



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

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

GENERAL 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:
SP, P, 2, Flex
PETITION #: 9-1-23
DATE PETITION FILED:
9/13/23

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

Check type of application(s) for:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Abandonment |
| <input type="checkbox"/> Site Plan Amendment | <input type="checkbox"/> Certificate of Conformity |
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Conditional Use |
| <input checked="" type="checkbox"/> Plat or Plat Amendment | <input type="checkbox"/> Sign Waiver |
| <input type="checkbox"/> Sign Package/ Sign Package Amendment | <input checked="" type="checkbox"/> Other: <u>Flex</u> |

INSTRUCTIONS TO APPLICANT:

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. Provide specific Petition Application(s).
3. Make Checks payable to the City of Cooper City per the current Fee Schedule.

I. PROJECT NAME AND LOCATION

- A. Project Name: Griffin 106 Subdivision
- B. Project Address: 10550 Griffin Road, Cooper City, FL 33328
- C. Section: 30 Township: 50 Range: 41 Total Acreage or square feet of Subject Property: 20.8 Gross
- D. General Location Description (proximity to closest major intersection, in miles or fraction thereof):
South East corner of Griffin Rd and SW 106th Ave
- E. Folio Number(s): (If numerous Folio Numbers, list on a separate sheet and attach to this application). 504130010040
- F. Brief Legal Description: See attached.

II. LAND USE AND ZONING INFORMATION

- A. Existing Zoning Designation: A-1* (Broward County)
- B. Future Land Use Plan Designation: Estate (1) Residential
- C. Existing Use(s) on Property: Existing one (1) Single family residence, tree nursery
- D. Proposed Use(s): Residential
- E. Other Land Use and Zoning conditions if applicable, i.e. approved variances, deed restrictions, previous conditions of approval: n/a



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III. PROPERTY OWNER/APPLICANT/AGENT INFORMATION

Property Owner(s) of Record: Hanson Homestead LLC
Address: 5921 W Broward Blvd City Plantation ST FL Zip 33317
Phone: 571-643-6917 Fax: _____ E-Mail: hanson.entrails@gmail.com

I am/We: John Bill Hanson, do hereby swear/affirm that I/we am/are the owner(s) of the property referenced in this application. I/We certify that the above statements and the statements or showings made in any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this application(s) attachments and fees become part of the official record of the Community Development Department of the City of Cooper City and the fee is not refundable. I/We understand that any knowingly false information given by me/us will result in the denial revocation or administrative withdrawal of the application or permit. I/We further acknowledge that additional information may be required by the City of Cooper City in order to process this application(s).

John Bill Hanson, manager (Signature of Owner) John Bill Hanson (Print Name)

STATE OF <u>Florida</u>	COUNTY OF <u>Broward</u>
The foregoing instrument was acknowledged before me this <u>28th</u> day of <u>August</u> 20 <u>23</u>	
By (Name of Person Acknowledging) <u>John B Hanson</u>	She/he is personally known to me or has produced <u>Florida D. 2</u> as identification and did/did not take an oath.
NOTARY PUBLIC SIGNATURE: <u>[Signature]</u>	Name - Must be typed, printed, or stamped) <u>Jhoan Bendana</u>
My Commission Expires: <u>08/01/2027</u>	

Petitioner(s) if other than Owner):
Address: _____ City _____ ST _____ Zip _____
Phone: _____ Fax: _____ E-Mail: _____

Agent (if other than Owner): CC HOMES AT COOPER CITY, LLC
Address: 2020 SALZEDO ST # 200 City CORN GABLES ST FL Zip 33134
Phone: 954-494-7352 Fax: _____ E-Mail: dgers2uny@cchomes.com



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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.

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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 the development of a residential community consisting of 38 single family residences.

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 / R-1-D (Prop)	RIGHT OF WAY (GRIFFIN ROAD) / SINGLE FAMILY RESIDENCE
SOUTH	L-3 (RESIDENTIAL 1-3)	R-1-1B	SINGLE FAMILY RESIDENCES
EAST	C AND L-3	B2 AND R-1-A	COMMERCIAL / SINGLE FAMILY RESIDENCES
WEST	C (COMMERCIAL)	OP	COMMERCIAL



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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	19.23	
Acreage (Total Net)	N/A	14.03	
Lot Depth (Maximum)	MIN, 100	123.89 - 151.98	+23.89 - 51.98
Lot Width (Minimum)	60	60	0
Total Dwelling Units (DU'S)	N/A	38 SF	
Minimum Floor Area (sq. ft.)	1200	2312 min	+ 1112
Density	N/A		
Total Sq. Footage	MIN. 6000	8,700 - 10,349 (NET)	+2700 - 4349
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%	33%	0
Max. Bldg. Height (ft./stories)	30' / 2 stories	30' / 2 stories	0
Impervious Surface Area	MAX 55%	37.5% - 39.4%	+15.6 - 17.5
Open Space Area	N/A		
Total Parking Spaces	3 / UNIT	4 / UNIT	+ 1
Handicap Parking Spaces	0	1	+ 1
# of Access Points/Roads	1	1	0
# of Loading Areas/Spaces	N/A		
Accessory Structures (sq. ft.)	N/A		
Setback – Front	25	25	0
Setback – Rear	15	15	0
Setback – Side Interior	7.5	7.5 - 10	0, +2.5
Setback – Side Corner	15	15	0



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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).

See attached Justification Statement.

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.

See attached Justification Statement.

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



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IX. NOTARY

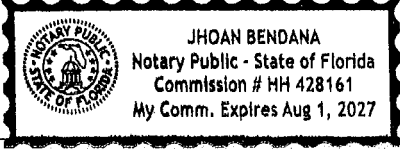
STATE OF Florida COUNTY OF Broward

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 (v)
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 9-1-23</u>	Staff Intake By: <u>J Chockley</u>	Intake Date: <u>9/13/23</u>
Sufficiency Completed by: <u>J Chockley</u>	Sufficiency Date: <u>9/15/23</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;



RECEIVED

SEP 13 2023

CITY OF COOPER CITY
PLANNING DIVISION

August 30, 2023

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
Site Plan – Applicant’s Statement of Justification**

Dear Mr. Chockley:

Please accept this statement of justification as required in Part VI. of the Site Plan Application for the above-referenced property.

Please find the responses below each of the following:

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).

Response: The subject site consists of approximately ~~19.23~~ gross acres (14.8 net acres). The current use is agricultural (tree nursery), as well as a single-family residence. This application constitutes a request for approval of a Final Site Plan pursuant to Section 24-43(b) of the Zoning Code, which allows plans to be reviewed as Final Site Plans at the initial stage of review if the plans and supporting data comply in all respects with the requirements for a final site plan. Accompanying this request are Rezoning, and Flexibility Unit Allocation applications. The plans reflect 38 single-family lots, similar in architectural style to the product offered by CC Homes at the Kingfisher Reserve project.

The proposed site plan include a gated private roadway providing access to the lots from Griffin Road. It includes one cul-de-sac at the south end of the property. There is no residents access from SW 106th Ave. However, a stabilized subgrade access road will be provided for emergency and fire department vehicles only. The lot sizes range from 8,700 to 10,348 square feet. The single family homes will range from 3 to 6 bedrooms, and from 2,806 to 4,178 square feet.

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 as submitted is in compliance with the City’s Code of Ordinances and will not require the approval of any variances or deviations from the code.



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

Sincerely,

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

A handwritten signature in black ink, appearing to read "J. Wright". The signature is stylized and cursive.

James C. Wright, P.E.
Vice President, Land



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PLAT/ PLAT AMENDMENT APPLICATION

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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 INFORMATION

NAME OF PLAT/PLAT AMENDMENT (Must match name of Plat cover sheet): Griffin 106 Subdivision

TYPE OF REVIEW: (Please One)

Preliminary Plat: Final Plat: Residential: Non-Residential: Plat Amendment:

PROPOSED USE OF PROPERTY: Residential

If Plat Amendment Provide Existing and Proposed Plat Note Language:

Explain Existing and Proposed Use and/or Conditions Being Requested for Change:

Existing use is a tree nursery / single family home.

IF RESIDENTIAL:

Total Number of Proposed Dwelling Units: 38

Total Land Area within Plat: 19.23 acres gross, 14.03 acres net

Residential Density of Plat (du/ac.): 1.98 du/ac gross, 2.71 du/ac net

IF NON-RESIDENTIAL:

Type of Proposed Use:

Total Land Area within Plat:

Proposed Maximum Building Area:



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DEVELOPER'S ENGINEER:

Provide the name of professional engineer responsible for coordinating preparation of construction plans and plat ("Developer's Engineer), or professional land surveyor if submittal is for plat only.

(Please Print or Type)

Firm Name: (if applicable) PULICE LAND SURVEYORS, INC
 Address: 5381 NOB HILL RD
 City: SUNRISE State: FL Zip Code: 33351
 Telephone: (954) 572-1777 Fax: (954) 572-1778 Mobil: _____
 E-Mail Address: jane@pulicelandsurveyors.com

II. SUBMITTAL CHECKLIST – PRELIMINARY/FINAL PLAT AND/OR PLAT AMENDMENT		
QTY	REQUIRED	YES
	*Submittal requirements not to be duplicated if request accompanying other Petitions.	(√)
1	Completed Original General Application	<input checked="" type="checkbox"/>
1	Completed Original Plat Application	<input checked="" type="checkbox"/>
1	Certificate of Title, property deed or other proof of ownership	<input checked="" type="checkbox"/>
*14	Sealed Surveys and 1 Signed and Signed Survey	<input checked="" type="checkbox"/>
*14	Preliminary or Final Plats and/or Plat Amendment	<input checked="" 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"/>

III. STAFF USE ONLY			
Petition #: <u>P 9-1-23</u>	Staff Intake By: <u>J Chockley</u>	Intake Date: <u>9/13/23</u>	
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