



MEMORANDUM

To: City Commission

From: Jason Chockley, Community Development Assistant Director

Date: August 27, 2024

Re: Hanson Homestead
Site Plan

PETITIONS: Hanson Homestead – Site Plan (SP #9-2-23)

LOCATION: SE Corner of Griffin Rd and SW 106th Avenue, Cooper City, Florida

OWNER/PETITIONER: Hanson Homestead LLC (Owner)
CC Homes at Cooper City LLC (Agent)

LAND USE DESIGNATION: E-Estate

ZONING DESIGNATION: A-1, Agricultural (Broward County) District (existing)
R-1-D, Single Family (Cooper City) District (proposed)

ACRES: .43 Acres

ANALYSIS:

This item is a Preliminary/Final Site Plan petition for the proposed Hanson Homestead parcel. The proposed subject site will .43 acres in size and presently has 1 single family home (oldest in City of Cooper City). It far exceeds the minimum lot size of 6000sq/ft for new proposed zoning district. No physical changes are being proposed to the house or features on the property with this project.

The new site will be buffered in the form of landscaping, retaining walls and fencing from the new proposed Hanson Park project. Access to the site is provided from an existing driveway along Griffin Road, right in and right out.

The proposed “Griffin 106 Subdivision” plat provides future access to the Hanson Homestead site from within the proposed gated community and a declaration of restrictive covenants is proposed restricting the site to R-1-D permitted uses if the current house is moved or demolished.

RECOMMENDATION: The site plans, engineering, and landscape plans have been reviewed by the DRC for conformance with the applicable zoning district regulations and are in conformance with those standards subject to the conditions listed below. The Development Review Committee therefore recommends APPROVAL of the Site Plan and Plat petitions subject to the following:

1. Approval or receipt of the following items prior to City Commission Approval of the Site Plan.
 - a. City Commission approval of the property from the A-1 to the R-1-D zoning district.
 - b. Engineering Department approval of Engineering Plans, Water & Sewer Plans, and Paving and Drainage Plans.
 - c. Central Broward Water Control District review and approval of the Drainage and Water Management Plans.

ROYAL PALM RANCHES PRESERVATION BOARD RECOMMENDATION:

At the meeting on February 24, 2024, the R.P.R.P.B. recommended APPROVAL with a 5-0 Vote.

PLANNING AND ZONING BOARD RECOMMENDATION:

At the meeting on February 29, 2024, the Planning and Zoning Board recommended APPROVAL with an 8-0 Vote.