



CITY COMMISSION ORDINANCE/RESOLUTION

TITLE: Resolution 26-33 (Community Development)

DATE: July 21, 2026

DESCRIPTION: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, GRANTING SITE PLAN APPROVAL PURSUANT TO SITE PLAN PETITION #SP 5-1-24, ATTACHED HERETO AS EXHIBIT "A" FOR THE APPROXIMATELY 1.7124 ACRES OF REAL PROPERTY, GENERALLY LOCATED AT 9290 STIRLING ROAD IN COOPER CITY, FLORIDA; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ANALYSIS:

This item is a Preliminary/Final Site Plan petition for the proposed Sun Credit Union. The proposed site plan and accompanying petitions were approved in February 2021, but due to the COVID-19 pandemic and other economic factors, permits were not applied for, and the approvals expired.

The subject site is approximately 1.7 net acres and is located on the SE side of NW 92 Avenue and Stirling Road. Accompanying this petition are a variance petition and a sign package petition. The proposed plans are for a single-story, 3,212 s.f. credit union with 2 drive-thru teller lanes and a standby generator system. The plans reflect a modern-looking building with raised berms along Stirling Road and NW 92 Avenue, a detailed landscape plan, and two garden resting/employee areas that will provide a pleasant visual appearance.

Access to the site is provided via right-in, right-out access along Stirling Rd, as well as via NW 92 Avenue to the west. "Dead end" signs are being installed on NW 92 Avenue south of the bank entrance to reduce unnecessary traffic impacts on the surrounding community. In accordance with ADA regulations, a sidewalk extends from the building to the public sidewalk along Stirling Rd to the north. The proposed building will be separated from the adjacent neighborhood to the south by a dry retention area, a 7'-tall precast masonry wall, and Spanish stopper trees.

The site plan complies with the current Plat, recorded in May 2022.

RECOMMENDATION:

The Site Plan, engineering plans, and landscape plans have been reviewed by the DRC for conformance with the applicable zoning district regulations and are in conformance with those standards, subject to the conditions listed below. The Development Review Committee recommends APPROVAL of the Site Plan petition, subject to the following conditions:

1. The applicant shall receive approval of the following items before the City Commission approves the final site plan:
 - a. Engineering Department approval of the water and sewer agreement and payment of ERC fees.
2. Approval of the following items prior to permit issuance:
 - a. Payment of any additional general government impact fees and any outstanding Broward County fees.
 - b. Broward County Department of Environmental Protection's approval of the sewer collection and transmission system.
 - c. Health Department approval of the water distribution system.

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 site plan is not approved, the site will remain vacant.

ATTACHMENTS:

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