



CITY COMMISSION ORDINANCE/RESOLUTION

TITLE: Resolution 26-34 - (Community Development)

DATE: July 21, 2026

DESCRIPTION: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, GRANTING THE REQUEST FOR VARIANCE PETITION #V 5-1-24 FROM SUN CREDIT UNION FOR THE PROPERTY GENERALLY LOCATED AT 9290 STIRLING ROAD, COOPER CITY, FLORIDA, TO INCREASE THE MAXIMUM ALLOWABLE BUILDING HEIGHT FROM FIFTEEN (15) FEET TO TWENTY-TWO (22) FEET; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ANALYSIS:

This variance is requested to approve the accompanying site plan as submitted. The request is to increase the maximum building height from 15 ft to 22 ft.

The applicants justify the building height variance request based on several considerations, including the following:

1. The proposed B-1 district is the least intensive of all zoning districts that would permit a bank use, compared with the B-3 district, which has no height limitation but permits multiple uses that could be deemed incompatible with the surrounding districts.
2. A literal interpretation of the B-1 zoning district's height requirements would deprive rights commonly enjoyed by other owners in the surrounding area. There are surrounding properties with commercial zoning designations that have similar or taller heights. The development standards of the B-1 zoning district are more restrictive than those in the B-2 or B-3 districts. The only other B-1 district in Cooper City is the small commercial plaza on SW 90th Avenue across from Baffly Woods, which has a taller roof than the current B-1 district height limit (approximately 25 ft).
3. The proposed roof height of 22 ft covers only 25% of the roofline; the remaining 75% is at the Code-required 15 ft. The proposed bank height will match or be lower than that of many homes in the surrounding neighborhoods or adjacent commercial uses. The proposed bank use on the property will have much less impact on the surrounding areas with respect to noise, hours of operation, and traffic compared to a retail shopping center or similar commercial uses allowed in the zoning district.

STAFF FINDING:

Staff has determined that the application meets all submittal requirements for review and processing of a variance petition and may be recommended for approval based on the following findings:

1. The variance requested would be the minimum variance necessary for the petitioner to make reasonable use of the property, consistent with the height of other B-1 properties.
2. The granting of this variance will not be detrimental to the public welfare or injurious to property or improvements in the zoning district or surrounding neighborhood, as supported by the above statements and a well-designed site plan.

PLANNING AND ZONING BOARD RECOMMENDATION:

At the October 21, 2024, meeting, the Planning and Zoning Board recommended APPROVAL by a 6-0 vote.

ALTERNATIVES:

If the variance is not approved, the site plan cannot proceed, leaving the site vacant.

ATTACHMENTS:

- Staff Report
- Applications & Justification
- Resolution
- Site Plan Sheets
- DRC Comments