

**ORDINANCE NO.P17-8**

**AN ORDINANCE OF THE CITY OF COOPER CITY, FLORIDA, APPROVING REZONING PETITION #Z 1-1-17 FOR RANCHETTE ISLES ESTATES, FROM BROWARD COUNTY A-1, AGRICULTURAL ZONING DISTRICT, TO COOPER CITY R-1-B, SINGLE-FAMILY ZONING DISTRICT, FOR THE PROPERTY DESCRIBED IN SECTION 2 OF THIS ORDINANCE, AND GENERALLY LOCATED AT 5600 SW 106TH AVENUE, ON THE EAST SIDE OF SOUTHWEST 106TH AVENUE ACROSS FROM INDIAN TRAIL; PROVIDING FOR AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR A REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, an application has been submitted by Kennedy Homes, LLC (property owner) and Hope Calhoun (Dunay, Miskel& Backman, LLP), (petitioner) (collectively, the "Applicant") to rezone property generally located at 5600 SW 106th Avenue, on the east side of SW 106th Avenue, from A-1, Agricultural (Broward County), to R-1-B, Single Family District (Cooper City) (the "Petition"); and

**WHEREAS**, the Planning and Zoning Board of the City of Cooper City considered the Petition for rezoning of property described in Section 2 of this Ordinance from Broward County A-1, Agricultural Zoning District to Cooper City R-1-B, Single-family Zoning District (the "Petition") during its June5, 2017 meeting and by a majority vote recommended approval of the Petition; and

**WHEREAS**, the City Commission of the City of Cooper City ("City Commission") has conducted a public hearing pursuant to notice, to consider the Petition; and

**WHEREAS**,after said hearing, the City Commission deems it to be in the best interests of the City of Cooper City that said property be rezoned as above stated.

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

**Section 1:**    **Recitals Adopted.**    That each of the above stated recitals is hereby adopted and confirmed.

**Section 2:**    That the following described property is hereby rezoned from Broward County A-1, Agricultural Zoning District to Cooper City R-1-B Single-family Zoning District:

**PARCEL A OF KANE ESTATES AS RECORDED IN PLAT BOOK 177 PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF TRACT 62 OF FLORIDA FRUIT LANDS CO. SUBDIVISION NO. 1 AS RECORDED IN PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LAND LYING AND BEING IN BROWARD COUNTY, FLORIDA.**

**Section 3:**    Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

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

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

**Section 6:**    Should any section or provision of this Ordinance, or any portion thereof, of any paragraph, sentence or word, be declared by a Court of competent jurisdiction to be invalid,

such decision shall not affect the validity of the remainder hereof, as a whole or a part thereof other than the part declared to be invalid.

**Section 7:** This Ordinance shall be in force and take full effect immediately upon its passage and final adoption.

**PASSED AND ADOPTED on First Reading this \_\_\_\_ day of \_\_\_\_\_, A.D., 2017.**

**PASSED AND FINAL ADOPTION on Second Reading this \_\_\_\_ day of \_\_\_\_\_, A.D., 2017.**

\_\_\_\_\_  
GREG ROSS  
Mayor

ATTEST:

\_\_\_\_\_  
KATHRYN SIMS  
City Clerk

Approved As To Form:

\_\_\_\_\_  
DAVID M. WOLPIN  
City Attorney

**ROLL CALL**

Mayor Ross \_\_\_\_\_  
Commissioner Sims \_\_\_\_\_  
Commissioner Mallozzi \_\_\_\_\_  
Commissioner Curran \_\_\_\_\_  
Commissioner Green \_\_\_\_\_



# MEMORANDUM

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To: City Commissioners  
From: Matt Wood, Growth Management Director   
Through: Bruce Loucks, City Manager  
Date: July 10, 2017  
Re: Rezoning Application for Ranchette Isles

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PETITION: Ranchette Isles – Rezoning Application  
Petition #: Z 1-1-17

LOCATION: East side of SW 106<sup>th</sup> Avenue, immediately north of Marin Ranches

OWNER/PETITIONER: Foxtail Palm Nursery, Inc., owner/Kennedy Homes, Petitioner /Julian Bryan, Agent

LAND USE DESIGNATION: E-Estate

REQUEST: Rezoning from A-1, Agricultural District (Broward County) to R-1-B, Single Family District (Cooper City)

BACKGROUND AND PROPERTY DESCRIPTION: The subject site is approximately 4.8 acres in size and is located on the east side of SW 106<sup>th</sup> Avenue about one half mile north of Stirling Road and immediately north of Marin Ranches. Kennedy Homes requests rezoning to the R-1-B District in order to build 9 single family dwellings. Accompanying this petition are variance, site plan, and plat petitions which reflect all lots exceeding 8,600 square feet in size. The site plan reflects one and two story single-family homes, with air-conditioned floor areas averaging approximately 2,600 square feet.

The requested zoning change would utilize 4 flex units. The density of the development would increase from approximately 1 unit/acre to approximately 1.9 units/acre. The underlying Future Land Use Designation of E-Estate allows up to 5 units on the subject site. However, Cooper City's Comprehensive Plan allows the utilization of flex units to be applied through a rezoning without need for a Land Use Plan Amendment subject to compliance with the "flex" rules established by the City Future Land Use Element and the Broward County Administrative Rules Document for allocation of such flex units.

## ANALYSIS OF REZONING REQUEST

CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN: Policy 1.4.4 of the City's Comprehensive Plan states that City zoning as to permitted uses and densities must be in compliance with, or be more restrictive than, the requirements of the City Land Use Plan. The subject request is consistent with this policy and the Article VI, Section 3 of the Future Land Use Implementation Section of the Cooper City Comprehensive Plan which allows the application of flex units to the site as allowed on the Future Land Use Map and in accordance with the subject request. Accordingly, the request can be considered consistent with the Comprehensive Plan.

**LAND USE COMPATIBILITY:** The property is bound on all sides by property in the City of Cooper City. To the north is the Biltmore Groves subdivision zoned R-1B. To the west are single family estate residential lots in the Indian Pond subdivision. The property to the south, the Marin Ranches subdivision currently under development, is also zoned R-1B. To the east are single-family homes in the Stirling Springs neighborhood zoned R-1A and designated Low (3) Residential on the City's Future Land Use Map.

The general area of the site has been transitioning from predominantly agricultural uses to more low-density residential developments as proposed under the subject request. The proposed lot sizes on the subject site will serve to transition the allowed density of development from higher in the east to lower in the west. A 1.74 acre lake shared with the Marin Ranches subdivision is proposed at the eastern side of the property to ensure proper drainage of the site and enhance buffering and separation from surrounding properties. The proposed zoning may therefore be considered compatible with the surrounding land uses.

**LIVING CONDITIONS AND PROPERTY VALUES:** Living conditions in the surrounding area will not be adversely affected through the rezoning request. Lot sizes will be substantially larger than the 8,000 square foot minimum requirement of the R-1-B zoning district. The home sales prices are anticipated to be comparable with values of similar sized homes in the area. The additional lots will bring home prices in line with market demand while improving the overall property value of the area.

**TRAFFIC IMPACTS:** The subject site must meet all traffic concurrency regulations prior to permit approval. The 9 single family homes under the subject request are expected to add a total of 86 daily vehicle trips, 7 new a.m. peak hour trips and 9 new p.m. peak hour trips based on the traffic study submitted with this petition. According to the report and from a traffic engineering standpoint, this increase is not expected to have a significant impact on the adjacent roadway network and will not otherwise adversely affect public safety.

Pursuant to traffic engineering standards, a turn lane is not warranted for the development of the 9 single family homes on site. However, in an effort to address traffic congestion and safety concerns with drop-off and pick-up traffic associated with local students using the nearby school bus stop, the developers are proposing to add an extended north bound turn lane into the Biltmore Grove subdivision immediately north of the subject site. The turn lane extension will provide a bus stop location off the north-south thru-lanes of SW 106th Avenue which will be enhanced with a proposed bus pad/shelter with a sidewalk connection.

**RECOMMENDATION:** Staff recommends APPROVAL of the “Flex” rezoning request from the A-1, Broward County district to the R-1-B district based on a finding that the petition can be considered consistent with the Comprehensive Plan and compatible with the surrounding land uses. Staff finds that the proposed development of the site for 9 single-family homes is expected to be an asset to the community; will not be a deterrent to the improvement of surrounding properties in accord with existing regulations; and will not otherwise adversely affect traffic conditions or public safety.

**PLANNING AND ZONING BOARD RECOMMENDATION #2:** At the meeting on June 5, 2017, the P&Z Board recommended APPROVAL of the Rezoning petition as stated in staff recommendation 5 to 1, with Howard Meltzer dissenting.

FEB 22 2017



# GROWTH MANAGEMENT DEPARTMENT

## CITY OF COOPER CITY

9090 SW 50 Place - P.O. Box 290910 - Cooper City, Florida 33329-0910  
Phone: (954) 434-4300, ext. 251 - Fax: (954) 680-1439

Growth Management Department

**FILE COPY**

### GENERAL APPLICATION

**ATTENTION:** Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Growth Management Staff to review the proposed project, and the submittal and processing requirements. The submittal dates for DRC and P&Z Board can be found on the City's website at: [www.coopercityfl.org](http://www.coopercityfl.org).

FOR STAFF ONLY: SP, P, 2, V  
PETITION #: 1-1-17  
DATE PETITION FILED:  
1/11/17

Date of Pre-Submittal Meeting: 11-9-2016

Check  type of application(s) for:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Site Plan                 | <input type="checkbox"/> Abandonment                                 |
| <input type="checkbox"/> Site Plan Amendment                  | <input type="checkbox"/> Certificate of Conformity                   |
| <input checked="" type="checkbox"/> Rezoning                  | <input type="checkbox"/> Conditional Use                             |
| <input checked="" type="checkbox"/> Plat or Plat Amendment    | <input type="checkbox"/> Sign Waiver                                 |
| <input type="checkbox"/> Sign Package/ Sign Package Amendment | <input checked="" type="checkbox"/> Other: <u>bldg. coverage var</u> |

#### INSTRUCTIONS TO APPLICANT:

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. Provide specific Petition Application(s).
3. Make Checks payable to the City of Cooper City per the current Fee Schedule.

### I. PROJECT NAME AND LOCATION

- A. Project Name: RANCHETTE ISLES
- B. Project Address: 5600 s.w. 106TH ave.
- C. Section: 31 Township: 50 Range: 41 Total Acreage or square feet of Subject Property: 4.77 AC.
- D. General Location Description (proximity to closest major intersection, in miles or fraction thereof):  
across street from entrance to Indian Pond on east side of S.W. 106th Ave.
- E. Folio Number(s): (If numerous Folio Numbers, list on a separate sheet and attach to this application). 504131280010 and 504131010791
- F. Brief Legal Description:  
please see attached legal and survey

### II. LAND USE AND ZONING INFORMATION

- A. Existing Zoning Designation: A-1
- B. Future Land Use Plan Designation: ESTATE
- C. Existing Use(s) on Property: PALM TREE NURSERY
- D. Proposed Use(s): 9 FEE SIMPLE SINGLE FAMILY HOMES
- E. Other Land Use and Zoning conditions if applicable, i.e. approved variances, deed restrictions, previous conditions of approval: N/A



**CITY OF COOPER CITY – GROWTH MANAGEMENT DEPARTMENT**

9090 Southwest 50 Place, Post Office Box 290910, Cooper City, Florida 33329-0910

Ph: (954) 434-4300, Ext. 251 Fax: (954) 680-1439

**III. PROPERTY OWNER/APPLICANT/AGENT INFORMATION**

Property Owner(s) of Record: FOXTAIL PALM NURSERY, INC.

Address: 5600 s.w. 106TH aVE. City Cooper City ST FL. Zip 33328

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

I am/We: \_\_\_\_\_, do hereby swear/affirm that I/we am/are the owner(s) of the property referenced in this application. I/We certify that the above statements and the statements or showings made in any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this application(s) attachments and fees become part of the official record of the Growth Management Department of the City of Cooper City and the fee is not refundable. I/We understand that any knowingly false information given by me/us will result in the denial revocation or administrative withdrawal of the application or permit. I/We further acknowledge that additional information may be required by the City of Cooper City in order to process this application(s).

[Signature]  
(Signature of Owner)

MARIA KANE  
(Print Name)

STATE OF Florida COUNTY OF Broward

The foregoing instrument was acknowledged before me this 9 day of January 20 17

By (Name of Person Acknowledging) Maria Kane She/he is personally known to me or has produced \_\_\_\_\_ as identification and did/did not take an oath.

NOTARY PUBLIC SIGNATURE: Stacey Lee Peter

Name – Must be typed, printed, or stamped) Stacey Lee Peter

My Commission Expires:



STACEY LEE PETER  
MY COMMISSION # FF 909153  
EXPIRES: September 18, 2019  
Bonded Thru Budget Notary Services

Petitioner(s) if other than Owner): KENNEDY HOMES

Address: 6400 CONGRESS AVE., SUITE 2175 City BOCA RATON ST FL. Zip 3348

Phone: 561-613-6917 Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Agent (if other than Owner): JULIAN BRYAN / JULIAN BRYAN & ASSOCIATES

Address: 9000 BURMA RD. , SUITE 101 City P.B. GARDENS ST FL. Zip 33403

Phone: 561-350-3155 Fax: 561-338-5996 E-Mail: julian@julianbryan.com



**CITY OF COOPER CITY – GROWTH MANAGEMENT DEPARTMENT**

9090 Southwest 50 Place, Post Office Box 290910, Cooper City, Florida 33329-0910

Ph: (954) 434-4300, Ext. 251 Fax: (954) 680-1439

**All Correspondence will be sent to the Agent unless otherwise requested.**

I am/we are the  Agent  Petitioner  Other \_\_\_\_\_

Signature(s) \_\_\_\_\_  
\_\_\_\_\_

STATE OF Florida COUNTY OF Broward

The foregoing instrument was acknowledged before me this January day of, 9 20 17

By (Name of Person Acknowledging) Julian Bryan She/he is personally known to me or has produced  
as identification and did/did not take an oath.

NOTARY PUBLIC SIGNATURE: \_\_\_\_\_

Stacey Lee Peter

Name – Must be typed, printed, or stamped) \_\_\_\_\_

My Commission Expires:



STACEY LEE PETER  
MY COMMISSION # FF 909153  
EXPIRES: September 18, 2019  
Bonded Thru Budget Notary Services

**STAFF USE ONLY**

|                           |                   |              |
|---------------------------|-------------------|--------------|
| Petition #:               | Staff Intake By:  | Intake Date: |
| Sufficiency Completed by: | Sufficiency Date: |              |

RECEIVED



**GROWTH MANAGEMENT DEPARTMENT  
CITY OF COOPER CITY**

9090 SW 50 Place – P.O. Box 290910 - Cooper City, Florida 33329-0910  
Phone: (954) 434-4300, ext. 251 – Fax: (954) 680-1439

FEB 22 2017  
Growth Management  
Department

**REZONING APPLICATION**

**FILE COPY**

**ATTENTION:** Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Growth Management Staff to review the proposed project, the submittal and processing requirements. The submittal dates for DRC and P&Z Board can be found on the City's website at: [www.coopercityfl.org](http://www.coopercityfl.org). ALL ADVERTISING AND RECORDING FEES WILL BE THE RESPONSIBILITY OF THE APPLICANT.

FOR STAFF ONLY:

PETITION #: 2 1-1-17

DATE PETITION FILED:

1/11/17

Date of Pre-Submittal Meeting: 11-9-2016

**INSTRUCTIONS TO APPLICANT:**

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. A completed Notarized General Application must accompany this application.
3. Refer to Code Section 23-151
4. Make Checks payable to the City of Cooper City per the current Fee Schedule.

**I. ZONING INFORMATION**

Existing Zoning: A-1 (from county) Code Section: N/A  
Proposed Zoning: R-1B Code Section: 23-30

Land Use Plan Designation: ESTATE

Acreage or Square Footage: 4.77 AC.

Brief Legal Description (attach full Legal Description): \_\_\_\_\_

PLEASE SEE ATTACHED LEGAL

**II. ADJACENT PROPERTIES**

| Adjacent Property | Land Use Plan Designation | Zoning Designation | Existing Use(s) of Property |
|-------------------|---------------------------|--------------------|-----------------------------|
| NORTH             | estate                    | R-1B               | single family homes         |
| SOUTH             | estate                    | R-1B               | single family homes         |
| EAST              | L-3, res. 1-3             | R-1A               | single family homes         |
| WEST              | estate                    | A-1 (county)       | single family homes         |

*If previous approvals of adjacent properties affect the subject Petition, please include a brief description of the approved square footage or the number of dwelling units.*

**III. CRITERIA FOR REVIEWING REZONING REQUESTS**

The applicant should address each of the following criteria in the justification of the rezoning request. Responses should be on separate sheets and attached.

(1) The proposed change is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;

(2) The proposed change would not create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;



**GROWTH MANAGEMENT DEPARTMENT – CITY OF COOPER CITY**  
 9090 SW 50 Place – P.O. Box 290910 - Cooper City, Florida 33329-0910

**REZONING APPLICATION**

- (3) Existing zoning district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;
- (4) The proposed change will not adversely affect living conditions in the neighborhood;
- (5) The proposed change will not create or excessively increase automobile and vehicular traffic congestion or otherwise affect public safety;
- (6) The proposed change will not adversely affect other property values;
- (7) The proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations;
- (8) The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;
- (9) There are substantial reasons why the property cannot be used in accord with existing zoning.

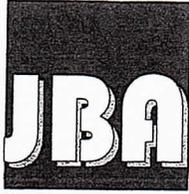
**IV. SUBMITTAL CHECKLIST**

| QTY | REQUIRED   | YES<br>(√) |
|-----|--|------------|
|     | <b>*Submittal requirements not to be duplicated if request accompanying other Petitions.</b>             |            |
| 1   | Completed Original General Application   |            |
| 1   | Completed Original Rezoning Application  |            |
| 1   | Certificate of Title, property deed or other proof of ownership  |            |
| *14 | Copies of the Signed & Sealed Surveys – 1 Signed & Sealed Survey   |            |
| *14 | Plats, if property is platted  |            |
| *14 | Site Plans or Statements of Intent of proposed use of property (Check with Staff)                        |            |
| *14 | Aerials Photos of subject site clearly delineating site boundary lines.                                  |            |
| *14 | Subject Site Maps clearly delineating site boundary lines with adjacent and nearby street names labeled. |            |
| 1   | Justification Statement  |            |
| 1   | List of Property Owners within the 300' radius   |            |
| 1   | Sets of Mailing Envelopes (labeled with Property Owners) & Use City's Address on the return              |            |
| 1   | Radius Map from Property Appraisers Office showing 300' radius on tax map                                |            |

**V. SIGN CRITERIA FOR POSTING ON PROPERTY**

*Please refer to the attached code, Section 23-151(e) requirement for posting of the property, which is the responsibility of the applicant. If you have any question regarding the posting or other notification requirements of the Rezoning petition, please contact the Growth Management Staff.*

| <b>VI. STAFF USE ONLY</b> |                              |                   |         |
|---------------------------|------------------------------|-------------------|---------|
| Petition #: 2 1-1-17      | Staff Intake By: Carlos Vega | Intake Date:      | 1/11/17 |
| Sufficiency Completed by: | Jason Checkley               | Sufficiency Date: | 1/16/17 |



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## *RANCHETTE ISLES*

Cooper City, Florida

### **REZONING JUSTIFICATION INCLUDING FLEX UNITS**

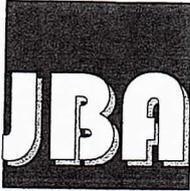
This proposed request is for the use of flex units with a simultaneous rezoning. It will add five additional units to the four presently allowed on the 4.77 gross acre site. The request for flex units will be submitted simultaneously with a rezoning request from A-1 to R-1-B.

#### **APPLICANT / OWNER:**

Kennedy Homes, LLC  
6400 Congress Avenue, #2175  
Boca Raton, Fla. 33481  
561-613-6917

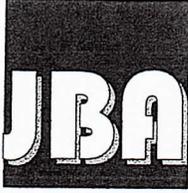
#### **CRITERIA FOR REVIEW OF REQUEST**

- 1) The proposed zoning change will utilize 5 available flex units. This will increase the total lot count from 4 to 9. Development density will increase from 0.9 units/acre to 1.89 units/acre. The underlying future land use designation is E-Estate, which allows single family homes. All nine lots will exceed 8605 square feet of net lot area. The average lot is 9285 square feet. The minimum lot size allowed in the proposed R-1-B Zoning District is 8,000 square feet.



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- 2) This proposed zoning change will not be incompatible with the adjacent zoning and land uses. Homes to the west in the existing large lot Indian Pond community are on lots of near one half gross acres and to the east is an existing subdivision zoned R-1-A.. Those lots average 10,000 square feet in size. To the north is a single family community developed with R-1B zoning. To the south is the recently approved Marin Ranches, also zoned R-1B. All four adjacent communities have the same future land use designation of Estate.
- 3) Zoning district boundaries logically follow roadways and property lines. This request falls within those perimeter zoning boundaries presently established to the north, south and east. Development has occurred on all four sides of this site. The proposed R-1B Zoning district is the most logical zoning and use.
- 4) Living conditions in the contiguous neighborhoods will not be adversely affected. The single vehicular access point is onto S.W. 106<sup>TH</sup> Avenue. Homes will average some 2578 square feet under air and minimum lot sizes will be approximately 7.5% larger than the minimum requirement of the proposed R-1-B zoning district.
- 5) The addition of 5 residences will, in theory, add approximately 50 daily trips to S.W. 106<sup>th</sup> Avenue. This will have minimal impact on this roadway. A trips run request has been submitted to Broward County to verify this. Copies of that response will be provided to the City when it is received. Furthermore, a traffic study has been prepared and based on the present use of the property only 14 additional daily trips will be seen.
- 6) Recent significant increases in home values, including other new construction along 106<sup>th</sup> Avenue, have ensured the proposed homes sales



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prices will be equal to or greater than values of similarly sized dwellings in this area of Cooper City.

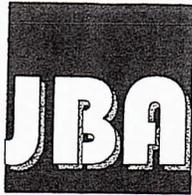
- 7) All site related improvements (roads, water, sewer & drainage) will be installed prior to the completion of residences. This proposal will include a 0.80 acre lake sized to accommodate drainage of the site with no adverse impact on surrounding lands. No adjacent properties will be affected by this proposed site development.
- 8) The general public welfare will not be impacted. The proposed R-IB Zoning District is the same as that of existing developments to the north and south. Finished lot sizes fall between those to the east and west. Perimeter buffers, building heights and home square footages are compatible with surrounding properties.
- 9) Recently approved residential developments along S.W. 106<sup>th</sup> Avenue have verified increased values of land and the homes sold. Value has a greater than ever impact on the market. These additional lots, allowed by the rezoning, are essential to create home prices in line with market demand in this area.

JULIAN BRYAN & ASSOCIATES

1-10-2017 (rev. 3-21-17)

**PROPERTY FOLIO NUMBER**

504131280010 and 504131010791 (4.77 acres)



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## *RANCHETTE ISLES*

Cooper City, Florida

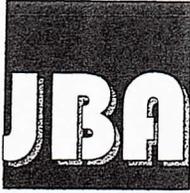
### **FINAL SITE PLAN APPLICATION JUSTIFICATION IN ACCORDANCE WITH RELEVANT GOALS, OBJECTIVES & POLICIES OF THE CITY'S COMPREHENSIVE PLAN.**

This proposed Final Site Plan will require the use of five flex units with a simultaneous rezoning from A-1 to R-IB. Therefore a total of nine residential units will be developed on the 4.77 gross acre site.

#### **APPLICANT / OWNER:**

Kennedy Homes, LLC  
6400 Congress Avenue, #2175  
Boca Raton, Fla. 33481  
561-613-6917

In reviewing the goals, objectives & policies of the Comprehensive Plan it became clear that emphasis was placed on ensuring that adequate public services & facilities (concurrency management) either be in place or proposed by the development. Water, sewer & drainage systems must be available near the site. Extension of lines will be required when currently not adjacent to the property. Adequate plant capacities have been confirmed.



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Fire, police & EMS all have the personnel & facilities necessary to serve nine homes. Traffic impacts will be minimal with the increase as well.

The following sections of the Comprehensive Plan set forth policies that are applicable to the proposed nine homes. They are:

Policy 1.1.3, 1.2.1, 1.2.2, 1.2.3, 1.2.4, 1.2.5, 1.2.7, 1.2.11, 1.3.1, 1.3.4, 1.3.7, 1.3.13, 1.3.14, 1.4.1, 1.4.5, 1.4.7

JULIAN BRYAN & ASSOCIATES  
1-10-2017

**PROPERTY FOLIO NUMBER**

504131280010 and 504131010791 (4.77 acres)



PLANNING & ZONING ADVISORY BOARD



Minutes of June 05, 2017

Meeting Called to order at 7:06 p.m.

1. ROLL CALL

P&Z Board Members

| MEMBERS             | 06/05/17 | 04/17/17 | 03/06/17 | 01/23/17 | 12/06/16 | 11/22/16 | 09/14/16 | 06/06/16 | 05/02/16 | 03/21/16 |
|---------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Jimmy Goulet        | A        | P        | P        | P        | P        | P        | P        |          |          |          |
| Craig Konhauzer     | P        | P        | P        | A        | A        | P        | P        | P        | P        | P        |
| David Rouse         | P        | P        | P        | P        | P        | P        | P        | P        | P        | P        |
| Jim Federici        | P        | P        | P        | P        |          |          |          |          |          |          |
| ***Howard Meltzer   | P        |          |          |          |          |          |          |          |          |          |
| Matt Williamson     | A        | P        | P        | A        | P        | P        | P        | P        | A        | P        |
| Bobby Jenkins       | A        | P        | P        | P        | P        | P        | P        | P        | A        | A        |
| Michael de Miranda  | A        | P        | P        | P        | P        | P        | P        | P        | P        | P        |
| Michelle Stern      | P        | P        | P        | P        | P        | P        | A        | P        | P        | P        |
| Mark Aronson, Chair | P        | A        | P        | P        | P        | P        | A        | P        | P        | P        |

\* Reappointed \*\* Resigned \*\*\* New appointment

STAFF PRESENT: Matt Wood, Director of Growth Management  
Jason Chockley, Planner

APPLICANT: Hope Calhoun, Dunay, Miskel & Backman, LLP, Land Use Attorney.  
Julian Bryan, Agent for Ranchette Isles.

2. **P&Z BOARD - MINUTES - WAIVE/APPROVE MINUTES OF 04/17/17:** Motion to waive the reading of the minutes made by Michelle Stern and seconded by Craig Konhauzer.. All ayes on voice vote. **MOTION WAS APPROVED.** Motion to approve the minutes made by Michelle Stern and seconded by Craig Konhauzer. There were all ayes on voice vote. **MOTION WAS APPROVED.**

3. **PUBLIC COMMENTS:** None

4. **CORRESPONDENCE:** None

5. **NEW BUSINESS:**

- A. RANCHETTE ISLES
  - LOCATED AT 5600 SW 106 AVENUE
  - 1)REZONING # Z 1-1-17(Public Hearing)
  - 2)VARIANCE # V 1-1-17(Public Hearing)
  - 3)SITE PLAN #SP 1-1-17
  - 4)PLAT #P 1-1-17

Chairman Aronson turned the item over to Mr. Wood to read the Staff reports for Item 5A Ranchette Isles but Mr. Rouse requested a motion that the board temporarily postpone the hearing for item 5A1 - Rezoning Z# 1-1-17 until a reading of the Traffic Study that was proposed to this board be given.

Mr. Wood said that a copy of the traffic study was included in the backup material given.

Mr. Rouse said that he's requesting the Comprehensive Traffic Study that the City was preparing for 106th Ave.

Mr. Wood said we are expecting a draft to be submitted soon, maybe about another month or so before it reached the board.

Chairman Aronson asked wasn't one of the DRC comments subject to a traffic study.

Mr. Wood said yes there is a traffic study that has been submitted specific to this petition and has been reviewed on behalf of the City by Kimly-Horn, our traffic consultant.

**MOTION: TO POSTPONE ITEM 5A1 REZONING # Z 1-1-17 RANCHETTE ISLES LOCATED AT 5600 SW 106 AVENUE MOTION MADE BY DAVID ROUSE AND SECONDED BY JIM FEDERICI. MOTION DOES NOT PASS WITH CRAIG KONHAUZER, MICHELLE STERN AND MARK ARONSON DISSENTING.**

Chairman Aronson turned the item over to Mr. Wood and he proceeded to read the Staff reports for item 5A Ranchette Isles located at 5600 SW 106 Ave, hereby summarized as follows: Item 5A1 is a Rezoning petition #Z 1-1-17 that is requesting to rezone from an A-1, Agricultural District (Broward County) to R-1-B, Single Family District (Cooper City) in order to build 9 single family dwellings. The proposed zoning change will utilize 4 flex units to increase density from the allowed 1 unit per acre. Item 5A2 is a Variance petition # V 1-1-17 that would increase the maximum building coverage from 33% to 36.7% of the lot. Item 5A3 is a Site Plan petition # SP1-1-17 that is a Preliminary/Final for the proposed subdivision Ranchette Isles. The proposed site is approximately 4.8 acres in size which reflects nine lots with all lots exceeding 8,600 square feet in size and one and two single family homes with models averaging approximately 2,600 square feet. Item 5A4 is a Plat petition # P1-1-17 which reflects 9 specifically delineated lots with restriction of 9 single family detached dwelling units. The Plat reflects access from SW 106th Avenue to the west. A 1.25 acre water management area (that portion on the Ranchette Isles property) and private street are to be dedicated to the future Homeowners Association. In addition the Plat reflects utility and drainage easements as well as the park and open space parcels.

Chairman Aronson turned the meeting over to the Applicants to present their petition. Hope Calhoun introduced herself as the Land Use Attorney on behalf of the applicant. She said that besides her client and team of consultants she believes everyone sitting in the audience is here from Biltmore Groves, the development just to the north of their proposed site. She stated that they have had two meetings with Biltmore Groves, the first one being about two or three weeks ago and the second as recent as last Thursday. They've let us know that there are about 11 items that they've had concerns with and we believe that we have been able to address them all. With regards to the rezoning they believe that they have satisfied all of the conditions of the rezoning request. What they are proposing is consistent with the development in the area. She stated that at least a few other developments along 106th Ave, Mill Creek being one and few others being approved through allocation of flex units and our way of doing this is similar to other developments along 106th Ave. Regarding traffic, its noted that the developer of this parcel also developed the parcel to the south, Marin Ranches, with more than 9 homes and traffic was not an issue there. We have submitted a traffic report as required by this application and the Marin Ranches application no roadway requirements were required however we did agree to make certain roadway improvements. The improvements would be for both Marin Ranches and Ranchette Isles as stated in the staff report. Regarding the Variance application we agree with the staff report and the site has the potential for maybe affecting 6 lots since the homes are lot fit and not built until someone comes in and says which house do they want on which lot. If a particular home is a little larger than a variance may be required so what we do is instead

of coming in one by one and asking for a variance, this is kind of a blanket request. They believe that they have satisfied all of the requirements for the granting of the variance request. As a side note it is important to note that we do exceed the minimum lot size. What is proposed is generally consistent with development to the south of us and other developments along 106th Ave. Regarding the Site Plan they are proposing 9 single family homes. It is a one way in one way out gated community with a lake in the back. The lake is designed so that the residents that live along the eastern portion of Biltmore Groves can enjoy the lake and a Site Plan Amendment is being proposed with Marin Ranches so that instead of having two small lakes there is one large lake shared and aesthetically paints a nice picture for the area. Regarding the Plat it's delineating the 9 homes that they are specifically requesting. When the Site Plan came in for the approval process they had a number of meetings with staff and one thing that was desired and was added to the Site Plan was a bus shelter. The proposed shelter (pointing to a presentation board showing the location of the proposed bus shelter) is something requested by the City and they are fine with whichever direction the parties that make the decisions go with as they know there may be some concerns or resistance from Biltmore Groves not to have it. Ms. Calhoun said they'd be happy to answer any question on any of the applications.

Chairman Aronson opened up the Public Hearing for Rezoning # Z 1-1-17 at 7:35 PM.

Dino Noto resident at 10442 SW 56th ST Biltmore Groves said with respect to the new development Ranchette Isles his main issues is that the attorney for Ranchette Isles initially said that the houses were going to be for Affordable Housing and that the pricing the first time she came to them was between \$500,000- \$600,000. The house sizes are much smaller than Marin Ranches, The Ranches, Mill Creek, Indian Pond and Royal Estates. The houses are about 1/3 to 1/2 smaller than the houses that they have at Biltmore Groves and it being squeezed in one on top of each other. He states that he believes that the developer can comfortably have 8 houses there and increase the pricing and square footages of the houses and most likely not need maximum coverage because they'd have one less house. The second issue that he has is the lighting for the properties stating that basically some of the lighting will be in their backyards and it will turn night time into daytime; him being one of the ones affected and several other houses will be affected because he believes that 5 of the lights will be on the sides and the light will be in their bedrooms on most of these models. His final concern is regarding privacy. He understands they are going to be doing a 3ft berm and they will put in planting but most likely they will still see the roadway and they requested a PVC fence be erected possibly and were denied that by the builder. He says that the Ranchette Isles houses are smaller and despite what the petitioners says it's on smaller lots, smaller houses and it's not the same style houses as compared to the house being built in the area. Reducing their request from 9 homes to 8 will not adversely affect them because the square footage of houses will go up and the price will increase.

Aimee Gross resident at 10470 SW 56th St Biltmore Groves said that she lives directly behind the smaller lots that are being built. Out of the 9 lots that are going to be implemented there are three models that are substantially larger than the 8,000 SF lots required. Those three also don't really impact for the most part their lots. They are the only people that will be on 106th Ave that will abutting another community and they lose their privacy. One of the houses will only be 80ft from her backyard and if it is a two-story house they will be able to see right into their back yard. When they bought the property 3 years ago she knew that property next to them was a nursery and that this could happen but not to the extent that someone would literally be abutting them based on all the other communities around them. The new communities that have been built like Marin Ranches don't essentially have that problem, Indian Pond does not have that problem. The Ranches certainly don't have that problem and neither does Mill Creek. In addition when they said that the lots are almost the same sizes as Marin Ranches homes being built, there is almost about 3,000sf minimum difference between those lots. The Marin Ranches lots are between 11,500 - 13,000sq. On this proposal they are literally jamming in 9 lots on this little piece of property that they went ahead and purchased. All the properties in Biltmore Groves are not being impacted in the same way. Three of the lots are now going to have lake front property so they don't have that damage that is being incurred that others are going to have. Ms. Gross said that she is literally going to be right behind a house that is going to be looking into her backyard. She had plans to redo her backyard and put a substantial amount of money

into it but is hesitant to do that now if she feels that she won't be able to enjoy and have the use of her property the same way. There are issues with the fence as they talk about putting in a PVC fence but they have a ditch and so when the fence goes in the fence will wind up being very short. Lastly the developers say it's on par with their property sizes it's not, they average about 2,600sf and all the newer communities that have been built in the last few years have higher square footage than these properties making this actually a reduction and she believes it will negatively impact their values as well unlike Mill Creek and all those that have sold for about or around a million dollars.

Andrea Stevens resident at 10490 SW 56 ST Biltmore Groves said she is one of the ones that will be mostly impacted by this construction. (Pointing to the presentation board to show location of her home) she said she'll have 3 or 4 homes looking into her backyard. The bus stop will take away everything from behind her, she'll have the road, the entrance, and all the lighting will all be right next to her property. She is really concerned about what is going to happen in her backyard and echoes the sentiment of her neighbors.

Chairman Aronson closed the Public Hearing for Rezoning # Z 1-1-17 at 7:43 PM.

Chairman Aronson turned it over to the applicant for any rebuttal regarding public concerns.

Hope Calhoun stated that the first thing she wanted to clarify is affordable housing because it's being repeated that it was going to be affordable housing but what was said in the first meeting was that the Biltmore Groves residence were concerned that the price point that they were offering would decrease their property values, so the response was that they are not going to be million dollar homes but the point was to provide housing that is affordable for a range of people not that they are providing affordable housing. With regards to the development itself and some of the other comments, (pointing to a presentation board showing the Site Plan) Ms. Calhoun states that residents say they will have homes looking directly down at them if a 2-story home is built and she thinks it's important to note that you have their homes on one side, a 24-foot roadway and a landscape buffer. The homes in Ranchette Isles will not be directly adjacent to the homes in Biltmore Groves, there will be a substantial width or separation between the two so the concern that homes will be built here with 2-stories looking down directly at these homes won't be likely to happen. With regard with the PVC fencing, they understand its permitted by code and are fine to put it in.

Chairman Aronson asked to clarify if the fence was going on top of the 3ft berm.

Ms. Calhoun said that the berm goes on the bottom similar to what's in Rock Creek that faces Embassy Lakes along Hiatus. They have cut down the landscaping and you can see the berm, you can see the fence at the bottom of the berm and then the remaining berm

Ms. Calhoun said she doesn't believe that the homes will be the size of Biltmore nor did they say they would be the same as Marin Ranches, but that they would be generally similar in size. The difference is approximately 3,000 SF of lot size. Regarding lighting they are not proposing any lighting directly adjacent or on the north side of the roadway, all the lights are on the south side of it but if they were the code prevents spill over so all the light has to be maintained on their property. Regarding the pricing, the price point will be between \$600,000-800,000 starting in the \$600,000 as a base start and then you move up from there once you add everything else.

Chairman Aronson stated that regarding the bus stop that was a City suggestion, correct?

Ms. Calhoun stated yes that is correct whether it stays or goes we are ok with that.

Chairman Aronson opened up the Public Hearing for Variance # V 1-1-17 at 7:48 PM

Dino Noto resident at 10442 SW 56th St Biltmore Groves said that as indicated these lots are smaller and there is no reason for them to be small. The lots are much smaller than anything in the area and there is no reason to shoehorn all these small houses in there. Our average house sizes are 4,000 SF and Marin Ranches are close to 4,000 SF house size and the ones proposed are going to average about 2,600 SF except for the two larger lots in the back. They had proposed that from lots 1-7 that they'd be only 6 lots with larger lot sizes and larger homes and higher home prices comparable to both Biltmore Grove, Marin Ranches, Mill Creek, The Ranches and other new developments coming online in the near future.

Aimee Gross resident at 10470 SW 56th St Biltmore Groves said that they were told a different price range than what was said today and believes that impacts the lot size. The lot sizes are smaller than our lot sizes, they are smaller than Marin Ranches and literally in between these two communities they are jamming in houses that are on average 2,500 - 3,000 SF less and potentially put 2-story houses on those. That is a big difference when you see all of these other houses abutting these smaller houses. This does impact when you are looking for resale value to see that brand new houses are smaller than what has just been built in that area over the last couple of years.

Frank Lanza resident at 10457 SW 56th St Biltmore Groves said one of the biggest concerns that they have and have talked it over with the developers are the safety and privacy of these homes that are abutting up to this project. This is a concern that they have once the nursery is taken down, the fences are taken down, some of the homes don't have rear fences so some of the homes are going to be exposed to this construction site. They are being advised by the Kennedy group that they are going to be putting up some fences and making the community more private during the construction. This is one of our concerns and this is more for the safety of the children as we have a lot of small children in that area and the individual homeowners concerns is that one of these children can walk unsupervised out into this construction site. The second concern is the back and forth with the price point. He believes a company that is this far into the game with blueprints, printouts, traffic studies so on and so forth should already have a more solidified price point. They are still dancing around saying it's going to be in the 5's its going to be in the 6's, this should already be anchored down and saying we are starting at this specific price range and we all know that it is going to be going up. What I'd like to hear today is what specific price range you will be starting at. We have gone from the 599's to the low 600's now we are talking the 700- 800's, let's be responsive to a more targeted price point. All of the residents at Biltmore when they had their meeting along with Kennedy Homes, were adamant about not wanting the bus stop. Aesthetically it's not appealing to the section, it's not going to be fair to the home it's going to be put directly behind, the safety and concern of the children also closer to the road that the bus stop will veer into the pathway of the new drive that will be put out there so the safety and concern of the children are a priority. They received information about street lights that will be placed on the north side which I don't know if that has changed from the original communication to now but there are 5 street lights that are on the north side of the new build out.

Chairman Aronson said that just to clarify and not with intent to help the applicant but the applicant does not want to put the bus stop in. It's the City that wants to put the bus stop so in so it is not really the applicant's issue.

Saulo Waisenber resident at 10440 SW 56th ST Biltmore Groves said that regarding the lights on the north side it's going to impact privacy even though they said there wouldn't be any spill over light but I doubt that will happen and suggest they should put all the lights on the south side of the street.

Chairman Aronson stated just to be clear if the developer says something tonight there is a record of it and they are bound by it so despite what you may have thought was said previously what they agree to tonight is what they are going to be bound by. So if the lights are on the south side they will be on the south side.

Chairman Aronson closed the Public Hearing for Variance # V 1-1-17 at 7:56 PM.

Chairman Aronson turned it over to the applicant for any rebuttal regarding publics concerns.

Ms. Calhoun said addressing the lighting, the site plan, I stand corrected, it shows 1 light that is at the gate entrance (pointing to the presentation board to show location of the light). This is closer to the north but by the entrance and again we are not allowed to spill over but we will look into maybe moving it into the middle of the guard entry but I don't know if we can but again the lights cannot spill over. The Site Plan currently shows 1 light at the entrance. Regarding safety and fencing we already agreed that we would replace the fence. Our Kennedy Homes representative was at the last meeting and said they would work with each of you to make sure you have the fence in place so that children don't get into the construction site and safety is there. This has already been agreed to and addressed and we understand this could be an issue and are prepared to fence appropriately. There should be no time when there is no fence at anytime on any property that is what has been presented by the developer. Again I don't think you heard any substantial or competent evidence that signifies that we do not meet any of the criteria and that is the criteria substantial and competent evidence. You have a traffic study that has been presented by a traffic engineer, plans, certified traffic engineer plans by a certified architect and engineers, all certified plans have gone through DRC and all of City staff has reviewed the plans and have satisfied all the City criteria. They meet the criteria, they exceed it in some places and they have the Engineer, Architect, Client Developer, Landscape Architect along with herself to answer all of your questions you may have as again we meet all the criteria and you have not heard any substantial or competence evidence to the contrary. They are happy to continue to work with Biltmore Groves, they have met with them twice and will continue to meet with them.

Chairman Aronson asked for a clarification regarding the variance, there are potentially 6 lots that they may require a variance but depending on the model that is put on those lots may or may not need variances.

Ms. Calhoun said that is correct.

Chairman Aronson asked how many models do you have?

Ms. Calhoun said 5 models.

Chairman Aronson asked of those 5 how many models would need a variance.

Ms. Calhoun said just one.

Chairman Aronson asked so if all of those 6 lots select that one model you would need 6 variances.

Ms. Calhoun said yes but were not allowed because the City has an anti monotony clause so that wouldn't happen.

Chairman Aronson asked regarding the fence it is a PVC fence now?

Ms. Calhoun said correct we were showing a chain link but after meeting with Biltmore and they've asked for a PVC fence so as long as it is permitted by code we agreed to provide it.

Chairman Aronson said based on the safety concerns you agreed to put that fence in before.

Ms. Calhoun said to be clear I don't know if the PVC fence will go in before because there will be construction going on but there will be fencing provided it won't be a temporary or one of those orange temporary fences it will probably be at least a chain link fence in the short term and by the end of final build out a PVC will be installed.

Ms. Calhoun said the fence that is on the property that is in the back of these home, that fence belongs to the nursery or the potential developer, it's the developers fence it does not belong to the Biltmore Groves Homeowners but we are removing it, installing and improving it.

Mr. Meltzer said in response to Ms. Gross and Mr. Lanza regarding homes abutting right up to their properties. He just went through Cooper City in his mind and he think this is a pretty unique situation that the board should consider here because if you look at every other new development that has been built there is usually a little bit of land or at the very least a canal separating one from the other where as in Cooper's Grove you have a Canal on the north side then the Hanson property which I am sure it will be developed in the near future, on the South side you have a canal and then you have Tanglewood. The next time this might come up could be the Hanson property, could be 5251 SW 106th Ave which is now a nursery as well and abuts up directly to the south of The Ranches. He just wanted to bring this to everyone's attention and he thinks it's something the board should consider.

Mr. Rouse asked if you had the opportunity to speak with Indian Pond. You mentioned that you sat down with Biltmore Groves, did you sit down with Indian Pond as a community to hear their concerns.

Ms. Calhoun said they did not, they reached out to Biltmore because they are directly adjacent to them.

Ms. Stern asked what are the lot sizes in Biltmore Groves.

Ms. Calhoun said to her understanding and just talking width as she can't speak to depths of the homes the average lot width is 80 FT and they are proposing in Ranchette Isles 82 FT exceeding their widths.

Julian Bryan agent on behalf of the applicant said that he took the time to look at the Biltmore Plans, the Plat and the Zillow representations and the smallest lot adjacent to them is about 8,450 SF.

Chairman Aronson said just to be clear your saying that your lots are 82 ft wide and the Biltmore lots are generally 80 ft wide and both properties have 25 ft setback in the front so the biggest difference is the backyards are smaller.

Mr. Bryan said that is exactly correct.

Ms. Stern asked if in this project the backyards are going backyard to backyard or is it Ranchette Isles front yard to Biltmore Groves backyard.

Mr. Bryan said it is going our front to their back yards.

Ms. Stern said but there is a street in between correct.

Mr. Bryan said yes that is correct plus the landscape area.

Ms. Stern said so the main street where people drive in and out is in between your homes and the backside of their home.

Mr. Bryan said correct with the exception lot 9 (pointing to the presentation board to show lot 9) everything else is at least including counting the front setback and the 60 ft right away they are at least 85 ft.

Ms. Stern asked what is the size of lot 9.

Mr. Bryan said the square footage is 10,800.

Ms. Stern said that is one the big ones in the back correct there were two larger ones the 10,000 and the 11,000 SF lots. Those are the two that back up to the lake.

Ms. Stern asked what are the lot sizes in Marin Ranches.

Mr. Bryan said they typically are 80 by 100 plus or minus.

Ms. Stern asked what is the square footage.

Mr. Bryan said about 11,200sf.

Ms. Stern said all of the ones in Marin Ranches are larger than these but these are closer to the ones in Biltmore.

Mr. Bryan said yes.

Mr. Rouse asked regarding the site plan on illustration HS2 you have a monument sign that is approximately 6ft tall by about 9-12ft wide right at the entrance of the community adjacent to the stop sign. How are people on 106th Ave going to see traffic pulling out of your community which such a large sign blocking leaving the community.

Ms. Calhoun said the stop sign should be constructed in a manner so that when you stop you are beyond the monument sign so that accidents don't happen and you can see before you move.

Mr. Rouse said there is also a sidewalk that may be difficult for people to see as they are leaving the community and concern that it is a rather large sign and is different than a lot of the other signs in the community and believe that it could be a safety issue.

Chairman Aronson asked Mr. Wood if the sign compares or differs from other signs.

Mr. Wood said he's can't speak to how it compares to other signs that are out there but it does meet the setbacks and line of sight visibility triangle.

Mr. Rouse said that Indian Pond now has within 500 ft, three communities that are exiting their communities on to 106th Ave so it is very congested and although there may not be the number involved I think you got a traffic flow pattern that is a little bit of a concern. You have an obstruction with the sign there I do believe it will be a problem and would like for you guys to look at it again.

Ms. Calhoun said that when traffic designs are performed they have to take into account existing developments and future developments so that information was taken into account when the traffic study was performed.

Mr. Rouse said was that the one performed in 2015.

Ms. Calhoun said no the traffic study for this particular project.

Mr. Rouse said correct but you guys based it on the traffic study from 2015 with Marin Ranches, this is not a new study your doing.

Ms. Calhoun said no a new study was done for this project.

Mr. Rouse said in the packet it says it was based on 2015 information.

Mr. Wood said he believes that they did fall back on 2015 data but it was reviewed by our traffic consultant and it was deemed to be sufficient to be able to adequately demonstrate current conditions.

Mr. Rouse said that he doesn't believe that in 2015 some of the other communities like Royal Estates were approved. So that data from 2015 will not reflect the Royal Estates Community.

Ms. Calhoun said that when this project was evaluated, Royal Estates was on the books and in the process of being approved so I would believe that they had anticipated and included that traffic also.

Mr. Rouse asked if the sidewalk will be continuous from the sidewalk at Marin Ranches all the way through your development. Will it be straight or angled at any fashion.

Ms. Calhoun said it will mirror the sidewalk to the north and south of it. It will be a straight sidewalk along 106th.

Mr. Rouse said his concern is that you are restricting access to a City sidewalk because you are cutting out the access from Indian Pond onto the sidewalk because now you have to walk across a swale that in the summer time as we all know fills up with water. You are making the residents of Indian Pond go 300 ft south to access Marin Ranches and 150ft north to access this community.

Ms. Calhoun said she doesn't believe that there's a cross walk at either point so when people cross they can choose where they want to cross at. The residents coming from Indian Pond can still access the side walk on the east side of the street.

Mr. Rouse said his concern is that it might put the City at risk if there was an accident from a pedestrian because they could not access a City owned sidewalk.

Chairman Aronson said that he suggests from the City's point of view since there is no cross walk there that the City doesn't suggest you cross the street there.

Mr. Wood said correct it's not a bonafide crosswalk so even if the developer wanted to provide a sidewalk it wouldn't be at a crosswalk location and that would be creating an access across a road at a non crosswalk area which isn't safe.

Mr. Rouse said the whole 106th is unique because every other community has the sidewalk access.

Ms. Stern said she wanted to remind the board that this property is already approved for 5 homes and that we are only approving 4 more houses. Everyone is losing sight of that we are only approving 4 more homes.

**MOTION: TO APPROVE AS STATED REZONING # Z 1-1-17 RANCHETTE ISLES LOCATED AT 5600 SW 106 AVENUE MOTION MADE BY CRAIG KONHAUZER AND SECONDED BY MICHELLE STERN. THERE WERE 5 AYES AND 1 NAYE ON THE ROLL CALL VOTE. MOTION PASSED 5 TO 1 WITH HOWARD MELTZER DISSENTING.**

**MOTION: TO APPROVE AS STATED VARIANCE # V 1-1-17 RANCHETTE ISLES LOCATED AT 5600 SW 106 AVENUE MOTION MADE BY CRAIG KONHAUZER AND SECONDED BY MICHELLE STERN. THERE WERE ALL AYES ON THE ROLL CALL VOTE. MOTION WAS APPROVED.**

Chairman Aronson asked if there was any discussion regarding the Site Plan.

Ms. Stern said if at all possible that one light by the entrance be moved to the center so that there is no possibility of spill over at all would be favorable when it goes to commission.

Ms. Calhoun said that if they can they will move it over but at the moment she can't say whether or not they can.

**MOTION: TO APPROVE AS STATED SITE PLAN #SP 1-1-17 RANCHETTE ISLES LOCATED AT 5600 SW 106 AVENUE MOTION MADE BY MICHELLE STERN AND SECONDED BY CRAIG KONHAUZER. THERE WERE 5 AYES AND 1 NAYE ON THE ROLL CALL VOTE. MOTION PASSED 5 TO 1 WITH DAVID ROUSE DISSENTING.**

**MOTION: TO APPROVE AS STATED PLAT #P 1-1-17 RANCHETTE ISLES LOCATED AT 5600 SW 106 AVENUE MOTION MADE BY CRAIG KONHAUZER AND SECONDED BY MICHELLE STERN. THERE WERE ALL AYES ON THE ROLL CALL VOTE. MOTION WAS APPROVED.**

**5. NEW BUSINESS:**

**B. MARIN RANCHES**

**LOCATED AT 5600 SW 106 AVE**

**1) SITE PLAN AMENDMENT #SPA 2-1-17**

Mr. Wood reminded the board that this is limited to just the lake reconfiguration. Item 5B Site Plan Amendment SPA#2-1-17 hereby summarized as follows: Item 5B is a petition that proposes a lake modification necessary as a result of the developer Kennedy Homes' proposal to combine the Marin Ranches lake previously approved with the one proposed for Ranchette Isles. The result is a larger 2.54 acre lake with a fountain that will be accessible around the lake to residents of both neighborhoods.

Chairman Aronson asked if there was any discussion on the Site Plan Amendment.

Mr. Rouse asked that in the original lake they built an underground covert for Marin Ranches would that be sufficient in size and number to handle the flow of water with an enlarged lake.

Ms. Calhoun said yes it can and it's been reviewed by Central Broward already but it hasn't been approved yet.

**MOTION: TO APPROVE AS STATED SITE PLAN AMENDMENT #SP 2-1-17 RANCHETTE ISLES LOCATED AT 5700 SW 106 AVENUE MOTION MADE BY MICHELLE STERN AND SECONDED BY HOWARD MELTZER. THERE WERE ALL AYES ON THE ROLL CALL VOTE. MOTION WAS APPROVED.**

Chairman Aronson reminded the residents that the Planning and Zoning Board is a board that only makes recommendations to Commission. The Commission still has to approve and you are welcomed to attend the Commission meetings and express any concerns that you may have.

**6. GROWTH MANAGEMENT DIRECTOR'S REPORT:**

Mr. Wood said he would turn it over to Mr. Chockley for an update on upcoming petitions.

Mr. Chockley said the next petition is the outparcel next to Monterra that will be an O'Reily's Auto Parts Store. They just submitted in which would have put them on the July 3rd meeting date and as we expressed concerned that it would be the Monday before the 4th July holiday the applicants agreed to bump it to the July 10th meeting.

Chairman Aronson asked where that parcel was located.

Mr. Chockley said just south of Aldi's

**7. BOARD MEMBERS' CONCERNS:**

Mr. Meltzer asked if the 9 homes that they are going to be building which right now is a plant nursery, are any soil samples taken or did they do any kind of due diligent regarding pesticides or herbicide.

Mr. Chockley said when you get into pulling permits for the land clearing and everything else they have to do, soil stabilization studies have to be done to make sure they can even support the house if not bring in fill which they will have to bring in for this lot.

Mr. Meltzer said that he was asking more along the lines of contamination.

Mr. Wood said they have to do a phase 1 environmental analysis and if that shows any contamination confirmed then they'll have to go to a phase 2.

Mr. Federici said he wanted to address who is responsible for 106th Ave. Last meeting we spoke about it and Mr. Wood said they have some documentation or back up on when and why Cooper City is responsible for 106th Ave. You informed me about them putting up guard rails but you mentioned also that you something stating about an agreement.

Mr. Wood said yes that there was an interlocal agreement that was entered into between Broward County and Cooper City as part of the annexation of the United Ranches area. When that annexation bill got approved by the state legislature as part of that process when determining which properties went to Davie and which came to Cooper City, at that point the City entered into that agreement. Prior to 106th Ave being turned over to the City, Broward County committed to approximately 2-3 hundred thousand dollars worth of improvements on 106th Ave, including guard rails for a majority of the entire length, additional sidewalks and curbing and a little bit of widening up to 2ft to some places.

Mr. Federici said that basically was at the north end which is probably the entrance way to the people that are now annexed in Davie.

Mr. Federici said how could we still be responsible for a road that was basically a county road. Now we took responsibility over this road and I have been to some commission meetings and I see that the development just west of 100th Ave, I don't recall the name of the development and they were having some problems getting some stop signs. The reason for that was that it was a county road with that said then yeah we couldn't put up our own stop signs because it's a County Road.

Mr. Wood said he doesn't believe that they said it was a County road they said the County had a responsibility over the stop signs.

Mr. Chockley said there are County Engineering standards that have to be adhered to on City roads as well as County roads but if it doesn't meet the County Engineering standards Cooper City can't just put stops signs.

Mr. Federici asked how could they give that road to the County.

Mr. Meltzer said on April 5th he spoke with Marty Kiar who is the Broward County Property Appraiser. I asked him the very questions as he was here and spoke at the Commission Meeting. He asked me to get in touch with his office which I did and received a couple of emails from folks in his office and if it pleases the Chair I'd like to hand these emails out.

Chairman Aronson said sure.

Mr. Meltzer said he basically was able to ascertain for sure that there is 349ft of 106th Ave from the Center of Griffin Rd running to the South about half way through the Hanson property that is the responsibility of the County. County owns it and it is their responsibility. As per the rest of 106th Ave, I am not as adept to

manipulate their website perhaps Mr. Wood or Mr. Chockley are but they gave me all the granted right of ways, the deed book entries and also the history of the road going back to 1959.

Chairman Aronson asked just to clarify the issue, the question is whether if Cooper City can be removed from the responsibility of maintaining the road?

Mr. Federici said they still have some development going to go on the west of 106th Ave and every time we see the traffic report and like Mr. Rouse said it's the developers traffic report not the report done by the City that we are still waiting on. He believes that there should be a turn lane somewhere in the middle of 106th. With that said who is going to pay for that, why should Cooper City pay for that turn lane.

Chairman Aronson said even if the County would agree to take the road back, it doesn't mean they would widen it.

Mr. Federici said maybe not but it is not on our dime though. It would be the responsibility of somebody that at least the very minimum to have some kind of turn lane going into different developments.

Chairman Aronson that is an issue beyond the scope of this board.

Mr. Federici said this is the beginning for us because in the remaining parcel that it has to be addressed. Personally he'd like to see all of them stay an acre. He sees what Davie does they have plenty of little developments on an acre and a lot of these developers purchase properties and they want to make a buck.

Mr. Rouse asked if Mr. Wood could clarify about the sidewalk issue that he brought up earlier.

Mr. Wood said that there is no cross walk there so that is not a legal place to cross 106th Ave from the west or east side. I believe you were asking that you'd like to have a sidewalk that would connect to the sidewalk on the eastside and to do that it would have to be at a bonafide crosswalk.

Mr. Rouse asked how do they expect residents to get across the street. Do you expect them to walk down a 106th Ave just so they can get across the swale that doesn't seem like a very responsible thing to do.

Mr. Meltzer asked if there is not a sidewalk on the west side of 106th.

Mr. Rouse said there is a sidewalk in front of Indian Pond. We have to go across 106th Ave to access the sidewalk. If you can't access the sidewalk because the Publics Works Department has had these large tubes for about 8 months in the swale and you couldn't get across, what happens if you have a night like tonight where you get 8 inches of rain and you have pedestrians, citizens walking along 106th Ave 300ft on a busy road that is over congested but you deny them access to a city sidewalk.

Mr. Konhauzer said that they chose to move to a rural neighborhood.

Mr. Rouse said the development is restricting access to it because they are taking away driveways. There are three developments within 500ft that are entering their communities and leaving there communities and you want people walking amongst that with a dog or with a stroller.

Ms. Stern said there is a new traffic study being done for 106th so hopefully that will shed a little more light on sidewalk issues, roadway issues, does the road need to be widen and then we get a little more clarity.

**8. ADJOURNMENT:**

The Meeting adjourned at 8:40 p.m.

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MAY 01 2017

Growth Management  
Department



**CITY OF COOPER CITY**  
**DEVELOPMENT REVIEW COMMITTEE MEETING**

INITIAL COMMENTS OF 4/12/17 DRC- SENT 4/18/17



**PROJECT NAME:** Ranchette Isles  
Petition # SP, Z, V, P 1-1-17

**LOCATION:** 5600 SW 106 Avenue

**PRESENT FOR CITY:**

Jason Chockley, Planner  
Jim Molaschi, Utility Department  
Victor Elios, BSO District 28 Fire Dept.  
Ted Fowler, Building Dept.  
Jeff Tozzie, BSO Police

**FOR PETITIONER:**

Julian Bryan, Land Planner  
Derek French  
Werner Vaughan  
Leo DeCarvalho  
Gabe Burden

**RESPONSES TO STAFF COMMENTS**

**BUILDING DEPARTMENT:** No comments.

**CENTRAL BROWARD WATER CONTROL DISTRICT COMMENTS:** See Mike Crowley, District Manager for comments on drainage plans.

**WASTE MANAGEMENT:** See Waste Management for comments.

**FIRE DEPT. COMMENTS:** No Comments

**UTILITY/ENGINEERING DEPARTMENT COMMENTS:** No comments.

**LANDSCAPE COMMENTS:** See attached for Landscape comments.

**POLICE DEPT. COMMENTS:** NO comments.

**PLANNING & ZONING DEPARTMENT COMMENTS:**

1. See attached applications for comments.
1. **All marked comments on the application have been revised & resubmitted previously.**
2. Revise Rezoning Justification to reflect a change in density requested that will not more than double the existing density (see markup).
2. **This has been revised as requested.**
3. Provide cost recovery fee for traffic report review.
3. **A check will be submitted prior to the P&Z hearing.**
4. Provide details/setback of at least 10 for monument sign.

4. **The distance to the sign itself is actually 10.5'. An extra dimension has been added to both the site and landscape plans that verify this.**
5. Provide for Broward County Traffic Engineering Division review of Pavement Marking and Signage Plan as well as review of Plat required traffic control and roadway improvements as per Inter-local Agreement with Broward County.
5. **The engineer has explained this at DRC. Broward County has reviewed the plans and will not comment further until the plat, currently under County review, is routed to Traffic Engineering.**
6. Provide a northbound right turn-lane into the project or otherwise provide written waiver of need for lane from Broward County Traffic Engineering Division.
6. **After multiple meetings with staff professionals and elected officials it has been agreed to extend the south end of the existing turn lane into Biltmore. Although the improvement is offsite, it will be shown on both the site plan and civil plans.**
7. Consider adding school bus pickup shelter as initially proposed and discussed at DRC.
7. **After numerous meetings on the subject, the applicant will provide a concrete pad and pre fabricated bus shelter north of Ranchette Isle adjacent to the existing sidewalk. A new sidewalk will connect the shelter to the pavement of SW 106<sup>th</sup> Avenue. This has been added to the site and civil plans.**
8. Reconcile sq/ft of lot 9 on S.P. vs. Plat.
8. **The lot size has been increased by 5 square feet.**
9. Provide lake maint. updates in draft HOA documents.
9. **The attached HOA document has been revised previously to add language regarding joint maintenance of the combined lake. Please see page 22.**
10. Show alignment of proposed sidewalk (extended to N. and S.) to show continuity with existing sidewalk along SW 106th Avenue.
10. **The sidewalks now match on both ends. Marin site plan was also revised to show the alignment between the two communities.**
11. Provide South side lot dimension for lot 8.
11. **A dimension has been added.**
12. Indicate how platted LME around Marin Ranches lake will be legally modified (replatted or by separate recorded instrument) to reflect as proposed with these plat and site plan petitions.
12. **After discussions with Central Broward, Parcel D of the Marin Ranches Plat is to be maintained by the joint HOAs. The platted LME need not be abandoned as it is a component of the overall Parcel D.**
13. Central Broward Water Control District approval must be provided before petition will be scheduled for City Commission Approval.
13. **Acknowledged.**

**Note: Applicant to provide a written response to each of the above comments upon re-submittal of plans for further review.**



City of Cooper City  
Department of Public Works

## Memorandum

Date: March 30, 2017  
To: Matt Wood, Growth Management Director  
From: Jeanette Wofford, Operations Supervisor/ City Arborist  
Subject: Ranchette Isles - SP, Z, P, V # 1-1-17

### RESPONSES TO STAFF COMMENTS

I have reviewed the above referenced material. The following are the items that need to be addressed.

1. HOA documents do not reference the fact that the lake is a shared lake or indicate how the shared maintenance will be addressed as stated in responses.  
**Please see page 22 of the revised HOA document resubmitted on March 28. In discusses joint maintenance responsibility.**
2. HOA documents indicate that "the lake is for storm water containment and is NOT aesthetic in nature or intended to be" This statement should be amended.  
**This language has been approved previously by Central Broward and should remain as stated.**
3. A tree accounting has been provided for existing trees on the site but monetary values still need to be included. If the monetary value of what is removed from the site is more than what is being proposed to put back on site, the deficit is to be paid into the City's Tree Canopy Trust Fund.  
**The landscape architect has added additional plan sheets covering the disposition and monetary of existing trees to be removed.**
4. A tree removal permit will be required.  
**Acknowledged.**
5. Is the intent of the green buttonwood shrubs that run down to the water's edge to "restrict" or limit access from Marin Ranches residents and vice versa?  
**These have been removed from the plans. Unimpeded access within the 20' L.M.E. is now shown around the perimeter of the combined lakes.**
6. The landscape plans do not show a landscape easement or These trees in front yards of Lots 8 & 9 although it is indicated on the Engineering plans. Reconcile sets of plans and show trees in this easement on the landscape plans.  
**A 2' landscape easement in favor of the HOA is shown on the frontage of lots 8 and 9. Trees have been added within the easement.**
7. Plans still are not labeled to show the height of the berm on 106th Avenue.  
**The berm height has been added to the plans. The contour lines indicating the berm remains on the plans from the previous submittal.**



**CITY OF COOPER CITY**  
**DEVELOPMENT REVIEW COMMITTEE MEETING**

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MAR 28 2017

Growth Management  
 Department

**FILE COPY**

**INITIAL COMMENTS OF 3/8/17 DRC– SENT 3/15/17**

**PROJECT NAME:** Ranchette Isles  
 Petition # SP, Z, V, P 1-1-17

**LOCATION:** 5600 SW 106 Avenue

**PRESENT FOR CITY:**

Matt Wood, Growth Management Director  
 Jason Chockley, Planner  
 Jeanette Wofford, City Arborist  
 Jim Molaschi, Utility Department  
 Victor Elios, BSO District 28 Fire Dept.  
 Ted Fowler, Building Dept.  
 Jeff Tozzie, BSO Police

**FOR PETITIONER:**

Julian Bryan, Land Planner  
 Hope Calhoun, Attorney  
 Celyn Dezmain, Civil Engineer  
 Kelly Hults, Landscape Architect

**RESPONSES TO STAFF COMMENTS**

**BUILDING DEPARTMENT:** No comments.

**CENTRAL BROWARD WATER CONTROL DISTRICT COMMENTS:** See Mike Crowley, District Manager for comments on drainage plans.

**WASTE MANAGEMENT:** See Waste Management for comments.

**FIRE DEPT. COMMENTS:** No Comments

**UTILITY/ENGINEERING DEPARTMENT COMMENTS:** See attached for Utility comments.

**LANDSCAPE COMMENTS:** See attached for Landscape comments.

**POLICE DEPT. COMMENTS:** NO comments.

**PLANNING & ZONING DEPARTMENT COMMENTS:**

1. See attached applications for comments.
2. **Page 1 of 8 has been revised although the applicant correctly showed land uses adjacent to the site & not off the corner. Page 3 of 8 was filled out in this resubmittal. The rezoning justification has been revised to show 4.77 rather than 4 units. Provide Plat application.**

**The plat application is attached to this resubmittal.**

3. Revise Rezoning Justification to reflect a change in density requested that will not more than double the existing density (see markup).

This has been revised & is attached.

4. Provide traffic report for 106 Avenue.

**A traffic report is included with this resubmittal.**

5. Provide 106 Avenue elevations/renderings.

6. **Additional details have been added to the landscape plans.** Provide detail and dimensions for proposed front entry gate.

**Details of the entry gate have been added to landscape plans.**

7. Provide details/setback for monument sign.

8. **Sign details are included in landscape plans & reflect the 10' setback from R/W.** for Broward County Traffic Engineering Division review of Pavement Marking and Signage Plan as well as review of Plat required traffic control and roadway improvements as per Inter-local Agreement with Broward County.

**This is in review & the county has provided interim information indicating that SW 106 Ave. is not within their control.**

9. Provide a northbound right turn-lane into the project or otherwise provide written waiver of need for lane from Broward County Traffic Engineering Division.

10. **Please see response #8 above. Also please note the traffic study demonstrates that a turn lane is not needed.** Provide front elevations of, signage, berm, landscaping, etc...

**This information has been added to the landscape plans.**

11. Note on site plan sheets the height and type of existing and proposed fences.

This has been added to either the landscape or site plans depending on the type of fence. The height of the existing fences behind the homes to the north has not been shown as they will remain.

12. Consider adding school bus pickup shelter as initially proposed and discussed at DRC.

13. The applicant is considering this as well as an add on to the existing Biltmore turn lane. This could add more paving along 106, thereby allowing more parents vehicles. easement on the N. side of lot 9' (D.E. vs U.E.).

It is a utility easement. The plat has been revised.

14. Reconcile sq/ft of lot 9 on S.P. vs. Plat.

These have been corrected.

15. All site plan sheets should show new proposed lake.

16. **They do. What are you making reference to?** replacement fence for cross section A-A.

**The fence along the common rear line is the existing & previously approved fence for Marin. It will be relocated several feet to the north onto the common rear lot lines.**

17. proposed models to meet similarity of design criteria or acknowledge you understand the certain elevation will not meet this criteria.

**This is acknowledged. Plan A, has two plans meeting your criteria. Plan B has at least three because of the 3 car garage option. Plan C has at least two & may qualify for three because of the 3 car garage option.**

18. Provide an address plan.

**A street address plan is included with the resubmittal.**

19. Provide draft HOA docume **Draft HOA documents are included in this resubmittal.**

20. Indicate correct 60' ROW and canal limits for SW 106th Avenue, consistent with survey **The line work in the R/W was taken directly from the survey. We have identified the canal edge of water & east top of bank as well as the guard rail & pavement.**

21. Show alignment of proposed sidewalk (extended to N. and S.) to show continuity with existing sidewalk along SW 106th Avenue.
22. **The sidewalk locations were taken from the survey & civil plans. Where possible, it is against the R/W, at street crossings it shifts to the west.** Provide additional Site Plan sheet showing both Ranchette Isles and Marin Ranches properties. A composite site plan of the 2 communities has been created & is included with the site plan sheets.
23. Reflect grade elevations and direction of drainage flows in swale area on north side of internal street. **That information is typically shown on civil plans, however, in this case a 2' valley curb has been added to the north edge of pavement & eliminates the need for drainage swales.**

Site Plan reflects 10' LBE along SW 103rd Avenue at east peripheral property line of project which should be reflected on Plat.

**This landscape area falls within the water management tract & is owned & maintained by the HOA. We can remove the word "easement" from the site plan if you prefer.**

Indicate how platted LME around Marin Ranches lake will be legally modified (replatted or by separate recorded instrument) to reflect as proposed with these plat and site plan petitions.

**It need not be replatted. If necessary, after the April 12 DRC we can determine if any separate instrument is required. The Marin water management tract extends to the north property line.**

Demonstrate legal authority to revise rear lot grading/drainage/landscaping etc. of impacted Marin Ranches privately owned lots per drainage plans proposed (through revised HOA Docs or owner's written consent).

**A separate consent form has been created for those lots. That document is included with this resubmittal.**

Central Broward Water Control District approval must be provided before petition will be scheduled for City Commission Approval.

**ACKNOWLEDGED**

**Note: Applicant to provide a written response to each of the above comments upon re-submittal of plans for further review.**

## **RESPONSE TO LANDSCAPE COMMENTS**

1. The landscape architect has included additional information on existing trees not a part of the nursery stock?
2. New HOA docs have been included with this resubmittal & address maintenance of the combined lakes.
3. Only lots 8 and 9 will have direct access within Ranchette Isles. Marin, however, provides access via an open space tract.
4. Please see engineers section A-A for details of this area. This resubmittal includes a "sign-off" document that will be signed by owners in Marin. That documents speaks to regrading, moving the fence and landscape material relocation.
5. Relocating of existing new plant material is an ongoing discussion. The landscape architect will work directly with your office to determine the most desirable locations.

6. Swale trees have been added to lots 8 and 9 within a 2' tree easement which has been shown on all plans. The easement is adjacent to the utility easement along each lots frontage.
7. The berm is shown as 3' on the landscape plans.
8. The fence will be relocated to the common property line. The fence is shown on the property line. The site plan notes that the 6' black chain link fence will be relocated to the property line.
9. Language in the HOA docs regarding proper maintenance of swale or common area trees will be the same as approved for Marin Ranches.
10. Acknowledged.



# CITY OF COOPER CITY

## DEVELOPMENT REVIEW COMMITTEE MEETING

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FEB 22 2017

INITIAL COMMENTS OF 1/25/17 DRC- SENT 2/1/17 Growth Management Department

**PROJECT NAME:** Ranchette Isles  
Petition # SP, Z, V, P 1-1-17

**LOCATION:** 5600 SW 106 Avenue

**PRESENT FOR CITY:**

Matt Wood, Growth Management Director  
Jason Chockley, Planner  
Jeanette Wofford, City Arborist  
Jim Molaschi, Utility Department  
Victor Elios, BSO District 28 Fire Dept.  
Ted Fowler, Building Dept.  
Jeff Tozzie, BSO Police

**FOR PETITIONER:**

Staff Only

## **RESPONSES TO STAFF COMMENTS**

**BUILDING DEPARTMENT:** See Attached for Building Department comments.

**CENTRAL BROWARD WATER CONTROL DISTRICT COMMENTS:** See Mike Crowley, District Manager for comments on drainage plans.

**WASTE MANAGEMENT:** See Waste Management for comments.

**FIRE DEPT. COMMENTS:** See attached for Fire Department Comments

**UTILITY/ENGINEERING DEPARTMENT COMMENTS:** See attached for Utility comments.

**LANDSCAPE COMMENTS:** See attached for Landscape comments.

**POLICE DEPT. COMMENTS:** See attached for comments.

**PLANNING & ZONING DEPARTMENT COMMENTS:**

1. See attached applications for comments.
1. **Application comments have been revised.**
2. Provide Plat (lot specific) and reflect proposed platted easements on site plans and landscape plans.
2. **The plat is included with this resubmittal.**
3. Provide traffic report for 106 Avenue.
3. **A traffic analysis has been begun & will be available prior to DRC.**

4. Provide 106 Avenue elevations/renderings.
4. **Landscape plans now include entry & roadway buffer details.**
5. Provide detail for proposed front gate and specify width on plan.
5. **The gate details are included with the landscape plans. Lane widths have been revised on the site plans.**
6. Provide detail for monument sign (if proposed).
6. **The monument sign details have been added to the landscape plans.**
7. Provide lot information and layout for model home (if proposed).
7. **No models are proposed.**
8. Site data table "variance requested" on Final Site Plan and Tabular Data in Site Plan application need to match worst case of 37.2%.
8. **This has been corrected to state the maximum variance requested of 36.8%.**
9. Tabular Data in Site Plan application reflects a minimum floor area of 3,000 sq/ft. whereas Site Data Table reflects 2,439 sq/ft.
9. **The minimum floor area has been corrected to reflect 2,439 sq. ft.**
10. Site Data Table reflects minimum lot area proposed of 8,421 sq/ft. whereas Site Plan reflects 8,334 sq/ft.
10. **The correct minimum lot area is 8,420 sq. ft. & has been corrected.**
11. Provide for Broward County Traffic Engineering Division review of Pavement Marking and Signage Plan as well as review of Plat required traffic control and roadway improvements as per Inter-local Agreement with Broward County.
11. **ACKNOWLEDGED**
12. Provide a northbound right turn-lane into the project or otherwise provide written waiver of need for lane from Broward County Traffic Engineering Division.
12. **PM peak hour turning movements do not warrant a turn lane however the applicant continues to study the request.**
13. Provide front elevations of entry features, signage, berm, landscaping, etc....
13. **Additional details are included with the landscape plans.**
14. Provide final architectural elevations.
14. **Final elevations & color renderings are included with the resubmittal.**
15. Provide detail of mail box that meet USPS specs.
15. **Gang mail boxes will be identical to Marin. A copy of the vendor details have been added to the resubmittal.**
16. Show easements that connect through on Marin Ranches on site plan sheets.
16. **All relevant easements have been shown on the plans.**
17. Code allows 2 car garages up to a 24' wide driveway. General notes section #16 would restrict them to 20' total width.
17. **This note has been revised to reflect a wider driveway for optional 3 car garages.**
18. General Note #5 states light fixtures will 10' from roadway edge. Revise site and photometric plan accordingly.
18. **This note has been revised to state a minimum of 19' from edge of pavement.**
19. Note on plans that all construction traffic will utilize 106 Avenue and not enter site through Stirling Springs subdivision.
19. **That note is on the plans as note #19.**
20. Provide detail on fence and boat ramp gate on east side of site.
20. **The gate & boat ramp have been eliminated as a result of combining the lakes with Marin Ranches & using that access ramp.**

21. Note on site plan sheets the height and type of existing fences.
- 21. Notes have been added to the site plan identifying existing chainlink fences on the north & south property lines.**
22. Consider shifting lot 9 up to the North property line to create that common area access between lot 8 and 9.
- 22. The north property line of lot 9 has been shifted 5' to the north. Maintenance access to the lake will be via the 20' drainage easement between lots 8 & 9.**
23. Reconcile differences along N property line with respect to ROW. Cross section A-A indicates 10 LE is part of 60' ROW while Site Plan Shows it is not part of 60' ROW. A 60' ROW is required by Code.
- 23. The R/W has been increased to 60' width & cross sections revised accordingly.**
24. Dimension width of swale along south side of Ranchette Drive.
- 24. The grass area between the valley curb & sidewalk has been dimensioned as 10'.**
25. Provide an address plan.
- 25. Street addresses will be provided prior to the P&Z meeting, as approved by the USPS.**
26. Indicate correct 60' ROW limits for SW 106th Avenue, consistent with survey.
- 26. The dimensions shown on the site plan are taken from the boundary survey.**
27. Show edge of SW 106th Avenue pavement, edge of canal, and top-of-bank along west side of SW 106th Avenue.
- 27. Each of these has been labeled on the site plan.**
28. north P/L. Reflect 10' landscape buffer easement along east prop Show alignment of proposed sidewalk (extended to N. and S.) to show continuity with existing sidewalk along SW 106th Avenue.
- 28. The alignment reflect sidewalks being shifted each adjacent to the r/w.**
29. Extend 25' roadway buffer along SW 106th Avenue to northern limit of property.
- 29. When the interior R/W was increased to 60' it became contiguous with the north P/L.**
30. Reflect 10' landscape buffer easement along east property line adjacent to SW 103rd Avenue.
- 30. A note has been added identifying the 10' landscape strip**
31. Reflect any amenities proposed for park parcel.
- 31. The parcel will not contain any active recreation areas.**
32. Label and dimension littoral shelf, water's edge and L.M.E. around lake on site plan.
- 32. Dimensions have been added to each of these.**  
Central Broward Water Control District approval must be provided before petition will be scheduled for City Commission Approval.
- 33. ACKNOWLEDGED**

**Note: Applicant to provide a written response to each of the above comments upon re-submittal of plans for further review.**

### **FIRE PREVENTION BUREAU**

**The fire department access road is 24' in width.**

**The entrance fire lane minimum width has been increased to 15' straight through.**

**The culdesac has a 50' outside turning radius and a 24' wide aisle around it.**

**The culdesac measures 100' diameter to the edge of pavement.**

**The engineer is evaluation the need for a looped system.**

**Fire hydrants are less than 500' apart.**

**Blue reflective hydrant markers will be located in the pavement adjacent to all hydrants.**

**36" minimum clearance will be maintained around all hydrants.**

**The emergency gate activation will be as approved by the Fire Prevention Bureau.**

**UTILITIES DEPARTMENT**

- 1. Flow projections will be provided.**
- 2. A developers agreement will be executed prior to City Commission approval.**
- 3. Acknowledged.**
- 4. All necessary utility or drainage easements are shown on all plans.**
- 5. The applicant acknowledges the requirement for performance and maintenance bonds for all stipulated site improvements.**
- 5a).Applicant acknowledges the required posting of a performance bond for 110% of the estimated cost of utilities,**
- 5b) Applicant acknowledges the posting of performance bonds for site improvements in addition to water & sewer.**
- 6. Applicant acknowledges that city water may not be used for irrigation.**

**Special**

- 1. The applicant's engineer is investigating the requested looping of water onto S.W. 103 Avenue.**

**Julian Bryan & Associates**  
**2-20-17**



**February 17, 2017**

**Project Name:** Ranchette Isles – SP# 1-1-17  
**Landscape Architects:** Witkin Hults Design Group

1. A tree survey will need to be submitted. Include preservation values for all existing trees that will need to be removed from the site.  
Response: A tree survey shall be provided.
2. Provide preservation values for all new proposed material.  
Response: A preservation value assessment shall be provided along the tree survey.
3. Verify that no trees will be installed in Utility Easement on north property line.  
Response: No trees are in conflict with easements. For ease of reference, all easements have been hatched in with a soft-gray color.
4. Cross sections A-A and D-D show property line in different locations in relation to the existing hip wall and existing fences. Verify the locations of property line, existing fences and hip wall.  
Response: Sections shall be revised by others.
5. Label code required berm and indicate height along SW 106<sup>th</sup> Avenue.  
Response: A berm (at 3:1 ratio) has been added along SW 106<sup>th</sup> Avenue.
6. Indicate location of overhead power lines along SW 106<sup>th</sup> Avenue in relation to landscape buffer.  
Response: Overhead power lines are shown and labeled. Landscape material is properly spaced from O.H.W.
7. Indicate how boat ramp entrance off of SW 103<sup>rd</sup> Avenue will be secured.  
Response: To be determined by others/owner.
8. Indicate why there is an area between Lot 9's north property line and the landscape hedge.  
Response: Lot 9's north property line has been adjusted by others and landscape revised accordingly.
9. Will access to the lake be provided to the other residents of this development?  
Response: To be determined by others/owner.

307 south 21 avenue  
hollywood, fl 33020  
p 954.923.9681 f 954.923.9689  
witkindesign.com

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landscape architecture and planning

10. Add note to plans to field adjust perimeter trees to not conflict with existing trees to the north, east and south side.

Response: Notes have been added to Landscape sheets.

11. Consider changing Royal Palms in the cul-de-sac and at the front by the sidewalk to another palm that is less dangerous. Falling fronds, flower stalks and flower sheaths pose a hazard to pedestrians, vehicles and residents.

Response: Royal Palms have been replaced by a substitute palm species.

12. Determine if accent plant count could be more equitable. Some models show 2, others have 4, 5, or 6 accent plants.

Response: Typical landscape plans have been revised for a more even number of accents per lot.

13. Additional comments may be made as project progresses.

Response: Understood.

If there are any further questions, please do not hesitate to contact us.

Thank you and best regards,

*Leo De Carvalho*

*Project Manager*

WITKIN HULTS DESIGN GROUP