

RESOLUTION NO. 25-16

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, APPROVING A SIGN PACKAGE (#SI 1-1-24) AND A SIGN WAIVER REQUEST (#SW 1-1-24) FOR THE TACO BELL AT COOPER CITY COMMONS, GENERALLY LOCATED AT 2500 PINE ISLAND ROAD IN COOPER CITY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 25-29, of the City's Code of Ordinances establishes a waiver procedure whereby the City Commission has the option to waive the requirements of the City's sign code; and

WHEREAS, in accordance with Section 25-29 of the City Code, Publix Supermarkets / Craig McDonald – Corporate Property Services (the “Applicant”), on behalf of Taco Bell, generally located at 2500 Pine Island Road, has submitted a sign package and sign waiver request for the Taco Bell, a copy of the application is attached hereto as Exhibit “A” and incorporated herein; and

WHEREAS, the applicant has requested two (2) waivers from Section 25-23 of the City Code relative to permanent wall signage, as follows:

- 1) South & East Elevation – Code section 25-23(b)(1)(a) requires signs to be at 2/3 size if signs are to be installed on all 4 sides of the building. Based off this building's dimensions it would limit the total sign area to 20 s.f. These two elevations are being proposed at 28.4 s.f. in size, an *increase of 8.4 s.*
- 2) South & East Elevation - Code section 25-23(b)(7) allows logo's to be 20% of the total sign area. Based off the above sign sizes the “Bell” area would be limited to 4 s.f. These two elevations are being proposed at 13.5 s.f. in size, an *increase of 9.5 s.f.*; and

WHEREAS, the City's professional staff has reviewed the applicant's request and determined that the application is consistent with the code requirements to be considered by the City Commission; and

WHEREAS, on November 18, 2024, the City’s Planning and Zoning Board considered the applicant’s sign waiver and package petitions and voted unanimously to recommend approval;

WHEREAS, the City Commission finds that approving the applicant’s sign package and waiver request is in the best interests of the citizens and residents of the city of Cooper City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA:

Section 1: The foregoing recitals contained in the preamble to this Resolution are incorporated by reference herein. All exhibits attached hereto are incorporated herein and expressly made a part hereof.

Section 2.: That the City Commission hereby approves the sign package (SI 1-1-24) for the Taco Bell at Cooper City Commons in the Cooper City, generally located at 2500 Pine Island Road.

Section 3.: That the City Commission hereby approves the sign waiver request (SW 1-1-24), as submitted by the Applicant on behalf of Taco Bell at Cooper City Commons in the Cooper City, generally located at 2500 Pine Island Road.

Section 4: That the waiver granted by this Resolution shall not excuse the applicant from compliance with each and every term, condition and provision of the City's Sign Code, the Code of Ordinances of the City of Cooper City, Florida, the conditions outlined in the staff’s memorandum for approval, if any, as well as the obtainment of the necessary permits.

Section 5. **Conflicts.** All resolutions inconsistent or in conflict herewith shall be and are hereby repealed insofar as there is conflict or inconsistency.

Section 6. **Severability.** If any section, sentence, clause, or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this resolution.

Section 7. **Effective Date.** This Resolution shall become effective upon its passage and adoption by the City Commission.

PASSED AND ADOPTED this _____ day of _____, 2025.

MAYOR JAMES CURRAN

ATTEST:

TEDRA ALLEN
City Clerk

APPROVED AS TO LEGAL FORM:

JACOB G. HOROWITZ
City Attorney

ROLL CALL

Mayor Curran	_____
Commissioner Shrouder	_____
Commissioner Katzman	_____
Commissioner Mallozzi	_____
Commissioner Smith	_____