



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

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

GENERAL 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, and 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.

FOR STAFF ONLY:
PETITION #: 28-1-23
DATE PETITION FILED:
6/7/23

Date of Pre-Submittal Meeting: 01/12/2023

Check type of application(s) for:

- | | |
|---|--|
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Abandonment |
| <input type="checkbox"/> Site Plan Amendment | <input type="checkbox"/> Certificate of Conformity |
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Plat or Plat Amendment | <input type="checkbox"/> Sign Waiver |
| <input type="checkbox"/> Sign Package/ Sign Package Amendment | <input type="checkbox"/> Other: _____ |

INSTRUCTIONS TO APPLICANT:

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. Provide specific Petition Application(s).
3. Make Checks payable to the City of Cooper City per the current Fee Schedule.

I. PROJECT NAME AND LOCATION

- A. Project Name: Gala Residences
- B. Project Address: NW 37 STREET COOPER CITY, 33024
- C. Section: _____ Township: _____ Range: _____ Total Acreage or square feet of Subject Property: 101,421
- D. General Location Description (proximity to closest major intersection, in miles or fraction thereof):
ROYAL PALM RANCHES - NW CORNER OF NW 37 STREET AND NW 100 AVE
- E. Folio Number(s): (If numerous Folio Numbers, list on a separate sheet and attach to this application). 514105010190
- F. Brief Legal Description: EVERGLADES SUGAR & LAND CO SUB 2-75 D 5-51-41 TRACT 17 E1/2 OF W1/2 LESS E 25 THEREOF & LESS ADD E 25 AS DESC IN OR 42941/280 FOR R/W

II. LAND USE AND ZONING INFORMATION

- A. Existing Zoning Designation: E2 BROWARD COUNTY
- B. Future Land Use Plan Designation: E1 COOPER CITY
- C. Existing Use(s) on Property: Vacant Lot
- D. Proposed Use(s): Residential 2 UNITS
- E. Other Land Use and Zoning conditions if applicable, i.e. approved variances, deed restrictions, previous conditions of approval:



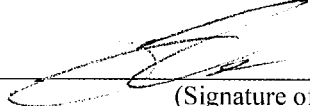
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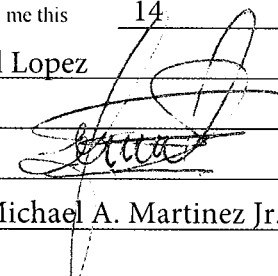
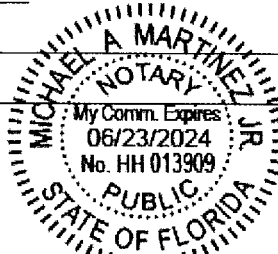
III. PROPERTY OWNER/APPLICANT/AGENT INFORMATION

Property Owner(s) of Record: LOPEZ, JAREL THADDEUS & MICHELLE PENA, ANA MARIA & LOPEZ, JAMEL T
Address: 5235 W BROWARD BLVD City PLANTATION ST FL Zip 33317
Phone: (954) 393-4463 Fax: _____ E-Mail: jamel@zyisdigital.com

I am/We: LOPEZ, JAREL THADDEUS & MICHELLE PENA, ANA MARIA & LOPEZ, JAMEL T, do hereby swear/affirm that I/we am/are the owner(s) of the property referenced in this application. I/We certify that the above statements and the statements or showings made in any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this application(s) attachments and fees become part of the official record of the Community Development Department of the City of Cooper City and the fee is not refundable. I/We understand that any knowingly false information given by me/us will result in the denial revocation or administrative withdrawal of the application or permit. I/We further acknowledge that additional information may be required by the City of Cooper City in order to process this application(s).


(Signature of Owner)

Jamel Lopez
(Print Name)

STATE OF <u>Florida</u>	COUNTY OF <u>Broward</u>
The foregoing instrument was acknowledged before me this <u>14</u> day of, <u>January</u> 20 <u>23</u>	
By (Name of Person Acknowledging) <u>Jamel Lopez</u>	She/he is personally known to me or has produced
<u>Personally Known</u>	as identification and did/did not take an oath.
NOTARY PUBLIC SIGNATURE: 	
Name – Must be typed, printed, or stamped) <u>Michael A. Martinez Jr.</u>	
My Commission Expires: <u>06/23/2024</u>	

Petitioner(s) if other than Owner): LOPEZ, JAREL THADDEUS & MICHELLE PENA, ANA MARIA & LOPEZ, JAMEL T
Address: 5235 W BROWARD BLVD City PLANTATION ST FL Zip 33317
Phone: Jamel Lopez(305)753-2526 Fax: _____ E-Mail: jamel@zyisdigital.com
Jarel Lopez(954)235-4464

Agent (if other than Owner): Michael A. Martinez Jr
Address: 320 S Flamingo Rd #228 City Pembroke Pines ST FL Zip 33027
Phone: (954) 393-4463 Fax: _____ E-Mail: martprojectmgmtandconsulting@gmail.com



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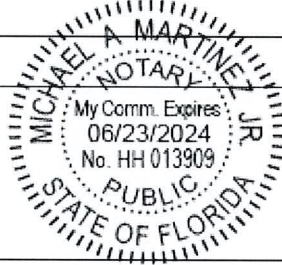
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All Correspondence will be sent to the Agent unless otherwise requested.

I am/we are the Agent Petitioner Other _____

Signature(s) _____

STATE OF	<u>FLORIDA</u>	COUNTY OF	<u>BROWARD</u>
The foregoing instrument was acknowledged before me this <u>19</u> day of <u>May</u> 20 <u>23</u>			
By (Name of Person Acknowledging) <u>LOPEZ, JAREL THADDEUS & MICHELLE PENA, ANA MARIA & LOPEZ, JAMEL T</u>			<input checked="" type="checkbox"/> She/he is personally known to me or has produced
_____ as identification and did/did not take an oath.			
NOTARY PUBLIC SIGNATURE: _____			
Name – Must be typed, printed, or stamped) <u>Michael A. Martinez Jr</u>			
My Commission Expires: <u>06/23/2024</u>			



STAFF USE ONLY			
Petition #:	<u>28-1-23</u>	Staff Intake By:	<u>J Chockley</u>
		Intake Date:	<u>8/7/23</u>
Sufficiency Completed by:	<u>J Chockley</u>	Sufficiency Date:	<u>8/8/23</u>



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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. ALL ADVERTISING AND RECORDING FEES WILL BE THE RESPONSIBILITY OF THE APPLICANT.

FOR STAFF ONLY:
PETITION #: 2 8-1-23
DATE PETITION FILED:
8/7/23

Date of Pre-Submittal Meeting: 01/12/2023

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: E-2 BROWARD COUNTY Code Section: 39-261
Proposed Zoning: E-1 COOPER CITY Code Section: 23-26

Land Use Plan Designation: E- ESTATE

Acreage or Square Footage: (58,500 + 50,200)

Brief Legal Description (attach full Legal Description): _____

EVERGLADES SUGAR & LAND CO SUB 2-75 D 5-51-41 TRACT 17 E1/2 OF W1/2

LESS E 25THEREOF & LESS ADD E 25 AS DESC IN OR 42941/280 FOR R/W

II. ADJACENT PROPERTIES

Adjacent Property	Land Use Plan Designation	Zoning Designation	Existing Use(s) of Property
NORTH	Rural Estate District	E2	01-01 Single Family
SOUTH	Rural Estate District	E2	01-01 Single Family
EAST	Rural Estate District	E2	01-01 Single Family
WEST	Rural Estate District	E2	63-07 Grazing Land Soil Capability Class IV - horses with residence

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 (√)
*Submittal requirements not to be duplicated if request accompanying other Petitions.		
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 checked="" 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 type="checkbox"/>
1	Sets of Mailing Envelopes (labeled with Property Owners) & Use City's Address on the return	<input type="checkbox"/>
1	Radius Map from Property Appraisers Office showing 400' radius on tax map	<input 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 #:	28-1-23	Staff Intake By:	J Chockley
		Intake Date:	8/7/23
Sufficiency Completed by:	J Chockley	Sufficiency Date:	8/8/23



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VII. COOPER CITY CODE

Sec. 23-151. Rezoning (map amendment).

(a) All applications for changes or adjustments in the zoning classifications of real property in the city shall be submitted to the city clerk in writing by the applicants, and shall set forth the following information:

- (1) Name and address of applicant;
- (2) Certificate of title, property deed or other proof of ownership;
- (3) Legal description of the property to be affected by the change;
- (4) Type of change desired;
- (5) Statement of intent or concept sketch map setting forth the use to be made of the property;
- (6) Such other information as may be required from time to time by the city commission and/or the planning and zoning board.

(b) In addition thereto, the application shall be accompanied by a fee, which shall be nonrefundable regardless of the action taken by the commission with respect to the application, and shall be deposited by the city clerk in the general revenue fund of the city for costs incident to the processing of the application.

(c) The procedure for the review and granting of rezoning requests shall be in accordance with applicable provisions of F. S. Chapters 163 and 166, as may be amended.

(d) The City Commission shall schedule the public hearing required herein not sooner than twenty (20) days after the receipt of the report from the Planning and Zoning Board, nor later than ninety (90) days after the receipt of the report of the Planning and Zoning Board. If the planning and zoning board fails to report, the City Commission shall, upon the expiration of the sixty (60) days following the referral to the Planning and Zoning Board, thereafter schedule the public hearing at a date not sooner than twenty (20) days nor later than ninety (90) days following its first regular meeting, subsequent to the expiration of the sixty (60) days as aforesaid.

(e) In addition to those procedures required by state law, each applicant for a rezoning shall post the property(s), which is (are) the subject of such application with signs indicating that a rezoning is pending.

(1) Each sign to be posted in conformity with this section shall measure forty-eight (48) inches by forty-eight (48) inches and shall be constructed of three-quarter (3/4) inch A/C exterior grade plywood, set thirty-six (36) inches above surrounding grade from the bottom of the sign board, mounted on two (2) four (4) inch by four (4) inch by ten (10) foot pressure treated posts or metal angles.

(2) Signs shall be painted with white enamel paint background and black enamel painted letters, except that the top line shall be painted red enamel. Lettering shall be gothic style upper case with the top line measuring at least eight (8) inches in height and all other lines measuring at least three (3) inches in height.

(3) Text sign shall read as follows:

Rezoning Applied for This Property From: (Insert zoning district) To: (Insert zoning district) Public Hearing Dates: Planning & Zoning: (Insert date) City Commission: (Insert date) For further info, call Planning Dept. 434-4300, ext. 226

(4) Signs shall be placed on each street frontage of the subject property at a distance of no more than ten (10) feet within the property line.

(5) Each sign to be posted in conformity with this section shall be placed upon the parcel upon which the applicant is seeking a rezoning concurrently with the filing of an application for a rezoning with the city clerk and shall remain upon subject property until such time as the city commission has finally adopted or rejected the applicant's rezoning request. It shall be a violation of this section for any sign posted to remain more than seven

(7) days following final commission action upon applicant's rezoning request.

(6) Each applicant prior to being scheduled for city commission action or an ordinance granting the rezoning application shall submit a sworn affidavit that he has acted in compliance with this section.

(f) Applicants for rezoning, in addition to any fee set forth hereinabove, shall be required to pay the actual costs of any advertisements required in accordance with this code and applicable laws.

JUSTIFICATION STATEMENT
37 N.W. STREET & N.W. 100TH
AVE Folio No: 514105010190
Date: 20230918

This Justification Statement is in relation to the Application of rezoning for the property of, Jarel T. Lopez and Michelle R. Lopez, husband and wife and Jamel T. Lopez and Ana M. Pena. Collectively owners and applicants, (“Applicant”) of the real property located at NW 37 Street, Cooper City Fl 33024, (the “Property”), Folio No. 514105010190. Applicant is providing this Rezoning Justification Statement to request the rezone of said property from Estate District (“E-2”) to Property Estate District (“E-1”).

I. PROPERTY DESCRIPTION & PROPOSED DEVELOPMENT

The Property currently bears an E-2 classification with an underlying land use designation of Estate (“E”). The vacant site is approximately 2.32 acres (101,421 SqFt.) The Applicant’s proposal involves dividing this vacant lot into two equal-sized lots of approximately 1.15 acres (50,710.5 SqFt.) each with the intent to construct primary residential homes of approximately 5,100 SqFt.

II. REZONING JUSTIFICATION STATEMENT

Pursuant to Section 23-151, Cooper City Code of Ordinances, a rezoning application shall be reviewed in accordance with the following criteria:

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

The proposed change does not adversely affect any of the elements of the Comprehensive Plan. The proposed rezoning aligns with the Cooper City Comprehensive Plan. This alignment ensures that the development adheres to the city’s long-term vision for land use and development, promoting sustainable growth.

Specifically, but not limited to, the proposed rezoning district are consistent with the following:

Chapter 1, Section 3.02 (a) 1.

Residential dwelling units that shall not exceed the maximum number of units allocated for the parcel of land by the City’s Future Land Use Map. Rezoning of a parcel of residential land to permit more units than allocated for the parcel by the City's Future Land Use Map shall be in compliance with the City's Comprehensive Plan when the City Council applies reserve units in accordance with the Future Land Use Element Implementation Section.

<i>Chapter 1, Section 3.</i>
Residential Density Standards: The Estate (1) Residential category permits up to one (1) dwelling unit per gross acre.
<i>Chapter 3, OBJECTIVE 3.2</i>
Ensure that all housing units in the City continue to meet minimum code standards and to the extent feasible, are enhanced and maintained to provide a pleasant aesthetic quality and safe living conditions.

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

The proposed rezoning is consistent with the development pattern of the area as well as the City’s policies regarding residential land. Homes to the east and south from the lot in question are currently zoned as E-1 and E-2. Ranging from 328.5 ft to 816.9 ft from the purposed lot are multiple established lots, zoned as E-1 (see table below). The existence of identical zoned lots in such proximity to the purposed lot, corroborates the compatibility.

House Number	Approximant Distance/Direction	Zoning Designation	Existing Use(s) of Property
9990	0 (North)	E2	01-01 Single Family
3800	17 FT (East)	E2	63-07 Grazing Land Soil Capability Class IV
10000	26FT (South)	E2	01-01 Single Family
3611	26 FT (West)	E2	01-01 Single Family
9711	711.9 FT (East)	E1	01-01 Single Family
9701	816.9 FT(East)	E1	01-01 Single Family
10011	328.5 FT(South)	E1	01-01 Single Family
10021	328.5 FT(South)	E1	01-01 Single Family

10031	328.5 FT(South)	E1	01-01 Single Family
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3) Existing zoning district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;

The existing zoning district boundaries are logically drawn, with the exception that the current property is zoned as E-2 (Broward County), necessitating a change to E-1 (Cooper City) to accommodate the Applicant’s desired change. Aligning the property’s zoning with its intended use (E-1) logically draws boundaries.

4) The proposed change will not adversely affect living conditions in the neighborhood;

The proposed changes are not expected to adversely affect living conditions in the neighborhood through this rezoning request. The property is already in a residential zone. Rather, the proposed change will enhance the current living conditions in the neighborhood. The proposed change will increase the aesthetics of the neighborhood, providing curb appeal. The applicant has worked with an experienced Architect who has created a design which compliments and enhances the existing neighborhood. The proposed change, as indicated in the sketch and description of the proposed property, respects the property line and setbacks to ensure proper spacing between properties to help preserve the visual appeal of the neighborhood. The Applicant ensures the use of high-quality materials and reputable contractors and to adhere to all local regulations.

5) The proposed change will not create or excessively increase automobile and vehicular traffic congestion or otherwise affect public safety;

The proposal ensures that vehicular access points remain unchanged. The purposed use associated with this rezoning request will not otherwise adversely affect traffic or public safety. The persons who will be residing at each residential property purposed, do not fit the definition of over-crowding pursuant to City of Cooper City Comprehensive Plan, Housing Element. Specifically, but not limited to, the purposed rezoning district are consistent with the following:

<i>Chapter 1, Policy 1.3.3.</i>
Residential neighborhoods shall be designed to include an efficient system of internal circulation, including the provision of collector streets to feed the traffic onto arterial roads and highways.

Chapter 3, Section E. Housing and Living Conditions

Over-Crowding - 1.01 persons per room or more within a dwelling unit.

6) The proposed change will not adversely affect other property values;

The proposed change will not adversely affect the property values, rather, the rezoning and subsequent development are likely to increase property values. The proposal would also likely produce an increase of property taxes for the City of Cooper City, aiding in maintaining a healthy contribution to public education and other local services. It is the intention of the Applicant to build 2 separate homes, 1 per acre, for each separate family. Rezoning the lot to E-1 will allow the joint owners to build 2 separate homes on the property, each home will be appraised separately that increase the property value immensely. The Applicant proposes a strong visual appearance through a modern architectural construction, well-manicured and maintained vegetation along with the property's perimeter adorned with trees on the interior of the property. The newly constructed home will be used as the primary residences. Modern, well-designed homes can attract buyers and enhance appeal of the entire neighborhood, leading to potentially higher property taxes and overall community prosperity.

7) The proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations;

The proposed change will not deter the improvement or development of other property in accordance with the Cooper City Code of Ordinances; Chapters 21, 22, 23, 24 and 25. Further, by maintaining compatibility with existing zoning and encouraging landscape, drainage, and appropriate lighting, the proposal sets a positive example for existing and future property development, contributing to the overall improvement of the area. Moreover, a large portion of the properties within the vicinity of the purposed property are already zoned as E1, meaning the uses intended for the area purposed are already compatible with the other homes in the area.

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;

The purposed zoning aligns with the characteristics of the area, compatible with the existing lots to the east and south. Ensuring that it does not grant special privileges to individual owners. This equitable approach promotes fairness and consistency in land use planning. The perimeter buffers, building heights and home square footages are

compatible with the surrounding properties. Therefore, the proposed change will not constitute a grant of special privilege 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.

Currently the lot is zoned as E-2 (Broward County) Rural Estate, allowing only 1 residential dwelling per 2 acres. It is the intentions of the Applicant to place 2 separate homes on the lot, 1 per acre, for two separate families. Rezoning the lot to two separate E-1 lots will allow the joint owners to split the property evenly between families. This change allows for more appropriate and efficient land use that benefits the owners and the neighborhood.

III. CONCLUSION

The rezoning request from E-2 to E-1 and the Re-Plat of the existing vacant lot into two equal sized lots. This proposition in no way goes against the Cooper City Code of Ordinances. The proposed rezoning and division would create two new residences of modern architecture that will fit into the adjacent area increasing the elegance and beauty of the neighborhood, while helping increase property values.

The benefits of this rezoning and development proposal are multifaceted:

- It optimizes land use by dividing the property into two parcels, making efficient use of available space.
- It aligns with the city's Comprehensive Plan, promoting sustainable growth.
- It maintains consistency with neighboring zoning.
- It focuses on improving living conditions through enhanced aesthetics and compliance with regulations.
- It ensures traffic management and safety remain unchanged.
- It boosts property values, potentially increasing property tax revenue.
- It sets a positive example for future property developments.
- It ensures equitable zoning practices.
- It addresses the practical need for rezoning to support the Applicant's development goals.

Collectively these benefits contribute to the betterment of the neighborhood, align with city planning objectives, and promote responsible land use.

Prepared By and Return To:

Nu World Title LLC
Attn: Gina Guzman
8300 NW 53 St, #400
Doral, FL 33166

Order No.: 22M-2400

Property Appraiser's Parcel I.D. (folio) Number:
514105-01-0190

WARRANTY DEED

THIS WARRANTY DEED dated September 14, 2022, by Roxanne Rossiter, a married woman and Rita Kronk, a single woman and Anthony Kronk, a single man and Jason Kronk, a married man and Rachel Purciful, a married woman, whose post office address is 9990 N.W. 39 Street Cooper City, FL 33024

(the "Grantor"), to Jarel Thaddeus Lopez and Michelle Rae Lopez, husband and wife and Jamel Theo Lopez and Ana Maria Pena, husband and wife, whose post office address is 37 NW ST, Cooper City, Florida, 33024 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Broward, State of Florida, viz:

The East 1/2 of the West 1/2 of Tract 17, Section 5 in Township 51 South, Range 41 East, according to the plat of the EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION OF SECTIONS 4, 5, 8, 9, 16, 17, 20, 21, 28, 29, 32, AND 33 IN TOWNSHIP 51 SOUTH, RANGE 41 EAST, according to the map or plat thereof as recorded in Plat Book 2, Page 75, Public Records of Miami-Dade County, Florida; said lands situate, lying and being in Broward County, Florida

Said property described in this instrument is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon. Grantor(s) maintains his/her homestead at _____

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 12/31/2021.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature

Amalfi Gomez
Printed Name of First Witness

[Signature]
Witness Signature

Ceina Cuccinain
Printed Name of Second Witness

[Signature]
Roxanne Rossiter

[Signature]
Rita Kronk

[Signature]
Anthony Kronk

[Signature]
Jason Kronk

[Signature]
Rachel Purcifil

Grantor Address:
9170 NW 39 Street
Cooper City FL 33024

STATE OF FLORIDA

COUNTY OF BROWARD

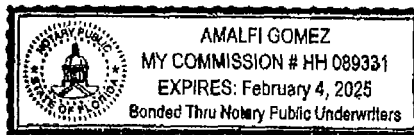
The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 14th day of September, 2022, by Roxanne Rossiter, Rita Kronk, Anthony Kronk, Jason Kronk, and Rachel Purcifil, who is / are personally known to me or _____ who has produced FD as identification.

[Signature]
Notary Public

Print Name: Amalfi Gomez

My Commission Expires:

(Seal)

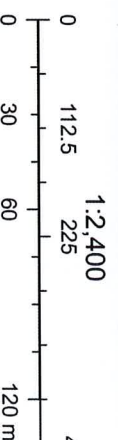


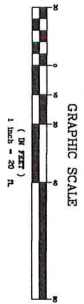
Property Id: 514105010190

**Please see map disclaimer



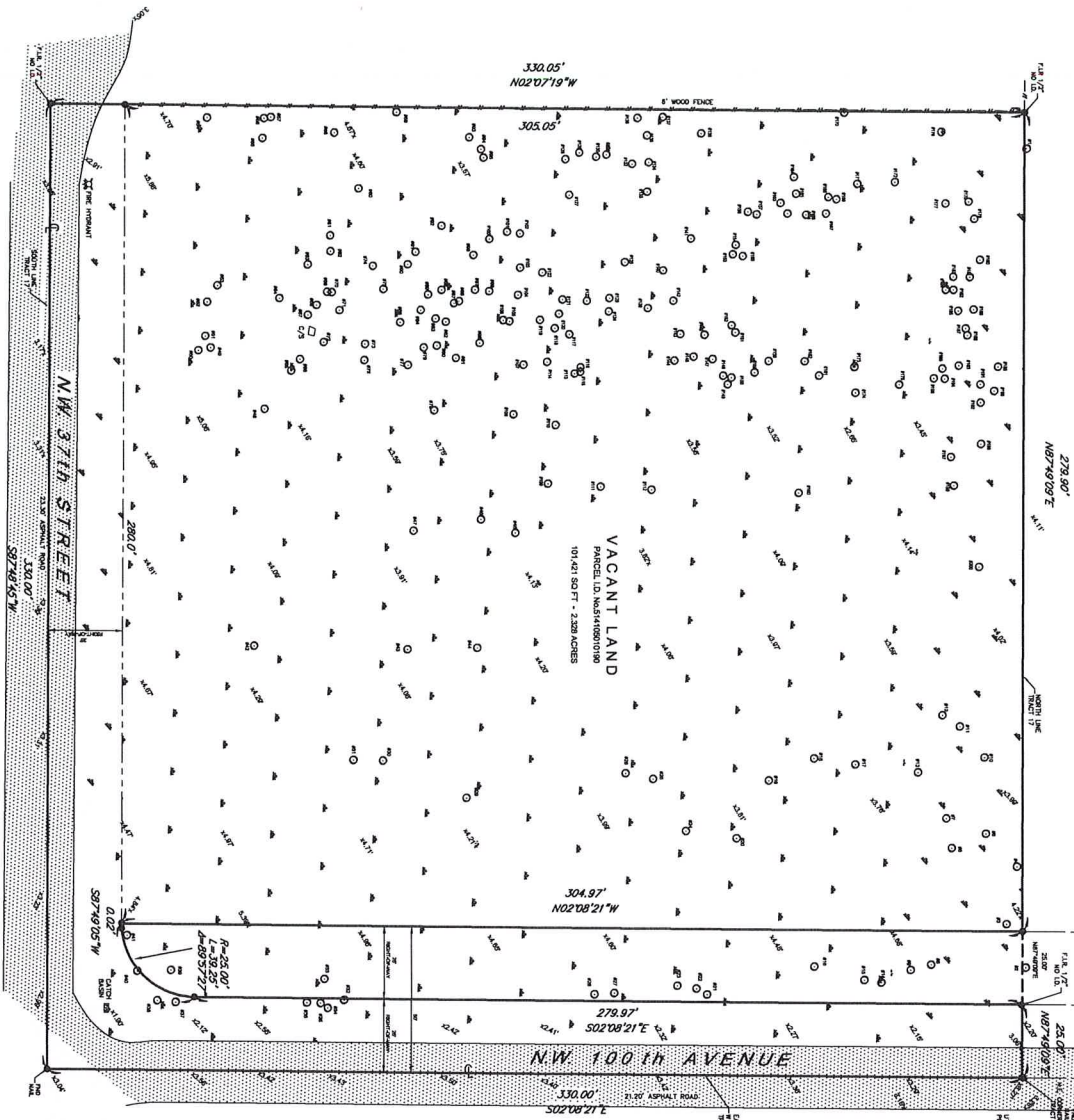
September 15, 2023



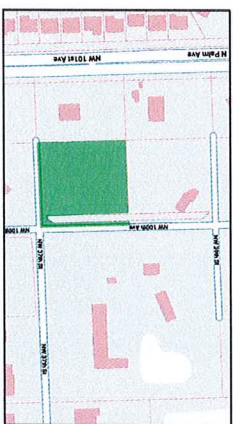


SKETCH OF SURVEY

SCALE: 1" = 20'



SURVEYOR'S NOTES:
 CONSULT THE RECORDS OF THE SURVEYOR'S OFFICE FOR A COMPLETE LIST OF RECORDS RELATING TO THIS SURVEY.
 THIS SURVEY WAS MADE BY THE SURVEYOR FOR THE COUNTY OF DALLAS, TEXAS, AND IS SUBJECT TO THE RECORDS OF THE SURVEYOR'S OFFICE.
 PROPERTY LOCATIONS SHOWN HEREON ARE BASED ON THE SURVEYOR'S FIELD NOTES AND MEASUREMENTS.
 THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THIS SURVEY.
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TREE TABLE

NO.	SP. SPECIES	DBH	HT	COND.	REMARKS
1
2
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13
14
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TREE TABLE

NO.	SP. SPECIES	DBH	HT	COND.	REMARKS
51
52
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54
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SEAL DESCRIPTION:
 This seal is a true and correct copy of the original seal of the Surveyor for the County of Dallas, Texas, and is subject to the records of the Surveyor's Office.

FLOOD INFO:
 The Surveyor has not been advised of any flood zones that may affect this survey.

CERTIFIED TO:
 The Surveyor certifies that this survey was made in accordance with the laws and regulations of the State of Texas.

APPROVED:
 [Signature and Stamp of Surveyor]

FLORIDA SURVEYING & LAND SURVEYING CORP.
 10000 S. WINDY HOLLOW COURT, SUITE 100
 WEST PALM BEACH, FLORIDA 33411
 PHONE: (561) 840-1234
 FAX: (561) 840-1235
 WWW.FLSURVEYING.COM

Jason Chockley

From: Jason Chockley
Sent: Friday, August 25, 2023 3:54 PM
To: Jamel Lopez
Subject: Cooper City - DRC Comments
Attachments: DOC082523-08252023154559.pdf

Jamel,

See attached for the DRC Comments.

Please let us know if you have any questions. As discussed, 9/11/23 is the next submittal deadline.

Have a great weekend.

Jason Chockley

Community Development Department
Assistant Director
City of Cooper City
Ph 954-434-4300 x 296
E-Mail: jchockley@coopercity.gov

Please note that Florida has a broad public records law, and that all correspondence to me via email may be subject to disclosure.





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. ALL ADVERTISING AND RECORDING FEES WILL BE THE RESPONSIBILITY OF THE APPLICANT.

FOR STAFF ONLY:

PETITION #: 28-1-23

DATE PETITION FILED:
8/7/23

Date of Pre-Submittal Meeting: 01/12/2023

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: E2 Broward County Code Section: 39-261
 Proposed Zoning: E1 Cooper City Code Section: 23-26
 Land Use Plan Designation: ~~E-2, Rural estate district~~ E - Estate
 Acreage or Square Footage: 101,421 (58,500 + 50,200)

Brief Legal Description (attach full Legal Description): _____

**EVERGLADES SUGAR & LAND CO SUB 2-75 D 5-51-41 TRACT 17 E1/2 OF W1/2
LESS E 25THEREOF & LESS ADD E 25 AS DESC IN OR 42941/280 FOR R/W**

II. ADJACENT PROPERTIES

Adjacent Property	Land Use Plan Designation	Zoning Designation	Existing Use(s) of Property
NORTH	Rural Estate District	E2	01-01 Single Family
SOUTH	Rural Estate District	E2	01-01 Single Family
EAST	Rural Estate District	E2	01-01 Single Family
WEST	Rural Estate District	E2	63-07 Grazing Land Soil Capability Class IV - horses with residence

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;



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

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COOPER CITY, FL 33328
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GENERAL 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, and 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.

FOR STAFF ONLY:

PETITION #: 28-1-23

DATE PETITION FILED:

8/7/23

Date of Pre-Submittal Meeting: 01/12/2023

Check type of application(s) for:

- | | |
|---|--|
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Abandonment |
| <input type="checkbox"/> Site Plan Amendment | <input type="checkbox"/> Certificate of Conformity |
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Plat or Plat Amendment | <input type="checkbox"/> Sign Waiver |
| <input type="checkbox"/> Sign Package/ Sign Package Amendment | <input type="checkbox"/> Other: _____ |

INSTRUCTIONS TO APPLICANT:

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. Provide specific Petition Application(s).
3. Make Checks payable to the City of Cooper City per the current Fee Schedule.

I. PROJECT NAME AND LOCATION

- A. Project Name: Gala Residences
- B. Project Address: NW 37 STREET COOPER CITY, 33024
- C. Section: _____ Township: _____ Range: _____ Total Acreage or square feet of Subject Property: 101,421
- D. General Location Description (proximity to closest major intersection, in miles or fraction thereof):
Royal Palm Ranches - NW corner of NW 37 Street and NW 100 Avenue
- E. Folio Number(s): (If numerous Folio Numbers, list on a separate sheet and attach to this application). 514105010190
- F. Brief Legal Description: EVERGLADES SUGAR & LAND CO SUB 2-75 D 5-51-41 TRACT 17 E1/2 OF W1/2 LESS E 25 THEREOF & LESS ADD E 25 AS DESC IN OR 42941/280 FOR R/W

II. LAND USE AND ZONING INFORMATION

- A. Existing Zoning Designation: E2 Broward County
- B. Future Land Use Plan Designation: E1 Cooper City
- C. Existing Use(s) on Property: Vacant Lot
- D. Proposed Use(s): Residential - 2 units
- E. Other Land Use and Zoning conditions if applicable, i.e. approved variances, deed restrictions, previous conditions of approval:



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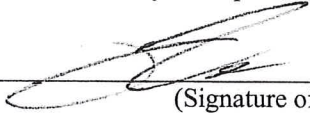
III. PROPERTY OWNER/APPLICANT/AGENT INFORMATION

Property Owner(s) of Record: LOPEZ, JAREL THADDEUS & MICHELLE PENA, ANA MARIA & LOPEZ, JAMEL T
Address: 320 S Flamingo Rd #228 City Pembroke Pines ST FL Zip 33027
Phone: (954) 393-4463 Fax: _____ E-Mail: martprojectmgmtandconsulting@gmail.com

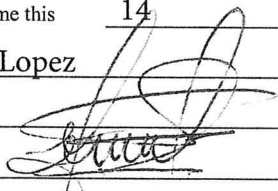
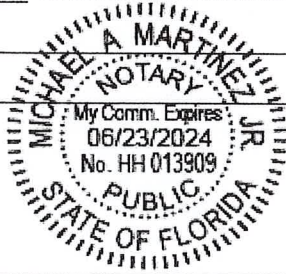
Same info!

is for Michael Martinez ? email is for

I am/We: LOPEZ, JAREL THADDEUS & MICHELLE PENA, ANA MARIA & LOPEZ, JAMEL T, do hereby swear/affirm that I/we am/are the owner(s) of the property referenced in this application. I/We certify that the above statements and the statements or showings made in any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this application(s) attachments and fees become part of the official record of the Community Development Department of the City of Cooper City and the fee is not refundable. I/We understand that any knowingly false information given by me/us will result in the denial revocation or administrative withdrawal of the application or permit. I/We further acknowledge that additional information may be required by the City of Cooper City in order to process this application(s).


(Signature of Owner)

Jamel Lopez
(Print Name)

STATE OF <u>Florida</u>	COUNTY OF <u>Broward</u>
The foregoing instrument was acknowledged before me this <u>14</u> day of, <u>January</u> 20 <u>23</u>	
By (Name of Person Acknowledging) <u>Jamel Lopez</u>	She/he is personally known to me or has produced <u>Personally Known</u>
as identification and did/did not take an oath.	
NOTARY PUBLIC SIGNATURE:	
Name - Must be typed, printed, or stamped) <u>Michael A. Martinez Jr.</u>	
My Commission Expires: <u>06/23/2024</u>	

Petitioner(s) if other than Owner): LOPEZ, JAREL THADDEUS & MICHELLE PENA, ANA MARIA & LOPEZ, JAMEL T
Address: 5235 W BROWARD BLVD City PLANTATION ST FL Zip 33317
Phone: Jamel Lopez(305)753-2526 Fax: _____ E-Mail: jamel@zyisdigital.com
Jarel Lopez(954)235-4464

Agent (if other than Owner): Michael A. Martinez Jr *Still agent ?*
Address: 320 S Flamingo Rd #228 City Pembroke Pines ST FL Zip 33027
Phone: (954) 393-4463 Fax: _____ E-Mail: martprojectmgmtandconsulting@gmail.com



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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 the property value;

(7) The proposed change will not be in conflict with existing regulations;

(8) The proposed change will not conflict with the welfare of the general public;

(9) There are substantial reasons why

Cutro + Associates
(advertisement company)

Christina Mathews
(954) 309-3050

QTY	*Submittal requirements	YES
1	Completed Original General	<input checked="" type="checkbox"/>
1	Completed Original Rezoning	<input checked="" type="checkbox"/>
1	Certificate of Title, proper	<input checked="" type="checkbox"/>
*14	Copies of the Signed & Sealed	<input checked="" type="checkbox"/>
*14	Plats, if property is platted	<input checked="" 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' <i>700'</i> + Preservation Area	<input type="checkbox"/>
1	Sets of Mailing Envelopes (labeled with Property Owners) & Use City's Address on the return	<input type="checkbox"/>
1	Radius Map from Property Appraisers Office showing 400' radius on tax map	<input 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 #:	<i>2 8-1-23</i>	Staff Intake By:	<i>J Checkley</i>
		Intake Date:	<i>8/7/23</i>
Sufficiency Completed by:	<i>J Checkley</i>	Sufficiency Date:	<i>8/7/23</i>

SINGLE FAMILY RESIDENCE FOR:
Res. For JAREL LOPEZ
 NW 100 AVE COOPER CITY, FLORIDA

*New proposed map
 is 6.0 BFE*

ZONING RS-9:

FLOOD ZONE: A.H.

BASE ELEV: **5.0**

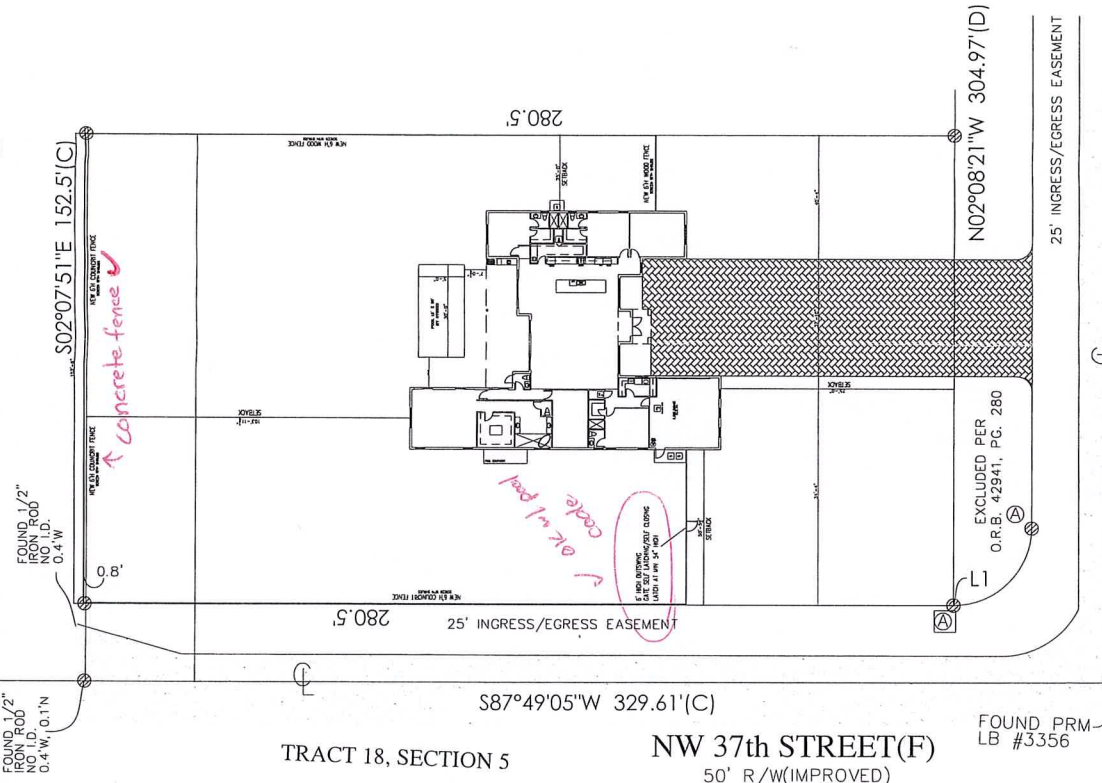
SITE DATA:

DESCRIPTION	AREA	%OF SITE
SITE AREA	42,635	100%
WALKWAY/DRIVEWAY	3,917	9.10%
DECK/POOL/WALKWAY	990	2.32%
BLDG-FOOTPRINT	5108	10.08%
LANDSCAPING	33,477	78.50%

*Proposed F.F. elev
 of home/garage?
 - 3.7-4.0 is current*

*landscape plan will be required at
 time of permits.*

NW 100 AVE COOPER CITY, FLORIDA



FOUND 1/2" FROM ROD NO I.D. 0.4' W

FOUND 1/2" FROM ROD NO I.D. 0.4' W

TRACT 18, SECTION 5

NW 37th STREET(F)
 50' R/W(IMPROVED)

FOUND PRM LB #3356

LAND USE:
 RESIDENTIAL - LOW (S)-RESIDENTIAL
 MAX LOT COVERAGE = 40% PROVIDED = 35.77%
 FLOOR AREA RATIO (MAX) = .75 PROVIDED = 65.60%
 Note: Less than 50% of the public right-of-way is paved, stabilized or otherwise redired impervious

SETBACK TABULATION	PROPOSED	75'-0"
FRONT SETBACK	0'-0"	75'-0"
REAR SETBACK	0'-0"	75'-0"
LEFT SETBACK	0'-0"	60'-6"
RIGHT SETBACK	0'-0"	60'-6"
REAR SETBACK	0'-0"	103'-11"

SITE PLAN	CIVIL
FIRST FLOOR PLAN	A1
FRONT AND REAR ELEVATIONS	A2
LEFT AND RIGHT ELEVATIONS	A3
SECTION A-A	A4
ROOF PLAN	A5
FOUNDATION PLAN	S1

BUILDING CLASSIFICATION: FBC 2020 CHAPTER 5, OCCUPANCY GROUP R-3
 CONSTRUCTION TYPE V
 LOADS AS PER FLORIDA BUILDING CODE, 2020 EDITION
 CODE BOOKS: F.L. BUILDING ENCLOSED
 BUILDING DESIGNED AS:
 WIND EXPOSURE CLASSIFICATION: 180 MPH (3 SEC. GUST)
 INTERNAL PRESSURE COEFFICIENT: 0.18
 K_z GUST LOADS: 0.18
 TOP CHORD DEAD LOAD: 35 PSF
 BOTTOM CHORD DEAD LOAD: 10 PSF
 RISK CATEGORY: II
 LEAD-RESISTANT ASSEMBLY: NO
 IS A CONT. LOAD PATH PROVIDED: YES
 ARE DRILL PILES OR ANCHORS PROVIDED: YES
 THE PROVISIONS CONCERNING DRILL PILES OR ANCHORS WITH REINFORCED CONCRETE (ACI 318-11) AMERICAN INSTITUTE OF STEEL CONSTRUCTION INC. 13th EDITION, BUILDING CODE REQUIREMENTS AND SPEC'S FOR MASONRY STRUCTURES (ACI 530/ASCE 5-10/TMS 402-11) BUILDING CODE REQUIREMENTS AND SPEC'S FOR WOOD CONSTRUCTION (ANSI/NFPA 905-2012).

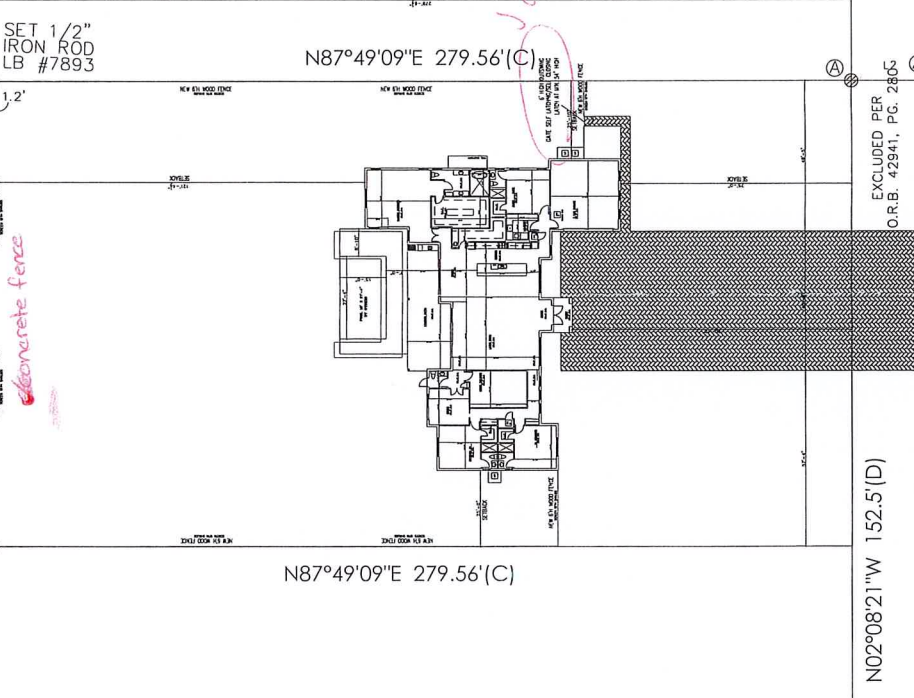
DESIGNED BY:
DESIGN ODYSSEY I
Architectural Design
 965 W COMMERCIAL BLVD.
 FORT LAUDERDALE FL. 33309
 Phone (954) 418-7111
 Fax (954) 418-7110
 e-mail: designodyssey@aol.com
 WWW.DESIGNODYSSEY.NET

SITE LAYOUT
 SCALE: 1"=20'
 X/11.5"=1"=20'

S02°08'21"E 329.97'(C)
 N.W. 100th AVENUE(F)
 50' R/W(IMPROVED)

SINGLE FAMILY RESIDENCE FOR:
Res. For JAREL LOPEZ
 NW 100 AVE COOPER CITY, FLORIDA

S02°07'51"E 152.5'



TRACT 16, SECTION 5

N87°49'09"E 279.56'(C)

N87°49'09"E 279.56'(C)

N02°08'21"W 152.5'(D)

25' INGRESS/EGRESS EASEMENT

EXCLUDED PER
 O.R.B. 42841, PG. 2805

P.O.B.

N.W. 100th AVENUE(F)
 50' R/W(IMPROVED)

S02°08'21"E 329.97'(C)

LAND USE:
 RESIDENTIAL - LOW (S)-RESIDENTIAL
 MAX LOT COVERAGE = 40% PROVIDED = 35.77%
 FLOOR AREA RATIO (MAX) = .75 PROVIDED = 65.60%
 Note: Less than 50% of the public right-of-way is paved, stabilized or otherwise rendered impervious.

SETBACK TABULATION	PROPOSED
FRONT SETBACK = 0'-0"	PROPOSED = 75'-0"
REAR SETBACK = 0'-0"	PROPOSED = 75'-0"
LEFT SETBACK = 0'-0"	PROPOSED = 50'-6"
RIGHT SETBACK = 0'-0"	PROPOSED = 103'-11"

SITE PLAN	CVI
FIRST FLOOR PLAN	A1
FRONT AND REAR ELEVATIONS	A2
LEFT AND RIGHT ELEVATIONS	A3
ROOF PLAN	A4

DESIGNED BY:
DESIGN ODYSSEY Inc.
Architectural Design
 965 W COMMERCIAL BLVD.
 FORT LAUDERDALE FL 33309
 Phone (954) 418-7111
 Fax (954) 418-7110
 e-mail: designodyssey@aol.com
 WWW.DESIGNODYSSEY.NET

ZONING RS-9:
 FLOOD ZONE: A.H.
 BASE ELEV.: 5.0
 N/A 3.7

DESCRIPTION	AREA	% OF SITE
SITE AREA	42,627	100%
WALKWAY/DRIVEWAY	4628	10.85%
DECK/POOL/WALKWAY	906	2.12%
BLDG. FOOTPRINT	5126	12.02%
LANDSCAPING	31,967	75.01%

Landscape plan will be required at time of permitting.

BUILDING CLASSIFICATION: PER 2020 CHAPTER 3, OCCUPANCY GROUP R-3
 CONSTRUCTION TYPE V FLORIDA BUILDING CODE 2020 EDITION
 CODE EDITION: FL BUILDING CODE 2020 EDITION
 BUILDING DESIGNED AS: SINGLE-FAMILY RESIDENCE
 WIND SPEED ZONE: 150 MPH (3 SEC. GUST)
 INTERNAL PRESSURE COEFFICIENT: 180 MPH (3 SEC. GUST)
 RISK CATEGORY: III
 TOP CHORD DEAD LOAD: 15 PSF
 BOTTOM CHORD DEAD LOAD: 10 PSF
 IS A CONTIGUOUS PATH PROVIDED: YES
 THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR AMERICAN INSTITUTE OF CERTIFIED CONSTRUCTION (AICC ASD EDITION, BUILDING CODE REQUIREMENTS AND SPEC'S FOR MASONRY STRUCTURES (ACI 530.1) AND MASONRY WALLS (ACI 530.2) FOR WOOD CONSTRUCTION (ANSI/NFPA 955-2012).

SITE LAYOUT

SCALE: 1"=20'
 X/11.5"=1"=20'

6/6/2023

Sheet:

CVI

1 of 7

NW 100 AVE COOPER CITY, FLORIDA