



CITY COMMISSION ORDINANCE/RESOLUTION

TITLE: Resolution 23-16 (Community Development)

DESCRIPTION: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, GRANTING SITE PLAN APPROVAL PURSUANT TO SITE PLAN AMENDMENT PETITION #SPA 5-2-23, FOR THE APPROXIMATELY 6.99 ACRES OF REAL PROPERTY, GENERALLY LOCATED ON THE SOUTHWEST CORNER OF UNIVERSITY DRIVE AND MONTERRA BOULEVARD, IN COOPER CITY, FLORIDA (THE "PROPERTY"); PROVIDING FOR CERTAIN OUTDOOR SEATING AT THE PROPERTY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

CITY MANAGER RECOMMENDATION:

The City Manager recommends approval of Resolution 23-16. The Planning and Zoning Board unanimously recommended approval 7-0 providing outdoor seating at the property.

ANALYSIS/BACKGROUND OF ITEM:

The subject site is located at the southwest corner of University Drive and Monterra Boulevard. It borders the previously approved Monterra Apartments senior living facility to the west. The plans reflect 43 seats under the 585 sq/ft covered area on the east side of the building. The 1st Watch restaurant received an administrative review/approval for 20 outdoor dining seats, however, code requires anything more than 20 seats to submit a site plan amendment request and to provide additional parking for the outdoor seating area.

The original site plan provided 310 parking spaces which included 9 spaces dedicated to community assembly uses. In order to provide sufficient parking for this outdoor dining area, 1 additional space was added to the site plan adjacent to building 5 and the 9 spaces dedicated to community assembly uses were reallocated and applied to this seating area.

Safety bollards are being installed to provide a barrier between the adjacent parking stalls and the dining area. The covered area is also fully fenced in with a decorative aluminum rail fence with signage indicating the limits for alcohol consumption by restaurant patrons.

DEVELOPMENT REVIEW COMMITTEE RECOMMENDATION: The Site Plan Amendment petition has been reviewed by the DRC for conformance with the applicable zoning district regulations and Design Guidelines and is in conformance with those provisions. The DRC recommends approval of the Site Plan Amendment petition as safety precautions have been taken and the required parking is being provided.

STRATEGIC PLAN:

Helps promote public safety with an outdoor dining option and economic development for our commercial centers.

FISCAL IMPACT:


None

ALTERNATIVES:

None

ATTACHMENTS:

- 1. Resolution 23-16
- 2. P&Z Staff Report
- 3. P&Z Minutes
- 4. Architectural Plans

Workflow History 			
User	Task	Action	Date/Time
Chockley, Jason	NEW ITEM: Not Yet Routed	*COMPLETE: Forward to ...	07/24/23 10:31 AM
Horowitz, Jacob	Assigned to Attorney	COMPLETE: Forward to ...	07/27/23 03:03 PM
Eggleston, Ryan	Assigned to City Manager	COMPLETE: Forward to ...	07/27/23 03:16 PM
Allen, Tedra	Assigned to City Clerk	APPROVE ITEM: End Wo...	07/28/23 05:10 PM
Allen, Tedra	END WORKFLOW - APPROVED		07/28/23 05:33 PM