



MEMORANDUM

To: City Commission

From: Jason Chockley, Community Development Assistant Director

Date: April 8, 2025

Re: Taco Bell @ Cooper City Commons
Site Plan # SP 1-1-24

PETITION: Taco Bell – Site Plan

LOCATION: 2500 Pine Island Road

OWNER/PETITIONER: Publix Supermarkets
Craig McDonald – Corporate Property Services

LAND USE
DESIGNATION: C-Commercial

ZONING DESIGNATION: B-3, General Business District

ACRES: 1.5 acres

ANALYSIS:

This item is a Preliminary/Final Site Plan petition for the proposed Taco Bell located at outparcel #3 within the Cooper City Commons shopping plaza. This is the last remaining vacant outparcel for the center which was constructed between 2001-2002. The subject site is approximately 1.5 net acres in size and is located at 2500 Sheridan Street. Accompanying this petition are a sign package and sign waiver petition.

The proposed plans are for a single story 2,521 s.f. fast food restaurant with dual menu/ordering lanes converging to a single window pickup lane. There is a 60-person interior occupant load plus an additional 215 s.f. outdoor patio seating area. The plans reflect a modern looking building with raised landscape berms along Pine Island Road. The building will incorporate some design details from the main “Publix” building as shown on sheet A4.2 in the plans.

Access to the site is provided via existing interior drive aisles within the center. The site will not have direct access to Pine Island Road or Sheridan Street. In accordance with ADA regulations, a sidewalk extends from the building to the public sidewalk along Pine Island Road to the east. The proposed parking count exceeds code requirements and will include two dedicated electric vehicle parking spaces and two mobile order parking spaces.

The proposed site plan was reviewed and Approved by the Central Broward Water Control District on February 26, 2025.

RECOMMENDATION: The site plans, engineering, 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 Staff and the Development Review Committee **recommends APPROVAL** of the Site Plan petition subject to the following:

1. The applicant shall receive approval of the following items prior to City Commission approval of the final site plan:
 - a. Engineering Department approval of the water and sewer agreement and payment of ERC fees with the final site plan petition.
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 approval of the sewer collection/transmission system.
 - c. Health Department approval of the water distribution system.

PLANNING AND ZONING BOARD RECOMMENDATION:

At the meeting on November 18, 2024, the Planning and Zoning Board recommended APPROVAL with an 9-0 Vote.