



## CENTRAL BROWARD WATER CONTROL DISTRICT

8020 STIRLING ROAD (DAVIE)

HOLLYWOOD, FLORIDA 33024

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[www.centralbrowardwcd.org](http://www.centralbrowardwcd.org)

February 27, 2025,

Taco Bell of America  
Hayley Mallon, Associate Construction Mgr.  
1 Glen Bell Way  
Irvine, CA 92618

Re: Taco Bell at Cooper City Commons Paving, Grading and Drainage – PG&D

Dear Hayley Mallon,

Please be advised that the paving, grading and drainage plans for the above referenced project were approved by the Board of Commissioners of the Central Broward Water Control District (District) at their regularly scheduled meeting on Wednesday, February 26, 2025. The issuance of a Stormwater Management Works Permit and construction commencement is conditioned on the following:

- Construction Performance Bond (Original signatures)
- Recordation of fully executed Maintenance Agreement
- Recordation of Easement Agreement(s)
- Payment of all outstanding fees

If you have any questions, please feel free to contact our office at 954-432-5110

Sincerely,

Thomas Good  
District Manager

TG/mf

**Att:** Agenda Summary Sheet

**Cc:** William Rayburn - Publix Supermarkets, Inc.

Eduardo L. Carcache, P.E. – CKE Group, Inc.

## CENTRAL BROWARD WATER CONTROL DISTRICT PROPOSED DISTRICT COMMISSION AGENDA ITEM

**Meeting Date:** February 26, 2025

**Item Type:** Regular

**District Zone:** 4

**Item Description:** Taco Bell at Cooper City Commons Paving, Grading and Drainage (PG&D) Design Plan Approval

**Presenter's Name and Title:** Gary Tenn, P.E., District Engineer (CTA)

### **Summary Explanation and Background:**

The proposed project is an outparcel development consisting of a fast food store with a drive-thru, surface parking, and overflow asphalt parking for the rest of the plaza. The parcel is located on an undeveloped 1.57-acre parcel of the Cooper City Commons plaza located at the intersection of Sheridan Street and Pine Island Road in Cooper City, FL.

The out-parcel's stormwater drainage system will consist of catch basins, exfiltration trenches and an overflow connection to the plaza's master system which was previously permitted through SFWMD and CBWCD and which contains a dry detention area for pre-treatment of the stormwater runoff and a 10-acre on-site lake for flood attenuation. A perimeter berm around the entire plaza property will contain the 25-year, 3-day storm.

The project plans and calculations have been reviewed by the District Engineer and found to be in compliance with District criteria.

**Fiscal Impact:** Total cost recovery of \$5,500 is due to the District as of February 1, 2025.

**Additional Information:** The applicant will be required to submit an executed Maintenance Agreement, Easement Agreement and a Performance Bond prior to the release of a Stormwater Management Permit.

**Instructions for the District Clerk:** Ensure Maintenance Agreement, Easement Agreement, and Performance Bond are recorded properly.

### **Attachments:**

- 1) Location Map
- 2) SWMP Application
- 3) Draft Maintenance Agreement
- 4) Easement Sketch and Legal Description
- 5) Design Plans



**CBWCD**

### **District Commissioners**

Zone 2 – Susan Coyle  
Chair

Zone 1 – Judy Ann Bunce  
Vice Chair

Zone 3 – Douglas R. Bell

Zone 4 – Leslie Schroeder

Zone 5 – Miguel Castillo

Zone 6 – David Donzella

### **District Manager**

Thomas Good

Central Broward Water  
Control District  
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