



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

RECEIVED

OCT 08 2024

CITY OF COOPER CITY
PLANNING 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: 10/19/2023

Check ☒ type of application(s) for:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Abandonment |
| <input type="checkbox"/> Site Plan Amendment | <input type="checkbox"/> Certificate of Conformity |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Plat or Plat Amendment | <input checked="" type="checkbox"/> Sign Waiver |
| <input checked="" type="checkbox"/> Sign Package/ Sign Package Amendment | <input type="checkbox"/> Other: _____ |

FOR STAFF ONLY:

PETITION #: SP 1-1-24

DATE PETITION FILED: 1/31/24

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: Taco Bell
- B. Project Address: 2500 Pine Island Road
- C. Section: _____ Township: _____ Range: _____ Total Acreage or square feet of Subject Property: 1.0 acre
- D. General Location Description (proximity to closest major intersection, in miles or fraction thereof): NWQ of Sheridan Street & Pine Island Road
- E. Folio Number(s): (If numerous Folio Numbers, list on a separate sheet and attach to this application). 5141 05 23 0014

F. Brief Legal Description: Cooper City Commons 170-119 B Portion of Parcel A described as: COMM SE COR Outparcel 3 ELY ARC Dist 53.62, E 199.41 ALG S/L PAR A, NE 49.50 NLY 300 TO POB WLY 140.74 NW 96.17 TO P/A, NLY ARC DIST 62.48, NLY 102.22, N 15.98, ELY 225.05,

II. LAND USE AND ZONING INFORMATION

- A. Existing Zoning Designation: B-3 (General Business)
- B. Future Land Use Plan Designation: C (Commercial)
- C. Existing Use(s) on Property: Vacant - Outparcel
- D. Proposed Use(s): Fast Food Restaurant with a dual drive thru facility
- E. Other Land Use and Zoning conditions if applicable, i.e. approved variances, deed restrictions, previous conditions of approval: N/A



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III. PROPERTY OWNER/APPLICANT/AGENT INFORMATION

Property Owner(s) of Record: Publix Super Markets, Inc.

Address: 3300 Publix Corporate Pkwy Lakeland ST FL Zip 33811
Phone: (863) 688-1188 ext. 52270 Fax: _____ E-Mail: woody.rayburn@publix.com

I am/We: Publix Super Markets, Inc., a Florida corporation, 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).

Publix Super Markets, Inc., a Florida corporation

By: William W. Rayburn, IV
(Signature of Owner)

William W. Rayburn, IV, as Vice President of Real Estate
Assets of Publix Super Markets, Inc., a Florida corporation
(Print Name)

STATE OF	<u>Florida</u>	COUNTY OF	<u>Polk</u>
The foregoing instrument was acknowledged before me this <u>11th</u> day of, <u>January</u> 20 <u>24</u>			
By (Name of Person Acknowledging) <u>William W. Rayburn, IV, as Vice President of Real Estate Assets of Publix Super Markets, Inc., a Florida corporation,</u> on behalf of such corporation. <u>She/he is personally known to me</u> or has produced _____ as identification and did/did not take an oath.			
NOTARY PUBLIC SIGNATURE: <u>Vicki Brekke</u>			
Name – Must be typed, printed, or stamped) <u>Vicki Brekke</u>			
My Commission Expires: <u>VICKI BREKKE</u> <u>Commission # HH 072020</u> <u>Expires December 26, 2024</u> <u>Bonded Thru Budget Notary Services</u>			

Petitioner(s) if other than Owner): CKE Group, Inc. - Eduardo L. Carcache

Address: 17190 Royal Palm Blvd - Suite 2 City Weston ST FL Zip 33326
Phone: (305)558-4124 Fax: _____ E-Mail: carcache@ckgroup.com

Agent (if other than Owner): Corporate Property Services, Inc. - Craig McDonald

Address: 1239 E. Newport Center Drive, Suite 113 City Deerfield Beach ST FL Zip 33442
Phone: (954) 426-5144 Fax: (954) 570-3391 E-Mail: craig@corporatepropertieservices.net

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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.

10/19/2023

Date of Pre-Submittal Meeting: _____

FOR STAFF ONLY:

PETITION #: SP 1-1-24

ORIG.

DATE PETITION FILED:

1/31/24

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 request is for site plan approval to construct a 1-story, 2,521 square foot fast food restaurant within the Cooper City Commons Master Site Plan area. The 2,521 square feet will include a 215 square foot patio area for its patrons. A dual drive-thru facility is proposed for this site.

The land development code requires that 50 parking spaces be provided and a total of 60 parking spaces are being proposed.

Taco Bell is proposing to provide 60 parking spaces through an agreement with the adjacent property owner to allow Taco Bell the use of 35 additional parking spaces for overflow parking for its patrons.

II. PROJECT HISTORY

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

Petition Number:	SP 7-1-00
Resolution/Ordinance #	2001-01-5
Request:	Master Site - Publix Super Market
Action:	Approved with conditions
Date:	01/23/2021

III. ADJACENT PROPERTIES

Adjacent Property:	Land Use Designation	Zoning Designation	Existing Use(s) of Property
NORTH	C	B-3	Wendy's Restaurant
SOUTH	C	B-3	FPL/Open Space
EAST	C	B-3	Pine Island R.O.W
WEST	R	PMUD-06-03-01	Cooper City Commons

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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: The proposed site plan is in compliance with the previous conditions of approval and the code requirements of the B-3 zoning district.

V. TABULAR DATA

COMPLETE ALL DATA (INDICATING N/A IF NOT APPLICABLE)

PROJECT DATA	CODE REQUIREMENT	PROPOSED	DIFFERENCE
Acreage (Total Gross)	N/A	1.0	1.0
Acreage (Total Net)	N/A	1.566	1.566
Lot Depth (Maximum)	N/A	N/A	N/A
Lot Width (Minimum)	N/A	N/A	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	2,521	2,521
Commercial (sq. ft.)	N/A	N/A	N/A
Industrial (sq. ft.)	N/A	N/A	N/A
Other (sq. ft.)	N/A	N/A	N/A
Floor Area Ratio (FAR)	N/A	N/A	N/A
% Building Coverage	N/A	5.79	5.79
Max. Bldg. Height (ft./stories)	100	25'- 8"	74'-4"
Impervious Surface Area	N/A	40,348.85	40,348.85
Open Space Area	N/A	17,739.70	17,739.70
Total Parking Spaces	50	25 + 35	+ 10
Handicap Parking Spaces	3	3	0
# of Access Points/Roads	N/A	1	1
# of Loading Areas/Spaces	N/A	N/A	N/A
Accessory Structures (sq. ft.)	N/A	N/A	N/A
Setback – Front	0	54.30' (E)	54.30' (E)
Setback – Rear	0	79.80' (W)	79.80' (W)
Setback – Side Interior	0	108.2'/227.0' (N)	108.2'/227.0' (N)
Setback – Side Corner	0	30.2' (S)	30.2' (S)

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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).

The proposed Site Plan is consistent with the existing Master Site approved developments uses that have been constructed with the Publix Super Market City Commons overall development.

The proposed Taco Bell will be a total of 2,521 square feet in area with a dual drive thru facility.

Refer to attached references to Comprehensive Plan

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.

The proposed request for site plan approval is in compliance with the B-3 zoning district of the Code of Ordinances

Refer to attached sign waiver justification that provides a description of the waiver requested and hardships to justify the request.

VIII. CONSENT STATEMENT

(Owner to complete if using agent/representative)

I/We, the aforementioned owner(s), do hereby give consent to Taco Bell of America, LLC, and its authorized agents 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): By: William W. Rayburn, IV
Publix Super Markets, Inc., a Florida Corporation

Print Name(s): William W. Rayburn, IV, as Vice President of Real Estate Assets



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IX. NOTARY

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me this 11 day of January, 20 24

William W. Rayburn, IV, as Vice President of Real Estate Assets of Publix Super Markets, Inc., a Florida

By (Name of Person Acknowledging) corporation, on behalf of such corporation. She/he is personally known to me or has produced

as identification and did/did not take an oath.

NOTARY PUBLIC SIGNATURE:

Name – Must be typed, printed, or stamped)

My Commission Expires



VICKI BREKKE

Commission # HH 072020

Expires December 26, 2024

Bonded Thru Budget Notary Services

X. SUBMITTAL CHECKLIST FOR PRELIMINARY/FINAL SITE PLAN REVIEW

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

VI. STAFF USE ONLY

Petition #: SP 1-1-24	Staff Intake By: J Chackley	Intake Date: 1/31/24
Sufficiency Completed by: J Chackley	Sufficiency Date: 2/1/24	

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:

- Completed applications for concurrent site plan and plat review (if platting is required) with the applicant's signature notarized;
- 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;
- Proper site plan and plat review fees;
- Schematic engineering plans;

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Comprehensive Plan

2. Commercial

The City recognizes a need for additional commercial development in order to maintain a balanced mix of land uses for the conveniences of the residents and to maintain a healthy tax base. Approval of future commercial areas should be based not only on need but also market demand and compatibility.

Policy 1.1.3

The compatibility of existing land uses shall be a primary consideration in the review and approval of amendments to the Broward County and Cooper City Future Land Use Plans.

The proposed 2,306 square foot fast food restaurant is compatible with the existing surrounding commercial land uses within the Broward County and Cooper City Future Land Use Plans.

Policy 1.1.5

Cooper City shall regulate signage in the community by implementing signage regulations that provide adequate visual identification without diminishing the health, safety, aesthetics and general welfare of the community.

The proposed Taco Bell is proposing signage and requesting a waiver to allow for its signage that will provide adequate visual identification without diminishing the health, safety, aesthetics and general welfare of the community. The requested signs help the wayfinding of the restaurant, especially since there are not space for the restaurant on existing directory signs in the shopping center.

Policy 1.3.2

New development shall preserve and protect all valuable trees and vegetation or shall increase the canopy coverage in accordance with the City's Tree Preservation Ordinance.

The proposed Taco Bell will be providing landscaping that complies with the code required landscape requirements but also increase the canopy coverage in the Tree Preservation Ordinance.

Policy 1.4.1

-

The City shall continue to implement buffering requirements in the Land Development Regulations to ensure there is sufficient horizontal separation and/or physical barriers in order to protect the quality of lifestyle and provide visual separation of adjacent land uses and intensities.

The proposed Taco Bell is an outparcel within an existing shopping center and there are physical barriers that provide visual separation of adjacent land uses and intensities as well as buffers.

Policy 1.6.3

All new and existing development and redevelopment shall be required to connect to and use the public facilities when such facilities are made available by the City.

The proposed Taco Bell will be located within an existing shopping center and will be connecting to and using the public facilities that are available from the City.