



CITY COMMISSION ORDINANCE/RESOLUTION

TITLE: Resolution 25-15 (Community Development)

DATE: April 8, 2025

DESCRIPTION: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, GRANTING SITE PLAN APPROVAL PURSUANT TO SITE PLAN PETITION SP# 1-1-24, ATTACHED HERETO AS EXHIBIT "A," FOR THE APPROXIMATELY 1.5 ACRES OF REAL PROPERTY KNOWN AS TACO BELL, GENERALLY LOCATED AT 2500 PINE ISLAND ROAD IN COOPER CITY, FLORIDA; PROVIDING FOR CONDITIONS; 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.

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 signed package and a signed 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 the 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.

STAFF 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 **recommend 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.

STRATEGIC PLAN:

Development of this helps beautify the City with new landscape material on what is a currently 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 parcel will remain vacant.

ATTACHMENTS:

1. Resolution 25-15
2. Applications & Justification Statement
3. Color Renderings
4. CBWCD Approval Letter
5. DRC Comments
6. Site Plan Sheets
7. Survey P&Z Minutes