



**CITY COMMISSION
ORDINANCE/RESOLUTION**

TITLE: Resolution 26-15 (Community Development)

DATE: February 24, 2026

DESCRIPTION: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, APPROVING A SIGN PACKAGE (#SI 11-1-25) AND A SIGN WAIVER REQUEST (#SW 11-1-25) FOR THE MCDONALD'S AT COOPER CITY COMMONS, GENERALLY LOCATED AT 2550 PINE ISLAND ROAD IN COOPER CITY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE

PETITIONS: McDonald's – Sign Package & Sign Waiver

LOCATION: 2550 Pine Island Road

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

P&Z RECOMMENDATION:

At the November 3, 2025, meeting, the Planning and Zoning Board voted 6-0 to recommend approval.

ANALYSIS:

This item is a Sign Package and Sign Waiver for the proposed McDonald's at Cooper City Commons, featuring white and yellow colors on two wall signs.

Wall Signs:

South Elevation – word “McDonald's” in white at 24” tall and 196” long.

East Elevation – McDonald's “Arches” logo in yellow at 42 1/8” tall 48 1/8” long.

Sign Wavers:

- 1) Code section 25-23(b)(1)(a) limits wall signs to 18” in height. The proposed south side “McDonald's” sign height is being requested at 24” in height. (6” waiver requested).

- 2) Code section 25-23(b)(1)(a) limits wall signs to 18" in height. The proposed east side "arches" sign size is being requested at 42 1/8" in height. (24 1/8" waiver requested).
- 3) Code section 25-23(b)(7) limits logos to 20% of the sign area. The proposed east side "arches" logo sign size is being requested at 100% logo (80% waiver requested).
- 4) Code section 25-23(b)(1)(b) limits wall signs to 192" in length. The proposed south side "McDonald's" sign length is being requested at 197" in length. (5" waiver requested).

The code states that waivers can be granted if at least one of the following conditions is satisfied.

- 1) Signs cannot be properly viewed due to physical site distinctions.
- 2) The architectural design of a structure or a site plan presents unique and extenuating characteristics, making a waiver in the city's best interests.
- 3) Literal enforcement would cause unreasonable and excessive hardship for the petitioner.

The applicants justify the requests by stating:

Physical site distinctions: Significant distance of "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 existing outparcel and the FPL transmission corridor, the building does not have a full side facing Pine Island Road. McDonald's was not able to design this site; it is adapting to the current design and layout of the building.

The complete justifications are available in the backup materials.

STAFF FINDING: The petition meets the submittal requirements for this sign package to be considered for approval. The proposed signage is proportionate to the building's size and architectural style.

STRATEGIC PLAN:

This project would revitalize a currently vacant building, which would help the City's commercial tax base and increase employment opportunities in the City.

FISCAL IMPACT:

None

ALTERNATIVES:

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

ATTACHMENTS:

1. Resolution 26-15

2. Applications/Justification Statements
3. Site Plan Sheets/Elevations