



**CITY COMMISSION
ORDINANCE/RESOLUTION**

TITLE: Resolution 26-13 (Community Development)

DATE: February 24, 2026

DESCRIPTION: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, GRANTING SITE PLAN APPROVAL PURSUANT TO SITE PLAN AMENDMENT PETITION SPA# 9-1-25, ATTACHED HERETO AS EXHIBIT "A," FOR THE APPROXIMATELY 1.08 ACRES OF REAL PROPERTY KNOWN AS McDONALD'S AT COOPER CITY COMMONS, GENERALLY LOCATED AT 2550 PINE ISLAND ROAD IN COOPER CITY, FLORIDA; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

PETITION: Site Plan Amendment for McDonald's at Cooper City Commons

LOCATION: 2550 Pine Island Road

SIZE/ACRES: 1.08 acres

OWNER/AGENT: Publix Supermarkets
Craig McDonald – Corporate Property Services

FUTURE LAND
PLAN DESIGNATION: C-Commercial

ZONING DESIGNATION: B-3, General Business District

P&Z RECOMMENDATION:

At the meeting on November 3, 2025, the Planning and Zoning Board approved by a 6-0 vote, contingent on staff recommendations and the applicant's commitment that the surveillance cameras will connect to the City's RTCC.

ANALYSIS:

The existing Cooper City Commons shopping center sits on 31.95 acres at the intersection of Sheridan Street and Pine Island Road. It currently features a one-story retail complex with Publix

as the main tenant and various other commercial uses. This petition is submitted along with a variance, a sign package, and sign waiver petitions.

The vacant 3,130-square-foot Wendy's restaurant with a single drive-thru will be redeveloped to make way for a new proposed McDonald's restaurant. The owner plans a site plan amendment with additions to create a 3,359-square-foot fast food restaurant featuring dual drive-thru lanes. The new site plan will be developed within the Cooper City Commons master site plan and remains compliant with the previous approval conditions and the B-3 zoning district's code requirements.

Access to the proposed McDonald's parcel will remain the same as it is today, utilizing the two main shopping center access drive aisles, as originally planned in the master site plan. Pedestrian connectivity has been improved to ensure customers who park south of the restaurant can safely reach the building. The variance request is from code section 25-4(g), to reduce the required parking spaces from 68 to 53 (a 15-space variance).

McDonald's proposed hours of operation are from 6am to 4am, depending on sufficient customer demand for those late hours. They have also offered to connect cameras to the City/BSO's Real-Time Crime Center (R.T.C.C.) because of the extended hours. For reference, the "late night" hours mentioned are similar to those approved for the Taco Bell outparcel just south of this site.

Along with the proposed drive-thru updates, the building will include new signage, designated mobile order pickup areas, and will be repainted. The new proposed elevations will continue to share architectural features with the main shopping center building.

STAFF RECOMMENDATION: Staff suggests approving the proposed site plan amendment, contingent upon the operators' offer to connect the cameras to the City/BSO's R.T.C.C.

STRATEGIC PLAN:

This project will revitalize a currently vacant building, boost the City's commercial tax base, and create more employment opportunities.

FISCAL IMPACT:

None

ALTERNATIVES:

The current building would stay vacant if the petitions are not approved.

ATTACHMENTS:

1. Resolution 26-13
2. Applications/Justification Statements
3. Site Plan Sheets/Elevations