



ROYAL PALM RANCHES PRESERVATION BOARD

Minutes of February 22, 2024

Meeting Called to order at 6:30 P.M.

1. ROLL CALL

Royal Palm Ranches Preservation Board Members

MEMBERS	2/22/2024	11/1/23	5/9/2022	2/15/2022	12/14/2020	
Domingo Garcia	P	P	A	P	P	
Kevin Greenblatt (Vice Chair)	P	P	P	P	P	
Devon Sweet	P	P	P			
Kathleen Smith (Chair)	P	P	P			
Scott Zucker***	P	P				

\*Reappointed \*\* Resigned \*\*\* New appointment

STAFF PRESENT: Carlos Vega, Director of Community Development
Jason Chockley, Assistant Director of Community Development

2. ROYAL PALM RANCHES PRESERVATION BOARD - MINUTES - WAIVE/APPROVE
MINUTES OF 11/1/23: Motion to waive the reading of the minutes was made. All ayes on voice vote. MOTION WAS APPROVED. Motion to approve the minutes was made. All ayes on voice vote. MOTION WAS APPROVED.

3. PUBLIC COMMENTS:

4. NEW BUSINESS:

Mr. Chockley introduced the item as rezoning petitions that are tied into the same overall project, if you will. The first rezoning is for the original Hanson Homestead House. They're proposing that to be on a .43 acre size property. It's currently the oldest house in Cooper City. That piece is being carved out to remain intact and the new proposed development is wrapping around that on three sides. That rezoning request is from the Broward County A-1 district to a Cooper City R-1 D District. The second set of rezoning's are for the new master planned community. That one has the same rezoning from Broward County, A-1 to an R-1 D District. The purpose of that rezoning is to construct 38 single-family homes with lot sizes ranging from 8,700 square feet to 10,370 square feet. They will be one and two story homes, ranging from three to six bedrooms and square footage of 2312 to 4720. Access to the site is provided from Griffin Road via a right in and right out. There will be a gated emergency access off of 106, which will enter the community from the south at the cul-de-sac. The proposed lake, which is currently there, is owned by FDOT. That will stay intact as it is now. There will be a new lake being proposed on the south end to take the water and drainage expected from this site. Both of those lakes will serve as the buffer between this community and the Pine Lake subdivision to the east. The developer has restricted lots 18 and 19 to single-story homes only to ensure the privacy of the Cooper's Grove Association immediately to the south. The second rezoning for this proposed project is a flex rezoning. Right now by right, they're allowed one unit per acre. They're requesting additional 19 flex

units, which the City can grant them from our pool of reserve units, which is currently at 260, to double the density being applied for, bringing the total units of 38 on a gross acreage of 19 acres. That's snapshot of everything being requested before you. The applicants are here tonight. I believe they have a brief presentation and then we can bring it up for Board questions and then open it up to the public for any public comments. Thank you.

Mr. Mele introduced himself as Dennis Mele of 2000 East Broward Boulevard, Fort Lauderdale on behalf of the applicant. And we have some slides to show. Okay, there we go. So this is the property. You see the red square there, red rectangle? That's at the southeast corner of a 106th Avenue and Griffin Road. And I'll show you in a minute. You may wonder why is this property coming before this committee, but I'll show you in a minute why that's true. So just zeroing in on the property a little bit more, again, you see Griffin Road at the top a 106th Avenue at the left and you see on the right that lake that Mr. Chockley referred to. When DOT widened Griffin Road, they had to get drainage rights on the adjoining property because once you have more asphalt, you need more drainage. And so the DOT actually acquired that lake that you see kind of notched out of the property on the east side. And that lake will remain as Mr. Chockley mentioned. Now this is why we are here before you tonight. When the Royal Palm Ranch's property was annexed in that same annexation ordinance, there was also that little piece in yellow that you see on a 100th Avenue, a little bit north of Sterling, and then also in red you see our piece. So they were all annexed as part of the same ordinance and the ordinance referred to the Royal Palm Ranches committee. And so even though we're up on Griffin Road, because we're in the same ordinance, we come before you as well. So this is the county land use map. It's not quite as relevant. I'm going to go to the City land use map next. So this is the City land use map. And again, you see our property up at the top. The area in white in that center area that's in Davie, that's the United Ranches area. So the reason it shows up in white is because it's in Davie, not in Cooper City. And so you see that the property to our east right along Griffin Road where it's red, that's Commercial. But the property to our east where it's that bright yellow, that's three units an acre. So keep in mind we're only asking for two units an acre. The neighboring communities to our east and south are both three units per acre. Those are the Cooper Grove and the Pine Lake communities. So what we did, I think in the same spirit as having this board is we reached out to our closest neighbors to say, "Here's what we're proposing to do. What do you think?" And we will show you how that turned out for us. It turned out well, but I'll show you how it turned out. So then this is the zoning map. And as Mr. Chockley mentioned, we're still zoned unincorporated Broward County zoning because of the annex. Even though the property was annexed, it wasn't rezoned to a Cooper City category. So we're proposing to do that now. And by the way, even though there's two separate applications, we're all working together. The gentleman in the red shirt is Jimmy Wright from CC Homes, and they have the contract to purchase the 19 acres. And the two folks behind are the Mr. and Mrs. Hanson who owned the historic house, the oldest house in Cooper City.

Kevin Greenblatt said congratulations. Beautiful home

Mr. Mele said it was originally built in 1924 and then renovated many times. When it was originally built, there was no water and sewer in this area. There was no electric. And so it was an old-fashioned kind of farmhouse, but it's been renovated a little bit over time and I actually had a chance to tour it. It was pretty neat. So this is our site plan. And so you see the little notch south of Griffin Road, that's the historic home that will stay. And then as Mr. Chockley mentioned, we're building kind of around it. Our access comes off of Griffin. We've done a number of projects along a 106th Avenue, and we know that

traffic on a 106th Avenue is a very sensitive issue. That's why our driveway is on Griffin. As Mr. Chockley pointed out, at the southwest corner of the property, at the end of the cul-de-sac, we'll have a gated access for police, fire and EMS. So if the main entrance was blocked or something happened, they could still get in and do what they need to do to serve the property and protect life and safety. So also, we not only looked at the fact that the properties next to us are three units per acre and we're only two, but we also looked at the lot sizes. And our lot sizes are very much the same as theirs. We're a little larger than the Cooper Grove lots, and we're just a little slightly smaller than the Pine Lake lot. So we're right in the middle in terms of our lot sizes. And you see the DOT lake is still there. And then you see we add an additional one at the southeast corner of the property. We're also going to be widening the canal that is south of the property. So we reached out to our closest neighbors and you see that everyone where there's a yellow rectangle, those are folks that signed a letter concurring with what we're doing and agreeing with what we're doing. We presented the plans, we showed them the conditions about we were going to add the lakes, make the canal wider, etc. Now I don't want you to think that just because we didn't get a letter, the other people are opposed. The other people just didn't say anything. One of the other people, believe it or not, in Cooper Grove to our south immediately next to us is the new City manager. So it wouldn't be appropriate for him to write a letter either yes or no because we haven't been on the City Commission agenda yet. So that's pretty much where we're at. I know that we're farther away from your neighborhood than the folks that probably normally come before you, but we were part of the same annexation ordinance. So that's what we're supposed to do. We're going to the Planning and Zoning Board next week, and then we would be onto the City Commission shortly after that. So if you have any questions, we'd be happy to answer.

Ms. Sweet asked what the bright green area represented.

Mr. Mele said if I could start, let's say on 106th and move east. So the dark green is a berm. The light green is a swale area, retention area, and then the brown is the lot. So the idea was to put the retention outside of the lots because a lot of times what happens if you put the retention in the lot and then somebody fills it in, you just were talking about on the previous item. So we take the retention outside the lot, put it in the common area. We will have a homeowners' association that will own and maintain the common areas. So that's designed to make sure it stays that way and it doesn't get filled in. And then you see it wraps around on 106th and also wraps around on the south side of Griffin Road. That light green and the dark green again is the berm.

Mr. Zucker asked how many homes they were looking to build.

Mr. Mele said thirty-eight. Thirty-eight homes on nineteen acres.

Ms. Sweet asked if the home faces Griffin.

Mr. Mele said the historic home faces Griffin.

Ms. Sweet asked about the entrance.

Mr. Mele said that gray is the road. It's at the northeast corner to have it on Griffin, but to keep it far away from 106th so if somebody's turning or whatever, there's plenty of room.

Chairwoman Smith asked if the current usage is a tree farm.

Mr. Mele said correct.

Chairwoman Smith asked if it was their intention to use a lot of the established trees in the facility.

Mr. Mele said it is our intention to use the trees on the property, both for this property and for other properties that we are building. We're actually building in Davie very close by right now as well. So we have good material there. We actually have had a landscape inspector for Davie out to the property, the landscape inspector for Cooper City out to the property because-

[inaudible question]

Mr. Mele said I'm sure that there will be a sale of some kind before we start and because the Hansons own the trees and the property but we will be able to use some of that material in our development. There's some beautiful trees out there. You kind of have to go back in behind the house and kind of get in that property a little bit. But there's some beautiful trees out there.

Public Hearing followed.

Board deliberations and discussion followed before the vote.

**MOTION: TO APPROVE 4A HANSON PARK REZONING #Z 9-23-23 (A-1TO R-1-D); ITEM 4B HANSON PARK FLEX REZONING #Z 9-23-23 (19 FLEX UNITS) AND ITEM 4C HANSON HOMESTEAD REZONING #Z 9-23-23 (A-1TO R-1-D) MADE BY SCOTT ZUCKER AND SECONDED BY DOMINGO GARCIA. THERE WERE ALL AYES ON THE ROLL CALL VOTE. MOTION WAS APPROVED.**

5. **COMMUNITY DEVELOPMENT REPORT:**

6. **BOARD MEMBER CONCERNS:**

7. **ADJOURNMENT:**

Meeting adjourned at 8:05 PM.