



Cooper City Commission Meeting  
Agenda Item Request Form

Commission Meeting/Workshop Date: May 28, 2019

Requesting Department: Growth Management

Subject: Site Plan Amendment Petition for McDonald's @ Pine Lake Plaza

**Section:**

*Presentation*

*Consent*

*Regular*

*Discussion*

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

**1. SITE PLAN AMENDMENT PETITION FOR MCDONALD'S AT PINE LAKE PLAZA  
#SPA 1-1-19**

LOCATION: 10260 Griffin Road

OWNER/PETITIONER: McDonald's Corp., Owner/Petitioner / Jason James, CPH, Inc., Agent

[Plans Site Plan and Sign Waiver](#)

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

\_\_\_\_\_

**Approvals:**

Finance Director \_\_\_\_\_ City Manager KS City Clerk \_\_\_\_\_

**RESOLUTION NO: 19-5-8**

**A RESOLUTION OF THE CITY OF COOPER CITY, FLORIDA, APPROVING THE SITE PLAN AMENDMENT PETITION #SPA 1-1-19 FOR MCDONALD'S RESTAURANT AT PINE LAKE PLAZA LOCATED AT 10260 GRIFFIN ROAD IN COOPER CITY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission has examined and investigated the application for site plan amendment petition #SPA 1-1-19 for McDonald's Restaurant, located at 10260 Griffin Road; the Planning and Zoning Board recommendations; and the stipulations contained within the Staff Report; and

**WHEREAS**, the City Commission reviewed this Development Order and accompanying documents at a public meeting; and

**WHEREAS**, the City Commission has determined that the application is in compliance with all elements of the City's Comprehensive Plan, or will be in conformance prior to the issuance of a Certificate of Occupancy for the development that is the subject of the application.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA:**

**Section 1:** The foregoing recitals contained in the preamble to this Resolution are incorporated by reference herein. All exhibits attached hereto are incorporated herein and expressly made a part hereof.

**Section 2:** That the development described in the attached documents is hereby approved and granted this Development Order to proceed, subject to Planning and Zoning Board recommendations, and the following conditions:

- A. Prior approvals and conditions, where applicable, of the City Commission are still applicable;
- B. This Development Order is assignable, but an assignment does not discharge any assignee from strict compliance with the order unless the City Commission consents to modify any of the original requirements;
- C. All applicable state and federal permits must be obtained before commencement of the development.

**Section 3:** Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

**Section 4. Conflicts.** All resolutions inconsistent or in conflict herewith shall be and are hereby repealed insofar as there is conflict or inconsistency.

**Section 5. Severability.** If any section, sentence, clause, or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Resolution.

**Section 6. Effective Date.** This Resolution shall become effective upon its passage and adoption by the City Commission.

**PASSED AND ADOPTED** this 28<sup>th</sup> day of May, A.D., 2019.

\_\_\_\_\_  
GREG ROSS  
Mayor

ATTEST:

\_\_\_\_\_  
KATHRYN SIMS  
City Clerk

APPROVED AS TO LEGAL FORM:

\_\_\_\_\_  
OFFICE OF THE CITY ATTORNEY

**ROLL CALL**

Mayor Ross \_\_\_\_\_  
Commissioner Curran \_\_\_\_\_  
Commissioner Green \_\_\_\_\_  
Commissioner Meltzer \_\_\_\_\_  
Commissioner Pulcini \_\_\_\_\_



# MEMORANDUM

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To: City Commission Members  
From: Matt Wood, Growth Management Director  
Thru: Kathryn Sims, Interim City Manager  
Date: May 10, 2019  
Re: McDonald's at Pine Lake Plaza  
Site Plan Amendment Petition # SPA 1-1-19

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LOCATION: 10260 Griffin Road

SIZE/ACRES: .95 acres

OWNER/

PETITIONER: McDonalds Corp., owner/CPH, Inc., Agent

FUTURE LAND USE PLAN DESIGNATION: C, Commercial

ZONING DESIGNATION: B-2, Planned Community Business Center District

ANALYSIS: This Site Plan Amendment proposes to update the architectural elevations of the McDonald's building at Pine Lake Plaza and to modify the drive-thru lane and equipment as well as the parking spaces and drive aisle on the west side of the site. In addition, the changes reflect a relocation of the dumpster enclosure and bringing the site into compliance with ADA requirements.

The drive aisle along the west of the building is being converted to a one-way with angled parking. A new pedestrian crosswalk with sidewalk extension per ADA standards is proposed to connect to the sidewalk along Griffin Road. The handicapped parking spaces are being relocated from the west to the north side of the building.

The architectural elevations reflect the modern McDonald's scheme with tile arcades and brand walls containing the yellow double arches logo on the north and west sides of the building. The stucco walls of the restaurant are proposed in a Chelsea Gray color. A sign waiver accompanies this petition to allow for the larger McDonald's sign on the north side of the building and for the larger double arches logos on the north and west sides.

MEMORANDUM – CITY COMMISSION  
PINE LAKE PLAZA–SITE PLAN AMENDMENT PETITION SPA 1-1-19

DEVELOPMENT REVIEW COMMITTEE RECOMMENDATION: The Development Review Committee recommends approval of Site Plan Amendment Petition # SPA 1-1-19 subject to approval of the accompanying Sign Waiver petition.

PLANNING AND ZONING BOARD RECOMMENDATION: The Planning and Zoning Board, at their meeting of May 6, 2019 unanimously recommended approval of the Site Plan Amendment petition.



PLANNING & ZONING ADVISORY BOARD



Minutes of May 06, 2019

Meeting Called to order at 7:00 p.m.

1. ROLL CALL

P&Z Board Members

MEMBERS	05/06/19	03/18/19	12/03/18	09/05/18	08/06/18	06/18/18	05/07/18	04/16/18	03/19/18
Jimmy Goulet	P	P	P	P	P	P	A	P	P
Craig Konhauzer	P	P	P	P	A	A	P	A	P
David Rouse	P	P	P	P	P	P	P	P	P
Jim Federici	P	P	P	P	P	P	P	P	P
Lisa Dodge***	A	P							
Kelly Vanbuskirk***	P	P							
Bob Sands***	P	P							
Jeremy Katzman***	P	P							
Alex Weisberg***	P	P							

Reappointed \*\* Resigned \*\*\* New appointment

STAFF PRESENT: Matt Wood, Director of Growth Management  
Jason Chockley, Planner  
Carlos Vega, Administrative Specialist

APPLICANT: Jason James, CPH, Inc., Agent  
Jamie Javorsky, Homeowner

2. **P&Z BOARD - MINUTES - WAIVE/APPROVE MINUTES OF 03/18/19:** Motion to waive the reading of the minutes made by Craig Konhauzer and seconded by Kelly Vanbuskirk. All ayes on voice vote. **MOTION WAS APPROVED.** Motion to approve the minutes made by Alex Weisberg and seconded by Jimmy Goulet. There were all ayes on voice vote. **MOTION WAS APPROVED**

3. **PUBLIC COMMENTS:** None

4. **NEW BUSINESS:**

- A. McDonald's at Pine Lake Plaza – Site Plan Amendment SPA#1-1-19  
Located at 10260 Griffin Road.
- B. McDonald's at Pine Lake Plaza –Sign Waiver #SW 2-1-19  
Located at 10260 Griffin Road.
- C. Javorski Residence Variance# V 2-3-19  
Located at 10653 Zurich St.

5. **CODE CHANGES:**

- A. Proposed Code Change – Swale Trees –Chapter 25-48/49
- B. Proposed Code Change – Tree Preservation Code – Chapter 18

Mr. Wood made an announcement to the board informing them that members of the BSO Code Compliance staff were present this evening in response to the board's request to have them appear in reference to the last meeting as there were discussions about parking in the swale and parking in the streets. They are here to answer any further questions on that issue or other questions for code.

Chairman Rouse turned the item over to Mr. Wood and he proceeded to read the Staff report for item 4A Site Plan Amendment SPA#1-1-19 which is a petition proposing to update the architectural elevations of the McDonald's building at Pine Lake Plaza and to modify the drive-thru lane and equipment as well as the parking spaces and drive aisle on the west side of the site. In addition, the changes reflect a relocation of the dumpster enclosure and bringing the site into compliance with ADA requirements.

Chairman Rouse turned the meeting over to the applicant to present their petition.

Jason James introduced himself as the project manager from CPH, agent on behalf of McDonald's. He stated some brief history on the project regarding McDonald's MRP program or their Master Renovation Program. CPH was fortunate enough to be able to renovate many of the McDonald's facilities, approximately 100 stores across the State of Florida. They were chosen to do the renovations at this McDonald's to bring the new modern look scheme. As most of you know McDonalds has a certain way they like to see things as they have studied the art of selling cheeseburgers very well and so they know certain things that work for them and what is important for them is their branding element, arches and logos, things like that. As part of the master renovation project, they are proposing to redo certain ADA components to bring them to ADA compliance as Mr. Wood stated in the staff report and that will be the limited amount of site work of this project. He agreed with the staff report and stated that he brought some boards to show the proposed elevations. He stated that part of the sign waiver is to increase the arches and also the logo bar sign along with the Chelsea modern scheme as shown on the presentation board. He stated that he will answer any question the board may have for him.

Chairman Rouse turned the meeting over to the board for questions.

Board had none.

**MOTION: TO APPROVE AS STATED THE SITE PLAN AMENDMENT# SPA 1-1-19 LOCATED AT 10260 GRIFFIN RD. MOTION MADE BY CRAIG KONHAUZER AND SECONDED BY JIMMY GOULET. THERE WERE ALL AYES ON THE ROLL CALL VOTE. MOTION WAS APPROVED.**

Chairman Rouse turned the item over to Mr. Wood and he proceeded to read the Staff report for item 4B Sign Waiver SW#2-1-19 which is a petition requesting 5 waivers from Section 25-23 of the Code relative to permanent wall signage summarized as follows:

1. Increase the number of wall signs from 2 to 3 (1 name sign and 2 arch signs).
2. Increasing the maximum height of the north elevation "Arch" from 21" to 24".
3. Increasing the maximum length of the north elevation "McDonald's" from 14' to 16.4'.
4. Increasing the maximum height of the north elevation "McDonald's" from 21" to 24".
5. Increasing the maximum height of the west elevation "Arch" from 20" to 42".

Chairman Rouse turned the meeting over to the applicant to present their petition.

Mr. James said that he had no further comments.

Chairman Rouse turned the meeting over to the board for questions.

Board had none.

**MOTION: TO APPROVE AS STATED SIGN WAIVER# SW 2-1-19 LOCATED AT 10260 GRIFFIN RD. MOTION MADE BY KELLY VANBUSKIRK AND SECONDED BY JEREMY KATZMAN. THERE WERE ALL AYES ON THE ROLL CALL VOTE. MOTION WAS APPROVED.**

Chairman Rouse turned the item over to Mr. Wood and he proceeded to read the Staff report for item 4C Variance V#2-3-19 which is a petition seeking deviation from Section 23-68, PRD, Planned Residential Development District of the Municipal Code to increase the lot coverage established on the site plan from 30.89% to 36.92%. The applicant wants to add a bedroom and bathroom at the rear corner of the lot, which will exceed the established maximum lot coverage. The subject lot backs up to a parking lot for the HOA clubhouse facilities and has an additional separation from the house to the west side where the room addition will be located.

Chairman Rouse turned the meeting over to the applicant to present their petition.

Jamie Javorski introduced himself as the homeowner located at 10653 Zurich Street. He agreed with the staff report and said that what he is trying to do is square off the back portion of his house. He stated that it would look potentially how it should have originally looked. He stated that one thing he wanted to point out was that he never would have bought the house if he thought he would be standing here one day requesting for something like this, he apologized for wasting every ones time and said he would have just bought something else that would have never needed this kind of approval. Now that he's been going through the process he's realized how much goes into this and its more than just saying your neighbor has it you can do it to. He bought the property in September of 2017 and has put about \$140,000 into the house and so his initial thought was just to buy a new house but he is in too far to go somewhere else.

Chairman Rouse turned the meeting over to the board for questions.

Mr. Konhauzer said that what he is hearing is that a precedent is set and that from the beginning the developer has homes that are these square footages percentage wise to your lot that you are looking for is that correct? Are there homes in the community that meet the criteria that he is seeking already?

Mr. Wood said that yes, there are homes that have been built with the original builder that are the exact same model including the addition which he wants to build, that don't need a variance and are ok because as a Planned Unit Development, they established the maximum building coverage based on the build out of homes that were proposed with that site plan. That site plan established the maximum building coverage at the strange number of 30.89% and its not a typical 40% that you might see in some other districts. There is no need for the applicant to apologize because the average lay person would have never known that until you pull the plans and say oh this a planned unit development and you have to go to the site plan to get the maximum building coverage to see what that is. It is a common sense thought that there are other homes already built that didn't need the variance, I shouldn't either. Unfortunately since that is after the fact anything above that would require a variance.

Mr. Federici said that he is familiar with the house. He's got the sidewalk that is like a breezeway from the street to the park and it butts up to almost the racquet ball courts in Embassy. If you look at the diagram of what he wants to add, he is 100 percent right, it is almost squaring off the existing building. It is a no brainer. This is not an eye sore, there is no one that is going to have a problem that he can see and believes it's a great little addition.

Mr. Weisberg asked Mr. Javorski if he has ran everything by Atlantis Management or the board and do they have any objections?

Mr. Javorski said the first thing he did was talk to Vira and she said that as long as you can get approval at the City it wouldn't be an issue.

**MOTION: TO APPROVE AS STATED THE VARIANCE# V 2-3-19 LOCATED AT 10653 ZURICH ST. MOTION MADE BY CRAIG KONHAUZER AND SECONDED BY JEREMY KATZMAN. THERE WERE ALL AYES ON THE ROLL CALL VOTE. MOTION WAS APPROVED.**

Chairman Rouse turned the item over to Mr. Wood introduced item 5A Proposed Code Change to Swale Trees Chapter 25-48/49 and item 5B Tree Preservation Code Chapter 18. He stated that Jeanette Wofford from the City's Public Works Department and who is also the City Arborist is here this evening and turned the meeting over to her to present the code changes.

Mrs. Wofford said that section 25-48 speaks to landscaping. They wanted to update a lot of the language and there were some specific things that they were looking to address but when you go into an ordinance change, you really want to go in and fully review the code as it is your opportunity to update some of the references. The first thing that she did was in the hedge section, it is pretty hard to come up with a list of shrubbery that would be approved on a jobsite or home so she added to the code "species or other Florida-Friendly plant species recommended by the University of Florida/IFAS" as she believes they are going to be around for a long time. They used to use some references from the South Florida Water Management plant guide which is still around but at a certain point you can see where something like that might become outdated and so they are looking for something a little bit more up to date. New plants are coming online all the time and to have to update or change your ordinance every time you want to add another plant can get cumbersome with code changes when it gets down to the codification and the whole legal aspects with the review of the attorneys. Section 25-49 (d)(1) permitted swale trees and so she added a sentence that says "Adherence to Best Management Practices and FPL's Right Tree Right Place Program is required" because that is coming to the forefront to a lot of the power outages during storms and regular times when people do things like plant oak trees under a power line and we wanted to put that reference in there so we can fall back on that when someone does plant something inappropriate for the conditions in the swale. Next they updated the tree list and fixed the name on the Pink Tabebuia because in the old ordinance there was a typo and it was written as Pine Tabebuia. They added a few species and took out Red Bay because Red Bays are a dying breed. They added note number 11 "other tree species with approval of City Arborist" because again there are so many trees that could potentially work in specific swale situations and to disclude anything is not in our best interest. This gives us that ability to allow someone to plant something that might be unique that works for their situation. Next subsection (b) where they have the limited swale areas and overhead power lines where they have some smaller stature trees and again added the note "other tree species with approval of City Arborist". Unfortunately, every swale is different and sometimes we have those swales that run into the cul-de-sac where you just loose completely the width of that swale and people still want to cram a royal Poinciana in there so we just try and cover our bases. She was asked to make some recommendations to allow for palms in the swale so she went ahead and added subsection (c) with some verbiage in regards to the residents responsibility to maintain and added 7 palm species that she feels would be appropriate for the swale area. Under the Permitted, accent and interior trees sections and Permitted palm tree species sections she added the "or Florida-Friendly species recommended by the University of Florida/IFAS". If anyone has any questions regarding these changes she's here to answer them.

Mr. Goulet asked if next time she could bring some pictures of the trees because there are so many of them and he has no idea what they look like and how big they get.



FILE COPY



# GROWTH MANAGEMENT DEPARTMENT

## CITY OF COOPER CITY

9090 SW 50 Place – P.O. Box 290910 - Cooper City, Florida 33329-0910  
Phone: (954) 434-4300, ext. 251 – Fax: (954) 680-1439

RECEIVED

MAR 28 2019

Growth Management Department

### GENERAL APPLICATION

**ATTENTION:** Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Growth Management 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:  
SPA 1-1-19  
PETITION #: SW 1-1-19  
DATE PETITION FILED:  
1/29/19

Date of Pre-Submittal Meeting: 1/27/19

Check  type of application(s) for:

- Site Plan
- Site Plan Amendment
- Rezoning
- Plat or Plat Amendment
- Sign Package/ Sign Package Amendment
- Abandonment
- Certificate of Conformity
- Conditional Use
- Sign Waiver
- Other: \_\_\_\_\_

#### INSTRUCTIONS TO APPLICANT:

- Please complete all requested information on this application. If not applicable, indicate with N/A.
- Provide specific Petition Application(s).
- Make Checks payable to the City of Cooper City per the current Fee Schedule.

#### I. PROJECT NAME AND LOCATION

- A. Project Name: McDonald's Cooper City
- B. Project Address: 10260 Griffin Road Cooper City, FL 33328
- C. Section: 30 Township: 50 Range: 41 Total Acreage or square feet of Subject Property: 41,181
- D. General Location Description (proximity to closest major intersection, in miles or fraction thereof):  
located n Griffin Road, west of the Palm Ave / Nob Hill Rd. Intersection
- E. Folio Number(s): (If numerous Folio Numbers, list on a separate sheet and attach to this application). 5041 30 03 0921
- F. Brief Legal Description: PINE LAKE 96-41 B POR OF PARCEL B,DESC AS FOL,COMM AT NW COR OF PARCEL B,E ALG N/L 806 TO POB, CONT E 190.50,S 210,W 197.50 N 168,E 7,N 42 TO POB

#### II. LAND USE AND ZONING INFORMATION

- A. Existing Zoning Designation: B-2
- B. Future Land Use Plan Designation: 60 C-Commercial
- C. Existing Use(s) on Property: Fast Food Restaurant
- D. Proposed Use(s): Same
- E. Other Land Use and Zoning conditions if applicable, i.e. approved variances, deed restrictions, previous conditions of approval:



**CITY OF COOPER CITY – GROWTH MANAGEMENT DEPARTMENT**

9090 Southwest 50 Place, Post Office Box 290910, Cooper City, Florida 33329-0910

Ph: (954) 434-4300, Ext. 251 Fax: (954) 680-1439

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

Property Owner(s) of Record: **MCDONALDS CORP**

Address: 1110 N. CARPENTER ST City CHICAGO ST IL Zip 60667

Phone: (630) 623-3000 Fax: \_\_\_\_\_ E-Mail: Jenny.Joiner@us.mcd.com

I am/We: Jenny Joiner, 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 Growth Management 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]  
RE Coordinator  
(Signature of Owner)

Jenny A. Joiner  
(Print Name)

STATE OF Florida COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of January 20 19

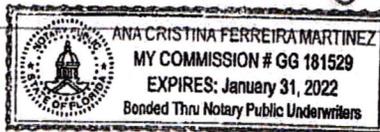
By (Name of Person Acknowledging) Jenny A. Joiner  She/he is personally known to me or has produced as identification and did/did not take an oath.

NOTARY PUBLIC SIGNATURE:

Ana Cristina Ferreira Martinez

Name – Must be typed, printed, or stamped)

My Commission Expires:



Petitioner(s) if other than Owner:

Address: \_\_\_\_\_ City \_\_\_\_\_ ST \_\_\_\_\_ Zip \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Agent (if other than Owner):

CPH, Inc. Jason James

Address: 1992 SW 18<sup>th</sup> St City Miami ST FL Zip 33135

Phone: (305) 274-4805 Fax: (305) 274-4807 E-Mail: james@cphcorp.com



CITY OF COOPER CITY - GROWTH MANAGEMENT DEPARTMENT

9090 Southwest 50 Place, Post Office Box 290910, Cooper City, Florida 33329-0910

Ph: (954) 434-4300, Ext. 251 Fax: (954) 680-1439

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

I am/we are the  Agent  Petitioner  Other

Signature(s)

*[Handwritten signature]*

STATE OF Florida COUNTY OF Hillsborough

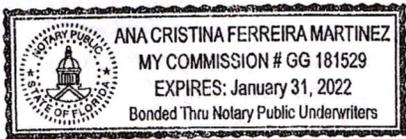
The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of Jun 20 19

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

NOTARY PUBLIC SIGNATURE: Ana Cristina Ferreira Martinez

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

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



STAFF USE ONLY			
Petition #: <u>SPA, SW 1-1-19</u>	Staff Intake By: <u>Carlos Vega</u>	Intake Date: <u>1/29/19</u>	
Sufficiency Completed by: <u>Jason Checkley</u>	Sufficiency Date: <u>1/29/19</u>		

# POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS

That I, **MAHRUKH S. HUSSAIN**, Vice President of McDonald's Corporation, a Delaware corporation, whose principal place of business is 110 N. Carpenter St., Chicago, IL 60607, being desirous of appointing an attorney-in-fact to act on behalf of the corporation, do hereby nominate, constitute and appoint Michael Motta, Development Director, Melvin Mance, Construction Manager, Gina Groeli (née D'Angelo), Development Expeditor, Jenny Joiner, Real Estate Coordinator, Ana Ferreira Martinez, Development Coordinator, and Rosangela Demello, Area Construction Manager, all members of the McDonald's Real Estate and Construction Department, as true and lawful attorney-in-fact with the following powers for and on behalf of McDonald's Corporation, a Delaware corporation regarding the following:

1. To prepare, file, execute and otherwise prosecute any and all types of applications for rezoning, special use permits, subdivisions, variances and any other land use matter necessary for the construction, remodel and development of McDonald's restaurants located in the State of Florida.
2. To appear before administrative and legislative bodies, to present testimony to such bodies and to otherwise represent McDonald's Corporation, a Delaware corporation in zoning and other land use hearings in cities, municipalities and counties located in the State of Florida.
3. To do any other act on behalf of McDonald's Corporation, a Delaware corporation with regard to land use applications and procedures involved in the construction, remodel and development of McDonald's restaurants in the State of Florida.
4. To exercise all powers and to do all acts on behalf of McDonald's Corporation, a Delaware corporation deemed by said attorney-in-fact to be incidental to, or necessary or appropriate to carry into full effect the foregoing powers, hereby ratifying and confirming all that said attorney can lawfully do or cause to be done by virtue hereof.

This power of attorney shall remain in full force and effect until revoked by me provided further that said revocation shall be of no effect in respect to parties acting or things done in reliance herein prior to the actual receipt by them of written notice of said revocation. This power of attorney shall terminate one (1) year from the date hereof unless sooner revoked by me.

In witness whereof, I have executed this agreement this 23<sup>rd</sup> day of August, 2018.

ATTEST:

Kathleen R. Madigan  
Kathleen R. Madigan, Managing Counsel

**McDONALD'S CORPORATION,**  
a Delaware corporation

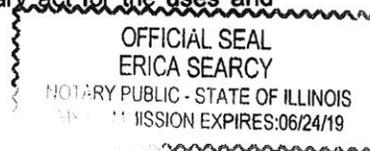
By: [Signature]  
Mahrukh S. Hussain, Vice-President

STATE OF ILLINOIS            }  
COUNTY OF COOK            } ss.

I, Erica Searcy, a Notary Public in and for the said county and state aforesaid, DO HEREBY CERTIFY that Mahrukh S. Hussain, Vice President and Kathleen R. Madigan, Managing Counsel of McDonald's Corporation who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 23<sup>rd</sup> day of August, 2018.  
[Signature]  
Illinois, Notary Public

My commission expires: \_\_\_\_\_



MAR 28 2019

Growth Management Department



# GROWTH MANAGEMENT DEPARTMENT

## CITY OF COOPER CITY

9090 SW 50 Place – P.O. Box 290910 - Cooper City, Florida 33329-0910

Phone: (954) 434-4300, ext. 251 – Fax: (954) 680-1439



FILE COPY

### SITE PLAN AMENDMENT APPLICATION

**ATTENTION:** Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Growth Management 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 #: SPA 1-1-19

DATE PETITION FILED:

1/29/19

Date of Pre-Submittal Meeting: 1/27/19

#### 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 DESCRIPTION – (Attach additional sheets if necessary)

A. Please provide a narrative description of the proposed site plan amendment, which is the subject of this review. Provide enough detail to adequately describe how this Amendment is changing the existing Site Plan.

The purpose of this project is to update the existing drive-thru area by removing and/or relocating the existing drive-thru equipment with all supporting equipment and bring the site into ADA compliance.

#### II. PROJECT HISTORY

(List in chronological order any previous relevant development approvals). Attach addition page for the following:

Petition Number:	
Resolution/Ordinance #	
Request:	
Action:	
Date:	

#### III. ADJACENT PROPERTIES

Adjacent Property:	Land Use Designation	Zoning Designation	Existing Use(s) of Property
NORTH	R.O.W.	R.O.W.	Griffin Rd. R.O.W.
SOUTH	Commercial	B-2	Shopping Center
EAST	Commercial	B-2	Shopping Center
WEST	Commercial	B-2	Bank



**GROWTH MANAGEMENT DEPARTMENT – CITY OF COOPER CITY**

9090 SW 50 Place – P.O. Box 290910 - Cooper City, Florida 33329-0910

Phone: (954) 434-4300, ext. 251 – Fax: (954) 680-1439

SITE PLAN AMENDMENT APPLICATION

**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: \_\_\_\_\_

**V. TABULAR DATA**

**COMPLETE ALL DATA (INDICATING N/A IF NOT APPLICABLE)**

PROJECT DATA	CODE REQUIREMENT	LAST COMMISSION APPROVAL	PROPOSED	+ CHANGE
Acreage (Total Gross)	N/A	.95 ac	.95 ac	0.00
Acreage (Total Net)	N/A	.95 ac	.95 ac	0.00
Lot Depth (Maximum)	N/A	210'	210'	0.00
Lot Width (Minimum)	N/A	190.50'	190.50'	0.00
Total Dwelling Units (DU'S)	N/A	N/A	N/A	N/A
Minimum Floor Area (sq. ft.)	N/A	N/A	N/A	N/A
Density	N/A	N/A	N/A	N/A
Total Sq. Footage	N/A	4616 sf	4670 sf	+54 sf
Commercial (sq. ft.)	N/A	4616 sf	4670 sf	+54 sf
Industrial (sq. ft.)	N/A	N/A	N/A	N/A
Other (sq. ft.)	N/A	N/A	N/A	N/A
Floor Area Ratio (FAR)	N/A	0.112	0.109	-0.003
% Building Coverage	N/A	11.21%	10.9%	-0.31%
Max. Bldg. Height (ft./stories)	45 ft.	16.1' / 1 story	16.1' / 1 story	0.00
Impervious Surface Area	N/A	27116 sf	31261 sf	+4145 sf
Open Space Area	N/A	9448 sf	9920 sf	+472 sf
Total Parking Spaces	1/50	50	45	-5
Handicap Parking Spaces	2	2	2	0
# of Access Points/Roads	N/A	4	4	0
# of Loading Areas/Spaces	None	1	1	0
Accessory Structures (sq. ft.)	N/A	0	187 sf	+187 sf
Setback – Front	75 ft.	74.9'	74.9'	0'
Setback – Rear	60 ft.	32.4'	32.4'	0'
Setback – Side Interior	60 ft.	73.0'	73.0'	0'
Setback – Side Corner	75 ft.	N/A	N/A	N/A

**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.



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**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.coopercity.fl.org](http://www.coopercity.fl.org)).

The proposed project is consistent with Chapter 1 Future Land Use Element, Section IV An analysis of the need for redevelopment, which encourages and promotes renovation of existing commercial uses.

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.

A sign waiver will be necessary.

**VIII. CONSENT STATEMENT**

(Owner to complete if using agent/representative)

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

*Jerry A. Joiner, RE Coordinator*

Print Name(s):

*Jerry A. Joiner*

**IX. NOTARY**

STATE OF

Florida

COUNTY OF

Hillsborough

The foregoing instrument was acknowledged before me this

15<sup>th</sup>

day of, Jan

2019

By (Name of Person Acknowledging)

*Jerry A. Joiner*

She/he is personally known to me or has produced

as identification and did/did not take an oath.

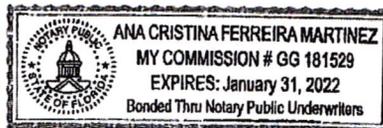
NOTARY PUBLIC SIGNATURE:

*Ana Cristina Ferreira Martinez*

Name – Must be typed, printed, or stamped)

*Ana Cristina Ferreira Martinez*

My Commission Expires:





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**X. SUBMITTAL CHECKLIST FOR SITE PLAN AMENDMENT REVIEW**

QTY	REQUIRED	YES (✓)
1	Completed Original General Application	<input checked="" type="checkbox"/>
1	Completed Original Site Plan Amendment Application	<input checked="" type="checkbox"/>
1	Original Site Plan (Signed by the Mayor)	<input type="checkbox"/>
1	Certificate of Title, property deed or other proof of ownership	<input checked="" type="checkbox"/>
14	Signed Surveys – 1 Signed and Sealed Survey	<input type="checkbox"/>
14	Proposed Site Plan Amendments showing desired site plan changes	<input type="checkbox"/>
14	Aerials Photos of subject site clearly delineating site boundary lines	<input type="checkbox"/>

**VI. STAFF USE ONLY**

Petition #: <i>SPA 1-1-19</i>	Staff Intake By: <i>Carlos Vega</i>	Intake Date: <i>1/29/19</i>
Sufficiency Completed by: <i>Jason Chockley</i>	Sufficiency Date: <i>1/29/19</i>	

**XII. COOPER CITY CODE**

***Sec. 24-67. SITE PLAN AMENDMENT - SUBMITTAL REQUIREMENTS***

(a) Where a site plan 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 site plan shall be submitted to the City.

(b) The revised site plan submission shall consist of the previously approved site plan 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 plan 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 site plan by development order.