



## Cooper City Commission Meeting Agenda Item Request Form

**Commission Meeting/Workshop Date:** April 13, 2021

**Requesting Department:** Community Development

**Subject:** Kingfisher Reserve – Variance for lot coverage at 41.75% vs. 33% allowed by Code.

**Section:**

*Presentation*

*Consent*

*Regular*

*Discussion*

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**Background and Recommendation:**

**REQUEST:**

The petitioner is requesting a variance from Section 23-30(d) of the Code to increase the maximum building coverage from 33% to 41.75 of the lot.

**ANALYSIS:**

The variance will increase the maximum permitted building coverage from 33% to 41.75% per lot. The exact number of lots requiring the variances will depend on which model home is sold on each lot.

The applicants justify the building and impervious coverage variance requests based on a number of considerations:

1. The single-family market has dictated a strong demand for one-story homes with pools. In cases like this site, where the lot coverage is the limiting factor, families would not be able to purchase a larger home unless it is two stories.
2. The applicants state that if approved, the variance would be the minimum variance necessary for the petitioner to make reasonable use of the property and further state that similar requests have been previously granted and therefore competitive options are available.
3. The accompanying site plan includes a wide range of lot sizes. The variance would only apply when larger footprint homes are selected for standard lots.

The Commission has granted similar lot coverage requests for previous projects:

- Arbor Reserve at 35%
- Ranchette Isles at 37%
- Marin Ranches at 38%
- Sienna at 43%

**PLANNING AND ZONING BOARD RECOMMENDATION:**

At the meeting on February 22, 2021, the Planning and Zoning Board recommended APPROVAL of the Variance request with a 7/2 Roll Call Vote.

**Attachments:**


1. [Resolution 21-20 for the Variance](#)
2. [Staff Report & Applications for Variance](#)

**Approvals:**

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Finance Director

City Manager

Joseph  
Napoli

 Digitally signed by Joseph  
Napoli  
Date: 2021.04.01  
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City Clerk