



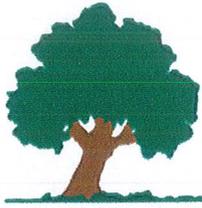
AGENDA

**PLANNING & ZONING BOARD / LOCAL PLANNING AGENCY
MONDAY SEPTEMBER 16, 2019 AT 7:00 P.M., 9090 SW 50 PLACE
COOPER CITY HALL MUNICIPAL AUDITORIUM**

1. ROLL CALL
2. WAIVE READING/APPROVAL OF MINUTES: AUGUST 26, 2019
3. PUBLIC COMMENTS:
4. NEW BUSINESS:
 - A) Monterra Parcel C-2A (Age Restricted Apartments)
 - 1) Rezoning # Z 5-1-18 (Design Guidelines) *
 - 2) Rezoning # Z 6-1-18 (Flex Units) *
 - 3) Variance # V 6-1-18 *
 - 4) Site Plan Final # SP 6-1-18
 - 5) Plat Amendment # PA 7-1-18
5. GROWTH MANAGEMENT DIRECTOR'S REPORT
6. BOARD MEMBER'S CONCERNS
7. ADJOURNMENT

**Public Hearing*





MEMORANDUM

To: Planning and Zoning Board Members

From: Matt Wood, Growth Management Director 

Date: September 4, 2019

Re: Monterra Parcel C-2 Residential Tract
Rezoning/ Design Guidelines Petition # Z 5-1-18
Flex Rezoning Petition # Z 6-1-18

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

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

LAND USE

DESIGNATION: Commercial

REQUESTS:

- 1) To establish the Monterra PMUD Design Guidelines for Parcel C-2 Residential Tract
- 2) To add 27 residential flex units to Parcel C-2, Monterra Plat

Rezoning request to amend the Monterra Master Plan and to establish Design Guidelines. This first item is a rezoning request for Parcel C-2 of the Monterra Master Plan in order to amend the Monterra Master Plan establish the Design Guidelines for the Parcel. Although the Planned Mixed Use Development (PMUD) zoning district designation for Parcel C-2 is not proposed to be changed, because the Design Guidelines are a function of the zoning district, the changes are technically considered a rezoning.

This petition is being processed concurrently with accompanying petitions for site plan, plat amendment, and variance petitions. These proposed guidelines would apply to the residential tract of Parcel C-2 only. Commercial Design Guidelines for the other remaining undeveloped commercial parcels in Monterra will similarly need to be established for those parcels prior to development approvals for those tracts later.

OVERVIEW OF CHANGES: The exhibit entitled "MONTERRA ACTIVE ADULT RESIDENCES Design Guidelines" in the backup material reflects narrative and graphic descriptions of the proposed guidelines associated with this request. The currently approved Monterra Master Plan reflects Parcel C-2 as a Commercial Land Use Designation only. Under this request and the accompanying Site Plan, Parcel 2 is being subdivided to create this residential tract for a 175-unit, age-restricted community.

The design guidelines being proposed with this request include:

- A. **The Master Plan** - In addition to reflecting the size, shape and location of the 6.65 net-acre residential parcel, the Master Plan indicates the maximum number of units at 175. This will increase the total number of units at Monterra to 1,827. Eighteen hundred units are allowed under the existing land use designation and 27 units will be flex units. The new total density for the overall Monterra development will be 3.718 DU/AC. The proposed gross density of the subject parcel will be 24.17 DU/AC.
- B. **Conceptual Site Diagram, Pedestrian and Vehicular Circulation** - This exhibit demonstrates the pedestrian and vehicular circulation from adjacent roadways and circulation within the overall Parcel C-2. The parcel has one vehicular access point from Monterra Boulevard to the north and an emergency access point to the east through a stabilized grass driveway to/from from Monterra Boulevard.
- C. **Open Space Planning** - Landscaped Buffers are shown for all four sides of the property. To the north, a 25' landscaped buffer is reflected along Monterra Boulevard. A 20' buffer is reflected along the Del Prado subdivision to the west. Eight-foot buffers are provided along the east and south with the exception of behind the garages and at the garden area, where 2'8" and 15' buffers are provided respectively.
- D. **Zoning Requirements** – The Development Standards reflect, among other things, permitted uses, building height, maximum building coverage, setbacks, architectural style, lighting, landscaping, parking, pedestrian connectivity, monument sign details and security features.
- E. **Architectural Elements** - are provided for the proposed mid-rise building architecture and the on-site amenities including benches, site lighting, precast walls and trash receptacles.

Flex Rezoning Petition. The second item is the Flex Rezoning Petition, which requests the application of 27 residential Flexibility Units into the Monterra Parcel C-2 commercial tract. This will increase the total number of units at Monterra from 1,800 to 1,827. The new total density will be 3.718 DU/AC.

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. The subject site is in Flex Zone 101, which has 317 flex units available in that zone. The application of 27 units as requested with this petition would leave 290 flex units remaining in Flex Zone 101.

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 proposed Design Guidelines are consistent with the Land Use Plan designations permitted by the County and the City Future Land Use Maps.

The flex rezoning 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 proposed design guidelines may be considered compatible with surrounding properties. The site is bound on the north by Monterra Boulevard and to the east and south by vacant land designated for future commercial use. To the west is the Del Prado subdivision in Monterra. The requested guidelines do not change the allowed building height of the property. Minimum building setbacks of 25' will be met with the exception of the garages along the east side of the property at the opposite end away from the residential homes to the west. In addition, the existing seven-foot tall precast wall should will add to the buffering of the Monterra homes. Staff has recommended, as an extra public outreach effort above and beyond the standard advertising requirements, that the applicants meet with the residents of the Del Prado subdivision to review the proposed plans and consider any additional public input that may be generated.

TRAFFIC IMPACTS: The subject site has met all traffic concurrency regulations applicable to the site. Through the Land Use Plan Amendment and platting processes, the applicant worked closely with the Broward County Transportation Planning Division and the City to mitigate possible traffic impacts associated with the development. The proposed change to the residential use as proposed with the Restrictive Covenants for the age-restricted multi-family units, along with the proposed future commercial development on the remainder of Parcel C-2, does not increase the vehicular traffic from what has already been approved by the recorded Monterra plat.

RECOMMENDATION: As the applicant has met the submission requirements for consideration of the rezoning petition to amend the master plan and design guidelines, and the flex rezoning petition, the Planning and Zoning Board may recommend approval of the request subject to:

1. A finding that the applicant has adequately addressed the above-mentioned standards for approval.
2. Approval of the variance, site plan and plat amendment petitions that have been submitted concurrently with this petition.
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.



AGENDA ITEM # 4A3
DATE: 9/16/19

MEMORANDUM

To: Planning and Zoning Board Members
From: Matt Wood, Growth Management Director 
Date: September 6, 2019
Re: Monterra Parcel C-2 Residential Tract
Variance Petition # Z 6-1-18

PETITION: Monterra Parcel C-2 Residential Tract
Variance Petition # V 6-1-18

SIZE/ACRES: 6.65 acres

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

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

ZONING DESIGNATION: PMUD, Planned Mixed Use Development subject to Design
Guidelines Approval

PROPERTY DESCRIPTION: The subject site is located on the south side of Monterra Boulevard just west of University Drive. Accompanying this petition are rezoning, site plan, and plat amendment petitions which reflect a proposal to develop this residential tract on Parcel C-2 of the Monterra Plat for a 175-unit, multi-family mid-rise building for age-restricted residents.

ANALYSIS: Seven variances are requested for approval of the accompanying site plan as submitted:

1. Variance from Section 20-90(j)(2) to eliminate the requirement for a 7' wall be constructed between residential and nonresidential properties in exchange for the construction of a 6' decorative picket and pilaster fence.
2. Variance from Section 25-5(e)(1)(b) to reduce the size of a garage parking space from 12' by 20' to 10' by 20'.
3. Variance from Section 25-47(b) to reduce the number of required trees per multi-family unit from 3 to 1 tree.
4. Variance from Section 25-4(g) to reduce the number of required parking spaces per multi-family unit from 2 to 1.92 spaces.
5. Variance from Section 25-7(c)(2) to reduce the number of required loading spaces from 5 to 1 space.

6. Variance from Section 25-70(i)(3)(c) to reduce the required peripheral and side setback from 25' to 2'8" for the free-standing garages and to 8'8" for the community garden building.
7. Variance from Section 25-111 to reduce the required number and size of dumpsters for multi-family residential to two trash chutes located no further than 200 feet from any residence.

The applicants justify the variance requests based on a number of considerations including but not limited to the following:

1. **Variance to eliminate the requirement for a 7' wall** – The intent is to integrate the residential and commercial properties while still providing the security to the residential property. By replacing the wall with a picket and pilaster fence, the visual continuity remains intact.
2. **Variance to reduce the size of a garage parking space** – The garages are in freestanding buildings where the extra width of a parking space is not required as it would be for entering a single family home from an attached garage.
3. **Variance to reduce the number of required trees** – The requirement is not practical for a multi-story, multifamily development where 525 additional trees would be required.
4. **Variance to reduce the number of required parking spaces** – The age-restricted residential development would generate fewer cars than an unrestricted development. The extra space from less parking spaces can be utilized for amenities.
5. **Variance to reduce the number of required loading zones** – Multiple loading zones for multi-family developments are impractical. Moving trucks will park at the closest point to the residential unit where residents will be moving in or out of a unit.
6. **Variance to reduce the required peripheral and side setbacks** – Placing the garages along the common property lines with reduced setbacks will provide the screen to the adjacent commercial development. In essence, the garages will provide a solid wall buffer.
7. **Variance to reduce the required number and size of dumpsters** – As the property is an active adult community, it is important to provide convenient access for the residents to dispose of their trash without exiting the building.

STAFF FINDING: Staff has determined that the application may be recommended for approval based on the following findings:

1. Granting the variances would not be detrimental to the public or injurious to properties in the general vicinity given the variances are expected to allow a greater flexibility of design as expected of a mixed-use development project which will integrate residential and commercial uses in a more compact built environment.
2. The variances if granted would allow a reasonable use of the property for development of a mid-rise, multifamily development which may be hard pressed to meet the literal intent of the Code such as with the number of required trees in the compact development, or with the need for the required number of parking spaces in an age-restricted community.

Should the Planning and Zoning Board recommended approval of the variance requests, staff recommends an approval be subject to:

1. Approval of the rezoning, site plan and plat amendment petitions that have been submitted concurrently with this petition.
2. 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.
3. 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.



AGENDA ITEM # 4A 4+5

DATE: 9/16/19

MEMORANDUM

To: Planning and Zoning Board Members

From: Matt Wood, Growth Management Director 

Date: September 6, 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.