



ROYAL PALM RANCHES PRESERVATION BOARD

Draft

Minutes of November 1, 2023

Meeting Called to order at 6:30 P.M.

1. ROLL CALL

Royal Palm Ranches Preservation Board Members

MEMBERS	11/1/23	5/9/2022	2/15/2022	12/14/2020	
Domingo Garcia	P	A	P	P	
Kevin Greenblatt (Vice Chair)	P	P	P	P	
Devon Sweet	P	P			
Kathleen Smith (Chair)	P	P			
Scott Zucker***	P				

*Reappointed ** Resigned *** New appointment

STAFF PRESENT: Carlos Vega, Director of Community Development
Jason Chockley, Assistant Director of Community Development
Jarel & Michelle Lopez, Jamel & Ana Maria Lopez, Applicants

2. ELECTION OF NEW CHAIR AND/OR VICE-CHAIR

Joni Mosely was previous Chair and Kevin Greenblatt is current Vice-Chair. Consensus was received to nominate & elect Kathleen Smith as Chair.

3. ROYAL PALM RANCHES PRESERVATION BOARD - MINUTES - WAIVE/APPROVE MINUTES OF 5/9/2022: Motion to waive the reading of the minutes was made. All ayes on voice vote. MOTION WAS APPROVED. Motion to approve the minutes was made. All ayes on voice vote. MOTION WAS APPROVED.

4. PUBLIC COMMENTS: None

5. NEW BUSINESS:

Mr. Chockley handed out a packet that was submitted by Joni Mosely on behalf of some of the neighborhood residents. He stated that the document can be considered by the Board.

Chair Smith turned the item over to Mr. Chockley.

Mr. Chockley introduced the item as a request for re-zoning as follows: Request for Rezoning from E-2, Estate District, Broward County, to E-1, Estate District, Cooper City to construct two single family homes on a 1.34 & 1.15 acre lot(s).

Background and Property Description: The subject site is approx. 2.4 acres in size and is presently vacant. The property was annexed into the City on September 15, 2004 and is within the Royal Palm

Ranches Preservation Area. The existing zoning and Land Use Plan designations were inherited from Broward County and are the same as existed before the property was annexed into the City. The rezoning is necessary in order for the lot to be developed with two single family homes because the current County E-2 zoning requires a minimum lot size of two net acres per home.

The pre-annexation agreement that applies to the subject site and the surrounding properties states that the Royal Palm Ranches area will be considered a preservation area in order to protect the rural atmosphere of the community and that all zoning changes must first come before the Preservation Board for a recommendation and must be approved by a super-majority vote of the City Commission.

The property is bound on all sides by single-family homes on estate-sized (2 acre) lots. The subject site and surrounding properties are all Land Use Plan designated on the City's Future Land Use Plan Map at a maximum density of 1 dwelling unit per acre.

Consistency with Adopted Comprehensive Plan. The proposed E-1, Estate Zoning District is consistent with the existing E-Estate Land Use Plan designation in that the density does not exceed that allowed or envisioned by the City Comprehensive Plan. Policy 1.4.4 of the City's Future Land Use Element states that the City zoning as to permitted uses and densities must be in compliance with or be more restrictive than the requirements of the adopted City Future Land Use Element. The subject request is consistent with this policy in that the density proposed is one dwelling unit per acre as permitted by the City's Future Land Use Map. Accordingly, the request can be considered consistent with the Comprehensive Plan.

Land Use Compatibility: The E-Estate land use plan designation exists on properties surrounding the subject site on all sides. The requested zoning, with a minimum proposed lot size of one net acre would be consistent with surrounding zoning districts and existing land uses. The existing land uses near the subject site are single family homes on lots ranging from just less than an acre to over 2 acres.

The requested zoning would allow a maximum of two units on the existing 2.4 acre lot (1.34 & 1.15 for each new proposed lot). The intended use is to construct two single family homes on the lot(s) with the required minimum width of 125 feet. The E-1 Zoning District requires a minimum lot size of 35,000 square feet (builder's acre) and a minimum lot width of 125 feet, both of which are far exceeded under the subject request.

The proposed zoning with the attached exhibits reflecting the one acre minimum per lot size is consistent with the established rural residential lots in the area and with the remainder of the Royal Palm Ranches area.

Traffic Impacts: The rezoning request would allow the construction of two single family homes on the subject site which is not expected to excessively increase traffic impacts onto the surrounding roadways.

Staff Finding: Staff acknowledges that the applicant has addressed the review criteria for the application to be processed before the Preservation Board for a recommendation. Staff does not refute the justifications presented by the petitioner and therefore finds that the applicant has met the submittal requirements for the rezoning request to be considered.

Staff recommends that should the Preservation Board recommend approval of the rezoning request to the E-1, Estate District that it should be conditioned upon inclusion of the attached exhibit reflecting a maximum of one home on a minimum lot size of 1.34 and 1.15 acres be submitted the BCPA's office for separate folio numbers and legal descriptions.

Action Requested: The Preservation Board is requested to discuss and deliberate the rezoning petition and make a recommendation. Board input will be forwarded to the City Commission for final action.

Mr. Chockley turned the item over to the Petitioner.

Applicants presented a PowerPoint to the Board.

Chair Smith opened the Public Hearing allowing members of the public to speak for periods not to exceed two minutes each.

Ms. Joni Mosely spoke against the petition.

Ms. Lois Guffey spoke in support of the petition.

Mr. Joseph Milner spoke in support of the petition.

Mr. Surender Sama expressed concerns about the petition.

Ms. Phyllis Bubel spoke against the petition.

Mr. Michael Doddo spoke against the petition.

Mr. Henry Gallego spoke against the petition due to roadway maintenance.

Ms. Kenia Sanchez spoke in support of the petition.

Mr. Tim Purciful spoke in support of the petition.

Topics covered in resident concerns were differences between this lot and adjacent lots and what could be built on those lots; traffic & roadway impacts based on condition of current roadway; drainage plans being reviewed by Central Broward Water Control District & some discussion of the "modern-style" design elements of the home.

Chair Smith closed the Public Hearing after the last public speaker.

Applicant responded to resident concerns regarding house design stating that the style would be hurricane resistant, termite resistant and would also contain a safe room. The Applicant noted that the current roadway condition is poor and that, in regard to the flood concern, that the Central Broward Water Control District review is required and would be addressed.

Mr. Chockley further discussed the difference between this and other vacant lots and that each petition stands on its own merit, justification and compliance with code/land use. He also reminded the Board that most of the roadways in this area are private due to residents previously not wanting to dedicate these to the City.

Board deliberations and discussion followed before the vote.

MOTION: TO APPROVE GALA RESIDENCES REZONING #Z 8-1-23 MADE BY DEVON SWEET AND SECONDED BY KEVIN GREENBLATT. THERE WERE ALL AYES ON THE ROLL CALL VOTE. MOTION WAS APPROVED.

6. COMMUNITY DEVELOPMENT REPORT:

Chair Smith turned it over to Mr. Chockley to report on any upcoming petitions which would come before the Royal Palm Ranches Preservation Board.

Mr. Chockley advised that there would be upcoming petitions regarding the LaPalma and the Linet properties. There is also a possibility of a Commission Workshop for roadway dedication discussion & drainage projects.

7. BOARD MEMBER CONCERNS:

Board members continued to express interest in meeting with Commission to further discuss the issues of drainage and possible roadway dedication.

8. ADJOURNMENT:

Meeting adjourned at 8:16 PM.