



CITY COMMISSION ORDINANCE/RESOLUTION

TITLE: Resolution 24-24 - (Community Development)

DATE: August 27, 2024

DESCRIPTION: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, GRANTING SITE PLAN APPROVAL PURSUANT TO SITE PLAN PETITION SP# 9-2-23, ATTACHED HERETO AS EXHIBIT "A," FOR THE APPROXIMATELY .43 ACRES OF REAL PROPERTY KNOWN AS HANSON PARK, GENERALLY LOCATED ON THE SOUTHEAST CORNER OF GRIFFIN ROAD AND SOUTHWEST 106th AVENUE IN COOPER CITY, FLORIDA; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

CITY MANAGER RECOMMENDATION:

The City Manager recommends approval of Resolution 24-24 approving Site Plan Petition SP# 9-2-23.

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.

ANALYSIS:

This item is a Preliminary/Final Site Plan petition for the proposed Hanson Homestead parcel. The proposed subject site will be .43 acres in size and presently has 1 single-family home (oldest in the City of Cooper City). It far exceeds the minimum lot size of 6000sq/ft for the 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 of 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.

FISCAL IMPACT:

This new site will increase tax revenue for the City as it will no longer have an agricultural exemption.

ALTERNATIVES:

Keep site as existing.

ATTACHMENTS:

1. Resolution 24-24
2. Site Plans
3. Application & Justification
4. Declaration of Restriction Covenants for R-1-D Uses

Workflow History 			
User	Task	Action	Date/Time
Chockley, Jason	NEW ITEM: Not Yet Routed	*COMPLETE: Forward to City ...	08/07/24 04:24 PM
Horowitz, Jacob	Assigned to Attorney	COMPLETE: Forward to City M...	08/13/24 11:28 AM
Rey, Alex	Assigned to City Manager	COMPLETE: Forward to City Cl...	08/13/24 12:52 PM
Allen, Tedra	Assigned to City Clerk	APPROVE ITEM: End Workflow	08/13/24 01:58 PM
Allen, Tedra	END WORKFLOW - APPROVED		08/13/24 05:08 PM