be open, and we didn't bring up any particular businesses, because we didn't know who we were going to have. This was coming from P&Z board members. So...

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02:26:40.420 --> 02:26:49.229

Cooper City Hall: Took out the commercial, reduced the height, eliminated the specter of what kind of uses might we get that might not be good for the neighborhood, and reduced the traffic.

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02:26:49.230 --> 02:27:06.200

Cooper City Hall: And of course, made the building look better. If the... if the height would have fell with inside of the range, which if... and I don't want to assume, so I'm gonna ask you, is the fact, if the height did not remain where it needed to be, then it's... it's feasibly...

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02:27:06.200 --> 02:27:22.019

Cooper City Hall: irresponsible to build, because it's financially not going to have a good return? Is that why the height had to be at its level initially presented? Well, if you were going to put in the retail, first of all, that ground floor had to have higher ceilings than it would in a self-storage, because it's retail.

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02:27:22.100 --> 02:27:24.919

Cooper City Hall: And then secondly, would have had to have more parking.

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02:27:24.960 --> 02:27:37.770

Cooper City Hall: But you still had to get enough, self-storage square footage to make it worthwhile. So, when we took out the retail and lowered the building height or reduced the size of the building, it still kept enough self-storage to be usable.

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02:27:37.770 --> 02:27:46.039

Cooper City Hall: And it eliminated some of the issues that we had heard from the neighbors. Do we have an operator for this, proposed project? Not yet.

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02:27:49.460 --> 02:28:08.949

Cooper City Hall: It was said tonight that there was an olive branch. I'll use that. I like Greek restaurants. You've got one of those operators there over in that building now. The bank wanted to offer you, the developers, or the team, an opportunity to work together, figure out why there was some feasibility concerns financially.

957

02:28:08.950 --> 02:28:18.349

Cooper City Hall: Did that happen? Why did it not happen? Is it ever... could it have happened? Where are we at with that? I... I don't know. I... I was not part of that discussion.

958

02:28:18.900 --> 02:28:19.630

Cooper City Hall: Okay.

959

02:28:20.280 --> 02:28:24.270

Cooper City Hall: And... What was the initial vision

960

02:28:24.370 --> 02:28:31.739

Cooper City Hall: Since you were there from the beginning, and with your current clients, what was the vision for that... for that mixed-use area?

961

02:28:32.200 --> 02:28:42.550

Cooper City Hall: So you're talking about when the, plan was first done 20 years ago, or more recently? Let's go more recently before, let's say this all was presented.

962

02:28:42.740 --> 02:28:46.949

Cooper City Hall: Can we put, my... one of my slides back up here?

963

02:28:47.580 --> 02:28:49.790

Cooper City Hall: Do that. Whoever's controlling this.

964

02:28:50.750 --> 02:28:51.880

Cooper City Hall: Okay, thank you.

965

02:28:52.740 --> 02:28:53.580

Cooper City Hall: Thank you.

966

02:28:53.890 --> 02:28:56.780

Cooper City Hall: I'm gonna put up a picture, it'll help me describe it. Sure, thank you.

967

02:29:09.360 --> 02:29:12.639

Cooper City Hall: This thing has, like, a delayed reaction or something. Yeah, no problem.

968

02:29:13.030 --> 02:29:15.699

Cooper City Hall: Oh, okay. Here we go.

969

02:29:16.690 --> 02:29:33.279

Cooper City Hall: So, this is the original master plan, and as I mentioned, initially, 2G was also part of C2, if you can see that immediately to the west. So, by the time that Alan and Carrie got involved, I think 2G had already been removed from C2.

970

02:29:33.580 --> 02:29:48.699

Cooper City Hall: And then early on in that process, when they were first involved, we also carved out the piece for the 55 and over, housing. So the rest of it was retail, restaurants, whatever, but, you know, again, what has happened over time

971

02:29:48.810 --> 02:30:02.400

Cooper City Hall: specifically in these last 6 years, is we're seeing a lot less retail in stores, and a lot of shopping centers are doing more entertainment and restaurants, because a lot of the retail is being handled through the internet.

972

02:30:02.770 --> 02:30:13.970

Cooper City Hall: So, you may recall also that we have different parking ratios for different uses. Restaurants require more parking than retail, and less parking than a gym, or whatever.

973

02:30:13.970 --> 02:30:26.740

Cooper City Hall: And so you have to try to balance all this stuff with all these different uses and your parking. And that's really what we've been doing. I think we ended up with more restaurants than we thought we would initially, which is not surprising after what's happened with COVID.

974

02:30:26.960 --> 02:30:30.879

Cooper City Hall: Other than that, it's generally, you know, the kind of thing you've been seeing out there.

975

02:30:37.140 --> 02:30:38.750

Cooper City Hall: So when...

976

02:30:39.620 --> 02:30:50.139

Cooper City Hall: this has, initiated itself prior, being C2, we'll call it C2. It was going to be mixed use, and we were going to find some form of...

977

02:30:50.140 --> 02:31:00.239

Cooper City Hall: what it says. So, I would not say that C2 is mixed-use, because it's not. I would say that Monterra is mixed-use, because it has commercial and it has residential.

978

02:31:00.350 --> 02:31:09.639

Cooper City Hall: But, in C2, we don't... we have a separate 55 and over residential, and then everything else is commercial. So, C2 itself is not mixed use.

979

02:31:09.690 --> 02:31:23.469

Cooper City Hall: Alterra as mixed-use. But that was originally mixed use, and we zoned away, or no? No, C2, C2 was always commercial. In fact, the commercial... the C2 was a little bigger as commercial. But, as Jason was mentioning.

980

02:31:23.470 --> 02:31:30.209

Cooper City Hall: When the design guidelines for the PMUD were first done, the commercial parcels were kind of

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02:31:30.300 --> 02:31:45.570

Cooper City Hall: we'll provide this later. You know, it just identified the boundary, it identified them as commercial, but the design guidelines for how you design it were not done until we got closer to actually doing the commercial work. But it was always envisioned as.

982

02:31:45.760 --> 02:31:56.760

Cooper City Hall: After the town center thing went away, when it did have some residential in those pictures, but by the time we actually got into the zoning itself, it was primarily commercial.

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02:31:57.450 --> 02:31:59.860

Cooper City Hall: If not exclusively commercial, in C2.

984

02:32:00.090 --> 02:32:01.180

Cooper City Hall: and C1.

985

02:32:02.710 --> 02:32:08.660

Cooper City Hall: So... Do you have any analytics that you can present?

986

02:32:08.860 --> 02:32:14.410

Cooper City Hall: Of what storage facilities on their, on their,

987

02:32:15.260 --> 02:32:22.639

Cooper City Hall: On their involvement to the community that they're within, how much of the community utilizes it outside of the outside community?

988

02:32:23.170 --> 02:32:27.640

Cooper City Hall: Because if this is gonna be a Cooper City-driven,

989

02:32:28.090 --> 02:32:40.440

Cooper City Hall: facility. I like to see Cooper City residents being able to, obviously use it, which I know there won't be any restrictions for... thereof, but do you have anything that shows,

990

02:32:42.180 --> 02:33:01.970

Cooper City Hall: Granted, my colleagues said there was openings over, let's say, 30%, which was not filled, so would it be safe to say analytics say 70% is of that surrounding city's occupancy? Meaning, if it's in Davie, 70% of Davie's filling that?

991

02:33:01.970 --> 02:33:13.019

Cooper City Hall: Or is it getting byproduct from outside municipalities, where in this case, my residents wouldn't be getting the biggest bang for the buck? You know, I think like any use, it's going to have a market area.

992

02:33:13.200 --> 02:33:21.669

Cooper City Hall: And we're on the very edge of Cooper City, right? So some of our market area is gonna be Cooper City, and some of it's gonna be Davie or Hollywood.

993

02:33:22.710 --> 02:33:29.609

Cooper City Hall: Just like if you had a facility on Flamingo Road, some of it would be Cooper City, and some of it might be Southwest Ranches or Davie, you know?

994

02:33:30.600 --> 02:33:36.930

Cooper City Hall: And... and how many employees does something like this, garner.

995

02:33:37.180 --> 02:33:43.420

Cooper City Hall: Mayor, my client's gonna know the answer to these questions better than I. Is it okay for him to come up? Sure. Okay.

996

02:33:43.940 --> 02:33:45.020

Cooper City Hall: Ellen, do you wanna...

997

02:33:46.710 --> 02:33:50.090

Cooper City Hall: He builds these things, he knows more about it than I do. Understood.

998

02:33:58.290 --> 02:34:11.510

Cooper City Hall: Good evening. Alan Goldberg, and I'm the CEO of Diversified Development, which is a sponsor for this particular project. Mr. Goldberg, I'm sorry to interrupt you. You were sworn in at the beginning of the hearing? Yes. Thank you.

999

02:34:12.090 --> 02:34:18.840

Cooper City Hall: And I'll answer some of your questions directly, and then at the end, I'd like to have an opportunity to just speak to

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02:34:18.910 --> 02:34:34.990

Cooper City Hall: Generally, to a few things. As far as employees concerned, about 3 employees will be employed. I should say maybe 4, because they rotate time, because they're open long hours and 7 days a week, so...

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02:34:35.130 --> 02:34:43.619

Cooper City Hall: About 4 employees. As far as the imp... what is the community that it will serve.

1002

02:34:44.590 --> 02:34:58.670

Cooper City Hall: Typically, in self-storage facilities, the primary market is 1 to 3 miles. That's your primary market. So most of your... most of your,

1003

02:34:58.770 --> 02:35:12.209

Cooper City Hall: people will come from the 3-mile... from a 3-mile ring. In this case, we're counting a lot on, Monterra itself and Cooper City as a whole, because

1004

02:35:12.420 --> 02:35:25.070

Cooper City Hall: we have access to our project, doesn't have to go out onto University Drive, which is, for some people, it's objectionable. So, we think we'll get a little bit more out of...

1005

02:35:25.210 --> 02:35:31.359

Cooper City Hall: then the typical situation, we'll get a little bit more traffic out of Cooper City directly.

1006

02:35:32.340 --> 02:35:56.730

Cooper City Hall: Thank you for answering that. Out of the four, are any of them security? Because I heard some being concerned on the security of the facility, and you just alluded to the operational hours can expand and contrast, so... is that embedded in the four, or is there a separate security service that oversees something like that? No, what's the security for the project is electronic security.

1007

02:35:57.080 --> 02:36:14.389

Cooper City Hall: We, throughout the entire project, every single portion inside and outside, in every aisle, has cameras. Those cameras are actually have screens in the management office, which is at the front of the project.

1008

02:36:14.460 --> 02:36:17.230

Cooper City Hall: And so, that's the security

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02:36:17.450 --> 02:36:31.899

Cooper City Hall: Plus, you cannot get into the facility without either a code or a card, depending on which system we decide to use. And then, on top of that.

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02:36:31.950 --> 02:36:38.770

Cooper City Hall: I don't recall, but I think Cooper City's Police Department has direct... has a direct,

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02:36:38.770 --> 02:36:52.420

Cooper City Hall: you can directly tie in or talk about, I don't know if it exists today, but if that... if that's available, we will tie our security system to the Cooper City Police Department.

1012

02:36:53.400 --> 02:37:03.390

Cooper City Hall: Another question, since you're there, and I don't know if, the attorney will have to answer this as well,

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02:37:04.810 --> 02:37:08.080

Cooper City Hall: In reference to,

1014

02:37:09.280 --> 02:37:18.340

Cooper City Hall: In reference, this... he did not know this question. Were... were you guys offered an opportunity to work together with Brightstar? No. No.

1015

02:37:18.440 --> 02:37:35.330

Cooper City Hall: No, we... we have had disagreement with Brightstellar from the day we signed the contract to sell them the property. And their attitude has always been, we're an island unto ourselves.

1016

02:37:35.720 --> 02:37:43.479

Cooper City Hall: As a matter of fact, the city requested that we have cross parking and cross-ingress and egress.

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02:37:43.650 --> 02:37:46.619

Cooper City Hall: We were prepared to do that, and...

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02:37:46.920 --> 02:38:02.720

Cooper City Hall: Bright Star was jealous of being an island unto themselves, and the most we were able to get was one point of cross, ingress, and egress, and that's the parallel drive that parallels University Drive.

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02:38:02.720 --> 02:38:10.549

Cooper City Hall: and the exits that are attached to it. So, we never had, from day one.

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02:38:10.700 --> 02:38:16.700

Cooper City Hall: never had the prior chairman, I don't know if it's prior CEO,

1021

02:38:16.890 --> 02:38:21.439

Cooper City Hall: Mike, we discussed them financing.

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02:38:22.030 --> 02:38:32.759

Cooper City Hall: portions, all of our project, portions of our project never, never made it to first base, no less to the home plate.

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02:38:33.760 --> 02:38:40.869

Cooper City Hall: They are a lender, they might want to lend, but nothing has ever been offered to us.

1024

02:38:41.960 --> 02:38:53.770

Cooper City Hall: The term restrictive covenant may not necessarily fall exactly into this term, but do you know, and this is where maybe the attorney needs to answer.

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02:38:53.770 --> 02:39:13.140

Cooper City Hall: Has the PNZ, or has there been any type of restrictive implementation towards, like, U-Haul rentals and things like this at your facility? And if it has been mentioned, what's the outcome of that? And if it hasn't been mentioned, what's the right terminology and sort of restrictive pieces on that?

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02:39:13.140 --> 02:39:22.700

Cooper City Hall: As part of our application, we had to file an operational plan, that would be in the backup for the conditional use when that item comes on the agenda.

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02:39:22.770 --> 02:39:30.720

Cooper City Hall: And it deals with security, hours of operation, access to tenants, and it excludes outdoor storage.

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02:39:32.220 --> 02:39:43.340

Cooper City Hall: And is there any restrictive of content that will be allowed to be stored? As an example, why I mention it, is quite frequently, these storage facilities catch fire.

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02:39:43.340 --> 02:39:48.899

Cooper City Hall: And they catch fire by products that are brought in that aren't always,

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02:39:48.900 --> 02:40:07.600

Cooper City Hall: either caught, or told, or whatever, meaning maybe they weren't excluded on what that they could store. Do you know if you all, either... is that an operator position, or is that a developer initiation that identifies what could be stored in the storage facility?

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02:40:07.840 --> 02:40:21.010

Cooper City Hall: It's... it's controlled by... mostly by state law as to what can be stored and what can't. And then, on top of that, our... we're gonna have a complete fire suppression system throughout.

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02:40:21.190 --> 02:40:32.430

Cooper City Hall: the facility, so, Any state law, we can't have explosives and certain other things, and so...

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02:40:32.570 --> 02:40:55.850

Cooper City Hall: Those are prohibited just by law. Sure. I know some things fall under, like, quantity, right, and amount of, and as long as it's under that threshold, usually it's looked upon as no problem here. One of my concerns is, you do have a residential community just to the west of that. We have one of those, rear-ended storage facilities that...

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02:40:55.850 --> 02:41:02.440

Cooper City Hall: Has an issue, and... and then we have, by, by, by just sheer...

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02:41:02.580 --> 02:41:16.340

Cooper City Hall: design of how fire works, and that's why if a flame's in front of you, you can put your hand here and fill the flame, and it keeps your hand warm. My concern is for those residents on the west side. So, has that thought process been put into play?

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02:41:16.410 --> 02:41:38.160

Cooper City Hall: In this developmental stage. So, as part of the site plan review with DRC, of course, all of your various departments review that, including fire. So, if there is something more that they believe is needed that is more restrictive than the state statute, if there's a certain type of material that they've found is problematic, tell us what it is, and we'll exclude it.

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02:41:39.260 --> 02:41:46.040

Cooper City Hall: And I appreciate that. That has seemed to be your sentiment since I've, talked to you all.

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02:41:46.040 --> 02:42:01.050

Cooper City Hall: Is there a reason we're unable to establish that type of rapport with our colleagues from Brightstar, that same, hey, tell us what it is, and let's work on it and figure it out? You know, I haven't been in the meetings, but from what I've heard, the two parties just have

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02:42:01.050 --> 02:42:14.389

Cooper City Hall: opposite views of this. Alan wants to build it, Bright Star doesn't want him to build it. I don't know that there's anything we can do other than changing the use to something different that would satisfy Bright Star. Understood. Mayor, I'll yield my time.

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02:42:14.690 --> 02:42:23.150

Cooper City Hall: or not changing the use. Can I ask a question of Commissioner... Well, we're not changing what we're proposing. Okay. Commissioner Malozzi, go ahead.

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02:42:23.750 --> 02:42:24.630

Cooper City Hall: Question.

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02:42:24.880 --> 02:42:34.839

Cooper City Hall: I did not know that storage facilities are known to ignite. I'd like to know how often that does happen, and what causes storage facilities to ignite.

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02:42:35.090 --> 02:42:40.280

Cooper City Hall: And then part two of that would be, let's just say that Damn.

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02:42:40.870 --> 02:42:46.700

Cooper City Hall: squishies cause storage facilities to ignite, and you exclude that, how...

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02:42:46.840 --> 02:42:53.719

Cooper City Hall: would you know if I brought a squishy in, if it's in a box, or whatever? So is that something that you see in your fire capacity?

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02:42:55.050 --> 02:43:17.749

Cooper City Hall: there's not spontaneous combustion that happens, so I want to make sure I get the terminology correct, because that does exist, and that's not what happens with these buildings. But yes, there are products that can be brought in. Now, whether or

not they're scanned, whether or not that they're told, whether or not that they omit them, that, I believe, could be discussed, and I didn't know if that was talked about, but two days ago.

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02:43:18.080 --> 02:43:24.330

Cooper City Hall: There are... you can find that storage facilities, throughout our country up until

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02:43:24.620 --> 02:43:40.169

Cooper City Hall: you know, 24 hours ago, we do have fires. The fires do exist from those type of facilities. Sometimes by accident, just like a regular home, but it's just a concern as we're looking into this approval process.

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02:43:40.270 --> 02:43:41.070

Cooper City Hall: Thank you.

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02:43:42.760 --> 02:43:48.540

Cooper City Hall: Any more discussion? Call the vote. Yeah, Craig, you have two...

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02:43:48.690 --> 02:43:57.769

Cooper City Hall: Just as a matter of procedure, Mayor, you've got two items on the floor for consideration. You've got item number 2, which is Ordinance 2606, is the rezoning.

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02:43:57.770 --> 02:44:14.550

Cooper City Hall: And you also have Ordinance 2607, which is the amendment to the Montero Commercial Design Guidelines. Both have been read into the record, you've heard from your professional staff, you've heard from the applicant, you've also heard from the public pursuant to the quasi-process. You need a separate motion on each item to close out the item this evening.

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02:44:15.620 --> 02:44:18.440

Cooper City Hall: First item is Ordinance 2606.

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02:44:20.700 --> 02:44:23.540

Cooper City Hall: The applicant's asking to be heard one more time. Go ahead.

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02:44:30.830 --> 02:44:36.350

Cooper City Hall: A little slower than I'd like to be, a little hip out of a joint there or something, so...

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02:44:36.940 --> 02:44:41.500

Cooper City Hall: I just wanted to present a little bit of

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02:44:41.860 --> 02:44:44.760

Cooper City Hall: Our view of what we're proposing.

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02:44:45.000 --> 02:44:50.250

Cooper City Hall: First of all, For those of you who don't know this.

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02:44:50.620 --> 02:44:54.310

Cooper City Hall: We got involved in this property 14 years ago.

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02:44:55.040 --> 02:44:58.120

Cooper City Hall: And quite frankly, I wish we didn't.

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02:44:58.710 --> 02:45:03.939

Cooper City Hall: It's been a very difficult, difficult proj... process.

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02:45:04.180 --> 02:45:10.329

Cooper City Hall: We lost... every big box tenant. We tried to develop

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02:45:10.540 --> 02:45:21.110

Cooper City Hall: A typical or a more, typical town center kind of project.

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02:45:21.850 --> 02:45:28.919

Cooper City Hall: It was just not feasible. We didn't... couldn't not attract the tenants that were needed.

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02:45:29.160 --> 02:45:32.840

Cooper City Hall: All the big box tenants that we had lined up.

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02:45:33.230 --> 02:45:40.259

Cooper City Hall: At $14 a square foot, rent came back and said, we'll do it at $9.

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02:45:40.550 --> 02:45:46.879

Cooper City Hall: And that didn't work. And then we went through the COVID period, where we got creamed.

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02:45:47.140 --> 02:45:49.949

Cooper City Hall: By cost overruns.

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02:45:50.290 --> 02:46:03.619

Cooper City Hall: In our first phase, as you all know, I think we did a pretty good job with that first phase. I don't think anybody's particularly unhappy with what we did architecturally, tenant mix, etc.

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02:46:03.790 --> 02:46:09.109

Cooper City Hall: So we've been involved in this for a long, long time.

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02:46:10.320 --> 02:46:20.600

Cooper City Hall: Going to the issue of all the things that Bryce Star is objecting to, First of all.

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02:46:21.120 --> 02:46:23.750

Cooper City Hall: Dennis has tried, I've tried.

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02:46:23.930 --> 02:46:30.120

Cooper City Hall: Steve Geller went to a recent meeting with Commissioner Schroeder, came back and told us

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02:46:30.230 --> 02:46:37.330

Cooper City Hall: You know, Bright Star won't tell us precisely what their issue is, won't tell us

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02:46:37.580 --> 02:46:45.050

Cooper City Hall: how you can cure it. We have asked them, we went to a meeting with them early on,

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02:46:45.820 --> 02:46:58.350

Cooper City Hall: probably a year or a year and a half ago, and sat with their whole crowd, including the CEO, etc, and said, what can we do to make you happy? Well, the building looks like ours.

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02:46:59.280 --> 02:47:04.619

Cooper City Hall: It doesn't, but if you think it does, what color would you like us to paint it?

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02:47:04.980 --> 02:47:15.810

Cooper City Hall: will make the changes on the exterior. That is not... Then they said that they thought they were going to be the big dog in this project. Well, first of all.

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02:47:16.260 --> 02:47:23.380

Cooper City Hall: Nobody ever told me that. I negotiated every single document that...

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02:47:24.440 --> 02:47:36.599

Cooper City Hall: was involved. I am still registered and licensed as an attorney, and although we always use outside counsel for these matters.

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02:47:36.960 --> 02:47:39.970

Cooper City Hall: I had a lot to do with the documentation.

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02:47:41.050 --> 02:47:43.699

Cooper City Hall: Not one time.

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02:47:44.340 --> 02:48:02.119

Cooper City Hall: Did they object to anything other than not wanting to have another bank in the project? We never told them they would be the big dog in town, okay? However, the parcel that they're on, they are the big dog.

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02:48:02.350 --> 02:48:10.089

Cooper City Hall: The other parcels across the street, we had no idea what we could do. You could look at the original site plans, all we had on there is it's commercial.

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02:48:10.290 --> 02:48:17.009

Cooper City Hall: We never knew what we were gonna do until we completed the first phase to see if we had success with that.

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02:48:17.150 --> 02:48:28.340

Cooper City Hall: And we only have two and a half acres. You can only do so much on that parcel, unless you're gonna build something high, and the city doesn't want anything more than 45 feet.

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02:48:28.980 --> 02:48:36.920

Cooper City Hall: I mean, yes, to build a 20-story building on a 2.5-acre parcel, go to downtown, and you can see it.

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02:48:37.290 --> 02:48:46.660

Cooper City Hall: But we haven't been able to do that, because the city would not like to see that, number one, and number two, it is...

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02:48:47.230 --> 02:48:52.150

Cooper City Hall: not something that's feasible in that location. There is no demand.

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02:48:53.220 --> 02:49:00.220

Cooper City Hall: The only real shot that we had for a period of time, and it really went on for more than 2 years.

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02:49:00.790 --> 02:49:04.309

Cooper City Hall: was a facility from Memorial Health.

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02:49:04.530 --> 02:49:23.309

Cooper City Hall: And we talked to them, and we gave them proposals, and we gave them pricing, and we evaluated. And finally, they came back and said, no, you're too close to our hospital. Even though we'd like to put a facility in Cooper City, you're too close to the hospital, we gotta go someplace else.

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02:49:25.790 --> 02:49:35.559

Cooper City Hall: The reason I think that this particular project makes sense, in addition to which we think it financially will be feasible.

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02:49:37.090 --> 02:49:44.089

Cooper City Hall: Is that it's the least obnoxious, least... it's a... it's a passive use.

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02:49:44.480 --> 02:50:02.549

Cooper City Hall: People come, put this stuff in there, and they'll come back to see it again for years. Or at least until Christmas, when they gotta get it out. It's the least obnoxious use. It doesn't bother people. Once it's built, there's no traffic to bottom, there's no trucks coming in and out.

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02:50:02.890 --> 02:50:10.659

Cooper City Hall: And we made it look... P&Z was very, very adamant about it. It doesn't look... we don't want it to look out of self-storage.

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02:50:10.830 --> 02:50:29.810

Cooper City Hall: We fired our architect, because he wouldn't do what we wanted him to do after that first round. We spent approximately another $250,000 to redesign engineering, to redesign with the architects, et cetera, to bring you the project that we're proposing now.

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02:50:29.970 --> 02:50:33.720

Cooper City Hall: And that project looks like an office building.

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02:50:33.830 --> 02:50:49.020

Cooper City Hall: And it has glass all over it, but because the residents also didn't want anybody on the second or third floor looking out in their backyard, none of that glass can be seen through. It's all concrete behind it.

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02:50:49.490 --> 02:50:55.200

Cooper City Hall: But from the outside, it looks like an office building. It has glass, like, they have offices, office buildings.

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02:50:56.920 --> 02:51:05.719

Cooper City Hall: I think that at this point, what we're dealing with is, for some reason, Bright Star has...

1102

02:51:07.090 --> 02:51:22.389

Cooper City Hall: an unspecified reason other than to try to argue some legal issue, which I don't... I mean, I've been involved in this business for over 50 years, and I've never, ever

1103

02:51:22.690 --> 02:51:28.130

Cooper City Hall: Heard the argument that When you look at a rezoning, well...

1104

02:51:28.230 --> 02:51:39.849

Cooper City Hall: We bought this property anticipating that that piece, which is across the street, is in part of this project, can't be rezoned, or shouldn't be rezoned.

1105

02:51:40.250 --> 02:51:41.350

Cooper City Hall: So...

1106

02:51:42.400 --> 02:51:58.020

Cooper City Hall: I think that the residents... and yes, we went out and talked, but we met with them, we had meetings, we've talked to the residents, we've made major changes because of what the residents wanted. This is a passive...

1107

02:51:58.360 --> 02:52:01.770

Cooper City Hall: use. It will not impact

1108

02:52:01.920 --> 02:52:10.960

Cooper City Hall: negatively anybody. And by the way, I know that Brightstar told us they spent $36 million on the project.

1109

02:52:11.170 --> 02:52:23.310

Cooper City Hall: $40 million thrown around. They told us 36 at our first meeting. When we finish this project, between our first phase and this phase, we'll have over $50 million invested.

1110

02:52:23.450 --> 02:52:32.449

Cooper City Hall: So I... I don't know how you weigh good and bad, but this particular use

1111

02:52:32.560 --> 02:52:52.349

Cooper City Hall: is not a bad use. And by the way, I just want to make a point. Dennis, or anybody else in our group, has never said, we're going to threaten you, we'll put this in there, or cemetery, or whatever you were talking about. The only thing that Dennis points that we've made is that this is the least

1112

02:52:52.850 --> 02:52:58.870

Cooper City Hall: Obnoxious use as it relates to parking and traffic.

1113

02:52:59.250 --> 02:53:00.560

Cooper City Hall: You don't get...

1114

02:53:00.760 --> 02:53:09.680

Cooper City Hall: We're gonna have 87 parking spaces, okay? And the reality is that we don't need but 6.

1115

02:53:10.780 --> 02:53:16.410

Cooper City Hall: You know, we never get more than two people coming at a time. Thank you, sir.

1116

02:53:16.740 --> 02:53:36.030

Cooper City Hall: You're welcome. Thank you very much. I would appreciate you. May call the vote? I need a motion. Yeah, correct. And you've now heard sworn testimony by both your professional staff, the applicant, affected parties, and the public. You've reviewed the evidence presented in the record by all interested parties. You need a motion on both items. Again, it's a quasi-judicial item.

1117

02:53:36.030 --> 02:53:38.859

Cooper City Hall: Commission's decision this evening needs to be based on that.

1118

02:53:38.870 --> 02:53:52.679

Cooper City Hall: testimony on that competent and substantial evidence that you've considered this evening. You've heard issues regarding neighborhood compatibility, surrounding communities, and the like. I would just ask that the Commission, consider a

motion that sets forth a premise for whatever decision the Commission ultimately decides to make.

1119

02:53:52.740 --> 02:53:53.890

Cooper City Hall: In a motion?

1120

02:53:54.970 --> 02:53:57.440

Cooper City Hall: Motion to approve. Need a second?

1121

02:54:00.170 --> 02:54:01.100

Cooper City Hall: So we can vote.

1122

02:54:03.460 --> 02:54:04.620

Cooper City Hall: Call the vote.

1123

02:54:06.290 --> 02:54:12.300

Cooper City Hall: Commissioner Smith? No. Commissioner Malozzi? No. Commissioner Gassman? No. Commissioner Schroeder?

1124

02:54:12.650 --> 02:54:13.960

Cooper City Hall: Mayor Kern? No.

1125

02:54:15.610 --> 02:54:18.139

Cooper City Hall: Motion to approve item 3.

1126

02:54:18.770 --> 02:54:20.019

Cooper City Hall: Need a second?

1127

02:54:20.750 --> 02:54:21.930

Cooper City Hall: Call a vote.

1128

02:54:23.480 --> 02:54:24.649

Cooper City Hall: Commissioner Smith?

1129

02:54:24.780 --> 02:54:29.629

Cooper City Hall: No. Commissioner Malozzi? No. Commissioner Katzman? No. Commissioner Schrouder?

1130

02:54:29.850 --> 02:54:31.190

Cooper City Hall: Mayor Karen? No.

1131

02:54:31.720 --> 02:54:36.630

Cooper City Hall: Can I say one thing? To Mr. Goldberg, just before you leave,

1132

02:54:36.890 --> 02:54:53.589

Cooper City Hall: I would say I've never been lobbied harder by peop... I've never been lobbied harder by people that you know, that I know, and I'm surprised I don't know you, because I think I've gotten calls from all kinds of people who I respect, and and...

1133

02:54:53.700 --> 02:54:59.180

Cooper City Hall: I'm sure you guys will be coming back here. Both your lawyers are very good lawyers.

1134

02:54:59.370 --> 02:55:03.419

Cooper City Hall: But, you know, so I... I just want to let you know it's...

1135

02:55:03.660 --> 02:55:05.779

Cooper City Hall: If there was ever a tie.

1136

02:55:06.060 --> 02:55:10.810

Cooper City Hall: I won't... that's why I really wasted... I don't want to say wasted, but spent a lot of my own time hoping

1137

02:55:11.280 --> 02:55:17.129

Cooper City Hall: You know, there would be... Resolution that didn't, you know, made everyone happy, so...

1138

02:55:17.450 --> 02:55:19.099

Cooper City Hall: I don't want that to be lost on you.

1139

02:55:21.140 --> 02:55:27.829

Cooper City Hall: Mayor Commission, on to your consent agenda, item 4 through 12, on the floor for your pleasure. Anybody want to pull any items?

1140

02:55:29.340 --> 02:55:34.410

Cooper City Hall: Yes, I'm gonna pull, number 4, please. Oh, he beat me. Number 4? Anybody else?

1141

02:55:36.150 --> 02:55:36.880

Cooper City Hall: Okay.

1142

02:55:41.760 --> 02:55:42.670

Cooper City Hall: Second.

1143

02:55:43.780 --> 02:55:45.670

Cooper City Hall: I'll get to mobility, Mr. Vinny, once again

1144

02:55:49.340 --> 02:55:52.229

Cooper City Hall: Commissioner Smith? Yes. Commissioner Malozzi?

1145

02:55:52.460 --> 02:55:55.600

Cooper City Hall: Yes. Commissioner Katzman? Yes. Commissioner Schrouder?

1146

02:55:55.920 --> 02:56:02.870

Cooper City Hall: Yes. Mayor Karen? Yes. And item 4, polled by Commissioner Smith, Mayor and Commission, is the Fire Chief's report.

1147

02:56:06.510 --> 02:56:07.300

Cooper City Hall: Mayor?

1148

02:56:09.640 --> 02:56:13.189

Cooper City Hall: Mayor, am I recognized? Yes, sir, go ahead. Thank you.

1149

02:56:13.470 --> 02:56:27.799

Cooper City Hall: Chief Brown, I don't need, anything specific of your report, but one topic that, I want to make certain that our city manager and that you're aware, I see that we are now at the premise of receiving

1150

02:56:27.910 --> 02:56:34.270

Cooper City Hall: a rescue unit that has made its way all around, potentially, maybe the United States.

1151

02:56:34.690 --> 02:56:53.819

Cooper City Hall: So now that it is in vicinity of... of eyeballs with inside of the Broward County, I'm hoping that BSO recognizes the partnership that we've met, as... as responsible parties, not only approving contracts.

1152

02:56:54.070 --> 02:57:05.930

Cooper City Hall: But looking to have patience in 2025 with a vendor that it was said was out of BSO's control, I would like all... everything outside of maybe,

1153

02:57:06.070 --> 02:57:16.789

Cooper City Hall: I don't know what example I could give, but I want this apparatus checked and into its home, and I'm talking, like, faster than what the word definition of fast would be.

1154

02:57:17.000 --> 02:57:39.219

Cooper City Hall: I don't know what we need to do, Mr. Manager, but I want that in... I want that happening. And I think we've been patient, so I guess the reason why I've asked you is, is your schedule free, to be able to grab the fleet supervisor to make certain that we're able to get this into the apparatus bay and do a ceremony?

1155

02:57:41.450 --> 02:57:43.789

Cooper City Hall: As of today, there was a hiccup.

1156

02:57:45.810 --> 02:57:49.389

Cooper City Hall: It was on its way down yesterday.

1157

02:57:50.160 --> 02:57:52.080

Cooper City Hall: They had a mechanical problem.

1158

02:57:53.910 --> 02:57:59.819

Cooper City Hall: towed it, Back. I'm sitting too long. To... Folkala.

1159

02:58:00.320 --> 02:58:01.880

Cooper City Hall: to their facility.

1160

02:58:02.480 --> 02:58:10.310

Cooper City Hall: to diagnose what the problem was, part of the email, and I believe, the city manager may have been on that email.

1161

02:58:10.340 --> 02:58:22.950

Cooper City Hall: That they... I did send that to the Commission, but it was probably too late to see it. I did see that. There may be... they may have... they seem to want to attribute it to the freeze of some sort.

1162

02:58:23.930 --> 02:58:35.360

Cooper City Hall: I'm not sure, but they anticipate only a slight delay in bringing it down. We were going to look at it either tomorrow afternoon or Thursday.

1163

02:58:35.570 --> 02:58:38.580

Cooper City Hall: But that has been postponed.

1164

02:58:38.730 --> 02:58:48.479

Cooper City Hall: As soon as it gets here, we will make every effort, to get that quickly, evaluated and a final, inspection.

1165

02:58:48.550 --> 02:59:00.559

Cooper City Hall: to bring it into the fleet. Chief, do we know if it... if when it comes from vendor, and let's say whatever happened electronically, it's good to go, turnaround time, in your...

1166

02:59:01.340 --> 02:59:10.689

Cooper City Hall: hands, per se, fleet's hands of BSO, is that apparatus ready to turnkey go into service, or does it still need items

1167

02:59:10.690 --> 02:59:24.350

Cooper City Hall: to be placed, you know, whatever it is, in order to be able to put into service, do you know? So, compartments and items are provided and manufactured, but we have to,

1168

02:59:24.550 --> 02:59:39.030

Cooper City Hall: tailor-fit our equipment and mount it so that it fits in there appropriately and is secure. So we do have a little bit of lead time when we get it to when we're able to put it in service. I was told

1169

02:59:39.030 --> 02:59:47.049

Cooper City Hall: on an average, it's 3 weeks. I will do everything I can with the fleet manager to get it in as soon as possible. Thank you.

1170

02:59:47.050 --> 02:59:59.289

Cooper City Hall: Mr. Manager, I don't have anything else except, if you would please keep us posted on this mechanical issue, so we know when we can start to, prepare and... and send... thank you. Will do.

1171

03:00:01.180 --> 03:00:01.930

Cooper City Hall: Thank you, ma'am.

1172

03:00:02.910 --> 03:00:10.889

Cooper City Hall: Item 13, Mayor, and again, the fire report has been on consent. Typically, both the fire and police report don't require any action, other than just the report from your professional staff.

1173

03:00:11.230 --> 03:00:19.110

Cooper City Hall: Item 13, if I might, Mayor Commission, is a motion to approve task order number UTL26-037.

1174

03:00:19.430 --> 03:00:31.029

Cooper City Hall: Under Contract RFQ 2024-P1 for Cooper City's citywide entrance Monuments with Kimley Horton Associates for an amount not to exceed $299,080.

1175

03:00:31.440 --> 03:00:38.300

Cooper City Hall: And to approve a professional engineering... excuse me, to provide professional engineering services sponsored by your utility department.

1176

03:00:38.960 --> 03:00:41.250

Cooper City Hall: I have a motion.

1177

03:00:42.760 --> 03:00:43.790

Cooper City Hall: Second.

1178

03:00:44.150 --> 03:00:46.010

Cooper City Hall: Who made it? I'll make the motion.

1179

03:00:46.220 --> 03:00:50.880

Cooper City Hall: Alright, Commissioner Schrouder? Okay, Mr. Ray.

1180

03:00:51.620 --> 03:00:59.950

Cooper City Hall: Where's the time... oh, I want to make sure we have a few things in here. One, I don't see a timeline on completion of these plans.

1181

03:01:00.790 --> 03:01:01.540

Cooper City Hall: Yeah.

1182

03:01:01.730 --> 03:01:03.930

Cooper City Hall: So, maybe I missed it.

1183

03:01:04.690 --> 03:01:06.000

Cooper City Hall: I think I saw it there either.

1184

03:01:06.770 --> 03:01:10.940

Cooper City Hall: And I want you just to kind of tell me...

1185

03:01:11.500 --> 03:01:15.500

Cooper City Hall: Depends. Because this is a lot of... well, let me start with, this is a lot of money.

1186

03:01:15.750 --> 03:01:20.190

Cooper City Hall: I... don't agree with engineers or architects.

1187

03:01:20.940 --> 03:01:22.529

Cooper City Hall: I think they're crooks.

1188

03:01:25.780 --> 03:01:29.840

Cooper City Hall: I meant to spend $300,000 to build plans, but...

1189

03:01:30.050 --> 03:01:34.309

Cooper City Hall: Needless to say, I don't see... In there. May I...

1190

03:01:36.940 --> 03:01:41.839

Cooper City Hall: So, George Palabin from Kimleyhorn is with us.

1191

03:01:42.390 --> 03:01:46.599

Cooper City Hall: If he... if he applies... You're an engineer? You're a crook.

1192

03:01:46.860 --> 03:01:50.900

Cooper City Hall: Oh my goodness. Okay, I mean, it is. He knows.

1193

03:01:52.760 --> 03:02:00.949

Cooper City Hall: It depends on the permitting, because we have a state... They're not for the permits, for the plans. Right. The plans can be done within 6 months.

1194

03:02:01.820 --> 03:02:06.349

Cooper City Hall: Let's have him come up and can make some commitments, because...

1195

03:02:06.550 --> 03:02:17.819

Cooper City Hall: We have gotten things, many times, professional services that take forever, like the landscape design... Your name for the record, sir. George Balivan, Kim Lehorn & Associates, 80201 Peters Road, Plantation.

1196

03:02:18.810 --> 03:02:24.699

Cooper City Hall: Okay, so I guess, how long is it gonna take? Well, in here, it looks like you're... I'm gonna...

1197

03:02:24.960 --> 03:02:32.670

Cooper City Hall: you and the manager at the same time. It looks like this is also not just design plans, but specific to each location, too? Is that what's...

1198

03:02:33.160 --> 03:02:45.490

Cooper City Hall: It's specific to each location because each location is different, so we have to do surveys and specific construction documents for each location. Is... when we are approving this.

1199

03:02:45.610 --> 03:02:51.339

Cooper City Hall: are you gonna go out and have all of it done, or are you gonna do it in phases? So you might...

1200

03:02:52.440 --> 03:03:09.479

Cooper City Hall: you know, say, okay, give it to me for... Yeah, we're approving doing all of them, but we're not going to do all of them immediately. Okay, so... We're gonna start facing them in. So one of my questions would be then, like, they don't get stale or something? So say we have 17 locations, right? And we go to...

1201

03:03:09.690 --> 03:03:28.499

Cooper City Hall: put 4 in for this year and next year, and we don't get to... so... Yeah, and what we plan to do is, basically, the things that need, like, state approval, those are going to be kind of more on the back end, so we'll do 3 or 4, and we keep those going and putting those out for construction,

1202

03:03:29.480 --> 03:03:37.239

Cooper City Hall: So we can get the easy wins early. Okay, but what... so the... do the plans get stale?

1203

03:03:37.790 --> 03:03:53.400

Cooper City Hall: if we were to do all 17 plans at the same time, it would probably work. Well, my question is, are you, like, gonna task them, go ahead and do this? Because I see there is, like, an hourly thing, and you might say, design me plans for 4, 5, and 6, or whatever.

1204

03:03:53.430 --> 03:03:58.489

Cooper City Hall: That's... so you're approving, basically, the ability to get all of the designs done.

1205

03:03:58.640 --> 03:04:02.680

Cooper City Hall: But we'll manage that, you know, with...

1206

03:04:03.840 --> 03:04:19.040

Cooper City Hall: thinking that we're gonna only be able to construct, you know, so many a year, so we'll be able to... So, is his firm gonna go out and do all 17? Yeah. Right away? So, let me just, clarify, it's 17 intersections, 39 potential locations. They're gonna go out and do 39...

1207

03:04:19.040 --> 03:04:25.540

Cooper City Hall: Locations right away? No, but we're gonna do, for example, we'll do this, all the surveys. We'll get one surveyor and start doing all the surveys.

1208

03:04:25.540 --> 03:04:30.579

Cooper City Hall: But we're not gonna design all of them immediately. Will somebody guarantee me?

1209

03:04:30.940 --> 03:04:37.260

Cooper City Hall: That if we spend all of this, that we will not have to pay for any revisions to any plans.

1210

03:04:37.730 --> 03:04:52.169

Cooper City Hall: any revisions to any plans? So if you have the plan for Sterling and Hiatus designed, and they hand it over to you, and we don't... we're not ready to do it for 2-3 years, all of a sudden there's a new law, a new change, and it has to have these revisions. That's what we're not going to do...

1211

03:04:52.170 --> 03:05:01.139

Cooper City Hall: all of the plans immediately. That was my question, so you're gonna just do the plans as you... As we need to. So this allows you to just say, go ahead and give me the plans for this.

1212

03:05:01.270 --> 03:05:17.720

Cooper City Hall: Yeah, whenever we're ready. But instead of having to come back 5 times to the commission every year, we just... That's my question. Yeah. Okay. So we're approving this, so we can... But, so he's not gonna go out and start on all of them? No, there are things that we're probably gonna do,

1213

03:05:18.160 --> 03:05:37.479

Cooper City Hall: One time, so we're probably going to get a survey and do all the surveys, but we're not going to do a procedure with all the designs at the same time. Surveys are the cheap portion. Correct. The portion doesn't change, okay. Because the surveys are going to help us decide what size monuments we can fit in different places. But they're not doing the surveys, right?

1214

03:05:37.560 --> 03:05:49.539

Cooper City Hall: I think the included surveys and also includes the GPR, that way you can look at it from a feasibility standpoint. Some location may not work. So, and then how long, once we...

1215

03:05:49.740 --> 03:05:57.250

Cooper City Hall: how long to have the plans designed once we task you with it? So I... we might not say go with this section, but... Yeah, so what...

1216

03:05:57.560 --> 03:06:00.329

Cooper City Hall: I keep saying, once we start.

1217

03:06:00.470 --> 03:06:11.629

Cooper City Hall: the first ones are going to come out within 6 months. We are going to do the ones that are easy wins first, so... Not for us to build. Not for us to build. Not for us to build.

1218

03:06:11.800 --> 03:06:13.560

Cooper City Hall: The plans to be designed.

1219

03:06:13.670 --> 03:06:21.109

Cooper City Hall: 6 months. Anytime you say, go with this, it will be within 6 months. 6 months to get them to do the design work. Can we put that in here?

1220

03:06:21.600 --> 03:06:25.130

Cooper City Hall: Because when we hired the landscape, Firm.

1221

03:06:25.740 --> 03:06:35.980

Cooper City Hall: Was that... was that... was that you guys? No, that was a different firm. That was, like, 3 years, and it was, like, the landscape designer quit, and then they had to find a new one, and we had no end date.

1222

03:06:36.530 --> 03:06:54.070

Cooper City Hall: Yeah, one of the reasons why this one doesn't have a specific end date is because of the sequencing of the work, but I think that you guys are willing to say... We could commit to that. We could do 6 months, like, for the ones that... it's all city, just city roads, those are easy ones, like, easy ones. Okay.

1223

03:06:54.570 --> 03:07:03.960

Cooper City Hall: So you'll make that... We're talking about the design. We're talking about 6... The design. From the date that the city gives the go-ahead for a particular design. Notice to proceed? Correct, alright.

1224

03:07:04.090 --> 03:07:05.369

Cooper City Hall: Commissioner Malozzi?

1225

03:07:05.560 --> 03:07:09.839

Cooper City Hall: So... and I know I'm gonna sound like a broken record, but...

1226

03:07:10.830 --> 03:07:18.029

Cooper City Hall: We don't know what's happening with property taxes, and while this is nice, and I love this.

1227

03:07:18.370 --> 03:07:22.030

Cooper City Hall: it's a lot of money that I think

1228

03:07:23.070 --> 03:07:29.619

Cooper City Hall: We can put aside now, until we know what's happening in the future, because this is a...

1229

03:07:29.730 --> 03:07:33.180

Cooper City Hall: Want, not a have, must have.

1230

03:07:34.070 --> 03:07:50.780

Cooper City Hall: And I love beautification. I'm... I have no issue... no, I really do, I really do, but it needs to be cost-effective, and again, I'm worried about what's coming down the pike for us, and this is a fair chunk of change that I think we can keep.

1231

03:07:51.050 --> 03:07:55.790

Cooper City Hall: Until, and again, no offense meant to you, but until we know what's happening.

1232

03:07:55.920 --> 03:07:59.789

Cooper City Hall: This is not tree trimming that must be done because of

1233

03:07:59.790 --> 03:08:16.499

Cooper City Hall: hurricanes. This is not sidewalks that must be done because of people tripping and hurting themselves. This is not fixing the roads because we are trying to prevent accidents. This is not a drainage issue or a water treatment plant issue. We could use this money

1234

03:08:16.680 --> 03:08:20.240

Cooper City Hall: To put it towards the firehouse that needs to be done.

1235

03:08:21.790 --> 03:08:25.880

Cooper City Hall: Without a doubt, and this is a nice thing to do.

1236

03:08:26.240 --> 03:08:28.780

Cooper City Hall: That is a need that must be done.

1237

03:08:29.020 --> 03:08:32.270

Cooper City Hall: So... Mr. Smith? That's my two cents.

1238

03:08:35.770 --> 03:08:40.379

Cooper City Hall: I don't agree with Commissioner Malosi. I would also say,

1239

03:08:40.880 --> 03:08:53.839

Cooper City Hall: And just verify this, Mr. Manager, this is, I would say, just a little bit less than half, though, as far as what was budget versus what is being spent, so meaning we're still sitting on a quarter of a million dollars, roughly?

1240

03:08:54.490 --> 03:08:56.109

Cooper City Hall: Is that a correct statement? Yes, that's correct.

1241

03:08:56.200 --> 03:09:11.600

Cooper City Hall: Okay. And this is approval up to that amount, not saying that within this fiscal year, though, that we would, deplete all of the requested, dollar amounts, but that's giving that leverage to continue the project going? Correct. Do you have for...

1242

03:09:11.600 --> 03:09:28.609

Cooper City Hall: Commissioner Malozzi and the rest of the Commission here, an idea of what you think the fiscal year finishing for 2026 looks like out of that... out of that approval line, so if in the event there was a Tallahassee pivot that needed to happen.

1243

03:09:29.080 --> 03:09:34.860

Cooper City Hall: Mmm... I'll be guessing, but I don't know that we'll spend over $100,000 this year.

1244

03:09:34.990 --> 03:09:35.870

Cooper City Hall: Okay.

1245

03:09:35.990 --> 03:09:37.049

Cooper City Hall: Alright, thank you.

1246

03:09:37.460 --> 03:09:38.660

Cooper City Hall: Commissioner Katzman.

1247

03:09:40.270 --> 03:09:46.190

Cooper City Hall: I'm gonna say something. I'm gonna agree with Commissioner Malozzi tonight. No, it's not.

1248

03:09:47.350 --> 03:09:51.750

Cooper City Hall: I, I honestly believe, in my heart of hearts, and...

1249

03:09:52.050 --> 03:09:56.770

Cooper City Hall: Mr. Alex, I'm gonna say something that I hope You remember.

1250

03:09:57.010 --> 03:10:03.530

Cooper City Hall: But Embassy Lakes is going through this monument-growing pain as well. And you were telling me about a new product.

1251

03:10:03.880 --> 03:10:12.289

Cooper City Hall: that they're building these signs out of, like, foam now, or 3D... Correct, yeah. It's taking over the market type thing.

1252

03:10:12.660 --> 03:10:15.189

Cooper City Hall: That being said.

1253

03:10:15.670 --> 03:10:21.619

Cooper City Hall: And then the fact that we basically, and I don't mean any disrespect to any department, I just want to say it.

1254

03:10:21.840 --> 03:10:26.860

Cooper City Hall: The plants and the green and the colors and everything are just old and tired.

1255

03:10:27.160 --> 03:10:34.179

Cooper City Hall: And I understand that at some point you just say, it's not worth to continue landscaping around them.

1256

03:10:34.430 --> 03:10:38.290

Cooper City Hall: If the signs are falling apart. But are our signs falling apart?

1257

03:10:38.950 --> 03:10:57.259

Cooper City Hall: I know, I know a lot of... They're not falling apart, they look dated. Okay. And I, listen, I agree with Commissioner Malossi 100%. This is a one, not a need, okay? But sometimes you... Motion to adjourn on that one. But it does, you know, the new...

1258

03:10:57.260 --> 03:11:02.469

Cooper City Hall: monument signs that came out of your beautification project. They're very pretty.

1259

03:11:02.470 --> 03:11:09.610

Cooper City Hall: They are pretty... it's just the next level up, and just whenever is... the Commission wants to take that step up.

1260

03:11:09.620 --> 03:11:11.970

Cooper City Hall: It does do that, you know.

1261

03:11:12.280 --> 03:11:16.770

Cooper City Hall: That being said, the next step is a $3 million investment.

1262

03:11:17.030 --> 03:11:27.100

Cooper City Hall: From 300... I understand. I understand. And listen, with elections coming, and city managers coming, and mayors coming, and everything else, if you don't do it all.

1263

03:11:27.330 --> 03:11:39.869

Cooper City Hall: in a timeline, you'll get 3 or 4 of them that'll be done, and they'll never happen... they're like speed bumps. You didn't have any speed bumps before you got here, and now you're doing 9 a year until you get them done, or whatever we're gonna do.

1264

03:11:40.160 --> 03:11:44.429

Cooper City Hall: This, to me, I would... I would ask that we...

1265

03:11:45.130 --> 03:11:51.740

Cooper City Hall: think about landscaping what we have, maybe marking the ones that need... and listen, I've seen the pictures, they're beautiful.

1266

03:11:52.660 --> 03:11:58.709

Cooper City Hall: I just don't know how much buy-in I could support at $3.5 million... $3.3 million.

1267

03:11:59.120 --> 03:12:03.340

Cooper City Hall: There's so much more with the water plant, and the fire station, and...

1268

03:12:03.570 --> 03:12:06.559

Cooper City Hall: You know, it just seems like a lot of money.

1269

03:12:07.060 --> 03:12:11.550

Cooper City Hall: And... and just not... timing isn't just right for this, so...

1270

03:12:11.700 --> 03:12:16.419

Cooper City Hall: That being said, I guess we... if we're done, we'll just go ahead and call the vote.

1271

03:12:19.150 --> 03:12:26.560

Cooper City Hall: Commissioner Smith? No. Commissioner Malozzi? No. Commissioner Katzmann? Yes. Commissioner Schroeder? Yes. Mayor Karen? No.

1272

03:12:27.810 --> 03:12:28.580

Cooper City Hall: Item...

1273

03:12:29.970 --> 03:12:48.300

Cooper City Hall: Item 14, Mayor Commission, is a request to approve entering into a piggyback agreement with FG Construction LLC for a roadway milling and resurface project, an amount not to exceed $1,536,396 for fiscal year 25-26 under the Broward County contract number PCN,

1274

03:12:48.300 --> 03:13:01.729

Cooper City Hall: 2127485B1-1, and to approve expenditures in each subsequent year of the piggyback contract, not to exceed the approved budget amount for each respective fiscal year, on the floor for your consideration.

1275

03:13:01.770 --> 03:13:04.800

Cooper City Hall: Need a motion? Motion to approve for discussion.

1276

03:13:05.480 --> 03:13:06.740

Cooper City Hall: Commissioner Katzmann?

1277

03:13:06.860 --> 03:13:09.769

Cooper City Hall: Thank you, Mayor. I just want to make sure...

1278

03:13:09.890 --> 03:13:28.300

Cooper City Hall: that this and all asphalt projects in the city follow our ordinance, 2317, which bans the use of phosphaGypsum in our road construction material on any city-owned or privately owned road within the City of Cooper City. Mr. Ray?

1279

03:13:28.420 --> 03:13:41.720

Cooper City Hall: Yes, and I can basically confirm with the vendor today that the materials that they're going to be using don't contain any of the phosphor. Thank you. I'd also like to request that anytime any asphalt project is

1280

03:13:43.610 --> 03:14:01.470

Cooper City Hall: proposed in Cooper City, that whether it's put out for bid, or whether it's put on our agenda, that that's noted, that it's not... that it's banned in the city. And also to make sure our friends in Monterra are aware, because I know they just said they were doing a major asphalt project.

1281

03:14:01.870 --> 03:14:11.419

Cooper City Hall: For those who don't know, it's a carcinogen, known carcinogen, and the state is considering allowing use of it in asphalt, and I want to make sure it...

1282

03:14:11.550 --> 03:14:15.000

Cooper City Hall: We follow our Cooper City Law, which bans the use of it. Thank you.

1283

03:14:16.070 --> 03:14:18.000

Cooper City Hall: Commissioner Malozzi. I'm good.

1284

03:14:18.250 --> 03:14:19.919

Cooper City Hall: Commissioner Smith.

1285

03:14:20.180 --> 03:14:24.939

Cooper City Hall: Nothing, thank you. Commissioner Schotter? Yes, I have,

1286

03:14:26.140 --> 03:14:31.620

Cooper City Hall: the bank, you guys can leave if you don't want to, you know, waste your time. So...

1287

03:14:32.240 --> 03:14:43.110

Cooper City Hall: This is the map, I guess? That's the map of what we're going to be doing with this million... 1.5 million. Okay, so luckily, I've been tricked into voting on a map like this before.

1288

03:14:43.530 --> 03:14:48.910

Cooper City Hall: So how much does this cover of the road? Does it cover the storm basins or not?

1289

03:14:49.370 --> 03:15:03.490

Cooper City Hall: Does it cover the storm basins or not? Yeah, that are on the road. Yeah. Where? Where does it say that? Show me. I already went through this before. I've come out. This map is not going to show you that. Well, where in the scope? Because I've had this argument before.

1290

03:15:03.820 --> 03:15:10.179

Cooper City Hall: We approved it, and then they pave it, then they don't pave that, and then they say, oh, that's not part of the scope.

1291

03:15:10.680 --> 03:15:15.649

Cooper City Hall: I've already been tricked, and I pull out this map with my red line, and I go, where's it show here?

1292

03:15:16.580 --> 03:15:18.759

Cooper City Hall: Commissioner Schroeder, that's the one that...

1293

03:15:19.450 --> 03:15:34.330

Cooper City Hall: That's the one that we're piggybacking off the contract. That is why probably it's not showing it the way that you want it to have, but it's gonna cover the areas. Also, we have a contingency dollar amount as well. Oh, I don't like that. That means we're paying more. But here's the thing.

1294

03:15:34.890 --> 03:15:42.479

Cooper City Hall: I'm stating... I'm waiting for the scope of the paving contract from Sue Allen Fartelman, which I asked you guys for, because it looks like...

1295

03:15:43.190 --> 03:15:47.520

Cooper City Hall: Barbara, is Jen Goldfarb still here? Or did she leave? Who? Jen?

1296

03:15:47.850 --> 03:15:49.489

Cooper City Hall: I may not go for gross.

1297

03:15:49.920 --> 03:15:52.459

Cooper City Hall: Okay. I'm telling you right now.

1298

03:15:52.760 --> 03:15:56.990

Cooper City Hall: Country Glen wouldn't have proved it. The Sioux Island looks horrible.

1299

03:15:57.190 --> 03:16:06.140

Cooper City Hall: And I don't know what modifications you guys think they made, and I think you guys didn't send me the scope because you know I was gonna find in the scope that it wasn't right, but it looks horrible.

1300

03:16:06.410 --> 03:16:07.780

Cooper City Hall: It still looks horrible.

1301

03:16:08.050 --> 03:16:27.470

Cooper City Hall: And it looked horrible from day one when I saw them finishing it, then weekly try to say, oh, it's gonna cure. Like, we haven't heard that before. Oh, it's gonna cure. Pay me all my money, I'll drive away, and you gotta wait till, you know, come on. Like, so this is the same thing. It's a different vendor. Yeah.

1302

03:16:27.510 --> 03:16:30.140

Cooper City Hall: It is a different, completely different kind of work.

1303

03:16:30.250 --> 03:16:46.999

Cooper City Hall: Because this is on an open road. When you do it in a parking lot, where you have all the parking, you know, the court cuts, and you have the different ins and outs for the different stalls and all that, it is... that is a much harder job than what this is.

1304

03:16:47.130 --> 03:16:48.000

Cooper City Hall: Yeah.

1305

03:16:48.580 --> 03:17:02.790

Cooper City Hall: this year, you're gonna have some end holes, and you gotta, you know, mill around those areas, but it is... this goes fairly quickly, it's a pretty straightforward, you know, project. It's similar to what, you know, what you saw in Rock Creek.

1306

03:17:02.920 --> 03:17:13.650

Cooper City Hall: Okay, but when we... when I want to sue them because it wasn't thick enough, it wasn't hot enough, they didn't... how do I do that?

1307

03:17:14.230 --> 03:17:17.759

Cooper City Hall: Where does it say, this is not working for sure?

1308

03:17:17.980 --> 03:17:30.800

Cooper City Hall: Can you imagine this? Jacob, go tell them here. I mean, it doesn't even, you know, go to the end of the road. That is just an illustration of the area. There is... Well, you have the legal... you have the legal description in the contract of these roads? There's no way.

1309

03:17:32.350 --> 03:17:36.000

Cooper City Hall: There is a contract, and you can see that on the,

1310

03:17:36.220 --> 03:17:41.260

Cooper City Hall: It is a county contract that we're piggybacking on. Yeah, but the county didn't write our roads in there.

1311

03:17:41.840 --> 03:17:55.799

Cooper City Hall: Right? So we would take their... might have their specifications, might say it has to be to, you know, whatever, but they didn't write our road in their contract, so we have to now supplement their... their contract with the description of what they're gonna do in our city.

1312

03:17:56.060 --> 03:18:02.170

Cooper City Hall: Right? No. Okay, so then how do... what are we contractually paving them to... or paying them to pave?

1313

03:18:02.330 --> 03:18:05.390

Cooper City Hall: So, you pay the contractors by...

1314

03:18:05.490 --> 03:18:18.800

Cooper City Hall: the tone of asphalt that they put in, you know, the contract has the thickness that they had to do. The contract, I'm sure, specifies that they had to mill around the manholes. All of that information is in the contract.

1315

03:18:18.950 --> 03:18:23.759

Cooper City Hall: The only thing that we had to basically tell them is where we want the asphalt to be laid down.

1316

03:18:24.230 --> 03:18:39.230

Cooper City Hall: Okay, but is there a certain amount of... they're charging us, what, by square foot? Okay. So... How do we know where they're... where they're... have to go? We're just gonna give them this list? This is... this is what's tying... Weigh the wheelbarrow.

1317

03:18:39.690 --> 03:18:50.419

Cooper City Hall: Huh? Like, how are we... You take the contract, and you provide this map, and that's how they go. But this is the map, so, like, look, I mean, where do we stop?

1318

03:18:52.000 --> 03:19:07.920

Cooper City Hall: Commissioner Shirada, what we're doing is that we check the square footage, we check at the courtyard, and then also the trucks give us how much asphalt that they bring, so we're definitely double-checking with every dollar amount.

1319

03:19:08.040 --> 03:19:13.430

Cooper City Hall: And also, FG Construction managers are here as well, in this commission.

1320

03:19:13.540 --> 03:19:16.719

Cooper City Hall: Meeting? There, I'm sitting back there. Who is?

1321

03:19:16.910 --> 03:19:24.400

Cooper City Hall: The construction managers? They're for us, or for the company? Or for the company of G Construction. Oh, okay.

1322

03:19:24.520 --> 03:19:28.440

Cooper City Hall: Well, and this is not... I haven't dealt with you, so don't take this personal.

1323

03:19:29.140 --> 03:19:46.409

Cooper City Hall: Right? We get Aiken a new mic? So, I guess the question is, I want to make sure there's not miscommunication or misunderstanding as to what has to happen. So, I've gone through this before, where it was weekly, they paved the road, and they didn't do...

1324

03:19:46.840 --> 03:20:06.230

Cooper City Hall: the storm drains, they did it, but they didn't, you know, roll it, or whatever you do, so it's all coming up. So, like, the ones, in certain neighborhoods, there's weeds growing through, because obviously, you'd have to, like, get a little machine or something, I don't know, right, to roll it, because it's not on the main thing. So, when I complain about that, they go, oh, it's not part of the thing.

1325

03:20:06.460 --> 03:20:10.570

Cooper City Hall: And then I go back to the contract, I can't find it. They did our sports complex.

1326

03:20:10.860 --> 03:20:21.940

Cooper City Hall: And we'd actually like to hire you to come tell me if you think that's a good workman's-like condition, but it's crazy that they hit the curbs, they did everything, and then our staff says, oh.

1327

03:20:22.640 --> 03:20:24.189

Cooper City Hall: It's not part of the scope.

1328

03:20:24.450 --> 03:20:26.969

Cooper City Hall: So I just want to make sure that we don't have that.

1329

03:20:27.220 --> 03:20:34.739

Cooper City Hall: Correct, so we follow the Broward County contract. Within the contract, they have certain specifications that we have to meet in terms.

1330

03:20:34.980 --> 03:20:44.240

Cooper City Hall: Where there is a thickness, where there's the spread of the asphalt, compaction of the asphalt, temperature of the asphalt, all of that should have a standard to follow.

1331

03:20:44.420 --> 03:20:57.090

Cooper City Hall: Normally, the city provides an inspector that makes us and ensures that we are adhering to those standards, even though it's common practice. So what's the punch list process, then, if you could tell me? When...

1332

03:20:57.090 --> 03:21:06.599

Cooper City Hall: Because there's gonna be some punch list stuff, right? So, in this particular project, we're doing what's called milling and resurfacing. So, all we're gonna do is we're gonna mill 1 inch of the existing road.

1333

03:21:07.030 --> 03:21:12.539

Cooper City Hall: Pretty much the area specified, which is, my understanding, is from edge of pavement to edge of pavement.

1334

03:21:13.030 --> 03:21:18.460

Cooper City Hall: And then we're going to shape the profile of the road to ensure you have a 2% slope going across.

1335

03:21:18.870 --> 03:21:34.610

Cooper City Hall: So, as we lay the asphalt down, we... first we mill it, then we tack it down, then we lay it, ensure the proper slope, and then we roll it, and move on to the next section. Okay, so what about... how do we cover the storm drains that are...

1336

03:21:35.010 --> 03:21:43.610

Cooper City Hall: would be off the edge to edge. All of that has been tabulated, and we had an email that had the map along with the specified addresses.

1337

03:21:43.930 --> 03:21:46.009

Cooper City Hall: And all of that was calculated.

1338

03:21:46.730 --> 03:21:49.299

Cooper City Hall: And it's part of the estimate in the square footage.

1339

03:21:49.650 --> 03:21:58.239

Cooper City Hall: So, as the inspector goes by, you know, we get to that area, whatever area needs to get done, we also do it in the same, similar manner.

1340

03:21:59.260 --> 03:22:01.830

Cooper City Hall: What... okay, what's the punchless process gonna be?

1341

03:22:02.610 --> 03:22:06.899

Cooper City Hall: There is an inspector that the city will have, and identify the, the, the...

1342

03:22:07.220 --> 03:22:11.200

Cooper City Hall: the punch list. Corrections on the road are much easier to do.

1343

03:22:11.490 --> 03:22:21.219

Cooper City Hall: I'm not saying that they're not, but I didn't bid... I didn't bid the sports complex. They did.

1344

03:22:21.620 --> 03:22:23.029

Cooper City Hall: Smartphone, huh? Yeah.

1345

03:22:23.640 --> 03:22:28.629

Cooper City Hall: The corrections on the parking lot, and as we have discussed with you.

1346

03:22:29.370 --> 03:22:43.629

Cooper City Hall: The repair sometimes is more damaging than if you just leave it as it is. No, you don't repair. I know how to fix it. What happens if you can't repair it? You mess it up and you can't repair it? You re-scrape it and redo it, right? Correct. That's how you do it.

1347

03:22:43.830 --> 03:22:45.459

Cooper City Hall: But instead, we paid them.

1348

03:22:45.600 --> 03:22:46.830

Cooper City Hall: So they're gone.

1349

03:22:47.810 --> 03:22:59.700

Cooper City Hall: You know? I mean, okay, that's fine. As long as... and you work... you're with the company... what are you position with the company? I'm the operations manager for the company. Okay. How long you been with them? Three and a half years. Are you disappearing?

1350

03:23:00.210 --> 03:23:05.160

Cooper City Hall: Okay, I'm gonna come looking for AK- somebody if this, you know...

1351

03:23:05.570 --> 03:23:08.959

Cooper City Hall: We'll give you guys a good product.

1352

03:23:10.790 --> 03:23:12.560

Cooper City Hall: Because you know what happens with pavement?

1353

03:23:12.580 --> 03:23:28.450

Cooper City Hall: every time I see the imperfection, it burns me. And so every time I go to the sports complex, I get mad, I feel like I'm getting stolen from. And then I spend all my

time, instead of working, driving around looking at pavement, you know what I mean? And it's not good for anybody. It's a reoccurring, okay. Alright.

1354

03:23:28.450 --> 03:23:34.909

Cooper City Hall: Well... So C-Click Fix, instead of sending it to the city, they should send it... The motion... we already got the motion, can we call a vote?

1355

03:23:34.910 --> 03:23:35.820

Cooper City Hall: Are we good?

1356

03:23:36.240 --> 03:23:37.259

Cooper City Hall: We have to talk about.

1357

03:23:37.740 --> 03:23:40.269

Cooper City Hall: Commissioner Smith? Yes. Commissioner Malozzi?

1358

03:23:40.610 --> 03:23:44.710

Cooper City Hall: Commissioner Katzman? Yes. Commissioner Schroeder? Yes. Mayor Karen? Yes.

1359

03:23:46.470 --> 03:24:05.790

Cooper City Hall: Mayor Commission, item 15, if I might, is a motion to approve a contract with Champion Controls Incorporated for $101,972, and the Heinerlin Group Incorporation for $602,890, and a 5% contingency for a total of $838,542

1360

03:24:05.790 --> 03:24:23.479

Cooper City Hall: for the procurement of control panels and installation services required for the rehabilitation of wastewater lift stations number 6, 53, and 54 offered by your utility department. Motion. Second. Second. Call the, who... Commissioner Malozzi, right?

1361

03:24:24.770 --> 03:24:26.180

Cooper City Hall: Commissioner Schrouder.

1362

03:24:26.550 --> 03:24:30.800

Cooper City Hall: The only thing is the contingency. Why do we need to put the contingency in, Alex?

1363

03:24:32.000 --> 03:24:45.250

Cooper City Hall: Because when you're doing projects like this, you don't know what you're gonna run into, and we don't want to be coming back to the commissioner and stop the job in the middle of a job, you know, if it happens. If we don't need to use it, we don't use it.

1364

03:24:45.410 --> 03:25:02.270

Cooper City Hall: Is it contractually the, contingency? The contingency is not included in the contract. We keep it... we keep the authorization with us, and if we need it, then we use it. I thought we changed the code to allow you to do it without having to come to us on the contingency.

1365

03:25:02.390 --> 03:25:15.989

Cooper City Hall: But, I won't argue that today. Huh? We changed what? Didn't we change that? The procurement code? I'd have to reconfirm the amount. There is a change order amount. Yeah, okay. $20,000 maximum. No, we have a percentage. We fixed this.

1366

03:25:16.350 --> 03:25:17.540

Cooper City Hall: Sure. Take a look.

1367

03:25:18.900 --> 03:25:20.120

Cooper City Hall: Call a vote.

1368

03:25:20.880 --> 03:25:28.020

Cooper City Hall: Commissioner Smith? Yes. Commissioner Malozzi? Yes. Commissioner Gatzman? Yes. Commissioner Schroeder? Yes. Mayor Karen? Yes.

1369

03:25:28.270 --> 03:25:36.409

Cooper City Hall: Item 16, Mayor Commission, is Resolution 26-11, a resolution of the City of Cooper City, Florida, amending Resolution 055-1 as amended.

1370

03:25:36.410 --> 03:25:49.129

Cooper City Hall: By further amending the administrative procedures and policies for the conduct of City Commission business, eliminating the public comment from the end of Commission meeting agenda, providing for conflicts, severability, and providing for an effective date. Motion to approve. Second. Second.

1371

03:25:49.290 --> 03:25:56.409

Cooper City Hall: Commissioner Schrouder? Nothing. Commissioner Smith? Nope. Commissioner Malozzi? Yes. Commissioner Katzmann?

1372

03:25:56.790 --> 03:26:03.750

Cooper City Hall: No. Call a vote. Commissioner Smith? Yes. Commissioner Malozzi? Yes. Commissioner Katzman? No. Commissioner Schroeder?

1373

03:26:04.290 --> 03:26:06.480

Cooper City Hall: Yes. Mayor Karen. No?

1374

03:26:08.730 --> 03:26:20.910

Cooper City Hall: Item 17, Mayor Commission, is Resolution 26-12, Resolution of the City Commission, City of Cooper City, Florida, amending the City's Building Permit Fee Schedule pursuant to Section 6-18, the City's Code of Ordinances.

1375

03:26:20.910 --> 03:26:30.510

Cooper City Hall: As detailed in the proposed fee schedule tested exhibit A, incorporated RN, fighting for conflicts, severability, and fighting for an effective date. Motion to approve. Second. Second.

1376

03:26:30.910 --> 03:26:32.340

Cooper City Hall: Commissioner Schrouter?

1377

03:26:32.620 --> 03:26:38.470

Cooper City Hall: Commissioner Jason Smith? No, sir. Commissioner Malozzi? No. Commissioner Katzmann? No.

1378

03:26:38.740 --> 03:26:42.460

Cooper City Hall: Call the vote. Commissioner Smith? Yes. Commissioner Malozzi?

1379

03:26:42.630 --> 03:26:47.189

Cooper City Hall: Commissioner Katzman? Yes. Commissioner Schroeder? Yes. Mayor Karen? Yes.

1380

03:26:47.750 --> 03:26:49.699

Cooper City Hall: Mayor, Commission, item...

1381

03:26:51.490 --> 03:27:02.709

Cooper City Hall: 18 is a second reading public hearing ordinance. It is Ordinance 26-02, an ordinance of the City of Cooper City, Florida, amending Chapter 17 of the Town... of the City's

1382

03:27:02.740 --> 03:27:05.669

Cooper City Hall: Code of Ordinances entitled Traffic and Motor Vehicles.

1383

03:27:05.670 --> 03:27:29.390

Cooper City Hall: Amending Article 1, entitled In General, by creating Section 17-4 to be entitled Micromobility, fighting for definitions, fighting for general provisions for micromobility Devices, amending Chapter 13, entitled Public Safety, by specifically amending Section 1380, entitled Citations, Options of Persons Cited, fighting for penalties, codification, fighting for conflict, Severability, planning for an effective date, this is second reading in a public hearing, Mayor Commission, and for the record, the ordinance before you this evening.

1384

03:27:29.400 --> 03:27:34.159

Cooper City Hall: does include all of the changes that were requested by the Commission at your last meeting on first reading.

1385

03:27:34.790 --> 03:27:39.979

Cooper City Hall: Before we get started, can I go ahead... go ahead and make a motion, I'm sorry? Motion at birth. Second. Second.

1386

03:27:40.080 --> 03:27:45.310

Cooper City Hall: Mr. Vinny, thank you for waiting all night. It's your turn to talk.

1387

03:27:48.130 --> 03:27:50.650

Cooper City Hall: Feel your pain. I feel it more than you.

1388

03:27:51.740 --> 03:27:54.290

Cooper City Hall: Mr. Mayor? Yes, sir. Commissioners.

1389

03:27:54.520 --> 03:27:56.079

Cooper City Hall: City administrators.

1390

03:27:56.380 --> 03:27:57.540

Cooper City Hall: I read this.

1391

03:27:57.720 --> 03:27:58.880

Cooper City Hall: I got a headache.

1392

03:28:00.720 --> 03:28:07.440

Cooper City Hall: It's full of definitions, restrictions, regulations, and boundaries.

1393

03:28:07.820 --> 03:28:10.059

Cooper City Hall: All I want to do, Lord...

1394

03:28:10.220 --> 03:28:14.639

Cooper City Hall: myself and my neighbors. We want to keep these road rats

1395

03:28:14.940 --> 03:28:22.300

Cooper City Hall: off the streets and the sidewalks. I don't need... you gotta be 50 feet, 5 miles an hour, and then...

1396

03:28:22.800 --> 03:28:27.480

Cooper City Hall: These kids don't listen, they don't care, they do wheelies on these bikes.

1397

03:28:27.980 --> 03:28:31.440

Cooper City Hall: They love it, and I love the fact that they love it.

1398

03:28:31.900 --> 03:28:34.060

Cooper City Hall: But we need to put it someplace.

1399

03:28:34.720 --> 03:28:36.570

Cooper City Hall: Where they're out of our hair.

1400

03:28:36.900 --> 03:28:39.119

Cooper City Hall: So I think I solved our problem.

1401

03:28:40.190 --> 03:28:41.370

Cooper City Hall: Where we putting it?

1402

03:28:41.870 --> 03:28:47.349

Cooper City Hall: C.B. Smith Park. It's so funny? It'll work.

1403

03:28:47.640 --> 03:28:52.540

Cooper City Hall: Give me 1 tenth of C.B. Smith Park. We'll make a dirt bike track.

1404

03:28:54.240 --> 03:28:59.329

Cooper City Hall: I mean, what sports entity is not addressed?

1405

03:28:59.890 --> 03:29:02.609

Cooper City Hall: In Cooper City. Does anybody know?

1406

03:29:04.390 --> 03:29:05.829

Cooper City Hall: We're doing motorcycles.

1407

03:29:07.060 --> 03:29:12.089

Cooper City Hall: I don't have anybody on the sidewalk stabbing me, alright? Or at least not yet.

1408

03:29:13.720 --> 03:29:19.020

Cooper City Hall: The only sport that's not addressed is dirt bikes.

1409

03:29:21.870 --> 03:29:23.190

Cooper City Hall: Motocross.

1410

03:29:23.330 --> 03:29:24.270

Cooper City Hall: You're way ahead of me.

1411

03:29:24.430 --> 03:29:27.340

Cooper City Hall: Electric bikes, they need a place

1412

03:29:28.110 --> 03:29:35.839

Cooper City Hall: A track, a field, or someplace where they can exercise what it is they want to do and love to do.

1413

03:29:36.380 --> 03:29:40.050

Cooper City Hall: I love to see these kids out there, but not in front of my house.

1414

03:29:40.890 --> 03:29:44.969

Cooper City Hall: You know, they're all over the Speedway, what I call the Stonebridge Speedway.

1415

03:29:45.680 --> 03:29:47.739

Cooper City Hall: You know, it's dangerous.

1416

03:29:48.080 --> 03:29:56.499

Cooper City Hall: I know a couple of attorneys who lived nearby, and they said, I can't wait for someone to get his. Oh, my God, I just saved you guys millions of dollars.

1417

03:29:57.660 --> 03:30:01.540

Cooper City Hall: You know? Find... let's find a spot for him, and... and...

1418

03:30:01.970 --> 03:30:09.469

Cooper City Hall: And make it feasible, because these rules and regulations, this is all restriction. This has nothing to do with...

1419

03:30:09.750 --> 03:30:11.829

Cooper City Hall: Giving them free reign.

1420

03:30:12.530 --> 03:30:17.830

Cooper City Hall: You know, you have baseball, football, soccer, you name it. You don't have ice skating, not yet.

1421

03:30:21.880 --> 03:30:29.280

Cooper City Hall: I don't think it's... I don't know what the zoning would be if you took a section of a field.

1422

03:30:29.970 --> 03:30:33.809

Cooper City Hall: And did a, you know, a dirt bike track, or motocross track.

1423

03:30:35.830 --> 03:30:38.279

Cooper City Hall: How you go about it, that's your job.

1424

03:30:40.230 --> 03:30:42.170

Cooper City Hall: But I think it'd be great for the kids.

1425

03:30:42.380 --> 03:30:52.410

Cooper City Hall: You know, how do you tell a 10, 12-year-old kid on an electric bike to slow down to 5 miles per hour because you see a pedestrian on a sidewalk? Yeah, okay.

1426

03:30:52.890 --> 03:30:56.149

Cooper City Hall: And they don't have any warning devices.

1427

03:30:56.400 --> 03:31:00.769

Cooper City Hall: Horns, whistles, bells... get out of my way! Nothing.

1428

03:31:01.580 --> 03:31:05.170

Cooper City Hall: And one of these days, it's not a matter of, you know, if.

1429

03:31:05.750 --> 03:31:08.369

Cooper City Hall: You got the elderly, not me.

1430

03:31:08.570 --> 03:31:10.059

Cooper City Hall: On the sidewalks.

1431

03:31:10.770 --> 03:31:13.370

Cooper City Hall: Mamas in baby carriages.

1432

03:31:14.380 --> 03:31:15.540

Cooper City Hall: Joggers.

1433

03:31:16.260 --> 03:31:22.160

Cooper City Hall: People just, you know, enjoying the beautiful scenery, and... City. So,

1434

03:31:22.600 --> 03:31:24.320

Cooper City Hall: I think it's something you should think about.

1435

03:31:25.600 --> 03:31:30.069

Cooper City Hall: Probably say okay by tomorrow, and then we'll just get things started.

1436

03:31:32.920 --> 03:31:42.119

Cooper City Hall: Anything else you want to ask me? Oh, no, we're good. Thank you, sir. Appreciate you. Thank you, sir. Let's talk about get the hook out, man. Get the signal. Thank you, sir.

1437

03:31:44.960 --> 03:31:49.400

Cooper City Hall: Does anybody else want to talk on the... Vinnie Speedway?

1438

03:31:49.800 --> 03:31:55.900

Cooper City Hall: Say that again. Vinnie Speedway. Vinnie Speedway? Yeah.

1439

03:31:57.370 --> 03:32:01.040

Cooper City Hall: Defending memorials. Thank you, sir.

1440

03:32:02.550 --> 03:32:04.859

Cooper City Hall: Later, please. Have a nice night. Thanks.

1441

03:32:06.040 --> 03:32:11.830

Cooper City Hall: Yeah, Mr. Mayor? Call the vote, or... No, before we... No, no, not a presentation, yeah.

1442

03:32:11.860 --> 03:32:14.700

Cooper City Hall: Earlier this afternoon, I sent you...

1443

03:32:14.720 --> 03:32:30.180

Cooper City Hall: a recommendation from the police department regarding throttling on the bikes. So, it's a recommendation. Captain Tiana can expand on it if you guys want, but it's a recommendation that we can add into the second reading.

1444

03:32:30.180 --> 03:32:36.920

Cooper City Hall: That prohibits throttling on sidewalks and city, city Parks.

1445

03:32:37.140 --> 03:32:40.800

Cooper City Hall: Apparently, it's a lot more difficult to control the bike.

1446

03:32:40.830 --> 03:33:00.049

Cooper City Hall: when you're doing that, and it accelerates faster, right, Captain? I am not the expert, I was not the expert. But your staff did some great research. Yes, who looked into the safety program that we're building, and she said that a lot of cities create a, throttle-only prohibition because it's less rider engagement.

1447

03:33:00.050 --> 03:33:06.930

Cooper City Hall: It's the bike doing the work, and then because the rider then has a slower reaction time to applying brakes.

1448

03:33:06.930 --> 03:33:28.789

Cooper City Hall: What? What's the thing? I hardly understand it myself. If I could read it to you, it's similar to... it's similar to if you're in a car and you have your car on, not autopilot... Speed control. Yeah, speed control. Your reaction time is slower than if you are actually driving the car and paying attention.

1449

03:33:29.080 --> 03:33:31.619

Cooper City Hall: So what she says is...

1450

03:33:31.880 --> 03:33:39.629

Cooper City Hall: Depending on the class of e-bike, operation may be pedal assist only, or allow throttle-only use without pedaling.

1451

03:33:39.870 --> 03:33:59.710

Cooper City Hall: But the assistance must stop at 20 miles per hour. Basically, Florida law allows Class 2 e-bikes to operate in throttle mode, but it also requires that the motor disengages when brakes are applied, and the bike has fully operable pedals. The negatives of throttle mode are throttle-only use allows sudden acceleration.

1452

03:33:59.880 --> 03:34:07.629

Cooper City Hall: Less rider engagement, which has less reaction time, and higher risk for pedestrian seniors, and kids and pets.

1453

03:34:08.170 --> 03:34:18.910

Cooper City Hall: So, cities may choose to have throttle mode only prohibited while on sidewalks or in parks or other places where, you deem fit.

1454

03:34:19.260 --> 03:34:22.729

Cooper City Hall: Okay. You can't hear it, so how would you know? Just by the speed?

1455

03:34:23.970 --> 03:34:34.350

Cooper City Hall: We're gonna put it as part of our safety program, which she's already put together. It was one of her recommendations. Some of the cities create an ordinance for it.

1456

03:34:36.710 --> 03:34:45.709

Cooper City Hall: Okay, I... Don't know how we would write that in, or whatever, so... Maybe... We'll rethink that...

1457

03:34:45.840 --> 03:34:52.569

Cooper City Hall: Basically, if you... you have to continue to pedal, that... there goes the scooters and stuff, there's no pedaling of those. Okay.

1458

03:34:53.960 --> 03:35:10.180

Cooper City Hall: Listen, if my PD wants this, I'm not gonna say... One person there read something in line, and... That person has been... that person has been researching this, so... there's a lot of things in here that I don't necessarily agree with, but it's what is recommended to me by law enforcement, and they know.

1459

03:35:10.610 --> 03:35:11.699

Cooper City Hall: That's their job.

1460

03:35:12.460 --> 03:35:24.160

Cooper City Hall: Mayor? Yes, sir. Just one item. I thought, for under enforcement... so, so just one thing to be clear, this is giving you and your team the tools they need to stop...

1461

03:35:24.460 --> 03:35:28.770

Cooper City Hall: unsafe behavior. This is not intended to just pull over

1462

03:35:28.840 --> 03:35:47.409

Cooper City Hall: Correct. But we did discuss the penalties last time, and I thought we agreed on a $100 first violation, but I'm seeing $50 for our first violation, so I was just

curious what the consensus was. That was $50 and then $100. I thought it was $100 and then $250. My notes had $50 and $250.

1463

03:35:47.690 --> 03:35:58.069

Cooper City Hall: That's right, we took the 100 out. I thought we said 100, because for 50 bucks, the kid's not gonna pay attention. We did, but we compromised. Yeah, I didn't compromise, but if you guys...

1464

03:35:58.310 --> 03:35:59.070

Cooper City Hall: Are...

1465

03:35:59.110 --> 03:36:17.699

Cooper City Hall: are not gonna compromise. At least I wanted, like, $5? No, I think I was a part of the compromise, I do recall that. But I do see that the House and our Senate in Florida have created some, you know, a companion bill, which means this is serious, and we wanna, we wanna get it right.

1466

03:36:17.700 --> 03:36:30.800

Cooper City Hall: So, I would say I would not want to dismiss anything from law. I know that you said you're putting that into, like, the curriculum, right? So, if we could wordsmith whatever that looks like, and you're saying, Mr. Manager, you could put that

1467

03:36:30.800 --> 03:36:45.920

Cooper City Hall: with inside of this appropriately, whether it's amendment or whatever it's gonna look like, an addendum, I guess I should? Yeah, we would probably have to include a definition of throttling, we would probably include some restrictions on using on sidewalks and parks. Well, but... so, that means you can't...

1468

03:36:47.500 --> 03:37:03.809

Cooper City Hall: you would... what about scooters? There's no pedaling of scooters. You're right, but it wouldn't omit, right? Well, to Commissioner Schrouder's point, the ordinance regulates micromobility devices, which is broadly defined to include scooters, e-bikes, and electric personal assisted mobility devices.

1469

03:37:03.810 --> 03:37:13.749

Cooper City Hall: So, throttling may not apply to all of them. We may need to carve out that maybe e-bike-specific, as they've indicated. Right, right. But that's where you're saying you could specifically

1470

03:37:13.750 --> 03:37:32.820

Cooper City Hall: fit that in. If you approve it tonight, with either, you know, with the direction to include that in, you know, that's... And it would be... it could be approved as amended this evening, if that's... And obviously, we have municipalities that have created ordinances that mirror that type. I'm guessing so it has tools for the city, or there are

1471

03:37:32.900 --> 03:37:44.919

Cooper City Hall: police force to be able to leverage those type of penalties, right? Correct. Yeah. So basically, if you saw a kid riding a bicycle, electric bicycle, and they're not pedaling, you would write them a ticket?

1472

03:37:46.280 --> 03:37:52.580

Cooper City Hall: It's kind of like the opposite of... Right. So, ultimately, for instance,

1473

03:37:52.840 --> 03:38:08.959

Cooper City Hall: I guess there's... there's areas that, realistically, the law speaks to walking a bike instead of pedaling a bike through intersections, or whatever it may be. So I guess that would be very similar if we craft the language to say there's no throttling in front of Vinnie's house, as an example.

1474

03:38:08.960 --> 03:38:18.200

Cooper City Hall: But the point would be, if our, you know, through our city manager, if it's crafted appropriately, obviously it has positive...

1475

03:38:18.240 --> 03:38:20.300

Cooper City Hall: You know, implications to add.

1476

03:38:20.420 --> 03:38:36.819

Cooper City Hall: We would just have to be wise, like Commissioner Schroeder's saying, then they're never... we're taking them away to ride their e-bike, right? I get it. So, yeah, that would happen with that. We can add that, I don't care. There's no cop who's gonna write you a ticket for cruising and not pedaling, but...

1477

03:38:36.960 --> 03:38:42.580

Cooper City Hall: If you want to put that, we can. Do you... do, by chance, Captain, do you have the,

1478

03:38:42.760 --> 03:38:59.589

Cooper City Hall: the language that mirrors some of the municipalities so that they can see what parts... We would pull that language. And just find out that it makes sense, because we don't want to take away the e-bikes. The poor kid who's putting together this idea was to get one and not to take them off of it, right? Understood.

1479

03:38:59.880 --> 03:39:06.549

Cooper City Hall: Yeah, and then we... Okay, there was a mistake in here, because Malozzi last time chimed in.

1480

03:39:06.930 --> 03:39:15.180

Cooper City Hall: On F, where it said you had to have lights at night, you got headlight and reflectors. Remember she threw her reflector thing in?

1481

03:39:16.350 --> 03:39:30.610

Cooper City Hall: That's... well, your revisions to the exclusion of the... of the... of the light. The... the red rear lights, or whatever it is, there's... all it is is a reflector, so I... we just wanted... I wanted lights. Specified rear lights? Yeah, not... Mike lights on them. Yeah. Bicycle lights on them.

1482

03:39:30.700 --> 03:39:55.480

Cooper City Hall: You know, like, now they light up... Yeah, it's fine. Yeah. 100%. And reflectors! Reflectors. Okay, well, reflector, you have to shine a light at. A regular light, it turns on even... No, it's just a headlight and rear reflectors. No. Lights. Rear view lights. I understand. Yeah, I get it. He wants a red parking lot. They have them, they pretty much have... yeah, you have to have them on.

1483

03:39:55.480 --> 03:39:58.590

Cooper City Hall: I have them for my sneakers when I'm running at night.

1484

03:39:58.890 --> 03:40:03.009

Cooper City Hall: Oh, gosh. They work. Okay, so... and, you know...

1485

03:40:04.660 --> 03:40:09.310

Cooper City Hall: I don't know if you want to call it headlight and reflectors, or you have to be...

1486

03:40:09.640 --> 03:40:12.830

Cooper City Hall: Running lights? Running lights, or something like that, yeah.

1487

03:40:13.560 --> 03:40:26.800

Cooper City Hall: Okay, I think that's it. Reflectors and running lights are two separate entities. A reflector is reflecting... We don't need a reflector, we need a running light. Running light is a light. Yeah, but you also need reflectors. Lisa, every cap of every light reflects, pretty much. They make it like that.

1488

03:40:27.010 --> 03:40:28.499

Cooper City Hall: Yep. Right? Yep.

1489

03:40:29.700 --> 03:40:40.529

Cooper City Hall: I want to add one thing. The, I know that the Education Advisory Board was here when this was presented. I know that they would like to be involved, but I also know that

1490

03:40:40.640 --> 03:40:51.829

Cooper City Hall: They have no meetings planned. They have, the civics program, they're having a awards ceremony for that as their next meeting, so it's going to be a while till they have another meeting, so if...

1491

03:40:51.830 --> 03:41:04.460

Cooper City Hall: if you'd like to maybe coordinate off the books with them, but I know that they're not around to directly help you. I just wanted to make you aware of that. Yeah, we actually discussed that we would... we got the program, the...

1492

03:41:05.130 --> 03:41:12.059

Cooper City Hall: kind of, like, formulated on how we'd want to do it, we just want to wait until we have this code finalized, and then we're ready to rock and roll.

1493

03:41:12.330 --> 03:41:13.230

Cooper City Hall: Awesome.

1494

03:41:13.610 --> 03:41:14.790

Cooper City Hall: Alright, thank you.

1495

03:41:15.330 --> 03:41:29.989

Cooper City Hall: Call a vote? I don't need one. No, no, you need a motion to approve it? Oh, we did a motion. Motion was Lisa, and the second was... This is as amended. We agreed, we all agree the amendments. Yes. Yeah. Yeah, consensus. Motion as amended. Second, call a vote, please.

1496

03:41:31.210 --> 03:41:37.879

Cooper City Hall: Commissioner Smith? Yes. Commissioner Malozzi? Yes. Commissioner Gatzman? Commissioner Schrouder? Yes. Mayor Karen? Yes.

1497

03:41:38.040 --> 03:41:55.710

Cooper City Hall: Item 19, Mayor Commission, is Ordinance 2603 on second reading. It is an ordinance of the City of Cooper City, Florida, amending Chapter 19 of the City's Code of Ordinances, entitled Utilities, by amending Article 4, entitled Stormwater Management

Utility, amending Section 19-154, entitled Definitions, amending Chapter 25, entitled Development Standards.

1498

03:41:55.710 --> 03:42:06.010

Cooper City Hall: By specifically amending Article 3, entitled Landscaping, specifically amending Section 2547, entitled Supplemental Landscape Requirements, establishing a 50% credit towards impervious cover for pools.

1499

03:42:06.010 --> 03:42:22.029

Cooper City Hall: An engineered overflow that drains excess rainfall from the pool underground for a natural infiltration. Fighter for codification, fight for conflicts, fight for severability, fighting for an effective date. Motion approved. Second. Public hearing, Mayor. Commissioner, anybody in the audience wanting to speak on rainwater collection? All right.

1500

03:42:22.640 --> 03:42:38.629

Cooper City Hall: Commissioner Schroeder? Nothing. Commissioner Malozzi? No. Commissioner Smith? No. Commissioner Katzmann? Call the vote, please. Commissioner Smith? Yes. Commissioner Malozzi? Yes. Commissioner Katzmann? Yes. Commissioner Schroeder? Yes. Mayor Karen? Yes. City Manager's report?

1501

03:42:38.910 --> 03:42:48.330

Cooper City Hall: And I just wanted to say that we already have one, resident who's interested in using the, this option on their pool, so... Oh, awesome!

1502

03:42:48.400 --> 03:43:03.569

Cooper City Hall: The, the next item is, is a non-emergency purchase, by the utilities department that likes to do emergency purchases. This is, the, the motor on a, on a water well.

1503

03:43:03.670 --> 03:43:14.199

Cooper City Hall: that the motor failed, we took them to one vendor, vendor said that they couldn't fix it, that we needed to get a new one at a cost of $24,000. We took it to a second vendor.

1504

03:43:14.310 --> 03:43:16.269

Cooper City Hall: Who basically disassemble it.

1505

03:43:16.310 --> 03:43:30.550

Cooper City Hall: and determined that they could fix it, but the cost was basically $8,000 and change to fix it. The situation there was that, you know, it was already disassembled any pieces, we couldn't take it to a third vendor.

1506

03:43:30.550 --> 03:43:38.999

Cooper City Hall: Our code requires anything over $5,000 goes to 3 different codes, but it just became impractical to do that, so we authorized the purchase.

1507

03:43:39.000 --> 03:43:52.589

Cooper City Hall: But I need to notify the Commission that the purchase was done in a non-emergency basis, but waiving the three quotes from the procurement. Thank you, as long as the documentation is submitted somewhere in the records? Yes, that's why it's here.

1508

03:43:52.640 --> 03:43:53.540

Cooper City Hall: Yeah.

1509

03:43:53.870 --> 03:43:59.559

Cooper City Hall: The, the next one is, I shared the good news earlier that, that...

1510

03:44:00.610 --> 03:44:13.539

Cooper City Hall: Through the, Florida Resiliency Program, we submitted an application for our electrical plant. There were 206 applications submitted.

1511

03:44:13.690 --> 03:44:27.539

Cooper City Hall: Of which the state determined that 123 of them were, meet the minimum requirements for the review. Of the 123, the city's, project score number 5,

1512

03:44:27.540 --> 03:44:35.360

Cooper City Hall: or one of 123. The state basically has cut off a line that the minimum And...

1513

03:44:35.990 --> 03:44:42.319

Cooper City Hall: number that they're going to issue every year on resiliency is $100 million. Last year, they issued 150 million.

1514

03:44:42.580 --> 03:45:01.510

Cooper City Hall: Our city's project is between 45 and 55, so assuming that they're stayed within the guidelines of the program, our city's project will be funded in the amount of $10.3 million. I believe that this is the single most competitive grant that the city, you know, has gotten, and I don't know...

1515

03:45:01.670 --> 03:45:08.209

Cooper City Hall: you know, maybe going far back, I mean, I might have gotten something else, but but we're very happy that this basically covers half

1516

03:45:08.360 --> 03:45:14.030

Cooper City Hall: Or the project, the... of the electrical plant project that's coming forward, so,

1517

03:45:14.230 --> 03:45:32.620

Cooper City Hall: I know Commissioner Malossi is concerned about money, but we're, you know, trying to bring in other people's money into the equation, and getting that, you know? Like other people's. Yes, yeah, so... Commissioner Casman? I just wanna... I just wanna say, that is amazing. Like, every single person involved in that.

1518

03:45:33.220 --> 03:45:35.960

Cooper City Hall: Should get a commendation from you.

1519

03:45:36.520 --> 03:45:51.500

Cooper City Hall: Every staff member. Take them out to lunch. On me, fine. I mean... Yes. And since you're bringing that up, it was a lot of different people, including,

1520

03:45:51.550 --> 03:46:04.890

Cooper City Hall: our consultants and everything else is really teamwork to get this done and to get that application into that quality. We haven't got the money yet, though. No, we haven't gotten the money yet. Hold off on the lunch. Hold off on the lunch.

1521

03:46:05.400 --> 03:46:22.319

Cooper City Hall: But yeah, and yes, I'm going to be able to do a big party when we get with the money, however, just the fact that a city of our size can compete with large cities and be number fifth, you know, of all the projects, I think that's just a huge,

1522

03:46:22.320 --> 03:46:25.700

Cooper City Hall: Fighting the bag for our staff and the work that they did, too.

1523

03:46:27.850 --> 03:46:47.439

Cooper City Hall: And that's it. We got something about this? Okay. City Attorney. I do have one item, Mayor Commission. I've spoken to you individually, and I'll be brief, it's getting late. Yesterday, I forwarded to you a copy of a motion that was filed by our special counsel, Mr. Bob Klausner, in the city's litigation against the Broward Sheriff's Office related to some

1524

03:46:47.440 --> 03:46:54.869

Cooper City Hall: disputed pension funds. Mr. Klausner has decided to withdraw from Council for the reasons stated in his motion. I don't need to go into them this evening.

1525

03:46:54.870 --> 03:47:08.769

Cooper City Hall: We've been working to secure alternate counsel for the city as it relates to special litigation counsel to handle the remaining claim in that matter. There is, on the dais this evening a proposed fee engagement agreement with the Shaw Lewins Law Firm.

1526

03:47:08.770 --> 03:47:17.560

Cooper City Hall: that we've had some preliminary conversations with, both our office along with the City Manager. I'd like to recommend the engagement of Jordan Shaw and his law partner, primarily Todd Payne.

1527

03:47:17.560 --> 03:47:30.070

Cooper City Hall: as it relates to this issue, there are competent, good litigators. We'd recommend that the City Commission consider the engagement of the Shaw Lewins Law Firm for the remainder of this litigation to represent the City through the, remaining claim.

1528

03:47:31.430 --> 03:47:38.050

Cooper City Hall: Again, I just asked for a motion to approve, if I could ask for it? I'd ask for a motion to approve. Motion to approve?

1529

03:47:38.780 --> 03:47:39.530

Cooper City Hall: Second.

1530

03:47:39.970 --> 03:47:40.940

Cooper City Hall: Call the vote.

1531

03:47:43.580 --> 03:47:44.930

Cooper City Hall: Yeah. Yes.

1532

03:47:46.770 --> 03:47:55.319

Cooper City Hall: Commissioner Smith? Yes. Commissioner Malozzi? Yes. Commissioner Katzmann? Yes. Commissioner Schrouter? Mayor Karen? Thank you, Mayor Commission, that's all I have this evening.

1533

03:47:55.570 --> 03:47:59.629

Cooper City Hall: Commissioner Smith. Thank you, Mayor.

1534

03:48:00.880 --> 03:48:11.259

Cooper City Hall: We highlight different groups in our city, and I want to make certain that Renee, with our grants division, is highly recognized. It doesn't...

1535

03:48:11.360 --> 03:48:30.460

Cooper City Hall: go past any one of us, as you've recognized here just a moment ago. And that reflects on you. Good reflects on you, bad reflects on you, and in this case, it's a good one. And Renee was a great addition. I know there's many people that touch outcomes in the grants, but with her leadership, through your vision and bringing her here,

1536

03:48:30.460 --> 03:48:48.720

Cooper City Hall: we can compete, and we can be within top 5, so thank you for that, and congrats to her and the team. If we can just pay attention, I don't know if it was my ears tonight, but the microphones kept on going in and out, so whatever resources we need to allocate from the money that we saved by not doing the,

1537

03:48:48.830 --> 03:48:53.160

Cooper City Hall: planners or anything else, maybe we can divert it so people can

1538

03:48:53.160 --> 03:49:17.279

Cooper City Hall: here appropriately. Two last things, I was very disappointed to see the lack of desire to engage with us with the Griffin Elementary to ease the traffic concern in our community. I don't know if I should look at that as an objective that is lost, or if we still have an opportunity to work, with our school board partners, so...

1539

03:49:17.280 --> 03:49:18.790

Cooper City Hall: Anything on that?

1540

03:49:18.870 --> 03:49:20.010

Cooper City Hall: M...

1541

03:49:20.580 --> 03:49:31.649

Cooper City Hall: the mayor has really good connections on the school board. We went as high as we could administratively. The answer that we got couldn't have been more...

1542

03:49:31.720 --> 03:49:43.489

Cooper City Hall: more of a bureaucratic no. No. So it was basically, well, if you, if you want to put the road inside the school, you have to put a road, drainage, lights, it's like.

1543

03:49:43.490 --> 03:49:52.769

Cooper City Hall: We're not gonna be... who's gonna be using that at night? I mean... or you can put it in your park, basically eliminate half of your park, and you can put it on the side of your park, so it's like...

1544

03:49:52.770 --> 03:50:05.050

Cooper City Hall: I, I know when I'm being told no. I mean, it was really... it was, it was, it was a, it was a... you can do it, but, you know, give me such lists of saying no. Can... can code write...

1545

03:50:05.200 --> 03:50:06.950

Cooper City Hall: The school buses...

1546

03:50:07.660 --> 03:50:13.820

Cooper City Hall: Look at how they record, and they know, they write the parents who stop. The school buses who stop, can they mail tickets to the county?

1547

03:50:15.350 --> 03:50:26.069

Cooper City Hall: I, I, I imagine, just for point, just for point clarification, it would be writing it to the school board? Yeah, it goes to the... they don't even see the driver, it goes to the vehicle owner.

1548

03:50:26.240 --> 03:50:27.880

Cooper City Hall: Right. We're good.

1549

03:50:27.980 --> 03:50:51.870

Cooper City Hall: I think there needs to be a compression point. The school board is in Broward County, has completely lost control of their vision and what their focus needs to be, and if it's giving back to the community, we're trying to work with them inside of our

community, and they're not being good partners, and I hear that word, so I want to see what other options we have to put a little bit of pressure on that.

1550

03:50:51.870 --> 03:51:00.050

Cooper City Hall: Politically, because, I mean, on the administrative side... Let's write a letter to the Department of Education, the Commissioner, Department... is that what they call them, Commissioner?

1551

03:51:00.060 --> 03:51:04.540

Cooper City Hall: Commissioner, Department of Education, about a safety issue we're trying to help out.

1552

03:51:04.900 --> 03:51:13.699

Cooper City Hall: And we're even willing to pay for that, and the school board of Broward County won't help us, so let's send it to the Commissioner of Education for the state of Florida.

1553

03:51:14.030 --> 03:51:28.119

Cooper City Hall: And CC the governor, because he's having many issues... With Broward County? With the Broward County School Board, so make sure that you are CC'ing the governor so he's aware of what's... Let's do a draft first to the commissioner, and send it to the school board that this is what we're...

1554

03:51:28.310 --> 03:51:30.019

Cooper City Hall: Real big on the safety part.

1555

03:51:30.680 --> 03:51:33.609

Cooper City Hall: And the last thing I have is,

1556

03:51:33.610 --> 03:51:52.920

Cooper City Hall: And I may miss it, sometimes things get by me, but at Sue Welland, at some of our parks with the fields, are we bringing back, or do we have anything in preparing for our spectators to sit and watch some form of benches on anywhere else in the field, by chance? You know the standing desks at the office now?

1557

03:51:52.930 --> 03:51:54.029

Cooper City Hall: Very special.

1558

03:51:54.710 --> 03:52:03.689

Cooper City Hall: Commissioner Smith, which area are you referring to? Just to the west of our brand new,

1559

03:52:03.740 --> 03:52:19.620

Cooper City Hall: park that we put there. So, just to the right, so if you were looking at to the right. Okay, so on the multi-purpose fields? Yes, sir. There are some benches there under the shaded area. That is correct. Are we gonna have any... Any more benches? Yeah. We can look into it. Okay. Alright, that's all I got, thank you.

1560

03:52:21.190 --> 03:52:22.779

Cooper City Hall: Some water on those fields, too.

1561

03:52:24.340 --> 03:52:33.760

Cooper City Hall: Mr. Lozzi. Okay, several things. Yes, Renee's phenomenal. We were able to attend a workshop with Debbie Wasserman-Schultz on funds and...

1562

03:52:33.880 --> 03:52:39.609

Cooper City Hall: She was writing like mad to make sure that she could get us as much money as possible, so...

1563

03:52:39.720 --> 03:52:46.859

Cooper City Hall: Congrats to her. So, we have spent so much money on the microphones

1564

03:52:47.000 --> 03:52:57.059

Cooper City Hall: On... and have had so many different models, and we're still having issues. And each time we upgrade, we're still having issues, and

1565

03:52:57.060 --> 03:53:10.360

Cooper City Hall: I'm not blaming you, Mr. Lopez, because I truly, I truly love you. No, I'm not. It's... it's this, or something. Every single time I come in here, you're working on the microphone, so I know that you're trying, but... something. And the podium...

1566

03:53:10.360 --> 03:53:24.639

Cooper City Hall: So you saw Mr. Mealy, like, he put his papers on the ground, because there's no room. Why did we get rid of a perfectly good podium to put this on, and it has no room for people to put the stuff that they need to present?

1567

03:53:25.030 --> 03:53:26.979

Cooper City Hall: So, can we bring back the other podium?

1568

03:53:33.530 --> 03:53:48.699

Cooper City Hall: Yeah, it's nice. You also have a mic that helps make things ADA accessible, and you also have portable mics, so if there's someone that could not reach the mic, there's many other alternatives, but we have a podium that

1569

03:53:48.770 --> 03:53:53.579

Cooper City Hall: Is not being conducive to conducting city business.

1570

03:53:54.280 --> 03:54:12.499

Cooper City Hall: Or something. I mean, we had a... we had a perfectly good podium and had to change up to this, which, it's not working, so just... that's just annoying. And yeah, do

something, because poor Aiken, we could barely hear him, and it wasn't just because he was sick. The Do Not Block...

1571

03:54:13.080 --> 03:54:18.239

Cooper City Hall: that we have written on the roads, so I don't know if I... who I addressed this to, but...

1572

03:54:18.370 --> 03:54:20.560

Cooper City Hall: There's... we still have the same...

1573

03:54:21.310 --> 03:54:24.690

Cooper City Hall: things, and they're still peeling, and nothing's been done.

1574

03:54:24.700 --> 03:54:35.080

Cooper City Hall: And we have other, intersections that are asking for this, and I know we are moving forward in the process, because there is a process.

1575

03:54:35.080 --> 03:54:46.850

Cooper City Hall: But I don't wanna... I wanna make sure that we're not throwing good money after bad when the person that did the first two has not come and fixed the horrible job they've done that we've already paid for.

1576

03:54:47.750 --> 03:54:54.750

Cooper City Hall: No, one more. Do not block. And, happy Valentine's Day, coming up. Thank you.

1577

03:54:55.200 --> 03:54:58.399

Cooper City Hall: Thank you, Mayor. A few things. We...

1578

03:54:58.600 --> 03:55:09.710

Cooper City Hall: A resident... er, well, the representative from the CDD, the Montero CDD, was here tonight, talking about the Pine Island situation. I just want to make sure we follow up with the County Commission.

1579

03:55:10.160 --> 03:55:12.130

Cooper City Hall: directly with Senator Geller.

1580

03:55:12.330 --> 03:55:16.170

Cooper City Hall: And ask him to sponsor

1581

03:55:17.190 --> 03:55:23.720

Cooper City Hall: A motion to approve the landscaping plan that we've been working on for years with the county.

1582

03:55:24.190 --> 03:55:30.379

Cooper City Hall: Maybe he can bypass the bureaucracy there on behalf of his residents? I'm sure he would do that,

1583

03:55:31.260 --> 03:55:43.609

Cooper City Hall: there's a fundraiser for Best Buddies next Wednesday at, Love & Oven, all day, Wednesday. It's, Best Buddies at Embassy Creek Elementary, so go on out there and support a good...

1584

03:55:43.820 --> 03:55:48.300

Cooper City Hall: Good cause, and have some... Some nice Italian food.

1585

03:55:48.990 --> 03:56:00.810

Cooper City Hall: I want to thank the Education Advisory Board for putting on the civics program for the middle schoolers. I got to do a few interviews. I'm sure a few of you got reached out to by some middle schoolers as well, and it was great to...

1586

03:56:00.970 --> 03:56:09.670

Cooper City Hall: see them all participating and submitting their essays last minute. They're due tomorrow, so make sure that your kids turn them in. I know mine was doing hers this weekend.

1587

03:56:09.730 --> 03:56:24.950

Cooper City Hall: And last of all, I wanted to say, I had the opportunity to go to the farmer's market for the first time, this weekend, and it was awesome, right out here at Memorial Park, and the coolest part was that, they hired two

1588

03:56:24.950 --> 03:56:33.380

Cooper City Hall: representatives from Arc Broward who are people from different abilities, and it really, represented

1589

03:56:33.440 --> 03:56:47.300

Cooper City Hall: our inclusive community, our autism-friendly community, and, they got paid, they were working hard, and, it was just really great to see. So, kudos to everyone involved. Thank you. Commissioner Schaubert.

1590

03:56:47.660 --> 03:56:49.369

Cooper City Hall: One thinks...

1591

03:56:49.470 --> 03:57:08.319

Cooper City Hall: for Brightstar for sticking it out, and not only tonight, but I know the meetings kept getting switched, and Jake even flew in, you know, to... to come, present. The other thing is, the manager, sometimes I feel like he's an older version of me, he's very slick.

1592

03:57:08.540 --> 03:57:14.850

Cooper City Hall: So he tells us about that utilities pump, but I forgot you got me on the,

1593

03:57:17.600 --> 03:57:21.290

Cooper City Hall: what do you call it? Consent agenda item for PH Consulting.

1594

03:57:21.720 --> 03:57:23.499

Cooper City Hall: Like, that one slid through.

1595

03:57:23.620 --> 03:57:28.120

Cooper City Hall: How do we go over procurement on that? Let me ask this question. Who is getting written up?

1596

03:57:31.150 --> 03:57:39.520

Cooper City Hall: It was... it was... it's complicated, because there were 3 different departments that were using the same vendor, okay? And...

1597

03:57:42.460 --> 03:57:51.930

Cooper City Hall: We basically, when... by the time that the contract ended, we were $1,200 over the contract amount, because different people were, you know, were using it.

1598

03:57:52.860 --> 03:58:06.069

Cooper City Hall: the systems that we have right now will stop you from paying the vendors over the amount, so we haven't paid the vendor, but it doesn't stop you from reincurring. We're trying to look at how we

1599

03:58:06.570 --> 03:58:25.870

Cooper City Hall: Most of the systems that you have today, you can set up alerts when you get to 90% of the budget, or 90% of the PO. Our system doesn't do that, so we're trying to figure out how we run reports to do that part. The second part was that after the, we reached the end of the contract.

1600

03:58:26.560 --> 03:58:40.009

Cooper City Hall: there was no notification going on from accounting to the department saying, oh, by the way, you need to renew and issue a new contract. So that notification didn't happen until

1601

03:58:40.150 --> 03:58:45.470

Cooper City Hall: Probably 8 weeks after the, yeah.

1602

03:58:45.620 --> 03:59:01.919

Cooper City Hall: the contract had expired, so at that point, we reissue a new contract. But by then, we had incurred the rest of the amount that we owe the contractor. So, there is about 6 or 7 people involved. So, who gets written up?

1603

03:59:02.670 --> 03:59:08.300

Cooper City Hall: Well, me, probably. No, no, no. No, I mean, it... it... there is a...

1604

03:59:08.550 --> 03:59:24.090

Cooper City Hall: a lot of, still, system improvements that we're doing, so we do have a new procurement system that gives us alerts when... It's not a procurement system. It's not a procurement system, it's... Well, here's what happened. When...

1605

03:59:24.330 --> 03:59:39.370

Cooper City Hall: when the data went in from the old system to the new system, they were basically putting all the contracts in by hand, and this one particular contract was missed. So I had asked them to...

1606

03:59:39.540 --> 03:59:44.590

Cooper City Hall: True, true. So I'd ask him to go back and, you know, basically run the report.

1607

03:59:44.710 --> 03:59:49.380

Cooper City Hall: From the accounting system to the new procurement system, Compare the two.

1608

03:59:49.660 --> 03:59:54.949

Cooper City Hall: And make sure that every single contract is in it. That wasn't done when this was put in place.

1609

03:59:55.100 --> 04:00:01.140

Cooper City Hall: So systematically, we missed the opportunity to capture that one. But we do have...

1610

04:00:02.430 --> 04:00:06.829

Cooper City Hall: What I can tell you is that we are more and more putting together

1611

04:00:07.030 --> 04:00:09.929

Cooper City Hall: The internal controls that are needed,

1612

04:00:10.050 --> 04:00:19.649

Cooper City Hall: but it's still not there, and we still have systems that are antiquated. The BCNA system that we use is very antiquated, and

1613

04:00:20.020 --> 04:00:25.579

Cooper City Hall: I mean, I've been discussing with Erwin as to whether we need to, you know, bite the bullet and put a new one in.

1614

04:00:25.680 --> 04:00:37.129

Cooper City Hall: But I can't really do that until I'm finishing implementing a system that we paid $800,000 a year on, almost 2 years ago, and it hasn't been implemented yet, because

1615

04:00:37.910 --> 04:00:53.250

Cooper City Hall: we have not had the right level of staff to be able to implement large systems in the city. So we kind of, assigned that to the community development director as part of, you know, everything else that they were doing.

1616

04:00:53.430 --> 04:01:00.710

Cooper City Hall: But... The skill set was not there, really, to implement a system that is almost a million dollar system.

1617

04:01:00.710 --> 04:01:20.450

Cooper City Hall: Commissioner Schroeder, you're a man of compromise. I would ask if we compromise and give our city manager an opportunity to continue to prove himself like he has in his grants division. Is there any support here that you need? I have a position that I created this year, looking for the right person that is going to be our innovation and...

1618

04:01:20.510 --> 04:01:24.589

Cooper City Hall: Person who's going to manage these projects, because...

1619

04:01:25.390 --> 04:01:40.009

Cooper City Hall: implementing a million-dollar computer system is not something you can do on... oh, by the way, no. I have taken over the implementation of the system. I've done this before.

1620

04:01:40.060 --> 04:01:48.180

Cooper City Hall: But, yeah, I didn't want to task Jason with it, you know, coming in from not having been involved in the implementation of the system.

1621

04:01:48.250 --> 04:01:53.660

Cooper City Hall: to try to bring this to the finish line. So you're jumping to issues. The first one is not that complicated.

1622

04:01:53.740 --> 04:01:54.480

Cooper City Hall: Which one?

1623

04:01:54.960 --> 04:02:13.950

Cooper City Hall: them exceeding procure... violating procurement by exceeding the contract amount. Like, that's... it's not a lot of money, this one, but what if it was $300,000? So, what... Same thing with the GIS. Right, so what we're basically now resetting is that when we have, for example, a $20,000 PEO,

1624

04:02:14.100 --> 04:02:21.989

Cooper City Hall: that is being used by 3 different people. We're going to take the $20,000, and we're going to apportion those into

1625

04:02:22.000 --> 04:02:40.559

Cooper City Hall: call it, like, a sub-PO, that, okay, you get 12, you get 3, you get 5, so each one is going to get their own allocation so they can track and manage their own allocation independently. You guys are going to draft a policy that says that... We're ready, we're ready doing that. Okay. Yeah. Alright. And is that the stopgap?

1626

04:02:40.740 --> 04:02:58.940

Cooper City Hall: Yeah, that, that... Until the system comes online that we bought? No, that's a difference. That handles the issue of multiple departments using the same contractor. Thank you. Doesn't happen often, but it does happen. Or, we just... they don't use it, and we issue POs for each one of them, which we can do.

1627

04:02:59.000 --> 04:03:02.210

Cooper City Hall: That's the only way, I mean... Right, just issue POs.

1628

04:03:02.360 --> 04:03:06.089

Cooper City Hall: And the other one that you walked yourself into was the...

1629

04:03:06.390 --> 04:03:10.669

Cooper City Hall: Accela. Right. So, we bought a million dollar software.

1630

04:03:10.980 --> 04:03:12.879

Cooper City Hall: But I said, that's too much money.

1631

04:03:13.240 --> 04:03:17.940

Cooper City Hall: But the director said, no, this is the software. We put out a...

1632

04:03:18.240 --> 04:03:32.640

Cooper City Hall: RFP, I think it was, for it? No, you didn't piggyback. No, no, no. First, we put out a request, we didn't like the vendors, so we said okay to staff, we slashed that, we gave them exactly the system they wanted.

1633

04:03:32.850 --> 04:03:39.929

Cooper City Hall: They told me, well, we talked to WET, they're gonna take the data from West, and they're gonna just steal the templates and upload it.

1634

04:03:40.070 --> 04:03:41.909

Cooper City Hall: In addition to that.

1635

04:03:42.500 --> 04:03:48.140

Cooper City Hall: We gave an extra full-time position. But we didn't do that, and we didn't even hire the

1636

04:03:48.540 --> 04:04:01.530

Cooper City Hall: contractor that Western was using to program their system. Okay. We ended up hiring somebody else completely. But what was told to me, and what was told up here, was we were gonna do all this, and then we added an extra full-time equivalent to the department.

1637

04:04:02.250 --> 04:04:03.410

Cooper City Hall: Yeah, we did.

1638

04:04:03.850 --> 04:04:14.249

Cooper City Hall: I wasn't here when that happened, so... No, I know, this sign... they signed this, remember the day you came in? Yes. The check had been written? Yeah, yeah, exactly. When you tried to stop it, but we did add an extra position.

1639

04:04:14.880 --> 04:04:18.039

Cooper City Hall: You don't remember that, I'll ask Jason. You remember who we added an extra position?

1640

04:04:19.300 --> 04:04:20.280

Cooper City Hall: Well, it was a...

1641

04:04:21.320 --> 04:04:37.680

Cooper City Hall: We haven't added any new staff. Rolando was added as an IT person. No, he was... Rolando is a permit clerk. And we added as a... I have a really good memory. I'll pull out the... we 100% added an extra spot.

1642

04:04:39.230 --> 04:04:57.030

Cooper City Hall: he matriculated from his permit clerk spot over to that. It turned... it was a hybrid, so he still does permit duties, but he falls under the ICE department. Again, that merge was all preemie as well. No, no, no, not the change in that new department that we just did. I'm talking about... we're going back a year, he's been a year in that position of...

1643

04:04:57.070 --> 04:05:03.970

Cooper City Hall: Giving him to be able to work on the technology. Correct, but he still fills in at the window even when needed, but it's...

1644

04:05:04.440 --> 04:05:19.589

Cooper City Hall: What's the fix, or what's the concern right now? We blew every date in the... well, and this, you know, the manager told me, we've blown every date that this company was supposed to implement all this stuff in the contract with certain dates, they haven't done it by any of those dates.

1645

04:05:19.860 --> 04:05:44.169

Cooper City Hall: They're talking to... Now, if you want to go to permit, what date do you want your permit? You have to go look at different dates, and... Am I wrong in saying you've inserted yourself to try to assist in leveraging your experience in this program? But I don't think we want that as well, as a commission. I think we want you to focus on the high topic, so what do we need to do to support you to get this underway? I'm looking for assistance, but

1646

04:05:44.170 --> 04:05:45.000

Cooper City Hall: I don't have...

1647

04:05:45.010 --> 04:05:57.980

Cooper City Hall: It's not up here, is it? No, no, no, no, no, no, no. No, what I'm just trying to say, though, is when we agree to things and they don't happen, and this wasn't... you weren't here for this, we have to have follow-through on accountability.

1648

04:05:58.060 --> 04:06:07.350

Cooper City Hall: So, what traditionally happened is we'll have someone come here, they'll tell us, oh, the modern meters are broken, we don't know why they're broken, buy these ones.

1649

04:06:07.350 --> 04:06:20.099

Cooper City Hall: I promise you, these ones won't be broken, and then those are broken, and then we just lose... Yeah, but when we implemented the new automated water meters, Tim Welch and I said, if they don't work, you can fire us. And they work.

1650

04:06:20.150 --> 04:06:22.640

Cooper City Hall: So... But that's the third round of meters.

1651

04:06:23.230 --> 04:06:32.710

Cooper City Hall: I can only do... I'm just trying to say we have to get a little more... holding people accountable of things, and, like, you weren't here for that, but, like, you know, I don't know.

1652

04:06:33.490 --> 04:06:37.309

Cooper City Hall: Will you be able to present to us the updated policy draft?

1653

04:06:37.950 --> 04:06:54.580

Cooper City Hall: On... on the provision. Unless you're gonna... unless you're gonna do, like Commissioner Schroeder said, with the POs, but whatever you so choose. Okay. And then... and then is there something you can give to us to start working to help you for the XLO piece? I'm pursuing...

1654

04:06:54.770 --> 04:07:10.919

Cooper City Hall: I'm pursuing different, different things. I know really well the, Chief Information Officer for City of Lauderdale. They are using Arcella. I've spoken to him about them providing technical services to us. We are...

1655

04:07:12.110 --> 04:07:27.959

Cooper City Hall: Jonathan is great, okay? But we don't really have a chief information officer that can handle large scheduled projects, and they do. And I'm trying to see if we can make an arrangement in where they can

1656

04:07:28.150 --> 04:07:42.180

Cooper City Hall: when we need to, the high-level technical people. That's one of the options. The other one is I've been interviewing people for the Innovation Officer. I got some candidates and everything else, and hopefully that can, you know, come in and everything else.

1657

04:07:42.180 --> 04:07:51.359

Cooper City Hall: But until then, yes, I know what you're saying, you don't want me to be doing the seller thing, but I can't let that fail. That's just my nature.

1658

04:07:51.870 --> 04:07:54.730

Cooper City Hall: So I am looking for somebody to help me.

1659

04:07:54.900 --> 04:07:57.689

Cooper City Hall: But, you know, he needs to get done, so...

1660

04:07:58.210 --> 04:08:03.010

Cooper City Hall: Commissioner Katzman. I just want to say, if we're hiring an innovation officer.

1661

04:08:03.190 --> 04:08:10.430

Cooper City Hall: This should be the role... they should be... they should own this. Absolutely. Because this job... I still don't love the idea of the job.

1662

04:08:10.700 --> 04:08:16.340

Cooper City Hall: And I'm gonna hold them accountable, I'm gonna hold you accountable, but, like, they need to make that happen. Like, that's their job.

1663

04:08:18.300 --> 04:08:19.160

Cooper City Hall: Mr. Saban.

1664

04:08:19.790 --> 04:08:22.120

Cooper City Hall: Mr. City Manager, I only have one thing to ask you.

1665

04:08:22.490 --> 04:08:26.589

Cooper City Hall: You're bringing that company on to do all this asphalt work coming up, correct?

1666

04:08:26.920 --> 04:08:32.730

Cooper City Hall: Yes, what? Yes. Yes, what's the possibilities where you did the don't block

1667

04:08:32.830 --> 04:08:44.439

Cooper City Hall: the box, then mill in those areas, waiting 30 or 60 days, whatever it is, for it to cure, and doing the thermo painting, do it right. It looks so horrible.

1668

04:08:44.550 --> 04:08:56.039

Cooper City Hall: It is bad. And you got a Nashville guy coming, rolling in there now? You can't spot... you can't spot through a section like that. Yes, you can. I look horrible. You don't think? Why? No, you have to do a lease at 50 feet.

1669

04:08:56.250 --> 04:09:00.450

Cooper City Hall: Right, no, no, no, I'm saying you do the whole intersection, you know, 20 feet inside the box.

1670

04:09:00.770 --> 04:09:02.390

Cooper City Hall: Where the stop bars are.

1671

04:09:02.880 --> 04:09:15.810

Cooper City Hall: It's... it's bad, it's so bad. You go about 50 feet back, and... I have to sandblasted or something, there's a way to get it out, right? Overcoat, that's all you can do. It's not asphalt, Ryan, it's just laying a coating over the top.

1672

04:09:15.810 --> 04:09:28.700

Cooper City Hall: So when it dries, you can put the thermal paint down, then it'll hold. Right now, you're putting it on smooth asphalt, it's just rolling up the heat from the tires. This is all because you... I know, because she wanted to friggin' block one stop sign.

1673

04:09:30.360 --> 04:09:35.470

Cooper City Hall: In front of your house. Motion to adjourn. Motion. Oh, sure.

1674

04:09:35.730 --> 04:09:38.110

Cooper City Hall: Thank you, guys. Oh, open comment!

1675

04:09:38.860 --> 04:09:43.760

Cooper City Hall: Thank you, guys. Thank you. We'll come out and hang out at your bank for a day.