

RESOLUTION NO. 24-24

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, GRANTING SITE PLAN APPROVAL PURSUANT TO SITE PLAN PETITION SP# 9-2-23, ATTACHED HERETO AS EXHIBIT “A,” FOR THE APPROXIMATELY .43 ACRES OF REAL PROPERTY KNOWN AS HANSON PARK, GENERALLY LOCATED ON THE SOUTHEAST CORNER OF GRIFFIN ROAD AND SOUTHWEST 106th AVENUE IN COOPER CITY, FLORIDA; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, petitioner Hanson Homestead, LLC, through its agent, CC Homes at Cooper City, (collectively referred to as the “Applicant”) filed Petition SP#9-2-23 (the “Petition”), seeking site plan approval for the approximately .43 acres of real property generally located on the southeast corner of Griffin Road and Southwest 106th Avenue in Cooper City, as more particularly described in Exhibit “A” (the “Property”); 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 final site plan, subject to certain conditions; 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, on February 24, 2024, the Royal Palm Ranches Preservation Board help a public hearing on the Petition and, after consideration, unanimously recommended approval thereof; and

WHEREAS, on February 29, 2024, the City’s Planning & Zoning Board held a public hearing on the Petition and, after consideration, unanimously recommended approval thereof and

WHEREAS, the Planning & Zoning Board and the Royal Palm Ranches Preservation Board have submitted to the City Commission their recommendation, copies of which are included in the Staff Report, and recommends the approval of the Petition pursuant to staff’s recommendation; and

WHEREAS, the City Commission finds that approving the Petition for final site plan approval 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 SP#9-2-23 is hereby approved, subject to the conditions set forth in the Staff Report attached hereto as Exhibit “B.”

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 _____ day of _____, 2024.

GREG ROSS
Mayor

ATTEST:

TEDRA ALLEN
City Clerk

APPROVED AS TO LEGAL FORM:

JACOB G. HOROWITZ
City Attorney

ROLL CALL

Mayor Ross _____
Commissioner Green _____
Commissioner Shrouder _____
Commissioner Katzman _____
Commissioner Mallozzi _____