



Cooper City Commission Meeting Agenda Item Request Form

Commission Meeting/Workshop Date: April 13, 2021

Requesting Department: Community Development

Subject: Kingfisher Reserve – Site Plan & Plat

Section:

Presentation

Consent

Regular

Discussion

Background and Recommendation:

The Preliminary/Final Site Plan petition for the proposed Kingfisher Reserve subdivision is before the Commission for approval pursuant to Section 24-43(b) of the Zoning Code.

The subject site is approximately 17.93 net acres in size made up of two tracts of land, located on the east side of SW 106th Avenue about .2 miles north of Stirling Road. Accompanying this petition are rezoning, variance and plat petitions that reflect 40 lots (39 within Kingfisher Reserve that are from 9,490 to 16,805 square feet in size). The site plan reflects one and two story single-family homes, three to six bedrooms, with models from 2,600 to 4,100 square feet.

Since there are no recreational lands being proposed within the development, the developer will need to secure approval of a “fee in lieu” for the recreational land dedication requirement of six acres per thousand-population generated by the development. (**\$218,640.98**)

Acreages:

20.58 acres gross for the Plat

17.93 acres for Kingfisher Reserve

Plat Petition. The Kingfisher Reserve Plat reflects 40 total lots, 39 specifically delineated lots with a restriction of single-family detached dwelling units. The plat reflects access from SW 106th Avenue to the west.

PLANNING AND ZONING BOARD RECOMMENDATION:

At the meeting on February 22, 2021, the Planning and Zoning Board recommended APPROVAL of the Site Plan & Plat request with a 8/1 Roll Call Vote.

Attachments:

1. [Resolution 21-21 for the Site Plan](#)
2. [Resolution 21-22 for the Plat](#)
3. [Staff Report & Applications for Site Plan & Plat](#)
4. [Updated backup from the applicant \(Turn lane & driveway/parking plan\)](#)

Approvals:

Finance Director

City Manager

City Clerk

Joseph
Napoli

 Digitally signed by Joseph
Napoli
Date: 2021.04.01
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