



**CITY COMMISSION
ORDINANCE/RESOLUTION**

TITLE: Resolution 24-23 (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# 9-1-23, ATTACHED HERETO AS EXHIBIT "A," FOR THE APPROXIMATELY 19.23 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 24-23 granting site plan approval of Petition SP# 9-1-23 – Hanson Park.

PETITIONS	Hanson Park – Site Plan (SP #9-1-23)
LOCATION	SE Corner of Griffin Rd and SW 106 th 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	19.23 acres gross from Broward County Acreage Determination Letter 14.03 acres for the proposed Plat

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 Park subdivision. It is being presented for Preliminary/Final Site Plan approval pursuant to Section 24-43(b) of the Zoning Code.

The subject site is approximately 19.23 net acres in size made up of two tracts of land (Hanson Parcel and FDOT lake which was purchased from the Hanson Family) and is located on SE Corner of Griffin Rd and SW 106th Avenue. Accompanying this petition are rezoning and plat petitions which reflect a total of 38 lots that are from 8,700 to 10,370 square feet in size. The site plan reflects one and two-story single-family homes, 3 to 6 bedrooms, with models from 2,312 to 4,720 square feet.

Access to the site is provided only from Griffin Road via a right-in and right-out. The plans reflect a private gated community with a private internal street within a 60-foot wide access tract. The project will include access gates with a visitor call box. Landscape berms are being proposed along Griffin Road and SW 106th Avenue to ensure buffering and privacy for the new homes. There will be a gated "emergency access only" entrance off of SW 106th Avenue into the southern end of the community.

The proposed lake and the current FDOT lake will serve as a buffer between this community and the Pine Lake subdivision to the East. The developer has restricted lots 18 and 19 to single-story units only to ensure the privacy of the Cooper's Grove community to the south.

There are no recreation lands being proposed within the development. Therefore, the developer will need to secure approval of a fee in lieu of the recreational land dedication requirement of six acres per thousand population generated by the development. An appraisal and park dedication fee was calculated and a check for \$331,000 has been submitted to the City.

The property has been surveyed for wetlands, and permits from the South Florida Water Management District and Florida Department of Environmental Protection will be required before the City's issuance of a fill permit.

PLAT PETITION:

The Plat reflects 38 specifically delineated lots with a restriction of single-family detached dwelling units. The plat reflects access from Griffin Rd to the north. A lake that will serve as the water management area and a private road to be dedicated to the future Homeowners Association. In addition, the Plat reflects all utility and drainage easements.

The proposed plat provides future access to the Hanson Homestead site, 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 plat, site plans, engineering, and landscape plans have been reviewed by the DRC for conformance with the proposed 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 and Plat Amendments:
 - a. City Commission approval of the flex rezoning petition accompanying these petitions to change the zoning on the property from the A-1 to the R-1-D zoning district with the application of 19 flex units.
 - b. Engineering Department approval of the Water and Sewer Agreement and payment of the ERC Fees.
 - c. Engineering Department approval of Engineering Plans, Water & Sewer Plans, and Paving and Drainage Plans.
 - d. Central Broward Water Control District review and approval of the Drainage and Water Management Plans.
 - e. Payment of the fee in lieu of the recreational dedication requirement.

2. Approval or receipt of the following items prior to permit issuance:
 - a. Payment of General Government Impact Fees and any outstanding Broward County fees.
 - b. Broward County approval of the sewer collection transmission system.
 - c. Health Department approval of the Water Distribution System.
 - d. Post Office & Broward County E911 approval of the Address Plan.
 - e. Submittal of recorded copies of the HOA Documents and the Declaration of Restrictive Covenants.
 - f. Payment of the Cost Recovery Fees, including the Appraisal and the Traffic Study Fees.

FISCAL IMPACT:

This new proposed subdivision will increase tax revenue for the City as it will add 38 new homes to the property tax rolls.

ALTERNATIVES:

Keep the site as existing

ATTACHMENTS:

1. Resolution 24-23
2. Site Plans
3. Applications & Justifications
4. Broward County Acreage / Density Letter

Workflow History



User	Task	Action	Date/Time
Chockley, Jason	NEW ITEM: Not Yet Routed	*COMPLETE: Forward to City ...	08/07/24 04:17 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 12:53 PM
Allen, Tedra	Assigned to City Clerk	APPROVE ITEM: End Workflow	08/13/24 03:23 PM
Allen, Tedra	END WORKFLOW - APPROVED		08/13/24 05:04 PM