

ORDINANCE NO. 24-14

AN ORDINANCE OF THE CITY OF COOPER CITY, FLORIDA, APPROVING REZONING PETITION #Z 9-2-23; PROVIDING FOR THE REZONING OF THE APPROXIMATELY 19.23 GROSS ACRES OF REAL PROPERTY GENERALLY LOCATED ON THE SE CORNER OF GRIFFIN ROAD AND SW 106th AVENUE IN COOPER CITY, FLORIDA; REZONING THE SUBJECT PROPERTY FROM A-1, AGRICULTURE (BROWARD COUNTY) TO R-1-D, SINGLE FAMILY 6000SQ/FT (COOPER CITY) TO BUILD THIRTY-EIGHT (38) HOUSES; PROVIDING FOR THE ALLOCATION OF NINETEEN (19) FLEX UNITS TO THE SUBJECT PROPERTY; PROVIDING FOR AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Petition #Z 9-2-23 (the "Petition") has been submitted by Hanson Homestead, LLC, the Owner, through its agent, CC Homes at Cooper City, (collectively, the "Applicant") to rezone the approximately 19.23 acres of real property generally located on the SE Corner of Griffin Road and SW 106th Avenue in Cooper City (the "Property") from A-1 Agriculture (Broward County) to R-1-D single family 6000 sq/ft (Cooper City) in order to build thirty-eight (38) houses on the Property. A copy of the Petition is attached hereto as Exhibit "A;" and

WHEREAS, the Petition further provides for the allocation of nineteen (19) flex units; and

WHEREAS, in 2003, the City of Cooper City (the "City") annexed the Royal Palm Ranches community from unincorporated Broward County; and

WHEREAS, on September 30, 2003, the City Commission adopted Ordinance No. 2003-09-08, thereby submitting the proposed annexation to referendum and approving an agreement

between the City and the residents of Royal Palm Ranches to provide for the future governing of the community (the “Pre-Annexation Agreement”); and

WHEREAS, on September 30, 2003, the City Commission also adopted Ordinance No. 2003-10-04, thereby amending the City’s A-1 Agricultural Zoning District to more accurately reflect the Broward County standards for the potential annexation area; and

WHEREAS, the Pre-Annexation Agreement provided that the provisions of the Cooper City Code Section 23-76, establishing an “SRL, Special Residential Overlay District,” shall apply to all of the properties annexed into the City; and

WHEREAS, the Pre-Annexation Agreement further provides, as follows:

The Properties, considered collectively, will be considered a preservation area and in order to protect the rural atmosphere of the Properties, all Broward County land use and zoning classifications, rules and regulations that are applicable to the Properties on the effective date of the annexation shall be adopted by the City for the Properties. If the land use and zoning classifications, rules and regulations governing the Properties differ from those which exist in the City, the City shall modify its Codes no later than September 15, 2004 to enable the Properties to be maintained as they exist on the effective date of the annexation.

WHEREAS, the City’s professional staff has reviewed the Petition and confirmed that it meets the minimum sufficiency requirements for consideration by the City Commission, as set forth in greater detail in the staff report attached hereto as Exhibit “B” and incorporated herein; and

WHEREAS, the Royal Palm Ranches Preservation Board considered the Petition for rezoning of the Property on February 24, 2024 and recommended approval; and

WHEREAS, the Planning and Zoning Board of the City of Cooper City considered the Petition for rezoning of the Property on February 29, 2024 and recommended approval; and

WHEREAS, in accordance with the Pre-Annexation Agreement, any and all municipal enactments that may affect a change in the Properties in the Royal Palm Ranches community must be approved by a super-majority (4/5) vote of the City Commission; and

WHEREAS, the City Commission of the City of Cooper City (“City Commission”) has conducted a public hearing in accordance with Florida law; and

WHEREAS, after said hearing, the City Commission deems it to be in the best interests of the citizens and residents of the City of Cooper City that the Property be rezoned from A-1 Agriculture (Broward County) to R-1-D single family 6000 sq/ft (Cooper City) in order to preserve one (1) existing house on the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA:

Section 1: **RECITALS ADOPTED.** That each of the above stated recitals is hereby adopted and confirmed. All exhibits attached hereto are incorporated herein and made a part hereof.

Section 2: That the Petition is hereby granted to rezone the approximately 19.23 acres of real property generally located on the SE Corner of Griffin Road and SW 106th Avenue in Cooper City (the “Property”) from A-1 Agriculture (Broward County) to R-1-D single family 6000 sq/ft (Cooper City) in order to build thirty-eight (38) houses on the Property. The City Commission hereby further authorizes the allocation of nineteen (19) flex units to the subject Property.

Section 3. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails

to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 4: The amendment set forth in Section 2 hereof shall be entered in the official zoning map of the City of Cooper City, by the Community Development Director, subsequent to the effective date of this Ordinance.

Section 5: All sections or parts of the Code of Ordinances, all ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict herewith, be and the same, are hereby repealed to the extent of such conflicts.

Section 6: Should any section or provision of this Ordinance, or any portion thereof, of any paragraph, sentence or word, be declared by a Court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof, as a whole or a part thereof other than the part declared to be invalid.

Section 7: This Ordinance shall become effective upon adoption.

THE REST OF THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.

PASSED AND ADOPTED on First Reading this _____ day of _____, 2024.

**PASSED AND FINAL ADOPTION on Second Reading this _____ day of _____,
2024.**

GREG ROSS
Mayor

ATTEST:

TEDRA ALLEN
City Clerk

Approved As To Legal Form:

JACOB G. HOROWITZ
City Attorney

ROLL CALL

Mayor Ross _____
Commissioner Green _____
Commissioner Shrouder _____
Commissioner Katzman _____
Commissioner Mallozzi _____



BUSINESS IMPACT ESTIMATE

8/27/2024 Meeting Date

Ordinance Title: Ordinance 24-14

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If any of the following exceptions to the Business Impact Estimate requirements apply, check the applicable box and leave the remainder of the form blank.

- The ordinance is required for compliance with federal or state law or regulation;
- The ordinance relates to the issuance or refinancing of debt;
- The ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The ordinance is required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by the City;
- The ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;
 - b. Sections 190.005 and 190.046, regarding community development districts;

- c. Section 553.73, relating to the Florida Building Code; or
- d. Section 633.202, relating to the Florida Fire Prevention Code.

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):
2. Estimate the direct economic impact of the proposed ordinance on private, for-profit businesses in the City:
3. Estimate of direct compliance costs:
4. Any new charge or fee imposed by the proposed ordinance:
5. Estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs
6. Estimate of the number of businesses impacted by the proposed ordinance:
7. Additional Information: _____

