



Cooper City Commission Meeting Agenda Item Request Form

Commission Meeting/Workshop Date: May 11, 2021

Requesting Department: Community Development

Subject: Kingfisher Reserve – Rezoning to R-1-D District
& Flex Unit Request (20 additional units)

Section:

Presentation

Consent

Regular

Discussion

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Background and Recommendation:

All four of the Kingfisher Reserve petitions presented at the 4/13/21 meeting were tabled to the 5/11/21 meeting. Despite the meeting being tabled to a time certain (which requires no re-advertisement), the property sign was updated to reflect the May 11, 2021 Commission meeting date. An updated notice was mailed to surrounding property owners as required by city code. Attachments 8-12 below were provided to staff after the last meeting, to include an updated intersection improvement commitment letter.

The subject site is approximately 20.58 gross acres in size and is located on the east side of SW 106th Avenue about .2 miles north of Stirling Road. CC Devco requests rezoning 17.93 of the 20.58 acres to the R-1-D District in order to build 39 single-family dwellings in a gated subdivision, to be named Kingfisher Reserve. The remaining two acres of the plat will have one single-family home not within the Kingfisher Reserve subdivision. Accompanying this petition are variance, site plan, and plat petitions.

The requested zoning change would utilize 20 flex units. The density of the development would increase from approximately one unit/acre to approximately 1.94 units/acre per plat area. The underlying Future Land Use Designation of E-Estate allows up to 20 units within the platted area. However, Cooper City's Comprehensive Plan allows the utilization of flex units to be applied through a rezoning application without the need for a Land Use Plan Amendment, subject to compliance with the "flex" rules established by the City Future Land Use Element and the Broward County Administrative Rules Document.

Currently, the City of Cooper City has 280 residential flex units available through the Flexibility Reserve Unit Allowance.

CC Devco has provided in the backup, letters of support from the surrounding communities:

- Stirling Springs HOA
- Marin Ranches HOA
- Stirling Palm Estates HOA
- Ranchette Isles HOA

The 39 single-family homes under the subject request are expected to add a total of 359 daily vehicle trips including 32 new a.m. peak hour trips and 40 new p.m. peak hour trips based on the traffic study submitted with this petition. The City's consultant, Eric Czerniejewski of The Corradino Group, reviewed and approved the traffic report. According to the report and from a traffic engineering standpoint, this increase will have some impact on the adjacent roadway network. CC Devco has committed to design and construct turn lane improvements at the Stirling Road and NW 106 Avenue intersection, as shown in the attached commitment letter and intersection diagram.

PLANNING AND ZONING BOARD RECOMMENDATION:

At the meeting on December 7, 2020, the Planning and Zoning Board recommended APPROVAL of the R-1-D Rezoning request with a 7/3 Vote.

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

Attachments:

1. [Ordinance 21-10 for Rezoning and Flex Units](#)
2. [P&Z Board Minutes from 2/22/21 & 12/7/20](#)
3. [Staff Report, HOA Approval Letters, Intersection Improvements, Surrounding Density Map, School Capacity Letter, Rezoning Applications, Justifications, DRC Comments, Park Dedication Value, etc...](#)
4. [Traffic Study](#)
5. [Color Elevations](#)
6. [Site Plan Documents, Civil, Landscape, etc...](#)
7. [Architectural Plans](#)
8. [Building Coverage Exhibit](#)
9. [Impervious Area Coverage Exhibit](#)
10. [Site Plan Illustrative](#)
11. [Lake Lot and Dry Lot – Model Fit Exhibit](#)
12. [Updated intersection improvement commitment letter](#)

Approvals:

Finance Director

City Manager

City Clerk

Kathryn Sims

Digitally signed by
Kathryn Sims
Date: 2021.04.30
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