1. Call to Order/Roll Call

The meeting was called to order at 6:31 p.m. by Vice Chair Donald Campbell. Other Board members present were Deepak Khanna and Daniel Prudhomme. Chair Ian Schwartz and Robert Dennis were absent. Also, in attendance were Assistant Director of Development Services Julie Krolak; Deputy City Attorney Sherry Whitacre; Planning and Zoning Manager Elizabeth Chang; Chief Planner Chris Suneson; and Assistant City Clerk Alyson Morales.

2. Pledge of Allegiance

The Pledge of Allegiance was led by Vice Chair Donald Campbell.

3. Minutes of meeting on January 13, 2020

ACTION: Mr. Khanna offered a motion to forego the reading of the minutes from the January 13, 2020 meeting and accept the minutes as written.

Mr. Prudhomme offered a second. The motion was approved unanimously (3-0).

4. Announcements/Communications

None

5. Citizens Comments and Questions

None

6. Board Members Requests

None

7. Public Hearings

CA19-0006
Petition of Eco-Site II and T-Mobile South, LLC, for a Conditional Use per Section 2501028 of the Land Development Code to construct a new 100’ telecommunications tower facility in the Industrial, Research and Development (IRD) Zoning District, located at 11711 W. Sample Road, legally described as Parcel D, Greater Coral Springs Research and Development Park.

Ms. Krolak read the title into the record and presented the item. She displayed a Staff PowerPoint covering the item.

Ms. Krolak explained that this is the first tower introduced since new regulations and development standards were enacted. The petitioner would like to install a monopine tower, which is a single tower that resembles a pine tree. T-Mobile antennas will be installed and the ability to add 2 additional carriers will be made available. All equipment will be concealed and a decorative concrete wall with additional landscaping will be installed. The 100-foot setback meets the Code and the tower will be 255 feet away from nearest residential property.

Staff recommends this use because this is a prime location which will serve many and it satisfies buffering requirements.

Staff recommends:

That the Planning and Zoning Board:

1. Forward a favorable recommendation to the City Commission relative to CA19-0006 for Conditional Use in accordance with LDC Section 2501028 (review process) with conditions:
   A. Project shall be substantially developed according to attached site plan;
   B. Conditional Use shall run with the land & may be transferrable from one owner to another; and
2. CA19-0006 be scheduled for Quasi-Judicial & Public Hearings for the March 18, 2020 City Commission meeting.

Deborah Martohue, attorney for the petitioner, presented her own PowerPoint. She spoke about the new City regulations put into place, which are very restrictive compared to the rest of the state. She noted that in her research, there are no existing City-owned or private collocation opportunities.

Patrick Keene - 1368 NW 86 Way, Coral Springs, representing T-Mobile with the radio frequency engineering group spoke about signal levels. He said that they are proposing a new tower to cover more areas and fix service problems. Signal levels are currently too low, and the current tower is overextended. There are capacity issues causing dropped calls, calls not going through, slow buffering, and the possibility of 911 calls being
affected, but that’s very rare. They want to fix the service issues. Ms. Martohue mentioned that it’s critically important to service these areas, especially in a hurricane. Less than 10% of homes rely on a landline. Streaming data also taxes the system.

The monopine tower proposed will be 100-feet high, support 3 providers (collocation), have an 8-foot CMU wall installed around it, and a 5-foot landscape buffer installed. They are not asking for any setback or landscape variances. They are confirming that this is consistent with the City’s Master Wireless Plan. She also mentioned that there is no alternative site available.

There were Board questions concerning the proposed 1-mile radius, the size and design of the receptors and maintenance standards.

**Public Comment**

Robert Fogel – 10991 NW 12 Drive - asked about the direct benefit of this new tower and any financial benefit or tax benefit to the City. He wanted to know why it takes 3 to 4 years to get this approved.

Gil Pelayo - 11160 West Sample Road - had concerns about construction, hurricanes and safety. He mentioned that towers fell in the Puerto Rican storms.

There was Board discussion.

**ACTION:** Mr. Prudhomme offered a motion to Forward a favorable recommendation to the City Commission relative to CA19-0006 for Conditional Use in accordance with LDC Section 2501028 (review process) with conditions A and B; and that CA19-0006 be scheduled for Quasi-Judicial & Public Hearings for the March 18, 2020 City Commission meeting

Mr. Khanna offered a second. The motion was approved unanimously (3-0).

**CA20-0002**

Petition of Academic Solutions Academy, Inc., for a Conditional Use per Section 250568 of the Land Development Code to operate a private high school (Coral Springs Academic Solutions Academy) in the Community Business (B-2) Zoning District, located at 10044 NW 31st Street, legally described as Parcel E, Springs Park.

Ms. Krolak read the title into the record.
Ms. Chang presented and noted that this property was formally known as North Broward Prepatory School, which has been vacant since 2018. The petitioner is proposing a 2600 square foot addition to the current property.

Ms. Chang and Ms. Krolak explained to the Board that this school would operate as a charter school, and not as a private school which is how it’s worded in the request.

The petitioner would like to open a charter high school open from Monday to Friday, with 2 daily shifts. It will be a non-traditional school where students only take the classes that they need. They are anticipating 700 students in total with 350 attending per shift.

A Conditional Use wasn’t required when the old school was there, but now it is. A noise study is not required, and a traffic study has been done with the City consultant. 70% of students will use public transportation and new sidewalks are proposed. 18 personal vehicles will be able to park on site. They plan to start with 270 students per shift, then perform another traffic study before they accept more students.

Staff recommends:

That the Planning and Zoning Board:

1. Forward a favorable recommendation to the City Commission relative to CA20-0002 (asa Coral Springs High School) pursuant to the following conditions:
   A. Approval is for Academic Solutions Academy Coral Springs High School only;
   B. Maximum number of classrooms shall not exceed 14;
   C. Maximum number of students shall be limited to 700 total (270 per shift and on site at any time for initial operation, with the ability to increase to 350 per shift). Any increase in the number of students above 270 per shift shall require an updated traffic study which review will include that at least 70% of the students are arriving/departing from school utilizing public transportation and that the street system surrounding the project site and the two access driveways are functioning at an acceptable level of service as projected to be submitted for review by City staff and approved by the Administrative Zoning Review Committee (AZRC);
   D. Minimum of 70% of students per shift shall utilize public transportation for arrival/dismissal;
   E. Petitioner shall provide sidewalks along NW 99th Avenue between NW 29th Street (Ben Geiger Drive) and NW 99th Way/NW 31st Street prior to the start of the academic school year;
   F. Total number of parking passes for students driving their personal vehicles to school shall not exceed 18 per shift;

This meeting was recorded, and the recording is on file in the Office of the City Clerk for five (5) years, pursuant to Florida Law and City Policy. These minutes are a permanent public record of the City of Coral Springs and are maintained in the Office of the City Clerk.
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G. Petitioner shall provide a traffic operations plan for pick-up/drop-off procedures prior to City Commission;

H. There shall be assigned or designated areas for staff/teachers and student parking;

I. All onsite school activities shall take place inside the building unless related to the existing pool;

J. The Conditional Use shall not run with the land and may not be transferrable from one owner to another for the proposed tenant only or if the tenant becomes owner; and

2. CA20-0002 be scheduled for a Quasi-Judicial and Public Hearing for the March 18, 2020 City Commission meeting.

Debbie Orshefsky, attorney with Holland & Knight, for the petitioner, introduced some people that were here with her in the audience. She provided her own presentation and PowerPoint.

She explained about the school being personalized, alternative, and set in a non-traditional school environment. Students just take the courses they need to finish their education. Ms. Orshefsky commented that these students don’t operate well in a traditional setting. She noted that they provide college scholarships to their students.

ASA Charter Schools will be the operator and they plan to renovate the outside of the property. They have excess parking spaces at the site.

There were Board questions regarding food service and if there would be police or security detail. Other questions asked were about school zones, how the high school differs from others, diplomas issued and excess parking for events.

Andrew Kinlock, of ASA Charter Schools, West Palm Beach - said that they would have guardians perform security, along with an outside company. The halls are always monitored.

Also discussed were the walking distance for accessing public transportation, signage, sidewalk upgrades and bike racks.

Public Comment

Robert Fogel – 10991 NW 12 Drive – asked if the students are residents of the City and if not, where they will be coming from; if they were anticipating any impact from the surrounding high schools; any impact on City taxes; where the money is coming from; if any vocational classes going to be offered; and the success rate of students.

Dr. Ivo Pestana - 9960 NW 45 St – said he has an office next to this site and when he purchased the lot, it was supposed to be for medical use. He is asking why a school was approved at this site.
PLANNING AND ZONING BOARD MEETING SUMMARY

ACTION: Mr. Khanna offered a motion to forward a favorable recommendation to the City Commission relative to CA20-0002 (asa Coral Springs High School) pursuant to the following conditions A - J; and that CA20-0002 be scheduled for a Quasi-Judicial and Public Hearing for the March 18, 2020 City Commission meeting. (For the record, this reflects the modified conditions reflected in tonight’s PowerPoint – with the traffic condition)

Mr. Prudhomme offered a second. The motion was approved (3-0).

8. Old Business

None

9. New Business

Alex Nonamaker, Senior Planner, gave an update on the 2020 Census.

10. Report of Chair

None

11. Report of the City Attorney

None

12. Adjournment

The meeting adjourned at 8:16 p.m.

___________________________________
IAN SCHWARTZ, Chair

___________________________________
DALYSON MORALES, Assistant City Clerk