

RESOLUTION NO. 26-07

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, APPROVING A SITE PLAN AMENDMENT PURSUANT TO SITE PLAN AMENDMENT PETITION SPA# 3-3-25, ATTACHED HERETO AS EXHIBIT “A,” FOR THE APPROXIMATELY 19.23 ACRES OF REAL PROPERTY GENERALLY LOCATED AT THE SE CORNER OF GRIFFIN ROAD AND SW 106TH AVENUE IN COOPER CITY, FLORIDA, KNOWN AS THE HANSON PRESERVE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, petitioner, Toll Brothers (the “Applicant”) filed Petition SPA#3-3-25 (the “Petition”), attached hereto as Exhibit “A,” seeking approval of a site plan amendment for the approximately 19.23 acres of real property generally located at the SE Corner of Griffin Road and SE 106th Avenue in Cooper City (the “Property”); and

WHEREAS, the proposed amendment seeks to receive approval of two new home models and provide a sales office within the garage of the home on lot 1 and a temporary parking on lot 2; and

WHEREAS, the City’s professional staff, as detailed on the Staff Report attached hereto as Exhibit “B” and incorporated herein, recommends approval of the Applicant’s petition for a site plan amendment; and

WHEREAS, pursuant to the City’s Code of Ordinances and applicable law, a public meeting has been advertised setting forth the date, time and place of the meeting regarding the review of the Petition; and

WHEREAS, the City Commission has examined the Petition and staff recommendations and determined that the Petition is in compliance with the City Code and applicable design guidelines for the Property; and

WHEREAS, January 5, 2026, the City's Planning & Zoning Board held a public hearing on the Petition and, after consideration, recommended approval thereof; and

WHEREAS, the City Commission finds that approving the Petition for a site plan amendment is in the best interests of the citizens and residents of the City of Cooper City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA:

Section 1: **Recitals Adopted.** That each of the above stated recitals is hereby adopted and confirmed. All exhibits attached hereto and incorporated herein and made a part hereof.

Section 2: **Approval.** That Petition SPA#3-3-26 is hereby approved.

Section 3: Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 4. **Conflicts.** All resolutions inconsistent or in conflict herewith shall be and are hereby repealed insofar as there is conflict or inconsistency.

Section 5. **Severability.** If any section, sentence, clause, or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction,

then said holding shall in no way affect the validity of the remaining portions of this resolution.

Section 6. **Effective Date.** This Resolution shall become effective upon its passage and adoption by the City Commission.

PASSED AND ADOPTED this 29th day of January, 2026.

MAYOR JAMES CURRAN

ATTEST:

TEDRA ALLEN
City Clerk

APPROVED AS TO LEGAL FORM:

JACOB G. HOROWITZ
City Attorney

ROLL CALL

Mayor Curran _____
Commissioner Shrouder _____
Commissioner Katzman _____
Commissioner Mallozzi _____
Commissioner Smith _____