



**Cooper City Commission Meeting
Agenda Item Request Form**

Commission Meeting/Workshop Date: August 25, 2020

Requesting Department: Growth Management

Subject: Sign Waiver Petition for Monterra Parcel C-2,
Brightstar Credit Union Headquarters

Section:

Presentation

Consent

Regular

Discussion

Background and Recommendation (attach backup material to Item Request Form):

Variance #SW 5-1-20 for Monterra Parcel C-2, Brightstar Credit Union Headquarters

LOCATION: West side of University Drive, south of Monterra Boulevard

PETITIONERS: CC Broward Property VI, LLC, Owner,
Alan Goldberg, Agent

https://coopercityfl-my.sharepoint.com/:f/g/personal/jchockley_coopercityfl_org/EoPfOSySnjJFtaZdPPDW8BUB2wpzxibvZIAdbD8MTq2n4g?e=fzhZdS

General Ledger Account Number(s) and Amount(s):

Approvals:

Finance Director _____ City Manager _____ City Clerk _____



MEMORANDUM

To: City Commission Members

From: Matt Wood, Growth Management Director

Thru: Kathryn Sims, Assistant City Manager, City Clerk
Joe Napoli, City Manager

Date: August 11, 2020

Re: Monterra (Parcel C-2) Brightstar Credit Union
Sign Waiver # SW 5-1-20

LOCATION: Monterra C-2 – Brightstar Credit Union Parcel

APPLICANT: Alan Goldberg,

OWNER: Jimmy Wright, VP, CC Broward VI, LLC

ANALYSIS: This item is a Sign Waiver petition for the Brightstar Credit Union. The site consists of Brightstar Credit Union corporate offices along with a bank and drive thru. Parcel

The applicant requests 7 sign waivers summarized as follows:

Brightstar Building

- 1) Wall sign on East elevation to be 14.6 ft tall vs. the code allowed 2 ft tall.
- 2) Wall sign on East elevation to be 35.96 ft long vs. the code allowed 20 ft long.
- 3) Wall sign on North elevation to be 6.16 ft tall vs. the code allowed 2 ft tall.
- 4) Wall sign on North elevation to be 30.27 ft long vs. the code allowed 20 ft long.
- 5) Approval of Orange 124 and Blue 248 that are not part of the sign package colors.

Monument Signs

- 1) Type C1 monument sign to have 25.75" tall logo vs. code allowed 23" tall.
- 2) Type C1 monument sign to be 8' tall vs. the code allowed 6'.

Code stipulates that waivers may be granted where at least one of the following is met:

- 1) Signs cannot be properly viewed due to physical site distinctions.
- 2) Architectural design of a structure and/or a site plan poses unique and extenuating characteristics whereby a waiver is in the city's best interests.
- 3) Literal enforcement would result in unreasonable and undue hardship upon the petitioner.

The applicants justify the requests by stating, among other things:

Physical site distinctions of the building located on a “mid block”, setback distances from adjacent roadways, increased visibility for customers and emergency personel, substantial landscape materials. Detailed justification statements can be seen in the attached chart.

STAFF FINDING: Staff finds that the petition meets the submittal requirements for this sign waiver to be considered.

PLANNING AND ZONING BOARD RECOMMENDATION: The Planning and Zoning Board, at their meeting of July 6, 2020, unanimously recommended approval of the Sign Waiver petition.