



CITY COMMISSION ORDINANCE/RESOLUTION

TITLE: Resolution 25-16 (Community Development)

DATE: April 8, 2025

DESCRIPTION: 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.

PLANNING & ZONING RECOMMENDATION:

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

STAFF RECOMMENDATION:

Staff finds that the petition meets the submittal requirements for this sign package and recommends APPROVAL. The proposed signage is part of the Taco Bell national branding and fits appropriately to the size, character and orientation of the building.

Wall Signs:

South & East Elevation – words “Taco Bell” on two lines @ 14” tall and the “Bell” at 3’6” x 3’10.3”

North Elevation – “Bell” logo @ 3’6” x 3’10.3”

West Elevation – words “Taco Bell” @ 12” tall and the “Bell” 2’ x 2.2”

Sign Waiver

South & East Elevation – Code sections 25-23(b)(1)(a) require signs to be 2/3 size if signs are to be installed on all 4 sides of the building. Based on 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.f.

South & East Elevation – Code section 25-23(b)(7) allows logos to be 20% of the total sign area. Based on 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.

Code stipulates that waivers may be granted where at least one of the following is met:

- 1) Signs cannot be properly viewed due to physical site distinctions.
- 2) Architectural design of a structure and/or site plan poses unique and extenuating characteristics whereby a waiver is in the City's best interest.
- 3) Literal enforcement would result in unreasonable and undue hardship upon the petitioner.

The applicants justify the requests by stating:

Physical site distinctions: significant distance, "the building has a significant setback from Pine Island Road, which limits the signage visibility from the roadway". The building sits behind "a heavy landscaped, tall berm".

Architectural Design: Due to the layout of this outparcel and the FPL transmission corridor, the building does not have a full side orientation facing Pine Island Road. The narrowest portion of the building (east elevation) is only 29 feet wide.

The complete justifications can be found in the backup materials.

STRATEGIC PLAN:

Development of this will help beautify the City with new landscape material on what is currently a vacant lot, it will increase the City's commercial tax base and contribute to economic growth.

FISCAL IMPACT:

Development of this parcel will increase the City's commercial tax base and contribute to economic growth.

ALTERNATIVES:

If the City Commission does not approve, the outparcel will remain vacant.

ATTACHMENTS:

1. Resolution 25-16
2. Application & Justification Statement
3. Color Sign Branding Book