



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

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

REZONING APPLICATION (FLEX)

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, 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. ALL ADVERTISING AND RECORDING FEES WILL BE THE RESPONSIBILITY OF THE APPLICANT.

FOR STAFF ONLY:
PETITION #: 29-2-23
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. Refer to Code Section 23-151
4. Make Checks payable to the City of Cooper City per the current Fee Schedule.

I. ZONING INFORMATION

Existing Zoning: N/A - FLEX ALLOCATION Code Section: N/A - FLEX ALLOCATION
Proposed Zoning: N/A - FLEX ALLOCATION Code Section: N/A - FLEX ALLOCATION
Land Use Plan Designation: Estate (1) Residential
Acreage or Square Footage: 19.23 Gross (14.03 net) (19 Units Requested)
Brief Legal Description (attach full Legal Description): See attached.

II. ADJACENT PROPERTIES

Adjacent Property	Land Use Plan Designation	Zoning Designation	Existing Use(s) of Property
NORTH	N/A	N/A, (R-1-D prop for exist. SFH)	RIGHT OF WAY (GRIFFIN ROAD)
SOUTH	L-3 (RESIDENTIAL 1-3)	R-1-B	SINGLE FAMILY RESIDENTIAL
EAST	C (COMMERCIAL) AND L-3 (RESIDENTIAL 1-3)	B-2 AND R-1-A	SINGLE FAMILY RESIDENTIAL
WEST	C (COMMERCIAL)	OP	COMMERCIAL

If previous approvals of adjacent properties affect the subject Petition, please include a brief description of the approved square footage or the number of dwelling units.

III. CRITERIA FOR REVIEWING REZONING REQUESTS

The applicant should address each of the following criteria in the justification of the rezoning request. Responses should be on separate sheets and attached.

- (1) The proposed change is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;
- (2) The proposed change would not create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;



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- (3) Existing zoning district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;
- (4) The proposed change will not adversely affect living conditions in the neighborhood;
- (5) The proposed change will not create or excessively increase automobile and vehicular traffic congestion or otherwise affect public safety;
- (6) The proposed change will not adversely affect other property values;
- (7) The proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations;
- (8) The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;
- (9) There are substantial reasons why the property cannot be used in accord with existing zoning.

IV. SUBMITTAL CHECKLIST

QTY	REQUIRED <i>*Submittal requirements not to be duplicated if request accompanying other Petitions.</i>	YES (√)
1	Completed Original General Application	<input checked="" type="checkbox"/>
1	Completed Original Rezoning Application	<input checked="" type="checkbox"/>
1	Certificate of Title, property deed or other proof of ownership	<input checked="" type="checkbox"/>
* 14	Copies of the Signed & Sealed Surveys – 1 Signed & Sealed Survey	<input checked="" type="checkbox"/>
* 14	Plats, if property is platted	<input type="checkbox"/>
* 14	Site Plans or Statements of Intent of proposed use of property (Check with Staff)	<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"/>
1	Justification Statement	<input checked="" type="checkbox"/>
1	List of Property Owners within the 400' radius	<input type="checkbox"/>
1	Sets of Mailing Envelopes (labeled with Property Owners) & Use City's Address on the return	<input type="checkbox"/>
1	Radius Map from Property Appraisers Office showing 400' radius on tax map	<input type="checkbox"/>

V. SIGN CRITERIA FOR POSTING ON PROPERTY

Please refer to the attached code, Section 23-151(e) requirement for posting of the property, which is the responsibility of the applicant. If you have any question regarding the posting or other notification requirements of the Rezoning petition, please contact the Community Development Staff.

VI. STAFF USE ONLY			
Petition #: 29-2-23	Staff Intake By: J Chockley	Intake Date: 9/13/23	
Sufficiency Completed by: J Chockley	Sufficiency Date: 9/15/23		



January 16, 2024

Mr. Jason Chockley
Community Development Department
Assistant Director
City of Cooper City
9090 SW 50th Place
Cooper City, FL 33328

**RE: Griffin 106 Road Subdivision
Allocation of 19 Flexibility Units – Statement of Justification**

Dear Mr. Chockley,

The subject site consists of approximately 19.23 gross acres (14.03 net). The current use is agricultural (tree farm) as well as single-family residence. The adjacent zoning designations are: R-1-A and B-2 (east), R-1-B (south), OP (west), and is bounded by the City limits to the north (Griffin Road Right of Way). The Hanson Homestead LLC (single family parcel), has also applied to be rezoned to R-1-D at the same time as this application. Please accept this statement of justification for a petition to allocate 19 flexibility units in accordance with the provisions.

The analyses below identify whether:

- a. The proposed change is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof.***

Response: a. Policy 1.4.4 of the City's Comprehensive Plan states that City zoning as to permitted uses and densities must be in compliance with, or be more restrictive than, the requirements of the City Land Use Plan. The subject request is consistent with this policy and the Article VI, Section 3 of the Future Land Use Implementation Section of the Cooper City Comprehensive Plan, which allows the proposed uses on the subject site. Accordingly, the request may be considered consistent with the Comprehensive Plan.

- b. The proposed change would not create an isolated zoning district unrelated and incompatible with adjacent and nearby districts.***

Response: The project site is currently in an isolated zoning district, though compatible with surroundings. The adjacent zoning districts are as follows:

- North: Town of Davie / Griffin Road right of way / (R-1-D proposed for Hanson Homestead LLC single family lot)
- East: Community Business Center (B-2) and Estate Dwelling (R-1-A)
- South: Estate Dwelling (R-1-B)

- West: Office Park (OP)

The R-1-A and R-1-B neighboring zones will have similar density to the proposed change. Therefore, an isolated zoning district will not be created due to this change in zoning.

c. Existing zoning district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

Response: The current zoning, which is A-1*, is currently isolated by neighboring residential communities (R-1-A & R-1-B) and workspaces (OP & B-2). When the original homes were built in this property, the area was predominately of agricultural use. However, the East, North, and South sides have since been developed with higher density use. As such, the existing district boundaries are more illogical than the proposed.

d. The proposed change will not adversely affect living conditions in the neighborhood.

Response: Living conditions in the surrounding area are not expected to be adversely affected by this rezoning request. The surrounding properties to the South and East offer higher density than the rezoning proposal. Moreover, the site plan will restrict the southernmost lots to 1 story to preserve the privacy of the residents south of the existing canal.

e. The proposed change will not create or excessively increase automobile and vehicular traffic congestion, above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety.

Response: From a traffic generation standpoint, and based on accepted industry standards, the proposed uses associated with this request are not expected to have an excessive increase in traffic impact on the adjacent roadway network and will not otherwise adversely affect public safety. The accompanying site plans propose 38 single-family dwellings. The traffic study indicates that the proposed uses are projected to generate 414 daily trips, 31 AM peak hour trips (8 inbound and 23 outbound), and 40 PM peak hour trips (25 inbound and 15 outbound). This will not significantly increase vehicular traffic congestion.

f. The proposed change will not adversely affect other property values.

Response: The proposed rezoning will allow the development to be designed in a more creative manner and allow for the enhancement of the community. The proposed changes are not expected to adversely affect other property values through this rezoning request

g. The proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations.

Response: As stated above, the parcels around the project have already been developed into residential subdivisions. Further, the proposed development respects and enhances all existing developments and improves all adjoining property lines with landscaping buffers and appropriate lighting.

h. The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public.

Response: The proposed changes to the rezoning will not constitute a grant of special privilege to any individual owner, as contrasted with the welfare of the general public.

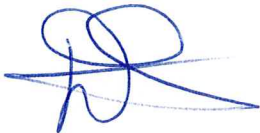
i. There are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: a. The surrounding properties' zoning designations are of greater intensity than the subject property. By rezoning the subject property, this will provide a more cohesive development with the surrounding areas and avoid illogically drawn boundaries.

If you have any questions or require additional information, please contact me at (305) 448 - 0353 or by email at dgerszuny@cchomes.com.

Sincerely,

CC HOMES AT COOPER CITY, LLC (on behalf of Hanson Homestead LLC)



Dario Gerszuny P.E.
Development Manager
CC Homes

REZONING APPLICATION

LEGAL DESCRIPTION OF HANSON PROPERTY (GROSS):

THAT PORTION OF TRACT 29 AND IT'S ADJACENT RIGHTS-OF-WAY "NEWMAN'S SUBDIVISIONS ONE AND TWO, TOWNSHIP 50 SOUTH RANGE 41 EAST" AS RECORDED IN PLAT BOOK 2 AT PAGE 26 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA THAT IS BOUNDED ON THE WEST BY THE WEST LINE OF THE SOUTHEAST ¼ OF SECTION 30-50-41 BOUNDED ON THE NORTH BY THE SOUTH RIGHT-OF-WAY LINE OF THE SOUTH NEW RIVER CANAL;BOUNDED ON THE SOUTH BY THE SOUTH LINE OF SECTION 30-50-41; AND BOUNDED ON THE EAST BY THE WEST LINE AND ITS NORTH AND SOUTH EXTENSIONS, OF "PINE LAKE" AS RECORDED IN PLAT BOOK 96, PATE 41 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.