



**Cooper City Commission Meeting
Agenda Item Request Form**

Commission Meeting/Workshop Date: November 19, 2019

Requesting Department: Growth Management

Subject: Plat Amendment Petition for Monterra Parcel C-2,
Residential Tract

Section:

Presentation

Consent

Regular

Discussion

Background and Recommendation (attach backup material to Item Request Form):

Plat Amendment Petition # PA 7-1-18 for Monterra Parcel C-2 Residential Tract

LOCATION: West side of University Drive, south of Monterra Boulevard

PETITIONERS: CC Broward Property VI, LLC, Owner,
Craven Thompson and Assoc., Agent

General Ledger Account Number(s) and Amount(s):

Approvals:

Finance Director _____

City Manager 

City Clerk _____



MEMORANDUM

To: City Commission Members

From: Matt Wood, Growth Management Director

Thru: Patrick Lynn, Interim City Manager

Date: November 5, 2019

Re: Petition Nos. SP 6-1-18 and PA 7-1-18
Site Plan and Plat Amendment for Monterra Parcel C-2 Residential Tract

LOCATION: West side of University Drive, South of Monterra Boulevard

SIZE/ACRES: 6.65 acres

OWNER/AGENT: CC Broward Property VI, LLC/Craven Thompson and Assoc., agent

FUTURE LAND USE PLAN DESIGNATION: Commercial

ZONING DESIGNATION: PMUD, Planned Mixed Use Development District

ANALYSIS: These petitions are being presented for final site plan and plat amendment approval pursuant to a pre-annexation agreement for the Monterra properties, which allows site plans to be reviewed as final site plans at the initial stage of review. These petitions have been submitted simultaneously with rezoning requests to establish design guidelines for the property and to apply 27 Flex Units. Multiple variance requests have also been submitted concurrently with these petitions.

The currently approved Monterra Master Plan reflects Parcel C-2 as a Commercial Land Use Designation only. Under this request and the accompanying rezoning petitions, Parcel C2 is being parceled off to create this residential tract for a 175-unit, multi-family mid-rise building for age-restricted residents.

The subject site is located on the south side of Monterra Boulevard just west of University Drive. The plans reflect the four-story building at 41' in height. Building coverage of the site is reflected at 73,740 sq. ft. or just over 25% of the site. Open space will encompass approximately 24% of the site. There are 350 parking spaces required but with the variance request, the plans reflect 278 spaces provided, 50 of which are to be garage spaces.

Vehicular access is provided from Monterra Boulevard to the north. Emergency access is proposed via an access point to the east through a stabilized grass driveway to/from from Monterra Boulevard. Parking is reflected on all sides of the building with electronic gates

controlling access. Pedestrian connectivity is provided to the adjacent future commercial center as well as to Monterra Boulevard.

A decorative 6' picket and pilaster fence with columns is reflected around the perimeter of the property along with landscaped areas to buffer the project from adjacent future commercial development. An existing 7' wall with an additional 20' landscape buffer will separate the property from the existing Del Prado subdivision in Monterra to the west.

Amenities on the site will include a two-story clubhouse with covered terrace, a community garden building and community gardens, bocci ball courts, a dog park, seating benches with trellises, a community swimming pool with courtyard and paver deck, and an entry drop-off area with pavers and a port cache.

Building amenities include a card room, shuffle board and billiard room, wellness center, workshop, arts and crafts room, pet spa, fitness/dance room, yoga room, his/hers saunas, and a small theater.

The unit mix consists of 98 one-bedroom and 77 two-bedroom units. The one-bedroom units range in size from just over 700 sq. ft. to 870 sq. ft. The two bedrooms are from just over 1000 sq. ft. to over 1,200 sq. ft. in area. The architectural style of the building may be considered compatible with the adjacent Monterra style of architecture. Final engineering, landscape, sign plans, floor plans, and architectural elevations are included with this Final Site Plan petition.

PLAT AMENDMENT

The plat amendment application proposes a plat note change for Parcel C-2B of the Monterra Plat as detailed in the backup material to this petition. The change would add a residential mid-rise component consisting of 175 units. In addition, the commercial square footage is being decreased; a bank is being added to the office component; and 10,000 square feet of day care use is being requested resulting in a vehicle trip-neutral plat note.

DEVELOPMENT REVIEW COMMITTEE RECOMMENDATION: The Site Plan and Plat Amendment petitions have been reviewed by the DRC for conformance with the applicable zoning district regulations and Design Guidelines and are in conformance with those provisions subject to the conditions listed below. Staff recommends APPROVAL of the Final Site Plan and Plat Amendment petitions subject to the following:

1. The applicant shall receive approval of the following items prior to City Commission approval of the final site plan:
 - a. Engineering Department approval of the water and sewer agreement and payment of ERC fees with the final site plan petition.
 - b. Central Broward Water Control District approval of the drainage plan.
 - c. City Commission approval of the accompanying rezoning petitions to amend the PMUD Design Guidelines and apply the 27 Flex units to the subject site.

- d. City Commission approval of the requested variances submitted concurrently with this petition.
2. Approval of the following items prior to permit issuance:
 - a. Broward County approval and ultimate recordation of the Plat Amendment.
 - b. Payment of any additional general government impact fees or any outstanding Broward County fees.
 - c. Broward County Department of Environmental Protection approval of the sewer collection/transmission system.
 - d. Health Department approval of the water distribution system.
 - e. Protection of any active burrowing owl nest(s) pursuant to Federal regulations and/or receipt of a permit to destroy any inactive nests by the Florida, Fish and Wildlife Conservation Commission.
 3. Execution and recordation, in the Broward County records, of the Declaration of Restrictive Covenants which age restricts the 175-unit multi-family building to 55 years of age or older.
 4. Execution and recordation, in the Broward County records, of the Declaration of Restrictive Covenants which states that garage parking spaces shall be 100% leased when 100% of the units are leased.
 5. Execution and recordation, in the Broward County records, of the Declaration of Restrictive Covenants, which contains language that educational impact fees would not be required based on the age restriction requirements of the Broward County Code of Ordinances.

PLANNING AND ZONING BOARD RECOMMENDATION: The Planning and Zoning Board, at their meeting of September 16, 2019 recommended Approval of the Site Plan petition # SP 6-1-18 per staff's recommendation. The Board also recommended Approval of the Plat Amendment petition # PA 7-1-18 subject to the Board's recommendation on the Variance petitions.

RESOLUTION NO.19-11-3

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, APPROVING THE PLAT NOTE AMENDMENT PURSUANT TO PETITION #PA-7-1-18 FOR THE APPROXIMATELY 6.65 ACRES OF REAL PROPERTY KNOWN AS THE MONTERRA PARCEL C-2 RESIDENTIAL TRACT GENERALLY LOCATED ON THE WEST SIDE OF UNIVERSITY DRIVE AND SOUTH OF MONTERRA BOULEVARD IN COOPER CITY, FLORIDA TO ALLOW FOR A RESIDENTIAL MID-RISE COMPONENT CONSISTING OF ONE HUNDRED SEVENTY-FIVE (175) UNITS, TO DECREASE THE ALLOWABLE COMMERCIAL SQUARE FOOTAGE, TO ADD A BANK TO THE OFFICE COMPONENT, AND TO ALLOW FOR 10,000 SQUARE FEET OF DAY CARE USE WHICH WILL RESULT IN A VEHICLE-NEUTRAL PLAT NOTE; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on July 2, 2018, CC Broward Property VI, LLC (the “Applicant”), through its agent, Craven Thompson and Associates, filed Petition #PA 7-1-18 (the “Petition”), seeking a plat note amendment for the approximately 6.65 acres of real property generally located on the west side of University Drive, South of Monterra Boulevard (the “Property”); and

WHEREAS, on September 20, 2004 the City Commission of the City of Cooper City approved the Monterra Plat; and

WHEREAS, the City’s professional staff, as detailed on the Staff Report attached hereto as Exhibit “A” and incorporated herein, recommends approval of the Applicant’s petition for a plat note amendment, subject to certain conditions; and

WHEREAS, pursuant to the City's Code of Ordinances and applicable law, a public meeting has been advertised setting forth the date, time and place of the meeting regarding the review of the Petition; and

WHEREAS, the City Commission has examined the Petition and staff recommendations and determined that the Petition is in compliance with the City Code and applicable design guidelines for the Property; and

WHEREAS, a Public Hearing on this request was held by the Planning & Zoning Board on September 16, 2019, after due notice of publication; and

WHEREAS, the Planning & Zoning Board has submitted to the City Commission their recommendation, a copy of which is included in the Staff Report, and recommends the approval of the Petition pursuant to staff's recommendation; and

WHEREAS, the City Commission finds that approving the Petition for final site plan approval is in the best interests of the citizens and residents of the City of Cooper City.

NOW, THEREFORE, BE IT RESOLVED 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. All exhibits attached hereto and incorporated herein and made a part hereof.

Section 2: **Approval.** That Petition #PA 7-1-18 is approved, subject to the conditions set forth in the Staff Report attached hereto as Exhibit "A." The amendment to the plat note provides for a residential mid-rise component existing of 175 units, decreases the allowable commercial square footage, adds a bank to the office component,

and provides for 10,000 square feet of day care use which results in a vehicle trip-neutral plat note.

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. Conflicts. All resolutions inconsistent or in conflict herewith shall be and are hereby repealed insofar as there is conflict or inconsistency.

Section 5. Severability. If any section, sentence, clause, or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this resolution.

Section 6. Effective Date. This Resolution shall become effective upon its passage and adoption by the City Commission.

PASSED AND ADOPTED this _____ day of _____, 2019

GREG ROSS
Mayor

ATTEST:

KATHRYN SIMS
City Clerk

APPROVED AS TO LEGAL FORM:

JACOB G. HOROWITZ
City Attorney

ROLL CALL

Mayor Ross _____
Commissioner Pulcini _____
Commissioner Meltzer _____
Commissioner Curran _____
Commissioner Green _____

RECEIVED

JUL 10 2019

Growth Management Department



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

PLAT/ PLAT AMENDMENT 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.

FOR STAFF ONLY:

PETITION #: PA 7-1-18

DATE PETITION FILED:

7/2/18

Date of Pre-Submittal Meeting: 5/7/18

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. Make Checks payable to the City of Cooper City per the current Fee Schedule.

I. PROJECT INFORMATION

NAME OF PLAT/PLAT AMENDMENT (Must match name of Plat cover sheet): "MONTERRA PLAT"

TYPE OF REVIEW: (Please One)

Preliminary Plat: Final Plat: Residential: Non-Residential: Plat Amendment:

PROPOSED USE OF PROPERTY: Commercial and Residential Use

If Plat Amendment Provide Existing and Proposed Plat Note Language:

See attached language.

Explain Existing and Proposed Use and/or Conditions Being Requested for Change:

For the developments that were previously submitted (residential & commercial), the plat note language for Parcel C-2B needs to be amended. A residential mid-rise component was added (175 DU), commercial SF decreased, bank was added to the office, and 10,000 SF day care use was added, resulting in a trip-neutral plat note (999). The proposed note language is revised from Instr# 115248330 plat note amendment.

IF RESIDENTIAL:

Total Number of Proposed Dwelling Units: 175 age-restricted mid-rise

Total Land Area within Plat: 4.274 AC

Residential Density of Plat (du/ac.): 3.718 DU/AC

IF NON-RESIDENTIAL:

Type of Proposed Use: Commercial, bank, office, daycare

Total Land Area within Plat: 19.677 AC

Proposed Maximum Building Area: 145,000 SF



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

PLAT/PLAT AMENDMENT APPLICATION

DEVELOPER'S ENGINEER:

Provide the name of professional engineer responsible for coordinating preparation of construction plans and plat ("Developer's Engineer), or professional land surveyor if submittal is for plat only.

Chad Edwards, PE

(Please Print or Type)

Firm Name: (if applicable) Craven Thompson & Associates, Inc.

Address: 3563 NW 53 Street

City: Fort Lauderdale State: FL Zip Code: 33309

Telephone: 954-739-6400 Fax: Mobil: 954-804-0425

E-Mail Address: cedwards@craventhompson.com

II. SUBMITTAL CHECKLIST – PRELIMINARY/FINAL PLAT AND/OR PLAT AMENDMENT

QTY	REQUIRED	YES (✓)
	*Submittal requirements not to be duplicated if request accompanying other Petitions.	
1	Completed Original General Application	✓
1	Completed Original Plat Application	✓
1	Certificate of Title, property deed or other proof of ownership	✓
*14	Sealed Surveys and 1 Signed and Signed Survey	✓
*14	Preliminary or Final Plats and/or Plat Amendment	✓
*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.	✓

III. STAFF USE ONLY

Petition #: PA 7-1-18	Staff Intake By: Carlos Vega	Intake Date: 7/2/18
Sufficiency Completed by: Jason Checkley	Sufficiency Date: 7/4/18	

PLAT NOTE AMENDMENT LANGUAGE
Monterra Town Center, Cooper City
Monterra Plat – 005-MP-03

The property is located on the west side of University Drive, between Stirling Road and Sheridan Street, in the City of Cooper City. The plat was recorded on April 7, 2006 (P.B. 175, PG. 155).

Existing plat note language as APPROVED by BOCC on 02/27/18, recorded 08/07/18, Instr# 115248330, to allocate 1,850 square feet of commercial use between Parcels C-1B and C-2B.

This plat is restricted to 149 single family detached units on Parcel A;
300 low income garden apartments (96 one-bedroom, 156 two-bedroom and 48 three-bedroom) on Parcel B-1;
36,000 square feet of governmental offices and 14,000 square feet of fire station on Parcel B-2;
626 single family detached units, 294 townhouse units, 252 garden apartments on the remainder of Parcel B;
17,250 square feet of commercial use on Parcel C-1A;
7,600 square feet of commercial use on Parcel C-1B;
A lake on Parcel C-1C;
31 single family detached on Parcel C-2A;
160,150 square feet of commercial use and 70,000 square feet of office use on Parcel C-2B; and
15,000 square feet of commercial use on Parcel C-3.

Proposed plat note (revision to Parcel C-2B) for Monterra Town Center and Active Adult Residences, to add residential, office, day care and decrease commercial [which now includes bank] SF):

This plat is restricted to 149 single family detached units on Parcel A;
300 low income garden apartments (96 one-bedroom, 156 two-bedroom and 48 three-bedroom) on Parcel B-1;
36,000 square feet of governmental offices and 14,000 square feet of fire station on Parcel B-2;
626 single family detached units, 294 townhouse units, 252 garden apartments on the remainder of Parcel B;
17,250 square feet of commercial use on Parcel C-1A;
7,600 square feet of commercial use on Parcel C-1B;
a lake on Parcel C-1C;
31 single family detached units on Parcel C-2A;
175 age-restricted mid-rise units on Parcel C-2B1;
73,500 square feet of commercial use, 63,800 square feet of office use, 6,200 SF of bank use, and 10,000 SF of day care use on Parcel C-2B2;
and 15,000 square feet of commercial use on Parcel C-3.

(Please see attached sketch and descriptions for Parcels C-2B1 & C-2B2.)

MONTERRA PARCEL C-2B
 PLAT NOTE

7/8/2019

<u>PLAT NOTE REVISED FOR PROPOSED USES</u>		<u>PM PEAK HOUR TRIPS</u>	<u>Calculations</u>
PARCEL C-2B			
Plat Note amendment # (Instr# 115248330, BCR)			
Parcel C-2B	160,150 SF Commercial Use	856	
	70,000 SF Office Use	<u>143</u>	
		999	
Proposed Plat Note revised - with Residential, reduced Office SF with Bank w/ D/T, 10 K SF Day Care and further reduced Commercial SF			
Parcel C-2B1	175 Mid Rise (age-restricted)	69	68.25
Parcel C-2B2	73,500 SF Commercial Use	512	512.45
	63,800 SF Office Use (reduced from 70K for internal bank)	133	133.46
	6,200 SF Bank Use (w/ DT)	160	160.08
	10,000 SF Day Care Use	<u>125</u>	<u>124.60</u>
		999	998.84