

# City of Cooper City Comprehensive Plan

## Chapter 1 Future Land Use Element

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# FUTURE LAND USE ELEMENT

## TABLE OF CONTENTS

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<b>I</b>	<b>INTRODUCTION</b>	1-1
<b>II</b>	<b>EXISTING LAND USE</b>	1-1
	A. INTRODUCTION	1-1
	B. METHODOLOGY	1-1
	C. HISTORIC AND NATURAL RESOURCES	1-2
	D. DENSITY AND INTENSITY OF EXISTING LAND USE	1-5
	1. RESIDENTIAL	1-5
	2. COMMERCIAL	1-5
	3. INSTITUTIONAL	1-5
	4. UTILITIES	1-5
	5. PARKS AND RECREATION	1-6
	6. WATERWAYS, CANALS AND LAKES	1-6
	7. VACANT LAND	1-6
<b>III</b>	<b>FUTURE LAND USE ANALYSIS</b>	1-7
	A. AVAILABILITY OF FACILITIES AND SERVICES	1-7
	1. TRANSPORTATION	1-7
	2. SANITARY SEWER AND POTABLE WATER	1-8
	3. SOLID WASTE DISPOSAL	1-10
	4. DRAINAGE	1-10
	5. NATURAL GROUNDWATER	1-10
	B. CHARACTER AND MAGNITUDE OF VACANT OR UNDEVELOPED LAND	1-11

1. VACANT LANDS	1-11
2. SOILS	1-11
3. TOPOGRAPHY	1-11
4. NATURAL RESOURCES	1-11
5. HISTORIC RESOURCES	1-12
C. LAND REQUIREMENTS FOR PROJECTED POPULATION	1-12
1. METHODOLOGY	1-12
2. ANALYSES	1-13
3. CONCLUSION	1-13
D. METHODOLOGY FOR ESTIMATED GROSS ACREAGE NEEDED BY CATEGORY (5.006(2)(C)3)	1-14
1. RESIDENTIAL	1-14
2. COMMERCIAL	1-16
3. COMMUNITY FACILITIES	1-17
4. PARKS AND RECREATION	1-17
5. UTILITY	1-18
6. TRANSPORTATION	1-18
<b>IV AN ANALYSIS OF THE NEED FOR REDEVELOPMENT</b>	1-18
A. BLIGHTED AREAS	1-18
B. HISTORIC STRUCTURES	1-19
C. DEVELOPMENT AND REDEVELOPMENT OF FLOOD PLAIN AREAS	1-19
<b>V GOAL, OBJECTIVES AND POLICIES</b>	1-19
<b>VI FUTURE LAND USE PLAN IMPLEMENTATION</b>	1-38
SECTION 1. GLOSSARY OF THE DEFINITIONS	1-38
SECTION 2. GENERAL REQUIREMENTS	1-42
SECTION 3. ZONING AS TO PERMITTED USES AND DENSITIES	1-43
SECTION 4. DEVELOPMENT REVIEW REQUIREMENTS	1-55

## CITY OF COOPER CITY COMPREHENSIVE PLAN

---

SECTION 5. REPORTING REQUIREMENTS	1-58
SECTION 6. AMENDMENTS	1-58
<b>VII PUBLIC PARTICIPATION</b>	<b>1-59</b>
A. COMPREHENSIVE PLAN AMENDMENTS	1-59
B. COMPREHENSIVE PLAN AND EVALUATION AND APPRAISAL REPORTS	1-60
<b>VIII EXHIBITS</b>	<b>1-62</b>
1-1 TRAFFIC ANALYSIS ZONES	
1-2 EXISTING USES	
1-3 WELLFIELD ZONES	
1-4 SOILS	
1-5 FUTURE LAND USE	
<b>IX TABLES</b>	
1-1 EXISTING LAND USE CATEGORIES	1-2
1-2 EXISTING LAND USES – COOPER CITY 2002	1-6
1-3 HISTORIC POPULATION AND WASTEWATER FLOWS	1-8
1-4 PROJECTED WASTEWATER FLOWS	1-8
1-5 HISTORIC WATER CONSUMPTION	1-9
1-6 WATER DEMAND PROJECTION	1-9
1-7 PROJECTED DWELLING UNITS BASED ON CURRENT VACANT LAND	1-14
1-8 FUTURE LAND USES: ACREAGE AND DWELLING UNITS	1-15
1-9 GENERALIZED FUTURE LAND USE ADEQUACY	1-17

## CHAPTER 1

### FUTURE LAND USE ELEMENT

#### I. INTRODUCTION

The Future Land Use Element (FLUE) of a comprehensive plan acts as a backbone for future development of a city. It contains a planned program to direct all physical development within the City. Its function is to define and secure future land uses and their locations; recognize and accommodate the aspects of timing, cost and current development trends into future land uses; and maintain consistency throughout the comprehensive plan to promote an economically sound and balanced quality of life for the community. This element also analyzes the types of use for which municipal lands can be developed and provides the basis for planning municipal services and facilities. The element has been prepared in accordance with the appropriate county, state, and federal guidelines, and considers the goals and policies for future land use that the City of Cooper City supports. The Future Land Use Element is divided into six sections: Existing Land Use; Future Land Use; Need for Redevelopment Analysis Goals, Objectives and Policies; Implementation and Public Participation.

#### II. EXISTING LAND USE

##### A. Introduction

The Existing Land Use section includes a general description and location of the community's land uses. Methodology is included as required by 9J-5 for collection of data recorded on the Existing Land Use Map. The Existing Land Use Map depicts the existing location and acres of lands. The existing land use classifications are consistent with those utilized by Broward County for the overall County Existing Land Use Map and the requirements of 9J-5.006. A series of natural resource maps are also included to show existing conditions, as required by 9J-5.

##### B. Methodology

For analysis purposes, Cooper City was divided in accordance with the nine (9) Traffic Analysis Zones, (T.A.Z.). T.A.Z.'s are planning study areas utilized by Broward County for analyzing traffic generation, impact fees, etc. See Exhibit 1-1

Aerial maps, at a scale of 1"= 300', as well as area visits were used to verify existing land uses. A computation of the existing land uses was completed using the existing land use classifications developed by Broward County.

The following coding system classifications are used on the Existing Land Use Map, Exhibit 1-2 [5.00(1)(a)], and Table 1-1. [5.005(1)(c)]. These classifications are consistent with those utilized by the Broward County Planning Council.

**Table 1-1  
Existing Land Use Categories**

<b>Residential</b>	<b>Non-Residential</b>
Estate (1 du/acre or less)	Private Recreation
Single Family (1-5 du/ac)	Public Recreation
Multi Family 1 (5-25 du/acre)	Commercial
Multi-Family 2 (25-50 du/ac)	Industrial
<b>Other</b>	Agricultural
Vacant	Institutional
Waterways, Canals, Lakes	Utilities

For the purpose of classifying existing land uses, educational uses, religious institutions and public buildings were grouped under a single category of institutional. The City used public and private recreational land use classifications to address the requirement in 9J-5 for "Other Public Facilities land uses". [5.006(1)(a)9]

**C. Historic and Natural Resources**

Due to the relatively young age of the City, Chartered in 1959, the City does not have any historic resources which meet the requirements of 9J-5. [5.006(1)(a) 11]. However, the City enacted Ordinance 2003-01-03, which declared a matter of public policy that the protection, enhancement, perpetuation, and use of improvements or sites of special character or special architectural, archaeological or historic interest or value is a public necessity and is required in the interest of the health, prosperity, safety, and welfare of the people. The purpose of this section is to: (1) Effect and accomplish thru protection, enhancement and preservation of such improvements, sites and districts which represent or reflect elements of the City’s cultural, social, economic, political, and architectural history. (2) Safeguard the City’s historic, prehistoric and cultural heritage, as embodied and reflected in such historic structures, sites and districts. (3) Stabilize and improve property values, and enhance the visual and aesthetic character of the City. (4) Protect and enhance the City’s attractions to residents, tourists, and visitors, and serve as a support and stimulus to business and industry.

The Conservation Element of the Comprehensive Plan indicates there are no conservation lands in the City of Cooper City, a result of the natural vegetation being disturbed by farming activity after World War II. The major waterways, canals and lakes

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## CITY OF COOPER CITY COMPREHENSIVE PLAN

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(5.006(1)(b)3) are indicated on the Existing Land Use Map, Exhibit 1-2. Existing water wells and wellfield protection zones; [5.006 (1) (b) 1.] are indicated on Exhibit 1-3.

Cooper City is an inland community with no beaches and shores. [5.006 (1) (b) 2] There are no rivers, bays and harbors within the municipal boundaries. [5.006 (1) (b) 3] There are small isolated wetland areas located throughout the undeveloped areas in the City. These wetlands have not been identified or mapped as significant wetland resources by Broward County or the South Florida Regional Planning Council. These wetlands will be identified through the development review process and protection or mitigation measures will be identified, as necessary. These areas are discussed in more detail in the Conservation Element.

Exhibit 1-4, Soils Map, was based on the soil survey prepared by the U.S. Department of Agriculture for Eastern Broward County. The survey indicates that lime rock is the most significant mineral deposit in Cooper City. The individual soil types are explained below. [5.005(1)(b) 5]

### **Soils Classifications and Descriptions**

**Basinger Fine Sand -** This is nearly level, deep, poorly drained, sandy soil in broad sloughs and flats.

**Dania Muck -** This is nearly level, very poorly drained, organic soil underlain by limestone at a depth of 14 to 20 inches.

**Hallandale Fine Sand, -** This nearly level, poorly drained, sandy soil is underlain by limestone at a depth of 7 to 20 inches.

**Hallandale and Margate Soil -** These are nearly level, poorly drained soils that have been modified by grading, shaping and covered with 8 to 20 inches of fill material.

**Immokalee-Urban Land Complex -** This soil type consists of Immokalee fine sand and urban land. The areas of these components are so intermixed or so small that separation at the scale of mapping is impractical.

**Lauderdale Muck** This is nearly level, very poorly drained, organic soil underlain by lime rock at a depth of 20 to 40 inches.

**Margate Fine Sand -** This is nearly level, poorly drained, sandy soil that is underlain by limestone at a depth of 20 to 40 inches but has solution holes as deep as 60 inches.

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## CITY OF COOPER CITY COMPREHENSIVE PLAN

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<b>Margate-Urban Complex -</b>	This complex consists of Margate fine sand and urban land.
<b>Paola-Urban Complex -</b>	About 55 to 75 percent of this complex consists of Paola soils, which are commonly in lawns, vacant lots, and play grounds, and 20 to 45 percent consists of urban land.
<b>Plantation Muck -</b>	This is nearly level, very poorly drained soil that has a muck surface layer over sandy mineral material.
<b>Sanibel Muck -</b>	This is nearly level, deep, very poorly drained soil that has a muck surface layer over sandy mineral material. It is in ponds, drainage ways and low, broad flats.
<b>Udorthents, Shaped -</b>	This map unit consists of a mixture of soil and geologic soil material that has been shaped and contoured mainly for golf courses and major highways.
<b>Urban Land -</b>	This map unit consists of areas that are more than 70 percent covered by airports, shopping centers, parking lots, buildings, streets, sidewalks and other structures, so that the natural soil is not readily observable.

The Federal Emergency Management Agency provides maps of flood plain locations. The maps revealed that the majority of the City's municipal lands are located within a flood plain. Under storm intensity conditions (i.e., 100 year storm) the City would be in the area of flooding. The local water control district is the Central Broward Water Control District. The District's base flood elevation is stricter and supercedes the F.E.M.A. requirements. The Conservation Element further discusses the drainage districts. [5.006(1)(b) 3]

A review of the Areas of Critical State Concern, pursuant to Section 380.05, Florida Statutes, found that no lands of the municipality fall within those designations. [5.006(1)(f) 2]

The population figures for Cooper City used in the Comprehensive Plan are based on the 2000 U.S. Census, University of Florida Bureau of Economic and Business Research population estimates and the Broward County's Office of Planning and Environmental Protection's populations projections, methodology, including both year round and seasonal residents.

D. Density and Intensity of Existing Land Use:

The approximate acreage and general range of density or intensity of existing land uses, in tabular form, is shown on Table 1-2. (5.006(1)(c)].

1. **Residential:** Residential land uses are the predominate land use in the City, encompassing 2,538 acres or 62% of the City's total land area. For classification purposes, residential land uses are divided into four (4) density categories within Cooper City, as tabulated on Table 1-2. Combined, the residential categories account for 62% of the land area in the City. The predominate type of existing residential use is Single Family, encompassing 53% of the land area in the City. The Estate and high density Residential uses comprise 2% of the land area. The Estate Residential percentage is expected to increase as existing vacant areas are developed and estate enclaves are annexed. The medium density residential areas make up the balance of the residential lands and represent 7% of the total land area.
  
2. **Commercial Development:** Commercial development currently encompasses 155 acres or only 4% of the City's total land area. Cooper City has primarily been a residential community, reflecting its predominance of residential developments. The City currently does not have a Central Business District.  
  
Community retail trades placed along arterial roadways are the typical style of commercial development found in the City, along with service businesses. No regional commercial centers or malls exist within the City. However, a variety of commercial uses have been developed throughout the City along major roadways including Flamingo Road, Griffin Road, Stirling Road and Sheridan Street. These commercial uses are distributed throughout the City to serve all its residents.
  
3. **Institutional:** Institutional uses include public and private educational institutions, religious institutions, community facilities and planned municipal/community centers, encompassing 241 acres or 6% of City lands. Lands designated community facilities were planned and are distributed throughout the community, assuring adequate acreage for future school demands and the location of public service facilities.
  
4. **Utilities:** Existing utilities encompass approximately 100 acres and represent 2% of municipal lands. Utility acreage includes a major FP&L transmission line transversing the City and the municipal, public works, wastewater and water treatment facilities.
  
5. **Parks & Recreation:** Park and recreation acreage within the City totals 317 acres or 7% of municipal lands. This acreage is comprised of public parklands owned by the City or Broward County, and private recreation areas. Brian Piccolo Park is a regional park in the City and it consists of 180 acres located on Sheridan

**CITY OF COOPER CITY COMPREHENSIVE PLAN**

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Street. Additional park acreages are also leased from the County School Board, which includes recreation fields located at educational facilities in the community.

The City platting process requires developers to dedicate 6 acres of land per 1,000 population or a similar fee, in lieu thereof, for park facilities based upon the development’s projected population. This assures adequate acreage for meeting current and future recreation needs for Cooper City.

6. **Waterways, Canals & Lakes:** Water bodies account for 356 acres or 9 % of total lands. A primary drainage canal, South New River C-11, runs parallel with Griffin Road to the Atlantic Ocean via the New River Waterway. Lakes only include manmade lakes that contain development runoff from residential sites. No natural lakes or rivers occur in the community.
  
7. **Vacant:** Vacant lands comprise all remaining undeveloped land within municipal boundaries. The City's Future Land Use Plan has designated future uses for these vacant lands. Vacant land accounts for approximately 9% or 392 acres of total City area.

<b>Table 1-2 Existing Land Uses – Cooper City 2002</b>		
<b>Land Use</b>	<b>Percent</b>	<b>Net Acreage</b>
Estate Residential	<b>1</b>	<b>52</b>
<b>Single Family</b>	<b>50</b>	<b>2,176</b>
<b>Multi Family (1)</b>	<b>6</b>	<b>278</b>
<b>Multi Family (2)</b>	<b>1</b>	<b>32</b>
<b>Agriculture</b>	<b>0</b>	
<b>Commercial</b>	<b>4</b>	<b>155</b>
<b>Private Recreation</b>	<b>2</b>	<b>93</b>
<b>Public Recreation</b>	<b>5</b>	<b>224</b>
<b>Utilities</b>	<b>2</b>	<b>100</b>
<b>Institutional</b>	<b>6</b>	<b>241</b>
<b>Vacant or Undeveloped</b>	<b>9</b>	<b>392</b>
<b>Waterways</b>	<b>8</b>	<b>356</b>
<b>Industrial</b>	<b>1</b>	<b>27</b>
<b>Major Roadways</b>	<b>5</b>	<b>204</b>
<b>Total</b>	<b>100</b>	<b>4,330</b>

Note: Major roadways are those which are Broward County Trafficways.  
 Sources: Growth Management Department  
 Leigh Robinson Kerr & Associates, Inc.

**III. FUTURE LAND USE ANALYSIS**

The Analysis section of this element, as required by 9J-5, examines the ability of the City to provide public facilities concurrent with development, the existing conditions of undeveloped lands to determine its suitability for development, and the amount of land required to accommodate the future population. The Analysis section includes a Future Land Use Map, depicting the designations and extent of future uses adopted by the City is provided as Exhibit 1-5. Included are stated guidelines that will maintain the existing qualities and characteristics of the community with regard to an economically balanced community, and the concern for the safety, health and welfare of all residents. This portion of the element also includes approximate future acreages for each land use category.

**A. Availability of Facilities and Services**

Cooper City has numerous facilities that meet the service requirements of the community. The City has taken on the responsibility of providing adequate treatment of all wastewater generated in the City, along with providing an adequate, safe water supply for residents. Traffic circulation responsibilities are primarily taken on by the County. The major municipal roads, such as Sheridan Street, Stirling, Griffin, Flamingo and Hiatus Roads, fall under State or County, jurisdiction.

**1. Transportation**

The Transportation Element of this Comprehensive Plan indicates that the system of roadways proposed to be constructed through the years 2006 and 2015 is generally adequate to serve the community at its adopted level of service. [5.005(2)(a) 1]. One deficiency is projected for the short term planning horizon (2006) along Sheridan Street. The Transportation Element identifies policies and programs to improve the operation of Sheridan Street in the short term until the roadway is expanded and the capacity is increased.

**2. Sanitary Sewer and Potable Water**

The City's utility service area is the total municipal boundary including future annexation areas. The geographic boundaries of the municipality were defined based upon the City's position to provide central sewage and potable water in this area..

For the purpose of this analysis, the annexation areas that are included in the utility service area are those unincorporated enclaves within and adjacent to the City's current boundary. A map of the area is provided in the Infrastructure Element. The City utility service area is bound by the current city boundary to the west (Flamingo Road and properties abutting Flamingo Road), Griffin Road to the north, Pine Island Road to the east (north of Stirling Road) and University Drive to the east (south of Stirling Road) and Sheridan Street to the south.

## CITY OF COOPER CITY COMPREHENSIVE PLAN

Unincorporated land located within this boundary shall be considered for future annexation purposes provided the residents agree to annex into the City either voluntarily or through referendum as permitted by State Law. This area was selected as the most likely to be serviced by Cooper City because of its proximity to existing utility services and because it encompasses the unincorporated enclaves between the City corporate limits and the limits of adjacent communities.

The existing municipal utilities system includes both potable water and wastewater. The facilities, originally divided into east and west service areas have been interconnected to form one system. Originally, the two systems were developed by a private utility company for separate service areas. The City acquired the two plants in 1983. Successive land annexations and extensions of new utility lines have allowed the City to make the systems continuous. Table 1-3 shows the historic wastewater flows and population served.

Table 1-4 is a summary of projected wastewater flows through 2015. The current permitted capacity of the City’s wastewater treatment plant is 3.46 million gallons per day (mgd) for the three-month average daily flow (TMADF). The data in Table 1-4 indicates that the projected average daily flows for the buildout population will not exceed the current capacity of the wastewater system. (5.005 (2) (a) 2).

<b>Table 1-3 Historic Population and Wastewater Flows</b>		
<b>Year</b>	<b>Population</b>	<b>AADF (mgd)</b>
1990	21,335	3.210
2000	27,939	3.259
2001	28,134	3.057 <sup>(1.)</sup>

(1.) Decrease is attributable to water conservation and improvements to the water transmission system.  
**Sources:** Updated Capacity Analysis Report for the City of Cooper City Wastewater Treatment Plant prepared by CH2M Hill, March 2002. US Department of Commerce, 2000 Census

<b>Table 1-4 Projected Wastewater Flows</b>					
<b>Year</b>	<b>Estimated Population</b>	<b>Per Capita Flow Rate (gpd)</b>	<b>Estimated AADF (mgd)</b>	<b>Peaking Factor</b>	<b>Estimated TMADF (mgd)</b>
2001	28,134	84.5	2.70	1.078	2.56
2006	29,649	84.5	3.09	1.078	2.69
2015	38,368	84.5	3.22	1.13	2.83

**Sources:** Updated Capacity Analysis Report for the City of Cooper City Wastewater Treatment Plant prepared by CH2M Hill, March 2002.  
 Leigh Robinson Kerr & Associates, Inc. ; City Staff 2008

**CITY OF COOPER CITY COMPREHENSIVE PLAN**

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Water for City residents is supplied by well pumping into a softening and disinfection treatment process. The treated water is stored in underground storage tanks, and boosted into the distribution system by high service pumps.

The Plant was constructed in 1998 with a permitted capacity of 3.0 million gallons per day lime softening and 3.0 million gallons per day membrane softening for a total of 6.0 MGD. The system has four storage tanks with a combined capacity of 2.5 million gallons. Six off-site wells serve the plant with a combined capacity of 12.2 million gallons. An improvement is underway at this time to increase the capacity to 7.0 mgd.

Water consumption in Cooper City averages approximately 113 gallons per capita per day (GPCD). However, the yearly average fluctuates due to environmental considerations. For example, during drought conditions, governmental regulations limit water usage resulting in reduced water consumption.

As shown on Tables 1-5 and 1-6, the existing water treatment capacity of 6 million gallons per day is sufficient to meet maximum daily demands until 2006 . The programmed improvements will accommodate the additional demand projected for 2015. [5.005(2)(a) 5]. Continued conservation and improvements to the water transmission system will help to reduce demand through the long range planning horizons.

<b>Table 1-5 Historic Water Consumption</b>			
<b>Year</b>	<b>Average Estimated Population</b>	<b>Average Daily Treated Water Produced, GPD</b>	<b>Average Daily Per Capita Treated Water, GPCD</b>
1990	21,335	2,040,000	96
2000	27,939	3,520,000	125
2001	28,134	3,280,000	117
		<b>Average</b>	<b>113</b>

Source: Cooper City Utilities Department; Leigh Robinson Kerr and Associates, Inc.

<b>Table 1-6 Water Demand Projection</b>			
<b>Year</b>	<b>Year End Estimated Population</b>	<b>Average Daily Treated Water Demand, MGD</b>	<b>Maximum Daily Treated Water Demand, MGD (gpm)</b>
2006	29,649	3.46	5.53 (3840)
2015	38,368	3.83	5.76 (4000)

Source: Cooper City Utilities Department; Leigh Robinson Kerr & Associates, Inc.

**3. Solid Waste Disposal**

Solid waste disposal is handled by Broward County, as a county-wide function. Since 1974, all residential and commercial construction (Class 1) solid waste generated within the City agreement has been collected under a franchise agreement with a private carrier. Solid waste is disposed of at the central disposal sanitary landfill site owned and operated by Waste Management, Inc. or at one of the Broward County Resource Recovery facilities. The Infrastructure Element indicates that there is adequate existing or planned capacity in the County's solid waste system to accommodate future growth in the City of Cooper City.

**4. Drainage**

The City's drainage is currently handled through a system of swales, catch basins and storm sewers. The system drains into secondary canals, which overflow rainwater directly into the C-11 canal that runs along its northern municipal boundary. The C-11 primary canal is under the jurisdiction of the South Florida Water Management District, (S.F.W.M.D.). The Central Broward Water Control District (C.B.W.C.D.) regulates, under State Law, drainage permits and construction standards for the prevention of flooding and the maintenance of secondary and tertiary drainage facilities. The current system meets the City's drainage requirements and adopted level of service. [5.005(2)(a) 4]

**5. Natural Groundwater**

The source of potable water in Cooper City, as well as the remainder of the County is the Biscayne Aquifer. This aquifer is recharged through infiltration. Additional recharge for the aquifer is provided through the construction of lakes and canals that receive urban runoff. The S.F.W.M.D. regulates development procedures to ensure continual recharge of the aquifer. The Broward County Department of Planning and Environmental Protection, (B.C.D.P.E.P.) regulates storage tanks' design to prevent contamination of the aquifer. The County also has enacted strict regulations to protect wellfields, called the Wellfield Protection Ordinance, which restricts the use and storage of hazardous substances in businesses operating within wellfield drawdown areas.

Pumping activity for potable water is also regulated by the S.F.W.M.D. No particular capacity limit has been determined for the Biscayne Aquifer, but all pumping activity is approved through the issuance of consumptive water use permits by S.F.W.M.D, which is reviewed by the District every two years. Water use permits are typically issued to cities or government agencies based on the allocated capacity to these applicants by the S.F.W.M.D. (5.005(2)(a) 6]

**B. Character and Magnitude of Existing Vacant or Undeveloped Lands**

**1. Vacant Lands**

Vacant or undeveloped land area includes approximately 392 acres. Most of this land is suitable for development. [5.005(2)(b)1]

**2. Soils**

The primary soil characteristics of Cooper City comprise poorly drained, nearly level soils with a thin surface layer of fine sand, followed by a layer of organic soils. Beneath the subsoil is hard limestone, usually found at a depth of 40 to 60 inches.

The typical soil conditions in Cooper City allow for conventional development practices utilized throughout Broward County. Areas that have isolated organics and muck may be filled with soil that can support construction.

To improve the drainage conditions of existing soils, the Central Broward Water Control District has designed a Conceptual Water Management Plan for its service area, which includes Cooper City. As development continues, potential land development improvements will be evaluated by the responsible drainage authority. [5.005 (2)(b)2]

**3. Topography**

Cooper City's topography is generally flat as typically found in South Florida. This lack of relief restricts natural drainage patterns, but this condition is alleviated through conventional buildup and drainage practices. [5.005(2)(b) 3]

**4. Natural Resources**

Currently the City does not have areas designated for conservation purposes that would restrict the use of lands. There are no areas of critical state concern, regionally significant resources or local areas of particular concern in the City. Limited isolated wetlands exist throughout the undeveloped areas of the City. These resources have not been identified or mapped by the local, county, regional, or state agencies as significant conservation areas. These wetland resources will be identified during the development approval process and protected or mitigated consistent with policies of the Comprehensive Plan. Natural resources include an abundance of lime rock, Cooper City's abundant rainfall and semi-tropic climate. [5.005 (2)(b) 4]

**5. Historic Resources**

A review of the Florida Master Site File found no architecturally significant or historic resource designations within the City.

The Cooper City Commission adopted a historic preservation ordinance on 2002, following the guidelines established by the National Park Service. The City is actively recruiting professional members to serve on a historic preservation board, and staff has been soliciting proposals from consultants to assist in surveying and identifying historical sites and to develop historic preservation standards.

The City has been working on identifying historically significant sites for approximately eight years. The first site developed in the City is under municipal ownership, and buildings are currently used to house the City’s Public Works functions. The City is currently working with Broward County to acquire the second site, a golf course and country club, which shall be retained as such, subject to a recorded deed restriction, in perpetuity. All other early construction is comprised of single-family homes, occupied and under private ownership.

The City is also the location of the only intact Indian burial mound in Southeast Florida. Based on the report from archaeological experts, the site is a unique situation and not part of a larger archaeological or historically significant site. This property is under private ownership and the City has been working with the owners and the Seminole Tribe of Florida to install a permanent marker and monument on the site.

**C. Land Requirements for Projected Population**

**1. Methodology**

An analysis was performed to determine the needed gross acreage, per residential land use category, for the future residents of Cooper City. The following information and resources were utilized in the analysis:

<b>DATA</b>	<b>SOURCE</b>
Existing Population 2001,	University of Florida Bureau of Economic and Business Research
Existing Population and Housing Data,	2000 US Census
Future Population, 2015 (Buildout)	Broward County DPEP
Household Population	2000 U.S. Census.
Available Acres	Leigh Robinson Kerr & Associates, Inc. (comparison of total buildable acres per Future Land Use Map to existing developed acres)

**2. Analyses**

Total dwelling units allowed by the Future Land Use Map, shown on Table 1-7, were calculated by multiplying the vacant acres with a residential land use designation by the density of the land use designation. The column total indicates the total future dwelling units permitted within the City.

Current population figures are compared to future buildout population to determine the additional projected population by 2015. The difference is the new residential population to be supplied with the dwelling units. In order to estimate the number of dwelling units needed to house the increased population, the projected number for the increased population was divided by the anticipated household size of 3.0. This number was then compared to the number of dwelling units available on the Future Land Use Map, shown on Table 1-7. At buildout (2015), approximately 4,244 additional persons are anticipated to reside in the City. The figure includes the unincorporated enclaves located within the current City limits that will likely be annexed into the city. Assuming a household size of 3.0, approximately 1,414 dwelling units would be required to accommodate this population. The current land use designations on the vacant or undeveloped lands in the City would accommodate 714 dwelling units.

The population projection for the short-range planning period (2006) is 29,649, which represents an increase of 1,415 persons. This number was calculated using a straight-line interpolation between the current population and the 2015 population projection developed by Broward County. Assuming a household size of 3.0, approximately 505 dwelling units would be required to serve the 2006 projected population.

**3. Conclusion**

Comparison of the difference in the number of dwelling units required to house the increased population with the projected number of dwelling units indicates that the land use plan designations provide sufficient land to accommodate the projected population for the short range planning period (2006). However, additional residential density may be required to accommodate the projected buildout population. The City must continue to monitor population growth trends in the City during the Comprehensive Plan Evaluation and Appraisal Report process to determine the validity of the population projections and the need for additional residential housing in the City for the year 2015.

Several factors may work to reduce the projected dwelling unit deficiencies identified in this analysis. First, the 2000 Census indicated that the average household size has increased from 2.6 to 3.0 during the past decade. This figure may increase during the next decade and reduce the number of dwelling units needed.

<b>Table 1-7 Projected Dwelling Units Based on Current Vacant Land</b>		
<b><u>Designation</u></b>	<b><u>Available Acres</u></b>	<b><u>Total Dwelling Units</u></b>
Rural Ranches	0	0
Rural Estates	0	0
Estate 1	206	206
Residential 2	0	0
Residential 2-3	31	93
Residential 3-5	31	155
Residential 5-10	26	260
Residential 10-16	0	0
Residential 16-25	0	0
Special Classification	0	0
<b>RESIDENTIAL TOTAL</b>	<b>294</b>	<b>714</b>

Current Population 2001 : 28,134  
Projected Population: 2015 : 38,368  
 Difference: 4,244

Accommodated Population per Dwelling Units Projected  
 714 x 3.0 persons/household = 2,142 people  
 Source: Leigh Robinson Kerr & Associates, Inc.,

Second, Broward County is in the process of updating the long range population projections. The 2015 population used in this analysis is based on the 1990 census and other assumptions that may not be relevant. The updated projections will likely affect the dwelling unit demand figures. The City will continue to monitor the 2015 population projection updates prepared by Broward County and adjust this analysis during the Evaluation and Appraisal Report process. Third, opportunities will be available for redevelopment of existing uses being replaced by mixed use developments including residential uses.

D. Methodology for Estimated Gross Acreage Needed by Category (5.006(2)(c) 3 )

**1. Residential**

The Future Land Use Map gives specific allocations of residential dwelling units to residentially designated land uses in the City. Development may not exceed the specific allocation of units as adopted by the City Commission, and the Broward County Planning Council, which reviews land use designations throughout the

**CITY OF COOPER CITY COMPREHENSIVE PLAN**

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County. Development may not exceed the specific allocation of units without a Land Use Plan Amendment, or application of reserve or flexibility units, if available in the flexibility zone. (See Future Land Use Element Implementation Section)

<b>Table 1-8 Future Land Uses Acreage and Dwelling Units [5.005(2)(C)1]</b>		
<b>Land Use Residential</b>	<b>Gross Acreage</b>	<b>Dwelling Units</b>
Rural Estates	0	0
Rural Ranches	0	0
Estate	340	340
Res. 2	233	466
Res. 1-3	722	2,166
Res. 3-5	747	3,735
Res. 5-10	155	1,550
Res. 10-16	9	144
Res. 16-25	2	50
Special Classification	878	4,291 4
<b>RESIDENTIAL TOTAL</b>	<b>3,086</b>	<b>12,747</b>
<b>Land Use Non-Residential</b>	<b>Gross Acreage</b>	<b>Dwelling Units</b>
Commercial	255	
Office Park	34	
Community Facility	177	
Industrial	31	
Parks & Recreation	343	
Utilities	104	
Waterways	<u>300</u>	
<b>NON-RESIDENTIAL TOTAL</b>	<b>1,244</b>	
<b>TOTAL</b>	<b>4,330</b>	

Source: Leigh Robinson Kerr & Associates, Inc

Cooper City lies in Flexibility Zones 101, 102 and 117 as defined in the Broward County Land Use Plan. In order to maintain a plan in "substantial conformity" with the County Plan, Cooper City's land use plan must be developed within given parameters, which include residential densities, industrial and commercial acreage.

Based on the analysis provided in the previous section, the Future Land Use Map may not provide sufficient residential areas to accommodate the future projected population. Land Use Plan Map amendments for additional residential units will

be evaluated based on the analysis contained in the Comprehensive Plan and additional data, analysis and trends related to population growth.

**2. Commercial**

As the city grows and develops, there will continue to be a need for commercial areas to provide for the residents' retail and personal services. Commercial use includes office use. Cooper City, as other western Broward County Communities, has experienced significant growth compared to the eastern portion of the County. Commercial designations in Cooper City have been located along major trafficways, particularly at intersections, so traffic flow would not be interrupted by ingress/egress traffic into commercial sites.

During the period 1989-1996, the amount of commercial development in the City almost doubled. Approximately 444,000 square feet of commercial use was added during this period. Also there was a reduction in the amount of land designated Commercial on the Future Land Use Map. Several land use plan amendments near the intersection of Hiatus Road and Stirling Road resulted in approximately 23 acres being changed from commercial to residential. The ratio of commercial land uses to residential land uses in the Cooper City is approximately one-half that of other communities throughout the County. The City recognizes a need for additional commercial development in order to maintain a balanced mix of land uses for the convenience of the residents and to maintain a healthy tax base. Approval of future commercial areas should be based not only on need but also market demand, and compatibility.

In order to address the need for additional commercial land, the City has incorporated flexibility provisions that allow small retail centers to be developed in residential areas consistent with the Broward County Land Use Plan, provided that the proposed commercial areas meet the criteria in this Future Land Use Element. This language is provided in Section VI. Future Land Use Implementation.

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## CITY OF COOPER CITY COMPREHENSIVE PLAN

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Table 1-9 also indicates a need for industrial properties within the City. This may be addressed through annexation.

<b>TABLE 1-9 Generalized Future Land Use Adequacy To Serve Projected Population 2015</b>					
<b>Generalized Future Land Use Category</b>	<b>Acre/ Population</b>	<b>2015 Population</b>	<b>Acres Needed</b>	<b>Acres Provided</b>	<b>Surplus/ Deficit</b>
Commercial	8.4/1,000	38,368	322	255	-67
Industrial	6.8/1,000	38,368	261	31	-230

### **3. Community Facilities**

These land uses include numerous community-based facilities serving residents' needs. The existing Cooper City Hall and Community Center is designated community facility.

To meet the needs of the community's school aged children, existing educational facilities are designated as a community facility. In some instances, major residential developments were required to dedicate land for future school sites to the County School Board as part of the development review process adopted by the Board of Broward County Commissioners, or pay a fee in lieu thereof with each building permit.

Religious institutions are also permitted in the Community Facilities Category. The number of religious institutions in the City has increased significantly in recent years. The City recognizes the significant social contributions that religious institutions make to the community. However, this segment of the community is exempt from property taxes and does not contribute to the tax base. In addition, these uses eliminate some potential for future commercial development that is needed to serve the community. The City should approve future religious institutions, only after careful consideration of the need for these facilities in relation to provision of an appropriate mix of land uses that support a healthy economic base for the community. Many land use categories permit community facilities which provide adequate supply.

### **4. Parks and Recreation**

Land for parks are also required to be dedicated to the City by all residential developments, according to the projects' population and City requirements. The developmental review process requires a dedication of acreage or fees to meet the

City's park standards. The current City standard of 6 acres of park area per 1,000 residents is significantly over the County standard of 3 acres per 1,000 residents at the local government level. This higher standard is primarily due to the family character of the City. The locations of future parks are dependent on the development review process for projects. Locations and types of facilities for future neighborhood active recreation, areas serving undeveloped but planned residential areas have not been designated on the Future Land Use Map. As outlined in the Recreation and Open Space Element, 194 acres are needed for 2015 and 400 acres currently exist.

**5. Utility**

As part of the development review process, all developments are required to dedicate needed easements for utility transmission lines, lift stations, etc. Many land use categories permit utilities which provide adequate supply.

**6. Transportation**

Major roadways within Cooper City are either designated on the county or state trafficways maps. The developmental review process requires an evaluation of the development's impacts on roadways, which may result in impact fees, roadway improvements or both. Additional right-of-way dedication may also be required.

Developers are responsible for designing and constructing their own local roadways required to serve all private parcels of land.

**IV. AN ANALYSIS OF THE NEED FOR REDEVELOPMENT**

**A. Blighted Areas**

Cooper City is a relatively young community and contains no blighted areas or uses inconsistent with the community's character and future land uses; therefore, no plan for redevelopment has been formulated. [5.006 (2) (d) 1] As the housing stock ages, the City will inevitably need to begin addressing physical deterioration of structures. However, this is not currently a problem. The City Code Compliance Officers address property appearance problems. In order to help maintain the community standards, the City provides financial assistance for minor home repair through the Community Development Block Grant program.

Development of new retail centers in the western portion of the City during the past decade also brought physical deterioration of older retail centers. Two of these retail centers have recently been renovated: Pinelake Plaza and Cooper City Plaza. The City continues to work with local property and business owners to encourage and promote renovation of retail uses.

**B. Historic Structures**

The housing and building stock is relatively new and none qualify as historically significant.

**C. Development and Redevelopment of Flood Plain Areas**

Current land development regulations require builders to design and construct drainage systems for new developments consistent with the criteria established by Broward County, the Central Broward Water Control District and SFWMD. In addition all structures must be built consistent with the adopted minimum finished floor elevations. These regulations ensure that no area of Cooper City inhabited by residents or developments is prone to flooding under normal weather conditions.

There have only been two properties that have experienced repetitive loss due to flooding in Cooper City. The City participates with the Federal Emergency Management Agency and the Insurance Services Office (ISO) in the Community Rating System program to reduce the threat of flood damage. Cooper City has received a flood protection rating of eight (8) which translates to a 10% discount on all flood insurance policies issued for property in the City.

**V. GOAL, OBJECTIVES AND POLICIES**

**Goal:** Growth and development in Cooper City shall be planned to achieve a quality community which is sensitive to the uniqueness of Southwest Broward County's environment and also provides for the fullest needs of its residents.

**Objective 1.1**

Future growth and development will be managed through the continued implementation and enforcement of subdivision and other land development regulations including a review process for assessing adequacy of public services and facilities and providing for both the timely completion and regular maintenance of all required capital improvements and amenities and the annual monitoring of same. (Broward County Objective (BCO) 1.04.00, Broward County Policy (BCP) 1.04.02)

**Policy 1.1.1**

The city shall continue to enforce and amend, as necessary, its current Land Development Regulations (LDR) to:

1. Eliminate regulatory activities not tied to current or future needs.

## CITY OF COOPER CITY COMPREHENSIVE PLAN

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2. Eliminate duplication and inconsistencies within the LDR by revising LDR to update to current standards, address current needs identified in the Comprehensive Plan, ensure consistency with the Comprehensive Plan and provide a more efficient system of administering code, which at a minimum would:
  - a. Regulate the subdivision of land;
  - b. Regulate the use of land and water consistent with this Comprehensive Plan and ensure the compatibility of adjacent land uses and provide for open space;
  - c. Protect the environmentally sensitive lands designated on the Future Land Use Map and in the Conservation Element;
  - d. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
  - e. Protect potable water wellfields and aquifer recharge areas;
  - f. Regulate signage;
  - g. Ensure safe and convenient on-site traffic flow access restrictions and vehicle parking needs consistent with the Broward County and Cooper City Comprehensive Plans.
  - h. Provide that development orders and permits shall not be issued which result in a reduction of the level of services for the affected public facilities below the level of service standards established in this Comprehensive Plan and shall be consistent with Broward County's Land Use Plan Implementation Requirements, Development Review Requirements Subsection. (BCP 8.01.02)
  - i. Platting requirements of land for all new principal buildings shall be in accordance with Broward County's Land Use Plan implementation requirements. (BCP 8.02.01)
  - j. Monitor and enforce the provisions of this Plan consistent with the Broward County Land Use Plan implementation requirements.
  - k. (BCO 1.04.00)
  - l. Protect whenever possible, existing and planned residential areas from disruptive land uses and nuisances. (BCP 1.04.04)
  - m. Permit planned unit developments and other innovative development techniques, which help facilitate the establishment and maintenance of landscaped open space and residential buffers. (BCP 1.06.01)
  - n. Promote developments that are well planned, orderly, attractive, and well maintained and contribute to the health, safety and welfare of the residents. (BCP 1.04.00, BCP 1.06.00)
  - o. Promote development that is consistent with the City of Cooper City Capital Improvements Elements and the Goals, Objectives and Policies of the Broward County and Cooper City Land Use Plans. (BCO 1.04.00)

### Policy 1.1.2

The City shall allow those uses permitted within each land use category listed in this Future Land Use Element for each parcel in the city so designated on the adopted Future Land Use Map.

Policy 1.1.3

The compatibility of existing and future land uses shall be a primary consideration in the review and approval of amendments to the Broward County and Cooper City Future Land Use Plans. (BCP 14.02.01)

Policy 1.1.4

Cooper City shall not issue development orders for land uses or structures that are incompatible with airport\heliport uses in areas surrounding such, and shall protect from obstruction Federal Aviation Administration approved and locally adopted aircraft air corridors through zoning and other applicable land use controls.

Policy 1.1.5

Cooper City shall regulate signage in the community by implementing signage regulations that provide adequate visual identification without diminishing the health, safety, aesthetics and general welfare of the community. (BCP 2.06.01)

Policy 1.1.6

A land use plan amendment for commercial, industrial, and other non-residential land use designations shall be reviewed to determine if they are located in a manner which facilitates their serving, but does not adversely impact, existing and designated residential areas. (BCP 14.02.02)

Policy 1.1.7

The City's Land Development Code shall include provisions to minimize the impact of existing incompatible land uses through requirements such as buffering and setbacks. (BCP 14.02.04)

Policy 1.1.8

The City shall establish provisions in the Land Development Code that employ crime prevention through environmental design (CPTED) principles to reduce the incidence of crime and protect the safety and welfare of its residents. (BCO 14.04.00)

Policy 1.1.9

Develop and implement post disaster redevelopment and hazard mitigation land use controls and development regulations including strong preventive measures, to protect health, safety and welfare of current and future residents. (BCO 8.08.00)

Policy 1.1.10

The City shall include provisions in the land development code that require proposed future development/redevelopment to be compatible with the site's topography and soil conditions to protect the water supply and minimize flooding problems. (BCO 9.10.00).

**Objective 1.2**

The City shall continue to implement a concurrency management system as part of its land development regulations to monitor and manage new growth in conformance with Section

163.3180 Florida Statutes, as amended. These land development regulations shall incorporate provisions to ensure that all development orders and permits for future development and redevelopment activities shall be issued only if public facilities necessary to meet adopted level of service standards (as included in the Capital Improvements Element of this plan) are available concurrent with the impacts of the development or are scheduled to be available according to the Capital Improvement Element. (BCP 1.04.01, BCP 8.06.00)

**Policy 1.2.1**

All public and private land development should be located in areas where public facilities and services are available or are scheduled to be available in accordance with the City's adopted Capital Improvement Element prior to receiving a certificate of occupancy. (BCP 1.04.01, BCO 8.03.00)

**Policy 1.2.2**

All proposed future developments and redevelopments shall be analyzed during the platting or site plan review stage (including requests for development and redevelopment on existing platted lands) to determine that required public facilities are available or will be available to meet the adopted level of service standards concurrent with the impacts of development. Development orders and permits shall not be issued which would result in a reduction of the levels of service below the level of service standards established in this comprehensive plan. (BCP 1.04.01)

**Policy 1.2.3**

Cooper City shall implement development review procedures to assure that necessary facilities and services be available concurrent with the impacts of development to meet established countywide and local level of service standards consistent with concurrency requirements and Section 163.3180 Florida Statutes (1993). Rule 9J-5.0055 Florida Administrative Code, as amended, and the Cooper City Comprehensive Plan. (BCP 8.01.01)

**Policy 1.2.4**

The development of residential, commercial, office/professional and industrial land shall be timed and staged in conjunction with provision of supporting community facilities, such as streets, utilities, police and fire protection service, and emergency medical service and public schools. (BCO 8.03.00)

**Policy 1.2.5**

Promote infill development by encouraging new projects to locate adjacent to existing development where water and wastewater facilities are in place and through the provision of potable water and sanitary sewer service to those developed areas, which are currently inadequately served. (BC.P 8.03.02)

**Policy 1.2.6**

Actively pursue a policy of annexation that extends the city's boundaries in a logical manner Pine Island Road and University Drive to the east, Griffin Road to the north, the Town of Southwest Ranches on the west and Sheridan Street on the south, in accordance with the

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## CITY OF COOPER CITY COMPREHENSIVE PLAN

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Broward County Legislative Delegation Annexation Subcommittee Report adopted 11-21-95.

### Policy 1.2.7

Cooper City shall continue to implement the City's established concurrency management system in conformance with the level of service standards promulgated in this Comprehensive Plan and the Land Development Code, and with the County Comprehensive Plan for the following types of facilities:

1. Traffic Circulation
  2. Recreation
  3. Drainage and Flood Protection
  4. Potable Water
  5. Solid Waste
  6. Sanitary Sewer
- (BCP 8.06.02, BCO 11.01.00)

### Policy 1.2.8

To ensure the adequate provision of public services and facilities, Cooper City shall utilize Broward County's seasonal and tourist population projections and estimates to address demands placed upon the City's infrastructure. (BCP 9.12.02)

### Policy 1.2.9

All regional and community facilities, excluding schools, shall be located with access to major traffic corridors, which meet adopted levels of service, and mass transit routes. (BCP 8.03.05)

### Policy 1.2.10

Through Cooper City's site plan review and approval process; public roads and parking lots shall be designed consistent with Section 3.2 Basis of Review for Surface Water Management Permit Applications within the South Florida Water Management District, as amended. (BCP 9.07.03)

### Policy 1.2.11

Subdivision regulations shall incorporate a review process for assessing the adequacy of public services and facilities. New residential development shall be established only within those areas where adequate public services and facilities exist, or are scheduled to be available in accordance with the adopted Capital Improvements Element. (BCP 1.04.01)

### **Objective 1.3**

Continue to implement, and modify as necessary, land use controls and programs that shall ensure the protection of natural resources, preserve and enhance surface waters and eliminate flooding problems while preserving groundwater quality through planned growth, the provision of drainage and stormwater management systems. (BCO 9.09.00)

Policy 1.3.1

Post development run-off rates, volumes, and pollutant load, shall not exceed pre-development conditions and clearing of trees shall not reduce overall tree canopy.

Policy 1.3.2

New development shall preserve and protect all valuable trees and vegetation or shall increase the canopy coverage in accordance with the City's Tree Preservation Ordinance.

Policy 1.3.3

Residential neighborhoods shall be designed to include an efficient system of internal circulation, including the provision of collector streets to feed the traffic onto arterial roads and highways.

Policy 1.3.4

Subdivisions shall be designed so that all individual lots have access to the internal street system, and lots along the periphery are buffered from major roads and incompatible land uses.

Policy 1.3.5

Minimize scattered and strip commercial development by encouraging the development of shopping centers which incorporate site planning and design techniques resulting in more spacious and creatively designed centers.

Policy 1.3.6

All non-residential developments shall be reviewed by the police and fire departments, the growth management department and the city engineer in order to assure that parking and vehicular driveways are safe, convenient, and provide adequate areas for parking and vehicular storage.

Policy 1.3.7

During site plan review process, staff shall ensure provision of adequate open space in and around developments to provide landscaping for buffering, sense of spaciousness, aesthetics and shaded areas.

Policy 1.3.8

New developments adjacent to or in the vicinity of surface waters shall be designed so as to minimize the direct discharge of stormwater runoff into such bodies of water. (BCP 9.04.02)

Policy 1.3.9

Protect identified flood plains and areas subject to seasonal or periodic flooding. (BCO 9.07.00)

Policy 1.3.10

The city shall continue to enforce its policy to protect existing and future identified potable wellfields through land use controls which ensures consistency with Broward County's

Wellfields Protection Ordinance No. 84-60, as amended, and regulate substances listed in the Wellfield Resolution 84-2025, as amended, and to the greatest extent feasible within wellfield protection zones of influence the City shall discourage industrial uses.

**Policy 1.3.11**

Surface waters shall be created and protected consistent with Section 3.2 Basis of Review for Surface Water Management Permit Applications Within the South Florida Water Management District (April, 1987), as amended; Chapter 17-3, Water Quality Standards, Florida Administrative Code (revised June, 1990), as amended; and the regulations of the Broward County Department of Planning and Environmental Protection. (BCP 9.04.01)

**Policy 1.3.12**

Lakes shall be required to be constructed with vegetated shallow water habitat as required by the Broward County Department of Planning and Environmental Protection, which will promote both natural lake functions and the health, safety, welfare and recreation of Cooper City residents. (BCP 9.04.03)

**Policy 1.3.13**

New development shall provide water storage capacity equal to that which existed under predevelopment conditions consistent with Section 3.2 Basis of Review for Surface Water Management Permit Applications Within the South Florida Water Management District (April, 1987), as amended, with the Broward County Department of Planning and Environmental Protection's requirements for storage, and with the Central Broward Water Control District's retention requirements. (BCP 9.09.01)

**Policy 1.3.14**

New non-residential development shall provide pre-treatment for stormwater runoff through grassy swales, wetlands filtration, ex-filtration trenches or other means consistent with Section 3.2 Basis of Review for Surface Water Management Permit Applications Within the South Florida Water Management District (April, 1987), as amended, which require use of Best Management Practices. (BCP 9.09.02)

**Policy 1.3.15**

Regulate development on flood prone soils, as defined by the U.S. Department of Agriculture Natural Resource Conservation Service and in flood plains, consistent with the criteria and mapping of the Federal Emergency Management Administration and the Cooper City and Broward County Land Use Plan policies 1. (BCP 9.10.02).

**Policy 1.3.16**

The City shall adopt and implement land development review and permitting programs that are coordinated with the wetlands permitting and mitigation programs of applicable local, state and federal jurisdictional agencies. (BCP 9.05.07)

**Policy 1.3.17**

The City shall continue to implement land use controls and programs to preserve and enhance surface waters for their important natural functions and aesthetics and recreational value. (BCO 9.04.00)

**Policy 1.3.18**

Cooper City shall protect floodplains and maintain its enhanced flood protection status for homeowners and businesses through provisions consistent with the criteria and mapping of the Federal Emergency Management Administration and the Cooper City Code of Ordinances, Section 6-31 Floodplain Management (enacted 1974) and Section 6-78 Flood Damage Prevention Regulations (enacted 1987), and through the Insurance Services Office (ISO) rating system (8) which provides discounted flood protection insurance policies to city residents.

**Objective 1.3A**

Identify and protect the wetlands, hydric soils and the vegetative communities historic to the area within Cooper City to maintain and enhance wetland resources as well as functional values such as, but not limited to, storing freshwater, filtering stormwater runoff, wildlife habitat, groundwater recharge and discharge, flood storage and preventing erosion; sediment/toxicant retention and nutrient removal/transformation (BCP 9.05.00).

**Policy 1.3A.1**

Wetlands should be protected through techniques such as utilizing them as water retention/detention areas and regulating them through land development codes.

**Policy 1.3A.2**

The City shall consider the impacts of land use plan amendments on wetland resources and minimize those impacts to the maximum extent practical. (BCP 9.05.09)

**Policy 1.3A.3**

No development order may be issued, except as listed below, by Cooper City for development within wetlands, as defined herein, until an Environmental Resource License has been issued by Broward County Department of Planning and Environmental Protection. However, the City may issue rezoning, site plan, or plat approvals, or development orders issued pursuant to Chapter 380, Florida Statutes, in areas containing wetlands upon issuance of a conceptual review report by Broward County Department of Planning and Environmental Protection. (BCP 9.05.02)

**Objective 1.4**

Future planning decisions should be consistent with sound planning principles, and avoid reducing the quality of residential areas by utilizing innovative land use regulations.

Policy 1.4.1

The city shall continue to implement buffering requirements in the Land Development Regulations to ensure that there is sufficient horizontal separation and/or physical barriers in order to protect the quality of lifestyle and provide visual separation of adjacent land uses and intensities.

Policy 1.4.2

The city will implement requirements in the Land Development Regulations to limit vehicular access between different land uses or levels of intensity.

Policy 1.4.3

The city shall continue to implement programs to encourage integration of mixed land uses by utilizing innovative zoning techniques such as PUD, PRD, Commercial/Office with Residential where suitable, to assist in fostering more balanced and energy-efficient land use.

Policy 1.4.4

The city zoning as to permitted uses and densities must be in compliance with or be more restrictive than the requirements of the adopted City Future Land Use Element. For purposes of this section "more restrictive" means zoning which permits less than all of the uses permitted by the City Future Land Use Element on a parcel of land, or for a parcel of land designated residential by the adopted City Future Land Use Map a lower residential density than permitted by the adopted City Future Land Use Element.

Policy 1.4.5

The city shall continue to implement adopted concurrency management procedures, which identify the cumulative impacts of proposed development on local public services and facilities and regional roadway networks. The City shall consider the individual and cumulative impacts of land use plan amendments on the existing and planned transportation facilities within the County. (BCP 12.01.04, BCP 8.01.03)

Policy 1.4.6

Prior to plat and site plan approval, Cooper City shall ensure that the public facilities and services necessary to meet the level of service standards established within the Broward County Comprehensive Plan (adopted 3-1-89), as amended, and the Cooper City Comprehensive Plan (adopted 9-11-91), as amended, will be available concurrent with the impacts of the development, consistent with Chapters 163.3202(2)(g), F.S. (1991), as amended, and Rule 9J-5.0055 of the Florida Administrative Code (1989), as amended.

Policy 1.4.7

Future industrial land use shall be located with access to major transportation facilities including highways, airports, railroads, and seaports. (BCP 3.01.02)

Policy 1.4.8

In order to ensure sufficient amounts of industrial lands are available to meet the City's future needs, those lands designated for industrial development shall not be used for non

industrial purposes except where in conformance with the Industrial Permitted Use section of the Plan Implementation Requirements section of the Cooper City Future Land Use Element.

(BCP 3.01.04)

Policy 1.4.9

The City's land development code shall include regulations and standards which address potentially adverse impacts of industry, including noise, vibration, air pollution, glare, heat, solid waste, hazardous waste, fire and explosion. (BCP 3.04.01)

Policy 1.4.10

The City shall increase the area's attractiveness to tourists by establishing a land use pattern and development regulations aimed at enhancing the area's natural and man-made environments. (BCO 9.12.00)

Policy 1.4.11

To protect rights of way corridors on the Broward County Trafficways Plan, the City of Cooper City shall require that development is set back from identified rights-of-way when issuing development orders while providing an administrative relief process to ensure that the setback requirement does not impose an unnecessary hardship on reasonable use of the property proposed for development. (BCP 12.02.05)

Policy 1.4.12

The City shall participate in the intergovernmental coordination processes described in to the Intergovernmental Coordination Element further consistency and compatibility among the plans of the City of Cooper City, Broward County and surrounding local governments. (BCP 13.01.05)

Policy 1.4.13

The City's Land Use Plan and any plan amendments shall successfully complete the Chapter 163, Florida Statutes Local Comprehensive Plan review prior to their certification or recertification by the Broward County Planning Council unless the subject site is located adjacent to a Broward County or regional park, or an Environmentally Sensitive Land, as defined within the Broward County Comprehensive Plan.. (BCP 13.01.06)

Policy 1.4.14

The City's utilization of the Broward County Land Use Plan "Flexibility Rules," as per County Policies 1.01.03, 1.01.04, 1.02.01, 1.02.02, 2.04.04, 2.04.05, 3.01.06 and 3.02.02, shall be subject to determination by the Broward County Commission if such allocation is compatible with adjacent land uses and that impacts on public school facilities have been adequately considered. Allocation of "flexibility" at facilities for "affordable housing" or "special residential facilities," as defined within the Broward County Land Use Plan shall be exempt from this policy. (BCP 13.01.10)

**Objective 1.5**

The City shall ensure the availability of suitable land and facilities to meet the City's short term and long term future needs for potable water and wastewater treatment facilities as determined within this Comprehensive Plan.

**Policy 1.5.1**

Retain those properties already owned and operated by the City to accommodate future expansion of facilities as needed to provide the adopted level of service.

**Policy 1.5.2**

Acquire additional land, if necessary for public works facilities, based upon items in the 5-year Capital Improvement schedule or require appropriate dedication through the platting process.

**Policy 1.5.3**

The City shall protect the quality and quantity of the potable water supply and eliminate the presence of all regulated substances, as defined by Broward County's Potable Water Supply Wellfield Protection Ordinance, from the Potable Water Wellfield Zones of Influence of Broward County's existing and planned wellfields, as depicted on the Natural Resource Map Series of the Future Broward County Land Use Plan Map (Series). (BCO 9.02.00)

**Policy 1.5.4**

Amendments to the Future Land Use Map proposing land use categories which permit industrial uses shall be discouraged, to the greatest extent feasible, within wellfield protection zones of influence as identified by the Potable Water Supply Wellfield Protection Ordinance in Broward County. (BCP 9.02.03)

**Policy 1.5.5**

New septic tank systems shall only be permitted when the Florida Department of Health determines that they are consistent with Broward County water, sanitary sewer and septic tank ordinance and with the requirements of Florida Statute and the Florida Administrative Code. (BCP 9.02.05)

**Policy 1.5.6**

During the site plan approval process, the City shall, when it is determined to be practical and financially feasible, require land uses currently on septic tank systems to be connected to central wastewater treatment facilities, with priority given to those land uses in proximity to surface waters.  
(BCP 9.02.06)

**Policy 1.5.7**

The City will adopt the 10-Year Water Supply Facilities Work Plan to increase the coordination between land use and future water supply planning within 18 months of the adoption of the Lower East Coast regional water supply plan as required by Chapter 163, State Statutes.

Policy 1.5.8

Planning for additional capacity and/or a reduction in per capita demand shall be included in the 10-Year Water Supply Facilities Work Plan as required in Chapter 163 of Florida Statutes to increase the coordination of local land use and future water supply planning.

Policy 1.5.9

Proposed Future Land Use Plan map amendments shall be supported with data and analysis demonstrating that adequate water supplies and associated public facilities will be available to meet the projected growth demands.

Policy 1.5.10

The Growth Management Department shall recommend the denial of future land use map amendments where densities or intensities are increased if plans to extend and/or develop potable water resources and facilities do not include a financially feasible capital improvement program.

**Objective 1.6**

The City shall continue to enforce its adopted Land Development Regulations, which contain specific provisions to discourage urban sprawl and to ensure orderly and compact development.

Policy 1.6.1

No areas may be annexed that cannot be served, at the adopted level of service standards, by the public facilities provided by Cooper City, with the exception of areas in the Estate, Rural Ranches or Rural Estates land use categories of Broward County and Cooper City which can be annexed without the provision of central water and wastewater facilities in accordance with Broward County Ordinance No. 1998-40 (exception of central water hook-ups), when such facilities do not meet the proximity requirements of Broward County and the State of Florida, Chapter 64 E-6, FAC.

Policy 1.6.2

Actively pursue a policy of annexation that extends Cooper City's boundaries in a logical manner - Pine Island and University Drive to the east, Griffin Road to the north, Town of Southwest Ranches on the west and Sheridan Street on the south, in accordance with the Broward County Legislative Delegation Annexation Subcommittee Report adopted 11-21-95.

Policy 1.6.3

All new and existing development and redevelopment shall be required to connect to and use the public facilities when such facilities are made available by the City.

Policy 1.6.4

The City shall continue to pursue annexation policies of enclave areas bounded by Griffin Road (north), Pine Island Road and University Drive (east), Sheridan Street (south), and Town of Southwest Ranches (west), in accordance with the Broward County Legislative Delegation Annexation Subcommittee Report adopted 11-21-95.

**Objective 1.7**

The Future Land Use Element shall reference other Comprehensive Plan Objectives and Policies to bring this plan into compliance with the Broward County Comprehensive Plan.

Policy 1.7.1

The Future Land Use Element includes by reference the following other Comprehensive Plan Objectives and Policies:

Chapter 2. Transportation

(2.1.1, 2.4, 2.4.1, 2.4.8, 2.6, 2.6.1, 2.6.2)

Chapter 4. Infrastructure

(4.1.9, 4.2.4, 4.2.11, 4.2.12, 4.2.13, 4.2.14, 4.7.1, 4.7.3, 4.8.2, 4.8.3)

Chapter 5. Conservation (5.1.3, 5.2.1, 5.4, 5.4.5, 5.4.9, through 5.4.18)

Chapter 6. Recreation & Open Space

(6.2, 6.2.2, 6.3, 6.3.1, 6.3.2, 6.3.3, 6.3.4)

Chapter 8. Capital Improvements

(8.1, 8.1.5, 8.2, 8.2.2, 8.2.3, 8.2.4, 8.2.5)

**Objective 1.8**

Protect identified historic resources within Cooper City from deterioration or loss. (BCO 9.08.00)

Policy 1.8.1

Cooper City shall map and maintain a current list of historically, architecturally and archaeologically significant properties and address the protection of these historic resources. The City has established its own Historic Preservation Committee as of October 14, 2003. In accordance with applicable state and federal historic preservation laws (cite laws here and in Policy 1.8.3), the Committee will initially establish criteria for the identification and preservation of its archaeological and historical sites and structures and will then conduct a cultural resources assessment survey to address the protection of these resources in accordance with established criteria. (BCP 9.08.01, BCP 9.08.02)

Policy 1.8.2

Cooper City shall consider the impacts of land use plan amendments on identified historic resources through use of the Application Checklist for Amendments to the Broward County Land Use Plan, which requires analysis of impacts on historic resources. (BCP 9.08.05)

Policy 1.8.3

The City's land development regulations related to historic property shall be consistent with and coordinate with applicable state and federal historic protection laws. (BCP 9.08.04)

**Objective 1.9**

The City will develop and transmit a Transportation Element in accordance with Rule 9J-5.019 in accordance with the executed Chapter 163 Agreement addressing this issue between Cooper City and other Broward County municipalities, and the Florida Department of Community Affairs.

Policy 1.9.1

The City will conduct necessary analysis at a local level, and provide data and input to Broward County for the preparation of the Broward County Transportation Element Support Document.

Policy 1.9.2

The City will collaborate with Broward County in the preparation of the County's Transportation Element per 9J-5.019 to ensure that the regional roadway network levels of service established within the Comprehensive Plan are consistent with the adopted level of service and concurrency management systems in the Broward County Transportation Element. (BCP 12.01.01)

Policy 1.9.3

The City of Cooper City shall utilize the highway capacity methodology endorsed by the Broward County Metropolitan Planning Organization and approved by the Broward County Board of County Commissioners to determine the capacities and levels of service on the regional roadway network. (BCP 12.01.02)

**Objective 1.10**

The City shall develop programs and land development regulations that provide for a complete range of affordable housing opportunities necessary to accommodate all segments of the City's present and future population. (BCO 1.07.00)

Policy 1.10.1

The City shall establish programs to provide, encourage, or enable low and moderate income housing to meet the needs of the City's existing and future residential population and economic activities. (BCP 1.07.01)

Policy 1.10.2

By January 2004, the City shall include provisions in the land development code to encourage or enable a variety of housing opportunities in varying price ranges, including housing for low and moderate-income families. (BCP 1.07.03)

Policy 1.10.3

The City shall establish a pool of “Affordable Housing Units” (AFU’s) equal to 10% of the total available flexibility and reserve units within the local government. Those units shall be deducted from the City’s reserve and flexibility units totals and shall be fixed as of the effective date of this policy. (BCP 1.07.04)

Policy 1.10.4

Encourage redevelopment and expansion of employment and housing opportunities for low and moderate-income households within identified redevelopment areas through the establishment of alternate levels of service on the regional roadway network.

Policy 1.10.5

By January 2004, Cooper City shall evaluate the effect of land development regulations and permitting on the affordability of housing, and shall take appropriate actions to support the affordability of housing. Cooper City shall make appropriate changes to its land development permitting and fee systems, such as expedited review or fee waivers, for developments which are primarily aimed at providing affordable housing. (BCP 1.07.02)

**OBJECTIVE 1.11**

The City shall adopt and implement land development codes and regulations that include standards to ensure quality commercial development and protect adjacent residential areas. (BCP 2.04.02)

Policy 1.11.1

To allow both the public and private sectors to respond to changing conditions and permit the appropriate location of neighborhood commercial uses within or adjacent to established residential neighborhoods, the City shall permit up to 5 % of the area designated residential within a flexibility zone to be used for neighborhood commercial uses subject to Policy 13.01.10 and the restrictions identified within the Residential Permitted Uses subsection of the Plan Implementation Requirements of the Broward County Land Use Plan and subject to section 3. VI Future Land Use Plan Implementation. (BCP 2.04.04)

Policy 1.11.2

The City’s zoning regulations shall include zoning categories and standards that distinguish between neighborhood, community and regional commercial developments. (BCP 2.04.06)

Policy 1.11.3

Land development regulations shall require all future commercial uses located adjacent to an existing or designated residential area to receive site plan approval in order to minimize any potentially adverse impacts on adjacent residential areas. (BCP 2.04.09)

Policy 1.11.4

The City's Land Development Code shall include regulations that address controlled access to adjacent traffic circulation facilities, the provision of adequate on-site traffic circulation and off-street parking for existing and planned commercial development. (BCO 2.05.00)

Policy 1.11.5

The City shall implement access control regulations for the protection of the regional roadway network and Broward County Trafficways plan consistent with Broward County and FDOT standards. (BCP 2.05.01)

Policy 1.11.6

The City shall implement land development regulations necessary to achieve safe and convenient on-site traffic circulation and adequate off-street parking. (BCP2.05.02)

**Objective 1.12**

In coordination with the Broward County School Board, Cooper City has made, and will continue to make every effort to provide sufficient land on the Future Land Use Map and within the City's Land Development Code proximate to residential development to meet the projected needs for schools and to seek opportunities to collocate appropriate public facilities with educational facilities. . (BCO 8.07.00)

Policy 1.12.1

The City will work with the School Board to plan and establish, if necessary, future school sites in Cooper City and ensure adequate lands are available, proximate to neighborhoods, during the planning period to meet the needs of the City.

Policy 1.12.2

Broward County, its local governments and the School Board of Broward County shall explore and evaluate opportunities for collocation and shared use of school facilities and civic and recreation facilities during their capital improvement planning processes and other processes as provided for in the ILA.

Policy 1.12.3

Broward County, its local governments and the School Board of Broward County shall explore and evaluate opportunities for collocation and shared use of school facilities and civic and recreation facilities during their capital improvement planning processes and other processes as provided for in the ILA.

**Policy 1.12.4**

Broward County, the School Board of Broward County, and local governments will coordinate through the procedures established in the ILA and the Broward County and local land use planning process to ensure that proposed public school facility sites are consistent and compatible with the land use categories and policies of their comprehensive plans and enable a close integration between existing and planned schools and surrounding land uses.

**Policy 1.12.5**

Cooper City in conjunction with Broward County shall determine the consistency of land use plan amendments with their Public School Facilities Elements. The consistency finding shall address whether sufficient capacity is available, or anticipated within the short or long range planning horizon of their Elements, to accommodate the projected student impact proposed amendments. As provided for within the Amended Interlocal Agreement for Public School Facilities Planning (ILA), the School Board of Broward County shall advise the County and local governments regarding the projected student impact of amendments and the availability of capacity at impacted schools.

**Policy 1.12.6**

The City shall coordinate with the School Board of Broward County to achieve the expedited development review procedure for public elementary and secondary education facilities.

**Policy 1.12.7**

The City and the School Board of Broward County shall establish joint processes for collaborative planning and decision making on population projection and public school siting to accomplish coordination between the adopted local comprehensive plans and the long range plans of the School Board.

*Elementary Schools*

Generally serve a neighborhood or small group of neighborhoods where students have a short distance to walk. Land uses should be predominantly residential with housing types and densities to meet the school's enrollment capacity. Playgrounds can be collocated with elementary schools. In higher density areas, public facilities, which may include neighborhood parks with facilities for the elderly, neighborhood recreation centers and library branches, may be collocated with elementary schools.

*Middle Schools*

Middle Schools have a community orientation, and a limited mix of commercial and residential uses nearby is acceptable. Community parks, athletic fields, community centers and libraries are appropriate for collocation.

*High Schools*

High Schools should be buffered from residential areas. The campus should be large enough to encourage students to remain onsite and to ensure sufficient parking and traffic controls to avoid disruptive offsite parking and dangerous driving

situations on neighborhood roads. Collocated public facilities can include community centers, community or district parks, athletic fields and libraries.

**Objective 1.13**

Encourage compact development which includes a mixture of community-serving uses such as commercial, office, employment, civic, and institutional, recreation and open space and residential, characterized by an efficient infrastructure, close-knit neighborhoods and sense of community, preservation of natural systems, promotion of pedestrian circulation and convenient access to mass transit facilities through the establishment of a Local Activity Center land use category.

**Policy 1.13.1**

Local Activity Centers shall support the location of uses in a manner oriented around the five-minute (i.e., quarter-mile) walk. Multiple nodes of activity oriented around the five-minute (i.e., quarter mile) walk may be included within one Local Activity Center.

**Policy 1.13.2**

Local Activity Centers shall support the location of uses and internal circulation such that pedestrian mobility is a priority. All land uses in a Local Activity Center shall be connected (or accessible) by pedestrian walkways, and shall be accessible to existing or future alternate public transportation modes, including bicycle and transit.

**Policy 1.13.3**

Park land and/or open space that is accessible to the public shall be included as a functional component within a Local Activity Center.

**Policy 1.13.4**

Housing opportunities shall be included as a functional component within a Local Activity Center.

**Policy 1.13.5**

Encourage affordable housing opportunities in Local Activity Centers through various mechanisms. These mechanisms would include the utilization of “affordable housing units,”; the direction of public housing program funds into the Local Activity Center; reduced lot size for dwelling units; construction of zero lot line and cluster housing; vertical integration of residential units with non-residential uses; the allowance of accessory dwelling units; or through other mechanisms proven effective in increasing the affordable housing stock.

**Policy 1.13.6**

Promote the rehabilitation and use of historic buildings within Local Activity Centers.

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## CITY OF COOPER CITY COMPREHENSIVE PLAN

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**Policy 1.13.7**

The City shall adopt design guidelines that incorporate pedestrian and bicycle paths and greenways to accomplish fully connected routes to all destinations within the Local Activity Center. The paths should be spatially defined by buildings, trees and lighting, and should incorporate design which discourage high speed traffic.

**Policy 1.13.8**

The City shall ensure convenient access to mass transit or multi-modal facilities within Local Activity Centers.

**Policy 1.13.9**

The City's community shuttle shall serve the customers, visitors, residents and employees within the proposed Local Activity Centers.

**Policy 1.13.10**

The City shall adopt local design guidelines that require transit shelters in the Local Activity Center to provide safe and comfortable service and to encourage transit usage.

**Policy 1.13.11**

The City shall promote development of key intersections or major transit stops to create nodes of development within a Local Activity Center.

**Policy 1.13.12**

The City shall review existing zoning and land development regulations and adopt changes necessary to implement the Local Activity Center land use designation by 2004.

**Objective 1.14**

The City establishes non-residential intensity standards for land uses within the Comprehensive Plan as outlined in the following policies.

**Policy 1.14.1**

The following non-residential uses within the Comprehensive Plan shall not exceed the following:

<b>Land Use</b>	<b>Max Building Coverage (%)</b>	<b>Building Height (feet)</b>
Commercial	.4	15-100
Industrial	.4	25
Utility	.4	35
Community Facilities	.4	50
Parks & Recreation	.4	35
Office Park	.4	45-60

The standards will be further regulated within the City's Land Development Regulations.

Policy 1.14.2

The non-residential intensity standard of Local Activity Center (LAC) will be consistent with the LAC comprehensive plan map amendment.

Policy 1.14.2

The non-residential intensity standard of the Monterra Town Center Parcel will not exceed 210,000 square feet of retail/restaurant and office use.

**VI. FUTURE LAND USE IMPLEMENTATION**

**Section 1. Glossary of the Definitions**

- 1.01 Affordable Housing – means housing for which monthly rents or monthly mortgage payments (including taxes, insurance and utilities) do not exceed 30 percent of an amount which represents the percentage of the median adjusted gross annual income (divided by 12 months in a year) in the Fort Lauderdale Metropolitan Statistical Area for very low income (50 percent), low income (80 percent), and moderate income (120 percent) households, as adjusted for family size for the households.
- 1.02 Broward County Trafficways Plan – means the plan promulgated by the Broward County Planning Council pursuant to Chapter 59-1154, Laws of Florida, as amended, and the Broward County Charter, which depicts a network of trafficways for Broward County (also known as the Broward County Planning Council Trafficways Plan.)
- 1.03 Building - means any structure having a roof and used or built for the shelter or enclosure of persons, animals, chattels, or property of any kind.
- 1.04 "Building permit" means:
  - a. Any permit for the erection or construction of a new building required by Section 301.1 of the South Florida Building Code, 1984, Broward Edition, as amended; or
  - b. Any permit for an addition to an existing building which would
    - 1. create one or more additional dwelling units; or
    - 2. involve a change in the occupancy of a building as described in section 104.7 of the South Florida Building Code, 1984, Broward Edition, as, amended.
- 1.05 City - means the City of Cooper City, Florida.

## CITY OF COOPER CITY COMPREHENSIVE PLAN

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- 1.06 City Land Use Plan - means the land use plan of the City of Cooper City, Florida adopted as the future land use plan element of the City's Comprehensive Plan pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act of 1975, Sections 163.3161 - 163.3211, Florida Statutes, and certified by the Broward County Planning Council as being in substantial conformity with the Broward County Land Use Plan pursuant to Article VI of the Broward County Charter.
- 1.07 Community residential home – For the purpose of compliance with the Cooper City/Florida DCA Compliance Agreement, Cooper City adopts by reference those definition of terms as delineated in Section, 163.31.64, Florida Statutes, Chapter 9J-5, Florida Administrative Code and the 1989 Broward County Land Use Plan - and the definition of “community residential home” in Section 1 of Chapter 89-372, Laws of Florida.
- 1.08 County Commission - means the Board of Broward County Commissioners of Broward County, Florida.
- 1.09 County Land Use Plan - means the Broward County Land Use Plan adopted by the County Commission on November 9, 1977, as amended.
- 1.10 Dashed Line Area – means an area on the Future Land Use Map bordered by a dashed line and designated as having a particular maximum overall density of dwelling units for all land and land uses within the area, and/or a particular total number of dwelling units permitted within the area.
- 1.11 Developer - means any person, including a governmental agency, undertaking development.
- 1.12 Development - has the same meaning given in Section 380.04, Florida Statutes.
- 1.13 Development permit - means any building permit, zoning permit, subdivision or plat approval, rezoning, special exception, variance or other official action of the City having the effect of permitting development, but does not include any variance or other official action necessary solely for the purpose of issuing a permit, other than a building permit, pursuant to the South Florida Building Code, 1977, Broward Edition, as amended.
- 1.14 Dwelling unit - means a house, an apartment, a condominium unit, a trailer, a group of rooms, or single room intended for occupancy as a separate living quarter with direct access from the outside of the building or through a common hall and with complete kitchen facilities for the exclusive use of the occupants and includes rental units contained in a multi-unit structure or complex which are licensed by the State Department of Business Regulation, Division of Hotels and Restaurants, as "apartments", “rental condominiums” and “retirement housing.”

- 1.15 Density Calculation - means gross density. All references to density within the Cooper City Land Use Plan mean gross density. Gross Density means the number of dwelling units constructed or proposed within an area, divided by gross acreage of the area. Gross acreage means the total number of acres in an area, including acreage used or proposed for streets, lakes, waterways, and other proposed land uses permitted in residential areas by the Cooper City Future Land Use Plan

Calculations of acreage covered by different land use categories on the Cooper City Future Land Use Plan Map will necessarily be approximate, due to the scale of the map. Where edges of land use categories are close to property lines, streets, transmission lines or other existing lines, edges should be construed as having been assigned the same land use category as that assigned to adjacent un-submerged land. The rivers and canals of the primary drainage system as identified within the Broward County Land Use Plan shall not, however, be construed as having credit towards residential density.

- 1.16 Flexibility Zone – means a geographic area, as delineated on the flexibility zone boundary maps in the Administrative Rules Document of the Broward County Planning Council, within which residential densities and land uses may be redistributed through the plan certification process.
- 1.17 Future Broward County Land Use Plan Map (Series) – means the series of maps adopted by the Board County Board of County Commissioners as part of the Broward County Land Use Plan. These include the Broward County Land Use Plan Map, Historic District and Historically Significant Properties Map, Natural Resources Map Series-Eastern Broward County and Natural Resources Map Series-Western Broward County.
- 1.18 Group Home – means a facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult Congregate Living Facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries, or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.
- 1.19 Historic Resources – means all areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant.
- 1.20 Land - means the earth, water and air, above, below, or on the surface, and includes any improvements or structures customarily recorded as land.
- 1.21 Land development code - means the various types of regulations relating to development within the City when combined in a single document.

## CITY OF COOPER CITY COMPREHENSIVE PLAN

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- 1.22 Land development regulations or regulations for the development of land - means any City regulations for zoning, subdivision, platting, building and construction, development review process or other regulations controlling the development of land, including zoning as to permitted cases and densities.
- 1.23 Low Income Families – means “lower income families” as defined under the Section 8 Assisted Housing Program or families whose annual income does not exceed 80 percent of the median income for the County. The term “families” includes “households.”
- 1.24 Low-Income Person – means one or more natural persons or a family, not including students that have a total annual anticipated income for the household that does not exceed 80 percent of the median annual income adjusted for family size for the County. While occupying a rental unit, a Low Income Person’s annual anticipated gross income may increase to an amount not to exceed 140 percent of 80 percent of the applicable median income adjusted for family size.
- 1.25 Parcel of land - means any quantity of land capable of being described with such definiteness that its boundaries may be established which is designated by its owner or developer as land to be used or developed as a unit or which has been used or developed as unit. Planning Act - means the Local Government Comprehensive Planning and Land Development Regulations Act Chapter 163, Florida Statutes.
- 1.26 "Planning Council" means the Broward County Planning Council.
- 1.27 Principal Building – means a building which is occupied by, devoted to, a principal use or an addition to an existing principal building which is larger than the original existing building. In determining whether a building is of primary importance, the use of the entire parcel shall be considered. There may be more than one building on a parcel.
- 1.28 Principal Use – means the primary or main use of a parcel of land as distinguished from an accessory use. There may be more than one principal or main use on a parcel of land.
- 1.29 Reserve Units - means units that can be allocated to parcels of land without amending Cooper City's Land Use Plan, and are further defined in Land Use Plan Implementation, Section 7.
- 1.30 Structure - means anything constructed, installed, or portable, the use of which requires a location on a parcel of land, such as buildings, trailers, fences, billboards, swimming pools, poles, pipelines, transmission lines, tracks and advertising.
- 1.31 Very Low-Income Person – means one or more natural persons or a family, not including students that have a total annual anticipated income for the household that does not exceed 50 percent of the median annual income adjusted for family size for households within the County. While occupying a rental unit, a Very Low-Income Person’s annual

anticipated gross income may increase to an amount not to exceed 140 percent of 50 percent of the applicable median income adjusted for family size.

- 1.32 Wetlands – shall mean those areas which are inundated by water with sufficient frequency to support, and which normally do support an assemblage of organisms that is adapted to saturated or seasonally saturated soil conditions for growth and reproduction including, but not necessarily limited to swamps, marshes, bogs, sloughs, potholes, wet meadows, river flood plains, mud flats and wet prairies.

## **Section 2. General Requirements**

- 2.01 The City Land Use Plan shall be implemented by the adoption and enforcement of appropriate land development regulations, and no development shall be permitted within the City's jurisdiction unless the level of development is consistent with the City Land Use Plan.
- 2.02 The City shall initiate and actively process the adoption of land development regulations, a land development code or amendments thereto, and the rezoning of all parcels of land within the City's jurisdiction as to permitted uses and densities as may be necessary to comply with the City Land Use Plan within a reasonable time after its completion.
- 2.03 Following the effective date of the City Land Use Plan, the City may not grant a development permit. Unless:
- a. The proposed development would be consistent with the City Land Use Plan;
  - b. The proposed development would be in compliance with applicable City land development regulations; which are consistent with the City Land Use Plan; and
  - c. The development permit is granted in compliance with the requirements of Section 4 ~~5~~ of this chapter (Development Review Requirements)
- 2.04 Cooper City may not grant an application for a building permit for the construction of a principal building on a parcel of land unless a plat including the parcel or parcels of land has been approved by the Broward County Commission and recorded in the official records of Broward County subsequent to June 4, 1953. This section will not apply to an application for a building permit which meets any of the following criteria:
- a. Construction of one single family dwelling unit or duplex unit on a lot or parcel which lot or parcel was of record as such in the official records of Broward County as of March 1, 1989; or
  - b. Construction on any multi-family or non-residential lot or parcel which is less than five acres in size and specifically delineated on a plat recorded on or before June 4, 1953;

- c. The building permit may be issued for a parcel of land for which plat approval has been given by the Board of County Commissioners although the plat has not yet been recorded, provided such authorization is granted in an agreement among the developer, the affected unit of local government and the County. Such agreements shall at a minimum require compliance with the applicable provisions of plat approval and shall prohibit the issuance of a certificate of occupancy until the plat is recorded. The municipality and county shall be required to make a finding that facilities and services will be available at the adopted level of service standards concurrent with the issuance of the building permit; or
  
- d. A building permit may be issued for an essential government facility after preliminary plat review where the Broward County Commission finds that immediate construction of the governmental facility is essential to the health, safety, or welfare of the public and where the Board determines that public facilities and services will be available at the adopted level of service standards concurrent with the impact of the development of the governmental facility. Such a finding shall be made in a resolution if Broward County is the governmental seeking to construct the facility and issue the permit; and by agreement with the affected units of local government in other circumstances. A certificate of occupancy shall not be issued until the plat is recorded, provided that in addition to meeting the above criteria, the issuance of the building permit shall be subject to all of the following:  
  
Provided that in addition to meeting the above criteria, the issuance of the building permit shall be subject o all of the following:
  - e. Compliance with the Cooper City Land Development Regulations; and
  - f. Any land within the lot or parcel, which is necessary to comply with the Broward County Trafficways Plan, has been conveyed to the public by deed or grant of easement.

**Section 3. Zoning as to Permitted Uses and Densities**

3.01 City zoning as to uses permitted uses and densities must be in compliance with or be more restrictive than the requirements of the City Future Land Use Plan. For purposes of this section “more restrictive” means zoning which permits less than all of the use permitted by the City Future Land Use Map on a parcel of land, or, for a parcel of land designated residential by the City Future Land Use Map, a lower residential density than permitted by City Future Land Use Map.

## CITY OF COOPER CITY COMPREHENSIVE PLAN

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- 3.02 City zoning as to permitted uses and densities shall be in compliance with the City Land Use Plan if the following requirements are met:
- a. Each parcel of land within an area, which is designated in a residential land use category by the City Future Land Use Element, must be zoned in a zoning district which permits one or more of the following uses, but no other uses
    1. Residential dwelling units that shall not exceed the maximum number of units allocated for the parcel of land by the City's Future Land Use Map, except as provided in Section 3.02 a. (2).
    2. The rezoning of a parcel of residential land to permit more units than allocated for the parcel by the City's Future Land Use Map shall be in compliance with the City's Comprehensive Plan when the City Council applies reserve units in accordance with the Future Land Use Element Implementation Section.
    3. Home occupations and other activities and uses accessory to a dwelling unit.
    4. Hotels, motels and similar lodgings. The maximum number of hotel, motel or similar lodging units permitted on any parcel designated for residential use is double the maximum number of dwelling units permitted for the parcel of land by the City Future Land Use Map designation.
    5. Parks, golf courses and other outdoor recreational facilities and recreational, civic or cultural buildings ancillary to the primary outdoor recreational use of the site.
    6. Community facilities designed to serve the residential area including, schools, day care centers, churches, governmental administration, police and fire stations, museums, libraries and civic centers.
    7. Public utilities including water and wastewater treatment plants, pumping stations, power transmission facilities and solid waste disposal and transfer stations, excluding landfills.
    8. Streets and transportation corridors.
    9. Communication and telecommunication facilities such as broadcasting towers, relay stations and cables.
    10. Agriculture;
    11. Special Residential Facilities; subject to: meeting one of the Category definitions as contained in the Special Residential Facilities Permitted

## CITY OF COOPER CITY COMPREHENSIVE PLAN

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Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan; meeting density provisions by Category type stated below; and the limitations as expressed by the Cooper City certified future land use map; and the provisions regarding the use and allocation of reserve units, flexibility units or bonus sleeping rooms as contained in the “Administrative Rules Document: Broward County Land Use Plan and the Future Land Use Element Implementation Section of the Cooper City Comprehensive Plan.

### **Density Provisions:**

- a. Special Residential Facility Category (1) development shall count as one (1) dwelling unit each.
  - b. Special Residential Facility Category (2) development shall count as two (2) dwelling units each.
  - c. Special Residential Facility Category (3) development shall count as one (1) dwelling unit per every two (2) sleeping rooms regardless of the number of kitchens or baths.
12. Offices and/or retail sales of merchandise or services, subject to review and approval requirements of Policy 13.01.10 of the Broward County Land Use plan and the following limitations and provisions:
- a. No more than 5% of the area designated for residential use on the future Broward County Land Use Plan Map (Series) within a flexibility zone may be used for neighborhood offices and/or retail sales of merchandise or services.
  - b. No added contiguous area used for neighborhood offices and/or retail sales of merchandise or services may exceed ten (10) acres. For the purpose of this provision, contiguous is defined as: located within 500 feet; or separated only by streets and highways, canals and rivers, or easements.
  - c. The areas must lie on an urban minor arterial, principal arterial or arterial road (throughout the city) ; or on an urban collector road which lies south of Stirling Road and east of Palm Avenue.

### **Residential Density Standards**

Residential areas are shown on the Cooper City Future Land Use Map according to the following density:

- The Estate (1) Residential category permits up to one (1) dwelling unit per gross acre.

- The Low (2) Residential category permits up to two (2) dwelling units per gross acre.
- The Low (3) Residential category permits up to three (3) dwelling units per gross acre.
- The Low (5) Residential category permits up to five (5) dwelling units per gross acre.
- The Low-Medium (10) Residential category permits up to ten (10) dwelling units per gross acre.
- The Medium (16) Residential category permits up to sixteen (16) dwelling units per gross acre.
- The Medium-High (25) Residential category permits up to twenty-five (25) dwelling units per gross acre.

Other land use categories and land uses are subject to density standards as follows:

- Special Residential Facilities are subject to the density standards contained within applicable land use categories in the Permitted Uses subsection of the Future Land Use Plan Implementation section of this plan.
- Hotels, motels and similar lodging are subject to the density standards contained within applicable land use categories in the Permitted Uses subsection of the Future Land Use Plan Implementation section of this plan.

### Arrangement of Dwelling Units

Any arrangement of dwelling units on a parcel of land designated for residential use is compatible with the Cooper City Land Use Plan as long as the maximum number of dwelling units permitted within the parcel is not exceeded. For example, the Cooper City Land Use Plan does not regulate whether a developer uses 100 acres of land designated for Low (5) Residential density to build 500 single family homes or whether the same 100 acres are used to build a 500 unit high-rise structure, with the balance of the land maintained as permanent open space. The distribution of units will be determined by local zoning and land development regulations.

### Dashed-Line Areas

Selected Developments of Regional Impact, planned unit developments and partially completed large scale developments, are identified on the Cooper City Future Land Use Plan Map by dashed lines circumscribing their edges. For each of these areas, the maximum overall density in dwelling units per acre is the number which appears in the circle inside the dashed line. That number can be multiplied by the number of acres inside the dashed line, including areas not designated for residential use, to ascertain the maximum number of dwelling units allowable within the dashed line. The dwelling units that are permitted within areas circumscribed by a dashed line may only be applied with the boundaries of the circumscribed area and may not be

transferred. Additional dashed-line areas may be designated on the Cooper City Future Land Use Plan Map through amendments to the Land Use Plan.

Flexibility Units

Flexibility units - mean the difference between the number of dwelling units permitted within a flexibility zone by the Future Broward County Land Use Plan Map (Series) and the number of dwelling units permitted within the flexibility zone by the Cooper City certified future land use map.

Since the Cooper City Future Land Use Map may be more restrictive than the Future Broward County Land Use Plan Map (Series), available flexibility units may be utilized by a Cooper City to rearrange residential densities consistent with Policy 1.02.01 and Policy 13.01.10 of the Broward County Land Use Plan.

Rearrangement of residential densities utilizing flexibility units will be administered within “flexibility zones.” The boundaries of and rules governing “flexibility zones” and rearrangement of residential densities therein, shall be subject to the provisions within the “Administrative Rules Document: Broward County Land Use Plan.”

The maximum number of dwelling units permitted in a flexibility zone by the Cooper City land use plan map shall not exceed the number of dwelling units permitted in the flexibility zone by the Future Broward County Land Use Plan Map (Series).

Reserve Units

Reserve Units - mean additional permitted dwelling units equal to two percent (2%) of the total number of dwelling units permitted within a flexibility zone by the Future Broward County Land Use Plan Map (Series).

Allocation of reserve units will be administered within “flexibility zones” and not require amendment of the Cooper City Land Use Plan. The rules governing “flexibility zones” and allocation of reserve units utilized by Cooper City will those established within the “Administrative Rules Document: Broward County Land Use Plan.”

The number of reserve units in a flexibility zone will be fixed at the adoption of the Future Broward County Land Use Plan Map (Series). The number of reserve units assigned to a parcel designated for residential use on the Cooper City land use map may not exceed 100 % of the maximum number of dwelling units indicated for the parcel by the Cooper City land use map. However, the Cooper City land use plan, the zoning, and the applicable land development regulations shall not permit any density higher than twenty five (25) dwelling units per gross acre.

- b. Each parcel of land within an area designated in a commercial land use category by the City Future Land Use Map must be zoned in a zoning district, which permits any one or more of the following uses, but no other uses:

## CITY OF COOPER CITY COMPREHENSIVE PLAN

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1. Neighborhood, community, regional and highway retail uses.
2. Office and business uses.
3. Commercial uses, including wholesale if deemed appropriate by the City.
4. Hotels, motels and other tourist accommodations.
5. Parks, recreation, cemeteries and commercial recreation uses.
6. Community facilities.
7. Utilities, excluding landfills, transportation and communication facilities.
8. Non-residential agricultural uses.
9. Special Residential Facility Category (2), Category (3) or development as defined in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan; meeting density provisions by Category type stated below; and the limitations as expressed by the certified Cooper City future land use map; and the provisions regarding the use and allocation of reserve units, flexibility units or bonus sleeping rooms for special Residential Facilities as contained in the “Administrative Rules Document: Broward County Land Use Plan and the Future Land Use Element Implementation Section of the Cooper City Comprehensive Plan.

### Density Provisions:

- a. Special Residential Facility Category (2) development shall count as two (2) dwelling units each.
  - b. Special Residential Facility Category (3) development shall count as one (1) dwelling unit per every two (2) sleeping rooms regardless of the number of kitchens or baths.
10. Residential uses are permitted without the need to amend the local land use plan map, provided that the local government applies flexibility or reserve units to the parcel in the following manner:
- a. The residential floor area of mixed commercial/residential structures does not exceed 50% of the total floor area of the building; and/or

## CITY OF COOPER CITY COMPREHENSIVE PLAN

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- b. The first floor of mixed Commercial/residential structures is totally confined to commercial uses; and/or
  - c. For parcels 5 acres in size or less, free standing multi-family residential uses are permitted; within areas designated within the County Plan as Urban Infill, Urban Redevelopment or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas, free standing multi-family residential uses are permitted on parcels 10 acres in size or less; and/or
  - d. For mixed commercial/residential developments greater than 5 acres in size (or 10 acres within areas designated on the County Plan as Urban Infill, Urban redevelopment or Downtown Revitalization Areas or Chapter 163 Redevelopment Ares) free standing multi-family residential uses are permitted provided that the gross residential acreage does not exceed five acres (10 acres within areas designated by the County Plan as Urban Infill, Urban Redevelopment or Downtown Revitalization Areas or Chapter 163 Redevelopment Areas) or 40% of the total gross acreage of the commercially designated parcel, whichever is greater, and that the entire mixed commercial/residential development is governed by specific zoning regulations that establish criteria to ensure proper integration and compatibility of land uses within and surrounding the development; and/or
  - e. Residential units within the same structure as commercial uses for the owner, manager or caretaker of the commercial uses may be located in areas designated commercial without the application of flexibility units or reserve units.
- c. Each parcel of land within an area which is designated in an industrial land use category by the City Future Land Use Map shall be located with access to major transportation facilities including highways, airports, railroads and seaports and must be zoned in a zoning district which permits one or more of the following uses, but no other uses:
- 1. Light Industrial uses including warehouse and self-storage.
  - 2. Heavy commercial uses.
  - 3. Office uses.
  - 4. Transportation and communication facilities and easements.
  - 5. Parks and recreation facilities limited to instruction in gymnastics, martial arts, dancing, and swimming as long as the location of these uses does not

## CITY OF COOPER CITY COMPREHENSIVE PLAN

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- preclude or adversely affect the future use of surrounding areas for industry.
6. Community facilities and utilities.
  7. Non-residential agricultural uses.
  8. Ancillary commercial uses within buildings devoted to industrial uses.
  9. Wholesaling uses.
  10. The following uses may also be permitted, subject to the review and approval requirements of Policy 13.01.10 of the Broward County Land Use Plan and as long as the total area of these uses does not consume more than 20 percent of the industrial land designated on the Future Land Use Map within a flexibility zone, and as long as the location of these uses does not preclude or adversely affect the future use of surrounding areas for industrial uses.
    - a. Commercial and retail business uses.
    - b. Hotel, motel and similar lodging.
  11. Residential units within the same structure as industrial uses for the owner, manager or caretaker of the industrial uses may be located in areas designated industrial without the application of flexibility units or reserve units.
- d. Each parcel of land within an area designated in a utility land use category by the City Future Land Use Map must be zoned in a zoning district that permits one or more of the following uses:
1. Water and wastewater treatment plants, pumping stations, electrical substations, solid waste disposal and transfer stations.
  2. Other uses determined to be ancillary to the primary uses described in 3.02 (d)(1) above.
12. The following uses as long as their location does not preclude or adversely affect the future use of the surrounding areas for intended utility facilities
    - i. Park and recreation facilities;
    - ii. Non-residential agricultural uses.

- e. Each parcel of land within an area designated in a community facility category by the City Future Land Use Plan Map must be zoned in a zoning district, which permits one, or more of the following uses:
1. Community facilities, including schools, churches, hospitals, governmental administration, police and fire stations, museums, libraries, civic centers, prisons, nursing homes and courts
  2. Parks and recreational facilities, and
  3. Governmentally sponsored Special Residential Facilities subject to meeting Special Residential Facility Category (3) definition as contained in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan; meeting density provisions by Category type stated below; and the limitations as expressed by the certified land use plan map; and the provisions regarding the use and allocation of reserve units, flexibility units or bonus sleeping rooms as contained in the “Administrative Rules Document” of the Broward County Planning Council and the Future Land Use Element Implementation Section of the Cooper City Comprehensive Plan.

Density Provision: Special Residential Facility Category (3) development shall count as one (1) dwelling unit per every two (2) sleeping rooms regardless of the number of kitchens or baths provided, however, that government-owned community facilities must be zoned in a zoning district which permits only those uses permitted in the Community Facilities land use category.

- f. Each parcel of land within an area designated in a parks and recreation land use category by the City Future Land Use Map must be zoned in an open space or park and recreation-zoning district, which permits one or more of the following uses:
1. Passive recreational uses, including, but not limited to: nature centers and trails, scenic areas, wildlife sanctuaries and feeding stations, aquatic preserves, and picnic areas.
  2. Golf courses which are intended to remain as permanent open space.
  3. Camping grounds and facilities.
  4. Active recreational uses, including, but not limited to: tennis courts playgrounds, swimming pools, athletic fields and courts, beaches and bikeways.

## CITY OF COOPER CITY COMPREHENSIVE PLAN

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5. Boat ramps and docks.
  6. Outdoor cultural, educational and civic facilities, including but not limited to: animal exhibits, habitats, band shells and outdoor classrooms.
  7. Concessions only when accessory to the above uses. Examples of such concessions are refreshment stands, pro shops, souvenir shops and rental facilities.
- g. Each parcel of land within an area designated in an office park land use category by the City's Future Land Use Map must be zoned in a zoning district, which permits one or more of the following uses, but no other uses:
1. Professional, business, and financial offices, but no other uses. Banks and similar uses that utilize drive-thru service facilities are not allowed in this category.
  2. Professional education uses.
  3. Restaurants and personal services which are necessary to a primary office uses in this classification, provided the aggregate gross floor area of the commercial accessory uses shall not exceed five percent (5%) of the total interior net floor area.
  4. Community facilities.
  5. Utilities.
  6. Non-residential agriculture.
  7. Park and recreation.
  8. Special Residential Facility Category (3) development as defined in the Special Residential Facilities Permitted Uses subsection of the Plan Implementation Requirements section of the Broward County Land Use Plan; subject to the allocation of reserve units, flexibility units or bonus sleeping rooms in accordance with the Special Residential Facilities provisions and policies for application of these units as contained in the "Administrative Rules Document" of the Broward County Planning Council and the Future Land Use Element Implementation Section of the Cooper City Comprehensive Plan; each reserve or flexibility unit shall permit two (2) sleeping rooms regardless of the number of kitchens or baths.

## CITY OF COOPER CITY COMPREHENSIVE PLAN

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- h. Each parcel of land within an area, which is designated in a Rural Estates land use category by the City Future Land Use Map, must be zoned in a zoning district which permits one or more of the following uses, but no other uses

  - 1. Dwelling units at a maximum of one unit per gross acre with no clustering permitted.
  - 2. Home occupations and other uses accessory to a dwelling unit.
  - 3. Open space and recreation uses designed to serve the residential area.
  - 4. Community facilities designed to serve the residential area limited to schools, day care centers, churches, clinics, governmental administration, police and fire protection facilities, libraries and civic centers not to exceed five acres in size.
  - 5. Public utilities limited to water and wastewater treatment plants, pumping stations, telecommunications facilities, electrical substations and transmission lines and drainage facilities and structures.
  - 6. Agricultural uses including cultivation of crops, groves, thoroughbred and pleasure horse ranches, private game preserves, fish breeding areas, tree and plant nurseries, cattle ranches and similar activities.
  - 7. Cemeteries.
  
- i. Each parcel of land within an area, which is designated in a Rural Ranches land use category by the City Land Use Plan, must be zoned in a zoning district which permits one or more of the following uses, but no other uses

  - 1. A maximum of one unit per two and one half gross acres or one unit per two net acres with no clustering permitted.
  - 2. Home occupations and other uses accessory to a dwelling unit.
  - 3. Open Space and Recreation uses designed to serve the residential area.
  - 4. Community facilities designed to serve the residential area limited to schools, day care centers, churches, clinics, governmental administration, police and fire protection facilities, libraries and civic centers not to exceed five acres in size.
  - 5. Public utilities limited to water and wastewater treatment plant, pumping stations, telecommunications facilities, electrical substations and electric lines and drainage facilities and structures.

6. Agricultural uses including cultivation of crops, groves, thoroughbred and pleasure horse ranches, private game reserves, fish breeding areas, tree and plant nurseries, cattle ranches and similar activities.

7. Cemeteries.

j. Local Activity Center Use:

The intent of the Local Activity Center land use designation is to support a balanced mix of land uses characterized by compactness, pedestrian friendly design, neighborhood-scale and framed by architecture and landscape design appropriate to local history and ecology. Development patterns within Local Activity Centers shall generally reflect planning and design principles such as walkable neighborhoods oriented around the five-minute walk, primary orientation toward public transit systems, a centrally located community-serving land use or land uses and greater integration of housing, employment, shopping and recreation at the neighborhood level.

For an area to qualify as a Local Activity Center, the following criteria must be met:

1. A Local Activity Center shall be a specific geographic area not exceeding 160 gross contiguous acres, unless located within an approved Chapter 163, Florida Statutes, Redevelopment Area. At such time as 75% of the originally designated Local Activity Center is developed/redeveloped an expansion to a subject Local Activity Center up to 100% may be proposed.
2. The density and intensity of land uses permitted within a proposed Local Activity Center shall be specified in the Cooper City Land Use Element.
3. Uses proposed within a Local Activity Center shall include residential uses and park land and/or open space. One or more other uses such as commercial, civic, institutional, or employment-based activity shall also be included within a Local Activity Center.
4. Park land must reflect no net loss of acreage of existing and designated parks within the proposed Local Activity Center. Park and open spaces land may include squares, greenbelts, greenways and playgrounds; ill-defined residual areas such as buffers, and berms, for purposes of this criterion, are not considered park land or open space.
5. To address proposed residential density above what is yielded by the present land use designations, the City shall first utilize at least 75% of available "flexibility units" and "reserve units" from the flexibility zone

where the Local Activity Center is located, before an increase in density is requested via the land use plan amendment process. A proposed Local Activity Center located within an approved Chapter 163, Florida Statutes, Redevelopment Area is exempt from this criteria.

6. A proposed Local Activity Center must have a geographic configuration of appropriate depth and frontage to support the location of uses in a manner oriented around the five-minute (i.e. quarter-mile) walk. Multiple nodes of activity oriented around the five-minute (i.e. quarter-mile) walk may be included within one Local Activity Center.
7. Seventy-five percent (75%) of the land within a Local Activity Center must be located within a quarter-mile of mass transit or multi-modal facilities or are included within an adopted plan to be located within a quarter-mile of mass transit or multi-modal facilities upon buildout of the Local Activity Center. Convenient access shall be provided to mass transit, community shuttle or multi-modal facilities where such facilities are in place or planned to be in place at the time the Local Activity Center is proposed. Where such facilities are not in place or planned to be in place at the time of proposal, the City shall provide design standards in the Land Use Element for a Local Activity Center that ensure that the primary priority is a safe, comfortable and attractive pedestrian environment that will allow for convenient interconnection to transit, will reduce the number of automobile trips internally and will ultimately support an integrated multi-modal transportation system.
8. A proposed Local Activity Center shall demonstrate consistency with the goals, objectives and policies and other requirements of the Land Use Element.
9. An interlocal agreement between the City and Broward County shall be executed no later than six months from the effective date of the adoption of a Local Activity Center which provides that monitoring of development activity and enforcement of permitted land use densities and intensifies shall be the responsibility of the City.

#### **Section 4. Development Review Requirements**

- 4.01 Following the effective date of the City Land Use Plan, the City shall not grant a development permit for a proposed development unless the City has determined that public facilities are adequate to serve the needs of the proposed development or unless the developer agrees in writing that no certificate of occupancy shall be issued for the proposed development until public facilities are adequate to serve its needs.

- 4.02 Public facilities may be determined to be adequate to serve the needs of a proposed development when the following conditions are met:
- a. Potable water service is available at the adopted level of service to serve the needs of the proposed development and other developments in the service area which are occupied, available for occupancy, for which building permits are in effect, and for which potable water treatment capacity has been reserved; or potable water service is not available but there exists a fiscally feasible plan to construct and expand water treatment facilities which will have the capacity to serve the proposed development and other developments in the service area which are occupied, available for occupancy, for which building permits are in effect, and for which potable water treatment capacity has been reserved, and the development permit is granted on the condition that the proposed development be restricted to coincide with the implementation of such plan. Potable water service includes publicly and privately owned water treatment facilities and wells, on individual parcels of land, which will provide for the needs of the proposed development.
  - b. Wastewater treatment and disposal service is available at the adopted level of service to serve the needs of the proposed development and other developments in the service area which are occupied, available for occupancy, for which building permits are in effect, or for which wastewater treatment and disposal service is not available, but there exists a fiscally feasible plan to construct or expand wastewater and disposal facilities which will have sufficient capacity to provide for the treatment and dispersal needs of the proposed development and other developments in the service area which are occupied, available for occupancy, for which building permits are in effect, or for which wastewater treatment and disposal capacity has been reserved, and the development permit is granted on the condition that the proposed development be restricted to coincide with the implementation of such plan. Exceptions may be made when wastewater treatment and disposal systems on individual parcels of land will provide for the needs of the proposed development, and will meet all legal requirements.
  - c. Solid waste disposal service is available at the adopted level of service to serve the needs of the proposed development; or solid waste disposal service is not available, but such service will be made available in the future and the development permit is granted on the condition that the proposed development be restricted to coincide with the availability of such service.
  - d. Drainage will be available at the adopted level of service to serve the needs of the proposed development so as to protect rooms in new structures designed for occupancy from one-hundred year flood based upon information provided by the Federal Emergency Management Agency (FEMA) or other competent source. Exceptions to elevation standards necessary for flood protection may be made only to the degree that it would be impossible to comply with the elevation

criteria without creating a greater probability of flooding existing buildings on adjacent lots.

- e. The regional transportation network has the capacity to accommodate the additional traffic generated by the proposed development at the adopted level of service; or regional transportation network capacity is not available, but such capacity will be available in the future and the development permit is granted on the condition that the proposed development be restricted to coincide with the availability of such capacity. Acceptable levels of service shall be determined by the City and shall meet or exceed the levels of service established for the regional transportation network by the County Commission. In determining regional transportation network capacity and acceptable levels of service, the City shall consider:
    - 1. Existing transportation studies;
    - 2. The annual regional transportation report at such time as it has been adopted by the County Commission;
    - 3. Adopted transportation elements of comprehensive plans; and
    - 4. Data resulting from the Broward County DPEP TRIPS model;
    - 5. Any other information that the City may consider relevant.
  - f. Local streets and roads will provide safe, adequate access between buildings within the proposed development and the regional transportation network.
  - g. Fire protection service will be adequate to protect people and property in the proposed development.
  - h. Police protection will be adequate to protect people and property in the proposed development.
  - i. School sites and school buildings will be adequate to serve the proposed development.
  - j. Parks and Recreation facilities will be available at the adopted level of service to serve the proposed development.
- 4.03 Development review procedures and specific standards for evaluation of the adequacy of the ten public facilities and services in section 4.01 (a) through (j) will be adopted by ordinance and sent to the Broward County Planning Council within six months of adoption of the Certified Land Use Plan.

**Section 5. Reporting Requirements**

- 5.01 Following the effective date of the City Land Use Plan, no land development regulation, land development code, or amendment thereto shall be adopted by the City governing body until such regulation, code or amendment has been referred to the City's local planning agency for review and recommendation as to the relationship of such proposal to the City Land Use Plan.
- 5.02 The City shall prepare and transmit to the Planning Council, in a format prescribed by the Planning Council, the following information:
- a. A quarterly summary of all permits issued for demolition of buildings; ~~and~~
  - b. A yearly summary regarding allocation of acreage proposed for commercial or residential uses within lands designated residential, commercial, and industrial utilizing the “flexibility” provisions of the Broward County Land Use Plan.
- 5.03 In any legal action in which the validity of the City Land Use Plan or a portion thereof is in issue, the City shall notify the County Commission and provide copies of all papers in connection therewith.

**Section 6. Amendments**

- 6.01 County Land Use Plan. Any person may request the City to submit to the Planning Council a proposal for an amendment to the County Land Use Plan. The City shall submit such a proposal in writing to the Planning Council and shall include the City's recommendation regarding the proposal and the reasons therefore.
- 6.02 City Land Use Plan.
- a. The City shall submit to the Planning Council for certification all proposed amendments to the City Land Use Plan. A proposed amendment to the City Land Use Plan must be certified by the Planning Council prior to adoption by the City.
  - b. All amendments to the City Land Use Plan shall be adopted in the manner prescribed by Florida Chapter 163, F.S. and other applicable provisions of the law.

**VII. PUBLIC PARTICIPATION**

Rule 9J-5.004, FAC, provides for the local governing body and the local planning agency to adopt procedures to provide for and encourage public participation in the planning process, including consideration of amendments to the comprehensive plan and evaluation and appraisal reports. The specific requirements regarding Comprehensive Plan Amendments are provided in Chapter 22 of the City of Cooper City Municipal Code of Ordinances. That Chapter outlines the process and procedures required for amendment to the Comprehensive Plan, including public notice. Chapter 2, Article B of the Code designates the Planning and Zoning Board as the local planning agency and describes the powers, duties, and responsibilities of the Board.

The City’s Comprehensive Plan and Evaluation and Appraisal Reports will be adopted pursuant to the public hearing and notice provisions specified in the Florida Statutes and Florida Administrative Code.

**A. Comprehensive Plan Amendments**

**Local Planning Agency.** The public participation process provides that subsequent to review of the comprehensive plan or amendments by appropriate City departments, the LPA shall hold at least one public hearing with due public notice.

**City Commission.** The public participation process for the City Commission is contained within Chapter 22, “Planning and Public Facilities.” Chapter 22 specifies the process and procedures required for comprehensive plan amendments.

The amendment and public participation process is slightly different for those amendments that require a change to the Broward County Land Use Plan (BCLUP) and those that do not. When no change is needed to the BCLUP, the regular transmittal procedures specified in the Florida Statutes are followed.

When an amendment is needed to the BCLUP, four additional steps are necessary. First, upon receipt of the LPA recommendation, the City Commission transmits the proposed amendment to the Broward County Planning Council (BCPC). Second, the BCPC staff prepares a staff report and recommendation on the proposed amendment. Third, the BCPC conducts a public hearing on the proposed amendment and transmits that recommendation to the Board of County Commissioners (BCC) for their transmittal hearing. Finally, the County Commission holds a transmittal hearing.

The public participation requirements provide for the City Commission to hold two public hearings: a transmittal hearing and an adoption hearing, and both are held subsequent to due public notice. At the transmittal public hearings, the City Commission adopts a resolution transmitting to the Florida Department of Community Affairs (DCA) and other required agencies those amendments approved for transmittal. At the

transmittal hearing, the City Commission also announces its intention to hold and advertise the adoption public hearing.

The adoption public hearing procedure also varies depending upon whether an amendment is needed to the BCLUP. If a BCLUP amendment is not needed, subsequent to receipt of the Department of Community Affairs' Objections Recommendations and Comments (ORC) Report, the revised amendment package is considered at the City Commission adoption public hearing. If an amendment is needed to the BCLUP, the revised amendment package is reconsidered by the BCPC and BCC at a second public hearing. Subsequent to this second BCPC public hearing, the amendment package is forwarded to the City Commission for action at their adoption public hearing.

**Public Notice.**

- a. The City shall post a sign on the street frontage of the land which is subject to land use plan amendment not less than twenty (20) days prior to the dates of the hearing before the City Commission and of the final review by the Planning and Zoning Board.
- b. The City Clerk shall notify all persons owning property within five hundred (500) feet of the property and adjacent cities, of the dates of the public hearing before the City Commission and of the final review by the Planning and Zoning Board. Said notice shall be delivered via U.S. mail.
- c. Notice of the public hearing before the City Commission shall also be advertised in a newspaper of general circulation twice, fifteen (15) days and seven (7) days prior to the public hearing.

**Courtesy Notice.** The City may utilize other outlets for providing courtesy notice regarding comprehensive planning activities. Courtesy notice may be provided as follows:

- At Community and Recreation Centers
- In the City newsletter which is published 4 times per year
- On the local access cable TV station

**B. Comprehensive Plan and Evaluation and Appraisal Reports**

The City has prepared and adopted its Comprehensive Plan pursuant to the applicable requirements of Florida Statutes and Florida Administrative Code. Cooper City will continue to adhere to these processes and procedures for adoption of the Comprehensive Plan. In addition, the City may utilize noticed workshop meetings before the Local Planning Agency to discuss and receive public input regarding specific Comprehensive Plan Elements.

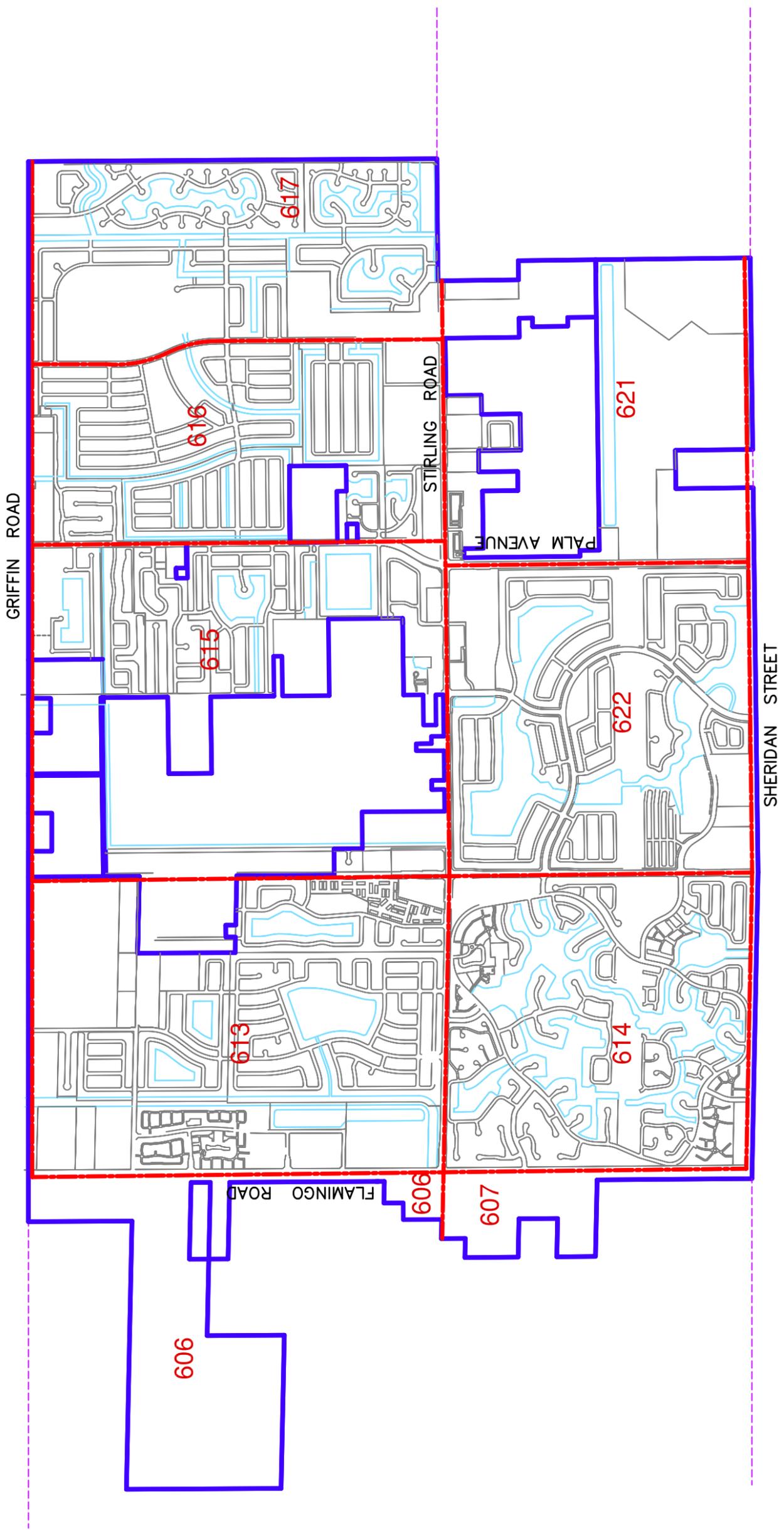
## **CITY OF COOPER CITY COMPREHENSIVE PLAN**

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Rule 9J-5.005(7), FAC, provides that each comprehensive plan shall contain a section identifying five-year monitoring, updating and evaluation procedures to be followed in the preparation of the required evaluation and appraisal report (EAR). Cooper City follows the requirements specified in Rule 9J-5.0052, FAC, to conduct its Evaluation and Appraisal Report (EAR).

The City may also use the courtesy notice outlets identified in Section 4 above during the adoption of the Comprehensive Plan and EAR.

**EXHIBITS**



TRAFFIC ANALYSIS ZONES

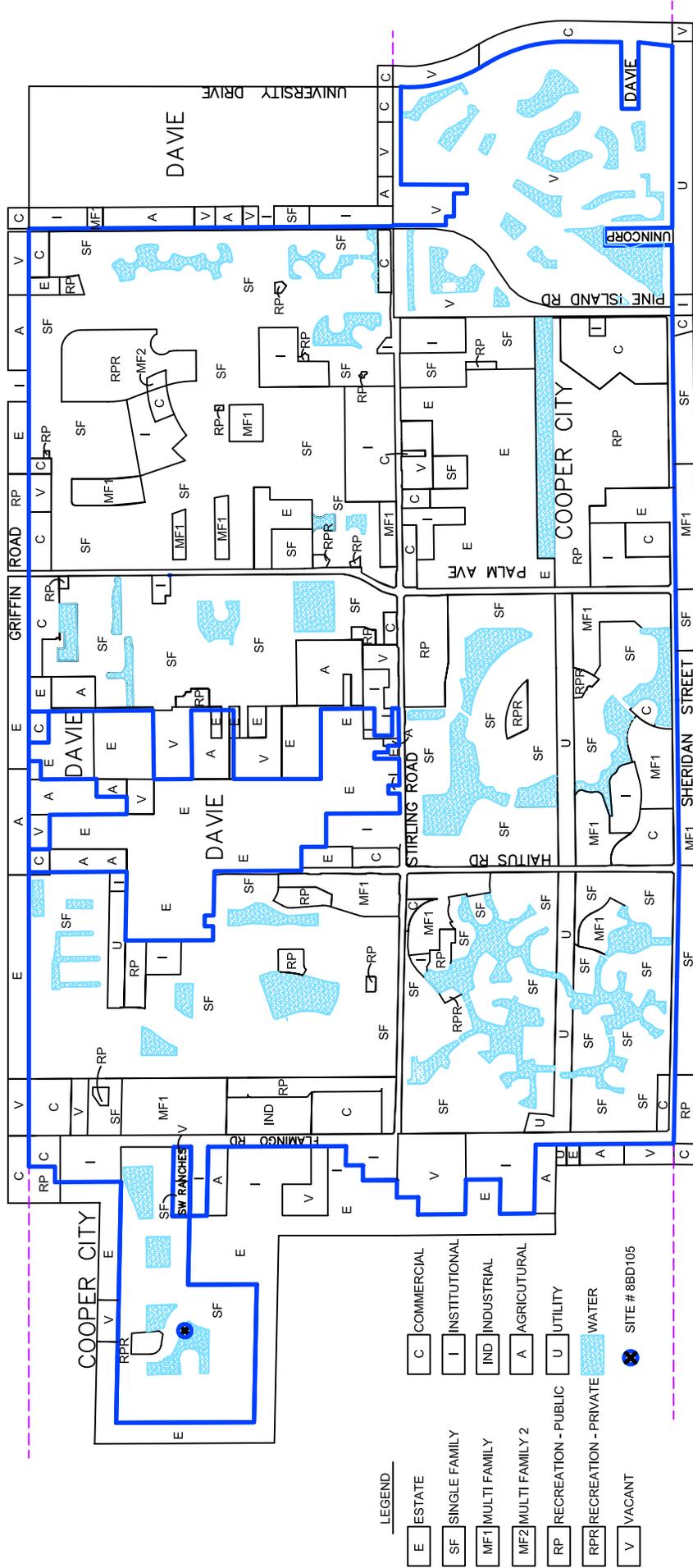
EXHIBIT 1-1

COOPER CITY COMPREHENSIVE PLAN  
 FUTURE LAND USE ELEMENT



SCALE: 1" = 2000'  
 DATE: APRIL 30, 2002

**Leigh Robinson Kerr & Associates, Inc.**  
 PLANNING-ZONING-LAND USE  
 808 E. Las Olas Blvd., - Suite 104  
 Fort Lauderdale, Florida 33301  
 (954) 467-6308



**LEGEND**

E	ESTATE	C	COMMERCIAL
SF	SINGLE FAMILY	I	INSTITUTIONAL
MF1	MULTI FAMILY	IND	INDUSTRIAL
MF2	MULTI FAMILY 2	A	AGRICULTURAL
RP	RECREATION - PUBLIC	U	UTILITY
RPR	RECREATION - PRIVATE	WATER	WATER
V	VACANT	⊗	SITE # 8BD105

**EXISTING LAND USE MAP**

**COOPER CITY COMPREHENSIVE PLAN  
FUTURE LAND USE ELEMENT**

**EXHIBIT 1-2**

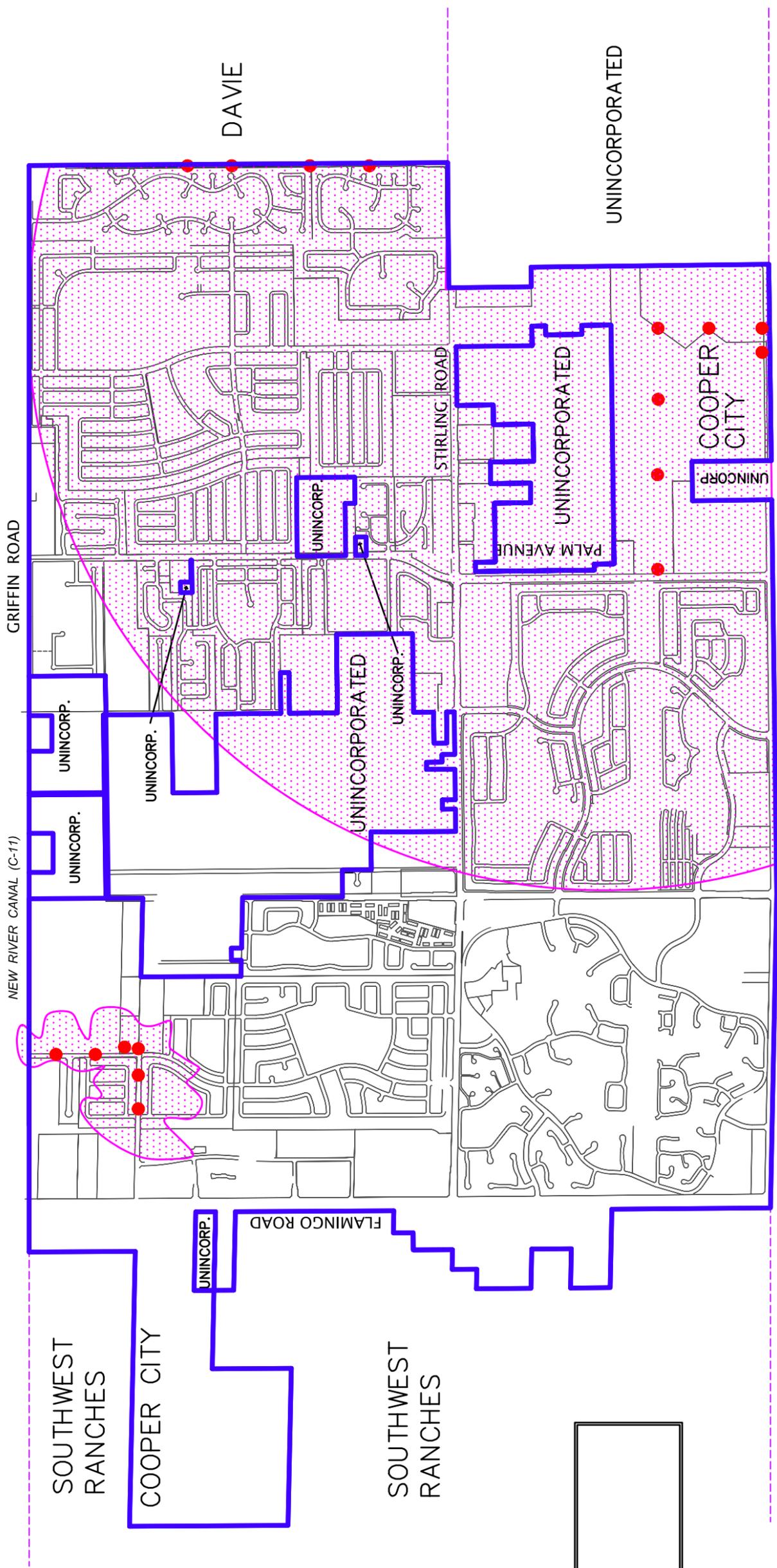


SCALE: 1" = 3000'  
DATE: JUNE 8, 2007

**Leigh Robinson Kerr  
& Associates, Inc.**

PLANNING-ZONING-LAND USE  
808 E. Las Olas Blvd. - Suite 104  
Fort Lauderdale, Florida 33301  
(954) 467-6508

DAVIE



NEW RIVER CANAL (C-11)

GRIFFIN ROAD

SOUTHWEST RANCHES

COOPER CITY

UNINCORP.

FLAMINGO ROAD

SOUTHWEST RANCHES

UNINCORPORATED

UNINCORP.

DAVIE

STIRLING ROAD

ZONE 1

ZONE 3

UNINCORPORATED

UNINCORPORATED

COOPER CITY

SHERIDAN STREET

PEMBROKE PINES

EXHIBIT 1-3

WELLFIELD PROTECTION ZONES NOTE: THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. CONTACT BROWARD COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION FOR EXACT LOCATION ON ZONES.

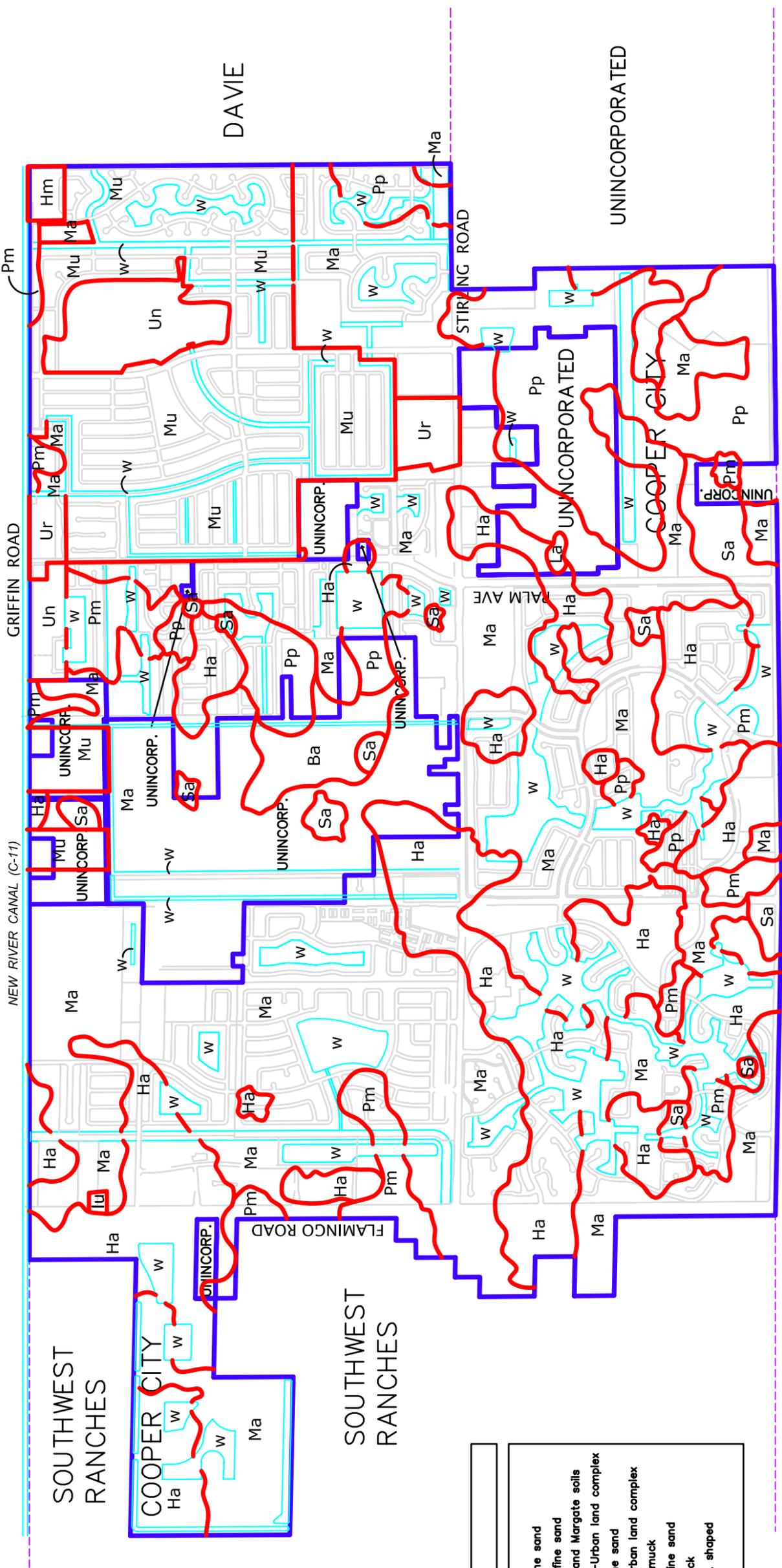
# COOPER CITY COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT



SCALE: 1" = 2000'  
DATE: AUGUST 5, 2002

**Leigh Robinson Kerr & Associates, Inc.**  
PLANNING-ZONING-LAND USE  
808 E. Las Olas Blvd. - Suite 104  
Fort Lauderdale, Florida 33301  
(954) 467-6308

DAVIE



DAVIE

UNINCORPORATED

SHERIDAN STREET

PEMBROKE PINES

LEGEND	
Ba	Basinger fine sand
Ha	Hollandale fine sand
Him	Hollandale and Margate soils
Lu	Immokalee-Urban land complex
Ma	Margate fine sand
Mu	Margate-Urban land complex
Pm	Plantation muck
Pp	Pompano fine sand
Sa	Sanibel muck
Un	Udorthents, shaped
w	Water

SOILS MAP

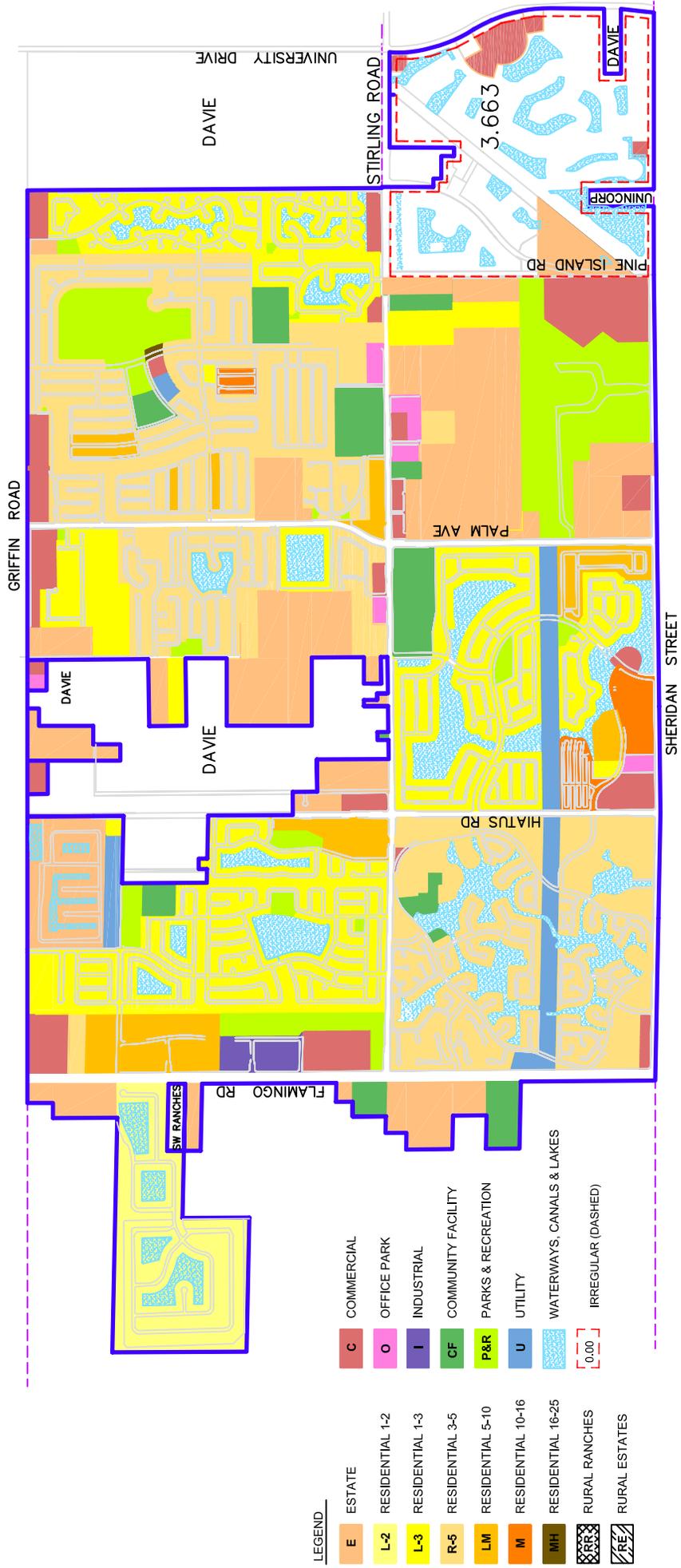


NOT TO SCALE  
DATE: NOVEMBER 12, 2002

# COOPER CITY COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT

EXHIBIT 1-4

**Leigh Robinson Kerr & Associates, Inc.**  
 PLANNING-ZONING-LAND USE  
 808 E. Las Olas Blvd., - Suite 104  
 Fort Lauderdale, Florida 33301  
 (954) 467-6308



**LEGEND**

E	ESTATE	C	COMMERCIAL
L-2	RESIDENTIAL 1-2	O	OFFICE PARK
L-3	RESIDENTIAL 1-3	I	INDUSTRIAL
R-5	RESIDENTIAL 3-5	CF	COMMUNITY FACILITY
LM	RESIDENTIAL 5-10	P&R	PARKS & RECREATION
M	RESIDENTIAL 10-16	U	UTILITY
MH	RESIDENTIAL 16-25		WATERWAYS, CANALS & LAKES
	RURAL RANCHES		0.00
	RURAL ESTATES		IRREGULAR (DASHED)

**FUTURE LAND USE MAP**  
NOTE: COMPLIES WITH BROWARD COUNTY TRAFFICWAYS PLAN

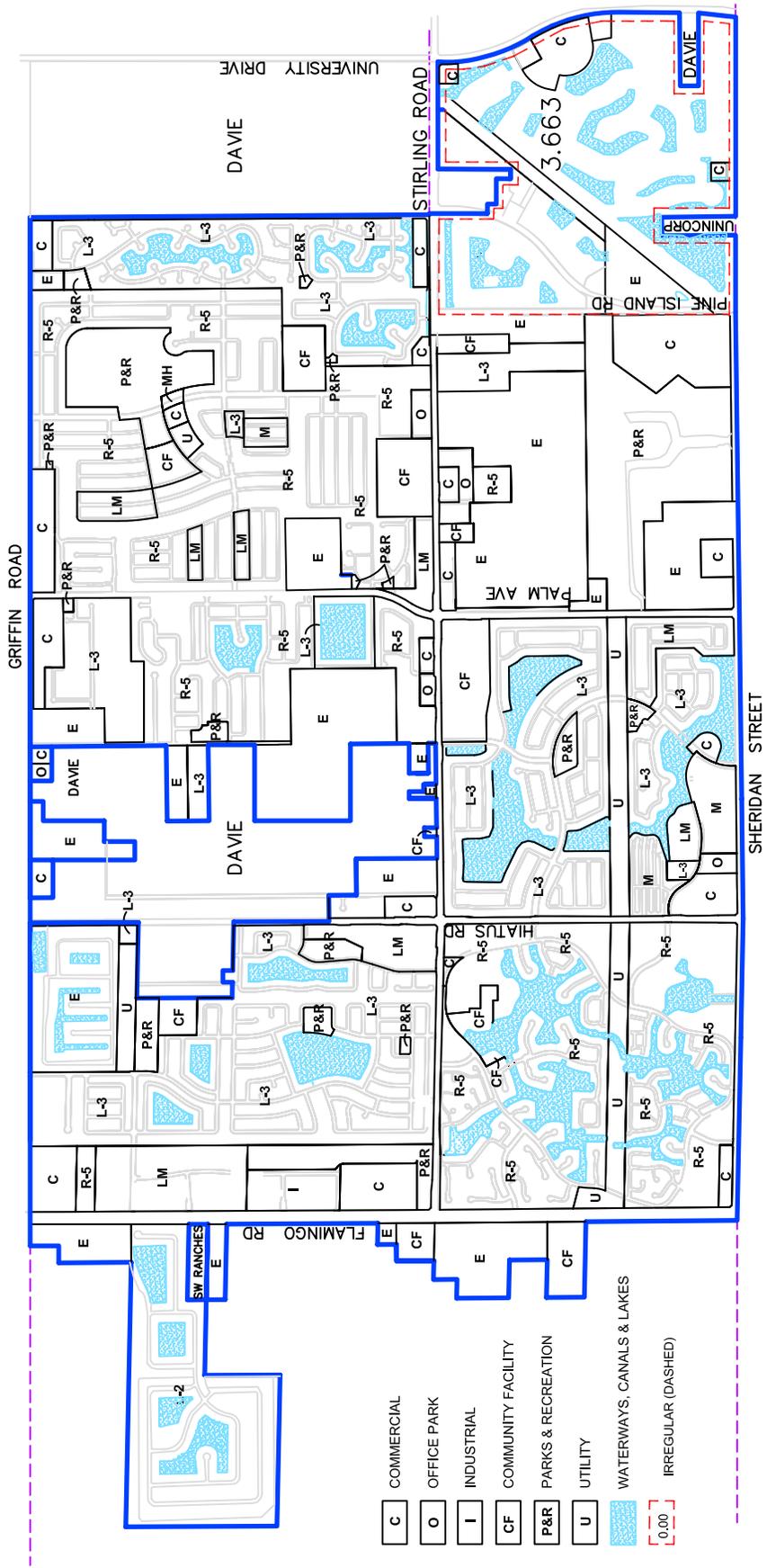
**COOPER CITY COMPREHENSIVE PLAN  
 LAND USE ELEMENT**



SCALE: 1" = 3000'  
 DATE: JUNE 8, 2007

**EXHIBIT 1-5**

**Leigh Robinson Kerr  
 & Associates, Inc.**  
PLANNING-ZONING-LAND USE  
 808 E. Las Olas Blvd. - Suite 104  
 Fort Lauderdale, Florida 33301  
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**LEGEND**

E	ESTATE	C	COMMERCIAL
L-2	RESIDENTIAL 1-2	O	OFFICE PARK
L-3	RESIDENTIAL 1-3	I	INDUSTRIAL
R-5	RESIDENTIAL 3-5	CF	COMMUNITY FACILITY
LM	RESIDENTIAL 5-10	P&R	PARKS & RECREATION
M	RESIDENTIAL 10-16	U	UTILITY
MH	RESIDENTIAL 16-25		WATERWAYS, CANALS & LAKES
RRR	RURAL RANCHES		0.00
RE	RURAL ESTATES		IRREGULAR (DASHED)

**FUTURE LAND USE MAP**  
NOTE: COMPLES WITH BROWARD COUNTY TRAFFICWAYS PLAN

**COOPER CITY COMPREHENSIVE PLAN  
 LAND USE ELEMENT**



SCALE: 1" = 300'  
 DATE: JUNE 6, 2007

**EXHIBIT 1-5**

**Leigh Robinson Kerr  
 & Associates, Inc.**  
PLANNING-ZONING-LAND USE  
 808 E. Las Olas Blvd. - Suite 104  
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