



**CITY COMMISSION
ORDINANCE/RESOLUTION**

TITLE: Resolution 26-07 (Community Development)

DATE: January 29, 2026

DESCRIPTION: 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.

PETITIONS: Hanson Preserve – Site Plan Amendment #SPA3-3-25

LOCATIONS: SE Corner of Griffen Rd and SW 106th Avenue, Cooper City, Florida

OWNER/PETITIONER: Toll Brothers (Owner/Petitioner)

LAND USE
DESIGNATION: E-Estate

ZONING DESIGNATION: R-1-D, Single Family District

ACRES: 19.23 acres gross

ANALYSIS:

This item is a Site Plan Amendment petition for the Hanson Preserve of Cooper City development to gain approval for two new home models and to provide a sales office within the garage of the home on lot 1, as well as a temporary parking lot on lot 2. The Hanson Preserve development was approved by the City Commission on August 27, 2024, as Hanson Park, for 38 single-family lots. The architectural plans for the previously approved models included one- and two-story single-family homes, with 3 to 6 bedrooms, ranging from 2,312 to 4,720 square feet.

New Model Homes:

The new "D" home is a two-story building offering three elevation options, a new floor plan, and 2,915 square feet of total space. It includes 4 bedrooms, 3 bathrooms plus a loft, and features a 3-car garage. Architectural plans are provided in the backup.

The new Haverhill home is a two-story design available with three elevation options, a new floor plan, and 4,056 total square feet. It features 5 bedrooms, 5.5 bathrooms, a flex room, a loft, and a 3-car garage. Architectural plans are included in the backup.

Sales Office and Parking Lot:

Toll Brothers is proposing a model home on lot 1 that includes a temporary sales office within the garage area of the previously approved Pinecrest model. The sales office will be temporary and must be restored to a garage before the issuance of the home's final Certificate of Occupancy (CO). The model will feature enhanced landscaping to serve as a "model trap" and a pool in the backyard. Parking for the sales office will be located in a temporary asphalt parking lot proposed on lot 2. This lot will also have landscaping and fencing to secure the lake to the south and the nearby construction areas. Lot 2 will also include a modular ADA-accessible bathroom with air conditioning powered by the model home's electrical box. The sales office will operate from 9am to 6pm Monday through Friday, and from 10am to 6pm on Saturday and Sunday.

STAFF RECOMMENDATION: The Development Review Committee recommends APPROVAL of the Site Plan Amendment petition for the new model homes and the sales office/temporary parking lot.

PLANNING AND ZONING BOARD RECOMMENDATION:

At the meeting on January 5, 2026, the Planning and Zoning Board recommended an APPROVAL with a 6-0 Vote.

STRATEGIC PLAN:

N/A

FISCAL IMPACT:

N/A

ALTERNATIVES:

Toll Brothers would be limited to the currently approved models only.

ATTACHMENTS:

1. Staff Report
2. Applications & Justification
3. Resolution
4. Site Plan Sheets
5. Elevations
6. Landscape Plans
7. DRC Comments

Workflow History			
User	Task	Action	Date/Time
Chockley, Jason	NEW ITEM: Not Yet Routed	*COMPLETE: Forward to City Att...	01/13/26 09:45 AM
Horowitz, Jacob	Assigned to Attorney	COMPLETE: Forward to City Man...	01/15/26 09:51 AM
Rey, Alex	Assigned to City Manager	COMPLETE: Forward to City Clerk	01/19/26 12:53 PM
Allen, Tedra	Assigned to City Clerk	APPROVE ITEM: End Workflow	01/20/26 09:21 AM
Allen, Tedra	END WORKFLOW - APPROVED		01/20/26 09:46 AM