



CITY OF COOPER CITY  
COMMUNITY DEVELOPMENT DEPARTMENT /  
PLANNING AND ZONING DIVISION

9090 SW 50 PLACE  
COOPER CITY, FL 33328  
(954) 434-4300

## REZONING APPLICATION

**ATTENTION:** Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Community Development Staff to review the proposed project, the submittal and processing requirements. The submittal dates for DRC and P&Z Board can be found on the City's website at: [www.coopercityfl.org](http://www.coopercityfl.org). ALL ADVERTISING AND RECORDING FEES WILL BE THE RESPONSIBILITY OF THE APPLICANT.

Date of Pre-Submittal Meeting: 08/23/2023

FOR STAFF ONLY:

PETITION #: 2 1-1-24

DATE PETITION FILED:

1/16/24

### INSTRUCTIONS TO APPLICANT:

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. A completed Notarized General Application must accompany this application.
3. Refer to Code Section 23-151
4. Make Checks payable to the City of Cooper City per the current Fee Schedule.

## I. ZONING INFORMATION

Existing Zoning: A1\* Code Section: 23-20  
Proposed Zoning: R-1-D Code Section: 23-34  
Land Use Plan Designation: Estate (1) Residential  
Acreage or Square Footage: 0.434  
Brief Legal Description (attach full Legal Description): See attached.

## II. ADJACENT PROPERTIES

Adjacent Property	Land Use Plan Designation	Zoning Designation	Existing Use(s) of Property
NORTH	N/A	N/A	RIGHT OF WAY (GRIFFIN ROAD)
SOUTH	L-3 (RESIDENTIAL 1-3), Estate (1) Residential (prop)	R-1-B, (R-1-D Proposed)	SINGLE FAMILY RESIDENTIAL
EAST	C (COMM.) & L-3 (RESIDENTIAL 1-3), Estate (1) Residential (prop)	B-2 AND R-1-A, (R-1-D Proposed)	COMMERCIAL / SINGLE FAMILY RESIDENTIAL, SINGLE FAMILY RESIDENTIAL (prop)
WEST	C (COMMERCIAL), Estate (1) Residential (prop)	OP, (R-1-D Proposed)	COMMERCIAL, SINGLE FAMILY RESIDENTIAL (prop)

*If previous approvals of adjacent properties affect the subject Petition, please include a brief description of the approved square footage or the number of dwelling units.*

## III. CRITERIA FOR REVIEWING REZONING REQUESTS

*The applicant should address each of the following criteria in the justification of the rezoning request. Responses should be on separate sheets and attached.*

(1) The proposed change is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;

(2) The proposed change would not create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;



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- (3) Existing zoning district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;
- (4) The proposed change will not adversely affect living conditions in the neighborhood;
- (5) The proposed change will not create or excessively increase automobile and vehicular traffic congestion or otherwise affect public safety;
- (6) The proposed change will not adversely affect other property values;
- (7) The proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations;
- (8) The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;
- (9) There are substantial reasons why the property cannot be used in accord with existing zoning.

**IV. SUBMITTAL CHECKLIST**

QTY	REQUIRED	YES
	<b>*Submittal requirements not to be duplicated if request accompanying other Petitions.</b>	<b>(√)</b>
1	Completed Original General Application	<input checked="" type="checkbox"/>
1	Completed Original Rezoning Application	<input checked="" type="checkbox"/>
1	Certificate of Title, property deed or other proof of ownership	<input checked="" type="checkbox"/>
*14	Copies of the Signed & Sealed Surveys – 1 Signed & Sealed Survey	<input checked="" type="checkbox"/>
*14	Plats, if property is platted	<input type="checkbox"/>
*14	Site Plans or Statements of Intent of proposed use of property (Check with Staff)	<input checked="" type="checkbox"/>
*14	Aerials Photos of subject site clearly delineating site boundary lines.	<input checked="" type="checkbox"/>
*14	Subject Site Maps clearly delineating site boundary lines with adjacent and nearby street names labeled.	<input checked="" type="checkbox"/>
1	Justification Statement	<input checked="" type="checkbox"/>
1	List of Property Owners within the 400' radius	<input checked="" type="checkbox"/>
1	Sets of Mailing Envelopes (labeled with Property Owners) & Use City's Address on the return	<input checked="" type="checkbox"/>
1	Radius Map from Property Appraisers Office showing 400' radius on tax map	<input checked="" type="checkbox"/>

**V. SIGN CRITERIA FOR POSTING ON PROPERTY**

*Please refer to the attached code, Section 23-151(e) requirement for posting of the property, which is the responsibility of the applicant. If you have any question regarding the posting or other notification requirements of the Rezoning petition, please contact the Community Development Staff.*

**VI. STAFF USE ONLY**

Petition #: <u>21-1-24</u>	Staff Intake By: <u>J Chackley</u>	Intake Date: <u>1/16/24</u>
Sufficiency Completed by: <u>J Chackley</u>	Sufficiency Date: <u>1/16/24</u>	





January 12, 2024

Mr. Jason Chockley  
Community Development Department  
Assistant Director  
City of Cooper City  
9090 SW 50<sup>th</sup> Place  
Cooper City, FL 33328

**RE: Hanson Homestead LLC  
Rezoning from A-1\* to R-1-D – Statement of Justification**

Dear Mr. Chockley,

Please accept this statement of justification for rezoning of the above-referenced property from its current zoning district A-1\* to the R-1-D District. The subject site consists of approximately 0.4336 acres. The current use is agricultural (tree farm) as well as single-family residence. The existing adjacent zoning designations are: R-1-A and B-2 (east), R-1-B (south), OP (west), and is bounded by the City limits to the north (Griffin Road Right of Way). The proposed zoning designations to the east, west, and south of the property is R-1-D.

The analyses below identify whether:

***a. The proposed change is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof.***

**Response:** a. Policy 1.4.4 of the City's Comprehensive Plan states that City zoning as to permitted uses and densities must be in compliance with, or be more restrictive than, the requirements of the City Land Use Plan. The subject request is consistent with this policy and the Article VI, Section 3 of the Future Land Use Implementation Section of the Cooper City Comprehensive Plan, which allows the proposed uses on the subject site. Accordingly, the request may be considered consistent with the Comprehensive Plan.

***b. The proposed change would not create an isolated zoning district unrelated and incompatible with adjacent and nearby districts.***

**Response:** The project site is currently in an isolated zoning district, though compatible with surroundings. The adjacent zoning districts are as follows:

- North: Town of Davie / Griffin Road right of way
- East: Community Business Center (B-2) and Estate Dwelling (R-1-A)
- South: Estate Dwelling (R-1-B)
- West: Office Park (OP)

The R-1-A and R-1-B neighboring zones will have similar density to the proposed change. Therefore, an isolated zoning district will not be created due to this change in zoning. Moreover, the rest of this parcel is proposed to be rezoned to R-1-D as well (to the east, south, and west), therefore it will be consistent zoning.

- c. Existing zoning district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.***

**Response:** The current zoning, which is A-1\*, is currently isolated by neighboring residential communities (R-1-A & R-1-B) and workspaces (OP & B-2). When the original homes were built in this property, the area was predominately of agricultural use. However, the East, North, and South sides have since been developed with higher density use. As such, the existing district boundaries are more illogical than the proposed. Moreover, the rest of this parcel is proposed to be rezoned to R-1-D as well (to the east, south, and west), therefore it will be a more consistent zoning.

- d. The proposed change will not adversely affect living conditions in the neighborhood.***

**Response:** Living conditions in the surrounding area are not expected to be adversely affected by this rezoning request. The surrounding properties to the South and East offer higher density than the rezoning proposal. Moreover, the site plan will restrict the southernmost lots to 1 story to preserve the privacy of the residents south of the existing canal.

- e. The proposed change will not create or excessively increase automobile and vehicular traffic congestion, above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety.***

**Response:** The change in zoning will not create any increase in automobile and vehicular traffic congestion, given that the lot already has a single-family home on it and it is not proposing any changes to that use.

- f. The proposed change will not adversely affect other property values.***

**Response:** The proposed rezoning is not expected to adversely affect other property values through this rezoning request. There is an existing single-family home to remain on the lot.

- g. The proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations.***

**Response:** The proposed change in zoning will not deter any improvements or development to other properties. The lot already has a single-family home to remain.

- h. The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public.***

**Response:** The proposed changes to the rezoning will not constitute a grant of special privilege to any individual owner, as contrasted with the welfare of the general public.

- i. There are substantial reasons why the property cannot be used in accordance with existing zoning.*

**Response:** By rezoning the subject property, this will provide a more cohesive zoning district with the surrounding areas and avoid illogically drawn boundaries.

If you have any questions or require additional information, please contact me at (305) 448 - 0353 or by email at [dgerszuny@cchomes.com](mailto:dgerszuny@cchomes.com).

Sincerely,

**CC HOMES AT COOPER CITY, LLC (on behalf of Hanson Homestead LLC)**

A handwritten signature in black ink, consisting of a stylized 'D' and 'G' intertwined, with a long horizontal line extending to the right.

Dario Gerszuny P.E.  
Development Manager  
CC Homes





SKETCH AND LEGAL DESCRIPTION

BY

**PULICE LAND SURVEYORS, INC.**5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870

**LEGAL DESCRIPTION: (OUT PARCEL)**

A PORTION OF TRACT TWENTY-NINE (29) OF SECTION 30, TOWNSHIP 50 SOUTH, RANGE 41 EAST, ACCORDING TO NEWMAN'S SURVEY, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

COMMENCE AT THE SOUTH ONE QUARTER CORNER OF SAID SECTION 30; THENCE NORTH 01°56'28" WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 1,333.57 FEET TO A POINT ON THE BASELINE OF SURVEY FOR STATE ROAD 818 ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION NO. 86015-2503; THENCE NORTH 88°25'14" EAST ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 660.59 FEET; THENCE SOUTH 01°34'46" EAST ALONG A LINE AT A RIGHT ANGLE FROM THE PREVIOUSLY DESCRIBED COURSE, A DISTANCE OF 50.00 FEET; THENCE SOUTH 02°00'00" EAST, 54.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE FOR SAID STATE ROAD 818; THENCE SOUTH 87°25'50" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 277.23 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°34'10" EAST 45.00 FEET; THENCE SOUTH 02°00'00" EAST 108.89 FEET; THENCE SOUTH 88°00'00" WEST 35.25 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 51°56'37", FOR AN ARC DISTANCE OF 9.07 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 63.00 FEET, A CENTRAL ANGLE OF 54°46'46", FOR AN ARC DISTANCE OF 60.23 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 52°50'12" WEST 65.97 FEET; THENCE NORTH 02°00'00" WEST 82.85 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE FOR SAID STATE ROAD 818; THENCE NORTH 87°25'50" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE FOR SAID STATE ROAD 818 146.56 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF COOPER CITY, BROWARD COUNTY, FLORIDA AND CONTAINING 18,889 SQUARE FEET (0.434 ACRES), MORE OR LESS.

**NOTES:**

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE WEST LINE OF "PINE LAKE", PLAT BOOK 96, PAGE 41 BEING S02°00'00"E.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS UNLESS NOTED OTHERWISE.

CLIENT: CC HOMES AT COOPER CITY, LLC

SCALE: N/A

DRAWN: MMM

ORDER NO.: 72154

DATE: 11/28/23

OUT PARCEL

BROWARD COUNTY, FLORIDA

FOR: GRIFFIN 106 OUT PARCEL

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR  
COMPLETE WITHOUT SHEETS 1 AND 2**John F Pulice**

Pulice

Date: 2023.11.30 08:56:29

-05'00'

- ☒ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
☐ DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290  
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER LS5660  
STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

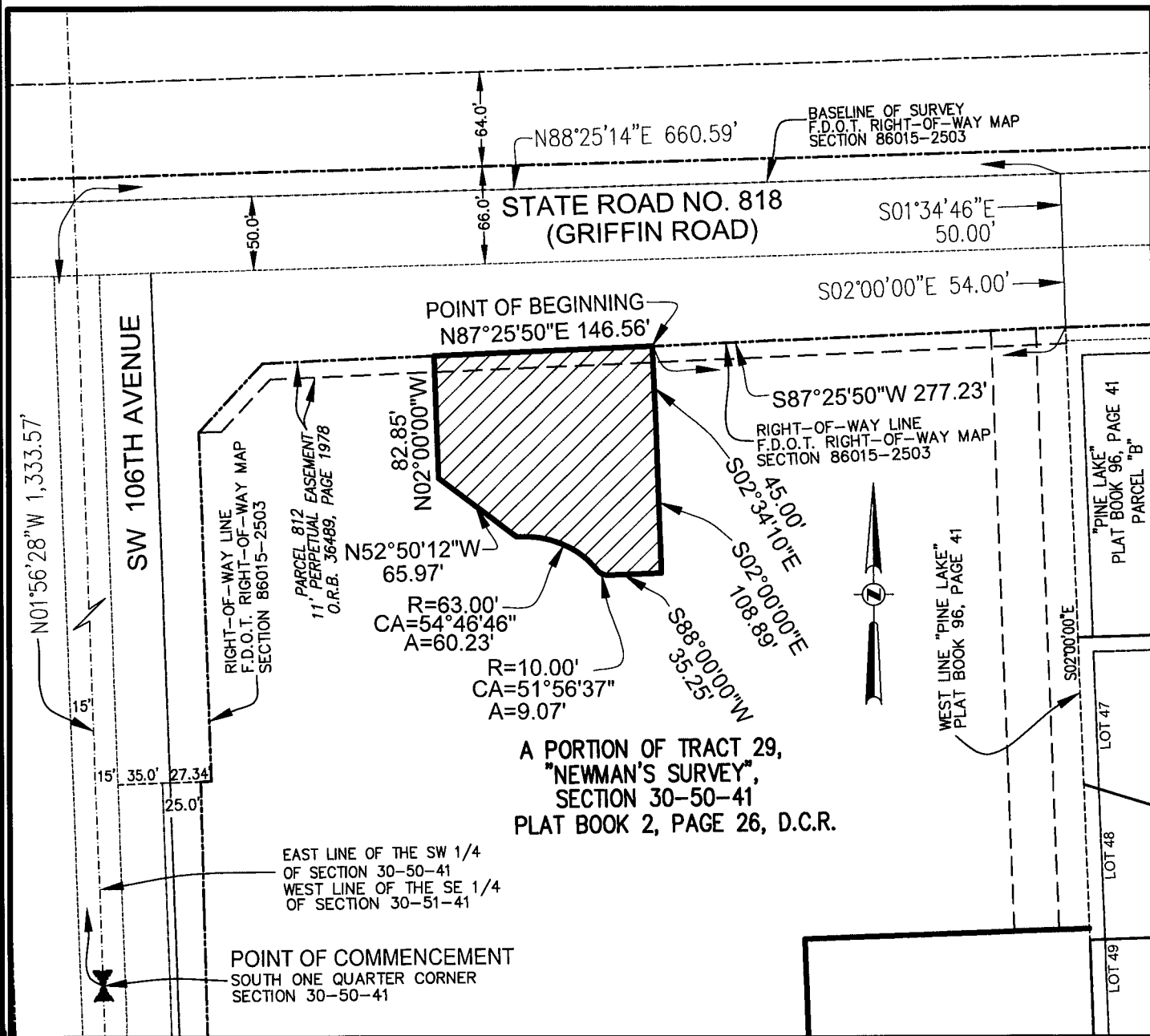
BY

# PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: CC HOMES AT COOPER CITY, LLC

SCALE: 1"=100'

DRAWN: MMM

ORDER NO.: 72154

DATE: 11/28/23

OUT PARCEL

BROWARD COUNTY, FLORIDA

FOR: GRIFFEN 106 OUT PARCEL

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR  
COMPLETE WITHOUT SHEETS 1 AND 2

## LEGEND & ABBREVIATIONS:

A	ARC
CA	CENTRAL ANGLE
D.C.R.	DADE COUNTY RECORDS
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS