



CITY OF COOPER CITY
COMMUNITY DEVELOPMENT DEPARTMENT /
PLANNING AND ZONING DIVISION

9090 SW 50 PLACE
COOPER CITY, FL 33328
(954) 434-4300

SITE PLAN APPLICATION

ATTENTION: Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Community Development Staff to review the proposed project, and the submittal and processing requirements. The submittal dates for DRC and P&Z Board can be found on the City's website at: www.coopercityfl.org.

FOR STAFF ONLY:
PETITION #: SP 9-2-23
DATE PETITION FILED:
9/13/23

Date of Pre-Submittal Meeting: 08/23/2023

INSTRUCTIONS TO APPLICANT:

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. A completed Notarized General Application must accompany this application.
3. Make Checks payable to the City of Cooper City per the current Fee Schedule.

I. PROJECT DESCRIPTION – (Attach additional sheets if necessary)

A. Please provide a narrative description of the proposed site plan or site plan amendment, which is the subject of this review. Provide enough detail to adequately describe all proposed uses on site.

The proposed site plan is for an existing single family home with a new proposed zoning district of R-1-D.

II. PROJECT HISTORY

List in chronological order any previous relevant development approvals. Attach additional page(s) for the following:

Petition Number:	n/a
Resolution/Ordinance #	n/a
Request:	n/a
Action:	n/a
Date:	

III. ADJACENT PROPERTIES

Adjacent Property:	Land Use Designation	Zoning Designation	Existing Use(s) of Property
NORTH	N/A	N/A	RIGHT OF WAY (GRIFFIN ROAD)
SOUTH	ESTATE	A-1* (COUNTY), R-1-D (PROP)	VACANT / SINGLE FAMILY RESIDENCES (PROPOSED)
EAST	ESTATE	A-1* (COUNTY), R-1-D (PROP)	VACANT / SINGLE FAMILY RESIDENCES (PROPOSED)
WEST	ESTATE	A-1* (COUNTY), R-1-D (PROP)	VACANT / SINGLE FAMILY RESIDENCES (PROPOSED)



CITY OF COOPER CITY
COMMUNITY DEVELOPMENT DEPARTMENT /
PLANNING AND ZONING DIVISION

9090 SW 50 PLACE
COOPER CITY, FL 33328
(954) 434-4300

IV. COMPLIANCE - (Attach Additional Sheets if Necessary)

Is property in compliance with all previous conditions of approval and/or applicable Code requirements?

Yes No If No, please explain: _____

V. TABULAR DATA

COMPLETE ALL DATA (INDICATING N/A IF NOT APPLICABLE)

PROJECT DATA	CODE REQUIREMENT	PROPOSED	DIFFERENCE
Acreage (Total Gross)	N/A	0.86	
Acreage (Total Net)	N/A	0.43	
Lot Depth (Maximum)	MIN. 100	153.89	+ 53.89
Lot Width (Minimum)	60	146.56	+ 86.56
Total Dwelling Units (DU'S)	N/A	1 SF	
Minimum Floor Area (sq. ft.)	1200	1717	+ 517
Density	N/A		
Total Sq. Footage	MIN. 6000	18,888.78	+ 12,888.78
Commercial (sq. ft.)	N/A	N/A	
Industrial (sq. ft.)	N/A	N/A	
Other (sq. ft.)	N/A	N/A	
Floor Area Ratio (FAR)	N/A	N/A	
% Building Coverage	33%	9.1%	+23.9%
Max. Bldg. Height (ft./stories)	30' / 2 stories	16' / 1 story	+ 14'
Impervious Surface Area	N/A		
Open Space Area	N/A		
Total Parking Spaces	3	3	0
Handicap Parking Spaces	0		
# of Access Points/Roads	1	1	0
# of Loading Areas/Spaces	N/A		
Accessory Structures (sq. ft.)	N/A	1 (pump room)	
Setback – Front	25	32.12	+7.12
Setback – Rear	15	44.77	+29.77
Setback – Side Interior	7.5	45.12	+37.62
Setback – Side Corner	15	n/a	0



CITY OF COOPER CITY
COMMUNITY DEVELOPMENT DEPARTMENT /
PLANNING AND ZONING DIVISION

9090 SW 50 PLACE
COOPER CITY, FL 33328
(954) 434-4300

For Residential Show tabular data on the site plan including: Total # of Dwelling Units (DUs); and Types of Units: # of Single Family (SF); # of Zero Lot Line (ZLL); # of Townhomes (TH); and # of Multi-Family (MF).

For other projects where it would be relevant provide on the SITE PLAN: # of Rooms; # of Seats; # of Beds; # of Children; # of Drive-Thru Lanes; in addition to: Recreation Area; Preserve Area; Civic Area; and Institutional Area.

VI. APPLICANT'S STATEMENT OF JUSTIFICATION
(Attach additional sheets if necessary)

A. Reference relevant purposes, goals, objectives and policies from the City's Comprehensive Plan, which is available online at the City's web site (www.coopercityfl.org).

This site plan is for an existing single family residence, which meets the setback criteria.

B. That the proposed request is in compliance with the City's Code of Ordinances. Please specify if any variances are necessary for approval of the proposed site plan.

The proposed site plan is in compliance with the City's Code of Ordinances.

No variances are sought or requested for this proposed site plan.

VIII. CONSENT STATEMENT
(Owner to complete if using agent/representative)

I/We, the aforementioned owner(s), do hereby give consent to James Wright to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the request(s) and property I/we own described in the attached application. Furthermore, as owner(s) of the subject property, I/we hereby give consent to the party designated above to agree to all terms or conditions that may arise as part of the approval of this application for the proposed use.

Signature(s) of Owner(s): Hanson Homestead, LLC

Print Name(s): John Bill Hanson, Manager
John Bill Hanson



CITY OF COOPER CITY
COMMUNITY DEVELOPMENT DEPARTMENT /
PLANNING AND ZONING DIVISION

9090 SW 50 PLACE
COOPER CITY, FL 33328
(954) 434-4300

IX. NOTARY

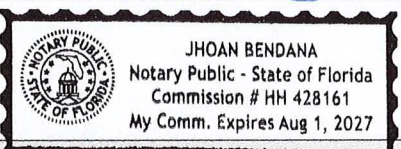
STATE OF Florida COUNTY OF Broward

The foregoing instrument was acknowledged before me this 28th day of August 20 23

By (Name of Person Acknowledging) John B Hanson She/he is personally known to me or has produced Florida D.L. as identification and did/did not take an oath.

NOTARY PUBLIC SIGNATURE: [Signature]
Name - Must be typed, printed, or stamped) Jhoan Bendana

My Commission Expires: 08/01/2027



X. SUBMITTAL CHECKLIST FOR PRELIMINARY/FINAL SITE PLAN REVIEW

QTY	REQUIRED	YES (√)
1	Completed Original General Application	<input checked="" type="checkbox"/>
1	Completed Original Site Plan Application	<input checked="" type="checkbox"/>
1	Certificate of Title, property deed or other proof of ownership	<input checked="" type="checkbox"/>
14	Signed Surveys - with 1 Signed and Sealed Survey	<input checked="" type="checkbox"/>
14	Plats	<input type="checkbox"/>
14	Site Plans	<input checked="" type="checkbox"/>
14	Aerials Photos of subject site clearly delineating site boundary lines.	<input checked="" type="checkbox"/>
14	Subject Site Maps clearly delineating site boundary lines with adjacent and nearby street names labeled.	<input checked="" type="checkbox"/>

VI. STAFF USE ONLY

Petition #: <u>SP 9-2-23</u>	Staff Intake By: <u>J Checkley</u>	Intake Date: <u>9/13/23</u>
Sufficiency Completed by: <u>J Checkley</u>	Sufficiency Date: <u>9/13/23</u>	

XIV. COOPER CITY CODE

Sec. 24-41. PRELIMINARY SITE PLAN REVIEW - SUBMITTAL REQUIREMENTS

NOTE: Preliminary site development plans for parcels not previously platted and recorded shall be accompanied by a preliminary plat before the Planning & Zoning Board and the City Commission.

- The following documents shall be submitted for preliminary site plan review:
- (a) Completed applications for concurrent site plan and plat review (if platting is required) with the applicant's signature notarized;
 - (b) Fourteen (14) copies of the preliminary site development plans (and fourteen (14) copies of the preliminary plat, if applicable) signed and sealed by a registered architect or engineer, or signed by a land planner;
 - (c) Proper site plan and plat review fees;
 - (d) Schematic engineering plans;

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

TRACT 29 OF SECTION 30, TOWNSHIP 50 SOUTH, RANGE 41 EAST, NEWMAN'S SURVEY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT A PORTION OF TRACT 29, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH ONE QUARTER CORNER OF SAID SECTION 30; THENCE NORTH 01°55'26" WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 1,333.57 FEET TO A POINT ON THE BASELINE OF SURVEY FOR STATE ROAD 818 ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION NO. 86015-2503; THENCE NORTH 88°26'16" EAST ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 660.59 FEET; THENCE SOUTH 01°33'44" EAST ALONG A LINE AT A RIGHT ANGLE FROM THE PREVIOUSLY DESCRIBED COURSE, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY EXISTING RIGHT OF WAY LINE FOR SAID STATE ROAD 818 AND THE POINT OF BEGINNING; THENCE SOUTH 88°26'16" WEST ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 645.27 FEET TO A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE FOR SW 106TH TERRACE; THENCE SOUTH 01°55'26" EAST, ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 345.20 FEET; THENCE NORTH 88°04'34" EAST, A DISTANCE OF 62.34 FEET; THENCE NORTH 01°55'26" WEST, A DISTANCE OF 236.22 FEET; THENCE NORTH 42°45'43" EAST, A DISTANCE OF 63.29 FEET; THENCE NORTH 87°26'52" EAST, A DISTANCE OF 538.51 FEET; THENCE NORTH 01°58'58" WEST, A DISTANCE OF 54.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A PORTION OF TRACT 29, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH ONE QUARTER CORNER OF SAID SECTION 30; THENCE NORTH 01°55'26" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 1,333.57 FEET TO A POINT ON THE BASELINE OF SURVEY FOR STATE ROAD 818, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR SECTION NO. 86015-2503; THENCE NORTH 88°26'16" EAST ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 663.97 FEET; THENCE SOUTH 01°33'44" EAST ALONG A LINE AT A RIGHT ANGLE FROM THE PREVIOUSLY DESCRIBED COURSE, A DISTANCE OF 510.84 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID TRACT 29 AND THE POINT OF BEGINNING; THENCE SOUTH 01°58'58" EAST ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 487.00 FEET; THENCE SOUTH 88°01'02" WEST, A DISTANCE OF 190.00 FEET; THENCE NORTH 01°58'58" WEST, A DISTANCE OF 487.00 FEET; THENCE NORTH 88°01'02" EAST, A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COOPER CITY, BROWARD COUNTY FLORIDA.