



**CITY COMMISSION
ORDINANCE/RESOLUTION**

TITLE: Resolution 26-14 (Community Development)

DATE: February 24, 2026

DESCRIPTION: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, GRANTING THE REQUEST FOR VARIANCE PETITION #V9-1-25, ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN, SUBMITTED BY PUBLIX SUPERMARKETS (OWNER) FOR THE PROPERTY GENERALLY LOCATED AT 2550 PINE ISLAND ROAD IN COOPER CITY, FLORIDA, TO DECREASE THE REQUIRED PARKING AS SET FORTH IN SECTION 25-4(g) OF THE CITY'S CODE OF ORDINANCES BY FIFTEEN (15) SPACES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

PETITION: Variance 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 USE
PLAN DESIGNATION: C-Commercial

ZONING DESIGNATION: B-3, General Business District

P&Z RECOMMENDATION:

At the November 3, 2025, meeting, the Planning and Zoning Board unanimously recommended approval with a 6-0 vote.

ANALYSIS:

This petition requests a variance to reduce the required number of parking spaces on the site. McDonald's proposes to renovate the currently vacant or former Wendy's restaurant within the

Cooper City Commons shopping center, located at the northwest corner of Sheridan Street and Pine Island Road.

Part of this site plan amendment request is to add a dual drive-thru lane (currently a single lane) to improve service times and reduce stacking. To accommodate the dual drive-thru ordering lane within the existing site, eight parking spaces on the northwest side are being removed.

The variance request is under code section 25-4(g) to reduce the number of required parking spaces from 68 to 53 (a 15-space variance). Due to today's hectic lifestyles, current market demands call for convenient and affordable places to eat. McDonald's believes that redeveloping the existing Wendy's restaurant will meet the needs of Cooper City residents and improve their customer experience.

The applicants justify the variance request based on multiple considerations, including, but not limited to, the following:

The unique conditions not attributable to the petitioner are that the current property lines and building are already in place, and it is too costly for McDonald's to demolish the existing building and start over.

A literal interpretation of the code would deprive McDonald's of rights commonly enjoyed by property owners in this zoning district. McDonald's conducts 70% to 75% of its business through the drive-thru; therefore, reducing parking will enable McDonald's to operate more efficiently and improve its on-site landscaped areas. The dining room has only 28 seats, and 53 parking spaces will significantly exceed the actual demand. McDonald's provided a parking analysis from a location conducted just over a year ago.

Granting the parking reduction variance is neither harmful to the public welfare nor damaging to property or improvements within the zoning district. It enables McDonald's to redevelop the vacant Wendy's restaurant with dual drive-thru lanes, while enhancing the safety and well-being of Cooper City residents and supporting the city's economic growth.

STAFF FINDING: Staff has determined that the variance application can be recommended for approval based on the following findings:

1. Granting the variance would not be harmful to the public or damaging to nearby properties, as it is expected to provide greater design flexibility and improve the business's efficiency.
2. The variance, if approved, would permit reasonable use of the property for redeveloping a currently vacant building.

STRATEGIC PLAN:

This project would revitalize a currently vacant building, thereby strengthening the City's commercial tax base and increasing employment opportunities.

FISCAL IMPACT:

None

ALTERNATIVES:

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

ATTACHMENTS:

1. Resolution 26-14
2. Applications/Justification Statements
3. Site Plan Sheets/Elevations
4. Kimley Horn Parking analysis of comparable site.