



CITY OF COOPER CITY  
COMMUNITY DEVELOPMENT DEPARTMENT /  
PLANNING AND ZONING DIVISION

9090 SW 50 PLACE  
COOPER CITY, FL 33328  
(954) 434-4300

**SITE PLAN APPLICATION**

***ATTENTION:** Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Community Development 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:

PETITION #: \_\_\_\_\_

DATE PETITION FILED: \_\_\_\_\_

01/08/2024

Date of Pre-Submittal Meeting: \_\_\_\_\_

**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 DESCRIPTION – (Attach additional sheets if necessary)**

A. Please provide a narrative description of the proposed site plan or site plan amendment, which is the subject of this review. Provide enough detail to adequately describe all proposed uses on site.

Please refer to the FPL Sheridan Transmission Substation Letter of Intent included with the submittal package.

**II. PROJECT HISTORY**

List in chronological order any previous relevant development approvals. Attach additional page(s) for the following:

<b>Petition Number:</b>	Please refer to the FPL Sheridan Transmission
<b>Resolution/Ordinance #</b>	Substation Letter of Intent
<b>Request:</b>	21-SP-94 (Broward County) and SPA 9-1-19 (Cooper City)
<b>Action:</b>	
<b>Date:</b>	

**III. ADJACENT PROPERTIES**

Adjacent Property:	Land Use Designation	Zoning Designation	Existing Use(s) of Property
NORTH	01,09,80,94	PMUD	Residential
SOUTH	09	PMUD	Central Trail
EAST	09	PMUD	Central Trail
WEST	16,22,27,89,94	CS, C-2, B-3, RM-5*	Multi-Use (Shopping/Municipal/ROW)





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**IV. COMPLIANCE - (Attach Additional Sheets if Necessary)**

Is property in compliance with all previous conditions of approval and/or applicable Code requirements?

Yes  No If No, please explain: \_\_\_\_\_

**V. TABULAR DATA**

*COMPLETE ALL DATA (INDICATING N/A IF NOT APPLICABLE)*

PROJECT DATA	CODE REQUIREMENT	PROPOSED	DIFFERENCE
Acreage (Total Gross)	35,000 SF (0.8 AC)	29.75 AC	28.95 AC
Acreage (Total Net)	-	12.17 AC	N/A
Lot Depth (Maximum)	-	1,296 FT	N/A
Lot Width (Minimum)	125 FT	1,805 FT	1680 FT
Total Dwelling Units (DU'S)	-	N/A	N/A
Minimum Floor Area (sq. ft.)	1,000 SF	N/A	N/A
Density	-	N/A	N/A
Total Sq. Footage	-	N/A	N/A
Commercial (sq. ft.)	-	N/A	N/A
Industrial (sq. ft.)	-	N/A	N/A
Other (sq. ft.)	-	N/A	N/A
Floor Area Ratio (FAR)	-	N/A	N/A
% Building Coverage	25% Max	0.34 %	24.66%
Max. Bldg. Height (ft./stories)	60/2 Stories	11' 4"	58' 8"
Impervious Surface Area	-	5.54AC	N/A
Open Space Area	-	6.63 AC	N/A
Total Parking Spaces	-	N/A	N/A
Handicap Parking Spaces	-	N/A	N/A
# of Access Points/Roads	-	1	N/A
# of Loading Areas/Spaces	-	N/A	N/A
Accessory Structures (sq. ft.)	-	N/A	N/A
Setback – Front	25 FT	96 FT	71 FT
Setback – Rear	25 FT	235 FT	210 FT
Setback – Side Interior	10 FT	359 FT	349FT
Setback – Side Corner	25 FT	235 FT	210 FT

\*1

\*1

\*1

\*1

\*Note 1 - Total Net Area, %Building Coverage, Impervious Area, Open Space Area consider the existing Sheridan Substation from SPA 9-1-19 and the proposed Transmission Substation





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**For Residential** Show tabular data on the site plan including: Total # of Dwelling Units (DUs); and Types of Units: # of Single Family (SF); # of Zero Lot Line (ZLL); # of Townhomes (TH); and # of Multi-Family (MF).

**For other projects** where it would be relevant provide on the SITE PLAN: # of Rooms; # of Seats; # of Beds; # of Children; # of Drive-Thru Lanes; in addition to: Recreation Area; Preserve Area; Civic Area; and Institutional Area.

**VI. APPLICANT'S STATEMENT OF JUSTIFICATION**  
(Attach additional sheets if necessary)

A. Reference relevant purposes, goals, objectives and policies from the City's Comprehensive Plan, which is available online at the City's web site ([www.coopercityfl.org](http://www.coopercityfl.org)).

Please refer to the FPL Sheridan Transmission Substation Letter of Intent included with the submittal package.

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B. That the proposed request is in compliance with the City's Code of Ordinances. Please specify if any variances are necessary for approval of the proposed site plan.

Variances are not anticipated

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**VIII. CONSENT STATEMENT**  
(Owner to complete if using agent/representative)

I/We, the aforementioned owner(s), do hereby give consent to William D. Heikkinen to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the request(s) and property I/we own described in the attached application. Furthermore, as owner(s) of the subject property, I/we hereby give consent to the party designated above to agree to all terms or conditions that may arise as part of the approval of this application for the proposed use.

Signature(s) of Owner(s): 

Print Name(s): Gregg A. Hall (Florida Power & Light)





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**IX. NOTARY**

STATE OF Florida COUNTY OF Palm Beach

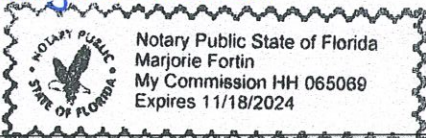
The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of August 20 24

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

NOTARY PUBLIC SIGNATURE: Marjorie Fortin

Name - Must be typed, printed, or stamped) Marjorie Fortin

My Commission Expires: 11/18/2024



**X. SUBMITTAL CHECKLIST FOR PRELIMINARY/FINAL SITE PLAN REVIEW**

QTY	REQUIRED	YES (✓)
1	Completed Original General Application	<input checked="" type="checkbox"/>
1	Completed Original Site Plan Application	<input checked="" type="checkbox"/>
1	Certificate of Title, property deed or other proof of ownership	<input checked="" type="checkbox"/>
14	Signed Surveys - with 1 Signed and Sealed Survey	<input checked="" type="checkbox"/>
14	Plats	<input checked="" type="checkbox"/>
14	Site Plans	<input checked="" type="checkbox"/>
14	Aerials Photos of subject site clearly delineating site boundary lines.	<input checked="" type="checkbox"/>
14	Subject Site Maps clearly delineating site boundary lines with adjacent and nearby street names labeled.	<input checked="" type="checkbox"/>

**VI. STAFF USE ONLY**

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

**XIV. COOPER CITY CODE**

**Sec. 24-41. PRELIMINARY SITE PLAN REVIEW - SUBMITTAL REQUIREMENTS**

**NOTE:** Preliminary site development plans for parcels not previously platted and recorded shall be accompanied by a preliminary plat before the Planning & Zoning Board and the City Commission.

- The following documents shall be submitted for preliminary site plan review:
- (a) Completed applications for concurrent site plan and plat review (if platting is required) with the applicant's signature notarized;
  - (b) Fourteen (14) copies of the preliminary site development plans (and fourteen (14) copies of the preliminary plat, if applicable) signed and sealed by a registered architect or engineer, or signed by a land planner;
  - (c) Proper site plan and plat review fees;
  - (d) Schematic engineering plans;





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- (e) A copy of the existing recorded plat, if applicable;

**Sec. 24-42. REQUIRED INFORMATION**

- (a) Preliminary site development plans shall be submitted on sheets twenty-four (24) by thirty-six (36) inches in size, folded and containing the following required information:
- (1) Project title;
  - (2) Legal description;
  - (3) Site boundaries clearly defined;
  - (4) North arrow;
  - (5) Scale (no less than one inch equals fifty (50) feet);
  - (6) Name of developer and owner of record;
  - (7) Location sketch of property (min. 1" = 600');
  - (8) Name of engineer, architect, or planning consultant responsible for the site plan;
  - (9) Existing zoning and zoning of all abutting properties;
  - (10) Existing and proposed physical site features, including waterways, lakes, cross sections and one foot contours of all waterways, water canal courses, and drainage facilities;
  - (11) Location, dimensions and sizes (including height) with respect to each other and to lot lines of all existing and proposed buildings and structures (accessory and main), major excavations, proposed reservation for recreation areas (if applicable);
  - (12) Location and dimension of proposed sidewalks, curb cuts, parking and loading spaces including striping, wheel stops, and parking lot lighting, ramps (slopes), curbs, curb gutter, seawalls, bulkheads, channeled ingress and egress;
  - (13) Proposed and existing streets (interior and abutting) with median, median cuts, and stacking lanes (if any), traffic control signs and guardrails;
  - (14) Schematic location of all buildings, driveways and streets (including the names of the streets and right-of-way width) within one hundred (100) feet of the property;
  - (15) Required setbacks and building separations;
  - (16) All existing and proposed easements with dimensions;
  - (17) Location and height of all existing and proposed fences, utility structures, and dumpster enclosures (size of proposed dumpsters shall be compatible with projected need);
  - (18) Schematic elevations of buildings, showing concealment of all mechanical or accessory equipment located on the roof (wind driven equipment does not have to be hidden) may be shown on a separate drawing;





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(19) Location of all permanent signs to be placed on the ground; for purposes of this article the word "permanent" means intended to remain on the property after all construction thereon has been completed, or costing in excess of three hundred dollars (\$300.00);

(20) Existing and proposed fire hydrant locations and fire flow calculations as provided by a professional engineer (calculations may be on separate, sealed sheet);

(21) A tree survey;

(22) A preliminary wetlands determination from the Broward County Department of Planning and Environmental Protection (DPEP).

(23) The following tabulations, when applicable:

- a. Gross and net site area (excluding all rights-of-way abutting the parcel, including both square feet and percentage of the property);
- b. Total building floor area (gross square feet and percentage of square footage to be built);
- c. Total building area coverage (square feet and percentage of net site area);
- d. Total parking and drive area (square feet and percentage of net site area) and amount of parking spaces required and provided;
- e. Total landscaped open space (square feet and percentage of net site area);
- f. Total units and density, and the number of units by number of bedrooms as follows:
  1. Total one-bedroom;
  2. Total two-bedroom;
  3. Total three-bedroom;
  4. Total others.

(24) Notes on the site plan covering the following items:

- a. Whether the project will be constructed in one or more stages;
- b. Type of fire prevention, i.e., sprinklers, smoke detectors;
- c. For municipal recreation planning purposes, whether the development is planned as a family or adult community;
- d. An intention to comply with state regulations, which prohibit deed restrictions, restrictive covenants or other actions by developers to inhibit or impair the right to have energy saving measures, including without limitations, clotheslines.

(b) For single-family or duplex developments items (18), and (23) c, d, and e, shall not be applicable.

**Sec. 24-43. REVIEW PROCEDURES**

(a) The director, city engineer, chief building official and police chief and fire chief shall review the preliminary site development plans and a written report of their comments shall be submitted to the planning and zoning board at least five (5) days prior to the next regular meeting at which the applicant desires the site plan to be considered. The applicant may request copies of such administrative reports through the director.

(b) The initial plan filed with the city shall be considered as a preliminary site plan. However, if the plan and supporting data complies in all respects for the requirements for a final plan, the planning and zoning board and the engineer may recommend to the commission that they proceed to final action upon first consideration of the plan.





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***Sec. 24-44. ACTION BY REVIEWING BODIES***

- (a) The planning and zoning board shall consider the preliminary site development plan at a public meeting and shall evaluate it as it relates to the city's comprehensive plan, code and ordinances and conformance to the requirements in this chapter.
- (b) The planning and zoning board shall recommend approval, approval with conditions, or disapproval of either a preliminary site plan or plat, based upon the results of its evaluation of the facts set forth in subsection (a) above, within thirty (30) days of its initial meeting to discuss the preliminary site plan or plat. Failure to act within the thirty day period shall be considered disapproval and the applicant may elect to proceed to the city commission, withdraw the application or prepare a new submission.
- (c) Should the planning and zoning board recommend approval of the preliminary site development plan, it is without prejudice and the approval should not be considered as any indication that the final site plan will be approved and no vested rights or basis for equitable estoppels shall incur to the applicant as a result thereof. A vote to recommend approval or disapproval of a preliminary site development plan shall permit the applicant to proceed to the city commission for a preliminary review, after the applicant has received a review by the recreation committee.
- (d) The city commission shall review the application, accompanying documents, and comments from staff and recommendations from the planning and zoning board and recreation committee. The city commission may approve, approve with conditions, or disapprove a preliminary plat or site plan within thirty (30) days of its initial meeting to discuss the preliminary application. Failure to act within the thirty day period shall be considered disapproval and the applicant may either withdraw the application or prepare a new preliminary application to be reviewed in accordance with this section.

***Sec. 24-60 FINAL SITE PLAN REVIEW - SUBMITTAL REQUIREMENTS***

- (a) After the City Commission has approved the preliminary site plan the applicant may then proceed to prepare and submit the final site plan for staff and Planning & Zoning Board review and action. The final site plan may be submitted no later than six (6) months after preliminary site development plan action.
- (b) If a final site development plan has not been filed for the site covered by the preliminary site development plan before the six-month period has elapsed, the preliminary review stage shall become null and void. All modifications and changes to the drawings revised subsequent to the preliminary site plan review shall be considered by the Planning & Zoning Board at its final site development plan review.
- (c) The final site development plan shall be filed with the City Clerk along with all required submission documents, at least forty-five (45) days prior to the Planning & Zoning Board meeting at which the applicant desires to have the final site plan considered.

***Sec. 24-61 REQUIRED INFORMATION: The following information is required to be included with the final site plan. Additional information may be required by the staff, the planning and zoning board and by the commission depending on the scope of the project.***

- (a) Fourteen (14) copies of the final site development plan meeting all requirements of this code, including finished floor elevations. The final site plan shall be sealed by a registered architect, engineer or signed by a land planner.
- (b) One copy of final engineering plans of the public and private utility improvements, including water and sewer, ground floor elevations, fire hydrants and storm drainage, which have been previously approved by the city engineer. The city engineer's signature shall appear on the drawings.
- (c) One copy of final building floor plans, elevation (front, side and rear showing the concealment of roof-scapes). These plans are to be signed and sealed by a registered architect or engineer.
- (d) Development review submission requirements.
- (e) Utility service certification of availability by Florida Power & Light and Southern Bell.
- (f) Report from county school system of availability of facilities (for residential developments).





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- (g) All necessary off-site easements, covenants and warranty deeds, all signed by the property owner and in recordable form approved as to form by the city attorney and approved as to content by the city engineer.
- (h) Fourteen (14) copies of the final plat, if applicable.
- (i) Fourteen (14) copies of landscape plans meeting the requirement of the beautification requirements of this code where applicable, shall be submitted on a separate drawing (sheets twenty-four (24) by thirty-six (36) inches) to the department of planning and growth management for review and for submission and approval by the community appearance board no later than the date the final site plan is submitted to the city.
- (j) Approval from Central Broward Water Control District and, where applicable, other governmental review agencies.
- (k) Comments from the Broward County development review committee.
- (l) Written report by the city engineer indicating approval of the final engineering plans and other regulations subject to review by the city engineer.
- (m) Report by the director indicating no noted violations of any regulations subject to the director's review.
- (n) Report by the chief building official indicating no noted violations of the South Florida building code or other areas of the official's responsibility under the city code.
- (o) Report by the police chief and fire chief indicating no violations of any regulations subject to their review.
- (p) Covenants, deeds and indication of approval of certificate of title, if any, approved by the city attorney.
- (q) Itemized checklist of all required processing fees.
- (r) An itemized off-site and on-site improvements bond and fee schedule approved by the city engineer. The petitioner shall be required to submit a list consisting of all materials (unit costs and total cost) for items included in, but not limited to, definitions of public and private improvements, to the city engineer, in order to properly prepare the necessary schedule.
- (s) Proposed development order.
- (t) Indication of payment of all fees required to have been paid by the time of site plan approval.
- (u) A narrative and graphic description of how the proposal complies with the provisions of the development review criteria set forth in section 24-64, criteria for approval.





MEMO

To: Memo to File

Subject: Florida Power & Light Company  
Transmission, Distribution and Substation  
Site Acquisition, Zoning, Site Development,  
Plan Approval and Permitting  
AUTHORIZATION TO SIGN

I, Eduardo Devarona, Vice President of Power Delivery for Florida Power & Light Company, verify that the following listed individuals:

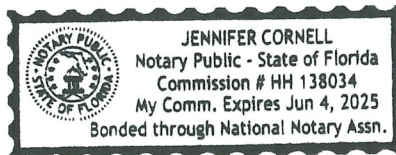
- David Weda – Director Engineering, Power Delivery
- Gregg Hall – Sr. Engineering Manager, Power Delivery
- Franck Leblanc – Director, Environmental Services
- Benny Luedike – Sr. Manager, Environmental Services

are hereby authorized to represent, sign for, and authorize on behalf of Florida Power & Light Company in all matters relating to right-of-way, site acquisition, zoning, site development, plans approval and permitting of electrical transmission and distribution lines as well as substations.

Eduardo Devarona  
Vice President, Power Delivery  
Florida Power & Light Company

The foregoing instrument was acknowledged before me this 4 day of April 2024 by Eduardo Devarona, Vice President of Power Delivery of Florida Power & Light Company, a Florida Corporation. He is personally known to me and did not take an oath.

Notary Public  
State of Florida  
County of Palm Beach







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## Detail by Entity Name

Florida Profit Corporation

FLORIDA POWER & LIGHT COMPANY

### Filing Information

<b>Document Number</b>	106395
<b>FEI/EIN Number</b>	N/A
<b>Date Filed</b>	12/28/1925
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	CORPORATE MERGER
<b>Event Date Filed</b>	12/18/2020
<b>Event Effective Date</b>	01/01/2021

### Principal Address

700 Universe Blvd.  
Attn: Corp Gov  
Juno Beach, FL 33408

Changed: 08/24/2017

### Mailing Address

700 Universe Blvd.  
ATTN: CORP-GOV  
Juno Beach, FL 33408

Changed: 04/25/2023

### Registered Agent Name & Address

Lee, David M.  
700 Universe Blvd.  
Juno Beach, FL 33408

Name Changed: 08/24/2017

Address Changed: 08/24/2017

### Officer/Director Detail

#### **Name & Address**

Title Director, EVP Finance, CFO



Crews, Terrell Kirk, II  
700 Universe Blvd.  
Juno Beach, FL 33408

Title VP

Reagan, Ronald R.  
700 Universe Blvd.  
Juno Beach, FL 33408

Title VP, Secretary

Seeley, W. Scott  
700 Universe Blvd.  
Juno Beach, FL 33408

Title VP

Reese, Joseph A.  
700 Universe Blvd.  
Juno Beach, FL 33408

Title VP

Tobin, Brian  
700 Universe Blvd.  
Juno Beach, FL 33408

Title VP

Priore, Carmine A., III  
700 Universe Blvd.  
Juno Beach, FL 33408

Title VP

Rauch, Pamela M.  
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Juno Beach, FL 33408

Title COO

Chapel, Christopher  
700 Universe Blvd.  
Juno Beach, FL 33408

Title VP

Rubio, Alex  
700 Universe Blvd.  
Attn: Corp Gov  
Juno Beach, FL 33408



Title VP

Coffey, Robert  
700 Universe Blvd.  
Attn: Corp Gov  
Juno Beach, FL 33408

Title VP

Lemasney, Mark  
700 Universe Blvd.  
Attn: Corp Gov  
Juno Beach, FL 33408

Title VP

DAGGS, NICOLE J.  
700 Universe Blvd.  
Attn: Corp Gov  
Juno Beach, FL 33408

Title VP

BROAD, TOM  
700 Universe Blvd.  
Attn: Corp Gov  
Juno Beach, FL 33408

Title Director, Chairman of the Board

Ketchum, John W.  
700 UNIVERSE BLVD.  
JUNO BEACH, FL 33408

Title Director, President, CEO

Pimentel, Armando, Jr.  
700 UNIVERSE BLVD.  
JUNO BEACH, FL 33408

Title Treasurer

Dunne, Michael H.  
700 UNIVERSE BLVD.  
JUNO BEACH, FL 33408

Title Asst. Secretary

Pear, Jason B.  
700 UNIVERSE BLVD.  
JUNO BEACH, FL 33408



Title VP

Devarona, Eduardo  
700 Universe Blvd.  
Attn: Corp Gov  
Juno Beach, FL 33408

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2022	04/25/2022
2023	04/25/2023
2024	04/29/2024

**Document Images**

<a href="#">04/29/2024 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">02/20/2004 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/20/2004 -- Amendment</a>	View image in PDF format
<a href="#">01/20/2004 -- Amendment</a>	View image in PDF format