



CITY OF COOPER CITY  
COMMUNITY DEVELOPMENT DEPARTMENT /  
PLANNING AND ZONING 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](http://www.coopercityfl.org).

FOR STAFF ONLY:  
SP4 9-2-25  
PETITION #: U9-1-25 SI 11-1-25  
DATE PETITION FILED: SW 11-1-25  
9/24/25

Date of Pre-Submittal Meeting: 11/22/24

Check  type of application(s) for:

- |   |  |
|---|--|
| <input type="checkbox"/> Site Plan                            | <input type="checkbox"/> Abandonment                       |
| <input checked="" 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 type="checkbox"/> Sign Package/ Sign Package Amendment | <input checked="" type="checkbox"/> Other: <u>Variance</u> |

**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: McDonald's L/C#009-2805
- B. Project Address: 2550 Pine Island Road
- C. Section: 5 Township: 51 S Range: 41 E Total Acreage or square feet of Subject Property: 1.08
- D. General Location Description (proximity to closest major intersection, in miles or fraction thereof): Approx. 800' N of NW Corner of Pine Island & Sheridan Street
- E. Folio Number(s): (If numerous Folio Numbers, list on a separate sheet and attach to this application). 5141 05 23 0015
- F. Brief Legal Description: Cooper City Commons 170-119 B Portion of Parcel A DESC'D AS: COMM AT NE COR OF OUTPARCEL 4, N118.78 ALG E/L PAR A, W 12.00, N 127.68

**II. LAND USE AND ZONING INFORMATION**

- A. Existing Zoning Designation: B-3, General Business District
- B. Future Land Use Plan Designation: Commercial
- C. Existing Use(s) on Property: Fast Food Restaurant
- D. Proposed Use(s): Fast Food Restaurant
- E. Other Land Use and Zoning conditions if applicable, i.e. approved variances, deed restrictions, previous conditions of approval: Rezoned to B-3 by Ord 00-10-4. This parcel was designated as a drive-thru use/restaurant

SEP 24 2025



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**III. PROPERTY OWNER/APPLICANT/AGENT INFORMATION**

**Property Owner(s) of Record:** Publix Super Markets, Inc.  
Address: 3300 Publix Pkwy City Lakeland ST FL Zip 33801  
Phone: (954) 426-5144 Fax: (954) 570-3391 E-Mail: daryl@corporatepropertyservices.net

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

[Signature] Craig McDonald  
(Signature of Owner), (Print Name)  
Agent

STATE OF Florida COUNTY OF Broward  
The foregoing instrument was acknowledged before me this 24 day of Sept 2025  
By (Name of Person Acknowledging) Craig McDonald She/he is personally known to me or has produced  
as identification and did/did not take an oath.  
NOTARY PUBLIC SIGNATURE: [Signature]  
Name - Must be typed, printed, or stamped) LILIANE GUIMARAES  
My Commission Expires: January 23, 2027

**Petitioner(s) if other than Owner):** McDonald's USA, LLC. - Lease  
Address: 110 N. Carpenter Street 5 NE City Chicago ST IL Zip 60607  
Phone: (954) 426-5144 Fax: (954) 570-3391 E-Mail: daryl@corporatepropertyservices.net

**Agent (if other than Owner):** Corporate Property Services, Inc.  
Address: 1239 E. Newport Center Drive City Deerfield Beach ST FL Zip 33442  
Phone: (954) 426-5144 Fax: (954) 570-3391 E-Mail: daryl@corporatepropertyservices.net



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All Correspondence will be sent to the Agent unless otherwise requested.

I am/we are the  Agent  Petitioner  Other

Signature(s)

~~Signature~~ Craig McDonald

STATE OF Florida COUNTY OF Broward

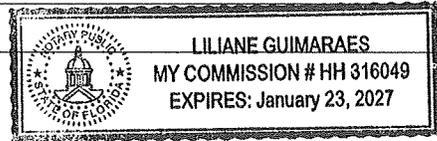
The foregoing instrument was acknowledged before me this 24 day of Sept 2025

By (Name of Person Acknowledging) Craig McDonald She/he is personally known to me or has produced \_\_\_\_\_ as identification and did/did not take an oath.

NOTARY PUBLIC SIGNATURE: [Signature]

Name - Must be typed, printed, or stamped

My Commission Expires:



STAFF USE ONLY			
Petition #: <u>SP 19-2-23 / 19-1-25</u>	Staff Intake By: <u>J. CROCHLEY</u>	Intake Date: <u>9/24/2025</u>	
Sufficiency Completed by:		Sufficiency Date:	

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SEP 24 2025

CITY OF COOPER CITY  
PLANNING DIVISION

September 18, 2025

To Whom It May Concern:

This instrument authorizes Craig McDonald of Corporate Property Services for McDonald's USA, LLC, a Delaware limited liability company ("Designated Representative") to act on behalf of Publix Super Markets, Inc., a Florida corporation ("Publix") in regard to the property located at 2550 Pine Island Road, Cooper City, FL 33024 identified with Parcel # 514105230015 (the "Parcel"). I, William W. Rayburn, IV, Vice President of Real Estate Assets of Publix, hereby grants the Designated Representative permission to submit for development permits for the Parcel, including submissions to Cooper City and Broward County, and any other required submittals as needed to permit and ultimately conduct the anticipated construction activities for the development of the Parcel. I hereby authorize the aforesaid Designated Representative to perform all necessary tasks incident to the aforesaid authorization with the same validity as I could effect if personally present; PROVIDED, however, that said Designated Representative shall not be permitted to impose any conditions or encumbrances (or zoning changes) on the aforesaid site development, the Parcel or any adjacent property without my express written consent (it being understood that this instrument grants a limited power to the Designated Representative solely with respect to the intended development of the Parcel, subject to the limitations set forth above). Furthermore, this instrument and the limited power granted herein is revocable at will by me at any time.

Signature: William W Rayburn, IV  
William W. Rayburn, IV, Vice President of Real Estate Assets  
Name (printed)

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ online notarization, this 18<sup>th</sup> day of September, 2025, by William W. Rayburn, IV, Vice President of Real Estate Assets of PUBLIX SUPER MARKETS, INC., a Florida corporation, on behalf of the corporation. He X is personally known to me or has produced a \_\_\_\_\_ as identification.

(NOTARY SEAL)  
VICKI BREKKE  
Commission # HH 608727  
Expires December 26, 2028

Notary Signature: Vicki Brekke  
Printed/typed name: Vicki Brekke  
Notary Public-State of: \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
Commission number: \_\_\_\_\_

SEP 24 2025



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*AMENDMENT*

**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](http://www.coopercityfl.org).

FOR STAFF ONLY:
PETITION #: <u>S.P.A. 9-2-25</u>
DATE PETITION FILED: <u>9/24/2025</u>

Date of Pre-Submittal Meeting: 11/22/2024

**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.  
See attached

Proposed site plan for the conversion of an existing 3,130 sq ft restaurant into a 3,359 square foot restaurant.

**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	N/A
SOUTH	C	B-3	N/A
EAST	C	B-3	N/A
WEST	R	PMUD-06-03-01	N/A



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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	1.08	1.08
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	3,359	229
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	7.4	7.4
Max. Bldg. Height (ft./stories)	100'	18'	82'
Impervious Surface Area	N/A		
Open Space Area	N/A		
Total Parking Spaces	68	53	15
Handicap Parking Spaces	N/A	3	3
# of Access Points/Roads	N/A	2	2
# of Loading Areas/Spaces	N/A	N/A	N/A
Accessory Structures (sq. ft.)	N/A	N/A	N/A
Setback – Front	0	72.2'	72.2'
Setback – Rear	0	87.6'	87.6'
Setback – Side Interior	0	66.8'/85.9'	66.8'/85.9'
Setback – Side Corner	0	N/A	N/A



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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](http://www.coopercityfl.org)).

See attached. The proposed Site Plan is consistent with the existing Master Site approved development uses that have been constructed with within the Publix Super Market City Commons overall development. The proposed McDonald's will be 3,359 square feet with a side by side drive thru

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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 is for site plan approval. A parking variance will also be requested for the reduction of spaces. Code requires 68 spaces and 53 are being provided. Total provided parking includes 3 ADA spaces.

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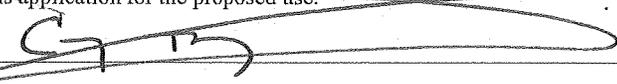
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**VIII. CONSENT STATEMENT**  
(Owner to complete if using agent/representative)

I/We, the aforementioned owner(s), do hereby give consent to Craig McDonald 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): 

Print Name(s): Craig McDonald

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**IX. NOTARY**

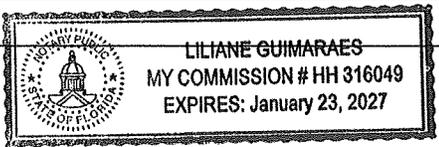
STATE OF Florida COUNTY OF Broward

The foregoing instrument was acknowledged before me this 24 day of Sept 20 25

By (Name of Person Acknowledging) Craig McDermott 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:



**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 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 # <u>S.P.A. 9-2-25</u>	Staff Intake By: <u>J. CROOKLEY</u>	Intake Date: <u>9/24/2025</u>
Sufficiency Completed by:		Sufficiency Date:

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



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**VARIANCE 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, the submittal and processing requirements. The submittal dates for DRC and P&Z Board can be found on the City's website at: [www.coopercity.gov](http://www.coopercity.gov). ALL ADVERTISING AND RECORDING FEES WILL BE THE RESPONSIBILITY OF THE APPLICANT.

FOR STAFF ONLY:  
PETITION # ✓ 9-1-25  
DATE PETITION FILED:  
9/24/25

Date of Pre-Submittal Meeting: \_\_\_\_\_

**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. PROPERTY INFORMATION**

ADDRESS OF PROPERTY AND GENERAL LOCATION INFORMATION:

2550 N. Pine Island Road

SIZE AND DIMENSIONS OF PROPERTY:

47,167 square feet (1.083 acres) 205.00 x 225.04

**III. VARIANCE REQUEST(S)**

*Attach Separate Sheet(s) if More Space is Needed.*

CODE SECTION	REQUIREMENT	REQUEST	DEGREE OF DEVIATION
25-4(g)	1 space for each 50 square feet of gross floor area of the kitchen a	53	15

**IV. ADJACENT PROPERTIES**

Adjacent Property	Land Use Plan Designation	Zoning Designation	Existing Use(s) of Property
NORTH	C	B-3	
SOUTH	C	C-2	Commercial
EAST	C	B-3	Multi Residential
WEST	C		Pine Island Road

**V. VARIANCE CRITERIA**

Please address each of the following review criteria in an attached justification statement.

- (a) Special and unique conditions exist which are peculiar to the petitioner's case and which are not generally applicable to other property located in the zoning district.



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- (b) The special and unique conditions are not directly attributable to the actions of the petitioner.
- (c) The literal interpretation of the zoning code, as applied to the petitioner, would deprive the petitioner of rights commonly enjoyed by the owners of other property in the zoning district.
- (d) The variance granted is the minimum variance necessary for the petitioner to make reasonable use of the property.
- (e) Granting the variance is not detrimental to the public welfare, or injurious to property or improvements in the zoning district or neighborhood involved.
- (f) Granting the variance is not contrary to the objectives of the Comprehensive Plan as adopted April 6, 1989 by the Cooper City Commission.

<b>VI. SUBMITTAL CHECKLIST</b>		
QTY	REQUIRED	YES (√)
1	Completed Original General Application	<input checked="" type="checkbox"/>
1	Completed Original Variance Application	<input checked="" type="checkbox"/>
1	Certificate of Title, property deed or other proof of ownership	<input checked="" type="checkbox"/>
14	Surveys and 1 Signed & Sealed Survey	<input checked="" type="checkbox"/>
14	Architectural Plans (if applicable – check with staff)	<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"/>
14	Justification Statements	<input checked="" type="checkbox"/>
1	List of names & addresses of property owners in the 700' radius	<input type="checkbox"/>
1	Sets of Mailing Envelopes (with labels already on the envelopes)	<input type="checkbox"/>
1	Radius Map from Property Appraisers Office showing 700' radius on tax map.	<input type="checkbox"/>

<b>VI. STAFF USE ONLY</b>			
Petition #:	Staff Intake By:	Intake Date:	
Sufficiency Completed by:		Sufficiency Date:	

**VIII. COOPER CITY CODE**

**Sec. 23-153. Variance.**

- (a) *Purpose and intent.* For purposes of this section, “variance” shall mean a modification of the zoning district regulations when such variance will not be contrary to the public interest and when, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the ordinance would result in unnecessary and undue hardship.
- (b) *Applicability.* A variance is authorized only for height, area, size of structure or size of yards and open spaces, and off-street parking and loading requirements. Establishment or expansion of a use otherwise prohibited shall not be allowed by variance nor shall a variance be granted because of the presence of non-conformities in the zoning district or classification or in adjoining zoning districts or classifications.
  - (1) Use variance. The establishment or expansion of a use otherwise prohibited in the zoning district may be permitted by variance provided that the characteristics of the site (for example, the presence of jurisdictional wetlands, environmentally-sensitive lands) or other pre-existing uses on the site or adjacent thereto would serve to preclude the development of the property within the permitted uses allowed in the applicable zoning district.



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- (b) The special and unique conditions are not directly attributable to the actions of the petitioner.
- (c) The literal interpretation of the zoning code, as applied to the petitioner, would deprive the petitioner of rights commonly enjoyed by the owners of other property in the zoning district.
- (d) The variance granted is the minimum variance necessary for the petitioner to make reasonable use of the property.
- (e) Granting the variance is not detrimental to the public welfare, or injurious to property or improvements in the zoning district or neighborhood involved.
- (f) Granting the variance is not contrary to the objectives of the Comprehensive Plan as adopted April 6, 1989 by the Cooper City Commission.

VI. SUBMITTAL CHECKLIST		
QTY	REQUIRED	YES (✓)
1	Completed Original General Application	<input checked="" type="checkbox"/>
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14	Justification Statements	<input checked="" type="checkbox"/>
1	List of names & addresses of property owners in the 700' radius	<input type="checkbox"/>
1	Sets of Mailing Envelopes (with labels already on the envelopes)	<input type="checkbox"/>
1	Radius Map from Property Appraisers Office showing 700' radius on tax map.	<input type="checkbox"/>

VI. STAFF USE ONLY			
Petition #:	V 9-1-25	Staff Intake By:	J. CHOCKLEY
		Intake Date:	9/24/2025
Sufficiency Completed by:		Sufficiency Date:	

**VIII. COOPER CITY CODE**

**Sec. 23-153. Variance.**

- (a) *Purpose and intent.* For purposes of this section, “variance” shall mean a modification of the zoning district regulations when such variance will not be contrary to the public interest and when, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the ordinance would result in unnecessary and undue hardship.
- (b) *Applicability.* A variance is authorized only for height, area, size of structure or size of yards and open spaces, and off-street parking and loading requirements. Establishment or expansion of a use otherwise prohibited shall not be allowed by variance nor shall a variance be granted because of the presence of non-conformities in the zoning district or classification or in adjoining zoning districts or classifications.
  - (1) Use variance. The establishment or expansion of a use otherwise prohibited in the zoning district may be permitted by variance provided that the characteristics of the site (for example, the presence of jurisdictional wetlands, environmentally-sensitive lands) or other pre-existing uses on the site or adjacent thereto would serve to preclude the development of the property within the permitted uses allowed in the applicable zoning district.



**LETTER OF INTENT  
MCDONALD'S L/C #009-2805  
2550 PINE ISLAND ROAD  
COOPER CITY, FLORIDA  
NOVEMBER 21, 2025**

The existing Cooper City Commons shopping center is located on 31.95 acres of land and is located at the intersection of Sheridan Street and Pine Island Road. The property is currently zoned B-3, General Business District, with a "Commercial" future land use designation. The site currently consists of a one-story shopping center with Publix as the major retail tenant and other various commercial uses.

The existing, vacant 3,130 square foot Wendy's restaurant with a drive-thru will be redeveloped to accommodate the new McDonald's restaurant. The owner is proposing a site plan amendment to construct a 3,359 square foot fast food restaurant with a dual drive thru facility. The proposed site plan will be constructed within the Cooper City Master Site Plan and is in compliance with the previous conditions of approval and the code requirements of the B-3 zoning district. McDonald's would like to request a Final Site Plan approval versus a Preliminary Site Plan submittal.

Access to the proposed McDonald's parcel will remain the same as exists today, via the two main shopping center access drive aisles, as originally designed with the master site plan. Pedestrian connectivity has been enhanced to allow customers who park south the restaurant, to safely access the building. The proposed McDonald's site improvements, which will consist of landscaping and architectural upgrades, will enhance the overall shopping center and will be in compliance with promoting the redevelopment objectives, resulting in a project which will better serve the public interest.

As a result of today's hectic lifestyles, current market demands necessitate convenient and economical places to eat. McDonald's believes that the redevelopment of the existing Wendy's restaurant will address the needs of the residents of Cooper City and enhance their customer experience.

The proposed site plan requires 68 parking spaces. However, a total of 53 parking spaces are being proposed. McDonald's restaurants conduct 70% to 75% of their business through the dual drive thru. Due to societal shifts, McDonald's is able to function with a reduction of parking spaces. There are only 28 seats in the dining room and 53 parking spaces will far exceed the demand for parking. McDonald's has provided a parking analysis, conducted a little over a year ago, of another location.

The McDonald's location in Oakland Park, with a slightly larger building than that which is proposed at this site. The parking analysis, prepared by Kimley-Horn, demonstrates that as long



as 16 parking spaces are provided to serve the proposed McDonald's site, the on-site parking demand

will be met. Therefore, McDonald's is requesting a parking reduction/variance from the Cooper City Land Development Code, from Section 25-(4)(g) Minimum parking requirements for a restaurant, general or fast food. The variance criteria established below is being addressed and justifications provided for the variance request as listed.

**PARKING VARIANCE REQUEST**

<b>CODE SECTION</b>	<b>CODE REQUIREMENT</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
Section 25-(4)(g) Amount of off-street parking, Minimum parking requirements	1 parking space for each 50 square feet of gross floor area of the kitchen and dining areas.	68	53	15

**1. Special and unique conditions exist which are peculiar to the petitioner's case and which are not generally applicable to other property located in the zoning district.**

McDonald's conducts 70% to 75% of their business through the drive-thru. The use no longer requires a vast amount of onsite parking to meet the demand of customers. Furthermore, this restaurant will only have 28 seats in the dining room, which will not require the 68 parking spaces, as required by the Land Development Code.

**2. The special and unique conditions are not directly attributable to the actions of the petitioner.**

The special and unique conditions are not attributable to the actions of McDonald's. The existing site plan layout was designed for a single drive thru lane. The proposed site layout is being developed for dual drive thru lanes and will provide efficiency in the drive thru service for McDonald's patrons. Granting of the requested parking reduction would be in the City's best interest to continue to promote economic development citywide.



- 3. The literal interpretation of the zoning code, as applied to the petitioner, would deprive the petitioner of rights commonly enjoyed by the owners of other property in the zoning district.**

Literal interpretation of the code would deprive McDonald's of rights commonly enjoyed by owners of other property in this zoning district. McDonald's conducts 70% to 75% of its business in the drive thru, and therefore, the request for a reduction in parking will allow McDonald's to operate efficiently and enhance its onsite landscaped areas. McDonald's is making every effort to construct a restaurant that is in harmony with the purpose and intent of the code and preserve its spirit. The literal enforcement of this code would limit the compatibility with the surrounding area.

- 4. The variance granted is the minimum variance necessary for the petitioner to make reasonable use of the property.**

The 15 spaces parking reduction is the minimum necessary to make reasonable use of the property and comply with the intent of the Code. The proposed 53 parking spaces will far exceed the parking demand for their costumers and therefore, the reduction of 15 spaces is the minimum variance necessary to comply with the intent of the code and redevelop the existing site. We have provided a parking statement from Kimley Horn for another location with the same square footage.

- 5. Granting the variance is not detrimental to the public welfare, or injurious to property or improvements in the zoning district or neighborhood involved.**

Granting of the parking reduction variance is not detrimental to the public welfare, or injurious to property or improvements in the zoning district. It allows McDonald's to redevelopment the vacant Wendy's restaurant with a drive thru, while promoting the safety and welfare of the resident of Cooper City, while being beneficial to the economic growth of the City.

- 6. Granting the variance is not contrary to the objectives of the Comprehensive Plan as adopted April 6, 1989 by the Cooper City Commission.**

Granting of the variance is not contrary to the objectives of the Comprehensive Plan, as the proposed plan complies with the objectives and policies that promote redevelopment and economic growth. The proposed McDonald's restaurant will provide the residents of Cooper City with an economical place to eat, while at the same time promoting employment opportunities being in comply with the Comprehensive Plan.



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## SIGN WAIVER 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](http://www.coopercityfl.org).

FOR STAFF ONLY:

PETITION #: \_\_\_\_\_

DATE PETITION FILED: \_\_\_\_\_

Date of Pre-Submittal Meeting: 10/29/2025

**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. APPLICANT INFORMATION

Contact Name: Daryl Johnson

Company Name: Corporate Property Services, Inc.

Address: 1239 E. Newport Center Drive, Suiew 113 City Deerfield Beach ST FL Zip 33442

### II. SUBJECT SIGNAGE TYPE(S)

Indicate Subject Signage Type(s): Wall/ Canopy Signs

Details of Justification – Responses should be on a separate sheet of paper and attached.

An existing building being redeveloped to accommodate a food restaurant use with a dual drive thru. The building orientation creates visibility issues for the proposed signage.

### III. WAIVER REQUEST

*Sign Waiver Requested: Please complete below or attach separate sheet as necessary:*

CODE SECTION	REQUIREMENT	REQUEST	DEGREE OF DEVIATION
25-23(b)(1)(a)	18"	42 1/8" /24"	24 1/8" /6"
25-23(b)(7)	20% logo	100%	80%
25-23 (b)(1)(b)	16' (192")	McDonald's (197")	5"

### IV. ADJACENT PROPERTIES

Adjacent Property	Land Use Plan Designation	Zoning Designation	Existing Use(s) of Property
NORTH	C	B-3	
SOUTH	C	C-2	Commercial
EAST	C	B-3	Multi Residential
WEST	R		Pine Island Road



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<b>IX. SUBMITTAL CHECKLIST</b>		
QTY	REQUIRED <i>*Submittal requirements not to be duplicated if request accompanying other Petitions.</i>	YES <input checked="" type="checkbox"/>
1	Completed Original Sign Waiver Application	<input checked="" type="checkbox"/>
1	Certificate of Title, property deed or other proof of ownership	<input checked="" type="checkbox"/>
*14	Signed Surveys and 1 Sealed & Signed Survey	<input type="checkbox"/>
*14	Architectural Plans (if applicable — check with staff)	<input type="checkbox"/>
*14	Site Plans (if applicable — check with staff)	<input type="checkbox"/>
*14	Subject Site Maps clearly delineating site boundary lines with adjacent and nearby street names labeled.	<input checked="" type="checkbox"/>
14	Justification Statements	<input checked="" type="checkbox"/>

<b>X. STAFF USE ONLY</b>			
Petition #:	Staff Intake By:	Intake Date:	
Sufficiency Completed by:		Sufficiency Date:	

<b>XI. COOPER CITY CODE</b>
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***Sec. 25-29. Waiver Procedure.***

**(a) Permanent window signs.**

(1) Any person seeking a waiver from the provisions of this article for permanent window signs shall file a petition accompanied by a nonrefundable fee according to the current fee schedule.

(2) Applications for sign waivers for permanent window signs shall be reviewed by the Planning and Zoning Board. The Board shall make a recommendation to approve or deny the application to the City's Development Review Committee. The Development Review Committee will then, based on the City Code and the Board's recommendation, make a final decision to grant or deny the waiver. Applicants whose petitions are denied by the Development Review Committee may appeal that decision to the City Commission by filing a written request to the City Commission within thirty (30) days of such denial.

**(b) All other signs.**

(1) Any person seeking a waiver from the provisions of this article for signs other than permanent window signs shall file a petition accompanied by a nonrefundable fee according to the current fee schedule.

(2) Applications for waivers for signs other than permanent window signs shall be reviewed by the Planning & Zoning Board and the City's Development Review Committee. The final decision to grant or deny the waiver petition shall be made by the City Commission.

**(c) Conditions for granting waivers.** Waivers may only be granted by the City where at least one of the following criteria is determined to be met.

(1) Signs permitted under this article cannot be properly viewed due to physical site distinctions other than those imposed by city ordinances or created by the petitioner.

(2) The architectural design of a structure and/or site plan poses unique and extenuating characteristics whereby waiver of sign code provisions is in the city's best interests.

(3) Literal enforcement of this article would result in unreasonable and undue hardship upon the petitioner.



**LETTER OF INTENT AND SIGNAGE WAIVER JUSTIFICATION**

**MCDONALD'S L/C #009-2805**

**2550 PINE ISLAND ROAD**

**COOPER CITY, FLORIDA**

**December 5, 2025**

The existing shopping center Cooper City Commons is located on 31.95 acres at the intersection of Sheridan Street and Pine Island Road within Cooper City, Florida. The property is currently zoned B-3 General Business District with a "Commercial" future land use designation. The site currently consists of a one-story vacant commercial building within the Cooper City Commons Shopping Center an outparcel.

The existing, vacant 3,130 square foot Wendy's restaurant with a drive-thru will be redeveloped to accommodate the new 3,359 square foot McDonald's restaurant. The owner is proposing a site plan modification to construct a dual drive thru facility. The proposed site plan will be constructed within the Cooper City Master Site Plan and is in compliance with the previous conditions of approval and the code requirements of the B-3 zoning district. McDonald's would like to request a Final Site Plan approval versus a Preliminary Site Plan submittal.

Fast food restaurants today are being developed to meet the changing needs of society. The current site is currently vacant and has been part of the shopping center since 2001. The proposed site plan requires 68 parking spaces be provided and a total of 53 parking spaces are being proposed.

The proposed site improvements, landscaping, and architectural upgrades for McDonald's will enhance the shopping center and will be in compliance with promoting the objectives of redevelopment and increase property values with a result that better serves the public interest.

McDonald's is requesting a sign waiver in order to allow two wall signs due the overall height of the primary sign being larger than the allowable but the secondary sign is larger than the primary and the overall length on the secondary elevation is 16'(A).

A sign waiver from Section 25-23 (b)(1)(a) and Section 25-23 (b)(1)(b) Freestanding buildings: Shopping centers out parcels Freestanding structures within shopping centers (out parcels) shall be permitted one primary wall sign in accordance with the provisions of this section, and one secondary wall sign, which shall not exceed the size of the primary sign.

Per Section 25-23 (b)(7) the trademark shall not comprise more than 20 percent of the total sign area, provided that the product or services illustrated by the trademark do not constitute the principal business of the establishment. Trademark colors shall match approved sign



package colors. McDonald's is proposing 100% of it's trademark logo, which means they are requesting a variance of 80% for its trademark logo.

McDonald's is seeking relief for the signage waivers based upon the criteria established in Section 25-29 (c)(1)(2)(3). The justification for the signage variance is listed below:

**SIGNAGE – WALL OR CANOPY SIGN**

<b>CODE SECTION</b>	<b>REQUIREMENT</b>	<b>ALLOWED</b>	<b>PROPOSED</b>	<b>VARIANCE</b>
Section 25-23 (b)(7) Trademark	Max trademark 20%	20%	100%	80%
Section 25-23 (b)(1)(a)	Maximum height of letters: No wall sign shall have either letters, cabinets or border exceeding 18 inches in height, provided, however that the height of such letters/cabinets may be increased in height one inch for each 24 feet for major portion thereof of setback distance between the front building line and the street property line..	18  18"	Arch letter (42 1/8") logo  McDonald's (24"	24 1/8"  6
Section 25-23 (b)(1)(b)	Maximum length of sign: The length of a wall or canopy sign shall be in proportion to the length of the primary building facade or the portion thereof occupied by the licensed establishment in accordance with the following	16' (192"	McDonald's (197")	5"

- 1. Signs permitted under this article cannot be properly viewed due to physical site distinctions other than those imposed by the City Ordinances or created by the petitioner building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinance would result in**



**an unnecessary hardship and deprive the applicant of the reasonable use of the land or building;**

The proposed site has an existing building that is being redeveloped to accommodate a McDonald's fast food restaurant. The building is setback 67' from Pine Island Road, is a significant distance, which limits the signage visibility from the roadway. There is also a tall berm with numerous trees along Pine Island Road that will also limit the signage visibility.

- 2. The Architectural design of a structure and/or site plan poses unique and extenuating characteristics whereby waiver of sign code provisions is in the City's best interest.**

The proposed site plan layout is designed and redeveloped to provide exposure to both Sheridan Street and Pine Island Road for patrons in this area. The granting of the requested waivers will be in the City's best interest to continue to promote economic development Citywide.

- 3. Literal enforcement of this article would result in unreasonable and undue hardship upon the petitioner.**

McDonald's is making every effort to construct a restaurant at this site in harmony with the purpose and intent of the code and preserve its spirit. The literal enforcement of this article would limit the visibility and noted recognition of McDonald's brand to its patrons within the area. Granting of these waivers will not prove detrimental to the public welfare but enhance economic growth.



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**SIGN PACKAGE/SIGN PACKAGE AMENDMENT 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](http://www.coopercityfl.org).

FOR STAFF ONLY:  
PETITION #: \_\_\_\_\_  
DATE PETITION FILED:  
\_\_\_\_\_

Center Name: Cooper City Commons

**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.

Check (✓) type of center for:

Commercial/Retail/Business       Industrial  
 Office       Other \_\_\_\_\_

Check (✓) type of tenant/bay for:

Primary/Major retail use       Out-lot  
 Bay tenant       Other \_\_\_\_\_

**I. PROJECT DESCRIPTION – (Attach additional sheets if necessary)**

A. Please provide a narrative description of the center, which is the subject of this sign package and or sign package amendment. Provide enough detail to adequately describe all proposed uses on site as they relate to appropriate signage.

Proposed signage plan for McDonald's freestanding fast food restaurant as an outparcel of Cooper City Commons Shopping Center with Publix as the major Tenant  
McDonald's will also be requesting a waiver for the height and length of its lettering.

**II. PETITION INFORMATION - (Attach additional sheets if necessary)**

A. **COLOR:** No more than 4 colors including background color. White shall be considered a color.

	<u>Daylight</u>	<u>Illuminated</u>
Box/Cabinet/Channel	N/A	N/A
Letter Face	WHITE	WHITE
Background	N/A	N/A
Logo/Trademark	YELLOW	YELLOW

B. **ILLUMINATION METHOD:** Lighted signs not allowed in window area.

Internal       External       Back Neon       None       Other

C. **LETTER STYLE:**       Regular       Italics       Italics & Regular Mixed

D. **LETTER FONT:**      N/A

E. **LETTER CASE:**       ALL UPPER       all lower       Upper & Lower Mixed

F. **MOUNTING:**       Wall Mount       Mansard Mount       Soffit Hung

Elevation: PRIMARY AND SECONDARY ELEVATION

Placement:       Centered       Other \_\_\_\_\_



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**G. HEIGHT:** No wall sign shall have either letters, cabinets or border exceeding eighteen (18) inches in height, provided, however, that the height of such letters/cabinets may be increased in height one inch for each twenty-four (24) feet or major portion thereof of setback distance between the front building line and the street property line.

		Minimum	Maximum
<u>Box/Cabinet</u>	Cabinet Height	N/A	N/A
	Letter Height	N/A	N/A
	Left Side Border	N/A	N/A
	Right Side Border	N/A	N/A
	Top Border	N/A	N/A
	Bottom Border	N/A	N/A
	<u>Channel Letter</u>	Letter Height	24"

**H. LENGTH:** Maximum length of sign to be in proportion to the building/bay frontage occupied by the licensed establishment in accordance with the following:

Primary Building/Bay Frontage	Maximum Length
0 to 25 feet	10'
26 to 40 feet	12'
41 to 55 feet	14'
56 to 70 feet	16'
71 to 85 feet	18'
86 feet and above	20'

		Minimum	Maximum
Box/Cabinet Length		N/A	N/A
Channel Letter Overall Length		N/A	N/A

**I. WIDTH:** Signs projecting in excess of eighteen (18) inches from the foremost point of attachment of the sign to the structure upon which it is constructed are prohibited.

		Minimum	Maximum
Box/Cabinet Width		N/A	N/A
Channel Letter Overall Width		N/A	N/A

**J. MAXIMUM SIGN AREA:** No wall sign shall have an area exceeding one square foot for each linear foot of building/bay frontage occupied by the licensed establishment.

**K. MAJOR RETAIL USE:** Shall be permitted one primary wall sign on the front of the building with lettering not to exceed forty-two (42) inches in overall height and overall length not to exceed twenty-seven (27) feet. Major retail uses shall be permitted up to two (2) additional secondary signs to display types of products sold, types of services available or secondary tenants to the major retail use. The secondary sign(s) shall not exceed twenty-eight (28) inches in overall height and eighteen (18) feet in overall length.

Name/Designation of major retail use: N/A

	Minimum	Maximum
Primary sign height	42 1/8"	N/A
Primary sign length	48 1/8"	N/A
Secondary sign(s) height	24"	N/A
Secondary sign(s) length	197"	N/A

**L. WALL OR CANOPY SIGNS FOR FREESTANDING BUILDINGS NOT PART OF CENTERS:** A ground sign is permitted for a freestanding building with a minimum of one hundred (100) feet of primary frontage. In addition to a ground sign, one of the following may be selected:



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- Erect a wall or canopy sign facing the primary frontage one-half the size permitted by code.
- If no ground sign is erected, the owner could erect one wall sign facing the primary frontage and 2 side wall signs in 1/3 size of the main sign.
- Neither.

	<u>Primary Sign</u>	<u>Secondary Sign(s)</u>
Height	N/A	N/A
Length	N/A	N/A

- M. UNDER CANOPY SIGNS:** Under canopy signs shall be no longer than fifty (50) percent of the width of the canopy up to a maximum of four (4) feet in width. Height no more than 30 inches. Minimum of 8 foot clearance from bottom of sign to walkway.
- N. LOGO/TRADEMARK:** Shall not comprise more than twenty (20) percent of the total sign area, provided that the product or services illustrated by the trademark do not constitute the principal business of the establishment. Trademark approval does not constitute a waiver of the color requirements of the center sign package or the City Code.
- O. INFORMATIONAL/DIRECTIONAL SIGNS:** These signs shall not exceed two (2) square feet in area and shall not be placed off the premises or in the public right-of-way. Not more than one "parking in rear" or "model parking" sign shall be permitted.

List of signs to be installed:

QTY. 2 - 12" x 18" DIRECTIONAL SIGNS AT 36" OAH, FACE INCLUDES COPY & ARROW,  
CHARCOAL BACKGROUND AND WHITE COPY AND ARROW, COPY AND ARROW TO ILLUMINATE WHITE.  
COPY TBD (WELCOME, THANK YOU OR ENTER, EXIT)

- P. DOOR SIGNAGE:** One nameplate or identification sign is required at the front and rear entrances with letters not in excess of three (3) inches in height and the sign area not in excess of three (3) square feet and which must state the name and address of the licensed establishment. The front door shall bear the address also.
- Q. GROUND SIGNS FOR CENTERS OR FREESTANDING BUILDINGS:** Ground signs are permitted for freestanding buildings which are not part of a shopping center. Out-lots are not permitted individual ground signs. Only one ground box sign in a shopping center indicating the name of the center. If the center fronts on two (20 major thoroughfares of at least eighty (80) foot right-of-way a second ground sign may be permitted.

<u>Width of R-O-W</u>	<u>Max. Letters/Symbols Height</u>	<u>Max. Sign Area</u>	<u>Logo</u>
0-50'	10"	18sq.ft.	1
51-80'	14"	26sq.ft.	1
81-100'	16"	32sq.ft.	1
101-120'	20"	42sq.ft.	1
121 and above	23"	48sq.ft.	1

Width of primary frontage right-of-way:	N/A				
Primary ground sign:	Height:	N/A	Width	N/A	Max. Sign Area
Primary ground sign letter height:		N/A			N/A
Width of secondary frontage right-of-way:		N/A			
Secondary ground sign:	Height:	N/A	Width	N/A	Max. Sign area
Secondary ground sign letter height:		N/A			N/A
Lighting :		N/A			

**III. OUT-PARCEL INFORMATION - (Attach additional sheets if necessary)**

Center Name: Cooper City Commons Date Filed: \_\_\_\_\_



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Number of out-lots in this center: 5

Name/Designation of out-lot described below : McDONALD'S

(Ground signs are **NOT PERMITTED**) Freestanding structures within centers shall be permitted one (1) primary wall sign in accordance with the provisions of this section and one (1) secondary wall sign. If the owner chooses not to install a primary and secondary sign, the owner shall be permitted to erect wall signs on not more than four (4) sides of the building but only at two thirds(2/3) size.

**A. HEIGHT:** No wall sign shall have either letters, cabinets or border exceeding eighteen (18) inches in height, provided, however, that the height of such letters/cabinets may be increased in height one inch for each twenty-four (24) feet or major portion thereof of setback distance between the front building line and the street property line.

<u>Box/Cabinet</u>		<u>Minimum</u>	<u>Maximum</u>
	Cabinet Height	N/A	42.5 +24 (waivers)
	Letter Height	N/A	N/A
	Left Side Border	N/A	N/A
	Right Side Border	N/A	N/A
	Top Border	N/A	N/A
	Bottom Border	N/A	N/A
		N/A	N/A
<u>Channel Letter</u>	Letter Height	24"	42"

**B. LENGTH:** Maximum length of sign to be in proportion to the building/bay frontage occupied by the licensed establishment in accordance with the following:

<u>Primary Building/Bay Frontage</u>	<u>Maximum Length</u>
0 to 25 feet	10'
26 to 40 feet	12'
41 to 55 feet	14'
56 to 70 feet	16'
71 to 85 feet	18'
86 feet and above	20'

	<u>Minimum</u>	<u>Maximum</u>
Box/Cabinet Length	N/A	N/A
Channel Letter Overall Length	48 1/8"	197"

**C. WIDTH:** Signs projecting in excess of eighteen (18) inches from the foremost point of attachment of the sign to the structure upon which it is constructed are prohibited.

	<u>Minimum</u>	<u>Maximum</u>
Box/Cabinet Width	N/A	N/A
Channel Letter Overall Width	N/A	N/A

**D. INFORMATIONAL/DIRECTIONAL SIGNS:** These signs shall not exceed two (2) square feet in area and shall not be placed off the premises or in the public right-of-way. Not more than one "parking in rear" or "model parking" sign shall be permitted.

List of other signs to be installed: QTY. 2 - 12" x 18" DIRECTIONAL SIGNS AT 36" OAH, FACE INCLUDES COPY & ARROW, CHARCOAL BACKGROUND AND WHITE COPY AND ARROW, COPY AND ARROW TO ILLUMINATE WHITE. COPY TBD (WELCOME, THANK YOU OR ENTER, EXIT)



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**IV. COMPLIANCE - (Attach additional sheets if necessary)**

A. **Is property in compliance with all previous conditions of approval and/or applicable Code requirements?**  
 Yes  No

If No, please explain: Signage waivers have been requested.

B. **Report on the status of all previous conditions of approval:**  
Previous conditions of approval are in compliance.

**V. OWNER ACKNOWLEDGEMENT**

I/WE: McDonald's USA LLC - Leasee do hereby swear/affirm that I/we am/are the owner(s) of the property referenced in this application. I/We certify that he 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 applications, attachments and fee become part of the official record of the Planning & Zoning 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.

I/We further consent to the City of Cooper City to publish, copy or reproduce any copyrighted document for any third party submitted as part of the application.

Signature(s) of Owner(s):

DocuSigned by:  
*Vivian Valdivia*  
EF9745FCA7E744F...

Print Name(s):

Vivian Valdivia

**VI. CONSENT STATEMENT**

(Owner to complete if using agent/representative)

I/We do hereby give consent to the aforementioned owner(s) Corporate Property Services, Inc. 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):

DocuSigned by:  
*Vivian Valdivia*  
EF9745FCA7E744F...

Print Name(s):

Vivian Valdivia



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VII. NOTARY

STATE OF Florida COUNTY OF Broward  
The foregoing instrument was acknowledged before me this 21 day of Nov 20 25

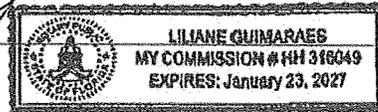
By (Name of Person Acknowledging) Vivian Valdivia She/he is personally known to me or has produced

\_\_\_\_\_ as identification and did/did not take an oath.

NOTARY PUBLIC SIGNATURE: \_\_\_\_\_

Name – Must be typed, printed, or stamped) \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



VI. STAFF USE ONLY			
Petition #:	Staff Intake By:	Intake Date:	
Sufficiency Completed by:		Sufficiency Date:	

IX. COOPER CITY CODE

***SIGN PACKAGE/SIGN PACKAGE AMENDMENT - SUBMITTAL REQUIREMENTS***

(a) Where a sign package/sign package amendment has been previously approved by the City Commission and is proposed by the applicant or City to be amended (revised) in any manner, a revised sign package/sign package amendment shall be submitted to the City.

(b) The revised sign package/sign package amendment submission shall consist of the previously approved sign package/sign package amendment signed by the Mayor and a separate drawing showing the desired changes and any other drawings or information as may be required by staff.

(c) The submittal will be reviewed by staff and by the Planning & Zoning Board, who shall evaluate the proposed revision, and current development regulations. The Planning & Zoning Board shall then recommend approval, approval with conditions, or denial to the City Commission. The Commission shall issue a revised development order to approve, approve with conditions, or deny the revised sign package/sign package amendment by development order.

\*Please visit our website at [www.coopercityfl.org](http://www.coopercityfl.org) and go to "Code of Ordinances" to review more sign code information at Article II. Signs - Section 25-19 starting on page 604.