



CITY COMMISSION ORDINANCE/RESOLUTION

TITLE: Ordinance 24-13 (Community Development)

DATE: August 27, 2024

DESCRIPTION: AN ORDINANCE OF THE CITY OF COOPER CITY, FLORIDA, APPROVING REZONING PETITION #Z 1-1-24; PROVIDING FOR THE REZONING OF THE APPROXIMATELY .43 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 PRESERVE THE ONE (1) EXISTING HOUSE ON 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.

CITY MANAGER RECOMMENDATION:

The City Manager recommends that Ordinance 24-13, the Rezoning Application for Hanson Homestead, be approved on 2nd reading. The Planning and Zoning Boards also recommended approval of the R-1-D Rezoning request with an 8-0 vote.

BACKGROUND OF ITEM:

PETITION:	Hanson Homestead – Rezoning #Z 1-1-24 (A-1 to R-1-D)
LOCATION:	SE Corner of Griffin Rd and SW 106 th Avenue, Cooper City
OWNERS/ PETITIONERS	Hanson Homestead LLC (Owner) CC Homes at Cooper City LLC (Agent)
LAND USE DESIGNATION	E – Estate
REQUEST:	Rezone from A-1 Broward County (Agriculture) to R-1-D Cooper City (single-family 6,000 sq/ft.) to preserve one (1) existing house on .43 acres.

The proposed subject site is .43 acres and has one single-family home (the oldest in the City of Cooper City). The property was annexed into the City on September 15, 2004, and is part of the Royal Palm Ranches Preservation annexation agreement. The existing zoning and Land Use Plan designations were inherited from Broward County and are the same as before the property was annexed into the City. The pre-annexation agreement that applies to the subject site states that all zoning changes must first come before the Preservation Board for a recommendation and must be approved by a super-majority vote of the City Commission.

The rezoning is necessary to separate the lot from the current parcel/property boundaries.

Consistency with Adopted Comprehensive Plan: Policy 1.4.4 of the City’s Comprehensive Plan states that City zoning as to permitted uses and densities must comply with, or be more restrictive than, the requirements of the City Land Use Plan. The subject request is consistent with this policy and Article VI, Section 3 of the Future Land Use Implementation Section of the Cooper City Comprehensive Plan.

Land Use & Neighborhood Compatibility: The site's general area has been transitioning from predominantly agricultural uses to more low-density residential developments, as proposed under the subject request. The proposed lot will be larger than the new adjacent lots of the Hanson Homestead subdivision, which will surround it on three sides. It will be buffered by landscaping, retaining walls, and fencing. The proposed zoning may, therefore, be considered compatible with the surrounding land uses.

CC Homes has provided letters of support from residents of the Pine Lake community.

Traffic Impacts:

Keeping this existing single-family home will have no adverse impacts on traffic.

Staff Finding:

Staff recommends APPROVAL of the rezoning request from the A-1, Broward County district to the R-1-D district based on a finding that the petition can be considered consistent with the Comprehensive Plan and compatible with the surrounding land uses.

ROYAL PALM RANCHES PRESERVATION BOARD RECOMMENDATION:

At the February 24, 2024, meeting, the R.P.R.P.B. recommended APPROVAL of the R-1-D Rezoning request with a 5-0 Vote.

ATTACHMENTS:

1. Ordinance 24-13
2. Hanson Homestead Rezoning App & Justification
3. Hanson Homestead LLC Site/Landscape Plan

Workflow History			
User	Task	Action	Date/Time
Allen, Tedra	NEW ITEM: Not Yet Routed	*COMPLETE: Forward to City ...	08/05/24 04:47 PM
Horowitz, Jacob	Assigned to Attorney	COMPLETE: Forward to City M...	08/05/24 04:50 PM
Rey, Alex	Assigned to City Manager	COMPLETE: Forward to City Cl...	08/06/24 02:42 PM
Allen, Tedra	Assigned to City Clerk	APPROVE ITEM: End Workflow	08/13/24 01:52 PM
Allen, Tedra	END WORKFLOW - APPROVED		08/13/24 02:09 PM