



CITY COMMISSION ORDINANCE/RESOLUTION

TITLE: Ordinance 23-25 (Community Development)

DATE: December 12, 2023

DESCRIPTION: AN ORDINANCE OF THE CITY OF COOPER CITY, FLORIDA, APPROVING REZONING PETITION #Z 8-1-23; PROVIDING FOR THE REZONING OF THE APPROXIMATELY 2.4 ACRES OF REAL PROPERTY GENERALLY LOCATED ON THE NORTHWEST CORNER OF N.W. 37TH STREET AND N.W. 100TH AVENUE (APPROXIMATELY ½ MILE SOUTH OF STIRLING ROAD) IN COOPER CITY, FLORIDA; REZONING THE SUBJECT PROPERTY FROM E-2, ESTATE DISTRICT (BROWARD COUNTY) TO E-1 ESTATE DISTRICT (COOPER CITY); PROVIDING FOR AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

ROYAL PALM RANCHES PRESERVATION BOARD RECOMMENDATION:

At the meeting on November 1, 2023, the R.P.R.P.B. recommended APPROVAL of the E-1 Rezoning request with a 5-0 Vote.

PLANNING AND ZONING BOARD RECOMMENDATION:

At the meeting on November 6, 2023, the Planning and Zoning Board recommended APPROVAL of the E-1 Rezoning request with a 9-0 Vote.

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.**

Staff Finding: Staff acknowledges that the applicant has addressed the review criteria for the application to be processed before City Commission. 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 City Commission approve 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.

STRATEGIC PLAN:

Provide an additional housing option for Cooper City residents.

PROCUREMENT:

N/A

FISCAL IMPACT:


N/A

ALTERNATIVES:

Keep the current zoning classification, keeping the requirement of 1 house per 2 acres of land.

ATTACHMENTS:

1. Staff Report
2. Ordinance 23-25
3. Ex. “A” – Applications & Justification Statements
4. Site Plans
5. Partially edited P&Z Minutes
6. Partially edited RPRPB Minutes
7. Business Impact Statement

Workflow History 			
User	Task	Action	Date/Time
Allen, Tedra	NEW ITEM: Not Yet Routed	*COMPLETE: Forward to ...	11/29/23 05:04 PM
Horowitz, Jacob	Assigned to Attorney	COMPLETE: Forward to ...	11/29/23 05:05 PM
Eggleston, Ryan	Assigned to City Manager	COMPLETE: Forward to ...	11/30/23 03:24 PM
Allen, Tedra	Assigned to City Clerk	APPROVE ITEM: End Wo...	12/01/23 08:20 AM
Allen, Tedra	END WORKFLOW - APPROVED		12/01/23 09:01 AM