



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

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

GENERAL 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.

Date of Pre-Submittal Meeting: 04/19/2024

Check ☒ type of application(s) for:

- | | |
|--|--|
| ☒ Site Plan | ☐ Abandonment |
| ☐ Site Plan Amendment | ☐ Certificate of Conformity |
| ☐ Rezoning | ☐ Conditional Use |
| ☐ Plat or Plat Amendment | ☒ Sign Waiver |
| ☒ Sign Package/ Sign Package Amendment | ☒ Other: <u>2 Variances(Building Height& Lot Size)</u> |

FOR STAFF ONLY:

PETITION #:

SP, U, SI, SW
5-1-24

DATE PETITION FILED:

5/29/24

INSTRUCTIONS TO APPLICANT:

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. Provide specific Petition Application(s).
3. Make Checks payable to the City of Cooper City per the current Fee Schedule.

I. PROJECT NAME AND LOCATION

- A. Project Name: Sun Credit Union- Site Development Plan Approval
- B. Project Address: 9290 Stirling Road Cooper City FL 33024
- C. Section: 5 Township: 51 Range: 41 Total Acreage or square feet of Subject Property: 80,487 sft
- D. General Location Description (proximity to closest major intersection, in miles or fraction thereof): Located on the Southeast Corner of Stirling Road and NW 92nd Avenue
- E. Folio Number(s): (If numerous Folio Numbers, list on a separate sheet and attach to this application). 514105310010
- F. Brief Legal Description: see attached plat

II. LAND USE AND ZONING INFORMATION

- A. Existing Zoning Designation: B-1
- B. Future Land Use Plan Designation: Estate
- C. Existing Use(s) on Property: Vacant
- D. Proposed Use(s): Credit Union
- E. Other Land Use and Zoning conditions if applicable, i.e. approved variances, deed restrictions, previous conditions of approval:



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

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

III. PROPERTY OWNER/APPLICANT/AGENT INFORMATION

Property Owner(s) of Record: Sun Credit Union- Patrick Mason

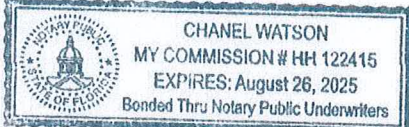
Address: 9290 Stirling Road City Hollywood ST FL Zip 33024
Phone: 954.967.4441 Fax: _____ E-Mail: julie@asantedesigngroup.com

I am/We: Sun Credit Union- Patrick Mason, do hereby
swear/affirm that I/we am/are the owner(s) of the property referenced in this application. I/We certify that the above
statements and the statements or showings made in any paper or plans submitted herewith are true to the best of
my/our knowledge and belief. Further, I/we understand that this application(s) attachments and fees become part
of the official record of the Community Development Department of the City of Cooper City and the fee is not
refundable. I/We understand that any knowingly false information given by me/us will result in the denial
revocation or administrative withdrawal of the application or permit. I/We further acknowledge that additional
information may be required by the City of Cooper City in order to process this application(s).

Patrick Mason
(Signature of Owner)

Patrick Mason

(Print Name)

STATE OF <u>Florida</u>	COUNTY OF <u>Broward</u>
The foregoing instrument was acknowledged before me this <u>11</u> day of <u>April</u> 20 <u>24</u>	
By (Name of Person Acknowledging) <u>Patrick Mason</u> She/he is personally known to me or has produced <u>Driver license</u> as identification and did/did not take an oath.	
NOTARY PUBLIC SIGNATURE: <u>Chanel Watson</u>	
Name - Must be typed, printed, or stamped) <u>Chanel Watson</u>	
My Commission Expires: <u>August 26, 2025</u>	
	

Petitioner(s) if other than Owner):

Address: _____ City _____ ST _____ Zip _____
Phone: _____ Fax: _____ E-Mail: _____

Agent (if other than Owner):

Juliette Schiff, Asante Design Group
Address: 5255 N Federal Hwy City Boca Raton ST FL Zip 33487
Phone: 561-349-5151 Fax: _____ E-Mail: julie@asantedesigngroup.com



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

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

III. PROPERTY OWNER/APPLICANT/AGENT INFORMATION

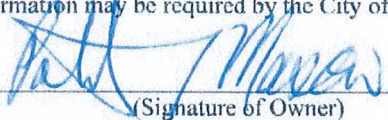
Property Owner(s) of Record: Sun Credit Union- Patrick Mason

Address: 9290 Stirling Road City Hollywood ST FL Zip 33024

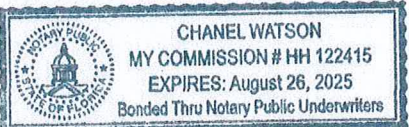
Phone: 954.967.4441 Fax: _____ E-Mail: julie@asantedesigngroup.com

I am/We: Sun Credit Union- Patrick Mason, do hereby

swear/affirm that I/we am/are the owner(s) of the property referenced in this application. I/We certify that the above statements and the statements or showings made in any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this application(s) attachments and fees become part of the official record of the Community Development Department of the City of Cooper City and the fee is not refundable. I/We understand that any knowingly false information given by me/us will result in the denial revocation or administrative withdrawal of the application or permit. I/We further acknowledge that additional information may be required by the City of Cooper City in order to process this application(s).


(Signature of Owner)

Patrick Mason
(Print Name)

STATE OF <u>Florida</u>	COUNTY OF <u>Broward</u>
The foregoing instrument was acknowledged before me this <u>11</u> day of <u>April</u> 20 <u>24</u>	
By (Name of Person Acknowledging) <u>Patrick Mason</u> She/he is personally known to me or has produced <u>Driver license</u> as identification and did/did not take an oath.	
NOTARY PUBLIC SIGNATURE: <u>Chanel Watson</u>	
Name - Must be typed, printed, or stamped) <u>Chanel Watson</u>	
My Commission Expires: <u>August 26, 2025</u>	
	

Petitioner(s) if other than Owner):

Address: _____ City _____ ST _____ Zip _____

Phone: _____ Fax: _____ E-Mail: _____

Agent (if other than Owner):

Aaron Taylor, Asante Design Group

Address: 5255 N Federal Hwy City Boca Raton ST FL Zip 33487

Phone: 561.629.2739 Fax: _____ E-Mail: archdevelopmentglobal@gmail.com



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

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

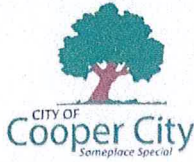
All Correspondence will be sent to the Agent unless otherwise requested.

I am/we are the ☒ Agent ☐ Petitioner ☐ Other JULIETTE L SCHIFF

Signature(s)

STATE OF <u>Florida</u>	COUNTY OF <u>Palm Beach</u>
The foregoing instrument was acknowledged before me this <u>22</u> day of <u>May</u> 20 <u>24</u>	
By (Name of Person Acknowledging) <u>Juliette Schiff</u> She/he is personally known to me or has produced _____ as identification and did/did not take an oath.	
NOTARY PUBLIC SIGNATURE: <u>Joanne Denoncour</u>	
Name – Must be typed, printed, or stamped)	
My Commission Expires:	

STAFF USE ONLY			
Petition #:	Staff Intake By:	Intake Date:	
Sufficiency Completed by:		Sufficiency Date:	



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

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

All Correspondence will be sent to the Agent unless otherwise requested.

I am/we are the ☒ Agent ☐ Petitioner ☐ Other _____

Signature(s) _____

STATE OF <u>Florida</u>	COUNTY OF <u>Dalm Beach</u>
The foregoing instrument was acknowledged before me this <u>17th</u> day of <u>May</u> , 20 <u>24</u>	
By (Name of Person Acknowledging) <u>Aaron M. Taylor</u>	She/he is personally known to me or <u>has produced</u>
<u>driver's license</u>	as identification and did/did not take an oath.
NOTARY PUBLIC SIGNATURE: <u>[Signature]</u>	<u>Stephanie Taylor</u>
Name – Must be typed, printed, or stamped)	
My Commission Expires: <u>May 22nd 2026</u>	

STEPHANIE M. TAYLOR
Notary Public - State of Florida
Commission # 44266369
My Comm. Expires May 22, 2026
Bonded through National Notary Assn.

STAFF USE ONLY			
Petition #:	Staff Intake By:	Intake Date:	
Sufficiency Completed by:		Sufficiency Date:	

Type text here



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.

04/19/2024

Date of Pre-Submittal Meeting: _____

FOR STAFF ONLY:

PETITION #: SP 5-1-24

DATE PETITION FILED:

5/29/24

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.

Proposed commercial credit union with paved parking utilities, stormwater management system landscaping and irrigation.

II. PROJECT HISTORY

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

Petition Number:	<u>SP, P, Z, U, SI 2-1-20</u>
Resolution/Ordinance #	
Request:	<u>Rezoning, Plat, Site Plan, Variance, Sign Pkg.</u>
Action:	<u>Approved</u>
Date:	<u>2/9/2021</u>

III. ADJACENT PROPERTIES

Adjacent Property:	Land Use Designation	Zoning Designation	Existing Use(s) of Property
NORTH	60	OP	Church
SOUTH	30	E-2*	Estate Residential
EAST	30	I-1	Estate-Residential
WEST	N/A	A-1	Vacant



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

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

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)	5 Ac (217,800sf)	1.71 ac	3.29 ac
Acreage (Total Net)	N/A	N/A	N/A
Lot Depth (Maximum)	N/A	+263'	N/A
Lot Width (Minimum)	N/A	+285'	N/A
Total Dwelling Units (DU'S)	N/A	N/A	N/A
Minimum Floor Area (sq. ft.)	N/A	N/A	N/A
Density	N/A	N/A	N/A
Total Sq. Footage	N/A	3,208 SF	N/A
Commercial (sq. ft.)	N/A	3,208 SF	N/A
Industrial (sq. ft.)	N/A	0 SF	N/A
Other (sq. ft.)	N/A	0 SF	N/A
Floor Area Ratio (FAR)	N/A	.0427	N/A
% Building Coverage	N/A	4.27%	N/A
Max. Bldg. Height (ft./stories)	15	22'-2"	7'-2"
Impervious Surface Area	N/A	35,558 sf	N/A
Open Space Area	N/A	35,827 sf	N/A
Total Parking Spaces	24	50	26
Handicap Parking Spaces	1	3	2
# of Access Points/Roads	1	2	1
# of Loading Areas/Spaces	0	0	0
Accessory Structures (sq. ft.)	N/A	N/A	N/A
Setback – Front	75'	107.31	107.31'
Setback – Rear	60'	92.60'	82.60'
Setback – Side Interior	60'	99.34'	99.34'
Setback – Side Corner	75'	123.00'	123.00



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

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

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).

Proposing a commercial use along a arterial roadway to serve the residents of Cooper City.
Dedication of additional ROW to County for Sterling Road to accommodate future transportation needs. Reduction of stormwater runoff to assist in decreasing flood stages during rainfall events
Provide Florida native landscape material to enhance the site visually and help the enviroment
Provide 36" RCP Storm water outfall pipe to assist in future connection to outfall canal.

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.

See Attached Variance Application

VIII. CONSENT STATEMENT

(Owner to complete if using agent/representative)

I/We, the aforementioned owner(s), do hereby give consent to _____ 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): _____



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

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

IX. NOTARY

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____ 20 _____

By (Name of Person Acknowledging) _____ She/he is personally known to me or has produced
see attached consent and authorizations _____ as identification and did/did not take an oath.

NOTARY PUBLIC SIGNATURE: _____

Name – Must be typed, printed, or stamped) _____

My Commission Expires: _____

X. SUBMITTAL CHECKLIST FOR PRELIMINARY/FINAL SITE PLAN REVIEW

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

VI. STAFF USE ONLY

Petition #: <u>SP 5-1-24</u>	Staff Intake By: <u>J Checkley</u>	Intake Date: <u>5/29/24</u>
Sufficiency Completed by: <u>J Checkley</u>	Sufficiency Date: <u>5/30/24</u>	

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;



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

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

VARIANCE 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, 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. ALL ADVERTISING AND RECORDING FEES WILL BE THE RESPONSIBILITY OF THE APPLICANT.

Date of Pre-Submittal Meeting: 04/19/2024

FOR STAFF ONLY:

PETITION # U 5-1-24

DATE PETITION FILED:

5/29/24

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. PROPERTY INFORMATION

ADDRESS OF PROPERTY AND GENERAL LOCATION INFORMATION:

9290 Stirling Road Cooper City FL 33024; Located on the Northwest corner of Northwest 92nd Avenue and Stirling Road

SIZE AND DIMENSIONS OF PROPERTY:

1.71ac (74,593 sf) 255.18' by 233.00' according to recorded Plat. Plat Book 183 pg. 542

III. VARIANCE REQUEST(S)

Attach Separate Sheet(s) if More Space is Needed.

CODE SECTION	REQUIREMENT	REQUEST	DEGREE OF DEVIATION
23-46(B-1)	Max Height is 15'	Actual Height is 22'	7'

IV. ADJACENT PROPERTIES

Adjacent Property	Land Use Plan Designation	Zoning Designation	Existing Use(s) of Property
NORTH	60	OP	Church
SOUTH	30	E-2*	Estate Residential
EAST	30	I-1	Estate Residential
WEST	N/A	A-1	Vacant

V. VARIANCE CRITERIA

Please address each of the following review criteria in an attached justification statement.

- (a) Special and unique conditions exist which are peculiar to the petitioner's case and which are not generally applicable to other property located in the zoning district.



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

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

- (b) The special and unique conditions are not directly attributable to the actions of the petitioner.
- (c) The literal interpretation of the zoning code, as applied to the petitioner, would deprive the petitioner of rights commonly enjoyed by the owners of other property in the zoning district.
- (d) The variance granted is the minimum variance necessary for the petitioner to make reasonable use of the property.
- (e) Granting the variance is not detrimental to the public welfare, or injurious to property or improvements in the zoning district or neighborhood involved.
- (f) Granting the variance is not contrary to the objectives of the Comprehensive Plan as adopted April 6, 1989 by the Cooper City Commission.

VI. SUBMITTAL CHECKLIST		
QTY	REQUIRED	YES (✓)
1	Completed Original General Application	☒
1	Completed Original Variance Application	☒
1	Certificate of Title, property deed or other proof of ownership	☒
14	Surveys and 1 Signed & Sealed Survey	☒
14	Architectural Plans (if applicable – check with staff)	☒
14	Site Plans	☒
14	Aerials Photos of subject site clearly delineating site boundary lines.	☒
14	Subject Site Maps clearly delineating site boundary lines with adjacent and nearby street names labeled.	☒
14	Justification Statements	☒
1	List of names & addresses of property owners in the 400' radius	☒
1	Sets of Mailing Envelopes (with labels already on the envelopes)	☒
1	Radius Map from Property Appraisers Office showing 400' radius on tax map.	☒

VI. STAFF USE ONLY			
Petition #:	<u>V 5-1-24</u>	Staff Intake By:	<u>J Chockley</u>
		Intake Date:	<u>5/29/24</u>
Sufficiency Completed by:	<u>J Chockley</u>	Sufficiency Date:	<u>5/30/24</u>

VIII. COOPER CITY CODE

Sec. 23-153. Variance.

- (a) *Purpose and intent.* For purposes of this section, “variance” shall mean a modification of the zoning district regulations when such variance will not be contrary to the public interest and when, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the ordinance would result in unnecessary and undue hardship.
- (b) *Applicability.* A variance is authorized only for height, area, size of structure or size of yards and open spaces, and off-street parking and loading requirements. Establishment or expansion of a use otherwise prohibited shall not be allowed by variance nor shall a variance be granted because of the presence of non-conformities in the zoning district or classification or in adjoining zoning districts or classifications.
 - (1) Use variance. The establishment or expansion of a use otherwise prohibited in the zoning district may be permitted by variance provided that the characteristics of the site (for example, the presence of jurisdictional wetlands, environmentally-sensitive lands) or other pre-existing uses on the site or adjacent thereto would serve to preclude the development of the property within the permitted uses allowed in the applicable zoning district.



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

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

Applicants for use variances shall submit with their application, a statement from a Florida registered engineer explaining the unique circumstances of the site which would preclude alternate development within the permitted uses of the zoning district.

(c) *Application.* Any person applying for a building permit found to be in non-conformance to the city zoning code may apply for a variance from the existing zoning regulations of the city if found to be in accordance with subsection (b) above, and the procedures for requesting a variance which are set forth as follows:

- (1) Clear architectural plans and site plan shall be submitted, prior to variance application, to the building department, in such detail that all required variances to the city code may be determined by city staff.
- (2) The building department shall issue to the applicant in writing a letter indicating:
 - a. Administrative denial of application for a building permit;
 - b. That the city has received plans in such detail as to enable determination of all required variances to specific sections of the city code;
 - c. A specific list of variances required in order for the plans to be in complete compliance with the city code.
- (3) Filing of variance application shall be in duplicate, on forms to be supplied by the city, with the city clerk. The application must be accompanied by the letter required in subsection (2) above, and shall include the following:
 - a. Name of applicant;
 - b. Applicant's relation to the property involved;
 - c. The legal description of the property;
 - d. The variance(s) from existing regulations requested;
 - e. The hardship for requesting the variance(s).
 - f. A copy of the administrative denial from the building department.
- (4) Each application for a variance shall be accompanied by a fee (refer to fee schedule), payable to the city. Said fee shall be nonrefundable, provided, however, the city commission shall have the authority to direct the refunding of said fee in their sole and exclusive discretion.

(ci) *Scheduling of public hearings.* Upon receipt of the application the city clerk shall docket same for a public hearing to be held for review and recommendation by the planning and zoning board at the next regular meeting of the planning and zoning board, which shall be at least twenty-five (25) days subsequent to the date of the filing of the application. The city clerk shall docket same for a public hearing to be held by the city commission at the next regular or special meeting of the city commission, which shall be at least twenty-five (25) days subsequent to the date of the filing of the recommendation by the planning and zoning board.

(cii) *Notification.*

- (1) Notice of each meeting shall be published by the city clerk in a newspaper of general circulation in the city, which notice shall be published once, with the dates of the respective meetings.
- (2) The city clerk shall send notice of the aforesaid planning and zoning board meeting and city commission public hearing by first class United States mail to each owner of real property located within four hundred (400) feet of the property on which the variance is requested. Notice of said meetings shall also be sent, via certified mail, to the petitioner.
- (3) Notice of each public hearing shall be posted in a conspicuous place in the city hall at least fifteen (15) days prior to the date of the hearing.



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

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

- (f) *Planning and zoning board action.* The planning and zoning board shall consider the application for the variance at the meeting docketed by the city clerk, and may recommend approval of the variance as requested, recommend approval as amended, recommend disapproval or table the variance.
- (g) *City commission action.* The city commission shall consider the application for the variance at the hearing docketed by the city clerk, and the approval of the variance as requested or as amended by the commission shall only be on the affirmative vote of at least three (3) members of the commission.
- (h) *Expiration of approval.* Any variance authorized by the city commission shall expire ninety (90) days after the date of action on the variance by the city commission unless building permit, based upon and incorporating the variance, is issued within the aforementioned ninety (90) day period.
- (i) *Reapplication.* Upon rejection by the city commission of any application for a change, exception, and/or variance in existing zoning ordinances and regulations as same affects a specific lot, piece or parcel of land in the city, a period of not less than twelve (12) months shall elapse before the city commission will accept other, further, or new applications for the same change, exception, and/or variance, regardless of the identity of the petitioner.

(Ord. 95-4-2, § 1, 4-11-95)

Sec. 23-154. Additional fees for rezonings and variances.

In addition to all other fees required in connection with an application for a zoning change or an application for a granting of a variance, the applicant shall pay unto the city the actual cost incurred by the city in the completion of the ownership search of adjacent property owners who are required to receive notification of the application, the cost of publication of the notice and the cost of mailing and duplicating the notice. The city shall upon a determination of the exact cost as aforesaid forthwith notify the applicant of the costs incurred or to be incurred as hereinabove set forth and may defer any further action upon the application for rezoning or for a variance until the aforesaid costs have been paid in full, which costs shall be determined to be a part of the application fee, and in addition to any amount otherwise required. The city may, as a condition precedent to taking any action on the application, require the posting of a deposit in an amount estimated by the city to be the costs to be incurred as aforesaid. All funds received hereunder shall be receipted and deposited in the same manner as the application fee heretofore required on the applications for rezoning and/or granting of variances.

(Ord. No. 03-1-4, § 1, 1-28-03)
Rev. Suppl. No 5 (July, 2003)



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

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

SIGN PACKAGE/SIGN PACKAGE AMENDMENT 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.

Center Name: Sun Credit Union, Cooper City, FL

FOR STAFF ONLY:

PETITION #: SI 5-1-24

DATE PETITION FILED:

5/29/24

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.

Check (✓) type of center for:

☐ Commercial/Retail/Business
☐ Office

☐ Industrial
☒ Other Credit Union

Check (✓) type of tenant/bay for:

☐ Primary/Major retail use
☐ Bay tenant

☐ Out-lot
☒ Other Credit Union

I. PROJECT DESCRIPTION – (Attach additional sheets if necessary)

A. Please provide a narrative description of the center, which is the subject of this sign package and or sign package amendment. Provide enough detail to adequately describe all proposed uses on site as they relate to appropriate signage.
One Story, Credit Union Facility, Single Owner Occupancy

There will be a monument "box" sign, post-panel directional signage and building mounted letters.

II. PETITION INFORMATION - (Attach additional sheets if necessary)

A. **COLOR:** No more than 4 colors including background color. White shall be considered a color.

	Daylight	Illuminated
Box/Cabinet/Channel	Warm-Grey Base-Match Building	Same Colors
Letter Face	Navy, Med BLue, Yellow, Orange	Same Colors
Background	Off-White Match Building	
Logo/Trademark	"Sun Credit Union"	Same

B. **ILLUMINATION METHOD:** Lighted signs not allowed in window area.

☒ Internal ☒ External ☐ Back Neon ☐ None ☐ Other

C. **LETTER STYLE:** ☒ Regular ☐ Italics ☐ Italics & Regular Mixed

D. **LETTER FONT:** See Attached Drawings for Monument Sign Details, A-042

E. **LETTER CASE:** ☐ ALL UPPER ☐ all lower ☒ Upper & Lower Mixed

F. **MOUNTING:** ☒ Wall Mount ☐ Mansard Mount ☐ Soffit Hung

Elevation: See Attached Drawings for Wall Letters, A-042

Placement: ☐ Centered ☐ Other



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

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

- G. **HEIGHT:** No wall sign shall have either letters, cabinets or border exceeding eighteen (18) inches in height, provided, however, that the height of such letters/cabinets may be increased in height one inch for each twenty-four (24) feet or major portion thereof of setback distance between the front building line and the street property line.

		Minimum	Maximum
<u>Box/Cabinet</u>	Cabinet Height		
	Letter Height	22.4"	22.46"
	Left Side Border		
	Right Side Border		
	Top Border		
	Bottom Border		
<u>Channel Letter</u>	Letter Height	22.4"	22.46"

- H. **LENGTH:** Maximum length of sign to be in proportion to the building/bay frontage occupied by the licensed establishment in accordance with the following:

Primary Building/Bay Frontage	Maximum Length
0 to 25 feet	10'
26 to 40 feet	12'
41 to 55 feet	14'
56 to 70 feet	16'
71 to 85 feet	18'
86 feet and above	20'

	Minimum	Maximum
Box/Cabinet Length	5'-8"	16'
Channel Letter Overall Length	5'-8"	16'

- I. **WIDTH:** Signs projecting in excess of eighteen (18) inches from the foremost point of attachment of the sign to the structure upon which it is constructed are prohibited.

	Minimum	Maximum
Box/Cabinet Width	5'-8"	16'
Channel Letter Overall Width	5'-8"	16'

- J. **MAXIMUM SIGN AREA:** No wall sign shall have an area exceeding one square foot for each linear foot of building/bay frontage occupied by the licensed establishment.

- K. **MAJOR RETAIL USE:** Shall be permitted one primary wall sign on the front of the building with lettering not to exceed forty-two (42) inches in overall height and overall length not to exceed twenty-seven (27) feet. Major retail uses shall be permitted up to two (2) additional secondary signs to display types of products sold, types of services available or secondary tenants to the major retail use. The secondary sign(s) shall not exceed twenty-eight (28) inches in overall height and eighteen (18) feet in overall length.

Name/Designation of major retail use: _____

	Minimum	Maximum
Primary sign height		
Primary sign length		
Secondary sign(s) height		
Secondary sign(s) length		

- L. **WALL OR CANOPY SIGNS FOR FREESTANDING BUILDINGS NOT PART OF CENTERS:** A ground sign is permitted for a freestanding building with a minimum of one hundred (100) feet of primary frontage. In addition to a ground sign, one of the following may be selected:



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

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

- ☒ Erect a wall or canopy sign facing the primary frontage one-half the size permitted by code.
☐ If no ground sign is erected, the owner could erect one wall sign facing the primary frontage and 2 side wall signs in 1/3 size of the main sign.
☐ Neither.

	<u>Primary Sign</u>	<u>Secondary Sign(s)</u>
Height	<u>4'</u>	<u> </u>
Length	<u>5'-8"</u>	<u> </u>

- M. **UNDER CANOPY SIGNS:** Under canopy signs shall be no longer than fifty (50) percent of the width of the canopy up to a maximum of four (4) feet in width. Height no more than 30 inches. Minimum of 8 foot clearance from bottom of sign to walkway.
- N. **LOGO/TRADEMARK:** Shall not comprise more than twenty (20) percent of the total sign area, provided that the product or services illustrated by the trademark do not constitute the principal business of the establishment. Trademark approval does not constitute a waiver of the color requirements of the center sign package or the City Code.
- O. **INFORMATIONAL/DIRECTIONAL SIGNS:** These signs shall not exceed two (2) square feet in area and shall not be placed off the premises or in the public right-of-way. Not more than one "parking in rear" or "model parking" sign shall be permitted.

List of signs to be installed: See Drawing A-042

- P. **DOOR SIGNAGE:** One nameplate or identification sign is required at the front and rear entrances with letters not in excess of three (3) inches in height and the sign area not in excess of three (3) square feet and which must state the name and address of the licensed establishment. The front door shall bear the address also.
- Q. **GROUND SIGNS FOR CENTERS OR FREESTANDING BUILDINGS:** Ground signs are permitted for freestanding buildings which are not part of a shopping center. Out-lots are not permitted individual ground signs. Only one ground box sign in a shopping center indicating the name of the center. If the center fronts on two (2) major thoroughfares of at least eighty (80) foot right-of-way a second ground sign may be permitted.

<u>Width of R-O-W</u>	<u>Max. Letters/Symbols Height</u>	<u>Max. Sign Area</u>	<u>Logo</u>
0-50'	10"	18sq.ft.	1
51-80'	14"	26sq.ft.	1
81-100'	16"	32sq.ft.	1
101-120'	20"	42sq.ft.	1
121 and above	23"	48sq.ft.	1

Width of primary frontage right-of-way:	<u>122'</u>			
Primary ground sign:	Height: <u>6"</u>	Width <u>5'-8"</u>	Max. Sign Area	<u>41.06 sq.ft.</u>
Primary ground sign letter height:	<u>23"</u>			
Width of secondary frontage right-of-way:				
Secondary ground sign:	Height: <u> </u>	Width <u> </u>	Max. Sign area	<u> </u>
Secondary ground sign letter height:				
Lighting :	<u>Yes, internal</u>			

III. OUT-PARCEL INFORMATION - (Attach additional sheets if necessary)

Center Name: Sun Credit Union, Cooper City, FL Date Filed:



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

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

Number of out-lots in this center: _____

Name/Designation of out-lot described below : _____

(Ground signs are NOT PERMITTED) Freestanding structures within centers shall be permitted one (1) primary wall sign in accordance with the provisions of this section and one (1) secondary wall sign. If the owner chooses not to install a primary and secondary sign, the owner shall be permitted to erect wall signs on not more than four (4) sides of the building but only at two thirds(2/3) size.

- A. **HEIGHT:** No wall sign shall have either letters, cabinets or border exceeding eighteen (18) inches in height, provided, however, that the height of such letters/cabinets may be increased in height one inch for each twenty-four (24) feet or major portion thereof of setback distance between the front building line and the street property line.

<u>Box/Cabinet</u>		<u>Minimum</u>	<u>Maximum</u>
	Cabinet Height	_____	_____
	Letter Height	_____	_____
	Left Side Border	_____	_____
	Right Side Border	_____	_____
	Top Border	_____	_____
	Bottom Border	_____	_____
<u>Channel Letter</u>	Letter Height	_____	_____

- B. **LENGTH:** Maximum length of sign to be in proportion to the building/bay frontage occupied by the licensed establishment in accordance with the following:

<u>Primary Building/Bay Frontage</u>	<u>Maximum Length</u>
0 to 25 feet	10'
26 to 40 feet	12'
41 to 55 feet	14'
56 to 70 feet	16'
71 to 85 feet	18'
86 feet and above	20'

	<u>Minimum</u>	<u>Maximum</u>
Box/Cabinet Length	_____	_____
Channel Letter Overall Length	_____	_____

- C. **WIDTH:** Signs projecting in excess of eighteen (18) inches from the foremost point of attachment of the sign to the structure upon which it is constructed are prohibited.

	<u>Minimum</u>	<u>Maximum</u>
Box/Cabinet Width	_____	_____
Channel Letter Overall Width	_____	_____

- D. **INFORMATIONAL/DIRECTIONAL SIGNS:** These signs shall not exceed two (2) square feet in area and shall not be placed off the premises or in the public right-of-way. Not more than one "parking in rear" or "model parking" sign shall be permitted.

List of other signs to be installed: _____

**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

SIGN PACKAGE/SIGN PACKAGE AMENDMENT APPLICATION

IV. COMPLIANCE - (Attach additional sheets if necessary)**A. Is property in compliance with all previous conditions of approval and/or applicable Code requirements?**☐ Yes ☒ NoIf No, please explain: Varianance- Building Height**B. Report on the status of all previous conditions of approval:**N/A**V. OWNER ACKNOWLEDGEMENT**

I/WE: Sun Credit Union- Patrick Mason do hereby swear/affirm that I/we am/are the owner(s) of the property referenced in this application. I/We certify that the above statements and the statements or showings made in any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this applications, attachments and fee become part of the official record of the Planning & Zoning Department of the City of Cooper City and the fee is not refundable. I/We understand that any knowingly false information given by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. I/We further acknowledge that additional information may be required by the City of Cooper City in order to process this application.

I/We further consent to the City of Cooper City to publish, copy or reproduce any copyrighted document for any third party submitted as part of the application.

Signature(s) of Owner(s):

Print Name(s):

Patrick Mason**VI. CONSENT STATEMENT****(Owner to complete if using agent/representative)**

I/We do hereby give consent to the aforementioned owner(s) Juliette Schiff, Asante Design Group 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):

Patrick Mason



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

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

VII. NOTARY

STATE OF Florida

COUNTY OF Broward

The foregoing instrument was acknowledged before me this

29th

day of,

July

20

24

By (Name of Person Acknowledging)

Patrick Mason

She/he is personally known to me or has
produced

Driver license

as identification and did/did not take an oath.

NOTARY PUBLIC SIGNATURE:

Chanel Watson

Name - Must be typed, printed, or stamped

Chanel Watson

My Commission Expires:

August 26, 2025



VI. STAFF USE ONLY

Petition #: SI 5-1-24

Staff Intake By:

J Chockley

Intake Date:

5/29/24

Sufficiency Completed by:

J Chockley

Sufficiency Date:

5/30/24

IX. COOPER CITY CODE

SIGN PACKAGE/SIGN PACKAGE AMENDMENT - SUBMITTAL REQUIREMENTS

(a) Where a sign package/sign package amendment has been previously approved by the City Commission and is proposed by the applicant or City to be amended (revised) in any manner, a revised sign package/sign package amendment shall be submitted to the City.

(b) The revised sign package/sign package amendment submission shall consist of the previously approved sign package/sign package amendment signed by the Mayor and a separate drawing showing the desired changes and any other drawings or information as may be required by staff.

(c) The submittal will be reviewed by staff and by the Planning & Zoning Board, who shall evaluate the proposed revision, and current development regulations. The Planning & Zoning Board shall then recommend approval, approval with conditions, or denial to the City Commission. The Commission shall issue a revised development order to approve, approve with conditions, or deny the revised sign package/sign package amendment by development order.

*Please visit our website at www.coopercityfl.org and go to "Code of Ordinances" to review more sign code information at Article II. Signs - Section 25-19 starting on page 604.

JUSTIFICATION STATEMENT – SITE PLAN & VARIANCE APPROVAL
Sun Credit Union

May 29, 2024

Revised: July 30, 2024

Revised: September 11, 2024

REQUEST:

On behalf of the property owner (Sun Credit Union) we are requesting the following:

- ❖ Development Review Site Plan Approval for a Credit Union/Bank
- ❖ Concurrent Variance Application: Building Height
- ❖ Sign Waiver: Trademark Logo

PROJECT HISTORY:

The subject property is located at 9290 Stirling Road and consists of 1.71 acres. The current Future Land Use is Estate with a Zoning Designation of B-1 (Planned Neighborhood Business District). The subject site is currently vacant. The property did receive Zoning Site Plan approval for a Bank/Financial Institution. However, the Site Plan Approval expired. The current property owner: Sun Credit Union (property owner) is proposing a Credit Union/Financial Institution Use. According to the Cooper City Zoning Code, Credit Union/Bank is a use that is allowed in B-1 Zoning Districts subject to Development Review approval. The 1.71 ac site is a square lot located at the southeast intersection of Stirling Road and NW 92nd Avenue. The size and configuration of the subject lot does cause some development limitations which cannot be overcome to develop the proposed Credit Union/Bank in accordance with all provision of the Cooper City Zoning Code. Therefore, in addition to the Development Review request for the Site Plan Approval application, there is one (1) Variance needed. The Variance request includes the minimum variance needed to construct the proposed Credit Union/Bank and develop the site in the most logical, efficient, and esthetic manner possible, the following Variance is being requested:

<u>Variance Chart</u>				
	<u>Codes Section</u>	<u>Required</u>	<u>Provided</u>	<u>Variance</u>
V1	Section: 23-46.f (Building Height)	15' Max. Height	22' Max Height	7'

Note:

Variance application being reviewed by the Cooper City Zoning Department concurrent with the Site Development Plan Review.



Aerial View

DEVELOPMENT STANDARDS:

In accordance with Art.III Section 25, all commercial developments are subject to the following development criteria.

GENERAL SITE DESIGN

The project consists of a one-story, 3,212 SF Credit Union (Bank) facility with three (3) drive-thru lanes situated on 1.7ac of land located at the southeastern intersection of Stirling Road and NW 92nd Ave. The site has been designed in a manner to provide a seamless internal pedestrian and vehicular circulation. Site Design Elements have been described below:

PARKING:

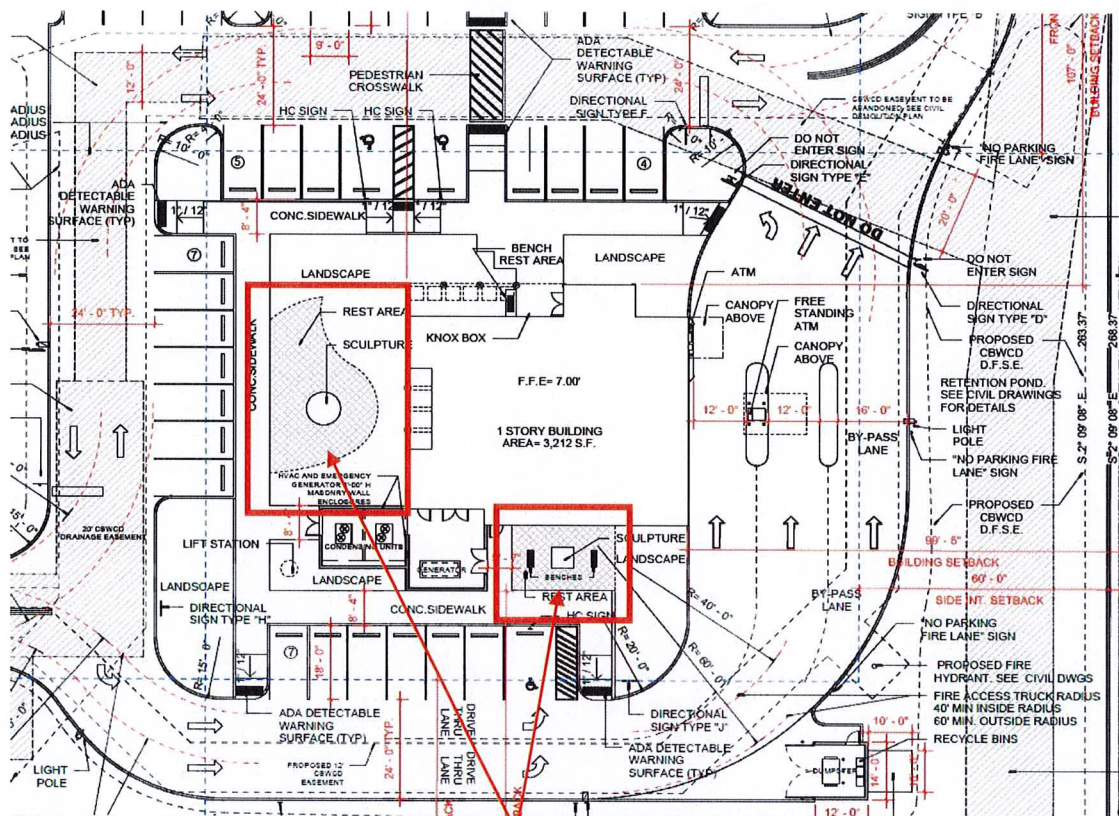
In accordance with Section 25-4 the Site has been designed to provide parking in excess of what the Code requires. See Chart Below:

<u>Parking Tabular</u>		
	Required	Provided
Standard Parking Spaces (1/200 / 3,212 SF)	17 Spaces	37 Spaces
H/C Parking Spaces (2/26-50)	2 Spaces	3 Spaces
Total	17 Spaces	37 (Including the H/C Spaces)

In addition all typical parking spaces are dimensioned to be a minimum of 18'x9'. All handicap spaces meet a minimum dimension of 18'x12' with a 5' crosshatched access.

PEDESTRIAN REST AREA:

In accordance with the Code, Cooper City requires that 1.5% of the gross site area be dedicated to Pedestrian amenity Areas. The site area of the subject parcel of land is: 1.712ac (74,574.72 SF); $74,574.72 \text{ SF} \times 1.5\% =$ a minimum Code required Pedestrian Area(s) of 1,119 SF. The total Pedestrian Area provided on site is: 1,136 SF, which more than the Code requirement. See Detail of Pedestrian Amenity Areas and the corresponding locations below:



Pedestrian Amenity Areas

DRIVE-AISLES:

In accordance with Section 25-100, all internal drive-aisles are designed to be a minimum of 24' wide. The Credit Union will have a total of two (2) drive-thru lanes and one bypass lane. Each drive-thru lane will be a minimum of 12' wide with the by-pass lane extending to 16'.

BUFFERS:

As mentioned, the Property is at the southeastern portion of the intersection Stirling Road and NW 92nd Ave. As such the Credit Union property provided two 25' Right-of-Way Buffers along its north and its west property boundary. The east and south boundaries abut other properties, as such the subject property will provide a minimum of a 5' perimeter buffer which will include a 7' opaque perimeter wall. Please see details on the Landscape Plans provided to Zoning Staff.

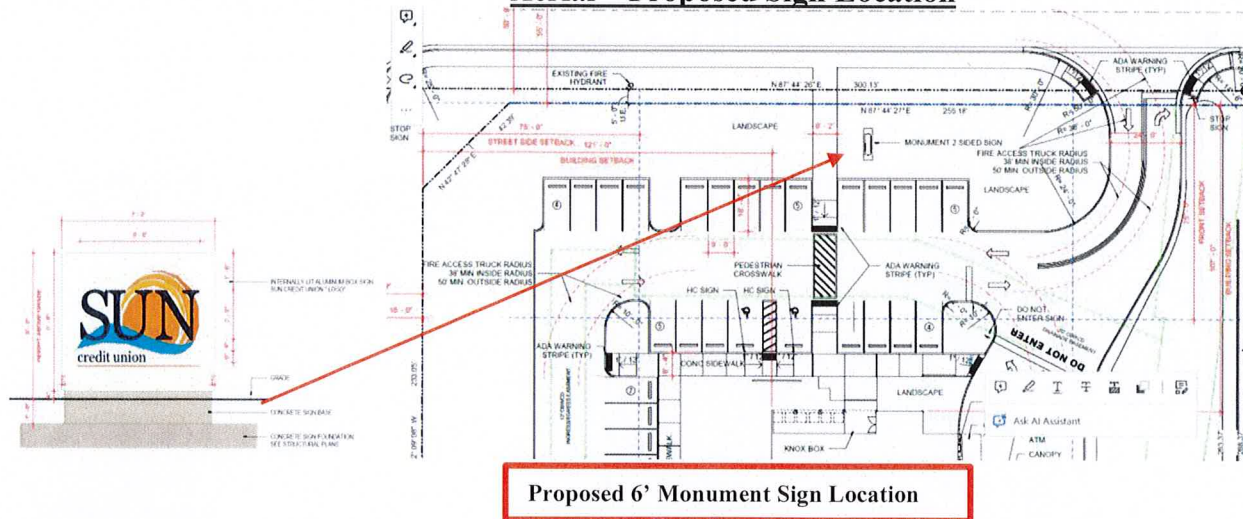
DUMPSTER AREA:

The Dumpster and Dumpster Enclosure with Recycle bins have been located just toward the southeast portion of the parking area at the rear of the subject property. The Dumpster enclosure has been located in a manner to flow with the natural circulation pattern of the internal flow of vehicular traffic. The dumpster will be screened with both a solid opaque wall, a 25' Right-of-Way Landscape Buffer to the west and north. To the south the Dumpster enclosure will be additionally screened from the adjacent property to the south and east by a 5' perimeter buffer and an opaque wall.

PERMANENT FREESTANDING SIGN:

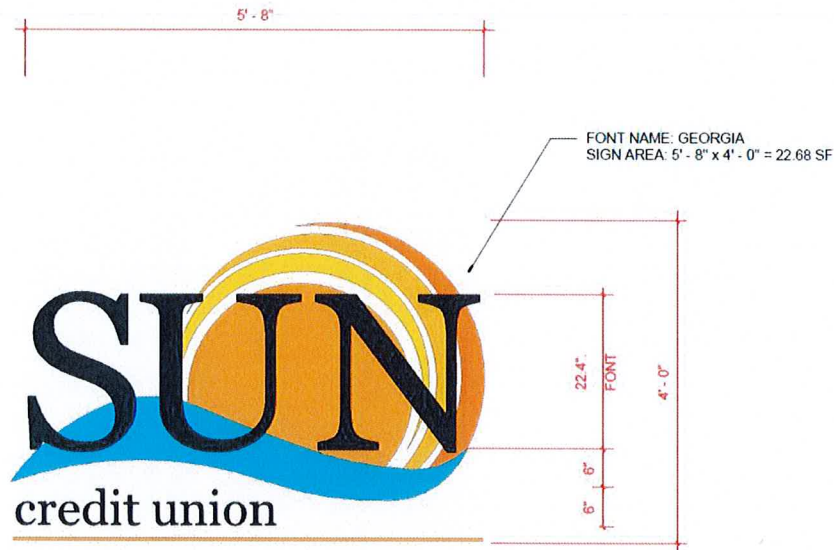
The owner of the property is requesting one freestanding monument sign. One freestanding monument sign is to identify the Bank/Credit Union use. According to Code Section 25-23 the letter height and sign face area square footage of freestanding sign allowed, is based on the width of the property line Fronting the road and the Right-of-Way width. The linear footage of the North property line is 255.18' and the ROW width is 122'. Based on the Code, the maximum sign letter height allowed is 23", with a maximum sign face area of 48SF. The (Front) north property line of the subject property fronts on Stirling Road. The Proposed Monument sign will be located at the north portion of the property, with a height not to exceed 6', have a maximum sign face area of 41.06SF, and a maximum letter individual letter height of 23".

Aerial – Proposed Sign Location



WALL SIGN:

There will be on Permanent Wall sign on the front (north) façade of the Credit Union/Bank Facility. In accordance with the Code the maximum wall sign face area square footage is based on a ratio of 1 square foot per linear foot of building frontage. The proposed building frontage is: 64'-7" (refer to Architectural Plan: A-100) which would allow a maximum sign face area of just over 64SF. The proposed Wall sign will be a maximum of 5'-8" x 4' (22.68SF sign face area), internally luminated with "Georgia Style Font Letters. In addition, the Code allows for a maximum of 18" in letter height. However, the Code also allows for an increase of 1" in additional letter height for every 24' of building setback from the front property line. The building front setback is 107', therefore, the total sign letter height is allowed to be an additional 4.46" above the 18", which is a total maximum allowed letter height of 22.46". The proposed letter height of the Wall sign is 22'-4", therefore, there is no longer be a request for a Sign Waiver for the Wall Sign letter height. The Trademark Colors are being applied for simultaneously with the Site Plan Application. The Sign colors are consistent with the Trademarked Brand for all Credit Union branches. See Permanent Wall sign Detail below:



CONCLUSION

The owner's request to receive Development Review Site Plan approval is consistent with the Purposes and Intents of the Cooper City Zoning Code. The proposed site layout for the Bank/Credit Union has been undergone several design options in the goal to comply with all the development standards as outlined by Copper City's Development Ordinances/Zoning Code. However, due to the small somewhat irregular shape of the lot one (1) Variance had to be requested. The Variance is the minimum variances needed to allow for development of the proposed Bank/Credit Union Use in most esthetic manner possible. Approval of the owner's Variance request will allow the site to be developed in a manner consistent with other similar Financial Institution/Credit Union uses, building heights and site designs. Approval of the owner's request will allow the construction of a Bank/Credit Union building which meets all purposes and intents of the Cooper City Development Ordinances/Zoning Code; this project is compliance with the Code to the greatest extent possible. For the Building element, which is in compliance with the Code, approval of the owner's Variance request to provide relief from the portion of the Code pertaining to Building height, which; if not granted would cause undue and unnecessary hardship.

Variance Justification Statement

Variance Request and Justification:

The .1.71 ac site is a square lot located at the southeast intersection of Stirling Road and NW 92nd Avenue. The size and slight irregular configuration of the subject lot does cause some development limitations which cannot be overcome to develop the proposed Credit Union/Bank in accordance with all provision of the Copper City Zoning Code. Therefore, in addition to the Development Review request for the Site Plan Approval application, there is one (1) Variance needed. The Variance request listed below include the minimum variance needed to

construct the proposed Credit Union/Bank and develop the site in the most logical and efficient manner possible, except:

❖ Variance – Building Height

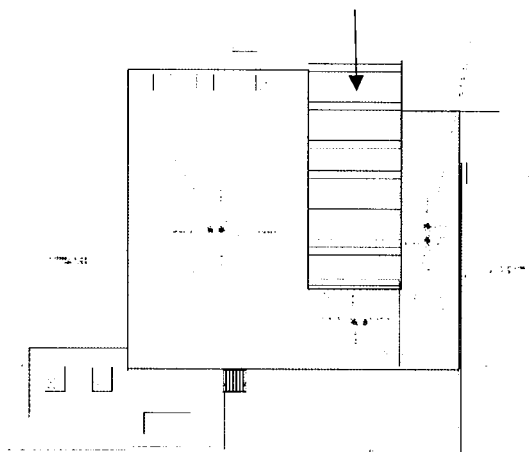
On behalf of the property owner (Sun Credit Union) we are requesting the following Variance:

<u>Variance Chart</u>				
	<u>Codes Section</u>	<u>Required</u>	<u>Provided</u>	<u>Variance</u>
V1	Section: 23-46.f (Building Height)	15' Max. Height	22' Max Height	7'

VARIANCE CRITERIA

- A. Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same land development district.

Response: V.1- Yes. We propose an articulated roof and entry arch feature that reaches 22 feet in height for the building. This architectural element is an integral part of the building's design, providing functional requirements of its intended use, aesthetic integration with the surrounding environment, and the long-term benefits to the community. Other than the arch feature, the roof deck height meets the 15' height requirement. The arched feature represents 25% of the overall roof plan.



The Credit Union/Bank with multiple locations has a Trademarked band, color scheme & logo, and building design. Like all other corporate businesses with multiple locations, the Trademarked logo, color schemes and architectural designs will be consistent between all locations. Sun Credit Union is no different. A visually appealing and architecturally significant building can enhance the community's image and attract more visitors and businesses to the area. This can lead to increased economic activity and contribute positively to the local economy. Literal interpretation of the code would deprive the Credit Union/Bank from being able to have an architectural design and building height consistent with all other Credit Union locations.

- B. The special and unique conditions are not directly attributable to the actions of the applicant.

Response: V.1 – Yes. *Special* Conditions do exist.

A Credit Union/Bank with multiple locations has a Trademarked band, color scheme & logo, and building design. Like all other corporate businesses with multiple locations, the Trademarked logo, color schemes and architectural designs will be consistent. Sun Credit Union is no different. The articulated roof and entry arch feature is a key architectural element that defines the building's character and entrance. Designing an arch as a feature for a bank draws inspiration from various historical elements to convey strength, stability, trust, and security, which are key attributes for financial institutions. The trademarked logo of Sun Credit union features the design of an arch. The arch feature is essential to balance the functionality and to ensure that the design aligns with the bank's brand identity and values. Literal interpretation of code would deprive the Credit Union/Bank from being able to have an architectural design and building height consistent with all other Credit Union locations.

- C. Literal interpretation of the zoning Code, as applied to the petitioner, would deprive the petitioner rights commonly enjoyed by the owners of other property in the Zoning District.

Response: V.1 – Yes, The 22' height of the articulated roof and entry arch feature is proportionate to the scale of the building and its surroundings. It ensures that the entryway is visually balanced and harmonious with the overall design avoiding a disproportionate or stunted appearance. The increased height of the arch feature creates a grand and welcoming entrance, improving the overall experience for occupants and visitors. This design element can help in wayfinding and making the building more accessible and user friendly. There are existing structures within the surrounding vicinity that exceed the 15' height limit. Granting this variance would be consistent with prior approvals and contributed to a cohesive architectural landscape. Literal interpretation of the would deprive the Credit Union/Bank from being able to have an architectural design and building height consistent with all other Credit Union locations.

- D. The variances granted is the minimum variance necessary for the petitioner to make reasonable use of the property.

Response: V.1– Yes, The additional height is essential to accommodate the specific needs of the building's intended use. The arch roof feature allows for improved natural light and ventilation within the entryway and main visitors and customer service areas contributing to a more sustainable and energy-efficient design. The additional height will result in improved air circulation and lighting and space for the inclusion of mechanical equipment that requires additional vertical space. Granting the Variance for the increase in the maximum building height from 15' to 22' is the minimum variance needed to allow the new Credit Union/Bank to have the same building height consistent will all Commercial Uses and other Credit Union locations.

- E. The variance is not detrimental to the public welfare, or injurious to the property or improvements in the zoning district or neighborhood involved.

Response: V.1 – Yes. Refer to Criteria A-D. The proposed building height contributes to a more aesthetically pleasing design that harmonizes with the surrounding structures. There are precedents of buildings with similar or higher architectural features in the vicinity, ensuring that the proposed arch entry feature is compatible with the surrounding built environment. This consistency supports a cohesive

urban design. Many neighboring buildings exceed the 15' height limit, creating a visual inconsistency that our design seeks to address. There are existing structures within the vicinity that exceed the 15' height limit. Granting this variance would be consistent with prior approvals and contributed to a cohesive architectural landscape. The proposed height increase for the arch roof feature will not adversely affect public safety, health or welfare. Adequate measures will be taken to ensure the building adheres to all other applicable codes and standards, including those related to structural integrity, fire safety, and accessibility. The request is to allow a 7' increase in the maximum 15' building height limitation. The 7' increase in height is visually negligible from the property, from the surrounding right-of-way, or from adjacent properties. Therefore, granting the Variance request for the increase in building height from 15' to 22' will not be injurious to other surrounding properties within the same Zoning District.

- F. The grant of the variance is not contrary to the objectives of the Comprehensive Plan as adopted April 6, 1989 by the Cooper City Commission.

Response: **Response: V.1– Not applicable.** Build Height provision is not part of Comprehensive Plan provisions only the Zoning/Land Development Code. There is no part of the variance request that will change the Future Land Use Designation, Zoning District, or have any impact on the applicability of the Comprehensive Plan on the subject property.

In accordance with the provisions in Cooper City Code of Ordinances, all variance criteria must be met. This request is driven by practical, aesthetic, and community-focused considerations that aim to enhance the functionality, appearance, and overall benefit of the development. Granting this variance aligns with the broader objectives of urban planning and development, promoting a thriving and sustainable community. On behalf of Sun Credit Union, we respectfully request staff's support and approval of the one (1) variance request listed above.

LEGAL DESCRIPTION

PARCEL "A" , "SUN CREDIT UNION" , ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 542 AND 543, OF HE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

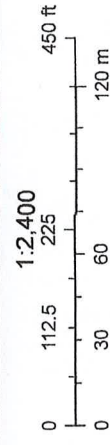
SAID LAND LYING AND BEING IN THE LAND OF COOPER CITY, BROWARD COUNTY, FLORIDA AND CONTAINING 74,593 SQUARE FEET (1.712), MORE OR LESS.

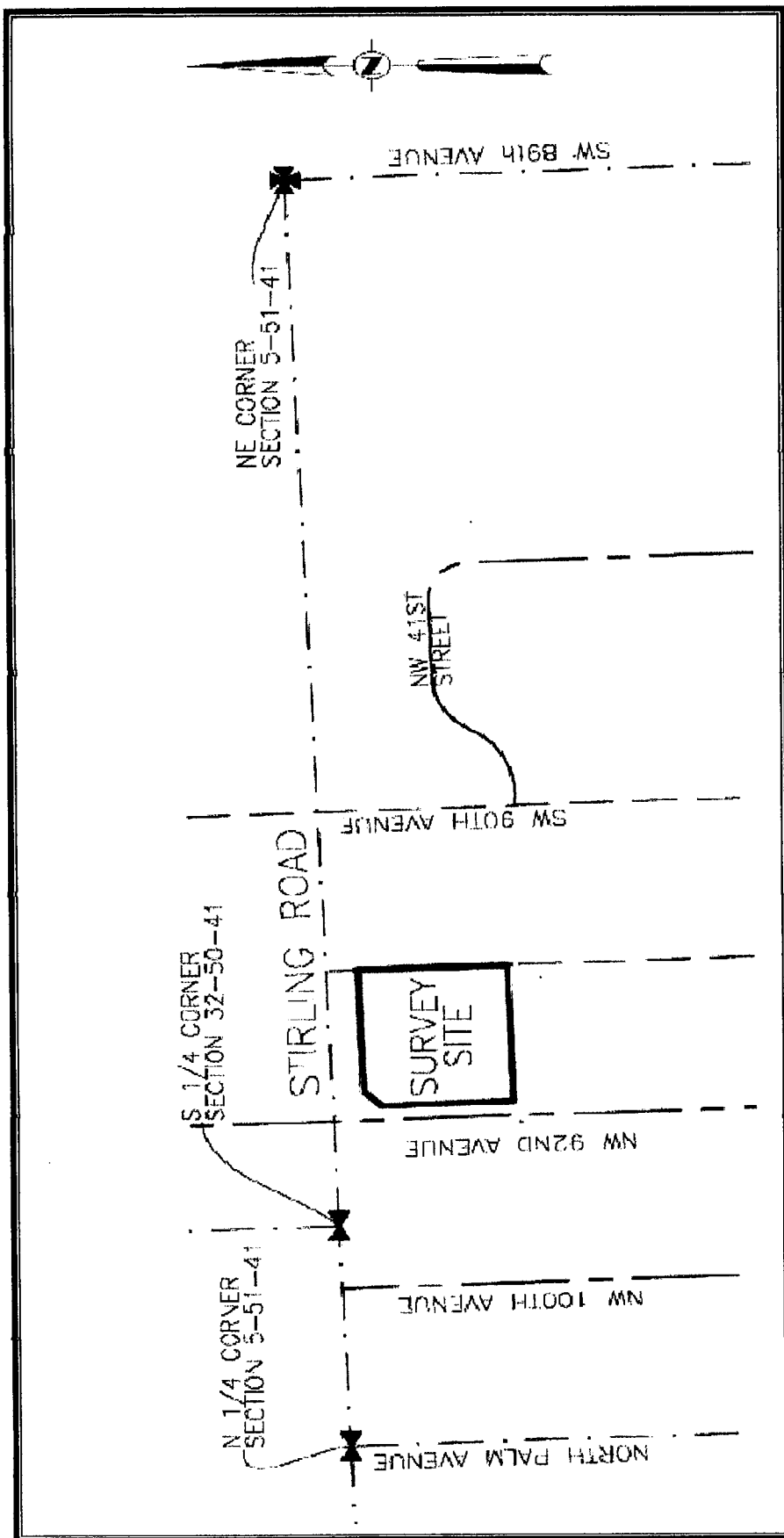
Property Id: 514105310010

**Please see map disclaimer



March 19, 2024





SITE MAP
(Sun Credit Union)

United States of America

United States Patent and Trademark Office



Reg. No. 3,605,914

Registered Apr. 14, 2009

**Renewal Term Begins
Apr. 14, 2019**

10 Year

Renewal/Corrected

Int. Cl.: 36

Service Mark

Principal Register

Sun Credit Union (FLORIDA CREDIT UNION)
4205 Hollywood Boulevard
Hollywood, FLORIDA 33021

CLASS 36: Credit union services

FIRST USE 4-30-2008; IN COMMERCE 4-30-2008

The color(s) blue, orange and white is/are claimed as a feature of the mark.

The mark consists of the wording "SUN CREDIT UNION" in blue in a stylized font superimposed over a design of an orange and white sun above a light blue wave.

No claim is made to the exclusive right to use the following apart from the mark as shown: "CREDIT UNION"

SER. NO. 77-566,493, FILED 09-10-2008



Andrei Iancu

Director of the United States
Patent and Trademark Office

REQUIREMENTS TO MAINTAIN YOUR FEDERAL TRADEMARK REGISTRATION

WARNING: YOUR REGISTRATION WILL BE CANCELLED IF YOU DO NOT FILE THE DOCUMENTS BELOW DURING THE SPECIFIED TIME PERIODS.

Requirements in the First Ten Years*

What and When to File:

- **First Filing Deadline:** You must file a Declaration of Use (or Excusable Nonuse) between the 5th and 6th years after the registration date. See 15 U.S.C. §§1058, 1141k. If the declaration is accepted, the registration will continue in force for the remainder of the ten-year period, calculated from the registration date, unless cancelled by an order of the Commissioner for Trademarks or a federal court.
- **Second Filing Deadline:** You must file a Declaration of Use (or Excusable Nonuse) and an Application for Renewal between the 9th and 10th years after the registration date.* See 15 U.S.C. §1059.

Requirements in Successive Ten-Year Periods*

What and When to File:

- You must file a Declaration of Use (or Excusable Nonuse) and an Application for Renewal between every 9th and 10th-year period, calculated from the registration date.*

Grace Period Filings*

The above documents will be accepted as timely if filed within six months after the deadlines listed above with the payment of an additional fee.

***ATTENTION MADRID PROTOCOL REGISTRANTS:** The holder of an international registration with an extension of protection to the United States under the Madrid Protocol must timely file the Declarations of Use (or Excusable Nonuse) referenced above directly with the United States Patent and Trademark Office (USPTO). The time periods for filing are based on the U.S. registration date (not the international registration date). The deadlines and grace periods for the Declarations of Use (or Excusable Nonuse) are identical to those for nationally issued registrations. See 15 U.S.C. §§1058, 1141k. However, owners of international registrations do not file renewal applications at the USPTO. Instead, the holder must file a renewal of the underlying international registration at the International Bureau of the World Intellectual Property Organization, under Article 7 of the Madrid Protocol, before the expiration of each ten-year term of protection, calculated from the date of the international registration. See 15 U.S.C. §1141j. For more information and renewal forms for the international registration, see <http://www.wipo.int/madrid/en/>.

NOTE: Fees and requirements for maintaining registrations are subject to change. Please check the USPTO website for further information. With the exception of renewal applications for registered extensions of protection, you can file the registration maintenance documents referenced above online at <http://www.uspto.gov>.

NOTE: A courtesy e-mail reminder of USPTO maintenance filing deadlines will be sent to trademark owners/holders who authorize e-mail communication and maintain a current e-mail address with the USPTO. To ensure that e-mail is authorized and your address is current, please use the Trademark Electronic Application System (TEAS) Correspondence Address and Change of Owner Address Forms available at <http://www.uspto.gov>.