**RESOLUTION NO. 26-55**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, GRANTING THE REQUEST FOR VARIANCE PETITION #PZ26-0301 SUBMITTED BY STIRLING PROPERTY INVESTMENT LLC FOR THE PROPERTY GENERALLY LOCATED AT 8631-8861 STIRLING ROAD, COOPER CITY, FLORIDA, TO INCREASE THE REQUIRED PARKING FOR THE PROPERTY FROM 284 SPACES TO 293 SPACES; PROVIDING FOR CONDITIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS,** Stirling Property Investment, LLC, through its agent, Hope Calhoun, Esq. (the "Applicant"), filed an application for a variance from Section 25-4 of the Code of Ordinances (the "Code") to increase the parking requirement for the location from 284 spaces to 293 spaces as required by Sec. 25-4 of the Code of Ordinances for the property generally located 8631-8861Stirling Road, Cooper City, Florida; and

**WHEREAS,** a Public Hearing on this request was held by the Planning & Zoning Board on October 5, 2026, 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 attached hereto as Exhibit "A," and recommends approval of the requested variance; and

**WHEREAS,** public notice was provided in accordance with law; and

**WHEREAS,** the City Commission has reviewed the Applicant's request and considered the recommendation of the City's professional staff and the Planning and Zoning Board and finds that granting the Applicant's request for a variance is in the best interests of the citizens and residents of the 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.

**Section 2: Approval.** That the Applicant's request (#PZ26-0301) is hereby approved and in accordance with Section 23-153 of the Code of Ordinances of the City of Cooper City, as reflected on Exhibit "A", attached hereto and made a part hereof by this reference, a variance is granted from Section 25-5 of the Code of Ordinances (the "Code"), to increase the required parking from 284 spaces to 293 spaces for the property generally located at 8631-8861Stirling Road, Cooper City, Florida.

**Section 3: Conditions.** All applicable state and federal permits must be obtained before commencement of the development.

**Section 4:** 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 5. Conflicts.** All resolutions inconsistent or in conflict herewith shall be and are hereby repealed insofar as there is conflict or inconsistency.

**Section 6. 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 7. Effective Date.** This Resolution shall become effective upon its passage and adoption by the City Commission.

**PASSED AND ADOPTED** this 27th day of October, 2026.

_____
JAMES CURRAN
Mayor

ATTEST:

_____
TEDRA ALLEN
City Clerk

APPROVED AS TO LEGAL FORM:

_____
JACOB G. HOROWITZ, CITY ATTORNEY

**ROLL CALL**

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|---|---|
| Mayor Curran | _____ |
| Commissioner Shrouder | _____ |
| Commissioner Katzman | _____ |
| Commissioner Mallozzi | _____ |
| Commissioner Smith | _____ |