CITY OF COOPER CITY
CITY COMMISSION REGULAR MEETING

Tuesday, February 24, 2026 at 6:30 PM
City Hall Auditorium | 9090 SW 50th Place

AGENDA

PLEDGE OF ALLEGIANCE

ROLL CALL

CHANGES TO AGENDA/EMERGENCY MATTERS

PROCLAMATIONS/PRESENTATIONS

1. Pet Adoption - **Commissioner Mallozzi**

PUBLIC SPEAKING

Open Public Meeting/Agenda Concerns - *Any individual may speak for a time period of up to three (3) minutes' duration regarding any matters which are pertinent to the City, including any item listed on the meeting agenda. If a person desires to speak on an item that is designated for a public hearing, their comments should be held until the public hearing.*

LAND DEVELOPMENT MATTERS

(Florida court rulings now require all land development matters to be considered by the City Commission in a quasi-judicial process. All persons who wish to give testimony or present evidence must be sworn in. Copies of the complete procedures are available in the Office of the City Clerk).

Resolutions

2. **Resolution 26-13 (Community Development)**

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.

3. **Resolution 26-14 (Community Development)**

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.

4. **Resolution 26-15 (Community Development)**

   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.

BOARD/ADMINISTRATIVE REPORTS

5. Finance Report - **Forthcoming**

CONSENT AGENDA

Minutes

6. February 10, 2026 Commission Workshop meeting minutes
7. February 10, 2026 Regular Commission meeting minutes

Motion to Approve

8. Authorize the City Manager to execute a Professional Service Agreement with J. Kardys Strategies (JKS) in the amount of $49,500. – **Deputy City Manager**

REGULAR AGENDA

9. Discussion and possible action on reconsideration of Resolution 26-11, amending Resolution 05-5-1, as amended, related to administrative procedures and policies for the conduct of City Commission business, including revisions to public participation procedures. – **Commissioner Mallozzi**
10. Discussion and possible action regarding the establishment of a low-interest loan program to assist homeowners with the replacement of cast iron pipes, outdated plastic piping, and electrical panels, utilizing interest earnings to fund the loan program. - **Commissioner Mallozzi**

REGULAR RESOLUTIONS

11. **Resolution 26-16 (Administration)**

    A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, APPOINTING MICHELLE GONZALEZ TO SERVE AS THE CITY'S INNOVATIONS AND COMMUNITY ENGAGEMENT DIRECTOR, IN ACCORDANCE WITH SEC. 4.01(4)(C) OF THE CITY CHARTER; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

12. **Resolution 26-17**

    A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA APPROVING AND ADOPTING THE CITY OF COOPER CITY PARKS AND RECREATION MASTER PLAN, ATTACHED HERETO AS EXHIBIT "A"; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

CITY MANAGER REPORT

13. Regional Biosolids Presentation

CITY ATTORNEY REPORT

COMMISSIONERS' CONCERNS/REPORTS/ITEMS TO BE PLACED ON NEXT AGENDA

ADJOURNMENT

ADA NOTICE

This meeting is open to the public. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Office of the City Clerk, 954-434-4300 ext. 220, not later than two days prior to such proceeding. One or more members of the City of Cooper City Advisory Boards may be in attendance and may participate at the meeting. Anyone wishing to appeal any decision made by the Cooper City Commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Agenda items may be viewed online at www.coopercity.gov or at the Office of the City Clerk, City of Cooper City, 9090 SW 50 Place, Cooper City, Florida, 33328, 954-434-4300.

DECORUM

Members of the Commission, staff members, citizens, and others are required to use civil and appropriate language when addressing the Commission or anyone present at the meeting and must refrain from using profanity, cursing, or exhibiting aggressive or threatening behavior. All comments should generally be directed to the presiding officer and not to individual members of the Commission, staff, or the audience. No personal verbal attacks toward any individual by either the Commission, staff, citizens, or others shall be allowed during any meeting of the Commission.

Any persons making impertinent or slanderous remarks or personal attacks or who becomes boisterous while addressing the Commission or who otherwise violates the decorum rules set forth herein shall be barred from further audience before the Commission by the Mayor, or by request of any member of the Commission unless permission to continue or again address the Commission be granted by a majority vote of the Commission members present.

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

RESOLUTION NO. 26-13

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.

WHEREAS, petitioner Publix Supermarkets, owner, / Craig McDonald – Corporate Property Services (collectively referred to as the "Applicant") filed Petition SPA#9-1-25 (the "Petition"), seeking site plan amendment approval for the approximately 1.08 acres of real property generally located at 2550 Pine Island Road in Cooper City, as more particularly described in Exhibit "A" (the "Property"); and

WHEREAS, the City's professional staff, as detailed on the Staff Report attached hereto as Exhibit "B" and incorporated herein, recommends approval of the Applicant's proposed site plan amendment, subject to certain conditions; and

WHEREAS, pursuant to the City's Code of Ordinances and applicable law, a public meeting has been advertised setting forth the date, time and place of the meeting regarding the review of the Petition; and

WHEREAS, the City Commission has examined the Petition and staff recommendations and determined that the Petition is in compliance with the City Code and applicable design guidelines for the Property; and

WHEREAS, November 3, 2025, the City's Planning & Zoning Board held a public hearing on the Petition and, after consideration, recommended approval thereof and

WHEREAS, the City Commission finds that approving the Petition for site plan amendment approval is in the best interests of the citizens and residents of the City of Cooper City.

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

Section 1: **Recitals Adopted.** That each of the above stated recitals is hereby adopted and confirmed. All exhibits attached hereto and incorporated herein and made a part hereof.

Section 2: **Approval.** That Petition SPA#9-1-25 is hereby approved, subject to the conditions set forth in the Staff Report attached hereto as Exhibit "B" and compliance with the conditions set forth therein.

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 24th day of February, 2026.

_____
MAYOR JAMES CURRAN

ATTEST:

_____
TEDRA ALLEN
City Clerk

APPROVED AS TO LEGAL FORM:

_____
JACOB G. HOROWITZ
City Attorney

ROLL CALL

Mayor Curran	_____
Commissioner Shrouder	_____
Commissioner Katzman	_____
Commissioner Mallozzi	_____
Commissioner Smith	_____

CITY OF COOPER CITY
COMMUNITY DEVELOPMENT DEPARTMENT /
PLANNING AND ZONING DIVISION

9090 SW 50 PLACE
COOPER CITY, FL 33328
(954) 434-4300

GENERAL APPLICATION

ATTENTION: *Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Community Development 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.*

Date of Pre-Submittal Meeting: 11/22/24

FOR STAFF ONLY:
SPA 9-1-25
PETITION #: V 9-1-25 SI 11-1-25
SW 11-1-25
DATE PETITION FILED:
9/24/25

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: Variance

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 NAME AND LOCATION

A. Project Name: McDonald's L/C#009-2805

B. Project Address: 2550 Pine Island Road

C. Section: 5 Township: 51 S Range: 41 E Total Acreage or square feet of Subject Property: 1.08

D. General Location Description (proximity to closest major intersection, in miles or fraction thereof): Approx. 800' N of NW Corner of Pine Island & Sheridan Street

E. Folio Number(s): (If numerous Folio Numbers, list on a separate sheet and attach to this application). 5141 05 23 0015

F. Brief Legal Description: Cooper City Commons 170-119 B Portion of Parcel A DESC'D AS: COMM AT NE COR OF OUTPARCEL 4, N118.78 ALG E/L PAR A, W 12.00, N 127.68

II. LAND USE AND ZONING INFORMATION

A. Existing Zoning Designation: B-3, General Business District

B. Future Land Use Plan Designation: Commercial

C. Existing Use(s) on Property: Fast Food Restaurant

D. Proposed Use(s): Fast Food Restaurant

E. Other Land Use and Zoning conditions if applicable, i.e. approved variances, deed restrictions, previous conditions of approval: Rezoned to B-3 by Ord 00-10-4. This parcel was designated as a drive-thru use/restaurant

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COMMUNITY DEVELOPMENT DEPARTMENT /
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SEP 24 2025
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(954) 434-4300

III. PROPERTY OWNER/APPLICANT/AGENT INFORMATION

Property Owner(s) of Record: Publix Super Markets, Inc.

Address: 3300 Publix Pkwy City Lakeland ST FL Zip 33801

Phone: (954) 426-5144 Fax: (954) 570-3391 E-Mail: daryl@corporatepropertyservices.net

I am/We: Publix Super Markets, Inc. , 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 Community Development 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 of Owner) Agent

Craig McDonald
(Print Name)

STATE OF Florida **COUNTY OF** Broward

The foregoing instrument was acknowledged before me this 24 day of, Sept 2025

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

NOTARY PUBLIC SIGNATURE:

Name – Must be typed, printed, or stamped)

My Commission Expires:

LILIANE GUIMARAES
MY COMMISSION # HH 316049
EXPIRES: January 23, 2027

Petitioner(s) if other than Owner): McDonald's USA, LLC. - Lease

Address: 110 N. Carpenter Street 5 NE City Chicago ST IL Zip 60607

Phone: (954) 426-5144 Fax: (954) 570-3391 E-Mail: daryl@corporatepropertyservices.net

Agent (if other than Owner): Corporate Property Services, Inc.

Address: 1239 E. Newport Center Drive City Deerfield Beach ST FL Zip 33442

Phone: (954) 426-5144 Fax: (954) 570-3391 E-Mail: daryl@corporatepropertyservices.net

CITY OF COOPER CITY
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PLANNING AND ZONING DIVISION

SEP 24 2025

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(954) 434-4300

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

I am/we are the ☑ Agent ☐ Petitioner ☐ Other _____

Signature(s) _____ Craig McDonald

STATE OF Florida **COUNTY OF** Broward

The foregoing instrument was acknowledged before me this 24 day of, Sept 2025

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

NOTARY PUBLIC SIGNATURE: _____

Name – Must be typed, printed, or stamped)

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
LILIANE GUIMARAES
MY COMMISSION # HH 316049
EXPIRES: January 23, 2027

STAFF USE ONLY

Petition #: SPA 9-2-25 / VP 9-1-25	Staff Intake By: J. CHOUILLET	Intake Date:	9/24/2025
Sufficiency Completed by:		Sufficiency Date:	

RECEIVED
SEP 24 2025
CITY OF COOPER CITY
PLANNING DIVISION

September 18, 2025

To Whom It May Concern:

This instrument authorizes Craig McDonald of Corporate Property Services for McDonald's USA, LLC, a Delaware limited liability company ("Designated Representative") to act on behalf of Publix Super Markets, Inc., a Florida corporation ("Publix") in regard to the property located at 2550 Pine Island Road, Cooper City, FL 33024 identified with Parcel # 514105230015 (the "Parcel"). I, William W. Rayburn, IV, Vice President of Real Estate Assets of Publix, hereby grants the Designated Representative permission to submit for development permits for the Parcel, including submissions to Cooper City and Broward County, and any other required submittals as needed to permit and ultimately conduct the anticipated construction activities for the development of the Parcel. I hereby authorize the aforesaid Designated Representative to perform all necessary tasks incident to the aforesaid authorization with the same validity as I could effect if personally present; PROVIDED, however, that said Designated Representative shall not be permitted to impose any conditions or encumbrances (or zoning changes) on the aforesaid site development, the Parcel or any adjacent property without my express written consent (it being understood that this instrument grants a limited power to the Designated Representative solely with respect to the intended development of the Parcel, subject to the limitations set forth above). Furthermore, this instrument and the limited power granted herein is revocable at will by me at any time.

Signature: William W Rayburn, IV

William W. Rayburn, IV, Vice President of Real Estate Assets
Name (printed)

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization, this 18th day of September, 2025, by William W. Rayburn, IV, Vice President of Real Estate Assets of PUBLIX SUPER MARKETS, INC., a Florida corporation, on behalf of the corporation. He X is personally known to me or has produced a _____ as identification.

(NOTARY SEAL) VICKI BREKKE
Commission # HH 608727
Expires December 26, 2028

Notary Signature: Vicki Brekke
Printed/typed name: Vicki Brekke
Notary Public-State of: _____
My commission expires: _____
Commission number: _____

RECEIVED
Meeting Date: 02/24/2026 Item #2.
CITY OF COOPER CI
PLANNING DIVISION

CITY OF COOPER CITY
COMMUNITY DEVELOPMENT DEPARTMENT /
PLANNING AND ZONING DIVISION

9090 SW 50 PLACE
COOPER CITY, FL 33328
(954) 434-4300

Amendment

SITE PLAN APPLICATION

ATTENTION: *Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Community Development 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.*

Date of Pre-Submittal Meeting: 11/20/2025

FOR STAFF ONLY:
PETITION #: S.P.A. 9-2-25
DATE PETITION FILED: 9/24/2025

INSTRUCTIONS TO APPLICANT:

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. A completed Notarized General Application must accompany this application.
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 or site plan amendment, which is the subject of this review. Provide enough detail to adequately describe all proposed uses on site.

See attached

Proposed site plan for the conversion of an existing 3,130 sq ft restaurant into a 3,359 square foot restaurant.

II. PROJECT HISTORY

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

Petition Number:	SP 7-1-00
Resolution/Ordinance #	2001-01-5
Request:	Master Site - Publix Super Market
Action:	Approved with conditions
Date:	01/23/2021

III. ADJACENT PROPERTIES

Adjacent Property:	Land Use Designation	Zoning Designation	Existing Use(s) of Property
NORTH	C	B-3	N/A
SOUTH	C	B-3	N/A
EAST	C	B-3	N/A
WEST	R	PMUD-06-03-01	N/A

Docusign Envelope ID: 1E8B8E4C-D403-4BFA-A3B1-69D963A4AF45

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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: The proposed site plan is in compliance with the previous conditions of approval and the code requirements of the B-3 zoning district

V. TABULAR DATA

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

PROJECT DATA	CODE REQUIREMENT	PROPOSED	DIFFERENCE
Acreage (Total Gross)	N/A	1.0	1.0
Acreage (Total Net)	N/A	1.08	1.08
Lot Depth (Maximum)	N/A	N/A	N/A
Lot Width (Minimum)	N/A	N/A	N/A
Total Dwelling Units (DU'S)	N/A	N/A	N/A
Minimum Floor Area (sq. ft.)	N/A	N/A	N/A
Density	N/A	N/A	N/A
Total Sq. Footage	N/A	3,359	229
Commercial (sq. ft.)	N/A	N/A	N/A
Industrial (sq. ft.)	N/A	N/A	N/A
Other (sq. ft.)	N/A	N/A	N/A
Floor Area Ratio (FAR)	N/A	N/A	N/A
% Building Coverage	N/A	7.4	7.4
Max. Bldg. Height (ft./stories)	100'	18'	82'
Impervious Surface Area	N/A		
Open Space Area	N/A		
Total Parking Spaces	68	53	15
Handicap Parking Spaces	N/A	3	3
# of Access Points/Roads	N/A	2	2
# of Loading Areas/Spaces	N/A	N/A	N/A
Accessory Structures (sq. ft.)	N/A	N/A	N/A
Setback – Front	0	72.2'	72.2'
Setback – Rear	0	87.6'	87.6'
Setback – Side Interior	0	66.8'/85.9'	66.8'/85.9'
Setback – Side Corner	0	N/A	N/A

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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.

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.coopercityfl.org).

See attached. The proposed Site Plan is consistent with the existing Master Site approved development uses that have been constructed with within the Publix Super Market City Commons overall development. The proposed McDonald's will be 3,359 square feet with a side by side drive thru

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.

The proposed request is for site plan approval. A parking variance will also be requested for the reduction of spaces. Code requires 68 spaces and 53 are being provided. Total provided parking includes 3 ADA spaces.

VIII. CONSENT STATEMENT
(Owner to complete if using agent/representative)

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

Print Name(s): Craig McDonald

CITY OF COOPER CITY
COMMUNITY DEVELOPMENT DEPARTMENT /
PLANNING AND ZONING DIVISION

9090 SW 50 PLACE
COOPER CITY, FL 33328
(954) 434-4300

IX. NOTARY

STATE OF Florida **COUNTY OF** Broward

The foregoing instrument was acknowledged before me this 24 day of, Sept 20 25

By (Name of Person Acknowledging) Craig McDonald **She/he is personally known to me or has produced**

as identification and did/did not take an oath.

NOTARY PUBLIC SIGNATURE:

Name – Must be typed, printed, or stamped)

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
LILIANE GUIMARAES
MY COMMISSION # HH 316049
EXPIRES: January 23, 2027

X. SUBMITTAL CHECKLIST FOR PRELIMINARY/FINAL SITE PLAN REVIEW

QTY	REQUIRED	YES (√)
1	Completed Original General Application	☑
1	Completed Original Site Plan Application	☑
1	Certificate of Title, property deed or other proof of ownership	☑
14	Signed Surveys – with 1 Signed and Sealed Survey	☑
14	Plats	☐
14	Site Plans	☑
14	Aerials Photos of subject site clearly delineating site boundary lines.	☑
14	Subject Site Maps clearly delineating site boundary lines with adjacent and nearby street names labeled.	☑

VI. STAFF USE ONLY

Petition # S.P.A. 9-2-25	Staff Intake By: J. CHOCKLEY	Intake Date:	9/24/2025
Sufficiency Completed by:		Sufficiency Date:	

XIV. COOPER CITY CODE

Sec. 24-41. PRELIMINARY SITE PLAN REVIEW - SUBMITTAL REQUIREMENTS

NOTE: Preliminary site development plans for parcels not previously platted and recorded shall be accompanied by a preliminary plat before the Planning & Zoning Board and the City Commission.

The following documents shall be submitted for preliminary site plan review:

(a) Completed applications for concurrent site plan and plat review (if platting is required) with the applicant's signature notarized;

(b) Fourteen (14) copies of the preliminary site development plans (and fourteen (14) copies of the preliminary plat, if applicable) signed and sealed by a registered architect or engineer, or signed by a land planner;

(c) Proper site plan and plat review fees;

(d) Schematic engineering plans;

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VARIANCE APPLICATION

ATTENTION: *Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Community Development Staff to review the proposed project, the submittal and processing requirements. The submittal dates for DRC and P&Z Board can be found on the City's website at: www.coopercity.gov. ALL ADVERTISING AND RECORDING FEES WILL BE THE RESPONSIBILITY OF THE APPLICANT.*

Date of Pre-Submittal Meeting: _____

FOR STAFF ONLY:

PETITION # V 9-1-25

DATE PETITION FILED: 9/24/25

INSTRUCTIONS TO APPLICANT:

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. A completed Notarized General Application must accompany this application.
3. Make Checks payable to the City of Cooper City per the current Fee Schedule.

I. PROPERTY INFORMATION

ADDRESS OF PROPERTY AND GENERAL LOCATION INFORMATION:

2550 N. Pine Island Road

SIZE AND DIMENSIONS OF PROPERTY:

47,167 square feet (1.083 acres) 205.00 x 225.04

III. VARIANCE REQUEST(S)

Attach Separate Sheet(s) if More Space is Needed.

CODE SECTION	REQUIREMENT	REQUEST	DEGREE OF DEVIATION
25-4(g)	1 space for each 50 square feet of gross floor area of the kitchen a	53	15

IV. ADJACENT PROPERTIES

Adjacent Property	Land Use Plan Designation	Zoning Designation	Existing Use(s) of Property
NORTH	C	B-3	
SOUTH	C	C-2	Commercial
EAST	C	B-3	Multi Residential
WEST	C		Pine Island Road

V. VARIANCE CRITERIA

Please address each of the following review criteria in an attached justification statement.

(a) Special and unique conditions exist which are peculiar to the petitioner's case and which are not generally applicable to other property located in the zoning district.

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(b) The special and unique conditions are not directly attributable to the actions of the petitioner.

(c) The literal interpretation of the zoning code, as applied to the petitioner, would deprive the petitioner of rights commonly enjoyed by the owners of other property in the zoning district.

(d) The variance granted is the minimum variance necessary for the petitioner to make reasonable use of the property.

(e) Granting the variance is not detrimental to the public welfare, or injurious to property or improvements in the zoning district or neighborhood involved.

(f) Granting the variance is not contrary to the objectives of the Comprehensive Plan as adopted April 6, 1989 by the Cooper City Commission.

VI. SUBMITTAL CHECKLIST

QTY	REQUIRED	YES (√)
1	Completed Original General Application	☑
1	Completed Original Variance Application	☑
1	Certificate of Title, property deed or other proof of ownership	☑
14	Surveys and 1 Signed & Sealed Survey	☑
14	Architectural Plans (if applicable – check with staff)	☑
14	Site Plans	☑
14	Aerials Photos of subject site clearly delineating site boundary lines.	☑
14	Subject Site Maps clearly delineating site boundary lines with adjacent and nearby street names labeled.	☑
14	Justification Statements	☑
1	List of names & addresses of property owners in the 700' radius	☐
1	Sets of Mailing Envelopes (with labels already on the envelopes)	☐
1	Radius Map from Property Appraisers Office showing 700' radius on tax map.	☐

VI. STAFF USE ONLY

Petition #:	Staff Intake By:	Intake Date:	
Sufficiency Completed by:		Sufficiency Date:	

VIII. COOPER CITY CODE

Sec. 23-153. Variance.

(a) *Purpose and intent.* For purposes of this section, "variance" shall mean a modification of the zoning district regulations when such variance will not be contrary to the public interest and when, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the ordinance would result in unnecessary and undue hardship.

(b) *Applicability.* A variance is authorized only for height, area, size of structure or size of yards and open spaces, and off-street parking and loading requirements. Establishment or expansion of a use otherwise prohibited shall not be allowed by variance nor shall a variance be granted because of the presence of non-conformities in the zoning district or classification or in adjoining zoning districts or classifications.

(1) Use variance. The establishment or expansion of a use otherwise prohibited in the zoning district may be permitted by variance provided that the characteristics of the site (for example, the presence of jurisdictional wetlands, environmentally-sensitive lands) or other pre-existing uses on the site or adjacent thereto would serve to preclude the development of the property within the permitted uses allowed in the applicable zoning district.

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(b) The special and unique conditions are not directly attributable to the actions of the petitioner.

(c) The literal interpretation of the zoning code, as applied to the petitioner, would deprive the petitioner of rights commonly enjoyed by the owners of other property in the zoning district.

(d) The variance granted is the minimum variance necessary for the petitioner to make reasonable use of the property.

(e) Granting the variance is not detrimental to the public welfare, or injurious to property or improvements in the zoning district or neighborhood involved.

(f) Granting the variance is not contrary to the objectives of the Comprehensive Plan as adopted April 6, 1989 by the Cooper City Commission.

VI. SUBMITTAL CHECKLIST

QTY	REQUIRED	YES (√)
1	Completed Original General Application	☑
1	Completed Original Variance Application	☑
1	Certificate of Title, property deed or other proof of ownership	☑
14	Surveys and 1 Signed & Sealed Survey	☑
14	Architectural Plans (if applicable – check with staff)	☑
14	Site Plans	☑
14	Aerials Photos of subject site clearly delineating site boundary lines.	☑
14	Subject Site Maps clearly delineating site boundary lines with adjacent and nearby street names labeled.	☑
14	Justification Statements	☑
1	List of names & addresses of property owners in the 700' radius	☐
1	Sets of Mailing Envelopes (with labels already on the envelopes)	☐
1	Radius Map from Property Appraisers Office showing 700' radius on tax map.	☐

VI. STAFF USE ONLY

Petition #: V 9-1-25	Staff Intake By: J. CNACKLEY	Intake Date:	9/24/2025
Sufficiency Completed by:		Sufficiency Date:	

VIII. COOPER CITY CODE

Sec. 23-153. Variance.

(a) *Purpose and intent.* For purposes of this section, "variance" shall mean a modification of the zoning district regulations when such variance will not be contrary to the public interest and when, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the ordinance would result in unnecessary and undue hardship.

(b) *Applicability.* A variance is authorized only for height, area, size of structure or size of yards and open spaces, and off-street parking and loading requirements. Establishment or expansion of a use otherwise prohibited shall not be allowed by variance nor shall a variance be granted because of the presence of non-conformities in the zoning district or classification or in adjoining zoning districts or classifications.

(1) Use variance. The establishment or expansion of a use otherwise prohibited in the zoning district may be permitted by variance provided that the characteristics of the site (for example, the presence of jurisdictional wetlands, environmentally-sensitive lands) or other pre-existing uses on the site or adjacent thereto would serve to preclude the development of the property within the permitted uses allowed in the applicable zoning district.

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LETTER OF INTENT
MCDONALD'S L/C #009-2805
2550 PINE ISLAND ROAD
COOPER CITY, FLORIDA
NOVEMBER 21, 2025

The existing Cooper City Commons shopping center is located on 31.95 acres of land and is located at the intersection of Sheridan Street and Pine Island Road. The property is currently zoned B-3, General Business District, with a "Commercial" future land use designation. The site currently consists of a one-story shopping center with Publix as the major retail tenant and other various commercial uses.

The existing, vacant 3,130 square foot Wendy's restaurant with a drive-thru will be redeveloped to accommodate the new McDonald's restaurant. The owner is proposing a site plan amendment to construct a 3,359 square foot fast food restaurant with a dual drive thru facility. The proposed site plan will be constructed within the Cooper City Master Site Plan and is in compliance with the previous conditions of approval and the code requirements of the B-3 zoning district. McDonald's would like to request a Final Site Plan approval versus a Preliminary Site Plan submittal.

Access to the proposed McDonald's parcel will remain the same as exists today, via the two main shopping center access drive aisles, as originally designed with the master site plan. Pedestrian connectivity has been enhanced to allow customers who park south the restaurant, to safely access the building. The proposed McDonald's site improvements, which will consist of landscaping and architectural upgrades, will enhance the overall shopping center and will be in compliance with promoting the redevelopment objectives, resulting in a project which will better serve the public interest.

As a result of today's hectic lifestyles, current market demands necessitate convenient and economical places to eat. McDonald's believes that the redevelopment of the existing Wendy's restaurant will address the needs of the residents of Cooper City and enhance their customer experience.

The proposed site plan requires 68 parking spaces. However, a total of 53 parking spaces are being proposed. McDonald's restaurants conduct 70% to 75% of their business through the dual drive thru. Due to societal shifts, McDonald's is able to function with a reduction of parking spaces. There are only 28 seats in the dining room and 53 parking spaces will far exceed the demand for parking. McDonald's has provided a parking analysis, conducted a little over a year ago, of another location.

The McDonald's location in Oakland Park, with a slightly larger building than that which is proposed at this site. The parking analysis, prepared by Kimley-Horn, demonstrates that as long

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as 16 parking spaces are provided to serve the proposed McDonald's site, the on-site parking demand

will be met. Therefore, McDonald's is requesting a parking reduction/variance from the Cooper City Land Development Code, from Section 25-(4)(g) Minimum parking requirements for a restaurant, general or fast food. The variance criteria established below is being addressed and justifications provided for the variance request as listed.

PARKING VARIANCE REQUEST

CODE SECTION	CODE REQUIREMENT	REQUIRED	PROPOSED	VARIANCE
Section 25-(4)(g) Amount of off-street parking, Minimum parking requirements	1 parking space for each 50 square feet of gross floor area of the kitchen and dining areas.	68	53	15

1. **Special and unique conditions exist which are peculiar to the petitioner's case and which are not generally applicable to other property located in the zoning district.**

   McDonald's conducts 70% to 75% of their business through the drive-thru. The use no longer requires a vast amount of onsite parking to meet the demand of customers. Furthermore, this restaurant will only have 28 seats in the dining room, which will not require the 68 parking spaces, as required by the Land Development Code.

2. **The special and unique conditions are not directly attributable to the actions of the petitioner.**

   The special and unique conditions are not attributable to the actions of McDonald's. The existing site plan layout was designed for a single drive thru lane. The proposed site layout is being developed for dual drive thru lanes and will provide efficiency in the drive thru service for McDonald's patrons. Granting of the requested parking reduction would be in the City's best interest to continue to promote economic development citywide.

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3. **The literal interpretation of the zoning code, as applied to the petitioner, would deprive the petitioner of rights commonly enjoyed by the owners of other property in the zoning district.**

   Literal interpretation of the code would deprive McDonald's of rights commonly enjoyed by owners of other property in this zoning district. McDonald's conducts 70% to 75% of its business in the drive thru, and therefore, the request for a reduction in parking will allow McDonald's to operate efficiently and enhance its onsite landscaped areas. McDonald's is making every effort to construct a restaurant that is in harmony with the purpose and intent of the code and preserve its spirit. The literal enforcement of this code would limit the compatibility with the surrounding area.

4. **The variance granted is the minimum variance necessary for the petitioner to make reasonable use of the property.**

   The 15 spaces parking reduction is the minimum necessary to make reasonable use of the property and comply with the intent of the Code. The proposed 53 parking spaces will far exceed the parking demand for their costumers and therefore, the reduction of 15 spaces is the minimum variance necessary to comply with the intent of the code and redevelop the existing site. We have provided a parking statement from Kimley Horn for another location with the same square footage.

5. **Granting the variance is not detrimental to the public welfare, or injurious to property or improvements in the zoning district or neighborhood involved.**

   Granting of the parking reduction variance is not detrimental to the public welfare, or injurious to property or improvements in the zoning district. It allows McDonald's to redevelopment the vacant Wendy's restaurant with a drive thru, while promoting the safety and welfare of the resident of Cooper City, while being beneficial to the economic growth of the City.

6. **Granting the variance is not contrary to the objectives of the Comprehensive Plan as adopted April 6, 1989 by the Cooper City Commission.**

   Granting of the variance is not contrary to the objectives of the Comprehensive Plan, as the proposed plan complies with the objectives and policies that promote redevelopment and economic growth. The proposed McDonald's restaurant will provide the residents of Cooper City with an economical place to eat, while at the same time promoting employment opportunities being in comply with the Comprehensive Plan.

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SIGN WAIVER APPLICATION

ATTENTION: *Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Community Development 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.*

Date of Pre-Submittal Meeting: 10/29/2025

FOR STAFF ONLY:

PETITION #: _____

DATE PETITION FILED: _____

INSTRUCTIONS TO APPLICANT:

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. A completed Notarized General Application must accompany this application.
3. Make Checks payable to the City of Cooper City per the current Fee Schedule.

I. APPLICANT INFORMATION

Contact Name: Daryl Johnson

Company Name: Corporate Property Services, Inc.

Address: 1239 E. Newport Center Drive, Suiew 113 City Deerfield Beach ST FL Zip 33442

II. SUBJECT SIGNAGE TYPE(S)

Indicate Subject Signage Type(s): Wall/ Canopy Signs

Details of Justification – Responses should be on a separate sheet of paper and attached.

An existing building being redeveloped to accommodate a food restaurant use with a dual drive thru. The building orientation creates visibility issues for the proposed signage.

III. WAIVER REQUEST

Sign Waiver Requested: Please complete below or attach separate sheet as necessary:

CODE SECTION	REQUIREMENT	REQUEST	DEGREE OF DEVIATION
25-23(b)(1)(a)	18"	42 1/8" /24"	24 1/8" /6"
25-23(b)(7)	20% logo	100%	80%
25-23 (b)(1)(b)	16' (192")	McDonald's (197")	5"

IV. ADJACENT PROPERTIES

Adjacent Property	Land Use Plan Designation	Zoning Designation	Existing Use(s) of Property
NORTH	C	B-3	
SOUTH	C	C-2	Commercial
EAST	C	B-3	Multi Residential
WEST	R		Pine Island Road

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IX. SUBMITTAL CHECKLIST

QTY	REQUIRED *Submittal requirements not to be duplicated if request accompanying other Petitions.	YES ✔
1	Completed Original Sign Waiver Application	☑
1	Certificate of Title, property deed or other proof of ownership	☑
*14	Signed Surveys and 1 Sealed & Signed Survey	☐
*14	Architectural Plans (if applicable — check with staff)	☐
*14	Site Plans (if applicable — check with staff)	☐
*14	Subject Site Maps clearly delineating site boundary lines with adjacent and nearby street names labeled.	☑
14	Justification Statements	☑

X. STAFF USE ONLY

Petition #:	Staff Intake By:	Intake Date:	
Sufficiency Completed by:		Sufficiency Date:	

XI. COOPER CITY CODE

Sec. 25-29. Waiver Procedure.

(a) Permanent window signs.
(1) Any person seeking a waiver from the provisions of this article for permanent window signs shall file a petition accompanied by a nonrefundable fee according to the current fee schedule.

(2) Applications for sign waivers for permanent window signs shall be reviewed by the Planning and Zoning Board. The Board shall make a recommendation to approve or deny the application to the City's Development Review Committee. The Development Review Committee will then, based on the City Code and the Board's recommendation, make a final decision to grant or deny the waiver. Applicants whose petitions are denied by the Development Review Committee may appeal that decision to the City Commission by filing a written request to the City Commission within thirty (30) days of such denial.

(b) All other signs.
(1) Any person seeking a waiver from the provisions of this article for signs other than permanent window signs shall file a petition accompanied by a nonrefundable fee according to the current fee schedule.

(2) Applications for waivers for signs other than permanent window signs shall be reviewed by the Planning & Zoning Board and the City's Development Review Committee. The final decision to grant or deny the waiver petition shall be made by the City Commission.

(c) Conditions for granting waivers. Waivers may only be granted by the City where at least one of the following criteria is determined to be met.
(1) Signs permitted under this article cannot be properly viewed due to physical site distinctions other than those imposed by city ordinances or created by the petitioner.

(2) The architectural design of a structure and/or site plan poses unique and extenuating characteristics whereby waiver of sign code provisions is in the city's best interests.

(3) Literal enforcement of this article would result in unreasonable and undue hardship upon the petitioner.

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LETTER OF INTENT AND SIGNAGE WAIVER JUSTIFICATION
MCDONALD'S L/C #009-2805
2550 PINE ISLAND ROAD
COOPER CITY, FLORIDA
December 5, 2025

The existing shopping center Cooper City Commons is located on 31.95 acres at the intersection of Sheridan Street and Pine Island Road within Cooper City, Florida. The property is currently zoned B-3 General Business District with a "Commercial" future land use designation. The site currently consists of a one-story vacant commercial building within the Cooper City Commons Shopping Center an outparcel.

The existing, vacant 3,130 square foot Wendy's restaurant with a drive-thru will be redeveloped to accommodate the new 3,359 square foot McDonald's restaurant. The owner is proposing a site plan modification to construct a dual drive thru facility. The proposed site plan will be constructed within the Cooper City Master Site Plan and is in compliance with the previous conditions of approval and the code requirements of the B-3 zoning district. McDonald's would like to request a Final Site Plan approval versus a Preliminary Site Plan submittal.

Fast food restaurants today are being developed to meet the changing needs of society.
The current site is currently vacant and has been part of the shopping center since 2001. The proposed site plan requires 68 parking spaces be provided and a total of 53 parking spaces are being proposed.

The proposed site improvements, landscaping, and architectural upgrades for McDonald's will enhance the shopping center and will be in compliance with promoting the objectives of redevelopment and increase property values with a result that better serves the public interest.

McDonald's is requesting a sign waiver in order to allow two wall signs due the overall height of the primary sign being larger than the allowable but the secondary sign is larger than the primary and the overall length on the secondary elevation is 16'(A).

A sign waiver from Section 25-23 (b)(1)(a) and Section 25-23 (b)(1)(b) Freestanding buildings: Shopping centers out parcels Freestanding structures within shopping centers (out parcels) shall be permitted one primary wall sign in accordance with the provisions of this section, and one secondary wall sign, which shall not exceed the size of the primary sign.

Per Section 25-23 (b)(7) the trademark shall not comprise more than 20 percent of the total sign area, provided that the product or services illustrated by the trademark do not constitute the principal business of the establishment. Trademark colors shall match approved sign

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package colors. McDonald's is proposing 100% of it's trademark logo, which means they are requesting a variance of 80% for its trademark logo.

McDonald's is seeking relief for the signage waivers based upon the criteria established in Section 25-29 (c)(1)(2)(3). The justification for the signage variance is listed below:

SIGNAGE – WALL OR CANOPY SIGN

CODE SECTION	REQUIREMENT	ALLOWED	PROPOSED	VARIANCE
Section 25-23 (b)(7) Trademark	Max trademark 20%	20%	100%	80%
Section 25-23 (b)(1)(a)	Maximum height of letters: No wall sign shall have either letters, cabinets or border exceeding 18 inches in height, provided, however that the height of such letters/cabinets may be increased in height one inch for each 24 feet for major portion thereof of setback distance between the front building line and the street property line..	18 18"	Arch letter (42 1/8") logo McDonald's (24"	24 1/8" 6
Section 25-23 (b)(1)(b)	Maximum length of sign: The length of a wall or canopy sign shall be in proportion to the length of the primary building facade or the portion thereof occupied by the licensed establishment in accordance with the following	16' (192"	McDonald's (197")	5"

1. **Signs permitted under this article cannot be properly viewed due to physical site distinctions other than those imposed by the City Ordinances or created by the petitioner building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinance would result in**

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an unnecessary hardship and deprive the applicant of the reasonable use of the land or building;

The proposed site has an existing building that is being redeveloped to accommodate a McDonald's fast food restaurant. The building is setback 67' from Pine Island Road, is a significant distance, which limits the signage visibility from the roadway. There is also a tall berm with numerous trees along Pine Island Road that will also limit the signage visibility.

2. **The Architectural design of a structure and/or site plan poses unique and extenuating characteristics whereby waiver of sign code provisions is in the City's best interest.**

   The proposed site plan layout is designed and redeveloped to provide exposure to both Sheridan Street and Pine Island Road for patrons in this area. The granting of the requested waivers will be in the City's best interest to continue to promote economic development Citywide.

3. **Literal enforcement of this article would result in unreasonable and undue hardship upon the petitioner.**

   McDonald's is making every effort to construct a restaurant at this site in harmony with the purpose and intent of the code and preserve its spirit. The literal enforcement of this article would limit the visibility and noted recognition of McDonald's brand to its patrons within the area. Granting of these waivers will not prove detrimental to the public welfare but enhance economic growth.

Docusign Envelope ID: 1E8B8E4C-D403-4BFA-A3B1-69D963A4AF45

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PLANNING AND ZONING DIVISION

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SIGN PACKAGE/SIGN PACKAGE AMENDMENT APPLICATION

ATTENTION: *Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Community Development 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.*

FOR STAFF ONLY:

PETITION #: _____

DATE PETITION FILED: _____

Center Name: Cooper City Commons

INSTRUCTIONS TO APPLICANT:

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. A completed Notarized General Application must accompany this application.
3. Make Checks payable to the City of Cooper City per the current Fee Schedule.

Check (√) type of center for:

- [X] Commercial/Retail/Business
- [ ] Office
- [ ] Industrial
- [ ] Other _____

Check (√) type of tenant/bay for:

- [ ] Primary/Major retail use
- [ ] Bay tenant
- [X] Out-lot
- [ ] Other _____

I. PROJECT DESCRIPTION – (Attach additional sheets if necessary)

A. Please provide a narrative description of the center, which is the subject of this sign package and or sign package amendment. Provide enough detail to adequately describe all proposed uses on site as they relate to appropriate signage.

Proposed signage plan for McDonald's freestanding fast food restaurant as an outparcel of Cooper City Commons Shopping Center with Publix as the major Tenant

McDonald's will also be requesting a waiver for the height and length of its lettering.

II. PETITION INFORMATION - (Attach additional sheets if necessary)

A. **COLOR:** No more than 4 colors including background color. White shall be considered a color.

	Daylight	Illuminated
Box/Cabinet/Channel	N/A	N/A
Letter Face	WHITE	WHITE
Background	N/A	N/A
Logo/Trademark	YELLOW	YELLOW

B. **ILLUMINATION METHOD:** Lighted signs not allowed in window area.
[X] Internal [ ] External [ ] Back Neon [ ] None [ ] Other

C. **LETTER STYLE:** [X] Regular [ ] *Italics* [ ] *Italics* & Regular *Mixed*

D. **LETTER FONT:** N/A

E. **LETTER CASE:** [ ] ALL UPPER [ ] all lower [X] Upper & Lower Mixed

F. **MOUNTING:** [X] Wall Mount [ ] Mansard Mount [ ] Soffit Hung

Elevation: PRIMARY AND SECONDARY ELEVATION

Placement: [ ] Centered [X] Other _____

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G. **HEIGHT:** No wall sign shall have either letters, cabinets or border exceeding eighteen (18) inches in height, provided, however, that the height of such letters/cabinets may be increased in height one inch for each twenty-four (24) feet or major portion thereof of setback distance between the front building line and the street property line.

		Minimum	Maximum
Box/Cabinet	Cabinet Height	N/A	N/A
	Letter Height	N/A	N/A
	Left Side Border	N/A	N/A
	Right Side Border	N/A	N/A
	Top Border	N/A	N/A
	Bottom Border	N/A	N/A
		N/A	N/A
Channel Letter	Letter Height	24"	42"

H. **LENGTH:** Maximum length of sign to be in proportion to the building/bay frontage occupied by the licensed establishment in accordance with the following:

Primary Building/Bay Frontage	Maximum Length
0 to 25 feet	10'
26 to 40 feet	12'
41 to 55 feet	14'
56 to 70 feet	16'
71 to 85 feet	18'
86 feet and above	20'

	Minimum	Maximum
Box/Cabinet Length	N/A	N/A
Channel Letter Overall Length	N/A	N/A

I. **WIDTH:** Signs projecting in excess of eighteen (18) inches from the foremost point of attachment of the sign to the structure upon which it is constructed are prohibited.

	Minimum	Maximum
Box/Cabinet Width	N/A	N/A
Channel Letter Overall Width	N/A	N/A

J. **MAXIMUM SIGN AREA:** No wall sign shall have an area exceeding one square foot for each linear foot of building/bay frontage occupied by the licensed establishment.

K. **MAJOR RETAIL USE:** Shall be permitted one primary wall sign on the front of the building with lettering not to exceed forty-two (42) inches in overall height and overall length not to exceed twenty-seven (27) feet. Major retail uses shall be permitted up to two (2) additional secondary signs to display types of products sold, types of services available or secondary tenants to the major retail use. The secondary sign(s) shall not exceed twenty-eight (28) inches in overall height and eighteen (18) feet in overall length.

Name/Designation of major retail use: N/A

	Minimum	Maximum
Primary sign height	42 1/8"	N/A
Primary sign length	48 1/8"	N/A
Secondary sign(s) height	24"	N/A
Secondary sign(s) length	197"	N/A

L. **WALL OR CANOPY SIGNS FOR FREESTANDING BUILDINGS NOT PART OF CENTERS:** A ground sign is permitted for a freestanding building with a minimum of one hundred (100) feet of primary frontage. In addition to a ground sign, one of the following may be selected:

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☐ Erect a wall or canopy sign facing the primary frontage one-half the size permitted by code.
☐ If no ground sign is erected, the owner could erect one wall sign facing the primary frontage and 2 side wall signs in 1/3 size of the main sign.
☐ Neither.

	Primary Sign	Secondary Sign(s)
Height	N/A	N/A
Length	N/A	N/A

M. **UNDER CANOPY SIGNS:** Under canopy signs shall be no longer than fifty (50) percent of the width of the canopy up to a maximum of four (4) feet in width. Height no more than 30 inches. Minimum of 8 foot clearance from bottom of sign to walkway.

N. **LOGO/TRADEMARK:** Shall not comprise more than twenty (20) percent of the total sign area, provided that the product or services illustrated by the trademark do not constitute the principal business of the establishment. Trademark approval does not constitute a waiver of the color requirements of the center sign package or the City Code.

O. **INFORMATIONAL/DIRECTIONAL SIGNS:** These signs shall not exceed two (2) square feet in area and shall not be placed off the premises or in the public right-of-way. Not more than one "parking in rear" or "model parking" sign shall be permitted.

List of signs to be installed:

QTY. 2 - 12" x 18" DIRECTIONAL SIGNS AT 36" OAH, FACE INCLUDES COPY & ARROW,
CHARCOAL BACKGROUND AND WHITE COPY AND ARROW, COPY AND ARROW TO ILLUMINATE WHITE.
COPY TBD (WELCOME, THANK YOU OR ENTER, EXIT)

P. **DOOR SIGNAGE:** One nameplate or identification sign is required at the front and rear entrances with letters not in excess of three (3) inches in height and the sign area not in excess of three (3) square feet and which must state the name and address of the licensed establishment. The front door shall bear the address also.

Q. **GROUND SIGNS FOR CENTERS OR FREESTANDING BUILDINGS:** Ground signs are permitted for freestanding buildings which are not part of a shopping center. Out-lots are not permitted individual ground signs. Only one ground box sign in a shopping center indicating the name of the center. If the center fronts on two (20 major thoroughfares of at least eighty (80) foot right-of-way a second ground sign may be permitted.

Width of R-O-W	Max. Letters/Symbols Height	Max. Sign Area	Logo
0-50'	10"	18sq.ft.	1
51-80'	14"	26sq.ft.	1
81-100'	16"	32sq.ft.	1
101-120'	20"	42sq.ft.	1
121 and above	23"	48sq.ft.	1

Width of primary frontage right-of-way: N/A
Primary ground sign: Height: N/A Width N/A Max. Sign Area N/A
Primary ground sign letter height: N/A
Width of secondary frontage right-of-way N/A
Secondary ground sign: Height: N/A Width N/A Max. Sign area N/A
Secondary ground sign letter height: N/A
Lighting : N/A

III. OUT-PARCEL INFORMATION - (Attach additional sheets if necessary)

Center Name: Cooper City Commons Date Filed:

CITY OF COOPER CITY
COMMUNITY DEVELOPMENT DEPARTMENT /
PLANNING AND ZONING DIVISION

9090 SW 50 PLACE
COOPER CITY, FL 33328
(954) 434-4300

Number of out-lots in this center: 5

Name/Designation of out-lot described below : McDONALD'S

(Ground signs are NOT PERMITTED) Freestanding structures within centers shall be permitted one (1) primary wall sign in accordance with the provisions of this section and one (1) secondary wall sign. If the owner chooses not to install a primary and secondary sign, the owner shall be permitted to erect wall signs on not more than four (4) sides of the building but only at two thirds(2/3) size.

A. **HEIGHT:** No wall sign shall have either letters, cabinets or border exceeding eighteen (18) inches in height, provided, however, that the height of such letters/cabinets may be increased in height one inch for each twenty-four (24) feet or major portion thereof of setback distance between the front building line and the street property line.

		Minimum	Maximum
Box/Cabinet	Cabinet Height	N/A	42.5 +24 (waivers)
	Letter Height	N/A	N/A
	Left Side Border	N/A	N/A
	Right Side Border	N/A	N/A
	Top Border	N/A	N/A
	Bottom Border	N/A	N/A
		N/A	N/A
Channel Letter	Letter Height	24"	42"

B. **LENGTH:** Maximum length of sign to be in proportion to the building/bay frontage occupied by the licensed establishment in accordance with the following:

Primary Building/Bay Frontage	Maximum Length
0 to 25 feet	10'
26 to 40 feet	12'
41 to 55 feet	14'
56 to 70 feet	16'
71 to 85 feet	18'
86 feet and above	20'

	Minimum	Maximum
Box/Cabinet Length	N/A	N/A
Channel Letter Overall Length	48 1/8"	197"

C. **WIDTH:** Signs projecting in excess of eighteen (18) inches from the foremost point of attachment of the sign to the structure upon which it is constructed are prohibited.

	Minimum	Maximum
Box/Cabinet Width	N/A	N/A
Channel Letter Overall Width	N/A	N/A

D. **INFORMATIONAL/DIRECTIONAL SIGNS:** These signs shall not exceed two (2) square feet in area and shall not be placed off the premises or in the public right-of-way. Not more than one "parking in rear" or "model parking" sign shall be permitted.

List of other signs to be installed: QTY. 2 - 12" x 18" DIRECTIONAL SIGNS AT 36" OAH, FACE INCLUDES COPY & ARROW, CHARCOAL BACKGROUND AND WHITE COPY AND ARROW, COPY AND ARROW TO ILLUMINATE WHITE. COPY TBD (WELCOME, THANK YOU OR ENTER, EXIT)

Docusign Envelope ID: 1E8B8E4C-D403-4BFA-A3B1-69D963A4AF45

CITY OF COOPER CITY
COMMUNITY DEVELOPMENT DEPARTMENT /
PLANNING AND ZONING DIVISION

9090 SW 50 PLACE
COOPER CITY, FL 33328
(954) 434-4300

IV. COMPLIANCE - (Attach additional sheets if necessary)

A. **Is property in compliance with all previous conditions of approval and/or applicable Code requirements?**
☐ Yes ☒ No

If No, please explain: Signage waivers have been requested.

B. **Report on the status of all previous conditions of approval:**
Previous conditions of approval are in compliance.

V. OWNER ACKNOWLEDGEMENT

I/WE: McDonald's USA LLC - Leasee do hereby swear/affirm that I/we am/are the owner(s) of the property referenced in this application. I/We certify that he 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 applications, attachments and fee become part of the official record of the Planning & Zoning 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.

I/We further consent to the City of Cooper City to publish, copy or reproduce any copyrighted document for any third party submitted as part of the application.

Signature(s) of Owner(s): DocuSigned by: Vivian Valdivia EF9745FCA7E744F...

Print Name(s): Vivian Valdivia

VI. CONSENT STATEMENT

(Owner to complete if using agent/representative)

I/We do hereby give consent to the aforementioned owner(s) Corporate Property Services, 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): DocuSigned by: Vivian Valdivia EF9745FCA7E744F...

Print Name(s): Vivian Valdivia

Docusign Envelope ID: 1E8B8E4C-D403-4BFA-A3B1-69D963A4AF45

CITY OF COOPER CITY
COMMUNITY DEVELOPMENT DEPARTMENT /
PLANNING AND ZONING DIVISION

9090 SW 50 PLACE
COOPER CITY, FL 33328
(954) 434-4300

VII. NOTARY

STATE OF Florida COUNTY OF Broward

The foregoing instrument was acknowledged before me this 21 day of, Nov 20 25

By (Name of Person Acknowledging) Vivian Valdivia She/he is personally known to me or has produced

as identification and did/did not take an oath.

NOTARY PUBLIC SIGNATURE:

Name – Must be typed, printed, or stamped)

My Commission Expires:

LILIANE GUIMARAES
MY COMMISSION # HH 316049
EXPIRES: January 23, 2027

VI. STAFF USE ONLY

Petition #:	Staff Intake By:	Intake Date:	
Sufficiency Completed by:		Sufficiency Date:	

IX. COOPER CITY CODE

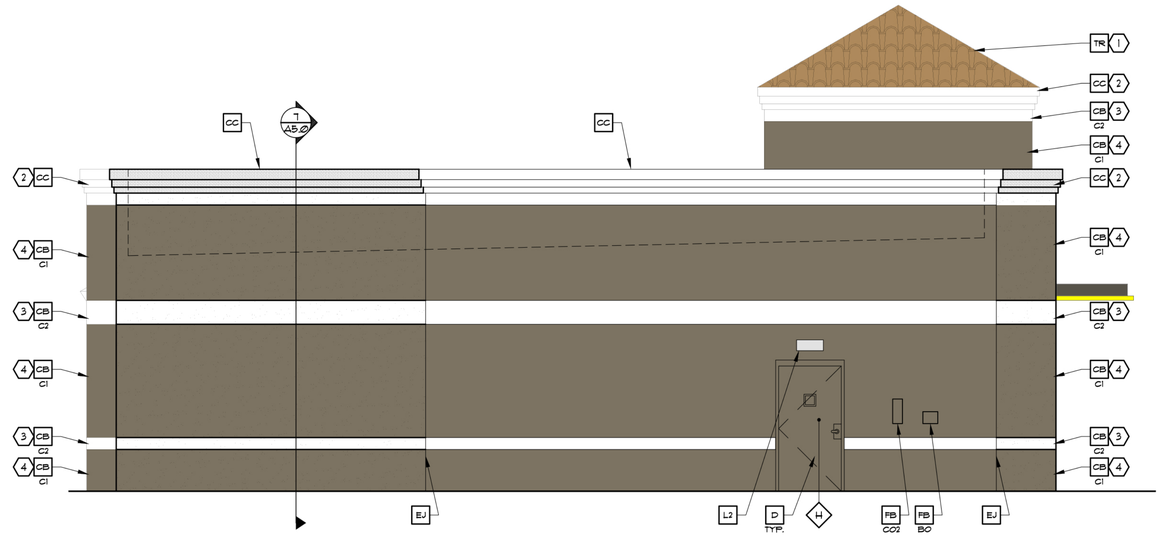
SIGN PACKAGE/SIGN PACKAGE AMENDMENT - SUBMITTAL REQUIREMENTS

(a) Where a sign package/sign package amendment 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 sign package/sign package amendment shall be submitted to the City.

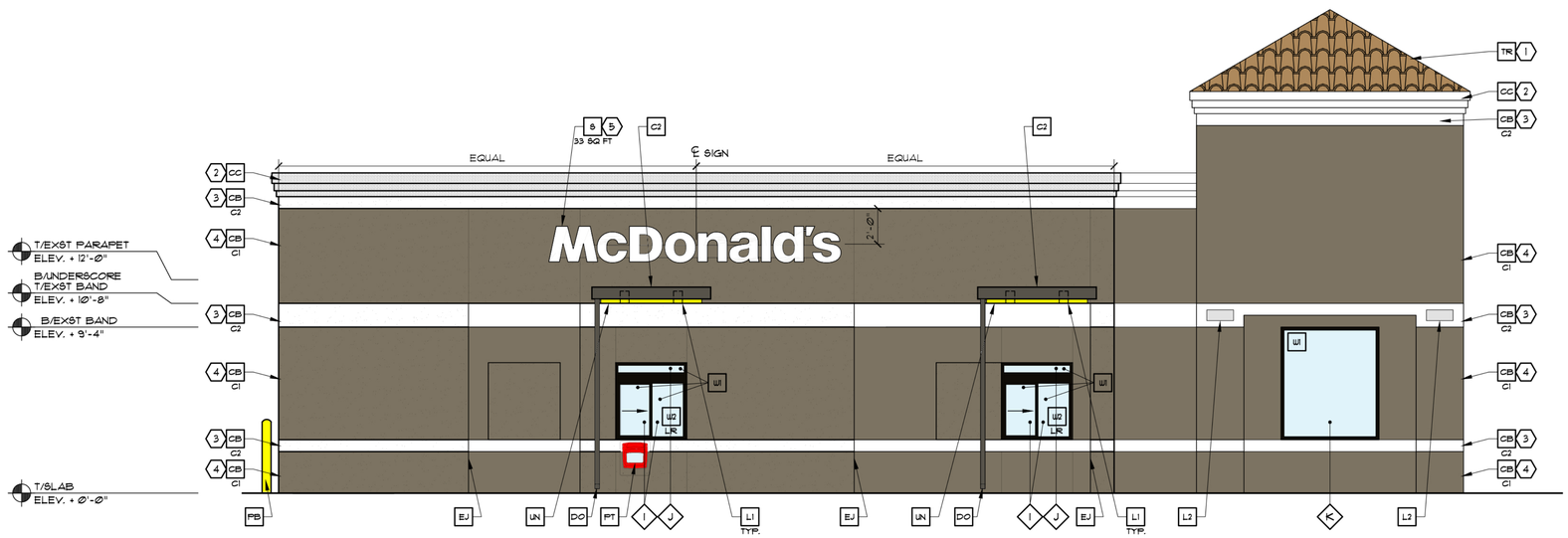
(b) The revised sign package/sign package amendment submission shall consist of the previously approved sign package/sign package amendment signed by the Mayor and a separate drawing showing the desired changes and any other drawings or information as may be required by staff.

(c) The submittal 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 sign package/sign package amendment by development order.

***Please visit our website at www.coopercityfl.org and go to "Code of Ordinances" to review more sign code information at Article II. Signs - Section 25-19 starting on page 604.**



1 A2.1 REAR ELEVATION (WEST)
1/4" = 1'-0"



2 A2.1 DRIVE THRU ELEVATION (SOUTH)
1/4" = 1'-0"

DRC NOTES: 1

1. EXISTING TILE ROOF TO REMAIN. CLEAN, PATCH AND OR REPAIR AS NEEDED. EXISTING TILE ROOF MATCHES MAIN BUILDINGS IN PROFILE AND COLOR
2. EXISTING CORNICE TO REMAIN. PATCH AND OR REPAIR FINISH AS NEEDED. PREPARE FOR NEW PAINT. EXISTING CORNICE MATCHES MAIN BUILDINGS IN PROFILE AND COLOR
3. EXISTING RAISED TRIM TO REMAIN. PATCH AND OR REPAIR FINISH AS NEEDED. PREPARE FOR NEW PAINT. EXISTING TRIM MATCHES MAIN BUILDINGS IN PROFILE AND COLOR
4. EXISTING CEMENTITIOUS FINISH TO REMAIN. PATCH AND OR REPAIR FINISH AS NEEDED. PREPARE FOR NEW PAINT. EXISTING FINISH TO BE PAINTED TO BE IN THE SIMILAR COLOR PALLET AS MAIN BUILDINGS
5. NEW WORD MARK SIGNAGE IS SAME COLOR AS MAIN BUILDINGS SIGNAGE AND SIMILAR FONT STYLE

KEY NOTES:

- CB — CONCRETE BLOCK W/ CEMENTITIOUS FINISH NEW FINISH TO MATCH EXISTING TEXTURE
  - C1 — COLOR: BENJAMIN MOORE
    - C1 = FAIRVIEW TAUPE HC-85
    - C2 = WHITE
    - C3 = "IRON ORE" SW7069 BY SHERWIN WILLIAMS
- CC — CORNICE CAP TREATMENT NEW TO MATCH EXISTING MATERIAL & PROFILE COLOR: WHITE
- CJ — CONTROL JOINT
- C2 — ALUMINUM CANOPY SYSTEM COLOR: RAL 7022
- D — HOLLOW METAL DOOR PAINT: "FAIRVIEW TAUPE" HC-85 BY BENJAMIN MOORE
- DO — DOWNSPOUT 3" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER COLOR: RAL 7022
- EJ — EXPANSION JOINT, SEE DETAIL 7/A4.1
- FB — CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00) / CO2 — BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
- GR — GUARD RAIL -SEE SITE PLAN FOR EXACT LOCATION AND LENGTH PAINT: "IRON ORE" SW7069 BY SHERWIN WILLIAMS
- L1 — RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
  - C1 — COLOR: C1= WHITE C2= GOLD
- L2 — RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL COLOR: PLATINUM SILVER
- PB — PIPE BOLLARD - PAINTED YELLOW
- PT — (RMHC) COIN COLLECTOR MODEL: MFT STD CALL 1-888-743-7435 TO ORDER
- 8 — McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT. COLOR: BENJAMIN MOORE, FAIRVIEW TAUPE HC-85
- TR — EXISTING TILE ROOF CLEAN TILE AND PATCH AS REQUIRED
- W1 — EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS COLOR: DARK BRONZE
- W2 — DRIVE-THRU WINDOW BY READY ACCESS MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN+ ELECTRONIC RELEASE
  - XX — COLOR: DEEP BRONZE
  - SLIDE DIRECTION: RL = RIGHT TO LEFT / LR = LEFT TO RIGHT
- LN — METAL UNDERSCORE COLOR: GOLD

PREPARED BY:	Purdy+Muroff Architecture, Inc. 1711 North Himes Avenue, Tampa, Florida 33607 Ph 813.353.0035 Fax 813.353.4330 Web Site: www.purdymuroff.com
PREPARED FOR:	McDonald's USA, LLC
© 2024 McDonald's USA, LLC	These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not to be used for any other project. Use of these drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.
DRAWN BY	CWS
STD ISSUE DATE	-
REVIEWED BY	SJP
DATE ISSUED	05.23.2025
TITLE	CONVERSION EXISTING MASONRY/WOOD
DESCRIPTION	8" MASONRY LOAD BEARING WALLS – CI INT STEEL STUD WALL WOOD TRUSS ROOF FRAMING STUCCO FINISHES
SITE ID	009-2805
SITE ADDRESS	2550 PINE ISLAND RD., HOLLYWOOD, FL 33024
MAT #	43805
SHEET NO.	A2.1
	2402.15
	AA-0003276

REV	DATE	DRC COMMENTS	DESCRIPTION	BY
1	10.29.25			CWS

SCOTT J. PURDY AR 91876

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McDonald's - Cooper City

County	BROWARD		Civil Engineer	Bohler
State	FL		OPC Prepared By	ZE
			Current Date	10/30/25
Onsite				
Storm Drainage				
Storm Sewer	Quantity	Unit	Unit Cost	Current Working OPC
6" HDPE Pipe	29	LF	$30.00	$870
Subtotal				**$870**
Water and Sanitary Service	Quantity	Unit	Unit Cost	Current Working OPC
Water Service				
Sanitary Sewer				
6" PVC Gravity	47	LF	$144.00	$6,768
4" PVC	4	LF	$88.62	$354
Cleanout	4	EA	$350.00	$1,400
GB-500 Grease Trap (Private)	1	EA	$11,615.00	$11,615
Subtotal				**$8,168**
Asphalt Paving	Quantity	Unit	Unit Cost	Current Working OPC
Light duty asphalt (incl. base)	1,260	SY	$31.00	$39,060
Subtotal				**$39,060**
Concrete	Quantity	Unit	Unit Cost	Current Working OPC
Standard duty concrete (incl. base) including sidewalk	204	SY	$65.63	$13,389
Curb - Type D	908	LF	$20.00	$18,160
Subtotal				**$31,549**
Sub-Total				**$79,646.52**
Additional Fees				
Maintenance Of Traffic (MOT)	1	EA	5%	$3,982
Mobilization (MOB)	1	EA	8%	$6,372
Onsite Sub-Total				**$90,000.57**
TOTAL SITE COSTS (EXCLUDING IMPACT FEES)				**$90,001**

This item has been digitally signed and sealed by Mohammed Merouane El Kaoussi, PE, on the date adjacent to the seal. Signature must be verified on any electronic copies.

Merouane El Kaoussi, P.E.
Florida Professional Engineer License No. 88591

November 10, 2025

SITE PLAN DOCUMENTS

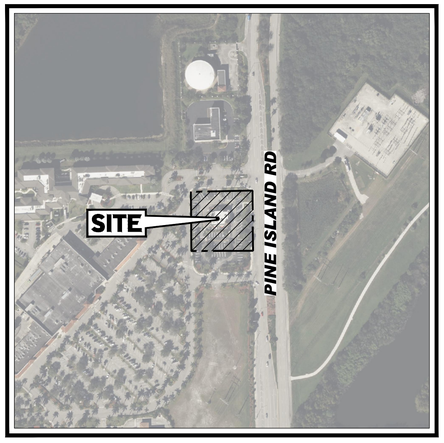
FOR

McDonald's®

PROPOSED

RESTAURANT
W/ DRIVE-THRU

LOCATION OF SITE
2550 PINE ISLAND ROAD,
COOPER CITY, BROWARD COUNTY, FL 33024
PARCEL ID #: 5141 05 23 0015



LOCATION MAP
SCALE: 1" = 250'

LEGAL DESCRIPTION

COMMENCE AT REFERENCE POINT "D" AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 31921, PAGE 1105, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF PINE ISLAND ROAD, 700.04' NORTH OF (AS MEASURED ALONG THE EASTERLY LINE OF SECTION 5, TOWNSHIP 51 SOUTH, RANGE 41 EAST) AND 68.27 WEST OF (MEASURED AT RIGHT ANGLES TO PREVIOUS COURSE) THE SOUTHEAST CORNER OF SAID SECTION 5/51141; THENCE FROM SAID POINT OF COMMENCEMENT ALONG THE EASTERLY BOUNDARY OF SAID PARCEL "A", NORTH 00°54'06" WEST 118.78 FEET; THENCE CONTINUE ALONG SAID EASTERLY BOUNDARY, SOUTH 87°49'40" WEST 12.00 FEET; THENCE CONTINUE ALONG SAID BOUNDARY, NORTH 00°54'06" WEST 127.68 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°49'40" WEST 225.04 FEET; THENCE NORTH 02°10'20" WEST 205.00 FEET; THENCE NORTH 87°49'40" EAST 225.04 FEET TO A POINT ON A 32.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS SOUTH 33°29'13" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°43'59", AN ARC DISTANCE OF 34.48 FEET TO A POINT OF TANGENCY; THENCE SOUTH 05°13'12" WEST 86.31 FEET; THENCE SOUTH 00°54'06" EAST 89.32 FEET TO THE POINT OF BEGINNING.

REFERENCES AND CONTACTS

REFERENCES

♦ALTA/NSPS LAND TITLE SURVEY:
BOHLER
1900 NW CORPORATE BLVD, SUITE 101E
BOCA RATON, FL 33431
DATED: 01/19/2025
PROJECT #: FLB240124.00
ELEVATIONS: NAVD 1988

♦LANDSCAPE ARCHITECT:
BOHLER
1900 NW CORPORATE BLVD
SUITE 101E
BOCA RATON, FL 33431
PHONE: (561)-571-0280

♦ARCHITECT:
PURDY & MUROFF ARCHITECTURE INC.
1711 NORTH HIMES AVE
TAMPA, FL 33607
PHONE: (813)-353-0035
DATE: 01/30/2025

♦ENVIRONMENTAL:
UNIVERSAL ENGINEERING SCIENCES
3532 MAGGIE BLVD
ORLANDO, FLORIDA 32811
PHONE: (407)-423-0504
DATED: 08/29/2024

GOVERNING AGENCIES

♦CITY OF COOPER CITY
AKIN OZAYDIN
CITY ENGINEER & UTILITIES DIRECTOR
11791 SW 49TH STREET
COOPER CITY, FL 33330
(954)-434-5519

♦CITY OF COOPER CITY
DAVE HARVELL
PUBLIC WORKS
9070 SW 51ST ST.
COOPER CITY, FL 33328
(954)-434-2310

♦FIRE
CHIEF GARY HARRINGTON
10550 STIRLING ROAD
COOPER CITY, FL 33026
(954)-432-8905

♦COMCAST
JUSTIN CASSELL
(786)-427-9571

♦AT&T TELEPHONE
LIANNET DIAZ
715 N FEDERAL HWY
HOLLYWOOD, FL 33020
(305)-781-9571

♦FPL - ELETRIC
JAMIE PURNELL
(386)-586-6403

♦FPL - FIBER
WAYNE KRAMER
(561)-313-6891

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES	C-102
GENERAL LEGENDS	C-103
DEMOLITION PLAN	C-201
OVERALL SITE PLAN	C-301
SITE PLAN	C-302
VEHICLE TURNING PLAN	C-303
PAVEMENT MARKING AND SIGNAGE PLAN	C-304
PAVEMENT MARKING AND SIGNAGE DETAILS	C-305
GRADING & DRAINAGE PLAN	C-401
UTILITY PLAN	C-501
TREE DISPOSITION PLAN	C-701
TREE DISPOSITION NOTES	C-702
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PHASE II SOIL EROSION PLAN	C-801
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CONSTRUCTION DETAILS	C-901
CONSTRUCTION DETAILS	C-902
CONSTRUCTION DETAILS	C-903
CONSTRUCTION DETAILS	C-904
CONSTRUCTION DETAILS	C-905

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

PREPARED BY

BOHLER

CONTACT: MEROUANE EL KAOUSSI,P.E.
MELKAOUSSI@BOHLERENG.COM

BOHLER™
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES
© BOHLER

1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

Sunshine811
ALWAYS CALL 811
It's fast. It's free. It's the law.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MOHAMMED MEROUANE EL KAOUSSI, PE, ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FINAL SITE PLAN
PLAN SCALE: AS NOTED
STREET ADDRESS
2550 PINE ISLAND ROAD
CITY: COOPER CITY
STATE: FL
COUNTY
BROWARD COUNTY
REGIONAL DWG. NO
92805
CAD FILE: P-CIVIL-CNDS-FLB240124.00-0A
PLAN DESCRIPTION
COVER SHEET

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES
P.M. G.C. O/O

PLAN APPROVALS

SIGNATURE (2 REQUIRED)	DATE	CO-SIGN SIGNATURES	
REGIONAL MGR.		CONTRACTOR	
CONST. MGR.		OWNER	
OPERATIONS DEPT.			
REAL ESTATE DEPT.			

McDonald's®
110 N. CARPENTER STREET
CHICAGO, IL 60607

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S USA, LLC AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

OFFICE
ADDRESS

STATUS	DATE	BY
PRELIMINARY	09/22/25	RN
PLAN CHECKED	09/22/25	SC
AS-BUILT	XXXX	XXXX

C-101

H:\2024\FLB240124.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\REV_0A\P-CIVIL-CNDS-FLB240124.00-0A-----LAYOUT: C-101 COVER SHEET

Meeting Date: 02/24/2026 Item #2.

GENERAL NOTES

(Rev. 1/2023)

1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING FL, LLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE PROFESSIONAL OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER , IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS. THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THEM, ARE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE PROFESSIONAL OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
8. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY PROFESSIONAL OF RECORD AND BOHLER IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO CHANGE IN THE DESIGN WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOHLER AND PROFESSIONAL RECORD HAVE BEEN WRITTEN NOTIFICATION OF SAME AND BOHLER AND PROFESSIONAL OF RECORD AND BOHLER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
9. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION OF ANY MATERIALS AND COMMENCEMENT OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.
10. THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
11. WHEN INCLUDED AS ONE OF THE CONTRACT DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN: (A) THE PLANS; AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS, PRIOR TO PROCEEDING WITH ANY FURTHER WORK IN AREAS WHERE THE REPORT WAS NOT CREATED. THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT.
12. PROFESSIONAL OF RECORD AND BOHLER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY
13. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.
14. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE COMPLETED PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
15. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR.
16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
17. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE UTILITY EASEMENT , STRIPING, CURB, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND INFRASTRUCTURE DAMAGED DURING CONSTRUCTION AND MUST REPLACE ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST, PROMPTLY, DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
18. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. THE PROFESSIONAL OF RECORD AND BOHLER HAVE NOT BEEN RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF PROFESSIONAL OF RECORD'S AND BOHLER SERVICES AS RELATED TO THE PROJECT. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME.
19. THE CONTRACTOR MUST IMMEDIATELY IDENTIFY IN WRITING, TO THE PROFESSIONAL OF RECORD AND BOHLER , ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, THE CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER FOR ANY AND ALL DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY AND FIRST PARTY CLAIMS.
20. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, RULES, STATUTES, CODES AND THE LIKE. IF THE CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, RULES, STATUTES, CODES AND THE LIKE, THE CONTRACTOR AND/OR OWNER AGREE TO AND MUST JOINTLY, INDEPENDENTLY, SEPARATELY AND SEVERALLY INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER HARMLESS FOR AND FROM ALL INJURIES, CLAIMS AND DAMAGES THAT PROFESSIONAL OF RECORD AND BOHLER SUFFER AND ANY AND ALL COSTS THAT PROFESSIONAL OF RECORD AND BOHLER INCUR AS A RESULT THEREOF.
21. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) INCLUDING ALSO ALL UMBRELLA COVERAGES. ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME, AND TO PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE (DEFEND, IF APPLICABLE) AND HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST FURNISH BOHLER WITH CERTIFICATIONS OF INSURANCE OR CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGES PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND AFTER ALL PERMITS ARE ISSUED, WHICHEVER DATE IS LATER. IN ADDITION, ALL CONTRACTORS AGREE THEY WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES. INJURIES, CLAIMS. ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY PROFESSIONAL OF RECORD, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
22. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS SOLELY AND FULLY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
23. NEITHER THE PROFESSIONAL OF RECORD AND BOHLER, NOR THEIR PRINCIPALS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE HEREIN "BOHLER PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTOR OF ANY OBLIGATIONS, RESPONSIBILITIES OR LIABILITIES, INCLUDING, BUT NOT LIMITED TO, PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ANY AND ALL APPLICABLE LAWS, CODES, RULES AND REGULATIONS OF ANY GOVERNMENTAL JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER PARTIES HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER (OR ANY RESPONSIBILITY FOR) ANY CONSTRUCTION, THE CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY AND ALL HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND FOR ITS OWN ACTIONS AND MUST INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS BOHLER PARTIES FOR AND FROM ANY LIABILITY TO BOHLER PARTIES RESULTING FROM THE CONTRACTOR'S WORK, SERVICES AND/OR PERFORMANCE UNDER THE CONTRACT DOCUMENTS AS SET FORTH IN THESE NOTES AND, FURTHER, THE CONTRACTOR MUST NAME BOHLER AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE.
24. WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER, BOHLER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. BOHLER WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS, AS CONDITIONS PERMIT. ANY DOCUMENT, DOCUMENTING BOHLER'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE, MUST NOT INDICATE THAT BOHLER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER'S ATTENTION. BOHLER IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
25. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEVIATIONS, WITHIN PROFESSIONAL OF RECORD'S SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST DEFEND, INDEMNIFY, PROTECT, AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME.
26. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
27. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN AND, FURTHER, THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER PARTIES, HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT PROFESSIONAL OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.
28. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
29. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. PROFESSIONAL OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
30. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD PROFESSIONAL OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT PROFESSIONAL OF RECORD SUFFERS AND COSTS THAT PROFESSIONAL OF RECORD INCURS AS A RESULT OF SAID FAILURE.
31. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.
32. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE PROFESSIONAL OF RECORD AND BOHLER, THE USE OF THE WORDS 'CERTIFY' OR 'CERTIFICATION' CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE PROFESSIONAL OF RECORD'S AND BOHLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

DEMOLITION NOTES

(Rev. 1/2023)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
3. WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND SAFETY ADAPTED TO SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS.
4. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.
   A. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL ITEMS NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
   B. THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.
5. THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE ANY MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT NO COST TO CONTRACTOR'S SOLE EXPENSE.
6. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, COMPLYING WITH ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND SAFETY TO ALL PROPERTY ON THE SITE OR ADJACENT OR NEAR TO THE SAME.
7. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE AND/OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST INSTALL ANY AND ALL SAFETY FEATURES AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF ALL UNAUTHORIZED PERSONS AT ANY TIME, TO OR NEAR THE DEMOLITION AREA.
8. PRIOR TO THE START OF THE PROCEEDING OF ANY SITE IMPROVEMENT OR DEMOLITION WORK, THE CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS AND/OR SPECIFICATIONS, ALL CONCERNS OR QUESTIONS REGARDING THE APPLICABLE SAFETY STANDARDS, AND/OR THE SAFETY OF THE CONTRACTOR AND/OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT. ANY SUCH CONCERNS

STANDARD ABBREVIATIONS

FOR ENTIRE PLAN SET

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
AC	ACRE / ACRES
AD	AREA DRAIN
ADA	ACCESSIBLE / AMERICANS WITH DISABILITIES ACT
AG	ABOVE GROUND
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
ASSF	AREA SUBJECT TO STORMWATER FLOWAGE
ASSOC	ASSOCIATION
BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
BIO	BIOGARDEN
BIT	BITUMINOUS
BK	BLOCK
BL	BASELINE
BLDG	BUILDING
BM	BENCH MARK
BRL	BUILDING RESTRICTION LINE
BVW	BORDERING VEGETATIVE WETLAND
CB	CATCH BASIN
CF	CUBIC FEET
CI	CURB INLET
CIT	CHANGE IN TYPE
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
CONN	CONNECTION
COORD	COORDINATE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARD
DEC	DECORATIVE
DEP	DEPARTMENT OF ENVIRONMENTAL PROTECTION
DET	DETENTION
DIA	DIAMETER
DMH	DRAINAGE MANHOLE
DOM	DOMESTIC
DOT	DEPARTMENT OF TRANSPORTATION
DP	DESIGN POINT
DWL	DASHED WHITE LINE
DYL	DOUBLE YELLOW LINE
EG	EXISTING GRADE
ELEC	ELECTRIC
ELEV	ELEVATION
EOR	ENGINEER OF RECORD
EP / EOP	EDGE OF PAVEMENT
ES / EOS	EDGE OF SHOULDER
EW	END WALL
EX	EXISTING
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FES	FLARED END SECTION
FF	FINISH / FIRST FLOOR
FFE	FINISH / FIRST FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FM	FORCE MAIN
FO	FIBER OPTIC
G	GRADE
GC	GENERAL CONTRACTOR
GEO	GEOTECH/GEOTECHNICAL
GF / GFE	GARAGE FLOOR ELEVATION (AT DOOR)
GFA	GROSS FLOOR AREA
GH	GRADE HIGH (WALL)
GL	GRADE LOW (WALL)
GRT	GRATE
GT	GREASE TRAP
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HOR	HORIZONTAL
HP	HIGH POINT
HW	HEADWALL
ICS	INLET CONTROL STRUCTURE
INF	INFILTRATION
INT	INTERSECTION
INV	INVERT
LF	LINEAR FOOT
LOC	LIMIT OF CLEARING
LOD	LIMIT OF DISTURBANCE
LOS	LINE OF SIGHT
LOW	LIMIT OF WORK
LP	LOW POINT

LS	LANDSCAPE
LSA	LANDSCAPE AREA
MAX	MAXIMUM
ME	MATCH EXISTING
MEP	MECHANICAL, ELECTRICAL, AND PLUMBING
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
NOAA	NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
NRCS	NATIONAL RESOURCE CONSERVATION SERVICE
O&M	OPERATIONS AND MAINTENANCE
OC	ON CENTER
OCS	OUTLET CONTROL STRUCTURE
OGS	OIL AND GRIT SEPARATOR
ORD	ORDINANCE
PA / POA	POINT OF ANALYSIS
PC	POINT OF CURVATURE
PCCR	POINT OF CURVATURE, CURB RETURN
PERF	PERFORATED
PG	PROPOSED GRADE
PI	POINT OF INTERSECTION
POG	POINT OF GRADE
PP	POLYPROPYLENE PIPE
PROP	PROPOSED
PT	POINT OF TANGENCY
PTCR	POINT OF TANGENCY, CURB RETURN
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS / RADII
R/W	RIGHT-OF-WAY / RIGHTS-OF-WAY
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REGS	REGULATIONS
RELO	TO BE RELOCATED
REQ	REQUIRED
RET	RETENTION
RET WALL	RETAINING WALL
RETO	TO BE RETURNED TO OWNER
RG	RAIN GARDEN
S	SLOPE
SAN	SANITARY SEWER
SESC	SOIL EROSION AND SEDIMENT CONTROL
SHLO	STATE HIGHWAY LAYOUT
SMH	SANITARY MANHOLE
STA	STATION
STM	STORM WATER / STORM SEWER
SWL	SINGLE/SOLID WHITE LINE
SWPPP	STORMWATER POLLUTION PREVENTION PLAN
TBA	TO BE ABANDONED
TBD	TO BE DETERMINED
TBP	TO BE PROTECTED
TBR	TO BE REMOVED
TBRR	TO BE REMOVED AND REPLACED IN KIND
TBS	TO BE SALVAGED
TBV	TO BE VACATED
TC	TOP OF CURB
Tc	TIME OF CONCENTRATION
TD	TRENCH DRAIN
TELE	TELECOMMUNICATIONS / TELEDATA
TPF	TREE PROTECTION FENCE
TR	TO REMAIN
TRANS	TRANSITION
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
USGS	UNITED STATES GEOLOGICAL SURVEY
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	WIDE / WIDTH
W/L	WATER LINE
WM	WATER METER
WQU	WATER QUALITY UNIT
YD	YARD DRAIN
#	NUMBER
#:#	SLOPE EXPRESSED IN HORIZONTAL:VERTICAL IN FEET
±	PLUS OR MINUS
°	DEGREE
Ø	DIAMETER

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET

LIMIT OF WORK — LOW LOW

LIMIT OF DISTURBANCE — LOD LOD

SAWCUT LINE

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / LEASE LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CONCRETE CURB & GUTTER	CURB AND GUTTER; SPILL; TRANSITION; DEPRESSED CURB AND GUTTER
	UTILITY POLE WITH LIGHT	
	POLE LIGHT	
	TRAFFIC LIGHT	
	UTILITY POLE	
	TYPICAL LIGHT	
	ACORN LIGHT	
	TYPICAL SIGN	
	PARKING COUNTS	X
170 / 169	CONTOUR LINE	190 / 187
TC 516.4 OR 516.4	SPOT ELEVATIONS	FF 517.00; TC 516.00 BC 515.55; ME 516.00
SAN #	SANITARY LABEL	S-100
S #	STORM LABEL	A-100
SL	SANITARY SEWER LATERAL	SL
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
S	SANITARY SEWER MAIN	S
	HYDRANT	
S	SANITARY MANHOLE	
D	STORM MANHOLE	
WM	WATER METER	WM
WV	WATER VALVE	
	GAS VALVE	GV
	GAS METER	G
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	GRATE INLET	
	CURB INLET	
	CLEAN OUT	C/O
E	ELECTRIC MANHOLE	
T	TELEPHONE MANHOLE	
EB	ELECTRIC BOX	E
EP	ELECTRIC PEDESTAL	EP

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES — P.M. — G.C. — O/O

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PLAN APPROVALS

SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.	
CONST. MGR.	
OPERATIONS DEPT.	
REAL ESTATE DEPT.	

CO-SIGN SIGNATURES

CONTRACTOR	
OWNER	

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LAND SURVEYING
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LANDSCAPE ARCHITECTURE
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FINAL SITE PLAN

PLAN SCALE: AS NOTED

STREET ADDRESS
2550 PINE ISLAND ROAD

CITY: COOPER CITY — STATE: FL

COUNTY
BROWARD COUNTY

REGIONAL DWG. NO
92805

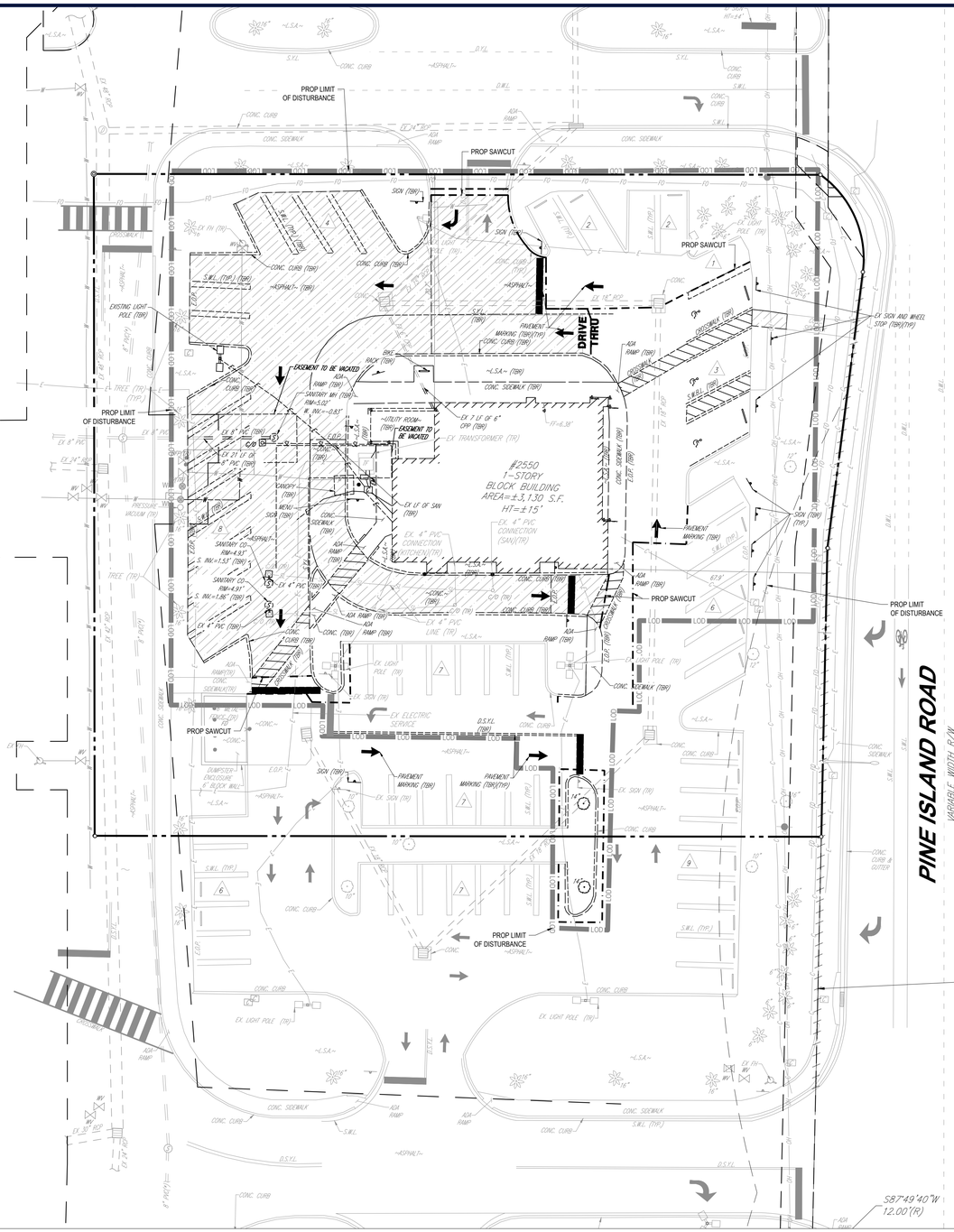
CAD FILE: P-CIVL-CNDS-FLB240124.00-0A

PLAN DESCRIPTION
GENERAL LEGENDS

STATUS	DATE	BY
PRELIMINARY	09/22/25	RN
PLAN CHECKED	09/22/25	SC
AS-BUILT	XXXX	XXXX

C-103

H:\2024\FLB240124.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\REV_0\AP-CIVIL-CNDS-FLB240124.00-0A-----\LAYOUT; C-103 GENERAL LEGENDS



N

DEMOLITION ABBREVIATIONS

ABBREVIATION	DESCRIPTION
(TBA)	TO BE ABANDONED
(TBR)	TO BE REMOVED
(TBV)	TO BE VACATED
(RELO)	TO BE RELOCATED
P.O.B	POINT OF BEGINNING

THIS PLAN TO BE UTILIZED FOR DEMOLITION PURPOSES ONLY

REV	DATE	DESCRIPTION	BY	ISSUE REF

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P.M. G.C. O/O

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PLAN APPROVALS

SIGNATURE (2 REQUIRED)	DATE
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CONST. MGR.	
OPERATIONS DEPT.	
REAL ESTATE DEPT.	
CO-SIGN SIGNATURES	
CONTRACTOR	
OWNER	

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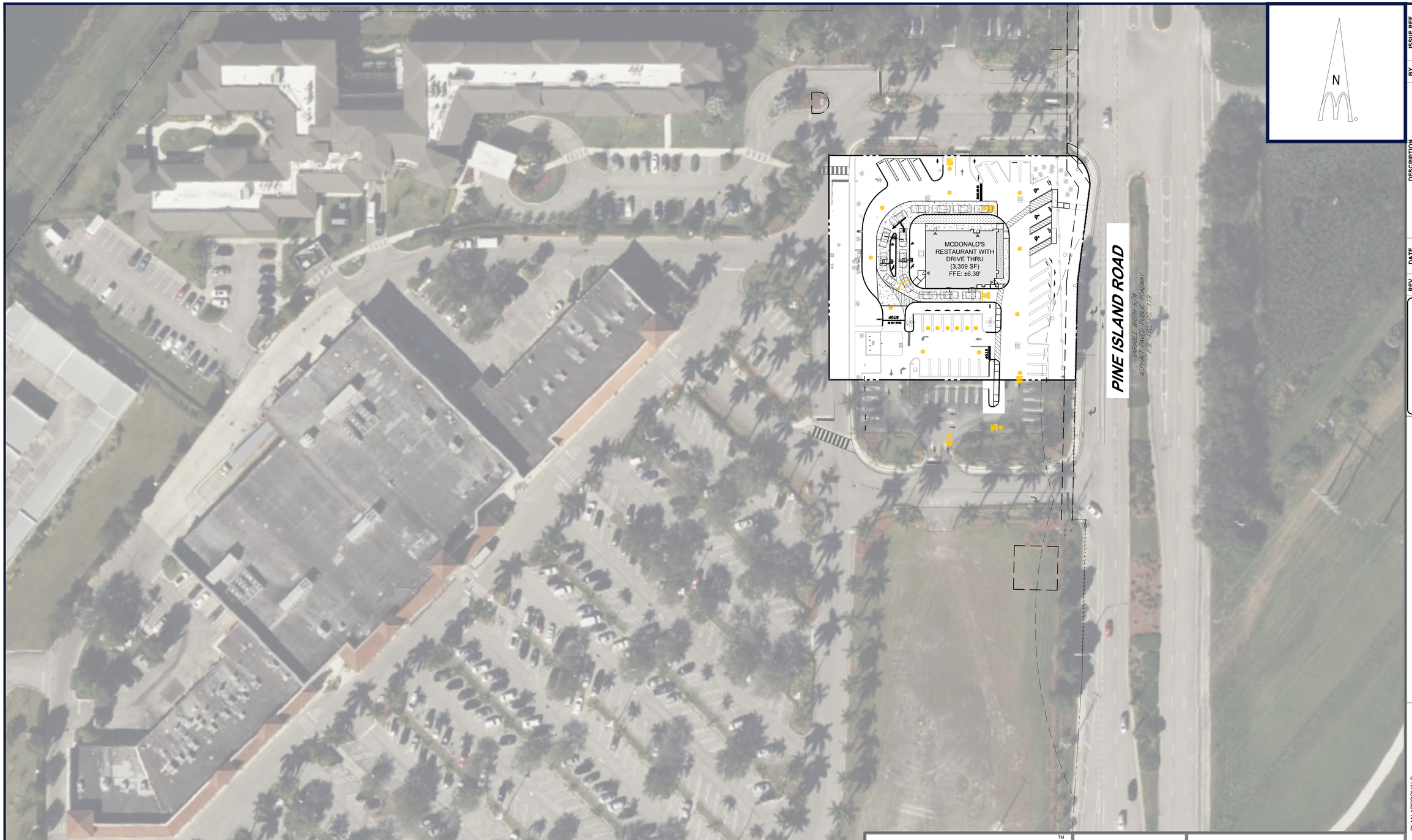
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FINAL SITE PLAN
PLAN SCALE: AS NOTED
STREET ADDRESS
2550 PINE ISLAND ROAD
CITY: COOPER CITY
STATE: FL
COUNTY
BROWARD COUNTY
REGIONAL DWG. NO: 92805
CAD FILE: P-CIVL-DEMO-FLB240124.00-0A
PLAN DESCRIPTION: DEMOLITION PLAN

STATUS	DATE	BY
PRELIMINARY	09/22/25	RN
PLAN CHECKED	09/22/25	SC
AS-BUILT	XXXX	XXXX

C-201

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REV	DATE	DESCRIPTION	BY	ISSUE REF

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PLAN APPROVALS

SIGNATURE (2 REQUIRED)	DATE	CO-SIGN SIGNATURES	
REGIONAL MGR.		CONTRACTOR	
CONST. MGR.		OWNER	
OPERATIONS DEPT.			
REAL ESTATE DEPT.			

STATUS	DATE	BY
PRELIMINARY	09/22/25	RN
PLAN CHECKED	09/22/25	SC
AS-BUILT	XXXX	XXXX

C-301

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FINAL SITE PLAN

PLAN SCALE: AS NOTED

STREET ADDRESS
2550 PINE ISLAND ROAD

CITY COOPER CITY
STATE FL

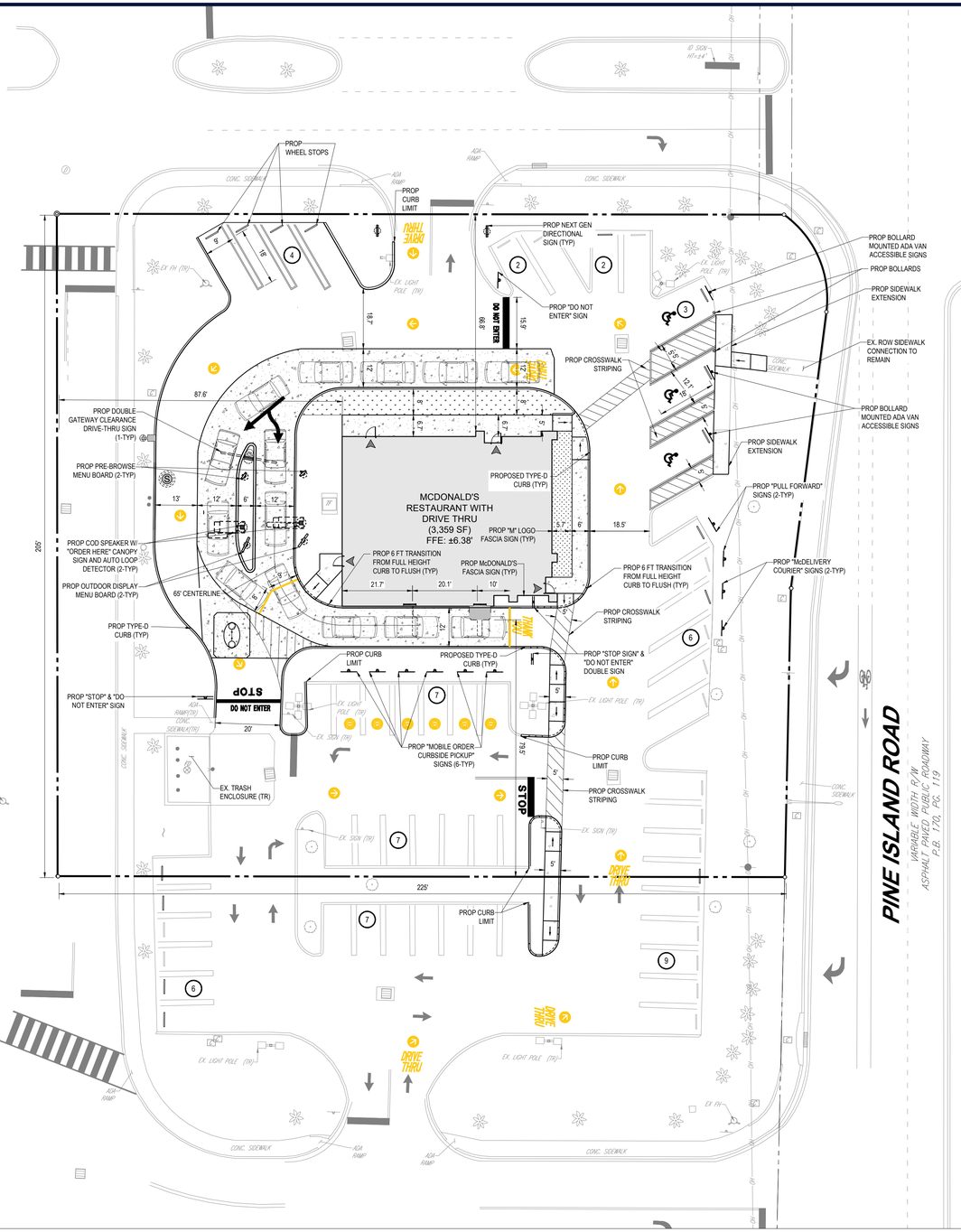
COUNTY
BROWARD COUNTY

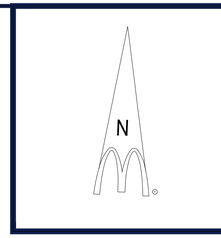
REGIONAL DWG. NO
92805

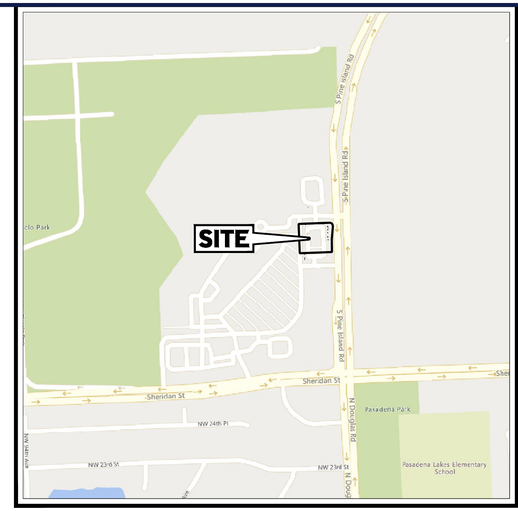
PLAN DESCRIPTION
OVERALL SITE PLAN

CAD FILE: P-CIVL-SITE-FLB240124.00-0A

H:\2024\FLB240124.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\REV_0\AP-CIVL-SITE-FLB240124.00-0A-----LAYOUT: C-301 SITE







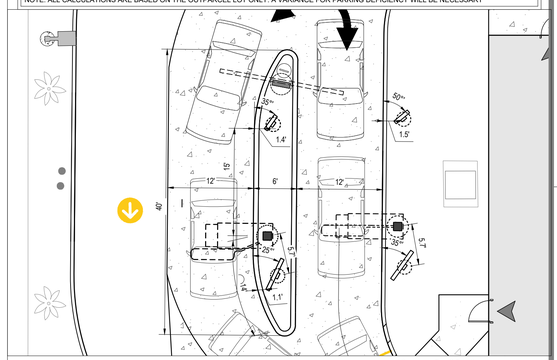
LOCATION MAP 500 250 125 0 500 — 1"= 500'

ZONING TABLE

ZONE: B-3 (GENERAL BUSINESS)
FUTURE LAND USE: C (COMMERCIAL)
USE: RESTAURANT, FAST-FOOD (PERMITTED)

BULK REQUIREMENTS

ITEM	REQUIRED	PROPOSED
MIN. LOT AREA	N/A	1.08 AC
MIN. LOT WIDTH	N/A	225.0'
MIN. LOT DEPTH	N/A	205.0'
BUILDING COVERAGE	N/A	7.40%
MIN. BUILDING SETBACKS		
FRONT YARD (PINE ISLAND ROAD)	0'	72.2'
REAR YARD	0'	87.6'
SIDE YARD (NORTH | SOUTH)	0'	66.8' | 79.5'
MAX. BUILDING HEIGHT	100'	18'
MIN. LANDSCAPE BUFFERS		
FRONT YARD (PINE ISLAND ROAD)	25'	MATCH EXISTING
REAR YARD	0'	MATCH EXISTING
SIDE YARD (NORTH | SOUTH)	0'	MATCH EXISTING
PARKING SPACES		
RESTAURANT, GENERAL OR FAST FOOD: ONE SPACE PER 50 SF (3,359/50 = 68 REQ. SPACES)	68 SPACES	50 SPACES
ADA PARKING		3 SPACES
TOTAL PARKING	68 SPACES	53 SPACES **(V)**
NOTE: ALL CALCULATIONS ARE BASED ON THE OUTPARCEL LOT ONLY. A VARIANCE FOR PARKING DEFICIENCY WILL BE NECESSARY		



DRIVE-THRU ENLARGEMENT 10 5 2.5 0 10 — 1"= 10'

SCALE: 1" = 20' (20 10 5 0 20)

REV	DATE	DESCRIPTION	BY	ISSUE REF

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PLAN APPROVALS — SIGNATURE (2 REQUIRED) / DATE — REGIONAL MGR. / CONST. MGR. / OPERATIONS DEPT. / REAL ESTATE DEPT.

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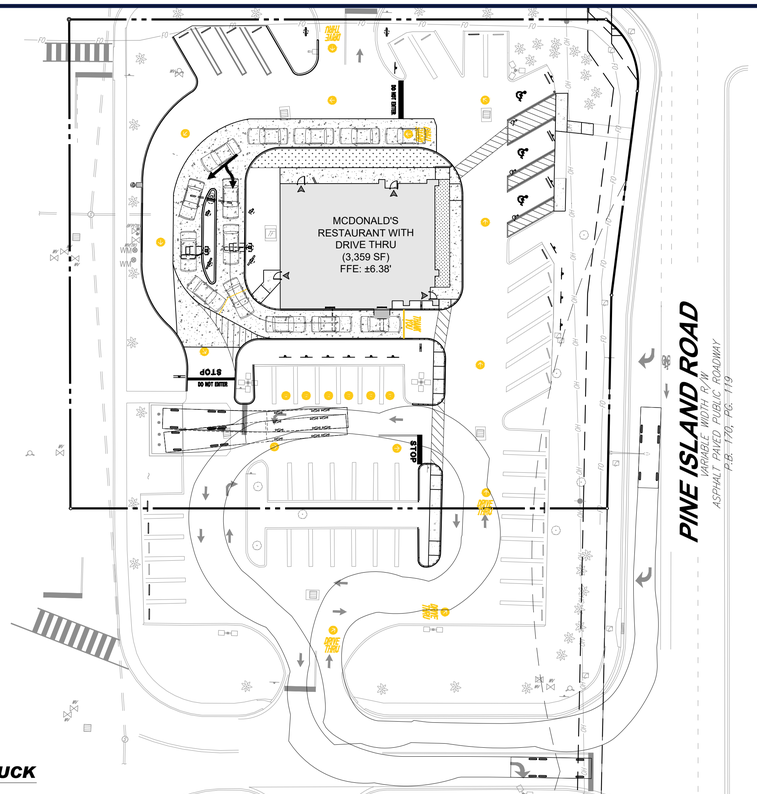
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FINAL SITE PLAN
PLAN SCALE: AS NOTED
STREET ADDRESS: 2550 PINE ISLAND ROAD
CITY: COOPER CITY
STATE: FL
COUNTY: BROWARD COUNTY
REGIONAL DWG. NO: 92805
PLAN DESCRIPTION: SITE PLAN
CAD FILE: P-CIVL-SITE-FLB240124.00-0A

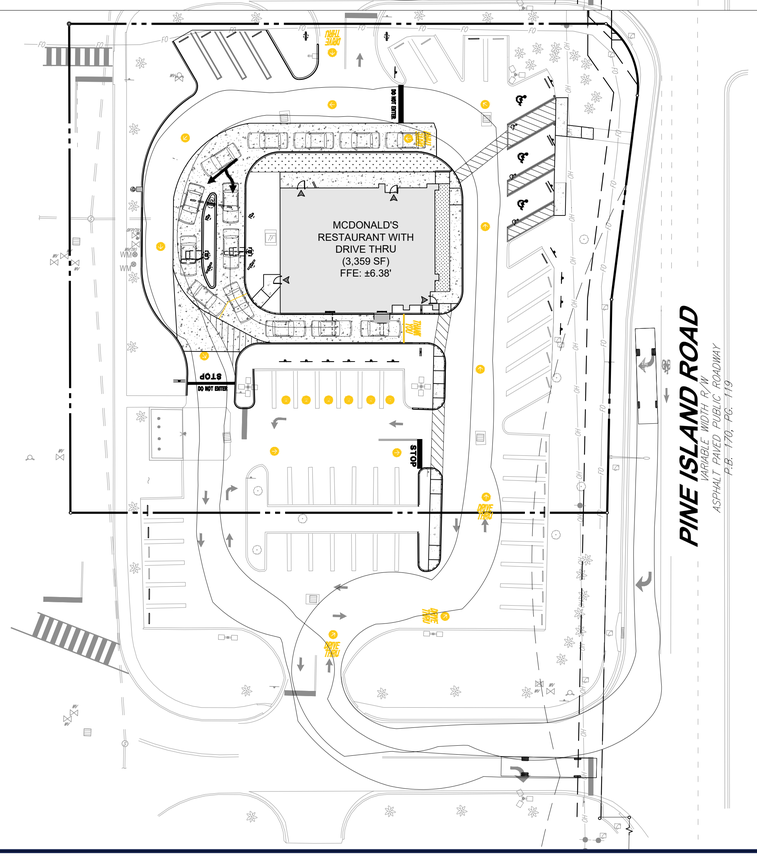
STATUS	DATE	BY
PRELIMINARY	09/22/25	RN
PLAN CHECKED	09/22/25	SC
AS-BUILT	XXXX	XXXX

C-302

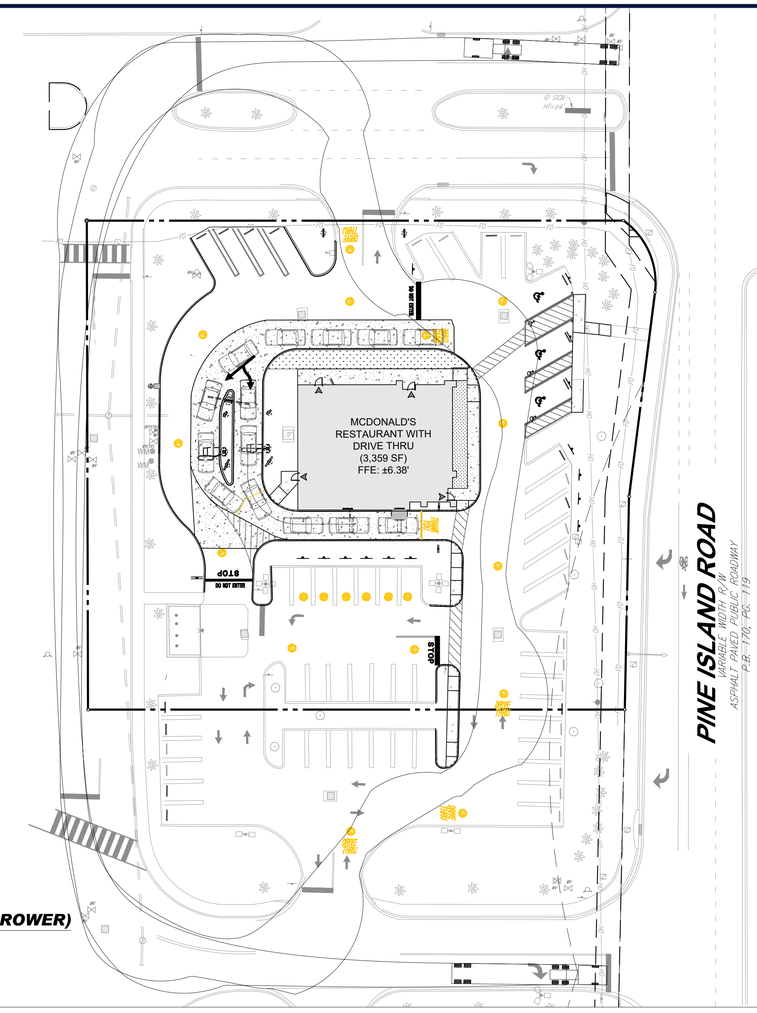
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WAYNE TITAN TRASH TRUCK

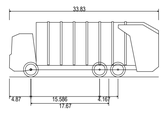


PUMPER FIRE TRUCK



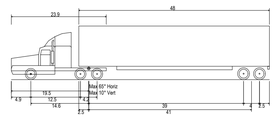
MCDONALD'S WB-62 (MARTIN BROWER)

WAYNE TITAN TRASH TRUCK



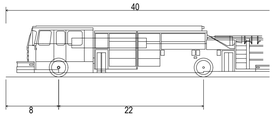
Overall Length	33.830ft
Overall Width	8.500ft
Overall Body Height	12.537ft
Min Body Ground Clearance	1.226ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	45.00°

MCDONALD'S WB-62 (MARTIN BROWER)



Overall Length	65.000ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

PUMPER FIRE TRUCK



Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

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FINAL SITE PLAN

PLAN SCALE: AS NOTED

STREET ADDRESS
2550 PINE ISLAND ROAD

CITY: COOPER CITY
STATE: FL

COUNTY
BROWARD COUNTY

REGIONAL DWG. NO
92805

CAD FILE: P-CIVL-TRCK-FLB240124.00-0A

PLAN DESCRIPTION
VEHICLE TURNING PLAN

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES
P.M.
G.C.
O/O

PLAN APPROVALS

SIGNATURE (2 REQUIRED)	DATE	CO-SIGN SIGNATURES	DATE
REGIONAL MGR.		CONTRACTOR	
CONST. MGR.		OWNER	
OPERATIONS DEPT.			
REAL ESTATE DEPT.			

STATUS	DATE	BY
PRELIMINARY	09/22/25	RN
PLAN CHECKED	09/22/25	SC
AS-BUILT	XXXX	XXXX

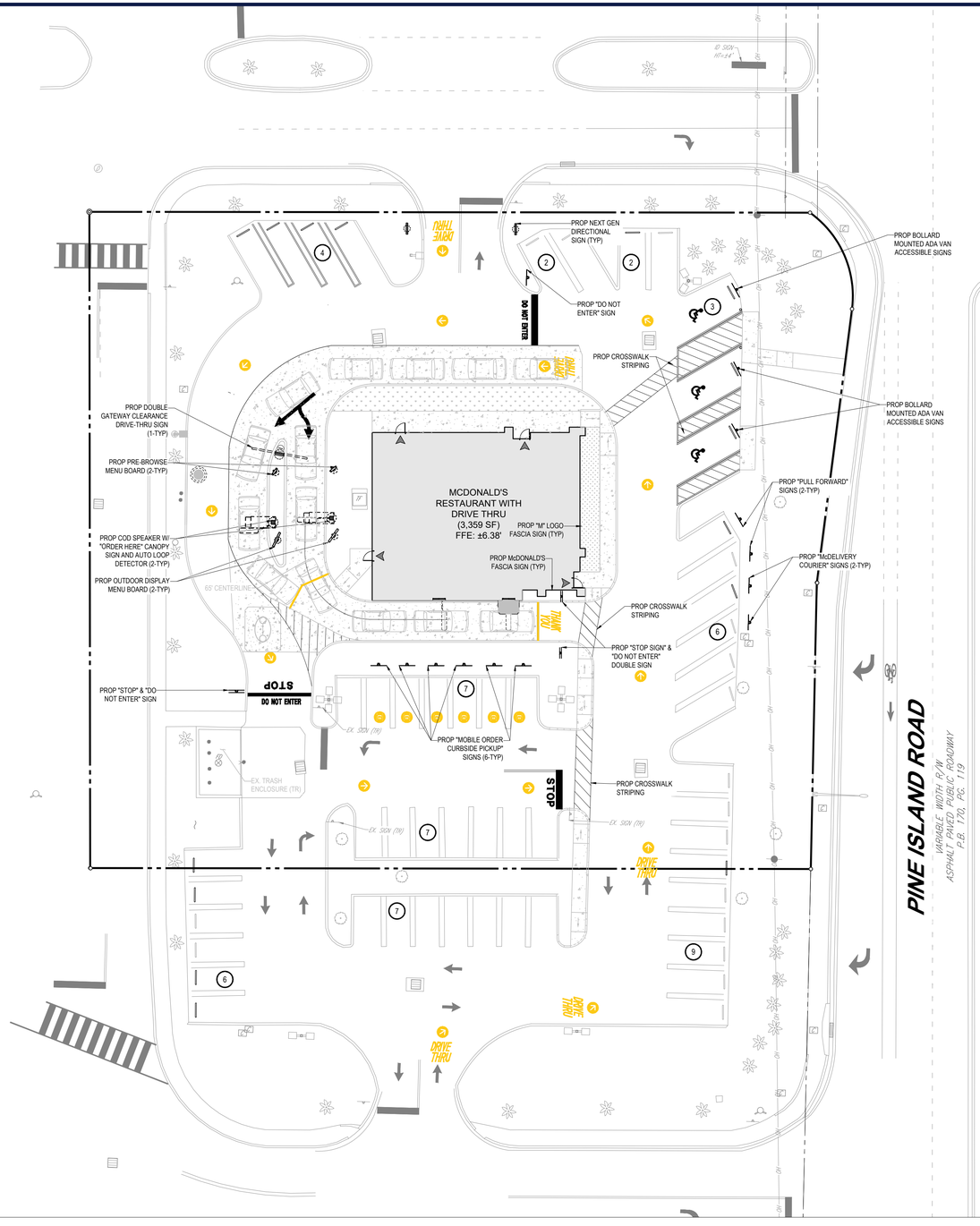
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C-303

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N

REV	DATE	DESCRIPTION	BY	ISSUE REF

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ADDRESS CHICAGO, IL 60607

PLAN APPROVALS

SIGNATURE (2 REQUIRED)	DATE
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CONST. MGR.	
OPERATIONS DEPT.	
REAL ESTATE DEPT.	

CO-SIGN SIGNATURES

CONTRACTOR	
OWNER	

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FINAL SITE PLAN

PLAN SCALE: AS NOTED

STREET ADDRESS
2550 PINE ISLAND ROAD

CITY: COOPER CITY
STATE: FL

COUNTY
BROWARD COUNTY

REGIONAL DWG. NO
92805

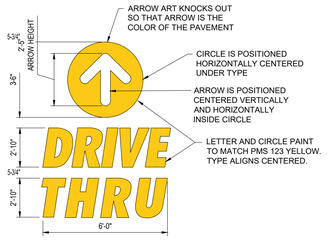
CAD FILE: P-CIVL-SITE-FLB240124.00-0A

PLAN DESCRIPTION
PAVEMENT MARKING AND SIGNAGE PLAN

STATUS	DATE	BY
PRELIMINARY	09/22/25	RN
PLAN CHECKED	09/22/25	SC
AS-BUILT	XXXX	XXXX

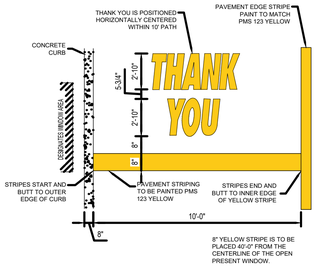
C-304

H:\2024\FLB240124.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\REV_0\AP-CIVL-SITE-FLB240124.00-0A----->LAYOUT: C-304 PAVEMENT MARKING AND SIGNAGE



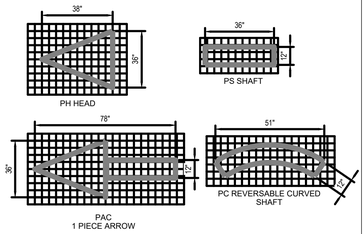
M-19 ***PAINTED TRAFFIC ARROWS & LETTERS DETAIL***

NOT TO SCALE



M-21 ***"THANK YOU" LETTER DETAIL***

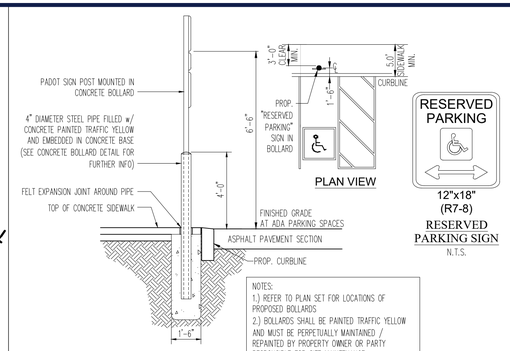
NOT TO SCALE



MEETS NO STATE OR FEDERAL DESIGN STANDARDS.

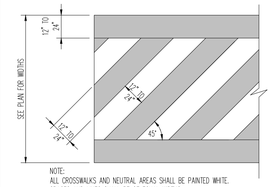
M-20 ***SINGLE / DOUBLE HEADED ARROW DETAIL***

NOT TO SCALE



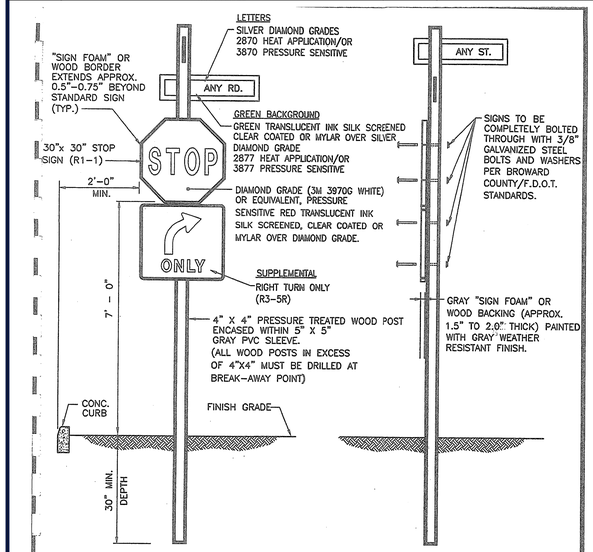
"RESERVED PARKING" SIGN IN BOLLARD DETAIL

N.T.S



TYPICAL CROSSWALK/NEUTRAL AREA DETAIL

N.T.S.

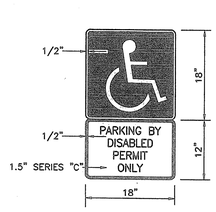


NOTES:

1. ALL SIGNS TO CONSIST OF HIGH INTENSITY REFLECTIVE MATERIALS.
2. INSTALLATION MUST MAINTAIN SIZE, SHAPE AND COLOR OF STANDARD M.U.T.C.D. SIGN. ALL SIGNS TO BE INSTALLED IN CONFORMANCE WITH THE M.U.T.C.D. AND ALL APPLICABLE BROWARD COUNTY AND F.D.O.T. STANDARDS.
3. SIMILAR, BUT SOMEWHAT DIFFERENT AESTHETIC INSTALLATIONS MAY BE IMPLEMENTED ON PRIVATE PROPERTY SUBJECT TO CITY APPROVAL.

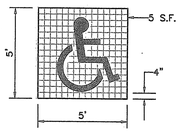
CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. / REVISED:	STANDARD ROAD DETAIL TYPICAL STOP SIGN AND STREET NAME ASSEMBLY	R-11

Revised October 2022



FTP-26

NOTE: ALL LETTERS ARE 1.5" SERIES AT 1.5" SPACING.

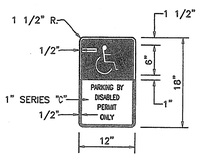


NOTE:

PROVIDE PAVEMENT SYMBOL IN HANDICAPPED PARKING SPACES. THE SYMBOL SHALL BE BLUE IN COLOR.

ALL RAMPS / SPACES TO MEET A.D.A.

RE: F.D.O.T. INDEX 1755.

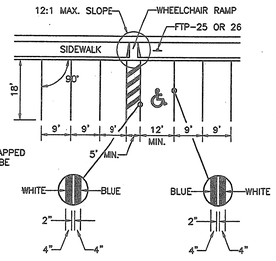


FTP-25

NOTE: ALL LETTERS ARE 1" SERIES AT 1" SPACING.

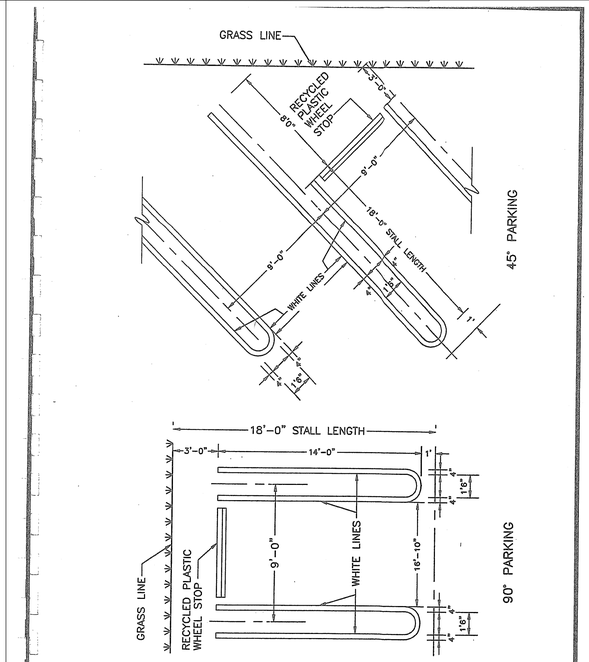
NOTES:

1. TOP PORTION OF FTP-25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP-25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP-25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.



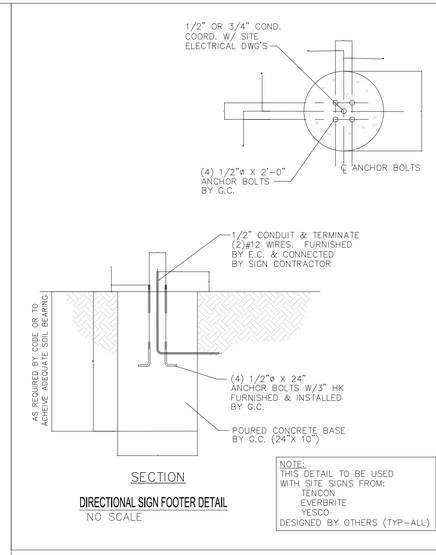
CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. / REVISED:	STANDARD ROAD DETAIL HANDICAPPED PARKING SIGN & STRIPING DETAIL	R-13

Revised October 2022



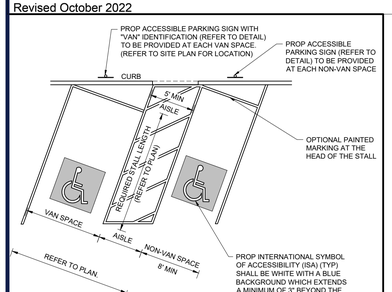
CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. / REVISED:	STANDARD ROAD DETAIL PARKING STALL STRIPING DETAIL	R-7A

Revised October 2022



DIRECTIONAL SIGN FOOTER DETAIL

NO SCALE



NOTE:

1. REFER TO "ACCESSIBILITY NOTES" PROVIDED HEREIN FOR ADDITIONAL REQUIREMENTS AND SPECIFICATIONS.
2. THE LAYOUT AND NUMBER OF PARKING SPACES VARIES. REFER TO PLAN FOR LOCATION AND CONFIGURATION.
3. STALL DIMENSIONS ARE MEASURED TO THE CENTERLINE OF THE PAINTED STRIPE.
4. ACCESS AISLES CAN NOT OVERLAP VEHICULAR WAYS.

ADA PARKING STALL MARKING - ANGLED LEFT

(BE-S050101 - 05/2024) NOT TO SCALE

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES — P.M. / G.C. / O/O

McDonald's®
110 N. CARPENTER STREET
CHICAGO, IL 60607
OFFICE
ADDRESS

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PLAN APPROVALS

SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.	
CONST. MGR.	
OPERATIONS DEPT.	
REAL ESTATE DEPT.	

CO-SIGN SIGNATURES

CONTRACTOR	
OWNER	

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LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
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SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

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FINAL SITE PLAN

PLAN SCALE: AS NOTED

STREET ADDRESS
2550 PINE ISLAND ROAD

CITY: COOPER CITY
STATE: FL
COUNTY: BROWARD COUNTY

REGIONAL DWG. NO: 92805

PLAN DESCRIPTION: **PAVEMENT MARKING AND SIGNAGE DETAILS**

CAD FILE: P-CIVL-SITE-FLB240124.00-0A

STATUS	DATE	BY
PRELIMINARY	09/22/25	RN
PLAN CHECKED	09/22/25	SC
AS-BUILT	XXXX	XXXX

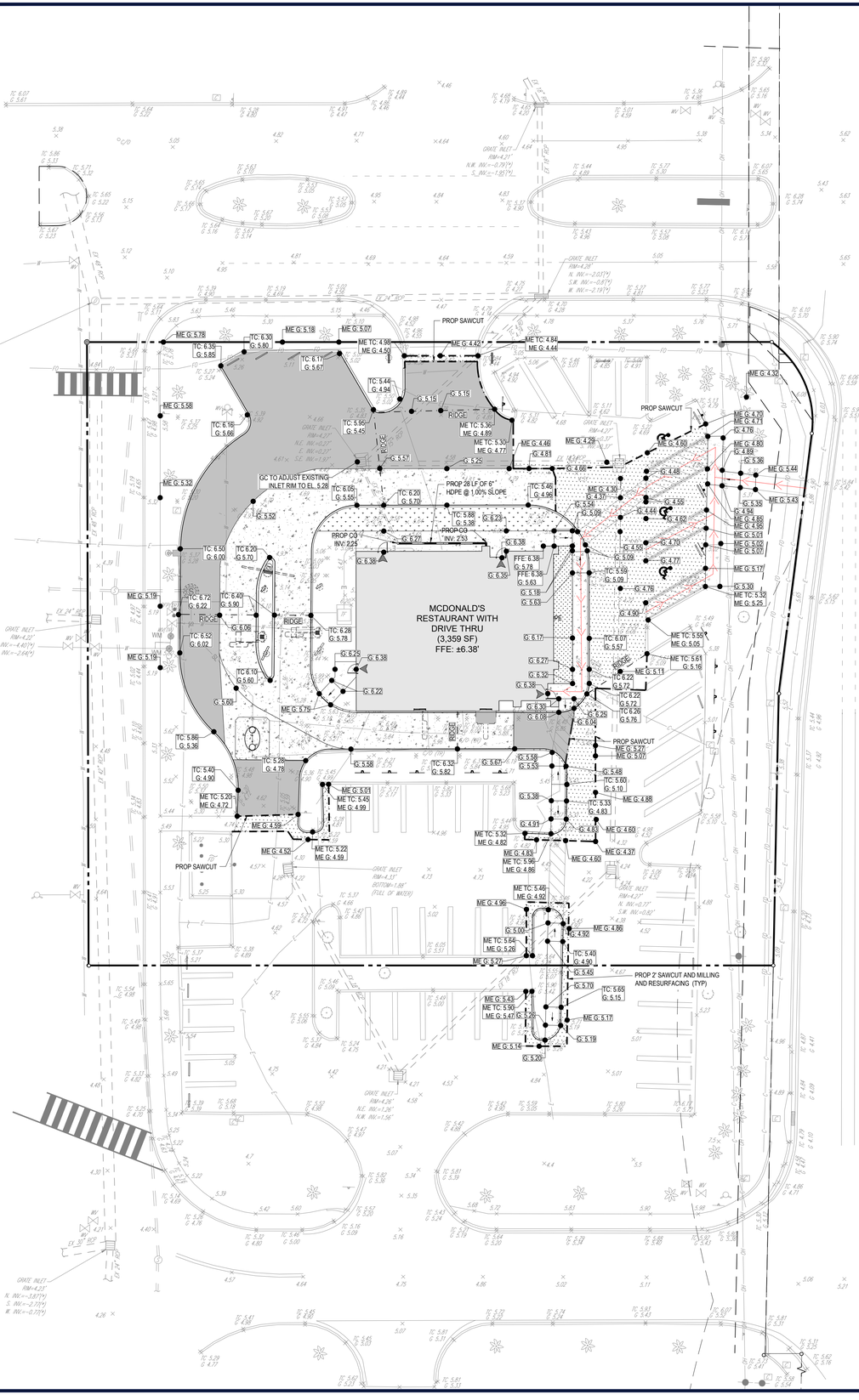
C-305

H:\2024\FLB240124.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\REV_0A\P-CIVIL-SITE-FLB240124.00-0A.----->LAYOUT: C-305 SITE DETL

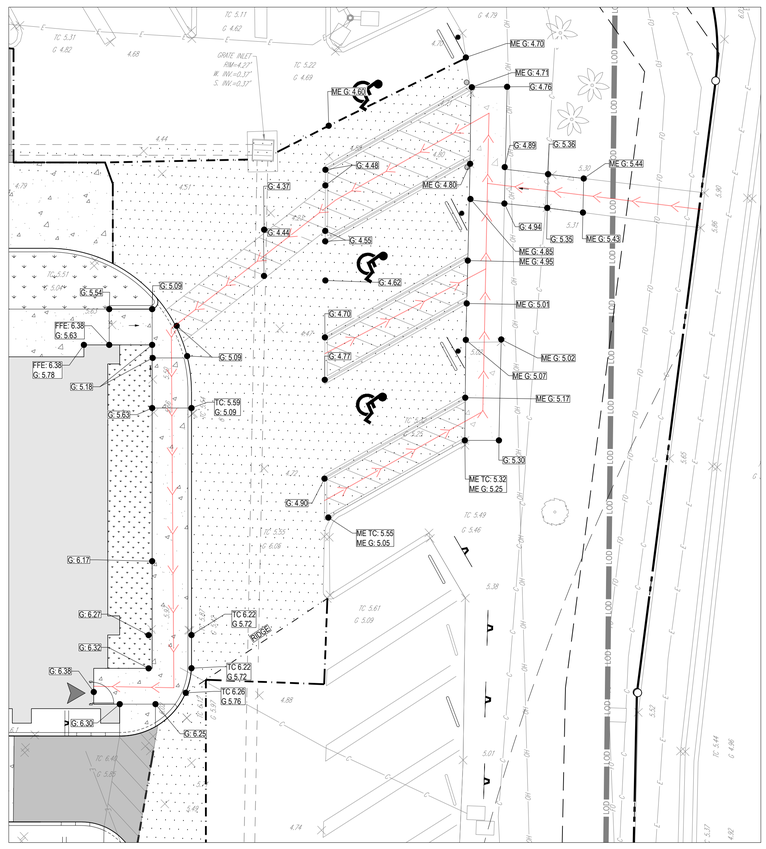
SITE PLAN **C-305**

N. 618650

E. 697250



E. 697250



ADA ENLARGEMENT

10 5 2.5 0 10
1"= 10'

FEMA MAP INFORMATION:

THE SITE APPEARS TO BE IN FLOOD ZONE X, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SHOWN IN THE FLOOD INSURANCE RATE MAP, 12001CO105D MAP REVISED 06/16/2006 NATIONAL FLOOD INSURANCE PROGRAM.

PAVEMENT LEGEND:

- PROP STANDARD DUTY PAVEMENT
- PROP STANDARD CONCRETE
- PROP MILLING AND RESURFACING

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES

P.M. G.C. O/O

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
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SUSTAINABLE DESIGN
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1900 NW CORPORATE BOULEVARD
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BOCA RATON, FLORIDA 33431
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FINAL SITE PLAN

PLAN SCALE: AS NOTED

STREET ADDRESS
2550 PINE ISLAND ROAD

CITY: COOPER CITY
STATE: FL

COUNTY
BROWARD COUNTY

REGIONAL DWG. NO
92805

CAD FILE: P-CIVL-GRAD-FLB240124.00-0A

PLAN DESCRIPTION
GRADING & DRAINAGE PLAN

PLAN APPROVALS

SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.	
CONST. MGR.	
OPERATIONS DEPT.	
REAL ESTATE DEPT.	

CO-SIGN SIGNATURES

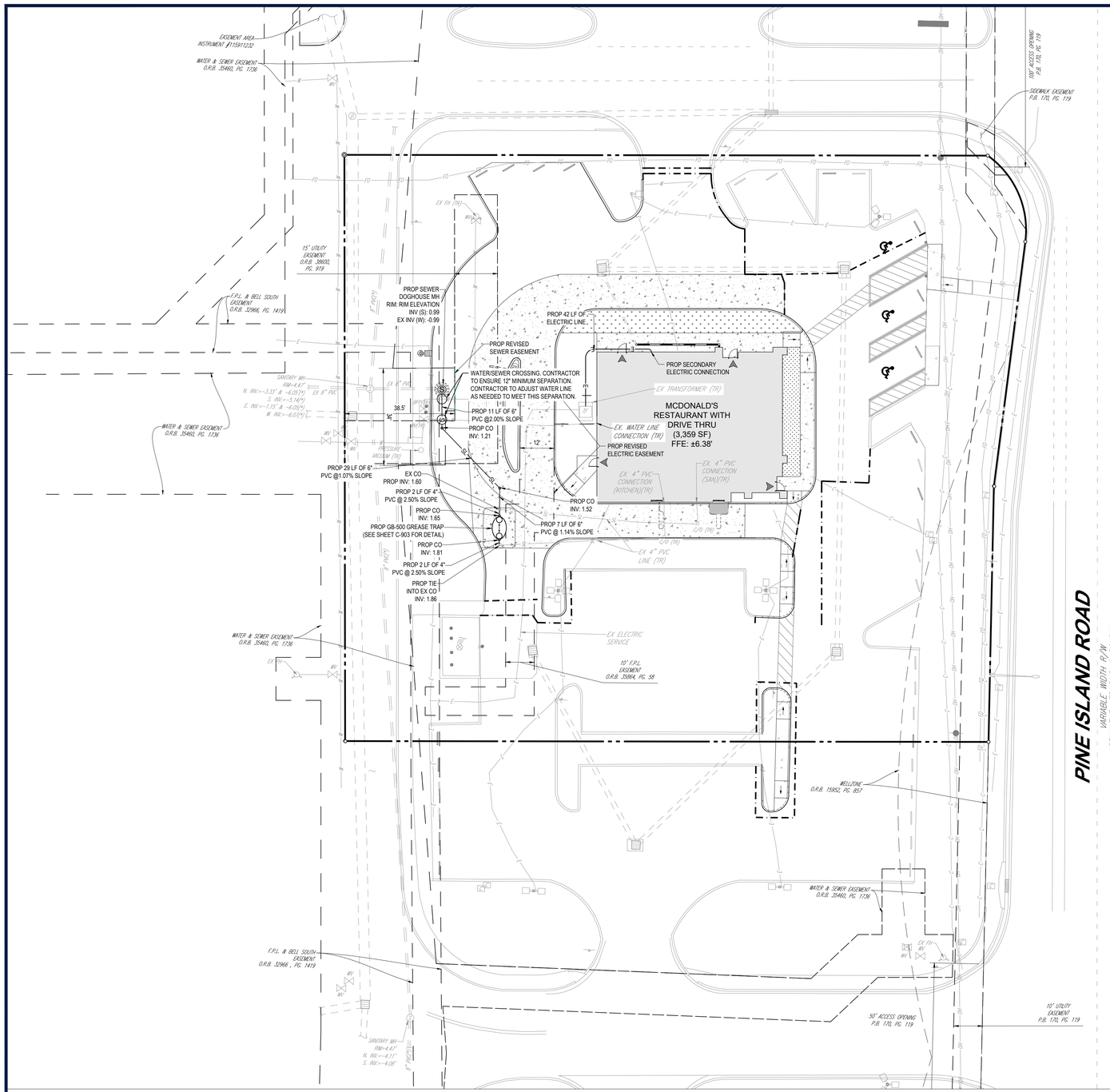
CONTRACTOR	
OWNER	

STATUS	DATE	BY
PRELIMINARY	09/22/25	RN
PLAN CHECKED	09/22/25	SC
AS-BUILT	XXXX	XXXX

C-401

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OFFICE
ADDRESS 110 N. CARPENTER STREET
CHICAGO, IL 60607

H:\2024\FLB240124.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\REV. 0\AP-CIVIL-GRAD-FLB240124.00-0A----->LAYOUT: C-401 PGD PLAN





SANITARY SEWER NOTES:

1. GENERAL:
   A. DISTANCE AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.
   B. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR TO TELEVISE EXISTING SANITARY SEWER LINE FROM POINT OF CONNECTION THROUGH THE NEXT SEQUENTIAL DOWNSTREAM RUN OF PIPE. ADDITIONALLY, PRIOR TO COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL TELEVISE THE NEWLY INSTALLED SANITARY SEWER MAIN TO ENSURE NO DIPS OR DEBRIS WITHIN LINE.

2. MATERIALS:
   A. ALL PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 26 WITH PUSH-ON RUBBER GASKET JOINTS.
   B. ALL FITTINGS SHALL BE SDR 35 AND ACCESSORIES SHALL BE AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR APPROVED EQUAL.
   C. ALL SANITARY CLEANOUTS WITHIN PAVEMENT SHALL HAVE A LID THAT IS H20 LOADING.

3. INSTALLATION:
   A. PIPE AND FITTINGS:
      1) SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, AND THE UNI-BELL PLASTICS PIPE ASSOCIATION'S "RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE".
      2) BEDDING AND INITIAL BACKFILL (12 INCHES) OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR 3/4" WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.
   B. CLEANOUTS:
      1) CLEANOUTS SHALL BE SET PLUMB TO LINE AND GRADE ON FIRM CLEAN SUBGRADE PROVIDING UNIFORM BEARING UNDER THE BASE.
      2) ALL OPENINGS AND JOINTS SHALL BE SEALED WATER-TIGHT.
   C. SERVICE:
      1) MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE 1.00%.
      2) EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED PLUG.
      3) CONNECTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS.

4. TESTING:
   A. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.
   B. AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.
   C. SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 150 GALLONS PER DAY PER INCH DIAMETER PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED. NO VISIBLE LEAKAGE SHALL BE ALLOWED. THIS TEST HAS TO BE DONE IN ACCORDANCE WITH THE LATEST AWWA C600 STANDARD. THE FORMULA FOR ALLOWABLE LEAKAGE: Q=L(D)SQRT(P)/148,000.
   D. CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES PRIOR TO THE CERTIFICATION TO ANY AGENCY.
   E. GENERAL CONTRACTOR SHALL EMPLOY AN INDEPENDENT INSPECTOR FOR 100% CONTINUOUS INSPECTION OF THE BEDDING AND BACKFILL OPERATION. COMPACTION TESTS SHALL BE TAKEN AT THE BOTTOM OF TRENCH AND AT EACH LIFT OF BACKFILL.
   F. GENERAL CONTRACTOR SHALL EMPLOY A LICENSED SURVEYOR AS-BUILT TOP OF PIPE ELEVATIONS TAKEN WHEN BEDDING OPERATION IS 75% COMPLETE. THESE ELEVATIONS SHALL BE TAKEN AT POINTS OF CONNECTION, CHANGES IN DIRECTION AND AT MINIMUM 20' INTERVALS ALONG THE LENGTH OF THE PIPE. THESE ELEVATIONS SHALL BE RECORDED AS AS-BUILT DIMENSIONS ON SITE PLAN REVIEW BY PROJECT ENGINEER.
   G. ALL SANITARY LINES ARE TO BE FLUSHED PRIOR TO CONTRACTOR TURNOVER OF THE FACILITY.

WATER DISTRIBUTION NOTES:

1. CONTRACTOR SHALL FOLLOW GUIDELINES AND PROCEDURES OUTLINED BY UTILITY PROVIDER, AND HAVE UTILITY PROVIDER'S MANUAL ON-SITE AT ALL TIMES. THIS POLICY MANUAL SHALL BE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS AS IT PERTAINS TO APPROVED MATERIALS, INSTALLATION METHODS, INSPECTION NOTIFICATION AND AS-BUILT/PROJECT CLOSEOUT REQUIREMENTS.

FIRE SYSTEM NOTE:

1. AS OF DECEMBER 30, 2023 THE 8TH EDITION OF THE FLORIDA FIRE PREVENTION CODE IS IN EFFECT FOR THE NEXT 3 YEARS. ALL SITE PLANS AND BUILDING PLANS SUBMITTED AFTER THIS DATE WILL BE REQUIRED TO COMPLY WITH THE 8TH EDITION. BE ADVISED, RESTAURANTS WITH AN OCCUPANT LOAD OVER 100 ARE REQUIRED TO BE PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM. (NFPA 101,12.3.5)

GREASE TRAP NOTES:

1. INSTALL SAMPLING PORT. SCHIER MODEL #SV10 FOR SCHIER HYDROMECHANICAL GREASE INTERCEPTOR.

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES — P.M. — G.C. — O/O

McDonald's USA, LLC
110 N. CARPENTER STREET
CHICAGO, IL 60607
OFFICE
ADDRESS

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CO-SIGN SIGNATURES — CONTRACTOR — OWNER

PLAN APPROVALS — SIGNATURE (2 REQUIRED) — DATE — REGIONAL MGR. — CONST. MGR. — OPERATIONS DEPT. — REAL ESTATE DEPT.

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Fax: (561) 571-0281
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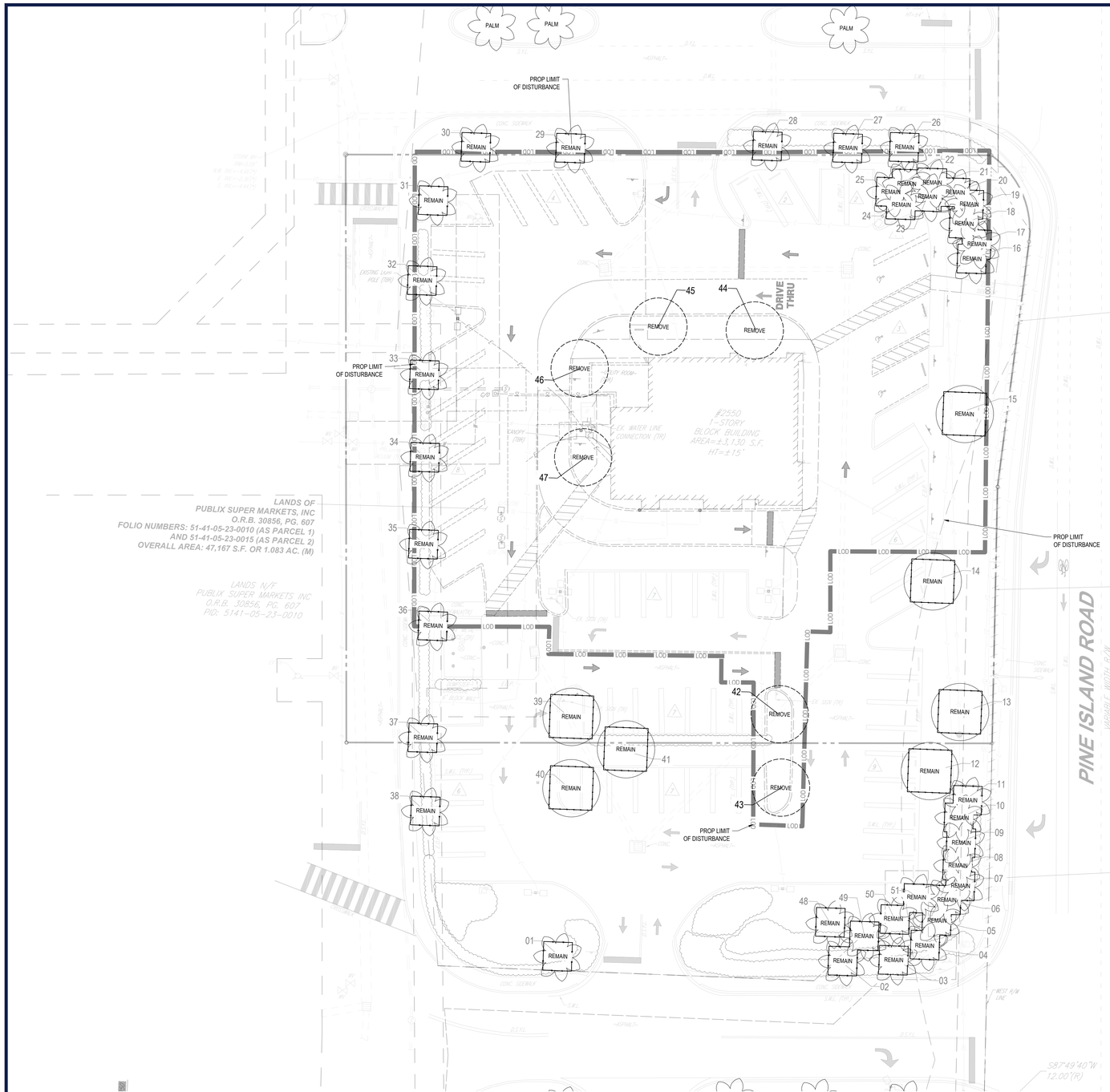
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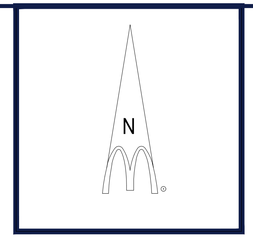
FINAL SITE PLAN
PLAN SCALE: AS NOTED
STREET ADDRESS: 2550 PINE ISLAND ROAD
CITY: COOPER CITY
STATE: FL
COUNTY: BROWARD COUNTY
REGIONAL DWG. NO: 92805
CAD FILE: P-CIVL-UTIL-FLB240124.00-0A
PLAN DESCRIPTION: UTILITY PLAN

STATUS	DATE	BY
PRELIMINARY	09/22/25	RN
PLAN CHECKED	09/22/25	SC
AS-BUILT	XXXX	XXXX

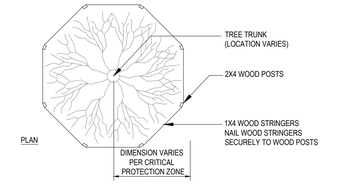
C-501

H:\2024\FLB240124.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\REV. 0\AP-CIVL-UTIL-FLB240124.00-0A.—>LAYOUT: C-501 UTILITY PLAN
ZE





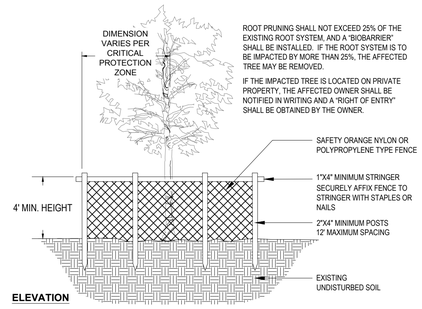
THIS PLAN TO BE UTILIZED FOR TREE DISPOSITION PURPOSES ONLY



NOTES: CRITICAL PROTECTION ZONE: THE AREA SURROUNDING A TREE WITHIN A CIRCLE DESCRIBED BY A RADIUS OF ONE FOOT FOR EACH INCH OF THE TREE TRUNK DIAMETER AT 54" ABOVE FINISHED GRADE. FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY. ANY CONSTRUCTION ACTIVITY WITHIN THE "CRITICAL PROTECTION ZONE" SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY!

DO NOT PLACE ANY TREE BARRICADE ON PRIVATE PROPERTY BEGIN ALL TREE BARRICADES AT THE ROW LINE.

*TREE PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT A MINIMUM OF 75% OF THE CRITICAL PROTECTION ZONE.



ROOT PRUNING SHALL NOT EXCEED 25% OF THE EXISTING ROOT SYSTEM, AND A "BIOBARRIER" SHALL BE INSTALLED. IF THE ROOT SYSTEM IS TO BE IMPACTED BY MORE THAN 25%, THE AFFECTED TREE MAY BE REMOVED.

IF THE IMPACTED TREE IS LOCATED ON PRIVATE PROPERTY, THE AFFECTED OWNER SHALL BE NOTIFIED IN WRITING AND A "RIGHT OF ENTRY" SHALL BE OBTAINED BY THE OWNER.

TREE BARRICADE DETAIL

LEGEND

REMOVE ###	TREE/PALM /PINE TO BE REMOVED
RELOCATE ###	TREE/PALM/PINE TO BE RELOCATED
REMAIN	EXISTING PALMS/PINES TO BE PROTECTED IN PLACE
### REMAIN	EXISTING TREES TO BE PROTECTED IN PLACE

TREE PROTECTION FENCE

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES
P.M. G.C. O/O

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110 N. CARPENTER STREET
CHICAGO, IL 60607
OFFICE
ADDRESS

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CO-SIGN SIGNATURES

	DATE
CONTRACTOR	
OWNER	

PLAN APPROVALS

SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.	
CONST. MGR.	
OPERATIONS DEPT.	
REAL ESTATE DEPT.	

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FINAL SITE PLAN
PLAN SCALE: AS NOTED
STREET ADDRESS
2550 PINE ISLAND ROAD
CITY: COOPER CITY
STATE: FL
COUNTY
BROWARD COUNTY
REGIONAL DWG. NO: 92805
CAD FILE: P-CIVL-TRDP-FLB240124.00-0A
PLAN DESCRIPTION: TREE DISPOSITION PLAN

STATUS	DATE	BY
PRELIMINARY	11/13/24	GD
PLAN CHECKED	11/22/24	BW
AS-BUILT	XXXX	XXXX

C-701

H:\2024\FLB240124.00\CAD\08\AWINGS\PLAN SETS\CIVIL SITE PLANS\REV. 0\AP-CIVL-TRDP-FLB240124.00-0A-----\>LAYOUT: C-701 TREE DISPOSITION PLAN
BW

TREE DISPOSITION NOTES:

GENERAL

Tree relocation work shall be performed in compliance with the CONTRACTOR'S progress, schedule as approved by the City. However, relocation work shall start no sooner than the beginning of the construction contract and shall be completed by the completion date of the contract. No relocation work shall start before the date approved nor continue without the knowledge of the City.

REFERENCES

A. Where referenced standards conflict with other specified requirements, the more restrictive or stringent requirements shall govern. Comply with applicable requirements of the following standards:

1. American National Standards Institute (ANSI): Z60.1 American National Standards for Nursery Stock (Sponsor: American Association of Nurserymen, Inc.).
2. National Arborist Association, ¬537 Stratford Rd., Wantagh, NY 11793 (NAA): Ref. 1 Transplanting of Trees and Shrubs in the Southeastern United States.
3. Florida Department of Agriculture and Consumer Services: Grades and Standards for Nursery Plants.

DESCRIPTION

A. Plant materials to be relocated on site are indicated on the Drawings. Those not shown will be relocated as directed by the City.

B. The person (foreman or superintendent) in charge of and responsible for the CONTRACTOR'S tree relocation crews shall have a minimum 10 years experience in transplanting of plant materials, shall be recognized by the American Association of Nurserymen, be an ISA Certified Arborist, and be a licensed "Tree Trimmer" in Indian River County.

9. ALL INVASIVE EXOTIC VEGETATION SHALL BE DISPOSED OF OR TREATED AS PER THE LOCAL OR REGIONAL GOVERNING AUTHORITIES REQUIREMENTS OR RECOMMENDATIONS.

C. ALL INVASIVE EXOTIC VEGETATION SHALL BE DISPOSED OF OR TREATED AS PER THE LOCAL OR REGIONAL GOVERNING AUTHORITIES REQUIREMENTS OR RECOMMENDATIONS.

D. Existing trees to remain shall be protected during all construction phases. Protective barriers shall be provided and built to FDOT #544 specifications for those existing trees adjacent to construction operations. Replacement of any trees that are damaged or destroyed due to the CONTRACTOR'S operations shall be the CONTRACTOR'S responsibility and shall be replaced at the CONTRACTOR'S expense. Any existing tree that dies within one year after final acceptance shall be replaced with a number of trees of the same species to equal the caliper DBH of the existing tree lost. Replacement trees shall be Florida No. 1 and have a caliper DBH of no smaller than 3".

E. Remove other vegetation as necessary and as directed by the LANDSCAPE ARCHITECT to accommodate new plantings.

F. Tree pits or holes remaining after relocation of plant material shall be backfilled with clean fill and brought back flush with surrounding grade, unless the pits are to be immediately replanted. Pits that are to be quickly replanted shall be surrounded by safety barricades to prevent accidental falls into pits. In areas where new plant material will replace relocated plant material, appropriate soil mix shall be used as backfill.

QUALITY ASSURANCE

A. Unless otherwise specified herein, tree transplanting shall conform to National Arborist Association, Ref. 1.

B. CONTRACTOR shall comply with National Arborist Association standards for pruning and shall remove branches from trees that are to remain as necessary to clear new construction.

C. CONTRACTOR shall recommend procedures to compensate for loss of roots (if any) and shall perform initial pruning of branches and stimulation of root growth where removed to accommodate new construction.

D. Tree repair work shall be performed for damage incurred by construction by an ISA Certified Arborist.

E. Routine progress evaluation reports shall be provided on relocated trees until the end of the maintenance period.

F. Evaluate existing trees prior to transplanting and verify that trees are free from disease and sufficiently strong to survive relocation from the site to their new location. Notify the LANDSCAPE ARCHITECT in writing of any trees that the CONTRACTOR considers insufficiently strong to survive relocation.

SUBMITTAL

A. CONTRACTOR shall submit for approval by OWNER a list of equipment, procedures, and labor force anticipated for use in tree relocation. CONTRACTOR shall include start date, completion date, and schedule of relocation as part of the approved progress schedule and, in addition, shall submit a more detailed daily schedule for the transplanting period, showing the schedule for root pruning and the number of units to be dug and relocated to specified areas.

For those materials that require root pruning, the relocation schedule will begin at the end of the specified root pruning period.

C. CONTRACTOR shall apply for and pay all costs associated with tree removal/relocation permits. The permit shall be obtained from the City. In addition to City permits, a "Tree Removal License" shall be required by BC EP&GMD for all trees to be removed or relocated within the County R/W.

D. Prior to start of relocation work, the CONTRACTOR shall submit for approval details of the tree protection system to be utilized. All trees indicated to remain during construction shall be protected in accordance with recognized standards of the industry and protection shall be removed once construction is complete. CONTRACTOR shall also certify that where damage occurred, trees were promptly and properly treated, and shall indicate which damaged trees (if any) are incapable of retaining full growth potential and are recommended to be replaced.

E. The CONTRACTOR, in order to guarantee his work, may use methods, sequence and schedule for effecting tree relocations and plant protection methods different from what is described in these specifications. However, if different, the CONTRACTOR must submit for approval a full description of all proposed methods, sequence of events and schedule for effecting tree relocations and plant protection.

F. CONTRACTOR shall coordinate tree relocation with road construction and other related operations and such coordination shall be clearly evidenced in the schedule submittal.

G. CONTRACTOR must submit procedures to be utilized for maintenance of all relocated trees.

GUARANTEE

A. Relocated plant material shall fall under the standard 12 month guarantee.

B. Damage to other plants, lawn or construction work occurring within the work area during tree relocation shall be repaired at no cost to the City. This also includes, but is not limited to, damage of curbs, walks, roads, fences, site furnishings, etc. Replacing and replanting of damaged trees, shrubs or turf shall be performed in accordance with this specification.

C. Existing tree canopy shall not have more than 25% loss after relocation procedures are completed. CONTRACTOR shall be responsible for replacing any canopy loss due to lack of care and/or inadequate methods of transplanting the trees and palms that would cause the death of said plant material. Any transplanted tree that dies within one year after final acceptance shall be replaced with a number of trees of the same species to equal the caliper DBH of the transplanted tree lost. Replacement trees shall be Florida No. 1 having a caliper DBH no smaller than 3". Replacement shall be the CONTRACTOR'S responsibility.

TRANSPLANTING _ GENERAL

A. Transplanting shall consist of on-site transplanting of existing trees. Trees shall be transplanted only once from existing location to permanent positions as shown on Drawings.

B. Digging, Wrapping and Handling: Plants shall be dug and prepared for moving in a manner that will not cause damage to branches, shape, root system, and development.

C. Balled and Burlapped Plants: Balls shall be firmly wrapped with burlap or approved cloth substitute. No balled plant will be acceptable if the ball is cracked and broken, or if the stem or trunk is loose in the ball, either before or during transplanting. Balled plants shall be lifted and handled from the bottom of the ball, properly protected and delivered to the replanting site, to be planted immediately and watered thoroughly. Ball sizes shall be as recommended in ANSI Z60.1

TAGGING

A. Trees within the designated areas for relocation shall be clearly marked by means of yellow plastic surveyors' ribbons and coordinated with the LANDSCAPE ARCHITECT and City prior to root pruning and/or digging.

ROOT PREPARATION

A. Trees to be relocated shall be root pruned at least 60 days prior to digging with clean, sharp equipment. The specific requirements for root ball size shall be in accordance with the table below. CONTRACTOR shall maintain root pruned materials by watering, weeding, mowing, spraying, fertilizing, and other horticulture practices. After root pruning, backfill with good rooting medium, fertilize with organic fertilizer to promote root growth, mulch to reduce weeds, discourage foot traffic and its compacting effect, conserve moisture and minimize temperature fluctuation.

B. Root Ball Size Chart: Root ball sizes shall be in accordance with minimum standards set forth in Grades and Standards for Nursery Plants Part 11, Palms and Trees, Florida Department of Agriculture, as follows:

1.	Caliper	Minimum Ball Diameter
	3 1/2 - 4:	28"
	4 - 4 1/2"	30"
	4 1/2 - 5"	32"
	5 - 5 1/2"	34"
	Larger Sizes	Increase proportionally
2.	Ball Diameter	Medium Ball Diameter
	Less than 20"	Not less than 75% of diameter
	20" to 30"	Not less than 65% of diameter
	30" to 48"	Not less than 60% of diameter

CROWN PREPARATION

A. Shade Trees:

1. Shade Trees: Selectively prune and thin crown to remove approximately one third of the branches. In so doing, preserve the basic shape and form of the tree, eliminate cross branching and dead or diseased branches.
2. Hand strip selected species of all leaves following pruning and prior to moving.

HAND DIGGING

A. Burlapping will be required. Trees that are burlapped for relocation shall comply with and be handled in same manner as new plant material specified in Section 02900- Landscape Work.

HANDLING AND TRANSPORTATION

A. Trees shall be properly handled during moving so trunks will not be scarred or damaged and to avoid broken limbs. Broken limbs which do not cause the tree to be rejected shall be repaired under the following guidelines:

1. Properly prune dead, dying, or damaged branches with clean, sharp equipment.
2. Remove injured bark and wood of a tree with a clean, sharp knife to a point where healthy bark and wood make contact at their margins.
3. Inspect and treat wound for insect and disease.
4. Seal wounds with bituminous base wound paint for all limbs greater than 3" diameter.

B. Transport trees on vehicles of adequate size to prevent overcrowding, broken limbs, foliage damage or root ball damage.

C. Root ball should be kept moist during all phases of relocation.

D. Tree crowns shall be protected with shade cloth to prevent desiccation and wind burn. Crowns shall be periodically sprayed with water to help ensure against desiccation.

E. Plant material shall be handled only in ways and means accepted by the industry and acceptable to the LANDSCAPE ARCHITECT.

F. Plant material shall be planted the same day it is dug. Preparation of planting pits or beds shall be coordinated to ensure this schedule.

PLANTING

RELOCATED MATERIAL

1. Relocated trees shall be planted according to procedures described for new material, section ANSI A300 (PART 6). Verify that final grades have been established prior to planting operations. Ensure that proposed planting pits drain by test filling with water prior to transplantation.
2. CONTRACTOR shall continue watering and caring for relocated material for 90 days, refer to watering and maintenance sections below.
3. Mulch tree pit areas to reduce weeds, discourage foot traffic and its compacting effect, conserve moisture and minimize temperature fluctuations.
4. Brace trunk and leave in place until trees/ palms are wind firm. (1± year)
5. Wrap trunks and structural branches of thin barked trees to protect against sun scald and dehydration. Retain through at least one growing season, and through cold season.
6. Feed with a diluted solution of N_P_K in solution form with a soil needle, providing water, air, and nutrients.
7. Where foliage is retarded, spray with one of the soluble types of foliage feeders.
8. At time of planting, use soil needles for watering new transplant to fill air pockets and to keep roots (especially feeder roots) moist, live, and healthy. Direct fine spray at foliage to help harden_off new leaves.

STAKING AND GUYING

Designated material shall be staked and guyed according to planting details.

WATERING

A. CONTRACTOR shall be responsible for the manual watering of relocated plant materials for 90 days. If utilized, all temporary watering system installations shall be completely removed by the CONTRACTOR after the watering period.

B. Following transplanting, CONTRACTOR shall water trees daily for the first two weeks, every other day for the next two weeks. Soaking then shall continue on a twice weekly basis for another period of eight (8) weeks. Such watering shall thoroughly saturate the root ball to its full depth and is in addition to the underground irrigation system.

MAINTENANCE

A. All relocated plant materials shall be maintained immediately after each item is planted and continued until 90 day watering period is completed or until final acceptance whichever is latest, at which time the Property Owner, will assume responsibility for maintenance of the landscaping materials, following the procedures and recommendations of the CONTRACTOR.

B. During this maintenance period, all relocated plant materials shall be maintained in accordance with the standards established under ANSI A300 (PART 6).

CLEAN UP

A. Upon completion of the work, the CONTRACTOR shall thoroughly clean the landscaped area, removing all equipment, unused materials, rubbish and surplus excavated material, and shall fine grade all disturbed areas, including areas adjacent to the transplanted materials, to provide a neat and uniform site. All damaged or altered existing structures, as a result of the landscape work, shall be corrected.

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES

P.M. G.C. O/O

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ADDRESS CHICAGO, IL 60607

PLAN APPROVALS

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OPERATIONS DEPT.		
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CO-SIGN SIGNATURES

CONTRACTOR		
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FINAL SITE PLAN

PLAN SCALE: AS NOTED

STREET ADDRESS
2550 PINE ISLAND ROAD

CITY: COOPER CITY
STATE: FL
COUNTY: BROWARD COUNTY

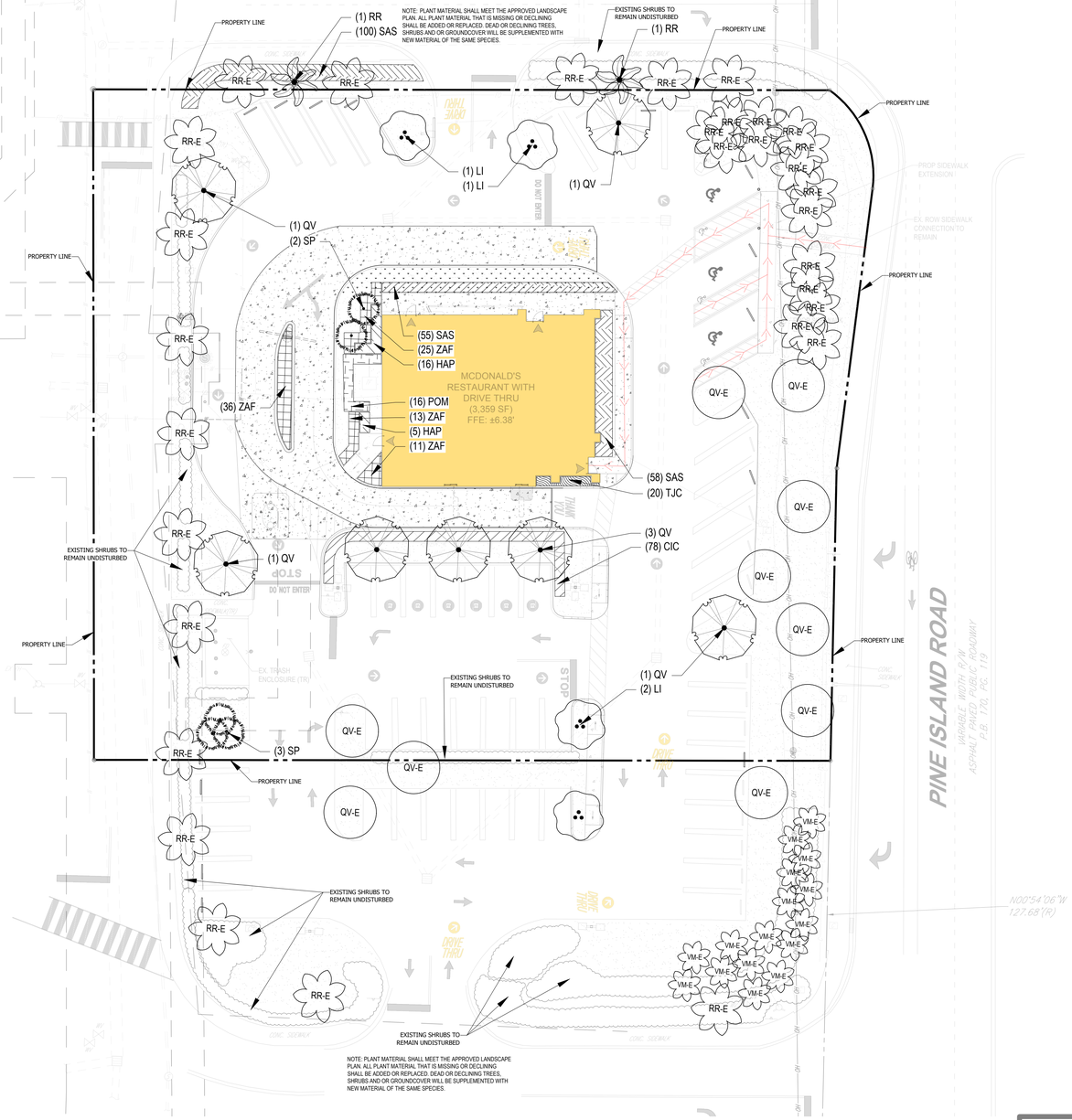
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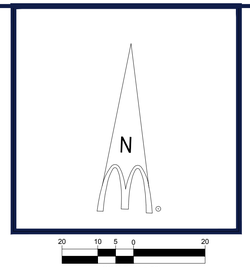
PLAN DESCRIPTION: TREE DISPOSITION PLAN

STATUS	DATE	BY
PRELIMINARY	11/13/24	GD
PLAN CHECKED	11/22/24	BW
AS-BUILT	XXXX	XXXX

C-702

H:\2024\FLB240124.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\REV_0\AP-CIVL-TRDP-FLB240124.00-0A----LAYOUT: C-702 TREE DISPOSITION NOTES
BW





LANDSCAPE DATA TABLE

JURISDICTION		COOPER CITY, FLORIDA
CURRENT ZONING /PROPOSED ZONING		B-3 (GENERAL BUSINESS)
TOTAL SITE AREA		4,7044.8 S.F. (± 1.08 A.C.) - 100.0%
LANDSCAPE BUFFER REQUIREMENTS SEC: 25-44		
	REQUIRED	PROVIDED
NORTH BUFFER		
REQUIRED: 25'		
225 LF 45.2 LF DRIVE ISLE = 180 LF		
1 CANOPY TREE/ 25 LF	7 TREES	*7 TREES*
(5) EXISTING ROYAL PALMS COUNTED 1:1		5 ROYAL PALMS
(2) PROPOSED ROYAL PALMS		2 ROYAL PALMS
1 SHRUB/ 10 LF	20 SHRUBS	20 SHRUBS
EAST BUFFER (R.O.W)		
REQUIRED: 25'		
206 LF		
1 CANOPY TREES/ 30 LF	7 TREES	*7 TREES*
(6) EXISTING TREES		6 TREES
(3) EXISTING PALMS COUNTED 3:1		1 TREE
40 SHRUB/ 40 LF	200 SHRUBS	200 SHRUBS
WEST BUFFER		
REQUIRED: 25'		
205 LF		
1 CANOPY TREE/ 25 LF	8 TREES	*8 TREES*
(8) EXISTING ROYAL PALMS COUNTED 1:1		8 ROYAL PALMS
1 SHRUB/ 10 LF	20 SHRUBS	20 SHRUBS
LANDSCAPE ISLANDS SEC. 25-43 (C)(D)		
	REQUIRED	PROVIDED
(7) TERMINAL ISLAND TREES	7 TREES	*7 TREES*
(4) PROPOSED TREES		4 TREES
(6) EXISTING PALMS COUNTED 3:1		2 TREES
(1) EXISTING ROYAL PALMS COUNTED 1:1		1 ROYAL PALM
(3) INTERIOR ISLAND TREES	3 TREES	*3 TREES*
(2) PROPOSED TREES		2 TREE
(1) EXISTING TREES		1 TREE
(1) DIVIDER MEDIANS	3 TREES	*3 TREES*
(3) PROPOSED TREES		3 TREES
	REQUIRED	PROVIDED
TOTAL TREES	35 TREES	11 TREES
TOTAL PROPOSED PALMS		7 PALMS
TOTAL EXISTING PALMS		23 PALMS
TOTAL SHRUBS	240 SHRUBS	413 SHRUBS

GENERAL LANDSCAPE NOTES:

1. ALL PLANTING BEDS TO BE MULCHED WITH 3" FLORIMULCH MELALEUCA (COCOA BROWN) MULCH.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION
3. DIGGING IN UTILITY EASEMENTS SHALL BE BY HAND ONLY
4. THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
5. ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C., UNLESS OTHERWISE STATED ON THIS PLAN.
6. SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
7. IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCT'S MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF A RUST-FREE IRRIGATION SYSTEM.
8. PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER ENGINEERING AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.
9. WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY BMP FACILITY. BMP FACILITIES INCLUDE RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.
10. ANY TREE INSTALLED WITHIN 10 FT. OF NEW CONCRETE SIDEWALKS AND/OR NEARBY UNDERGROUND UTILITY OR PIPE SHOULD BE INSTALLED WITH BIOBARRIER ROOT BARRIER FABRIC AS SHOWN. SEE DETAIL DETAIL 8, C-704.
11. THERE IS TO BE NO PLANTING OF TREES OR SHRUBS EITHER DIRECTLY OVER OR WITHIN 10 HORIZONTAL FEET OF THE SANITARY SEWER GRAVITY SEWERS AND FORCE MAIN.

LANDSCAPE & ROOT BARRIER NOTES:

TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES, IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN.

ADDITIONALLY, TREES ARE TO BE INSTALLED WITH TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL FOR INSTALLATION REQUIREMENTS.

SEE DETAIL 8, SHEET C-705 FOR ROOT BARRIER DETAILS.

NOTE: ROOT BARRIER SHALL BE PROVIDED FOR ALL LANDSCAPING PROPOSED WITHIN 10 FEET OR DRAINAGE PIPES, STRUCTURES AND CHAMBERS.

NATIVE SPECIES:

* NATIVE SPECIES - HIGH DROUGHT TOLERANCE (OTHERS MEDIUM DROUGHT TOLERANCE)
** CONTRACTOR TO VERIFY SQUARE FOOTAGE

CONTRACTOR SHALL VERIFY PLANT QUANTITIIES IN THE TABLE WITH THE PLAN. WHERE THERE IS A DISCREPANCY IN PLANT QUANTITIES, THE PLAN OVER RIDES THE PLANT LIST

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FINAL SITE PLAN
PLAN SCALE: AS NOTED
STREET ADDRESS
2550 PINE ISLAND ROAD
CITY: COOPER CITY
STATE: FL
COUNTY
BROWARD COUNTY
REGIONAL DWG. NO: 92805
PLAN DESCRIPTION: LANDSCAPE PLAN
CAD FILE: P-CIVIL-LAND-FLB240124.00-0A

STATUS	DATE	BY
PRELIMINARY	11/13/24	GD
PLAN CHECKED	11/22/24	BW
AS-BUILT	XXXX	XXXX

C-703

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES
P.M. G.C. O/O

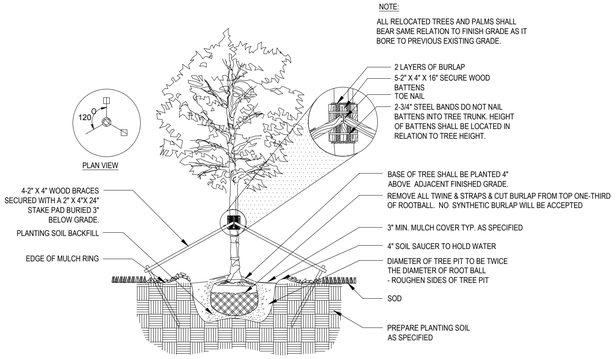
PLAN APPROVALS
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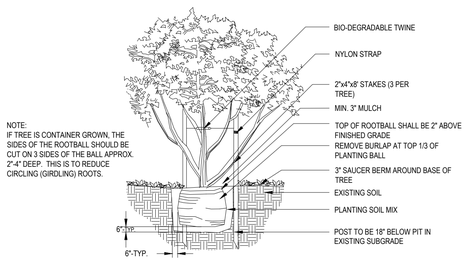
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1 TREE INSTALLATION
SECTION NTS

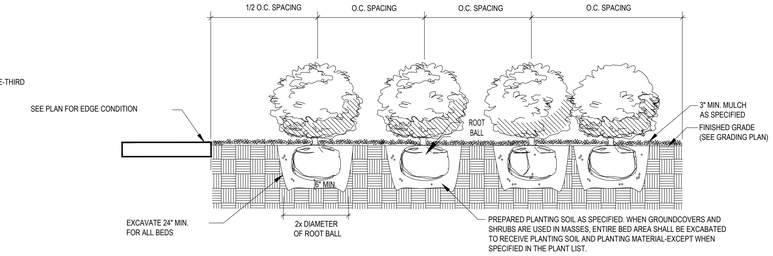


2 PALM INSTALLATION
SECTION NTS

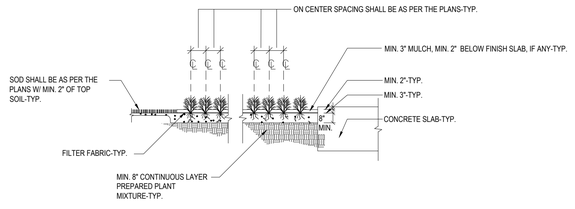


3 SMALL TREE
SECTION NTS

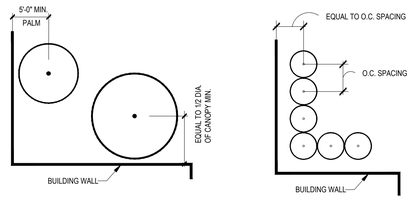
4 SHRUB PLANTING
SECTION NTS



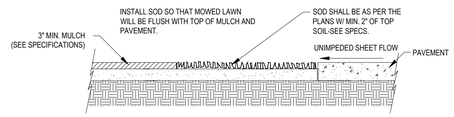
5 GROUNDCOVER PLANTING
SECTION NTS



6 PLANTING ADJACENT TO BUILDING
SECTION NTS



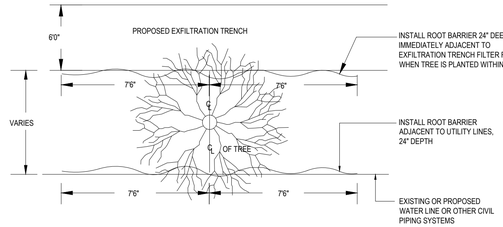
7 SOD INSTALLATION
SECTION NTS



8 ROOT BARRIER
SECTION NTS

NOTES:
1) ROOT BARRIER TO BE INSTALLED WHERE LARGE SHADE TREES ARE TO BE PLANTED WITHIN 10' OF NEW OR PROPOSED UTILITY LINES OR UTILITY STRUCTURES.
2)ROOT BARRIERS TO BE INSTALLED WHERE TREES OR PALMS ARE TO BE PLANTED WITHIN 10' OF PAVED AREAS (I.E. PLANTING ISLANDS, MEDIANS, SIDEWALKS, ETC) .

ROOT BARRIER SPECIFICATIONS:
PANEL: .085 THICK POLYPROPYLENE
ROUNDED EDGES
ANTI-LIFT PADS
ZIPPER JOINT SYSTEM
24" DEPTH



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FINAL SITE PLAN
PLAN SCALE: AS NOTED
STREET ADDRESS
2550 PINE ISLAND ROAD
CITY: COOPER CITY
STATE: FL
COUNTY
BROWARD COUNTY
REGIONAL DWG. NO
92805
CAD FILE: P-CIVL-LAND-FLB240124.00-0A
PLAN DESCRIPTION
LANDSCAPE DETAILS

STATUS	DATE	BY
PRELIMINARY	11/13/24	GD
PLAN CHECKED	11/22/24	BW
AS-BUILT	XXXX	XXXX

C-704

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES: P.M. G.C. O/O

PLAN APPROVALS
SIGNATURE (2 REQUIRED): REGIONAL MGR. CONST. MGR. OPERATIONS DEPT. REAL ESTATE DEPT.
DATE
CO-SIGN SIGNATURES: CONTRACTOR OWNER

McDonald's®
110 N. CARPENTER STREET
CHICAGO, IL 60607

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OFFICE
ADDRESS

H:\2024\FLB240124.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\REV. 0\AP-CIVL-LAND-FLB240124.00-0A-----LAYOUT: C-704 LANDSCAPE DETAILS
BW

LANDSCAPE NOTES:

1. A PRE-INSTALLATION MEETING WITH THE CITY ARBORIST IS REQUIRED PRIOR TO LANDSCAPING ACTIVITIES INCLUDING REMOVAL OF TREES AND/OR INSTALLATION OF PLANT MATERIAL.
2. ALL EXISTING TREES PROPOSED TO REMAIN ARE TO BE SEPARATED FROM THE LIMITS OF DISTURBANCE OF THE CONSTRUCTION AREA BY TREE PROTECTION FENCING AND SIGNAGE. THE TREE PROTECTION FENCING SHALL BE LOCATED AT THE EDGE OF THE TREE PROTECTION ZONE AS DEPICTED ON THE PLAN OR AT THE EDGE OF THE DRIPLINE(S) IF A TREE PROTECTION ZONE IS NOT DESIGNATED. NO MATERIAL STORAGE OR CONSTRUCTION ACCESS IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
3. ALL EXISTING TREES SHALL BE PRUNED TO ANSI A-300 STANDARDS TO CORRECT POTENTIAL HAZARDS.
4. A TREE REMOVAL PERMIT IS REQUIRED PRIOR TO REMOVAL OR RELOCATION OF ANY TREE OR PALM. CONTACT THE COUNTY TO OBTAIN PERMIT INFORMATION.
5. CONTRACTOR SHALL NOTIFY SUNSHINE ONE CALL OF FLORIDA, INC. AT 1-800-432-4770 A MINIMUM OF 2 FULL BUSINESS DAYS PRIOR TO DIGGING. CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO UTILITIES FROM PLANT INSTALLATION.
6. TREE RELOCATIONS:
   A. EXISTING TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF 120 DAYS PRIOR TO RELOCATION
   B MINIMUM ROOT BALL SIZES SHALL BE IN ACCORDANCE WITH ANSI STANDARDS AS FOLLOWS:

CALIPER	MINIMUM ROOT BALL DIAMETER
1	16
2	24
3	32
4	42
5	54
6	60
7	70
8	80
>8	12 INCHES PER INCH OF TRUNK DIAMETER

   TRANSPLANTED TREES WITH UNDERSIZED ROOT BALLS MAY BE REJECTED BY THE CITY ARBORIST AND REPLACEMENT TREES MAY BE REQUIRED.
   C. A TEMPORARY IRRIGATION SYSTEM SHALL BE PROVIDED DURING AND FOR THE FIRST 40 DAYS AFTER ROOT PRUNING.
7. ALL PLANTING MUST FOLLOW PLANTING SPECIFICATIONS AND DETAILS SHOWN ON THE PLAN.
8. SUBSTITUTIONS OF PLANT SPECIES OR SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE CITY AND COUNTY PRIOR TO USE.
9. ALL INVASIVE EXOTIC VEGETATION SHALL BE DISPOSED OF OR TREATED AS PER THE LOCAL OR REGIONAL GOVERNING AUTHORITIES REQUIREMENTS OR RECOMMENDATIONS.
10. ALL PLANT MATERIAL PLANTED PER THIS LANDSCAPE PLAN SHALL BE FLORIDA GRADE #1 OR BETTER, AS SPECIFIED IN THE CURRENT EDITION OF THE FLORIDA DEPARTMENT OF AGRICULTURE'S GRADES AND STANDARDS FOR NURSERY PLANTS. DAMAGED PLANT MATERIAL SHALL BE REJECTED AND REPLACED PRIOR TO INSTALLATION.
11. ALL SIZES SHOWN FOR PLANT MATERIAL ARE TO BE CONSIDERED MINIMUMS.
12. WHERE QUANTITIES AND/OR SPECIES DIFFER BETWEEN THE PLANTING PLANS AND PLANT LISTS, THE PLANS SHALL TAKE PRECEDENCE.
13. ALL NEW PLANT MATERIAL SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM PERIOD OF ONE YEAR. THE WARRANTY PERIOD SHALL BEGIN AFTER ACCEPTANCE OF THE PLANTS BY THE CITY AND COUNTY.
14. PLANT BEDS TO BE TREATED WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING.
15. ALL TREE AND PALM STAKING AND SUPPORT SHALL BE REMOVED ONE YEAR AFTER INSTALLATION.
16. ALL LANDSCAPE MATERIAL SHALL BE THOROUGHLY WATERED AT THE TIME OF PLANTING, NO DRY PLANTING PERMITTED.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY WATER PROVISIONS UNTIL SUCH TIME AS THE IRRIGATION SYSTEM IS OPERATIONAL.
18. ALL WIRE GUYS AND/OR FABRIC STRAPS SHALL BE FLAGGED WITH FLORESCENT COLORED TAPE.
19. MULCHING:
   ALL LANDSCAPE AREAS NOT COVERED BY SOD SHALL BE COVERED BY A MINIMUM 3-INCH LAYER OF MULCH.
   D. A MULCH RING WITH A MINIMUM RADIUS OF 24 INCHES (48 INCH DIAMETER), IS REQUIRED AROUND ALL NEWLY INSTALLED TREES AND PALMS.
   E. CYPRESS OR COLORED MULCH SHALL NOT BE USED.
   F. NO MULCH SHALL BE PLACED TOUCHING OR WITHIN SIX INCHES OF THE TRUNK OF A TREE OR PALM.
20. ALL NEWLY LANDSCAPED AREAS SHALL BE EXCAVATED DOWN TO A DEPTH OF 24 INCHES BELOW FINAL GRADE AND BACK FILLED WITH CLEAN DEBRIS-FREE SOIL. EXISTING SOIL MAY BE RE-USED FOR BACKFILLING IF DEBRIS IS REMOVED AND ORGANIC CONTENT IS SUFFICIENT OR SOIL IS AUGMENTED WITH TOPSOIL. CONSTRUCTION ACCESS SHALL BE RESTRICTED FROM THE LANDSCAPE AREA AFTER EXCAVATION AND BACKFILL IS COMPLETE.
21. ALL LANDSCAPE AREAS SHALL BE FINISH GRADED SUCH THAT THEY ARE A MINIMUM OF 3.5 INCHES BELOW SURROUNDING PAVED SURFACES SO AS NOT TO IMPEDE THE FLOW OF DRAINAGE INTO LANDSCAPED AREAS AND TO ALLOW FOR A 3-INCH MULCH LAYER.
22. THE LOCATION OF PLANT MATERIAL AS SHOWN ON THESE PLANS IS FINAL. THE FINAL LOCATIONS CAN BE ADJUSTED ON SITE TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. THESE CHANGES MUST COMPLY WITH ALL SAFETY SETBACK CRITERIA AND BE DIRECTED OR APPROVED BY THE CONSULTANT AND THE COUNTY CODES.
23. REPORT ANY AND ALL DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE CONSULTANT AND COUNTY IMMEDIATELY.
24. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT COUNTS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT AND COUNTY PRIOR TO CONSTRUCTION.
25. BEFORE CONSTRUCTION BEGINS THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. IF SUCH DAMAGE OCCURS THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY REPAIRS AND THEY SHOULD BE MADE IMMEDIATELY AT THE CONTRACTORS EXPENSE.
26. ALL WORK MUST COMPLY WITH THE FLORIDA STATE STATUTE 553.81- "PROTECTION OF UNDERGROUND PIPELINES."
27. THE CONTRACTOR IS RESPONSIBLE FOR ALL DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF PLANTS IF DEAD OR DYING PRIOR TO FINAL ACCEPTANCE.
28. THE LOCATION OF ALL THE UTILITIES SHOWN ON THE PLAN IS APPROXIMATE. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR ON SITE. ALL PLANTING MAY BE ADJUSTED TO AVOID CONFLICTS WITH UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ANY ADJUSTMENTS GREATER THAN 10 FEET SHALL BE DONE ONLY WITH THE APPROVAL OF THE CONSULTANT AND THE COUNTY.
29. CAUTION SHOULD BE EXERCISED WHEN WORKING NEAR EXISTING PLANTING AND ANY FURNISHING THAT IS TO REMAIN ON SITE TO PREVENT ANY DAMAGE. ANY SIGNS, STRUCTURES, OR PLANTING SHALL BE REPLACED AT THE CONTRACTORS EXPENSE IF DAMAGED BEYOND USE. DAMAGED BEYOND USE WILL BE DETERMINED BY THE CONSULTANT AND THE COUNTY.
30. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHALL NOTIFY THE DISTRICT LOCATION SURVEYOR IMMEDIATELY.
31. MAINTENANCE OF TRAFFIC FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (U.S. DEPARTMENT OF TRANSPORTATION, F.H.W.A.). ATTENTION IS DIRECTED TO STANDARD INDEX NUMBER 623 OF THE ROADWAY AND TRAFFIC DESIGN STANDARDS.
32. THE CONTRACTOR SHALL INSURE THAT INSTALLATION OF ALL PLANTING IN MEDIANS AND RIGHT OF WAYS CONFORMS TO CRITERIA SET FORTH IN F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS AND IN F.D.O.T. MAINTENANCE RATING PROGRAM.
33. ANY MAINTENANCE THAT INVOLVES TRAFFIC ACTIVITY SHALL BE COORDINATED WITH THE COUNTY BEFORE AND DURING CONSTRUCTION ACTIVITIES.
34. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL WORK AREAS AT THE END OF EACH WORKING DAY. ANY DEBRIS SHALL BE COLLECTED AND DEPOSITED APPROPRIATELY OFF SITE DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION.
35. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS THAT ARE REQUIRED BY THE CITY FOR TREE REMOVAL, RELOCATION, TREE PROTECTION OR INSTALLATION BEFORE BEGINNING WORK.
36. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED BY INSTALLING PROTECTIVE BARRIERS AROUND THE DRIP LINE OF TREES. THESE PROTECTIVE BARRIERS SHALL BE SEEN EASILY BY OPERATORS OF TRUCKS AND OTHER EQUIPMENT. THEY SHALL BE CONSTRUCTED OF STURDY MATERIALS (NOT FLAGGING OR RIBBON) AND SHALL BE INSTALLED PRIOR TO AND DURING CONSTRUCTION.
37. DO NOT STORE OR USE ANY MATERIALS OR EQUIPMENT WITHIN THE DRIP LINE OF ANY TREE THAT IS TO BE RELOCATED OR PROTECTED IN PLACE UNLESS THE ACTIVITY IS BEING DONE TO PROTECT THE TREES.
38. DO NOT DISCHARGE OR CONTAMINATE THE SOIL WITHIN THE DRIP LINE OF ANY OF THE TREES TO BE RELOCATED OR PROTECTED IN PLACE. THIS INCLUDES SUBSTANCES SUCH AS PAINT, OIL, SOLVENTS, PETROLEUM PRODUCTS, ASPHALT, CONCRETE, MORTAR, OR ANY OTHER MATERIAL THAT MAY CAUSE DAMAGE TO THE TREE'S ROOT SYSTEM.
39. CLEARING OF VEGETATION WITHIN THE DRIP LINE OF THE TREES DESIGNATED TO BE PROTECTED IN PLACE OR RELOCATED SHALL BE PERFORMED CAUTIOUSLY WITH HAND TOOLS TO MINIMIZE ANY DAMAGE TO THE TREE'S ROOT SYSTEM.
40. DO NOT ATTACH ANYTHING TO TREES THAT ARE TO REMAIN ON THE SITE UNLESS IT IS SOMETHING THAT WILL PROTECT AND NOT DAMAGE THE TREE.
41. KEEP A NATURAL GRADE ABOVE THE DRIP LINE ON ANY TREE THAT IS TO BE PROTECTED IN PLACE. ANY PRESERVED TREES DISTURBED DURING CONSTRUCTION MUST BE RETURNED TO ITS ORIGINAL GRADE AFTER CONSTRUCTION.
42. ALL LANDSCAPE AND PLANTING SHALL COMPLY WITH COUNTY LAND USE POLICY AND WITH CHAPTER 62B-55 OF THE FLORIDA ADMINISTRATIVE CODE.
43. ALL PLANT MATERIAL FURNISHED BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED SHALL BE FLORIDA NO. 1 GRADE OR BETTER, AND SHALL BE INSTALLED AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS," PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANT MATERIAL MUST BE HEALTHY, VIGOROUS MATERIALS, FREE OF PESTS AND DISEASES.
44. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLAN ARE TO BE CONSIDERED AS MINIMUMS. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN OR SPECIFICATIONS WILL ALSO BE REQUIRED FOR ACCEPTANCE. ANY SUBSTITUTIONS MUST BE APPROVED BY THE CONSULTANT AND THE COUNTY.
45. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTING MEETING SPECIFICATIONS AS NOTED BEFORE INSTALLATION. CONTRACTOR SHALL IMMEDIATELY REMOVE ALL PLANTING THAT DOES NOT MEET SPECIFICATIONS AND BE HELD RESPONSIBLE TO REPLACE IT WITH APPROPRIATE PLANTING.
46. IN THE EVENT OF A VARIATION BETWEEN THE PLANT LISTS AND THE ACTUAL QUANTITY OF PLANTS SHOWN, THE PLANS HOLD TRUE.
47. ALL ROOT BALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH
48. ALL PLANT MATERIALS MUST BE PROTECTED DURING TRANSPORT AND DELIVERY TO THE JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION.
49. CONTRACTORS SHALL FIELD VERIFY ALL INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS.
50. CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR THE REVIEW AND APPROVAL OF THE CONSULTANT.
51. ALL TREES MUST BE FLORIDA #1, STRAIGHT TRUNKED, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED.
52. CONTRACTOR TO REPLACE REJECTED PLANT MATERIAL WITHIN ONE WEEK OF NOTICE.
53. INSTALLATION- ALL PLANT MATERIAL SHALL BE INSTALLED IN A SOUND HIGH QUALITY MANNER AND ACCORDING TO GOOD PLANTING PROCEDURES WITH THE QUALITY OF PLANT MATERIALS AS HEREINAFTER DESCRIBED. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.
54. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTAINING ALL TREES AND LANDSCAPE PER DIVISION 32. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE AND PERCOLATION OF ALL
55. TYPICALLY, SHRUB AND GROUNDCOVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHOULD BE PLACED ON A TRIANGULAR SPACING SHOWN IN THE PLANTING DETAILS.

    PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED ON THE PLANT LIST.
56. TREES GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL MUST HAVE THE GROW BAG REMOVED ENTIRELY BEFORE PLANTING.
57. BALLED AND BURLAPPED MATERIAL SHALL HAVE THE TOP ONE HALF (½) OF THE BURLAP AROUND THE BASE OF THE TRUNK CUT AND PULLED BACK. DO NOT REMOVE THE BURLAP BUT WIRE CAGES, STRAPS, ETC. MUST BE CUT AND REMOVED COMPLETELY BEFORE INSTALLATION.
58. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES, AND ANY OTHER MATERIALS FROM THE LANDSCAPE ARCHITECT FOR COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
59. THE FOLLOWING GUIDELINES SHALL BE FOLLOWED TO ENSURE SUCCESSFUL TRANSPLANTING OF TREES:
   a. ANY TREE BEING RELOCATED SHALL NOT BE UNNECESSARILY DAMAGED DURING REMOVAL, TRANSPORT, OR REPLANTING OF THAT TREE.
   b. TREES MUST BE ROOT PRUNED APPROPRIATELY PRIOR TO REMOVAL .
   c. DURING AND FOLLOWING TRANSPLANTING THE ROOT BALL MUST BE KEPT MOIST AT ALL TIMES.
   d. TRANSPLANTED TREES SHALL BE BRACED AT LEAST ONE FULL YEAR.
   e. TRANSPLANTED TREES SHALL NOT BE FERTILIZED AT PLANTING TIME BUT SHALL BE WATERED SUFFICIENTLY UNTIL THE TREE GROWTH IS REESTABLISHED.
   f. RELOCATED TREES/PALMS WILL BE MOVED IN ACCORDANCE WITH MINIMUM STANDARDS SET FORTH IN ANSI A-300
   g. ALL CROWN PRUNING SHALL BE DONE IN ACCORDANCE WITH NATIONAL ARBORIST ASSOCIATION STANDARDS OR PALM PRUNING IN ACCORDANCE WITH CITY STANDARDS.
60. CONTRACTOR SHALL REGRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK. CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION OR INSTALLATION.
61. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING LAWN AREAS DAMAGED WHILE COMPLETING PLANTING INSTALLATION WITH SAME GRASS SPECIES TO THE SATISFACTION OF THE CONSULTANT AND THE COUNTY.
62. GENERAL GRADING TO APPROXIMATELY 1 INCH SHALL BE PROVIDED BY THE CONTRACTOR. ALL FINISHED SITE GRADING AND FINAL DECORATIVE BERM SHAPING SHALL BE PROVIDED BY THE CONTRACTOR.
63. ALL LANDSCAPE MATERIALS SHALL BE MAINTAINED TO PROVIDE CONTINUOUS CLEAR ZONES FOR SIGHT VISIBILITY FOR PEDESTRIANS AND VEHICULAR TRAFFIC AND LANDSCAPE MAINTENANCE SHALL CONFORM TO STANDARD INDEX 546 CRITERIA SET FORTH IN F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS.
64. APPLICATION/ SCHEDULE: WATER NEW TREES, PALMS, AND SHRUBS EVERY DAY FOR THE FIRST TWO WEEKS, THREE TIMES A WEEK FOR THE SECOND TWO WEEKS, AND THEN TWICE A WEEK FOR THE NEXT EIGHT WEEKS FOR A TOTAL OF A 90 DAY WATERING PERIOD. NO FURTHER WATERING WILL BE REQUIRED. HAND WATERING SCHEDULE TO START AT FINAL ACCEPTANCE OF PROJECT.
65. EARTH BERM 4" HIGH OUTSIDE THE PROPOSED ROOT BALL PRIOR TO WATERING. APPLY A MINIMUM OF 4" OF WATER WITHIN THE SAUCER, OR 1-3 GALLONS PER INCH OF TRUNK DIAMETER, WHICH EVER IS MORE AT EACH WATERING. WATER APPLICATION SHOULD SATURATE THE ROOT BALL TO ITS ENTIRE DEPTH. DO NOT WATER IF ROOT BALL IS ALREADY SATURATED.
66. HANDWATERING IS IN ADDITION TO THE UNDERGROUND IRRIGATION SYSTEM.
67. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING LANDSCAPE ITEMS, DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO NOT LIMITED TO TREES, SHRUBS, GROUNDCOVER, SOD OR ASSOCIATED PROPERTY, OR IRRIGATION SYSTEMS EQUIPMENT, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL LANDSCAPE RELATED ITEMS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST, PROMPTLY, DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

SOIL PREPARATION, SOIL MIX, FERTILIZER, & MULCH NOTES:

1. ENSURE THAT ALL PLANTING SOIL IS FERTILE, FRIABLE, NATURAL LOAM SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, WEEDS AND OTHER LITTER, AND FREE OF ROOTS,STUMPS AND STONES LARGER THAN ONE INCH IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. SHOULD ANY SOIL AMENDMENT BE NECESSARY, THE CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE CONSULTANT AND THE COUNTY.
2. APPLY APPROVED HERBICIDE- ACCORDING TO MANUFACTURERS RATE AND SPECS WITHIN LIMITS OF ALL AREAS TO BE PLANTED. PROTECT EXISTING PLANTS TO REMAIN FROM OVERSPRAY OR SPRAY WITHIN ROOT ZONE. CONTRACTOR AND COUNTY TO ENSURE TOTAL WEED ERADICATION.
3. SCARIFY SUBSOIL TO A DEPTH OF 3 INCHES.
4. PLANTING MIX FOR TREES, SHRUBS, AND GROUNDCOVERS SHALL CONSIST OF A THOROUGHLY BLENDED MIXTURE OF:
   A. 20% TOPSOIL
   B. 10% PEAT OR COMPOST
   C. 70% SAND
5. PLANTING MIX FOR BACKFILL AROUND ROOT BALLS OF PALMS:
   A. 90% NATIVE SAND FROM ON SITE OR APPROVED SUBSTITUTE
   B. 10% TOPSOIL
6. FERTILIZE ALL TREES, SHRUBS AND GROUNDCOVER WITH PLANTING TABLETS 20-20-5 FORMULA, 21 GRAM.
7. ALL SHRUB BEDS SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 24" AND BACK FILLED WITH THE SPECIFIED MIXTURE.
8. SMOOTH ALL PREPARED TOPSOIL TO 3" EXCEPT WITHIN DRIP LINES OF EXISTING TREES AND 4" BELOW TOP OF SURROUNDING PAVING EDGES. REMOVE ALL ROCKS AND OTHER OBJECTS OVER 1" IN DIAMETER.
9. FINISH GRADE ALL PREPARED TOPSOIL AREAS TO A SMOOTH, EVEN SURFACE ASSURING POSITIVE DRAINAGE AWAY FROM THE STRUCTURES AND ELIMINATE ANY LOW AREAS WHICH MAY COLLECT WATER.
10. TOPSOIL SHALL NOT BE EXTREMELY ACIDIC OR ALKALINE, NOR CONTAIN ANY TOXIC SUBSTANCE WHICH MAY BE HARMFUL TO PLANT GROWTH. THE PH SHALL BE IN THE RANGE OF 5.5-6.5.
11. CONTRACTOR SHALL MULCH ALL PLANTING MATERIAL THROUGHOUT AND COMPLETELY TO A 3 INCH DEPTH WITH CLEAN, WEED FREE FLORAMULCH
12. MINIMUM OF 2" TOPSOIL MUST BE ADDED UNDER ALL SODDED AREAS.

IRRIGATION NOTES:

1. XERISCAPE PRINCIPLES HAVE BEEN APPLIED TO THIS LANDSCAPE PLAN AS SPECIFIED IN SFWMD's XERISCAPE PLANT GUIDE II AND SHALL BE APPLIED ALL THROUGHOUT LANDSCAPE INSTALLATION AND MAINTENANCE.
2. THE CONTRACTOR SHALL MAINTAIN TEMPORARY IRRIGATION OR PROVIDE HAND WATERING FOR ALL RELOCATED TREES AND PALMS FROM NOTICE TO PROCEED UNTIL PERMANENT IRRIGATION SYSTEM IS OPERABLE.
3. THE IRRIGATION SYSTEM SHALL BE CONFIGURED TO ACCOMMODATE EXISTING TREES AND PALMS PER PLANS.
4. ALL LANDSCAPED AREAS MUST BE IRRIGATED IN ACCORDANCE WITH ALL LOCAL/ COUNTY REQUIREMENTS.
5. REMOVE EXISTING IRRIGATION EQUIPMENT WHICH INTERFERES WITH ANY CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, CONTROLLERS, SPRINKLER HEADS, PIPE, QUICK COUPLERS, BACKFLOW PREVENTERS, CONTROL WIRE AND CONDUITS. ADDITIONALLY THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE EXISTING SYSTEM THROUGHOUT THE CONSTRUCTION PROCESS.
6. CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. INSPECT IRRIGATION SYSTEM AND INSURE THAT ADEQUATE WATER IS AVAILABLE BEFORE BEGINNING PLANTING OPERATIONS. IRRIGATION SYSTEMS WILL NOT PROVIDE SUFFICIENT QUANTITIES OF WATER FOR NEWLY PLANTED MATERIALS. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DEEP ROOT HAND WATERING.
7. IF PROVIDED, REFER TO IRRIGATION PLANS FOR ADDITIONAL NOTES AND DETAILS.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE	DROUGHT
TREES								
	LI	4	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE MULTI-TRUNK	2" CAL. 8'-10' HT. X 4'-6' SPRD.	CONT./B&B	NO	TOLERANT
	QV	7	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	3" CAL. 14'-16' HT. OA X 5-8' SPRD	CONT./B&B	NATIVE	TOLERANT
EXISTING TREES & PALMS								
	QV-E	10	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	EXISTING TREE	EXISTING		
	RR-E	31	ROYSTONEA REGIA	ROYAL PALM	EXISTING TREE	EXISTING		
	VM-E	16	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	12' GW	EXISTING		
PALMS								
	RR	2	ROYSTONEA REGIA	ROYAL PALM	12' GW	CONT./B&B	NATIVE	TOLERANT
	SP	5	SABAL PALMETTO	CABBAGE PALMETTO	10' CT MIN - STAGGERED HT	CONT./B&B	NATIVE	TOLERANT

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE	DROUGHT TOLERANT
SHRUB AREAS								
	CIC	78	CHRYSOBALANUS ICACO	COCO PLUM	30" HT. X 30" SPRD.	CONTAINER	NATIVE	TOLERANT
	HAP	21	HAMELIA PATENS	FIREBUSH	24" HT. X 24" SPRD.	CONTAINER	NATIVE	TOLERANT
	POM	16	PODOCARPUS MACROPHYLLUS	YEW PODOCARPUS	30" HT. X 30" SPRD.	CONTAINER	NO	TOLERANT
	SAS	213	SCHEFFLERA ARBORICOLA	SCHEFFLERA	24" HT. X 24" SPRD.	CONTAINER	NATIVE	TOLERANT
	ZAF	85	ZAMIA FLORIDANA	FLORIDA COONTIE	18" HT. X 18" SPRD.	CONTAINER	NATIVE	TOLERANT

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	NATIVE	DROUGHT TOLERANT	SPACING
GROUND COVERS									
	TJC	20	TRACHELOSPERMUM JASMINOIDES 'CONFEDERATE'	CONFEDERATE JASMINE	12" HT X 12" SPREAD	CONTAINER	NO	TOLERANT	18" o.c.
SOD									
	SOD	14,399 SF	STENOTAPHRUM SECUNDATUM 'PALMETTO'	PALMETTO ST. AUGUSTINE GRASS	---	FULL, TIGHT COVERAGE			

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FINAL SITE PLAN
PLAN SCALE: AS NOTED
STREET ADDRESS: 2550 PINE ISLAND ROAD
CITY: COOPER CITY
STATE: FL
COUNTY: BROWARD COUNTY
REGIONAL DWG. NO: 92805
CAD FILE: P-CIVL-LAND-FLB240124.00-0A
PLAN DESCRIPTION: LANDSCAPE NOTES

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES: P.M. G.C. O/O

PLAN APPROVALS

SIGNATURE (2 REQUIRED)	DATE
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CONST. MGR.	
OPERATIONS DEPT.	
REAL ESTATE DEPT.	

CO-SIGN SIGNATURES

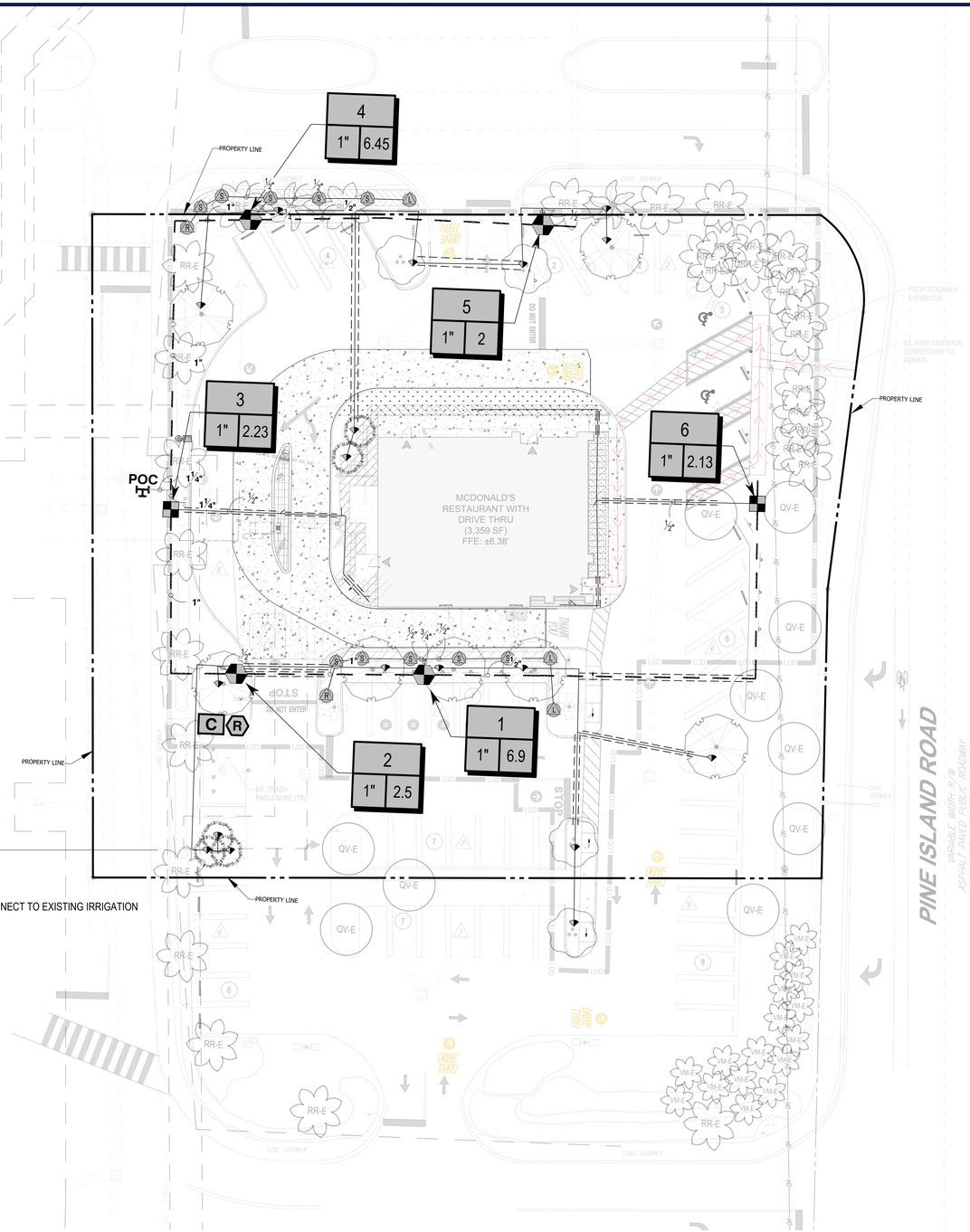
CONTRACTOR	
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STATUS	DATE	BY
PRELIMINARY	11/13/24	GD
PLAN CHECKED	11/22/24	BW
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C-705

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BW







VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD PEB	1"	SHRUB SPRAY	6.9	8	94.3	27.9	32.1	1.33 in/h
2	RAIN BIRD PEB	1"	BUBBLER	2.5	10	36.3	22.7	25.5	0.85 in/h
3	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	2.23	335.2 LF	87.0	23.1	23.3	0.43 in/h
4	RAIN BIRD PEB	1"	SHRUB SPRAY	6.45	7	199.6	27.7	30.5	1.45 in/h
5	RAIN BIRD PEB	1"	BUBBLER	2	8	290.0	22.3	27.6	0.85 in/h
6	RAIN BIRD XCZ-100-LC	1"	AREA FOR DRIPLINE	2.13	319.4 LF	250.8	23.4	30.9	0.43 in/h
	Common Wire					511.9			

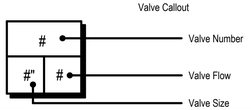
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
E L R C S EST LCS RCS CST SST	RAIN BIRD RD-06-S 15 STRIP SERIES 6IN. POP-UP W/ CHECK VALVE.	15	25	
1401 1402 1404 1408	RAIN BIRD 1806-1400 FLOOD FLOOD BUBBLER 6.0IN. POPUP	18	20	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD XCZ-100-LC 1" WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING 40PSI BASKET FILTER. 0.3-20 GPM.	2	
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFDE-06-18 XFDE ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.6 GPH EMITTERS AT 18IN. O.C. DRIPLINE LATERALS SPACED AT RR APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV & KINK RESISTANT. USE XF INSERT FITTINGS.	654.5 LF	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD PEB 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	4	
C	RAIN BIRD ESP4ME3 WITH (3) ESP-SM3 13 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1	
R	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1	
POC	POINT OF CONNECTION 2" CONTRACTOR TO CONNECT TO EXISTING IRRIGATION	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1/2"	1,044 LF	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 3/4"	12.6 LF	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	14.9 LF	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1/2"	246.9 LF	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"	235.5 LF	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1 1/4"	5.9 LF	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1 1/2"	8.7 LF	
	PIPE SLEEVE: PVC CLASS 200 SDR 21	367.4 LF	

Valve Callout



CRITICAL ANALYSIS

Generated:	2025-09-17 12:13
P.O.C. NUMBER: 01	
Water Source Information:	CONTRACTOR TO CONNECT TO EXISTING IRRIGATION
FLOW AVAILABLE	
Point of Connection Size:	2"
Flow Available	69.4 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	50 PSI
Pressure Available:	50 PSI
DESIGN ANALYSIS	
Maximum Multi-valve Flow:	50 GPM
Flow Available at POC:	69.4 GPM
Residual Flow Available:	19.4 GPM
Critical Station:	1
Design Pressure:	25 PSI
Friction Loss:	1.05 PSI
Fittings Loss:	0.11 PSI
Elevation Loss:	0 PSI
Loss through Valve:	1.74 PSI
Pressure Req. at Critical Station:	27.9 PSI
Loss for Fittings:	0.4 PSI
Loss for Main Line:	3.95 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	0 PSI
Critical Station Pressure at POC:	32.2 PSI
Pressure Available:	50 PSI
Residual Pressure Available:	17.8 PSI

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	RAIN BIRD PEB	SHRUB SPRAY	1.33 in/h	0.5	23	159	
2	RAIN BIRD PEB	BUBBLER	0.85 in/h	0.5	36	90	
3	RAIN BIRD XCZ-100-LC	AREA FOR DRIPLINE	0.43 in/h	0.5	71	158	
4	RAIN BIRD PEB	SHRUB SPRAY	1.45 in/h	0.5	21	135	
5	RAIN BIRD PEB	BUBBLER	0.85 in/h	0.5	36	72	
6	RAIN BIRD XCZ-100-LC	AREA FOR DRIPLINE	0.43 in/h	0.5	70	149	
		TOTALS:			257	763.6	

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CITY: COOPER CITY
STATE: FL

COUNTY
BROWARD COUNTY

REGIONAL DWG. NO
92805

PLAN DESCRIPTION
IRRIGATION PLAN

CAD FILE: P-CIVL-IRRG-FLB240124.00-0A

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES
P.M. G.C. O/O

PLAN APPROVALS

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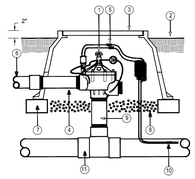
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PLAN CHECKED	11/22/24	BW
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BW

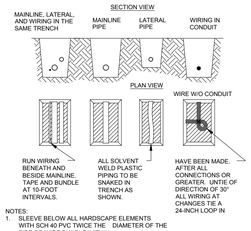


1. Hardie 100 series electric RCV (size per plans)
2. Finish Grade
3. Carson 1419-18 Valve Box w/1419-4B bolt down lid
4. 6" PVC SCH 80 nipple
5. 3M Waterproof wire connectors
6. PVC lateral line (size and type as per legend)
7. Common red brick (4 required)
8. Pea Gravel-12" deep
9. PVC Schedule 80 nipple (length as required)
10. Common and control wires to controller location
11. Pressure main line piping with main line fitting (depth , size and type as required)

NOTE: Refer to product literature for additional installation and adjustment information.

1 REMOTE CONTROL VALVE

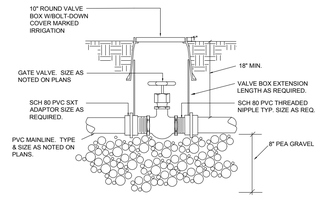
SECTION — NTS



NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH 40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

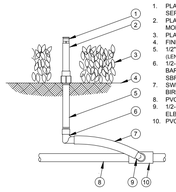
2 PIPE & WIRE TRENCHING

SECTION — NTS



3 GATE VALVE

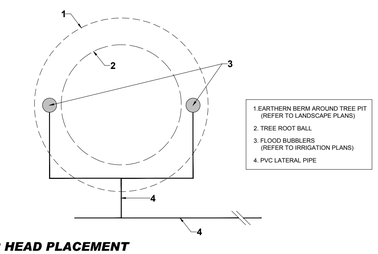
SECTION — NTS



1. PLASTIC NOZZLE:RAINBIRD 1800 SERIES
2. PLASTIC SHRUB ADAPTER:RAIN BIRD MODEL PA-MS-PRS
3. PLANT MATERIAL
4. FINISH GRADE/TOP OF MULCH
5. 1/2" SCH 40 PVC RISER (PAINT BLACK) (LENGTH AS REQUIRED)
6. 1/2-INCH FEMALE NPT x 0.490-INCH BARB ELBOW:RAIN BIRD MODEL SBFE-050
7. SWING PIPE, 12-INCH LENGTH:RAIN BIRD MODEL SP-100
8. PVC LATERAL PIPE
9. 1/2-INCH MALE NPT x .490-INCH BARB ELBOW:RAIN BIRD MODEL SBE-050
10. PVC SCH 40 TEE OR ELL

4 NOZZLE ON A RISER

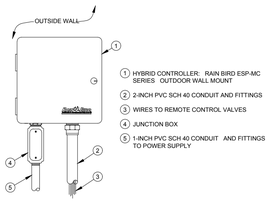
SECTION — NTS



1. EARTHERN BERM AROUND TREE PIT (REFER TO LANDSCAPE PLANS)
2. TREE ROOT BALL
3. FLOOD BUBBLERS (REFER TO IRRIGATION PLANS)
4. PVC LATERAL PIPE

5 BUBBLER HEAD PLACEMENT

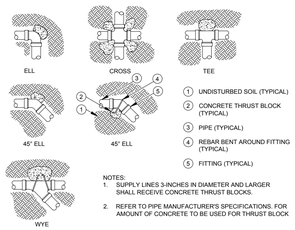
SECTION — NTS



1. HYBRID CONTROLLER: RAIN BIRD ESP-MC SERIES OUTDOOR WALL MOUNT
2. 2-INCH PVC SCH 40 CONDUIT AND FITTINGS
3. WIRES TO REMOTE CONTROL VALVES
4. JUNCTION BOX
5. 1-INCH PVC SCH 40 CONDUIT AND FITTINGS TO POWER SUPPLY

6 HYBRID CONTROLLER

SECTION — NTS

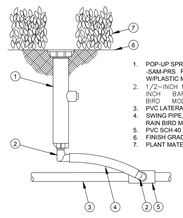


1. UNDISTURBED SOIL (TYPICAL)
2. CONCRETE THRUST BLOCK (TYPICAL)
3. PIPE (TYPICAL)
4. REBAR BENT AROUND FITTING (TYPICAL)
5. FITTING (TYPICAL)

NOTES:
1. SUPPLY LINES 3-INCHES IN DIAMETER AND LARGER SHALL RECEIVE CONCRETE THRUST BLOCKS.
2. REFER TO PIPE MANUFACTURER'S SPECIFICATIONS. FOR AMOUNT OF CONCRETE TO BE USED FOR THRUST BLOCK

7 THRUST BLOCK

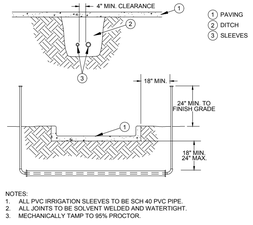
SECTION — NTS



1. POP-UP SPRAY SPRINKLER: -SAM-PRS RAIN BIRD 1806 W/PLASTIC MPR NOZZLE
2. 1/2-INCH MALE NPT x .490 INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
3. PVC LATERAL PIPE
4. SWING PIPE, 12-INCH LENGTH: RAIN BIRD MODEL SP-100
5. PVC SCH 40 TEE OR ELL
6. FINISH GRADE/TOP OF MULCH
7. PLANT MATERIAL

8 POP-UP SPRAY SPRINKLER

SECTION — NTS

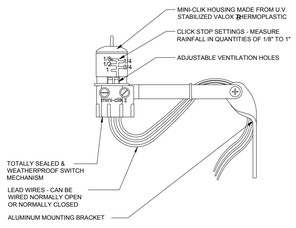


1. PAVING
2. DITCH
3. SLEEVES

NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE SCH 40 PVC PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. MECHANICALLY TAMP TO 95% PROCTOR.

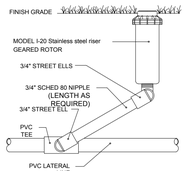
9 SLEEVING

SECTION — NTS



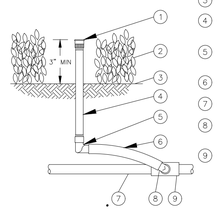
10 RAIN MOSITURE SENSOR

SECTION — NTS



11 POP-UP ROTOR RIGID SWING ARM

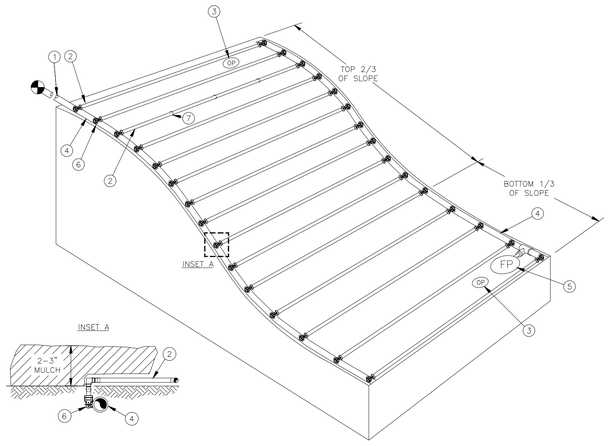
SECTION — NTS



1. PRESSURE COMPENSATING FULL CIRCLE BUBBLER: RAIN BIRD 1400
2. PLANT MATERIAL
3. FINISH GRADE/TOP OF MULCH
4. UV RADIATION RESISTANT 1/2 INCH PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
5. 1/2-INCH FEMALE NPT x 0.490-INCH BARB ELBOW: RAIN BIRD MODEL SBFE-050
6. SWING PIPE, 12-INCH LENGTH:
7. PVC LATERAL PIPE
8. 1/2-INCH MALE NPT x .490-INCH BARB ELBOW: RAIN BIRD MODEL SBE-050
9. PVC SCH 40 TEE OR ELL

12 PRESSURE COMPENSATING FULL CIRCLE BUBBLER 1400 SERIES

SECTION — NTS



XFS-CV Dripline Maximum Lateral Lengths (Feet)				
Inlet Pressure psi	12" Spacing		18" Spacing	
	Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9
20	192	136	254	215
30	289	205	402	337
40	350	248	498	416
50	397	281	573	477
60	436	309	637	529

1. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT
2. SUB-SURFACE/ON-SURFACE DRIPLINE: RAIN BIRD XFS-CV SERIES DRIPLINE (TYPICAL) NON-POTABLE: XFS-CVP DRIPLINE
3. OPERATION INDICATOR RAIN BIRD MODEL: OPERIND
4. QF SUPPLY HEADER
5. FLUSH POINT: SEE RAIN BIRD DETAIL "XFS-CV FLUSH POINT"
6. PRE-INSTALLED BARBED FITTING
7. TIE DOWN STAKES RAIN BIRD TDS-050

NOTES:
1. FOR ALL QF HEADER CONNECTIONS INSTALL TLF SERIES TWIST LOCK FITTINGS.
2. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. DISTANCE BETWEEN LATERAL ROWS FOR BOTTOM 1/3 OF SLOPE TO BE SPACED GREATER THAN OPTIMAL ROW DISTANCE. SEE RAIN BIRD XFD DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACING.
3. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
4. WHEN ELEVATION CHANGE EXCEEDS **10 FEET** IT IS RECOMMENDED THAT A NEW DRIPLINE ZONE BE CREATED.
5. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

13 DRIP IRRIGATION

SECTION — NTS

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES — P.M. / G.C. / O/O

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CHICAGO, IL 60607
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STREET ADDRESS
2550 PINE ISLAND ROAD

CITY: COOPER CITY
STATE: FL
COUNTY: BROWARD COUNTY

REGIONAL DWG. NO: 92805
CAD FILE: P-CIVL-IRRG-FLB240124.00-0A

PLAN DESCRIPTION: **IRRIGATION DETAILS**

STATUS	DATE	BY
PRELIMINARY	11/13/24	GD
PLAN CHECKED	11/22/24	BW
AS-BUILT	XXXX	XXXX

C-707

H:\2024\FLB240124.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\REV. 0\A-P-CIVL-IRRG-FLB240124.00-0A-----3-LAYOUT: C-707 IRRIGATION DETAILS
BW

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL 1.01 SCOPE

A. PROVIDE COMPLETE SPRINKLER INSTALLATION AS DETAILED AND SPECIFIED HEREIN, INCLUDING FURNISHING ALL LABOR, MATERIALS, AND EQUIPMENT FOR THE PROPER INSTALLATION. WORK INCLUDES BUT IS NOT LIMITED TO:
1. TRENCHING AND BACKFILL.
2. AUTOMATIC CONTROLLED SYSTEM.
3. UPON COMPLETION OF INSTALLATION, SUPPLY RECORD DRAWINGS SHOWING DETAILS OF CONSTRUCTION INCLUDING LOCATION OF MAINLINE PIPING, MANUAL AND AUTOMATIC VALVES, ELECTRICAL SUPPLY TO VALVES, AND SPECIFICALLY EXACT LOCATION OF AUTOMATIC VALVES.

B. NOTE: ALL SLEEVES AS SHOWN ON PLANS WILL BE FURNISHED BY GENERAL CONTRACTOR. METER AND POWER SOURCE TO BE PROVIDED BY GENERAL CONTRACTOR AS REQUIRED BY LOCAL JURISDICTION.

1.02 APPLICABLE STANDARDS

A. D1785 - POLY (VINLY CHLORIDE) (PVC) PLASTIC PIPE, SCHEDULES 40, 80, AND CL200
B. D2464 - POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE FITTINGS THREADED, SCHEDULE 40
C. D2466 - POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE FITTINGS SOCKET TYPE, SCHEDULE 40
D. D2564 - SOLVENT CEMENTS FOR POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE FITTINGS
E. STANDARD RECOMMENDED PRACTICE FOR:

1. D2855 - MAKING SOLVENT - CEMENTED JOINTS WITH POLY (VINYL CHLORIDE) (PVC) PIPE AND FITTINGS.

1.03 MAINTENANCE AND GUARANTEE

A. MATERIALS AND WORKMANSHIP SHALL BE FULLY GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE.
B. PROVIDE MAINTENANCE OF SYSTEM, INCLUDING RAISING AND LOWERING OF HEADS TO COMPENSATE FOR LAWN GROWTH, CLEANING AND ADJUSTMENT OF HEADS, RAISING AND LOWERING OF SHRUB HEADS TO COMPENSATE FOR SHRUB GROWTH, FOR ONE (1) YEAR AFTER COMPLETION OF INSTALLATION.
C. CONTRACTOR SHALL BLOWOUT, CLOSE AND OPEN THE SYSTEM ONCE DURING THE GUARANTEE PERIOD.
D. GUARANTEE IS LIMITED TO REPAIR AND REPLACEMENT OF DEFECTIVE MATERIALS OR WORKMANSHIP, INCLUDING REPAIR OF BACKFILL SETTLEMENT.

1.04 SUBMITTALS

A. USE OF MATERIALS DIFFERING IN QUALITY, SIZE, OR PERFORMANCE FROM THOSE SPECIFIED WILL ONLY BE ALLOWED UPON WRITTEN APPROVAL OF OWNER/IRRIGATION DESIGNER. THE DECISION WILL BE BASED ON COMPARATIVE ABILITY OF MATERIAL OR ARTICLE TO PERFORM FULLY ALL PURPOSES OF MECHANICS AND GENERAL DESIGN CONSIDERED TO BE POSSESSED BY ITEM SPECIFIED. BIDDERS DESIRING TO MAKE A SUBSTITUTION FOR SPECIFIED SPRINKLERS SHALL SUBMIT MANUFACTURER'S CATALOG SHEET SHOWING FULL SPECIFICATION OF EACH TYPE OF SPRINKLER PROPOSED AS A SUBSTITUTE, INCLUDING DISCHARGE IN GPM MAXIMUM ALLOWABLE OPERATING PRESSURE AT SPRINKLER. APPROVAL OF SUBSTITUTE SPRINKLER SHALL NOT RELIEVE CONTRACTOR OF HIS RESPONSIBILITY TO DEMONSTRATE THAT FINAL INSTALLED SPRINKLER SYSTEM WILL OPERATE ACCORDING TO INTENT OF ORIGINALLY DESIGNED AND SPECIFIED SYSTEM.
B. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO DEMONSTRATE THAT FINAL INSTALLED SPRINKLER SYSTEM WILL OPERATE ACCORDING TO INTENT OF ORIGINALLY DESIGNED AND SPECIFIED SYSTEM. IF IRRIGATION CONTRACTOR NOTES ANY PROBLEMS IN HEAD SPACING OR POTENTIAL COVERAGE, IT IS HIS RESPONSIBILITY TO NOTIFY THE IRRIGATION DESIGNER IN WRITING, BEFORE PROCEEDING WITH WORK. IRRIGATION CONTRACTOR GUARANTEES 100% COVERAGE OF ALL AREAS TO BE IRRIGATED.
C. CONTRACTOR TO FURNISH AN AS BUILT DRAWING OF ENTIRE SYSTEM FOR REVIEW PRIOR TO ACCEPTANCE.

1.05 TESTING

A. PERFORM TESTING REQUIRED WITH OTHER TRADES, INCLUDING EARTHWORK, PAVING, AND PLUMBING, TO AVOID UNNECESSARY CUTTING, PATCHING AND BORING.

1.06 COORDINATION

A. COORDINATE INSTALLATION WITH OTHER TRADES, INCLUDING EARTHWORK, PAVING, AND PLUMBING, TO AVOID UNNECESSARY CUTTING, PATCHING AND BORING.

PART 2 - PRODUCTS

2.01 GENERAL

A. SPRINKLER MAINS: SPRINKLER MAINS ARE THAT PORTION OF PIPING FROM WATER SOURCE TO OPERATING VALVES. THIS PORTION OF PIPING IS SUBJECT TO SURGES, BEING A CLOSED PORTION OF SPRINKLER SYSTEM. QUICK COUPLER LINES ARE CONSIDERED A PART OF SPRINKLER MAIN.
B. LATERAL PIPING: LATERAL PIPING IS THAT PORTION OF PIPING FROM OPERATING VALVE TO SPRINKLER HEADS & DRIPLINE. THIS PORTION OF PIPING IS NOT SUBJECT TO SURGES, BEING AN "OPEN END" PORTION OF SPRINKLER SYSTEM.

2.02 POLY VINYL CHLORIDE PIPE (PVC)

A. PVC PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH COMMERCIAL STANDARDS NOTED HEREIN.
B. MARKING AND IDENTIFICATION: PVC PIPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH THE FOLLOWING INFORMATION: MANUFACTURER'S NAME, PIPE SIZE, TYPE OF PIPE, AND MATERIAL, SDR NUMBER, PRODUCT STANDARD NUMBER, AND THE NSF (NATIONAL SANITATION FOUNDATION) SEAL.
C. PVC PIPE FITTINGS: SHALL BE OF THE SAME MATERIAL AS THE PVC PIPE SPECIFIED AND SHALL BE COMPATIBLE WITH PVC PIPE FURNISHED.

2.03 POLYETHYLENE PIPE

A. POLYETHYLENE PIPE TO BE MANUFACTURED AND SUPPLIED IN ACCORDANCE WITH COMMERCIAL STANDARDS BY A REPUTABLE DEALER.

2.04 COPPER TUBING

A. HARD, STRAIGHT, LENGTHS OF DOMESTIC MANUFACTURE ONLY. NO COPPER TUBE OF FOREIGN EXTRUSION OR ANY SO-CALLED IRRIGATION TUBING (THIN WALL) SHALL BE USED.

2.05 COPPER TUBE FITTINGS

A. CAST BRASS OR WROUGHT COPPER, SWEAT-SOLDER TYPE.

2.06 WIRE

A. TYPE UF WITH A 4/64" INSULATION THICKNESS WHICH IS UNDERWRITER'S LABORATORY APPROVED FOR DIRECT UNDERGROUND BURIAL WHEN USED IN A NATIONAL ELECTRIC CODE CLASS II CIRCUIT (30 VOLTS AC OR LESS).

2.07 SCHEDULE 80 PVC NIPPLES

A. COMPOSED OF STANDARD SCHEDULE 40 PVC FITTINGS AND PVC MEETING NOTED STANDARDS. NIPPLES FOR HEADS AND SHRUB RISERS, WHERE APPLICABLE, NO CLAMPS OR WIRES MAY BE USED. TO BE NOMINAL ONE-HALF (1/2") INCH DIAMETER BY EIGHT (8") INCHES LONG.

B. POLYETHYLENE NIPPLES SIX (6") INCHES LONG TO BE USED ON ALL POP-UP SPRAY HEADS.

2.08 MATERIALS - SEE IRRIGATION PLAN

A. SPRINKLER HEADS IN LAWN AREA AS SPECIFIED ON PLAN.
B. PVC PIPE: CLASS 200, SDR 21 COPPER TUBING (MUNICIPAL CONNECTION): TYPE "M" 24V WIRE: AWG 14 SINGLE STRAND, TYPE U.F.
C. ELECTRIC VALVES TO BE ALL PLASTIC CONSTRUCTION AS INDICATED ON PLANS.
D. REFER TO DRAWING FOR BACKFLOW PREVENTION REQUIREMENTS. COORDINATE EXACT LOCATION WITH IRRIGATION DESIGNER.

PART 3 EXECUTION 3.01 INSTALLATION - GENERAL

A. CONTRACTOR IS TO VERIFY PRESSURE AND FLOW RATES PRIOR TO BEGINNING INSTALLATION. CONTRACTOR TO PROVIDE ANY PRESSURE REDUCING VALVES OR BOOSTER PUMPS TO ACHIEVE STATIC PRESSURE AS STATED.
B. STAKING: BEFORE INSTALLATION IS STARTED, PLACE A STAKE WHERE EACH SPRINKLER IS TO BE LOCATED, IN ACCORDANCE WITH DRAWING. STAKING SHALL BE APPROVED BY IRRIGATION DESIGNER AS REQUIRED.
C. EXCAVATIONS: EXCAVATIONS ARE UNCLASSIFIED AND INCLUDE EARTH, LOOSE ROCK, ROCK OR ANY COMBINATION THEREOF, IN WET OR DRY STATE. BACKFILL TRENCHES WITH MATERIAL THAT IS SUITABLE FOR COMPACTION AND CONTAINS NO LUMPS, CLODS, ROCK, DEBRIS, ETC. SPECIAL BACKFILL SPECIFICATIONS, IF FURNISHED TAKE PREFERENCE OVER THIS GENERAL SPECIFICATION.
D. BACKFILL: FLOOD OR HAND-TAMP TO PREVENT AFTER SETTLING. HAND RAKE TRENCHES AND ADJOINING AREA TO LEAVE GRADE IN AS GOOD OR BETTER CONDITION THAN BEFORE INSTALLATION.
E. PIPING LAYOUT: PIPING LAYOUT IS DIAGRAMMATIC. ROUTE PIPING AROUND TREES AND SHRUBS IN SUCH A MANNER AS TO AVOID DAMAGE TO PLANTINGS. DO NOT DIG WITHIN BALL OF NEWLY PLANTED TREES OR SHRUBS.

3.02 PIPE INSTALLATION
A. SPRINKLER MAINS: INSTALL A FOUR (4") INCH MINIMUM WIDTH TRENCH WITH A MINIMUM OF TWELVE (12") INCHES OF COVER.
B. LATERAL PIPING: INSTALL A FOUR (4") INCH WIDE MINIMUM TRENCH DEEP ENOUGH TO ALLOW FOR INSTALLATION OF SPRINKLER HEADS AND VALVES, BUT IN NO CASE, WITH LESS THAN EIGHT (8") INCHES OF COVER.
C. TRENCHING: REMOVE LUMBER, RUBBISH, AND LARGE ROCKS FROM TRENCHES. PROVIDE FIRM, UNIFORM BEARING FOR ENTIRE LENGTH OF EACH PIPE LINE TO PREVENT UNEVEN SETTLEMENT. WEDGING OR BLOCKING OF PIPE WILL NOT BE PERMITTED. REMOVE FOREIGN MATTER OR DIRT FROM INSIDE OF PIPE BEFORE WELDING, AND KEEP PIPING CLEAN BY APPROVED MEANS DURING AND AFTER LAYING OF PIPE.

3.03 PVC PIPE AND FITTING ASSEMBLY

A. SOLVENT: USE ONLY SOLVENT RECOMMENDED BY MANUFACTURER TO MAKE SOLVENT-WELDED JOINTS. THOROUGHLY CLEAN PIPE AND FITTINGS OF DIRT, DUST AND MOISTURE BEFORE APPLYING SOLVENT.
B. PVC TO METAL CONNECTION: WORK METAL CONNECTIONS FIRST. USE A NON-HARDENING PIPE DOPE SUCH AS PERMATEX NO. 2 ON THREADED PVC ADAPTERS INTO WHICH PIPE MAY BE WELDED.

3.04 COPPER TUBING AND FITTING ASSEMBLY

A. CLEAN PIPE AND FITTING THOROUGHLY AND LIGHTLY SAND PIPE CONNECTIONS TO REMOVE RESIDUE FROM PIPE. ATTACH FITTINGS TO TUBING IN AN APPROVED MANNER USING 50-50 SOFT SOLID CORE SOLDER.

3.05 SHRUB SPRAY HEADS (FIXED)

A. SHRUB SPRAY HEADS: SUPPLY IN ACCORDANCE WITH MATERIALS LIST, WITH NOZZLING IN ACCORDANCE WITH DRAWINGS. DRAWINGS INDICATE SIZE OF NOZZLING AND DEGREE OF ARC. DETERMINE CORRECT DEGREE OF ARC OF NOZZLE (IF CONDITIONS WARRANT) BY AREA TO BE COVERED AND BY WIND CONDITIONS THAT MAY AFFECT COVERAGE.

3.06 POP-UP SPRAY HEADS A. SUPPLY POP-UP SPRAY HEADS IN ACCORDANCE WITH MATERIALS LIST AND PLAN. ATTACH SPRINKLER TO LATERAL PIPING WITH A SEMI-FLEXIBLE POLYETHYLENE SCH 80 NIPPLE NOT LESS THAN THREE (3") INCHES OR MORE THAN SIX (6") INCHES LONG.

3.07 VALVES
A. SUPPLY VALVES IN ACCORDANCE WITH MATERIALS LIST AND SIZED ACCORDING TO DRAWINGS. INSTALL VALVES IN A LEVEL POSITION IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. SEE PLAN FOR TYPICAL INSTALLATION OF ELECTRIC VALVE, VALVE BOX.

3.08 WIRING
A. ALL VALVE CONTROL WIRING SHALL BE THROUGH TWO-WIRE FROM CONTROLLER TO DECODER. ALL CONNECTIONS SHALL BE AS PER THEIR MANUFACTURER'S INSTRUCTIONS. NO CONDUIT WILL BE REQUIRED FOR U.F. WIRE UNLESS OTHERWISE NOTED ON THE PLAN. WIRE SHALL BE TUCKED UNDER THE PIPING.
B. A WIRE TYPE AND METHOD OF INSTALLATION SHALL BE IN ACCORDANCE WITH LOCAL AND STATE CODES.

3.09 AUTOMATIC SPRINKLER CONTROLS

A. SUPPLY IN ACCORDANCE WITH IRRIGATION PLAN. INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

3.10 TESTING

A. SPRINKLER MAINS: TEST SPRINKLER MAIN ONLY FOR A PERIOD OF TWELVE (12) TO FOURTEEN (14) HOURS UNDER NORMAL PRESSURE. IF LEAKS OCCUR, REPLACE JOINT OR JOINTS AND REPEAT TEST.
B. COMPLETE TESTS PRIOR TO BACKFILLING. SUFFICIENT BACKFILL MATERIAL MAY BE PLACED IN TRENCHES BETWEEN FITTINGS TO INSURE STABILITY OF LINE UNDER PRESSURE. IN EACH CASE, LEAVE FITTINGS AND COUPLINGS OPEN TO VISUAL INSPECTION FOR FULL PERIOD OF TEST.

3.11 FINAL ADJUSTMENT

A. AFTER INSTALLATION HAS BEEN COMPLETED, MAKE FINAL ADJUSTMENT OF SPRINKLER SYSTEM IN PREPARATION FOR IRRIGATION DESIGNER'S FINAL INSPECTION. COMPLETELY FLUSH SYSTEM TO REMOVE DEBRIS FROM LINES AND TURNING ON SYSTEM. CHECK SPRINKLERS FOR PROPER OPERATION AND PROPER ALIGNMENT FOR DIRECTION OF FLOW. CHECK EACH SECTION OF SPRAY HEADS FOR OPERATING PRESSURE AND BALANCE TO OTHER SECTIONS BY USE OF FLOW ADJUSTMENT AND TOP OF EACH VALVE. CHECK NOZZLING FOR PROPER COVERAGE. PREVAILING WIND CONDITIONS MAY INDICATE THAT ARC OF ANGLE OF SPRAY SHOULD BE OTHER THAN SHOWN ON DRAWINGS. IN THIS CASE, CHANGE NOZZLES TO PROVIDE CORRECT COVERAGE.

THIS PLAN IS TO BE UTILIZED FOR IRRIGATION PURPOSES ONLY

REFER TO UTILITY PLAN FOR PROPOSED & EXISTING UNDERGROUND UTILITIES

REFER TO IRRIGATION NOTES & DETAILS SHEET FOR SPECIFICATIONS & DETAILS

OPERATING DESIGN CAPACITY SHALL NOT EXCEED 5-FEET-PER-SECOND VELOCITY IN THE FULL-PIPE FLOW IN PIPELINES WITH VALVES OR OTHER FLOW CONTROL APPURTENANCE WITHIN THE SYSTEM.
KEEP THE WORKING PRESSURE AT ANY POINT AT OR BELOW 72 PERCENT OF THE PRESSURE RATING OF THE IRRIGATION SYSTEM.

IRRIGATION PLAN IS CONCEPTUAL. MAINLINE, LATERALS, HEADS, AND EQUIPMENT ARE SHOWN ON THE PLAN FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION RELATED ITEMS WITHIN LANDSCAPE OR PERVIOUS AREA AT BACK OF CURB, FRONT OF WALK, BACK OF WALK OR ADJACENT TO OTHER HARDSCAPE TO FACILITATE FUTURE LOCATIONS AND TO ENSURE PROTECTION FROM FUTURE DAMAGE. INSTALL ITEMS PER TO SPECS AND DETAILS.

NOTE:

- PLANS DESIGNED BY PROFESSIONAL IRRIGATION DESIGNER. ALL IRRIGATION COMPONENTS SHALL BE INSTALLED BY CERTIFIED IRRIGATION CONTRACTOR
- THIS PLAN IS TO BE UTILIZED FOR IRRIGATION PURPOSES ONLY
- REFER TO UTILITY PLAN FOR PROPOSED & EXISTING UNDERGROUND UTILITIES
- REFER TO IRRIGATION NOTES & DETAILS SHEET FOR SPECIFICATIONS & DETAILS (C-715 & C-716)

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FINAL SITE PLAN
PLAN SCALE: AS NOTED
STREET ADDRESS: 2550 PINE ISLAND ROAD
CITY: COOPER CITY
STATE: FL
COUNTY: BROWARD COUNTY
REGIONAL DWG. NO: 92805
CAD FILE: P-CIVIL-IRRG-FLB240124.00-0A
PLAN DESCRIPTION: IRRIGATION NOTES

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES: P.M. G.C. O/O

PLAN APPROVALS

	SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.		
CONST. MGR.		
OPERATIONS DEPT.		
REAL ESTATE DEPT.		

CO-SIGN SIGNATURES

CONTRACTOR		
OWNER		

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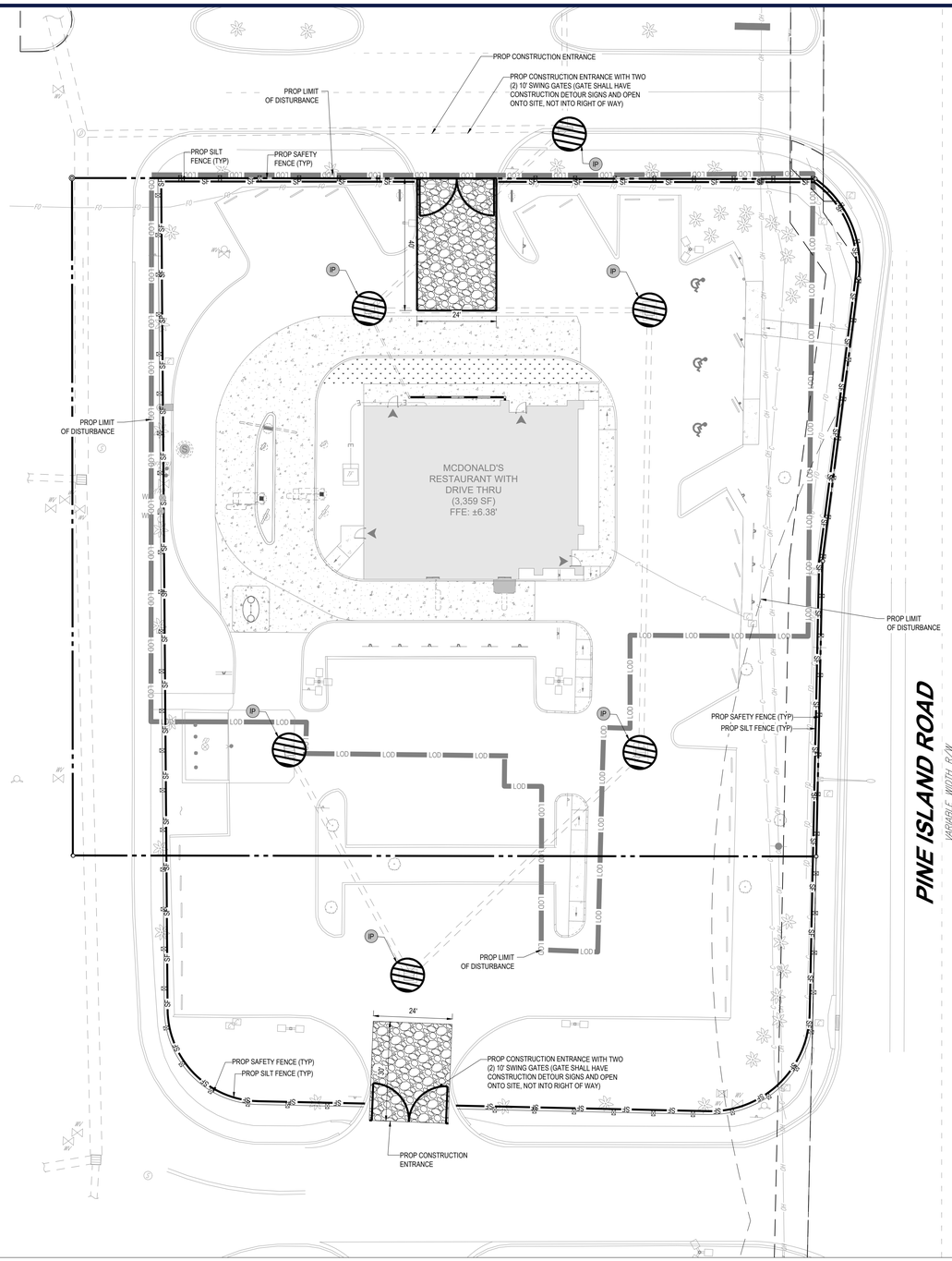
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OFFICE
110 N. CARPENTER STREET
ADDRESS
CHICAGO, IL 60607

STATUS	DATE	BY
PRELIMINARY	11/13/24	GD
PLAN CHECKED	11/22/24	BW
AS-BUILT	XXXX	XXXX

C-708

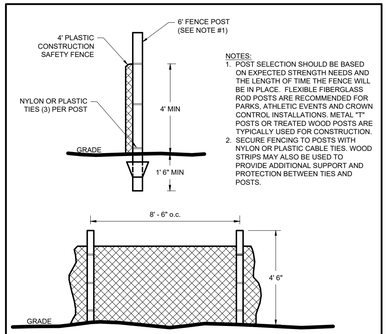
H:\2024\FLB240124.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\REV_0A\P-CIVIL-IRRG-FLB240124.00-0A.----->LAYOUT: C-708 IRRIGATION NOTES
BW





LEGEND:

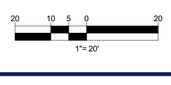
- PROPERTY LINE
- EX DRAINAGE STRUCTURES
- EX STORM SEWER
- PROP SILT FENCE
- PROP CONSTRUCTION FENCE
- PROP SOIL TRACKING PREVENTION MAT
- PROP INLET PROTECTION
- PROP STORM SEWER
- PROP STORM STRUCTURES



NOTES:
1. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME THE FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWN CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION.
2. SECURE FENCING TO POSTS WITH NYLON OR PLASTIC CABLE TIES. WOOD STRIPS MAY ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

CONSTRUCTION PERIMETER FENCE

NOT TO SCALE (NJ-O030101 - 03/2024)



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FINAL SITE PLAN

PLAN SCALE: AS NOTED

STREET ADDRESS
2550 PINE ISLAND ROAD

CITY: COOPER CITY
STATE: FL

COUNTY
BROWARD COUNTY

REGIONAL DWG. NO
92805

CAD FILE: P-CIVL-ERO2-FLB240124.00-0A

PLAN DESCRIPTION
PHASE II SOIL EROSION PLAN

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES
P.M. G.C. O/O

PLAN APPROVALS

	SIGNATURE (2 REQUIRED)	DATE
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CO-SIGN SIGNATURES

CONTRACTOR		
OWNER		

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CHICAGO, IL 60607

STATUS	DATE	BY
PRELIMINARY	09/22/25	RN
PLAN CHECKED	09/22/25	SC
AS-BUILT	XXXX	XXXX

C-801

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Project Name and Location Information	MCDONALDS 2550 PINE ISLAND RD, COOPER CITY, FL
Describe the nature of the constriction activity:	THE PROPOSED DEVELOPMENT CONSISTS OF APPROXIMATELY 1.083 AC OF RESTAURANT WITH DRIVE-THRU, DRAINAGE IMPROVEMENTS AND LANDSCAPING.
Describe the intended sequence of major soil disturbing activities:	• 0-2 days, site prep and stabilized construction entrance; • 3-6 days; install perimeter sediment and erosion controls; • 7-60 days, install stormwater retention basin • 7-10 days, clearing/ grubbing over all areas • 11-90 days, site grading; • 90-150 days, install storm sewer and utilities • 150-180 days, stabilize site.
Total area of the site:	1.083 ACRES
Total area of the site to be disturbed:	1.083 ACRES
Existing data describing the soil or quality of any stormwater discharge from the site:	BASINGER FINE SAND
Estimate the drainage area size for each discharge point.	1.083 ACRES
Latitude and longitude of each discharge point and identify the receiving water or MS4 for each discharge point:	LAT : 29°02'00.2"N LON : 80°15'54.2"W

Give a detailed description of all controls, Best Management Practices (BMP's) and measures that will be implemented at the construction site for each activity identified in the intended sequence of major soil distributing activities section. Provide time frames in which the controls will be implemented.
NOTE: All controls shall be consistent with performance standards for erosion and sediment control and stormwater treatment set forth in s. 62-40-432 F.A.C., the applicable Stormwater or Environmental Resource Permitting requirements of the Department or a Water Management District, and the guidelines contained in the State of Florida Erosion and Sediment Control Designer and Reviewer Manual, FDOT, FDEP (2007) and any subsequent amendments.

• Prior to cleaning, a silt fence (trenched 6 inches deep and backfilled on the uphill side), shall be installed around the perimeter of the site. A rock entrance road (that is 40 ft. long with a 6-inch depth of FDOT #1 stone and lined with filter fabric) shall be constructed to minimize the effects of truck traffic and sedimentation tracking both on and off the site. There will be two construction entrance at this site.
• After the initial site grading work, all proposed inlet(s)/ outfalls, once installed, shall be protected from erosion and sediment runoff by the use of filter fabric and properly installed inlet filters. Disturbed portions of the site where construction activities have permanently ceased shall be stabilized with sod or other permanent stabilization methods (if other methods are used, this SWPPP will be modified) no later than 7 days after the last construction activity. Seeding shall be the same as in temporary seeding.
All installation shall be commenced as depicted on the attached site map and installation "typicals" sheet.

Describe all temporary and permanent stabilization practices. Stabilization practices include temporary seeding, mulching, permanent seeding, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, vegetative preservations, etc.

• Temporary seeding shall be the grass or other appropriate ground covers depending upon season of installation that is applied at manufacturer's recommendations to any disturbed areas that are inactive more than 7 days.
• Sod shall be used to stabilize the sides of the detention basins.
• Filter fabric shall be placed under the rock entrance/exit.
Vegetative buffers shall be left undisturbed along the boundaries of the property, with the exception of exotic vegetation removal.

Describe all structural controls to be implemented to divert stormwater, flow from exposed soils and structural practices to store flows, retain sediment on site or in any other way limit stormwater runoff. These controls include silt fences, earth dikes, diversions, swales, sediment traps, check dams, subsurface drains, pipe slope drains, reinforced soil retaining systems, gabions, coagulating agents and temporary or permanent sediment basins.

• A silt fence (with the same installation as indicated under the Best Management Practices heading) shall be placed around the entire perimeter of each construction phase.
• THE SITE WILL CAPTURE THE RUNOFF THROUGH A SERIES OF EXISTING CATCH BASINS AND UNDERGROUND STORMWATER PIPES THAT CONNECTS TO THE STORMWATER MASTER SYSTEM.
Inlet(s)/ Outfalls shall be protected with filter fabric and properly installed inlet filters (with the same installation as indicated under the Best Management Practices heading).

Describe all sediment basins to be implemented for areas that will disturb 10 or more acres at one time. The sediment basins (or an equivalent alternative) are recommended for drainage areas under 10 acres.
N/A

Describe all permanent stormwater management controls such as, but not limited to, detention or retention systems or vegetated swales that will be installed during the construction process.

THE SITE WILL CAPTURE THE RUNOFF THROUGH A SERIES OF EXISTING CATCH BASINS AND UNDERGROUND STORMWATER PIPES THAT CONNECTS TO THE STORMWATER MASTER SYSTEM.

WASTE DISPOSAL, THIS MAY INCLUDE CONSTRUCTION DEBRIS, CHEMICALS, LITTER, AND SANITARY WIPES.	All construction materials and debris will be placed in a dumpster and hauled
Offsite vehicle tracking from construction entrances/ exits:	Offsite vehicle tracking of sediments and dust generation will be minimized via a rock construction entrance, street sweeping and the use of water to keep dust down.
The proper application rates of all fertilizers, herbicides, and pesticides used at the construction site:	FLORIDA-FRIENDLY FERTILIZERS AND PESTICIDES WILL BE USED AT A MINIMUM AND IN ACCORDANCE WITH THE MANUFACTURER'S SUGGESTED APPLICATION RATES. NO FERTILIZERS AND PESTICIDES WILL BE STORED ON SITE.
The storage, application, generation and migration of all toxic substances:	All paints and other chemicals will be stored in a locked covered shed.
Other:	Port-o-lets will be placed away from storm sewer systems, storm inlet(s), surface waters and wetlands. No vehicle maintenance shall be conducted on-site. A washdown area shall be designated at all times and will not be located in any area that will allow for the discharge of polluted runoff. A small-vegetated berm shall be placed around the washdown area.

Provide a detailed description of maintenance plan for all structural and non-structural controls to assure that they remain in good and effective operating condition.

Contractor shall provide routine maintenance or permanent and temporary sediment and erosion control features in accordance with the technical specifications or as follows, whichever is more stringent:
• Silt fence shall be inspected at least weekly. Any required repairs shall be made immediately. Sediment deposits shall be removed when they reach approximately one- half the height of the barrier.
• Maintenance shall be performed on the rock entrance when any void spaces are full of sediment.
• Inlet(s)/outfalls shall be inspected immediately after each rain event and any required repairs to the filter inlets, silt fence, or filter fabric shall be performed immediately.
• Bare areas of the site that were previously seeded shall be reseeded per manufactures' instructions.
• Mulch and sod that has been washed out shall be replaced immediately.
• Maintain all other areas of the site with proper controls as necessary.

Inspections: Describe the inspection and inspection documentation procedures, as required by Part V.D.4. of the permit. Inspections must occur at least once every 7 days within 24 hours of the end of a storm event that is 0.50 inches or greater (see attached form)

Qualified personnel will inspect all points of discharges, all disturbed areas of construction that have not been stabilized, constructed areas and locations where vehicles enter and exit the site, and all BMP's at least once every 7 calendar days or within 24hours of the end of a rainfall event that is 0.50 inches or greater. Where sites have been finally stabilized, said inspections shall be conducted at least once every month until the Notice of Termination is filed.

Identify and describe all sources of non-stormwater discharges as allowed in Part IV.A.3. of the permit. Flows from firefighting activities do not have to be listed or described.
N/A

All contractor(s) and subcontractor(s) identified in the SWPPP must sign the following certification:

"I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder."



SOIL MAP

SCALE: 1"=500'
0 250 500
1"=500'



LOCATION MAP

SCALE: 1"=250'
0 125 250
1"=250'

POLLUTION PREVENTION NOTES:

1. EROSION AND SEDIMENT CONTROL BMP'S IN ADDITION TO THOSE PRESENTED ON THESE PLANS SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFF SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS. BMP'S SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH STATE AND LOCAL REGULATIONS. [THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.]
2. OFF SITE SURFACE WATER DISCHARGES, OR DISCHARGES TO ONSITE WETLANDS OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTU'S) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO WATER RESOURCES WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
3. THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR EMISSIONS OF UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(C)1, F.A.C., BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.
4. FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO WATER RESOURCES. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
5. IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE, AND WATER RESOURCES SHALL BE CONTACTED.
6. PRIOR TO DEMOLITION OF EXISTING ON SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.
7. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM:
   A. NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-621.300(4)(a), F.A.C.
   B. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-621.300(4)(A) PART III.C.2, F.A.C.
   C. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO WATER RESOURCES IN ACCORDANCE WITH RULE 62-621.300(4)(a)PART III.D.1, F.A.C.
   D. THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(a)PART V.D.6, F.A.C.
   E. A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO COUNTY OR STATE INSPECTORS.
8. THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.

MAINTENANCE NOTES:

N.P.D.E.S. PERMIT COMPLIANCE REQUIRES INSPECTIONS EVERY 7 CALENDAR DAYS BY A NPDES QUALIFIED INSPECTOR AND PERIODIC INSPECTIONS WITHIN 24 HOURS OF ANY RAINFALL EVENT OF 0.5 INCHES OR GREATER. THESE INSPECTIONS MAY RESULT IN RECOMMENDATIONS FOR ROUTINE MAINTENANCE OF THE SOIL EROSION CONTROL DEVICES, AS WELL AS FURTHER MAINTENANCE AS OUTLINED BELOW.

1. THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED ONTO EXISTING FDOT ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
2. CATCH BASIN INLET AND CONCRETE FLUME FILTERS SHALL BE MAINTAINED CLEAN AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. WEEKLY INSPECTIONS WILL BE PERFORMED EVERY 7 CALENDAR DAYS. IF A FILTER HAS HOLES OR IS INUNDATED WITH SEDIMENT, THE FILTER WILL REQUIRE REPLACEMENT.
3. CONSTRUCTION ACCESS AND TRACKING MAT MUST BE MAINTAINED AS NECESSARY. REPLENISH CRUSHED AGGREGATE IF PRESENT LAYER IS FILLED WITH SEDIMENT, POOLING WATER OR HAS RUTS. A NEW LAYER MAY BE ADDED IF OLD LAYERS BECOME COMPACTED.
4. SILT FENCE IS TO BE INSPECTED DAILY BY CONTRACTOR AND EVERY 7 CALENDAR DAYS BY NPDES QUALIFIED INSPECTOR. IF REPAIRS OR REPLACEMENT IS NECESSARY, IT SHALL BE PERFORMED IMMEDIATELY. THE SILT FENCE SHOULD BE TRENCHED IN, BACK-FILLED, AND STAPLED OR STAKED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. MAINTENANCE INCLUDES THE REMOVING OF BUILT-UP SEDIMENT. WHEN THE SEDIMENT ACCUMULATES TO 1/3 OF THE HEIGHT OF THE FENCE, CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. IT WOULD ALSO BE NECESSARY TO REINSTALL IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.
5. SEEDING OR RESEEDING MAY BE REQUIRED IMMEDIATELY TO AREAS WHICH HAVE BEEN DAMAGED BY RUNOFF.
6. REMOVE ANY VISIBLE SEDIMENT FROM THE POND BOTTOM TO KEEP THE BASIN DESIGNED INFILTRATION PERFORMANCE
7. THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY OR RAINFALL EVENTS. A WEEKLY LOG SHALL BE UPDATED AND KEPT ON-SITE IN ACCORDANCE WITH THE NPDES PERMIT. BY BIDDING DOCUMENTS CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF NPDES GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.
8. CONTRACTOR SHALL MAINTAIN ACCESS THROUGH REAR DRIVE W/ FLAGMEN TO ALL TENANTS THROUGHOUT CONSTRUCTION.

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES
P.M. G.C. O/O

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OFFICE 110 N. CARPENTER STREET
ADDRESS CHICAGO, IL 60607

PLAN APPROVALS

SIGNATURE (2 REQUIRED)	DATE	CO-SIGN SIGNATURES	
REGIONAL MGR.		CONTRACTOR	
CONST. MGR.		OWNER	
OPERATIONS DEPT.			
REAL ESTATE DEPT.			

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SUITE 101E
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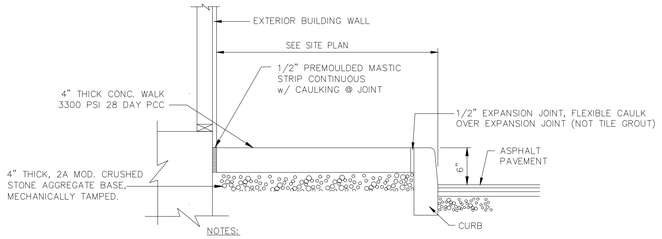
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FINAL SITE PLAN
PLAN SCALE: AS NOTED
STREET ADDRESS
2550 PINE ISLAND ROAD
CITY: COOPER CITY
STATE: FL
COUNTY
BROWARD COUNTY
REGIONAL DWG. NO
92805
CAD FILE: P-CIVIL-ERO2-FLB240124.00-0A
PLAN DESCRIPTION
PHASE II SOIL EROSION NOTES

STATUS	DATE	BY
PRELIMINARY	09/22/25	RN
PLAN CHECKED	09/22/25	SC
AS-BUILT	XXXX	XXXX

C-802

H:\2024\FLB240124.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\REV_9\AP-CIVIL-ERO2-FLB240124.00-0A----LAYOUT: C-802 ERO2



NOTES:

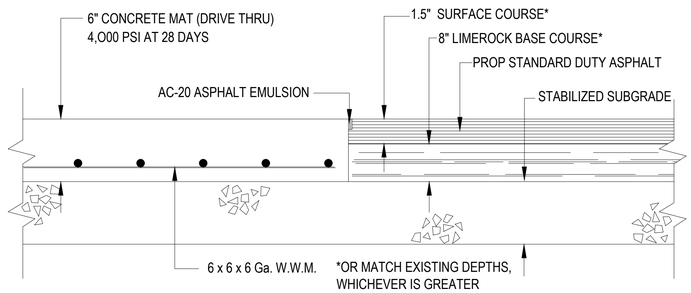
1) EXPANSION JOINTS 1/2" WIDE PREMOULDED BIT. MATERIAL SHALL BE INSTALLED AT 30' INTERVALS. CONTRACTION JOINTS TO BE SPACED AT EQUAL INTERVALS. 5' MAXIMUM LENGTH.

2) SIDEWALKS SHALL BE PITCHED LATERALLY AT A SLOPE OF 3/8" PER FT. MIN.

3) SIDEWALKS SHALL NOT EXCEED 7%. WHEREVER SIDEWALKS EXCEED 5%, A NON-SLIP SURFACE TEXTURE SHALL BE USED.

RESTAURANT ACCESS SIDEWALK DETAIL

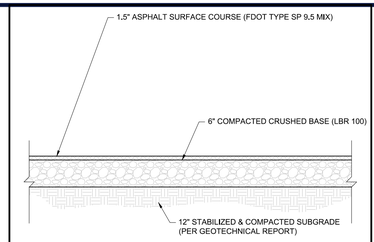
NO SCALE



M-16/17

CONCRETE & PAVEMENT SECTION (ON-SITE)

NOT TO SCALE

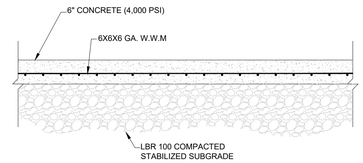


NOTE:

1. SECTION SHOWN IS BASED ON AN ANTICIPATED LBR OF 100% PER GEOTECHNICAL REPORT PREPARED BY UES FLORIDA, LLC , ENTITLED GEOTECHNICAL EXPLORATION, DATED JANUARY 24, 2025 (PROJECT # 0730.2400216.0000,)

STANDARD DUTY ASPHALT PAVEMENT

(FL-S010101 - 09/2024) NOT TO SCALE

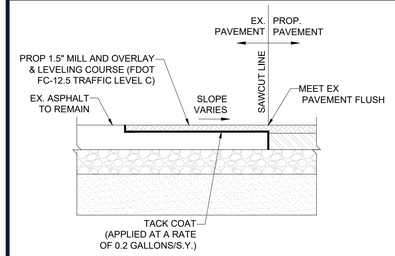


NOTE:

1. SECTION SHOWN IS BASED ON THE GEOTECHNICAL REPORT PREPARED BY UES FLORIDA, LLC , ENTITLED GEOTECHNICAL EXPLORATION, DATED JANUARY 24, 2025 (PROJECT # 0730.2400216.0000.)
2. MAXIMUM CONTROL JOINT SPACING 15 FT BY 15 FT

STANDARD DUTY CONCRETE SECTION

NOT TO SCALE



1.5" MILL & RESURFACE DETAIL

NOT TO SCALE

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FINAL SITE PLAN

PLAN SCALE: AS NOTED

STREET ADDRESS
2550 PINE ISLAND ROAD

CITY: COOPER CITY
STATE: FL

COUNTY
BROWARD COUNTY

REGIONAL DWG. NO
92805

CAD FILE: P-CIVL-CNDS-FLB240124.00-0A

PLAN DESCRIPTION
CONSTRUCTION DETAILS

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES
P.M. G.C. O/O

PLAN APPROVALS

SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.	
CONST. MGR.	
OPERATIONS DEPT.	
REAL ESTATE DEPT.	

CO-SIGN SIGNATURES

CONTRACTOR	
OWNER	

McDonald's

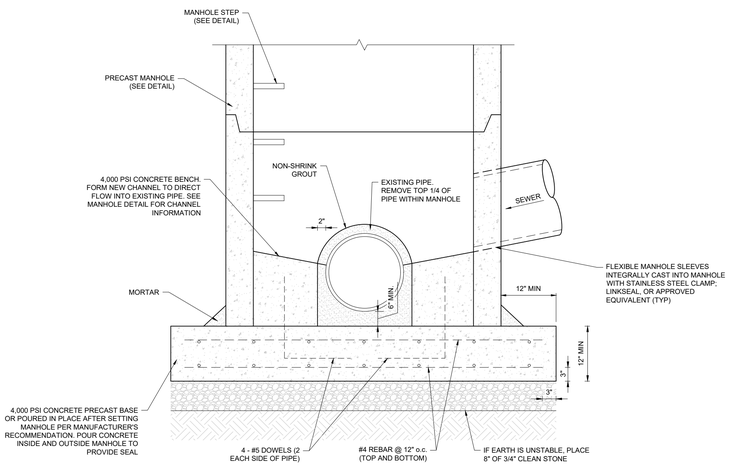
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OFFICE
ADDRESS
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CHICAGO, IL 60607

STATUS	DATE	BY
PRELIMINARY	09/22/25	RN
PLAN CHECKED	09/22/25	SC
AS-BUILT	XXXX	XXXX

C-901

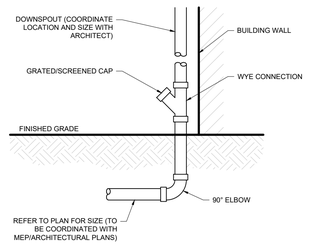
H:\2024\FLB240124.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\REV 0\AP-CIVL-CNDS-FLB240124.00-0A.----->LAYOUT: C-901 CONSTRUCTION DETAILS



NOTES:
1. IF MANHOLE IS PUBLIC, FOLLOW ALL LOCAL AHJ REQUIREMENTS IF DIFFERENT FROM THE ABOVE.
2. STRUCTURAL REINFORCEMENT IS SHOWN AS A PLACEHOLDER AND IS ONLY FOR BID PURPOSES. FINAL REBAR/STRUCTURAL DESIGN PER CONTRACTOR SHOP DRAWINGS AS PART OF FABRICATION PROCESS AS WARRANTED BY SITE CONDITIONS.

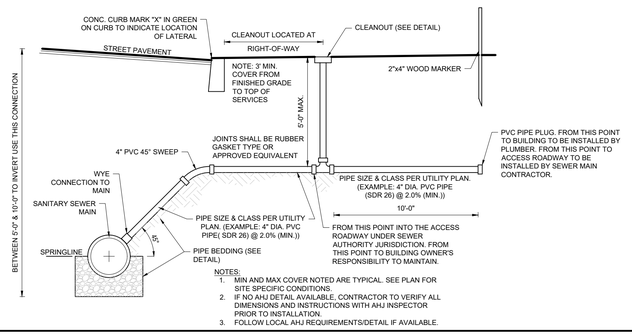
DOGHOUSE MANHOLE WITH TIE DOWN

(BE-U020107 - 01/2025) NOT TO SCALE



DOWNSPOUT CONNECTION

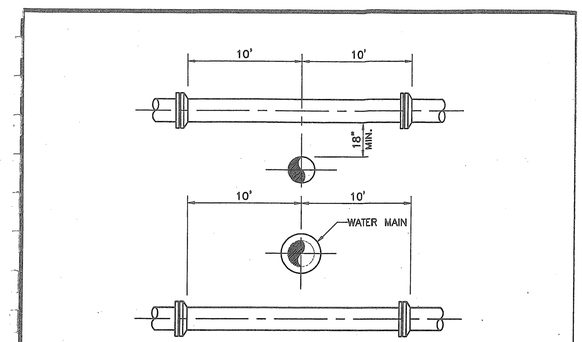
(BE-U019901 - 08/2023) NOT TO SCALE



NOTES:
1. MIN AND MAX COVER NOTED ARE TYPICAL. SEE PLAN FOR SITE SPECIFIC CONDITIONS.
2. IF NO AHJ DETAIL AVAILABLE, CONTRACTOR TO VERIFY ALL DIMENSIONS AND INSTRUCTIONS WITH AHJ INSPECTOR PRIOR TO INSTALLATION.
3. FOLLOW LOCAL AHJ REQUIREMENTS/DETAIL IF AVAILABLE.

TYPICAL SANITARY SEWER LATERAL

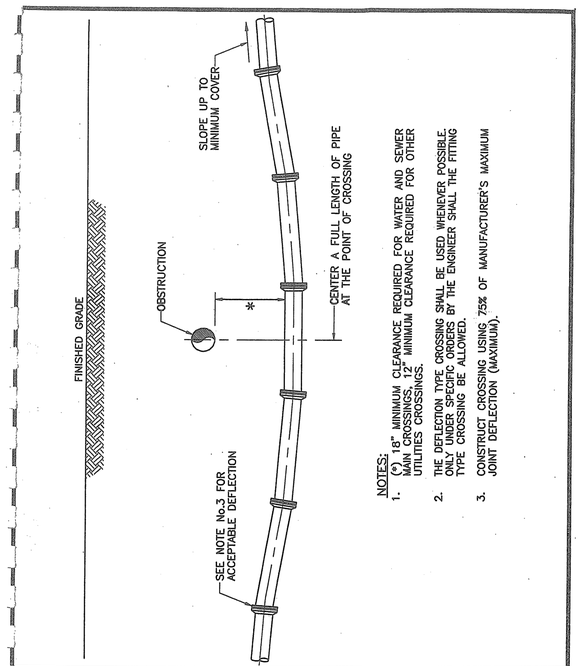
(BE-U020401 - 01/2025) NOT TO SCALE



NOTES:
1. A WATER MAIN SHOULD CROSS OVER A SEWER MAIN WHEREVER POSSIBLE MAINTAINING A 36 INCH COVER FOR P.V.C., 30 INCH COVER FOR D.I.P. AND 18 INCH SEPARATION AS MINIMUMS.
2. WHEREVER A WATER MAIN CROSSES UNDER A SEWER MAIN, OR CROSSES OVER WITH LESS THAN 18 INCHES VERTICAL SEPARATION, THEN D.I.P. SHALL BE USED FOR BOTH PIPES FOR A DISTANCE OF 20 FEET CENTERED ON CROSSING WITH NO JOINTS WITHIN 10 FEET OF THE CROSSING.
3. 18 INCH SEPARATION SHOULD BE MAINTAINED BETWEEN ALL PIPES (STORM, SEWER, WATER) WHENEVER POSSIBLE. 12 INCHES IS THE ABSOLUTE MINIMUM SEPARATION WITH D.I.P. ALLOWED FOR ANY SEPARATION LESS THAN 18 INCHES.
4. MAINTAIN 10 FEET HORIZONTAL SEPARATION BETWEEN WATER AND SEWER AS A MINIMUM.
5. 3 FOOT HORIZONTAL CLEARANCE SHALL BE PROVIDED BETWEEN SEWER MAINS AND UTILITY OBSTRUCTIONS (CATCH BASINS, CONCRETE POLES, ETC.)

CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. / REVISED:	STANDARD SANITARY SEWER DETAIL UTILITY CROSSING GENERAL REQUIREMENTS	S-11

Revised October 2022



NOTES:
1. (*) 18" MINIMUM CLEARANCE REQUIRED FOR WATER AND SEWER MAIN CROSSINGS. 12" MINIMUM CLEARANCE REQUIRED FOR OTHER UTILITIES CROSSINGS.
2. THE DEFLECTION TYPE CROSSING SHALL BE USED WHENEVER POSSIBLE. ONLY UNDER SPECIFIC ORDERS BY THE ENGINEER SHALL THE FITTING TYPE CROSSING BE ALLOWED.
3. CONSTRUCT CROSSING USING 75% OF MANUFACTURER'S MAXIMUM JOINT DEFLECTION (MAXIMUM).

CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. / REVISED:	STANDARD SANITARY SEWER DETAIL UTILITY CROSSING DEFLECTION TYPE	S-12

Revised October 2022

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FINAL SITE PLAN
PLAN SCALE: AS NOTED
STREET ADDRESS
2550 PINE ISLAND ROAD
CITY: COOPER CITY
STATE: FL
COUNTY: BROWARD COUNTY
REGIONAL DWG. NO: 92805
PLAN DESCRIPTION: CONSTRUCTION DETAILS
CAD FILE: P:CIVL-CNDS-FLB240124.00-0A

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES
P.M. G.C. O/O

PLAN APPROVALS

SIGNATURE (2 REQUIRED)	DATE	CO-SIGN SIGNATURES	DATE
REGIONAL MGR.		CONTRACTOR	
CONST. MGR.		OWNER	
OPERATIONS DEPT.			
REAL ESTATE DEPT.			

STATUS	DATE	BY
PRELIMINARY	09/22/25	RN
PLAN CHECKED	09/22/25	SC
AS-BUILT	XXXX	XXXX

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OFFICE
ADDRESS: 110 N. CARPENTER STREET
CHICAGO, IL 60607

C-902

H:\2024\FLB240124.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\REV 0\AP-CIVL-CNDS-FLB240124.00-0A-----LAYOUT: C-902 CONSTRUCTION DETAILS

SPECIFICATIONS

Notes:

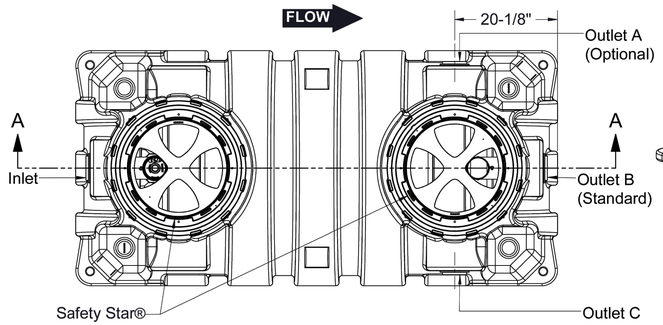
1. 4" FPT inlet/outlet with 4" plain end adapters, single inlet and triple outlet.
2. Unit weight - w/ cast iron covers: 528 lbs. (For wet weight add 4,254 lbs.)
3. Maximum operating temperature: 150º F continuous
4. Capacities - Liquid: 510 gal.
   Grease: 3,048 lbs. (417 gal.) @100 GPM
   Solids: 128 gal.
5. Built-in flow control. For series installations, only install flow control on the first unit in the series if necessary.
6. For gravity drainage applications only.
7. Do not use for pressure applications.
8. Cover placement allows full access to tank for proper maintenance.
9. Vent not required unless per local code.
10. Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping.
11. Integral air relief / Anti-siphon / Sampling access.
12. Adjustable cover adapters provide up to 4" of additional height.
13. Designed for below-grade, above-grade, indoor or outdoor installations.
14. Safety Star®, access restrictor built into each cover adapter, prevents accidental entry to tanks (450 lb rating).

ENGINEER SPECIFICATION GUIDE

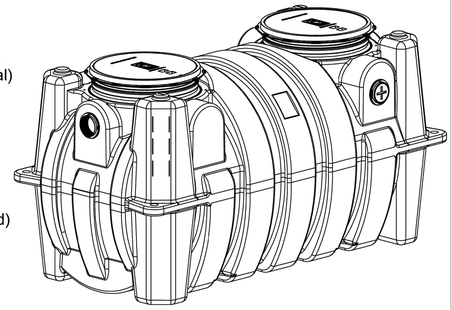
Schier Great Basin™ grease interceptor model # GB-500 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene with minimum 7/16" uniform wall thickness. Flow control cartridge shall be PVC. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapter, Safety Star® access restrictor built into each cover adapter, and three outlet options. Interceptor shall be certified to ASME A112.14.3 (Type C) and CSA B481.1. Interceptor flow rate shall be 100 GPM. Interceptor grease capacity shall be 3,048 lbs. Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.

CERTIFIED PERFORMANCE

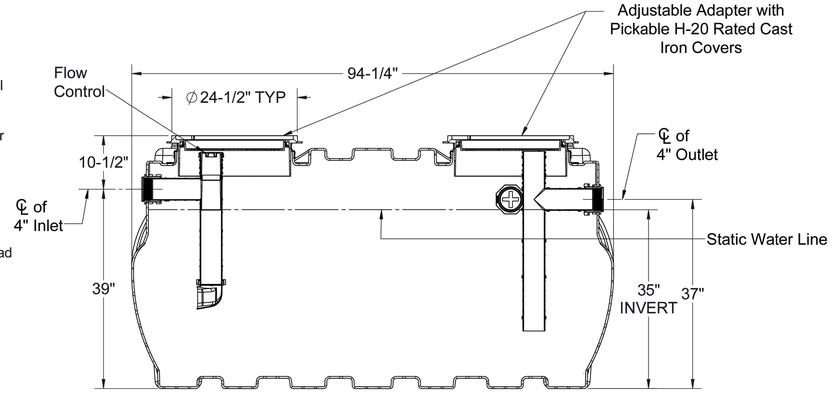
Great Basin™ hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME #A112.14.3 and CSA B481.1 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.



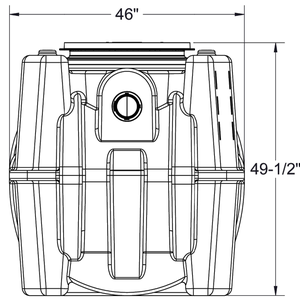
TOP VIEW
(COVERS REMOVED FOR CLARITY)



ISOMETRIC VIEW



SECTION A-A



END VIEW

SPECIFICATION SHEET

MODEL NUMBER:	PART NUMBER: 4075-001-01			
GB-500	DESCRIPTION: GB-500 GREASE INTERCEPTOR 100 GPM, 4" INLET/OUTLET, H-20 RATED CAST IRON COVERS			
PROPRIETARY AND CONFIDENTIAL	DWG BY: C. BUSENITZ	DATE: 4/14/2022	REV: -	ECO: -

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UPC ® UPC C ®

SCHIER
6455 Woodland Dr
Shawnee, KS 66218
Tel: 913-951-3300
Fax: 913-951-3399
schierproducts.com

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES: P.M. G.C. O/O

McDonald's®

OFFICE ADDRESS
110 N. CARPENTER STREET
CHICAGO, IL 60607

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PLAN APPROVALS

SIGNATURE (2 REQUIRED)	DATE	CO-SIGN SIGNATURES	
REGIONAL MGR.		CONTRACTOR	
CONST. MGR.		OWNER	
OPERATIONS DEPT.			
REAL ESTATE DEPT.			

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
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SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
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FINAL SITE PLAN

PLAN SCALE: AS NOTED

STREET ADDRESS
2550 PINE ISLAND ROAD

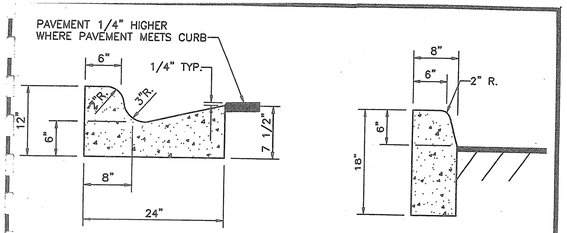
CITY: COOPER CITY
STATE: FL
COUNTY: BROWARD COUNTY

REGIONAL DWG. NO: 92805
PLAN DESCRIPTION: CONSTRUCTION DETAILS
CAD FILE: P-CIVIL-CNDS-FLB240124.00-0A

STATUS	DATE	BY
PRELIMINARY	09/22/25	RN
PLAN CHECKED	09/22/25	SC
AS-BUILT	XXXX	XXXX

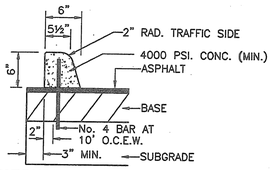
C-903

H:\2024\FLB240124.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\REV_0A\P-CIVIL-CNDS-FLB240124.00-0A-----\LAYOUT: C-903 CONSTRUCTION DETAILS

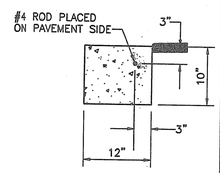


TYPE "F" CURB & GUTTER

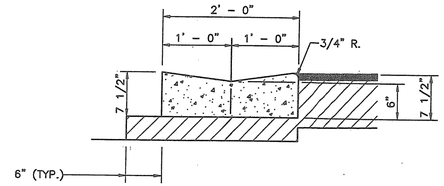
TYPE "D" CONCRETE CURB



EXTRUDED CURB DETAIL



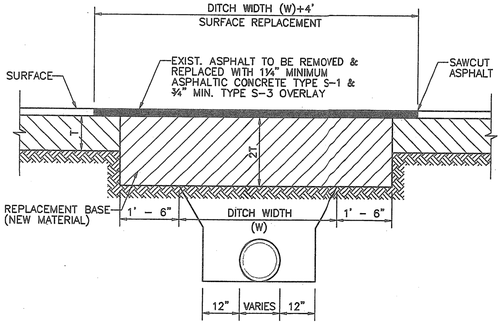
FLUSH HEADER CURB



2' VALLEY GUTTER

CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. REVISED:	STANDARD ROAD DETAILS TYPICAL CONCRETE CURB & GUTTER SECTIONS	R-9

Revised October 2022



NOTES:

1. REPLACED BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE. (6" MIN. & 18" MAX.)
2. BASE MATERIAL SHALL BE PLACED IN 6" LAYERS AND EACH LAYER COMPACTED TO 98% DENSITY PER A.A.S.H.T.O. T-180.
3. SUBGRADE MATERIAL SHALL BE PLACED IN A 12" LAYER AND COMPACTED TO 95% DENSITY PER A.A.S.H.T.O. T-180.
4. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
5. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70% (60% FOR LOCAL STREETS).
6. IF THE DITCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" THICK ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING, UNTIL PLACED WITH A PERMANENT PATCH.

CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. REVISED:	STANDARD ROAD DETAIL PAVEMENT RESTORATION PERPENDICULAR CROSSING	R-15

Revised October 2022

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES

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CHICAGO, IL 60607

PLAN APPROVALS

	SIGNATURE (2 REQUIRED)	DATE	CO-SIGN SIGNATURES	
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CONST. MGR.			OWNER	
OPERATIONS DEPT.				
REAL ESTATE DEPT.				

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FINAL SITE PLAN

PLAN SCALE: AS NOTED

STREET ADDRESS
2550 PINE ISLAND ROAD

CITY: COOPER CITY
STATE: FL
COUNTY: BROWARD COUNTY

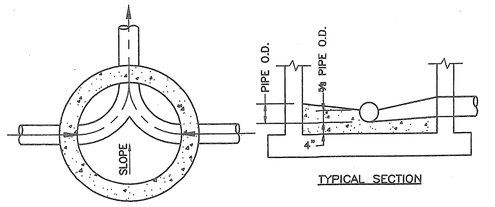
REGIONAL DWG. NO: 92805
PLAN DESCRIPTION: CONSTRUCTION DETAILS

CAD FILE: P-CIVL-CNDS-FLB240124.00-0A

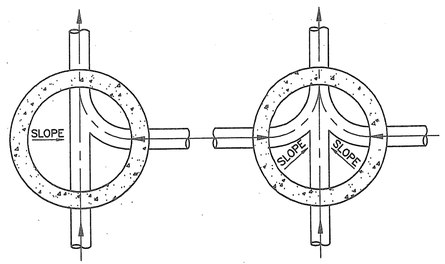
STATUS	DATE	BY
PRELIMINARY	09/22/25	RN
PLAN CHECKED	09/22/25	SC
AS-BUILT	XXXX	XXXX

C-904

H:\2024\FLB240124.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\REV. 0\AP-CIVL-CNDS-FLB240124.00-0A.----LAYOUT: C-904 CONSTRUCTION DETAILS



TYPICAL SECTION

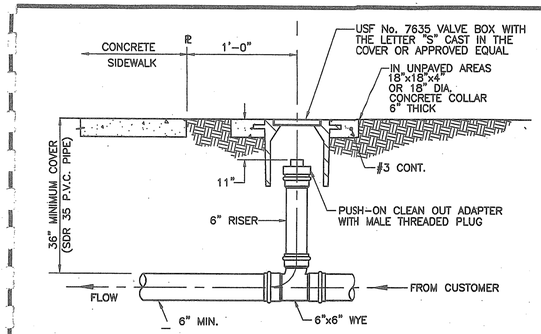


NOTES:

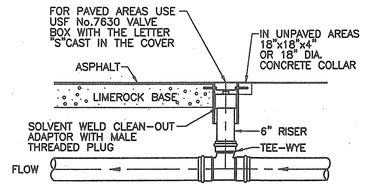
1. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
2. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOWS.
3. CHANNELS TO BE FORMED IN ALL MANHOLES TO ACCEPT T.V. CAMERA.
4. WHEN DIRECTIONAL CHANNELS EXCEEDING 45° OCCUR, AN EXTRA FLOW LINE ELEVATION DROP OF 0.05' ACROSS MANHOLE SHALL BE PROVIDED.

CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. / REVISED:	STANDARD SANITARY SEWER DETAIL MANHOLE FLOW CHANNELS	S-7

Revised October 2022



COMMERCIAL INSTALLATION

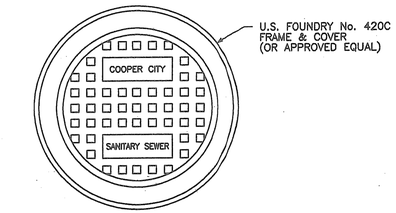


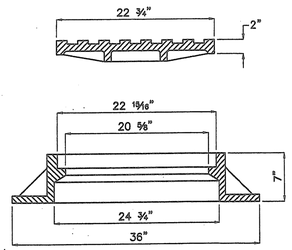
NOTE:
ROUGH IN RISER TO 1 FOOT ABOVE FINISHED GRADE, AND CAP. CUT BACK TO FINISHED GRADE AFTER PROJECT CLOSE-OUT.

RESIDENTIAL INSTALLATION

CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. / REVISED:	STANDARD SANITARY SEWER DETAIL CLEANOUT	S-10

Revised October 2022





CITY OF COOPER CITY ENGINEERING STANDARDS COOPER CITY, FLORIDA	SCALE: N.T.S. / REVISED:	STANDARD SANITARY SEWER DETAIL FRAME & COVER DETAIL	S-8

Revised October 2022

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FINAL SITE PLAN

PLAN SCALE: AS NOTED

STREET ADDRESS
2550 PINE ISLAND ROAD

CITY: COOPER CITY
STATE: FL
COUNTY: BROWARD COUNTY

REGIONAL DWG. NO
92805

CAD FILE: P-CIVL-CNDS-FLB240124.00-0A

PLAN DESCRIPTION
CONSTRUCTION DETAILS

REV	DATE	DESCRIPTION	BY	ISSUE REF

FINAL PLAN SIGNATURES
P.M. G.C. O/O

PLAN APPROVALS

SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.	
CONST. MGR.	
OPERATIONS DEPT.	
REAL ESTATE DEPT.	

CO-SIGN SIGNATURES

CONTRACTOR	
OWNER	

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ADDRESS
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CHICAGO, IL 60607

STATUS	DATE	BY
PRELIMINARY	09/22/25	RN
PLAN CHECKED	09/22/25	SC
AS-BUILT	XXXX	XXXX

C-905

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LETTER OF TRANSMITTAL

CORPORATE PROPERTY SERVICES, INC.

1239 E. NEWPORT CENTER DRIVE, SUITE 113
DEERFIELD BEACH, FLORIDA 33442
TELEPHONE: (954) 426-5144
FACSIMILE: (954) 570-3391
E-MAIL: daryl_cps@bellsouth.net

November 13, 2025

To: City of Cooper City
Planning & Zoning Department
9090 SW50 Place
Cooper City FL 33328
954-434-4300

CPS Job No: 2411-47
Attention: Jason Chockley
RE: McDonald's L/C#009-2805
2550 Pine Island Road
Cooper City, FL

Via: _U.S. Mail __Overnight Delivery __X_Hand Delivery

We are sending you the following items:

Copies	Description
8	24"x 36" signed &sealed plans – Cover Sheet, Survey (Sheets 1 &2), General Notes, General Legend, Demolition Plan, Overall Site Plan, Site Plan, Vehicle turning plan, grading & drainage plan, Utility plan, Tree disposition plan
8	Comment Response Letter
8	11x 17 Signage packages
8	11 x 17 Colored elevations w/ color chips
8	Letter of Intent & Parking Variance Justification
8	Letter of Intent & Signage Waiver Justification
1	Sunbiz Report
1	Signage Package Application
1	General Application
1	Sign Waiver Application
1	Site Plan Application
1	Parking Statement
1	Engineer Cost Estimate
1	Flash Drive with all pdfs submitted

These are transmitted as checked below:

_For approval __X_For your use _For review and comment

Remarks:

Copy to: file

Signed:

COVER SHEET

SIGNAGE SITE PLAN

ELEVATIONS

ELEVATIONS CONTINUED

A	**ILLUMINATED ARCH CHANNEL LETTERS**	(14 SQFT)
B	**ILLUMINATED CHANNEL LETTERS (RACEWAY)**	(32.8 SQFT)
C	**DOUBLE CLEARANCE**	(6.76 SQFT)
D D	**DIGITAL PRESELL**	(8.8 SQFT)
E E	**CANOPY - SPRINGBOARD MODEL**	
F F	**DIGITAL MENU BOARD**	(17.76 SQFT)
G G	**DIRECTIONALS CUSTOM - 36”H W/ FACES 12”H x 18”W**	(1.5 SQFT)

KEMP Signs & Service, Inc.
ES0000229

1740 HILL AVENUE
WEST PALM BEACH, FL.
33407
561-840-6382
(FAX) 561-840-6385

McDonald’s #43805
“COOPER CITY SHE - 1”
2550 PINE ISLAND ROAD
HOLLYWOOD, FL 33024

SALES PERSON:
DRAWN BY: NICHOLE BURLESON

SCALE: AS NOTED

DATE DRAWN:
1.31.2025

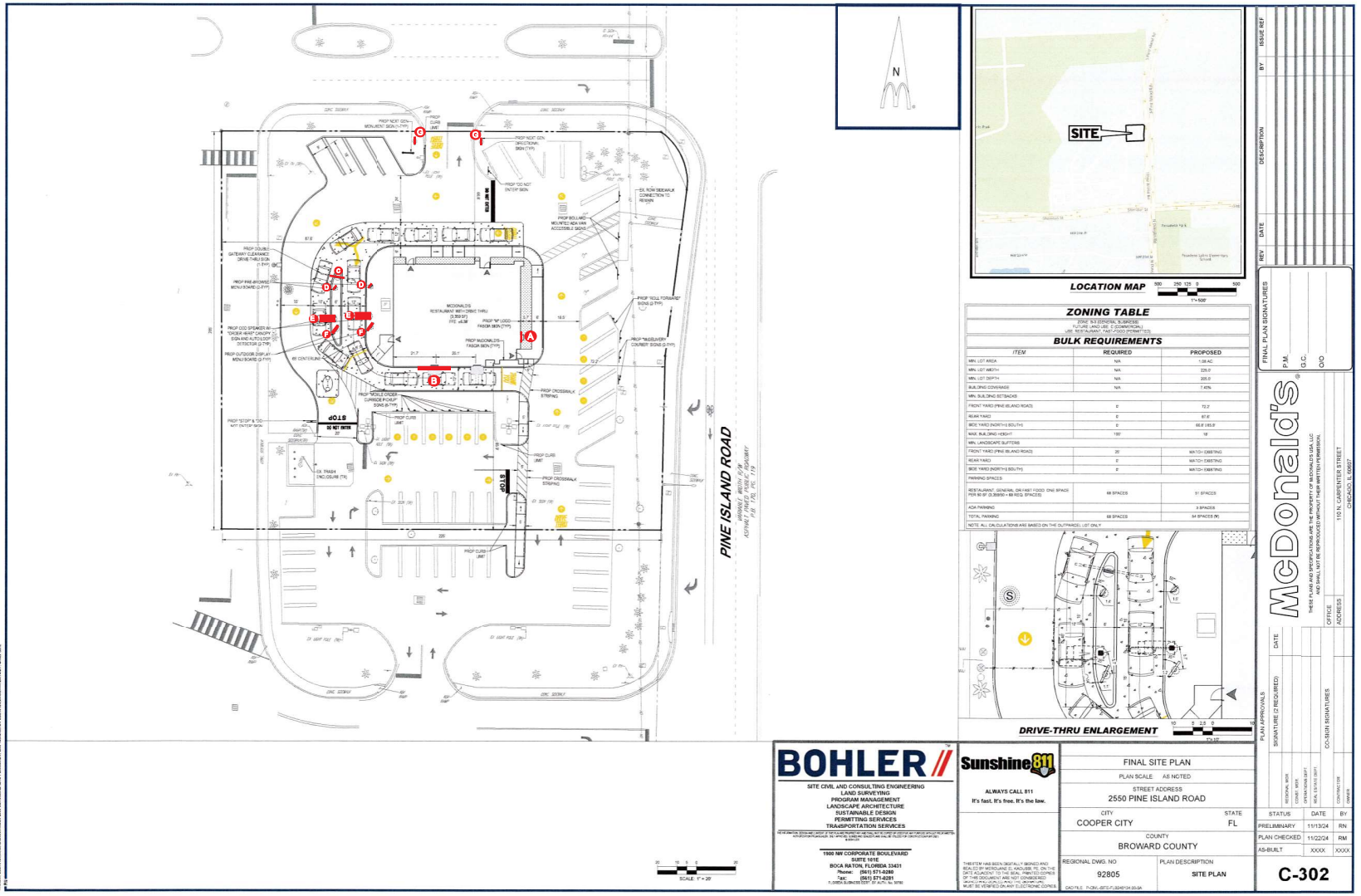
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ALL ELECTRICAL TO BE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

#1 00.00.00
#1 00.00.00
#1 00.00.00
#1 00.00.00

CUSTOMER APPROVAL: X _____ DATE: X _____

SITE PLAN



KEMP Signs & Service, Inc.
ES0000229

1740 HILL AVENUE
WEST PALM BEACH, FL.
33407
561-840-6382
(FAX) 561-840-6385

McDonald's #43805
"COOPER CITY SHE - 1"
2550 PINE ISLAND ROAD
HOLLYWOOD, FL 33024

SALES PERSON:
DRAWN BY: NICHOLE BURLESON

SCALE: AS NOTED

DATE DRAWN:
2.10.2025

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ALL ELECTRICAL TO BE UL LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

#1 00.00.00
#1 00.00.00
#1 00.00.00
#1 00.00.00

CUSTOMER APPROVAL: [X] _____ DATE: [X] _____

BUILDING DATA

WIND VELOCITY (mph)	170
IMPORTANCE FACTOR	1.00
BUILDING CATEGORY	II
EXPOSURE CATEGORY	C
INTERNAL PRESSURE COEFFICIENT +/- (ENCLOSED BUILDING)	0.18
MEAN ROOF HEIGHT (ft)	19.58'
BUILDING WIDTH (ft)	45.67'
BUILDING LENGTH (ft)	85.67'
ROOF SLOPE (X : 12)	0

FLORIDA BUILDING CODE - 2023 - DESIGN PRESSURES FOR OPENINGS

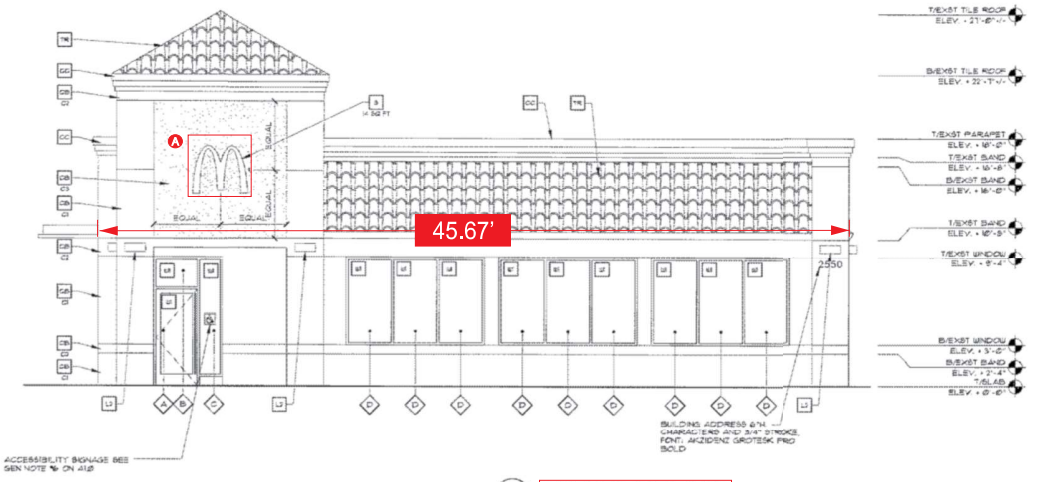
PRESSURES NOTED ARE ASD PRESSURES. A 0.6 FACTOR HAS BEEN APPLIED

WALL OPENINGS SCHEDULE

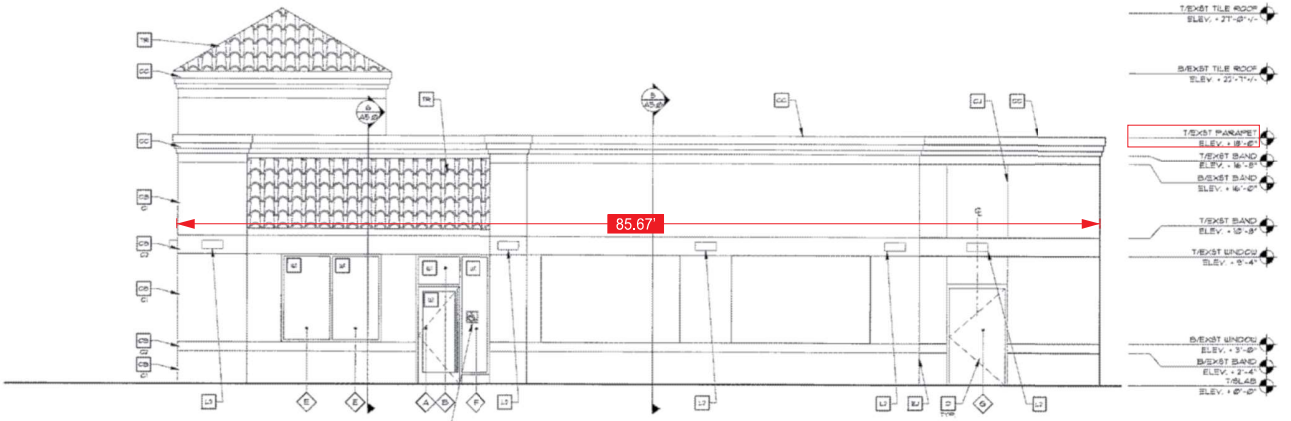
OPENING MARK	OPENING DESCRIPTION	LOCATION ZONE	OPENING ELEVATION	OPENING WIDTH	OPENING DIMENSION HEIGHT	MAX POSITIVE PRESSURE psf	MAX NEGITIVE PRESSURE psf
A	GLASS DOOR	5	3.0	3	7	33.08	-41.85
B	FIXED GLASS	5	8.71	5	2.34	36.79	-45
C	FIXED GLASS	5	5	2.83	8.67	33.08	-41.85
D	FIXED GLASS	5	6.71	3.42	6.34	33.08	-41.85
E	FIXED GLASS	5	5	3.67	6.34	33.08	-41.85
F	FIXED GLASS	5	5	2.71	8.67	35.22	-43.94
G	SERVICE DOOR	4	3.0	4	7	33.08	-36.14
H	SERVICE DOOR	4	3.0	3.0	7	33.08	-36.14
I	SERVICE WINDOW	4	4.67	2	3	36.79	-39.83
J	FIXED GLASS	4	7.34	4	1.34	36.79	-39.82
K	FIXED GLASS	4	6.71	5.5	6.34	33.08	-36.14

PRODUCT APPROVAL SCHEDULE

DESCRIPTION	MANUFACTURER	STATE OR NOA NO.	EXPIRATION
SINGLE PLY ROOF SYSTEM	JOHNS MANVILLE	NOA 22-8429.07	2.06.2027
ROOF HATCH	BILCO COMPANY	NOA 24-1029.01	0.07.2029
SWINGING EXIT DOORS ASSEMBLY	OVALAGE LOCK CO.	FL 14883.1-R4	12.31.2026
PASS THROUGH WINDOW	READY ACCESS	FL5803.3-R1	03.31.2025
STOREFRONT PANEL WALLS	TUBELITE INC	FL11921-R6	03.31.2026
STOREFRONT DOORS	TUBELITE INC	FL28366.1-R2	03.31.2027



1 A2.0 FRONT ELEVATION (EAST) 1/4" = 1'-0"



2 A2.0 NON-DRIVE-THRU ELEVATION (NORTH) 1/4" = 1'-0"

KEY NOTES:

- CB CONCRETE BLOCK W/ CEMENTITIOUS FINISH NEW PAINT TO MATCH EXISTING TEXTURE. COLORS: BENJAMIN MOORE C1 = FAIRVIEW TAUPE HC-86; C2 = WHITE; C3 = "IRON ORE" SW7069 BY SHERWIN WILLIAMS
- CC CORNICE CAP TREATMENT NEW TO MATCH EXISTING MATERIAL & PROFILE COLOR: WHITE
- CJ CONTROL JOINT
- CS ALUMINUM CANOPY SYSTEM COLOR: RAL 7021
- D HOLLOW METAL DOOR PAINT: "FAIRVIEW TAUPE" HC-86 BY BENJAMIN MOORE
- DW DOWNSPOUT 3" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER COLOR: RAL 7021
- EJ EXPANSION JOINT, SEE DETAIL 1/A4.1
- FB GCO x BULK GCO FILL BOX (EQPM SCHEDULE ITEM 45.02) GRC BO x BULK OIL FILL BOX (EQPM SCHEDULE ITEM 19.08)
- GR GUARD RAIL - SEE SITE PLAN FOR EXACT LOCATION AND LENGTH PAINT: "IRON ORE" SW7069 BY SHERWIN WILLIAMS
- L1 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL C1 = COLOR: C2 = WHITE C3 = GOLD
- L2 RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL COLOR: PLATINUM SILVER
- PB PIPE BOLLARD - PAINTED YELLOW
- PT (EPSAC) COIN COLLECTOR MODEL: RPT STD CALL 1-866-743-7435 TO ORDER
- S MCDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT. COLORS: BENJAMIN MOORE FAIRVIEW TAUPE HC-86
- TR EXISTING TILE ROOF CLEAN TILE AND PATCH AS REQUIRED
- W EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS COLOR: DARK BRONZE
- WT DRIVE-THRU WINDOW BY READY ACCESS MODEL: AMP SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN/ELECTRONIC RELEASE COLORS: DEEP BRONZE SLIDE DIRECTION: RL = RIGHT TO LEFT, LR = LEFT TO RIGHT
- WU METAL UNDERSCORE COLOR: GOLD

Digitally signed by Scott Purdy Date: 2025.01.30 14:57:37 -05'00'

SCOTT J. PURDY AR 91876

PREPARED BY: Purdy+Muroff Architecture, Inc. 1711 North Rocky Avenue, Tampa, Florida 33607 PH 813.258.8870 FX 1.877.258.8870 Web Site www.purdymuroff.com

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY	ISSUE DATE
-	-

REVIEWED BY	PHONE
SJP	727.712.7777

DESCRIPTION	SITE ID	UNIT #
8" MASONRY LOAD BEARING WALLS - 6" MIN STEEL STUD WALL W/ MASONRY ROOF BEARING	33865	

SITE ADDRESS: 2884 PINE ISLAND RD., WESTON, FL 33326

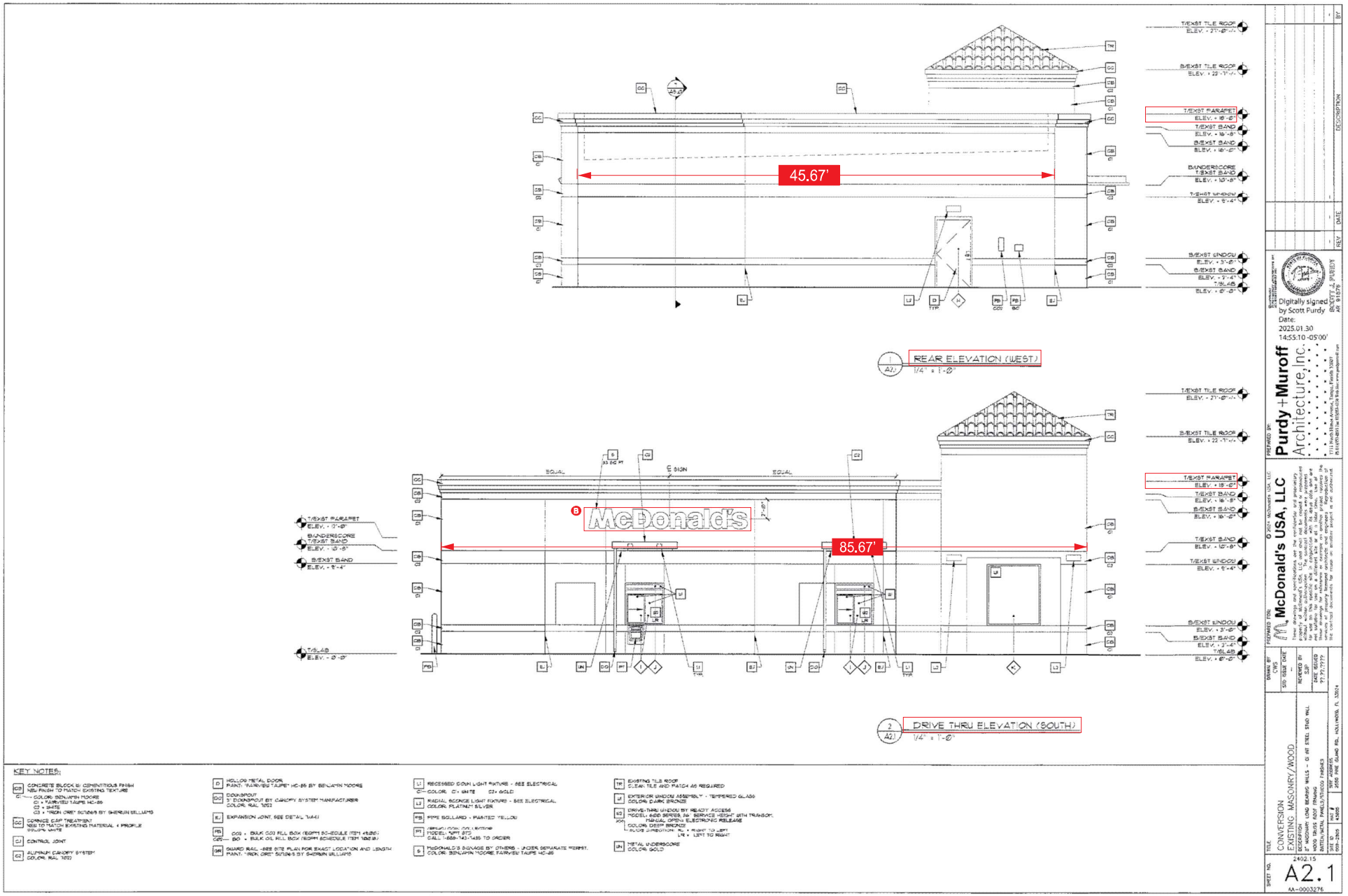
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SHEET NO. A2.0

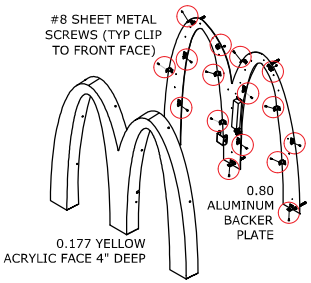
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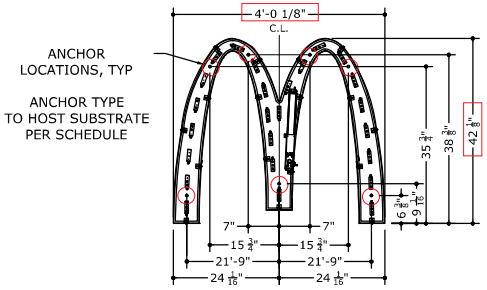
NO.	DESCRIPTION	DATE	BY
-	-	-	-


45.67'
REAR ELEVATION (WEST)
1/4" = 1'-0"
McDonald's
85.67'
DRIVE THRU ELEVATION (SOUTH)
1/4" = 1'-0"
KEY NOTES:
Digitally signed by Scott Purdy
Date: 2025.01.30 14:55:10 -05'00'
McDonald's USA, LLC
Purdy+Muroff Architecture, Inc.
CONVERSION EXISTING MASONRY/WOOD
2402.15
A2.1
AA-0003276

A ILLUMINATED ARCH CHANNEL LETTER (14 SQFT)

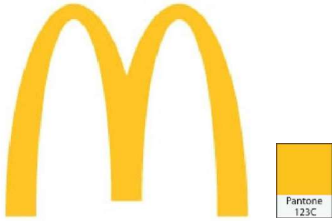


1/1 BACKER PLATE ATTACHMENT
NOT TO SCALE DETAIL

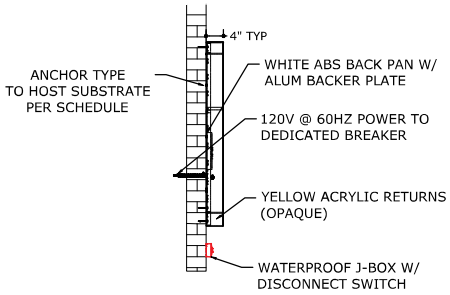


2/1 SIGN DIMENSIONS
NOT TO SCALE VIEW

Wall Arch Sign Area Calculation					
Arch Height (inches)	Arch Width (inches)	Sqft Calcuation	Sqft per side	Proposed Qty.	Total Proposed Sqft
42 1/8"	48 1/8"	(42.125 *48.125)/144	14.08	3	42.24



3/1 SIGN IMAGE AND COLOR
NOT TO SCALE DETAIL



4/1 HOST ATTACHMENT
NOT TO SCALE DETAIL

ELECTRICAL NOTES (FOR REFERENCE - NOT INCLUDED IN ENGINEERING EXPRESS CERTIFICATION)

- PRIMARY WIRE SIZE: #12 THWN
- DISCONNECT SWITCH: 20 AMP DISCONNECT IN FRONT OF SIGN, BEFORE ENTERING STRUCUTRE IN WEATHERPROOF BOX PER NEC 600.6
- MAXIMUM LOAD: 16 AMPS 120 VOLTS PER CIRCUIT; MAXIMUM CIRCUIT SIZE 20 AMPS PER NEC 600.6A
- BALLAST/POWER SUPPLY: AGILIGHT #PS12-60WSL-100-277V 12VDC 60 W VAC100-277 VOLT
- LAMPS/LED: AGILIGHT #LS-U659-50K-B200-A, 70 LED MODULES PER 60W POWER SUPPLY, SIGN CONTAINS 25 LED MODULES
- CONDUIT: MINIMUM 1/2"
- TOTAL SIGN LOAD: 1.7 AMPS @ 12V
- TOTAL CIRCUIT REQUIRED: 1

ALL INSTALLATIONS SHALL BE IN COMPLIANCE WITH N.E.C AND STATE, COUNTY, OR LOCAL CODES
ALL SIGNS SHALL BE BONDED TO BUILDING EQUIPMENT BONDING CONDUCTOR PER N.E.C - 2017 ARTICLE 250

SUBSTRATE	ANCHOR DESCRIPTION
CMU/CONCRETE	USE (5 MIN) 1/4" ITW TAPCONS THROUGH FINISH INTO CMU GROUT FILLED CELL OR 3000 PSI CONCRETE HOST AT LOCATIONS NOTED. (2 ANCHORS ACCEPTABLE FOR APOSTROPHE). MAINTAIN 1.75" ANCHOR EMBEDMENT INTO SUBSTRATE, 4" EDGE SPACING, AND 3" ANCHOR SPACING MIN.
WOOD	USE (5 MIN) #12 WOOD SCREWS THROUGH FINISH INTO WOOD OF ACM AT LOCATIONS NOTED. (2 ANCHORS ACCEPTABLE FOR APOSTROPHE). MAINTAIN 2.25" ANCHOR EMBEDMENT INTO SUBSTRATE (ADD STRUCTURAL BLOCKING AS NECESSARY), 2" EDGE SPACING, AND 1.25" ANCHOR SPACING MIN.

EVERBRITE LLC IS THE SIGN MANUFACTURER & LICENSE HOLDER
UL FILE NUMBER E6733

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COLBY BENNARDO, PE FL PE# 95197 CA# 9885

WALL MOUNTED SIGN GENERAL NOTES
THIS SYSTEM HAS BEEN DESIGNED AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 8TH EDITION (2023) & ASCE 7-22

WIND LOADING DESIGN CRITERIA (ALL CONDITIONS UP TO AND INCLUDING):
V_{ULT} = 175 MPH EXPOSURE "C". V_{ASD} = sqrt(0.6) * V_{ULT}
RESULTANT DESIGN LOADING = +35/-50 PSF

THIS SUBMITTAL IS A STRUCTURAL WIND ANALYSIS AND CERTIFICATION ONLY. ANY IMPACT FROM FLYING DEBRIS SHALL INVALIDATE THIS CERTIFICATION AS ADDITIONAL FORCES MAY CONTRIBUTE TO FAILURES NOT WITHIN THE DESIGN SCOPE.
ALL NON-STRUCTURAL ELECTRICAL / MECHANICAL UNITS AND COMPONENTS SHALL BE INSTALLED AS PER THE MANUFACTURER'S RECOMMENDATIONS. ANY INFORMATION NOT REFERENCED HEREIN SHALL FOLLOW MANUFACTURER'S SPECIFICATIONS FOR THIS PRODUCT.

STRUCTURAL MATERIALS:
1. ALL STRUCTURAL ALUMINUM MEMBERS SHALL BE ALUMINUM ALLOY 6063-T6 MIN U.O.N.
2. ALL STRUCTURAL STEEL MEMBERS SHALL BE A36 MIN U.O.N.
3. THE CONTRACTOR IS RESPONSIBLE TO INSULATE ALL MEMBERS FROM DISSIMILAR MATERIALS TO PREVENT ELECTROLYSIS.

CONNECTIONS & ANCHORAGE:
TO SOLID CONCRETE HOST OR GROUTED CMU WALL HOST
1. CONCRETE ANCHORS TO BE 1/4" DIAMETER ITW TAPCONS, DEWALT WEDGE-BOLTS, OR MNFR. RATED EQUAL INTO CONCRETE (F'C= 3KSI MIN) OR GROUT FILLED ASTM C90 BLOCK (F'M= 2KSI MIN). WITH 1-3/4" MIN EMBEDMENT AFTER FINISHES, & 4" MIN. EDGE DISTANCE.

TO WOOD FRAMED HOST
2. WOOD ANCHORS CENTERED IN 1-1/2" MIN PT WOOD STUD (SYP #2, G = 0.55 MIN) TO BE NON-CORROSIVE #12 WOOD SCREWS OR 1/4" DIAMETER LAG BOLTS (GRADE 2 MIN), ITW TAPCONS, DEWALT WEDGE-BOLTS OR MNFR. RATED EQUAL, WITH 1-1/2" EMBEDMENT.

TO METAL FRAMED HOST
3. METAL ANCHORS INTO STEEL (1/8" THK, A36 MIN) OR ALUMINUM (1/8" THK, 6063-T6 MIN) TO BE NON-CORROSIVE 1/4- 20 UNC (GRADE 2 MIN) PENETRATING 3 PITCHES PAST THE THREAD PLANE. AND 3/4" MIN E.D.
4. THRU-BOLTS SHALL BE FITTED WITH A 1" MIN. WASHER & DOUBLE NUT U.N.O.
5. BOLTS TO BE A-325, GRADE 5. A 2" MAX EXPOSED SHANK IS TO BE USED U.N.O.
6. BOLT HOLES SHALL BE DRILLED THE SAME NOMINAL DIAMETER AS THE BOLT + 1/16" TYP

IF ANCHOR SPACING UNSPECIFIED
7. USE 18" O.C. MAX SPACING FOR ALL ANCHORS (USE STANDARD SPACING TO MATCH THE HOST STRUCTURE SUBSTRATE). INSTALL ANCHORS NO LESS THAN 4" FROM EACH END OR CORNER OF SOLID HOST SUBSTRATE UNLESS NOTED OTHERWISE.
8. (3) ANCHORS MIN. SHALL BE USED FOR ALL INDIVIDUAL CHANNEL LETTERS OR EACH SECTION OF RACEWAY.MINIMUM EMBEDMENT DEPTH DOES NOT INCLUDE STUCCO FINISHES, OR SHIM SPACING.
9. ANCHOR QUANTITIES INDICATED IN DETAILS ARE FOR GRAPHICAL PURPOSES ONLY. DO NOT SCALE DIAMETER, LENGTH, OR PENETRATION(S). HEAD STYLE(S) ARE FREELY INTERCHANGEABLE.
10. INTEGRITY & CERTIFICATION OF THE ATTACHMENT OF THE SIGN TO THE FRAMING & ALL SIGN COMPONENTS & CONNECTIONS SHALL BE BY MANUFACTURER. CERTIFICATION IS SOLELY FOR CONNECTION TO BASE & FOUNDATION DESIGN

CERTIFICATION & LIABILITY
1. ELECTRICAL NOTES ARE INCLUDED FOR REFERENCE ONLY & ARE NOT INCLUDED IN THIS CERTIFICATION. ELECTRICAL GROUND, WHEN REQUIRED, TO BE DESIGNED & INSTALLED BY OTHERS. DESIGNS & DIRECTION SHALL BE PERMITTED BY A LICENSED ELECTRICAL CONTRACTOR.
2. DESIGN & CERTIFICATION OF ANY SEALANT OR WATERPROOFING IS NOT INCLUDED HEREIN.
3. USE OF THIS DOCUMENT CONSTITUTES ACCEPTANCE OF THE PROPOSED SYSTEM LAYOUT, COMPONENTS SELECTED & INSTALLATION REQUIREMENTS
4. ALL ELEMENTS OF THIS DESIGN SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ENGINEERING EXPRESS SHALL BE NOTIFIED AND GIVEN AN OPPORTUNITY TO RE-EVALUATE OUR WORK UPON A DISCOVERY OF ANY INACCURATE INFORMATION PRIOR TO MODIFICATION OF EXISTING FIELD CONDITIONS AND FABRICATION AND INSTALLATION OF MATERIALS.
5. THIS ENGINEER HAS NOT VISITED THE JOBSITE. INFORMATION CONTAINED HEREIN IS BASED ON CONTRACTOR-SUPPLIED DATA & MEASUREMENTS. ENGINEERING EXPRESS SHALL NOT BE HELP RESPONSIBLE OR LIABLE IN ANY WAY FOR ERRONEOUS OR INACCURATE DATA OR MEASUREMENTS. DIMENSIONS ARE SHOWN TO ILLUSTRATE DESIGN FORCES AND OTHER DESIGN CRITERIA. THEY MAY VARY SLIGHTLY, BUT MUST REMAIN WITHIN THE LIMITATIONS SPECIFIED HEREIN.
6. ALTERNATIONS OR ADDITIONS TO THIS DOCUMENT ARE NOT PERMITTED AND INVALIDATE OUR CERTIFICATION
7. SEAL AFFIXED HERETO VALIDATES STRUCTURAL DESIGN AS SHOWN ONLY. USE OF THIS SPECIFICATION BY CONTRACTOR, et. al. INDEMNIFIES & SAVES HARMLESS THIS ENGINEER FOR ALL COST & DAMAGES INCLUDING LEGAL FEES & APPELLATE FEES RESULTING FROM MATERIAL FABRICATION, SYSTEM ERECTION, CONSTRUCTION PRACTICES BEYOND THAT WHICH IS CALLED FOR BY LOCAL, STATE & FEDERAL CODES & FROM DEVIATIONS OF THIS PLAN.
8. EXCEPT AS EXPRESSIVELY PROVIDED HEREIN, NO ADDITIONAL CERTIFICATIONS OR AFFIRMATIONS ARE INTENDED

KEMP Signs & Service, Inc.
ES0000229
1740 HILL AVENUE
WEST PALM BEACH, FL.
33407
561-840-6382
(FAX) 561-840-6385

McDonald's #43805
"COOPER CITY SHE - 1"
2550 PINE ISLAND ROAD
HOLLYWOOD, FL 33024

SALES PERSON:
DRAWN BY: NICHOLE BURLESON

SCALE: AS NOTED

DATE DRAWN:
1.31.2025

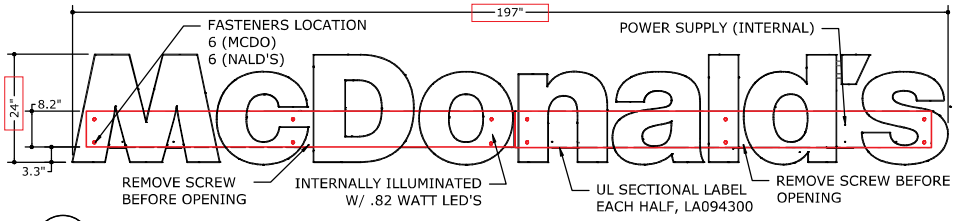
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ALL ELECTRICAL TO BE U,L, LISTED COMPONENTS AND SHALL MEET ALL N,E,C, STANDARDS

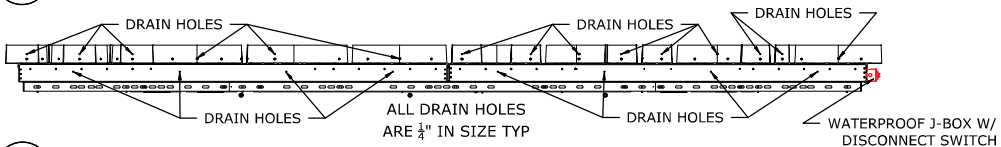
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CUSTOMER APPROVAL: X _____ DATE: X _____

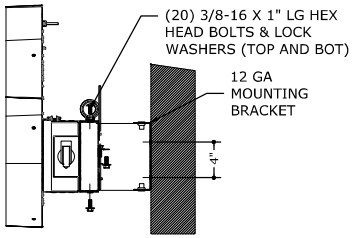
B ILLUMINATED CHANNEL LETTERS (RACEWAY) (32.8 SQFT)



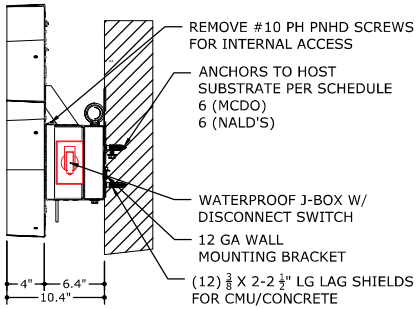
1 / 1 FRONT OF SIGN — NOT TO SCALE — FRONT VIEW



2 / 1 BOTTOM OF SIGN — NOT TO SCALE — DETAIL VIEW



3 / 1 SIGN ATTACHMENT — NOT TO SCALE — DETAIL VIEW



4 / 1 SIGN ANCHORAGE — NOT TO SCALE — DETAIL VIEW

ELECTRICAL NOTES (FOR REFERENCE - NOT INCLUDED IN ENGINEERING EXPRESS CERTIFICATION)

- PRIMARY WIRE SIZE: #12 THWN
- DISCONNECT SWITCH: 20 AMP DISCONNECT IN FRONT OF SIGN, BEFORE ENTERING STRUCTURE IN WEATHERPROOF BOX PER NEC 600.6
- MAXIMUM LOAD: 16 AMPS 120 VOLTS PER CIRCUIT; MAXIMUM CIRCUIT SIZE 20 AMPS PER NEC 600.6A
- BALLAST/POWER SUPPLY: (2) AGILIGHT #PS12-60WSL-100-277V
- LAMPS/LED: AGILIGHT #LS-PRO260-50K-2G3B, 81 LED MODULES
- CONDUIT: MINIMUM 1/2"
- TOTAL SIGN LOAD: 9.4 AMPS @ 12V
- TOTAL CIRCUIT REQUIRED: 2-
  - CIRCUIT 1 (MCDO) - 41 LED MODULES, 12 VDC, 57 WATT MAX, 4.8 AMPS
  - CIRCUIT 2 (NALD'S) - 40 LED MODULES, 12 VDC, 56 WATT MAX, 4.6 AMPS

ALL INSTALLATIONS SHALL BE IN COMPLIANCE WITH N.E.C AND STATE, COUNTY, OR LOCAL CODES
ALL SIGNS SHALL BE BONDED TO BUILDING EQUIPMENT BONDING CONDUCTOR PER N.E.C - 2017 ARTICLE 250

SUBSTRATE	ANCHOR DESCRIPTION
CMU/CONCRETE	USE (12 MIN) 3/8" ITW EXPANSION ANCHORS THROUGH FINISH INTO CMU GROUT FILLED CELL OR 3000 PSI CONCRETE HOST STRUCTURE AT LOCATIONS NOTED. (2 ANCHORS ACCEPTABLE FOR APOSTROPHE). MAINTAIN 3" ANCHOR EMBEDMENT INTO SUBSTRATE, 3" EDGE DISTANCE, & 3" ANCHOR SPACING MIN.
WOOD	USE (12 MIN) 3/8" LAG SCREWS WITH BOLT AND WASHER (FOR PLYWOOD) THROUGH FINISH INTO WOOD OF ACM AT LOCATIONS NOTED. SPACING TO BE 1-1/2" MIN, EDGE DISTANCE TO BE 1-1/2" MIN, EMBED TO HOST SUBSTRATE TO BE 3" MIN, 5/8" SAE WASHER TO BE 5/8" MIN O.D.

Wall Wordmark Sign Area Calculation

Wordmark Height (inches)	Wordmark Width (inches)	Sqft Calcuation	Sqft per side	Number of sides	Proposed Qty.	Total Proposed Sqft
24"	197"	(24*197)/144	32.8	1	1	32.8

Units & Equations:
Units: 144 Sqin = 1 Sqft
To convert measurement use the following conversion ratio: Sqft = Sqin/144

Face Sqft = (Face Height * Face Width)/144
Total Proposed Sqft = (Face Sqft)*(Proposed Qty.)

COLOR NOTES:

Pantone Cool Gray 11 C | Pantone 429 | White

EVERBRITE LLC IS THE SIGN MANUFACTURER & LICENSE HOLDER
UL FILE NUMBER E6733

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POSTAL ADDRESS:
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BOCA RATON, FL 33431
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COLBY BENNARDO, PE FL PE# 95197 CA# 9885

WALL MOUNTED SIGN GENERAL NOTES
THIS SYSTEM HAS BEEN DESIGNED AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 8TH EDITION (2023) & ASCE 7-22

WIND LOADING DESIGN CRITERIA (ALL CONDITIONS UP TO AND INCLUDING):
V_{ULT} = 175 MPH EXPOSURE "C". V_{ASD} = sqrt(0.6) * V_{ULT}
RESULTANT DESIGN LOADING = +35/-45 PSF

THIS SUBMITTAL IS A STRUCTURAL WIND ANALYSIS AND CERTIFICATION ONLY. ANY IMPACT FROM FLYING DEBRIS SHALL INVALIDATE THIS CERTIFICATION AS ADDITIONAL FORCES MAY CONTRIBUTE TO FAILURES NOT WITHIN THE DESIGN SCOPE.
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STRUCTURAL MATERIALS:
1. ALL STRUCTURAL ALUMINUM MEMBERS SHALL BE ALUMINUM ALLOY 6063-T6 MIN U.O.N.
2. ALL STRUCTURAL STEEL MEMBERS SHALL BE A36 MIN U.O.N.
3. THE CONTRACTOR IS RESPONSIBLE TO INSULATE ALL MEMBERS FROM DISSIMILAR MATERIALS TO PREVENT ELECTROLYSIS.

CONNECTIONS & ANCHORAGE:
TO SOLID CONCRETE HOST OR GROUTED CMU WALL HOST
1. CONCRETE ANCHORS TO BE 3/8" DIAMETER ITW EXPANSION ANCHORS, DEWALT WEDGE-BOLTS, OR MNFR. RATED EQUAL INTO CONCRETE (F'C= 3KSI MIN) OR GROUT FILLED ASTM C90 BLOCK (F'M= 2KSI MIN). WITH 1-1/2" MIN EMBEDMENT AFTER FINISHES, & 3" MIN. EDGE DISTANCE.

TO WOOD FRAMED HOST
2. WOOD ANCHORS CENTERED IN 1-1/2" MIN PT WOOD STUD (SYP #2, G = 0.55 MIN) TO BE MIN. NON-CORROSIVE 3/8" LAG SCREWS (GRADE 2 MIN), ITW TAPCONS, DEWALT WEDGE-BOLTS OR MNFR. RATED EQUAL, WITH 3" MIN. EMBEDMENT, 1-1/2" SPACING, AND 1-1/2" MIN E.D.

TO METAL FRAMED HOST
3. METAL ANCHORS INTO STEEL (1/8" THK, A36 MIN) OR ALUMINUM (1/8" THK, 6063-T6 MIN) TO BE NON-CORROSIVE 1/4 - 20 UNC (GRADE 2 MIN) PENETRATING 3 PITCHES PAST THE THREAD PLANE. AND 3/4" MIN E.D.
4. THRU-BOLTS SHALL BE FITTED WITH A 1" MIN. WASHER & DOUBLE NUT U.N.O.
5. BOLTS TO BE A-325, GRADE 5. A 2" MAX EXPOSED SHANK IS TO BE USED U.N.O.
6. BOLT HOLES SHALL BE DRILLED THE SAME NOMINAL DIAMETER AS THE BOLT + 1/16" TYP

IF ANCHOR SPACING UNSPECIFIED
7. USE 18" O.C. MAX SPACING FOR ALL ANCHORS (USE STANDARD SPACING TO MATCH THE HOST STRUCTURE SUBSTRATE). INSTALL ANCHORS NO LESS THAN 4" FROM EACH END OR CORNER OF SOLID HOST SUBSTRATE UNLESS NOTED OTHERWISE.
8. (3) ANCHORS MIN. SHALL BE USED FOR ALL INDIVIDUAL CHANNEL LETTERS OR EACH SECTION OF RACEWAY.MINIMUM EMBEDMENT DEPTH DOES NOT INCLUDE STUCCO FINISHES, OR SHIM SPACING.
9. ANCHOR QUANTITIES INDICATED IN DETAILS ARE FOR GRAPHICAL PURPOSES ONLY. DO NOT SCALE DIAMETER, LENGTH, OR PENETRATION(S). HEAD STYLE(S) ARE FREELY INTERCHANGEABLE.
10. INTEGRITY & CERTIFICATION OF THE ATTACHMENT OF THE SIGN TO THE FRAMING & ALL SIGN COMPONENTS & CONNECTIONS SHALL BE BY MANUFACTURER. CERTIFICATION IS SOLELY FOR CONNECTION TO BASE & FOUNDATION DESIGN

CERTIFICATION & LIABILITY
1. ELECTRICAL NOTES ARE INCLUDED FOR REFERENCE ONLY & ARE NOT INCLUDED IN THIS CERTIFICATION. ELECTRICAL GROUND, WHEN REQUIRED, TO BE DESIGNED & INSTALLED BY OTHERS. DESIGNS & DIRECTION SHALL BE PERMITTED BY A LICENSED ELECTRICAL CONTRACTOR.
2. DESIGN & CERTIFICATION OF ANY SEALANT OR WATERPROOFING IS NOT INCLUDED HEREIN.
3. USE OF THIS DOCUMENT CONSTITUTES ACCEPTANCE OF THE PROPOSED SYSTEM LAYOUT, COMPONENTS SELECTED & INSTALLATION REQUIREMENTS
4. ALL ELEMENTS OF THIS DESIGN SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ENGINEERING EXPRESS SHALL BE NOTIFIED AND GIVEN AN OPPORTUNITY TO RE-EVALUATE OUR WORK UPON A DISCOVERY OF ANY INACCURATE INFORMATION PRIOR TO MODIFICATION OF EXISTING FIELD CONDITIONS AND FABRICATION AND INSTALLATION OF MATERIALS.
5. THIS ENGINEER HAS NOT VISITED THE JOBSITE. INFORMATION CONTAINED HEREIN IS BASED ON CONTRACTOR-SUPPLIED DATA & MEASUREMENTS. ENGINEERING EXPRESS SHALL NOT BE HELP RESPONSIBLE OR LIABLE IN ANY WAY FOR ERRONEOUS OR INACCURATE DATA OR MEASUREMENTS. DIMENSIONS ARE SHOWN TO ILLUSTRATE DESIGN FORCES AND OTHER DESIGN CRITERIA. THEY MAY VARY SLIGHTLY, BUT MUST REMAIN WITHIN THE LIMITATIONS SPECIFIED HEREIN.
6. ALTERNATIONS OR ADDITIONS TO THIS DOCUMENT ARE NOT PERMITTED AND INVALIDATE OUR CERTIFICATION
7. SEAL AFFIXED HERETO VALIDATES STRUCTURAL DESIGN AS SHOWN ONLY. USE OF THIS SPECIFICATION BY CONTRACTOR, et. al. INDEMNIFIES & SAVES HARMLESS THIS ENGINEER FOR ALL COST & DAMAGES INCLUDING LEGAL FEES & APPELLATE FEES RESULTING FROM MATERIAL FABRICATION, SYSTEM ERECTION, CONSTRUCTION PRACTICES BEYOND THAT WHICH IS CALLED FOR BY LOCAL, STATE & FEDERAL CODES & FROM DEVIATIONS OF THIS PLAN.
8. EXCEPT AS EXPRESSIVELY PROVIDED HEREIN, NO ADDITIONAL CERTIFICATIONS OR AFFIRMATIONS ARE INTENDED

KEMP Signs & Service, Inc.
ES0000229
1740 HILL AVENUE
WEST PALM BEACH, FL.
33407
561-840-6382
(FAX) 561-840-6385

McDonald's #43805
"COOPER CITY SHE - 1"
2550 PINE ISLAND ROAD
HOLLYWOOD, FL 33024

SALES PERSON:
DRAWN BY: NICHOLE BURLESON

SCALE: AS NOTED

DATE DRAWN:
1.31.2025

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ALL ELECTRICAL TO BE U,L, LISTED COMPONENTS AND SHALL MEET ALL N,E,C, STANDARDS

#1 00.00.00
#1 00.00.00
#1 00.00.00
#1 00.00.00

CUSTOMER APPROVAL: [X] _____ DATE: [X] _____

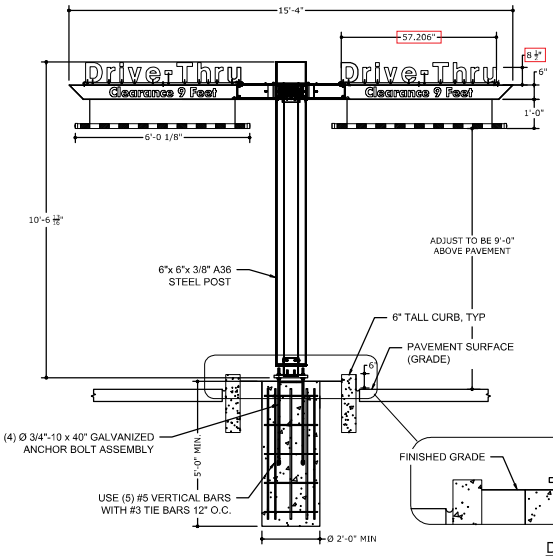
C

DOUBLE GATEWAY CLEARANCE BAR

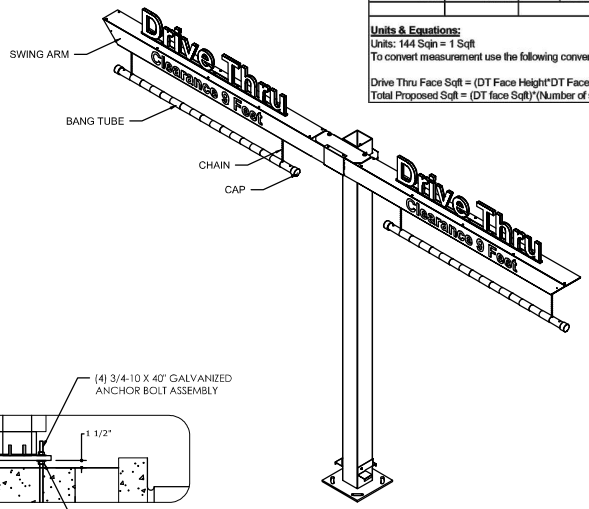
Double Clearance Drive Thru Letter Sign Area Calculation						
Drive Thru Face Height (inches)	Drive Thru Face Width (inches)	Drive Thru Face Sqft Calcuation	Drive Thru Face Sqft	Number of sides	Proposed Qty.	Total Proposed Sqft
8 1/2"	57.206"	(8.5*57.206)/144	3.38	1	2	6.76

Units & Equations:
Units: 144 Sqin = 1 Sqft
To convert measurement use the following conversion ratio: Sqft = Sqin/144

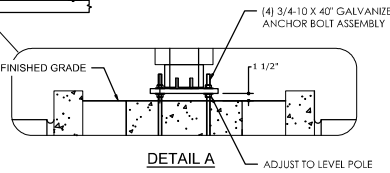
Drive Thru Face Sqft = (DT Face Height*DT Face Width)/144
Total Proposed Sqft = (DT face Sqft)*(Number of sides since ground sign)*(Proposed Qty. of DT faces)



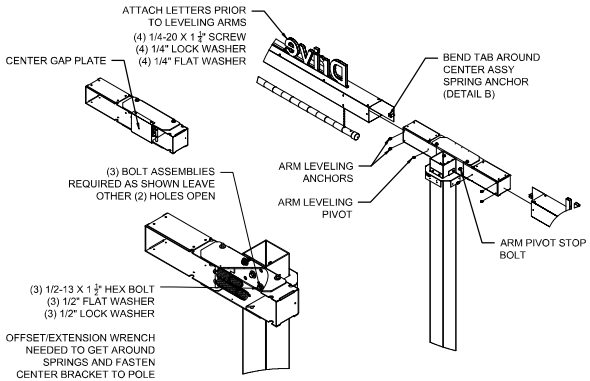
1 / 1 DOUBLE CLEARANCE — NOT TO SCALE — FRONT VIEW



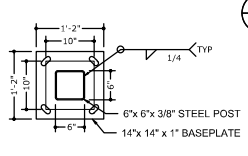
2 / 1 DOUBLE CLEARANCE — NOT TO SCALE — ISO VIEW



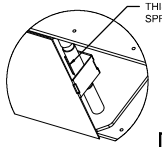
DETAIL A



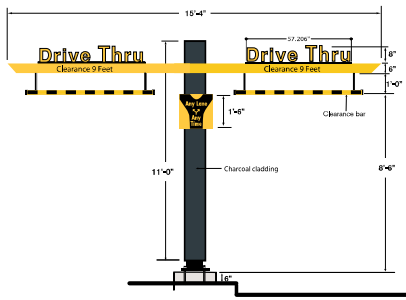
3 / 1 BREAK-AWAY CLEARANCE - ARM ATTACHMENT — NOT TO SCALE — DETAIL



4 / 1 ANCHORS & BASEPLATE — NOT TO SCALE — DETAIL



DETAIL B



APPROACH VIEW

5 / 1 DRIVE THRU LETTERS (3.38 SQFT EACH) (DOUBLE ARM 6.76 SQFT TOTAL) — FOR REFERENCE ONLY

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COLOR NOTES:

Pantone 123C

Pantone Cool Gray 11 C

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COLBY BENNARDO, PE FL PE# 95197 CA# 9885

GROUND MOUNTED SIGN GENERAL NOTES
THIS SYSTEM HAS BEEN DESIGNED AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 8TH EDITION (2023) & ASCE 7-22

WIND LOADING DESIGN CRITERIA (ALL CONDITIONS UP TO AND INCLUDING):
V_{ULT} = 175 MPH EXPOSURE "C". V_{ASD} = sqrt(0.6) * V_{ULT} (SEISMIC SHALL NOT GOVERN)
RESULTANT DESIGN LOADING = 50 PSF

THIS SUBMITTAL IS A STRUCTURAL WIND ANALYSIS AND CERTIFICATION ONLY. ANY IMPACT FROM FLYING DEBRIS SHALL INVALIDATE THIS CERTIFICATION AS ADDITIONAL FORCES MAY CONTRIBUTE TO FAILURES NOT WITHIN THE DESIGN SCOPE.
ALL NON-STRUCTURAL ELECTRICAL / MECHANICAL UNITS AND COMPONENTS SHALL BE INSTALLED AS PER THE MANUFACTURER'S RECOMMENDATIONS. ANY INFORMATION NOT REFERENCED HEREIN SHALL FOLLOW MANUFACTURER'S SPECIFICATIONS FOR THIS PRODUCT.

STRUCTURAL MATERIALS:
1. ALL STRUCTURAL ALUMINUM MEMBERS SHALL BE ALUMINUM ALLOY 6063-T6 MIN U.O.N.
2. ALL STRUCTURAL STEEL MEMBERS SHALL BE A36 MIN U.O.N.
3. ALL WELDING MUST BE DONE BY AN ANSI/AWS CERTIFIED WELDER AND SHALL CONFORM TO AISC STEEL CONSTRUCTION MANUAL 15TH ED & AWS D1.1 & D1.2. "STRUCTURAL WELDING CODE-STEEL", LATEST EDITION AS INSPECTED AND VERIFIED BY OTHERS.
4. ALL WELDS SHALL BE MADE USING LOW HYDROGEN ELECTRODES WITH MINIMUM TENSILE STRENGTH PER AWS D1.1 (MINIMUM 70 KSI, E70XX)
5. MIN. WELD IS 1/8" FULL FILLET WELD (U.N.O.). ALL WELDS NOT OTHERWISE IDENTIFIED SHALL BE CONTINUOUS.
6. WELDS SHALL SHOW UNIFORM SECTION, SMOOTHNESS OF WELD METAL, FREEDOM FROM POROSITY AND CLINKERS, AND ADEQUATE STRENGTH AND DURABILITY. FIELD WELDS SHALL BE CLEANED AND TOUCHED-UP WITH COLD-GALVANIZING COMPOUND AND TNMEC 1099G PRIMER AS REQUIRED.
7. THE CONTRACTOR IS RESPONSIBLE TO INSULATE ALL MEMBERS FROM DISSIMILAR MATERIALS TO PREVENT ELECTROLYSIS.

CONCRETE, AND EARTHWORK:
8. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 268 DAYS. ALL MIXING, TRANSPORTING, PLACING, & CURING OF CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318. IF UNREINFORCED, CONCRETE SHALL INCLUDE 0.18% BY VOLUME OF FIBER MESH ADDITIVE.
9. STEEL REINFORCEMENT : ALL REINFORCEMENT SHALL BE DEFORMED BARS OF INTERMEDIATE GRADE NEW BILLET STEEL CONFORMING TO CURRENT REQUIREMENTS OF ASTM A615, GRADE 60 (U.N.O), FREE FROM OIL, LOOSE SCALE AND RUST. REINFORCEMENTS SHALL BE BENT, LAPPED, PLACED, SUPPORTED AND FASTENED ACCORDING TO THE "ACI DETAILING MANUAL" AND ACI 318. ALL STEEL SHALL BE SECURELY HELD IN PLACE DURING POURING OF CONCRETE. IF REQUIRED, ADDITIONAL BARS SHALL BE PROVIDED BY THE GENERAL CONTRACTOR TO FURNISH SUPPORT FOR ALL BARS. MINIMUM 3" EDGE DISTANCE FROM ANY CONCRETE FACE FOR ALL BARS UNLESS OTHERWISE NOTED IN THE DRAWING.
10. **SOIL STATEMENT**: SURROUNDING SOIL TO BE WELL COMPACTED BY MECHANICAL MEANS TO 90% OPTIMUM DENSITY, BE FREE OF MUCK AND ORGANICS, AND ACHIEVE 2000 PSF MIN BEARING PRESSURE AND 150 PSF MIN LATERAL BEARING PRESSURE BELOW NATURAL GRADE. SHOULD CONDITIONS IN THE FIELD DURING CONSTRUCTION DIFFER, THIS ENGINEER SHALL BE NOTIFIED FOR SITE EVALUATION BEFORE COMPLETING THE FOUNDATION CONSTRUCTION.

CONNECTIONS & ANCHORAGE :
11. INTEGRITY & CERTIFICATION OF THE ATTACHMENT OF THE SIGN TO THE FRAMING & ALL SIGN COMPONENTS & CONNECTIONS SHALL BE BY MANUFACTURER. CERTIFICATION IS SOLELY FOR CONNECTION TO BASE & FOUNDATION DESIGN

CERTIFICATION & LIABILITY
12. ELECTRICAL NOTES ARE INCLUDED FOR REFERENCE ONLY & ARE NOT INCLUDED IN THIS CERTIFICATION. ELECTRICAL GROUND, WHEN REQUIRED, TO BE DESIGNED & INSTALLED BY OTHERS. DESIGNS & DIRECTION SHALL BE PERMITTED BY A LICENSED ELECTRICAL CONTRACTOR.
13. DESIGN & CERTIFICATION OF ANY SEALANT OR WATERPROOFING IS NOT INCLUDED HEREIN.
14. USE OF THIS DOCUMENT CONSTITUTES ACCEPTANCE OF THE PROPOSED SYSTEM LAYOUT, COMPONENTS SELECTED & INSTALLATION REQUIREMENTS
15. ALL ELEMENTS OF THIS DESIGN SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ENGINEERING EXPRESS SHALL BE NOTIFIED AND GIVEN AN OPPORTUNITY TO RE-EVALUATE OUR WORK UPON A DISCOVERY OF ANY INACCURATE INFORMATION PRIOR TO MODIFICATION OF EXISTING FIELD CONDITIONS AND FABRICATION AND INSTALLATION OF MATERIALS.
16. THIS ENGINEER HAS NOT VISITED THE JOBSITE. INFORMATION CONTAINED HEREIN IS BASED ON CONTRACTOR-SUPPLIED DATA & MEASUREMENTS. ENGINEERING EXPRESS SHALL NOT BE HELP RESPONSIBLE OR LIABLE IN ANY WAY FOR ERRONEOUS OR INACCURATE DATA OR MEASUREMENTS. DIMENSIONS ARE SHOWN TO ILLUSTRATE DESIGN FORCES AND OTHER DESIGN CRITERIA. THEY MAY VARY SLIGHTLY, BUT MUST REMAIN WITHIN THE LIMITATIONS SPECIFIED HEREIN.
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18. SEAL AFFIXED HERETO VALIDATES STRUCTURAL DESIGN AS SHOWN ONLY. USE OF THIS SPECIFICATION BY CONTRACTOR, et. al. INDEMNIFIES & SAVES HARMLESS THIS ENGINEER FOR ALL COST & DAMAGES INCLUDING LEGAL FEES & APPELLATE FEES RESULTING FROM MATERIAL FABRICATION, SYSTEM ERECTION, CONSTRUCTION PRACTICES BEYOND THAT WHICH IS CALLED FOR BY LOCAL, STATE & FEDERAL CODES & FROM DEVIATIONS OF THIS PLAN.
19. EXCEPT AS EXPRESSIVELY PROVIDED HEREIN, NO ADDITIONAL CERTIFICATIONS OR AFFIRMATIONS ARE INTENDED

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(FAX) 561-840-6385

McDonald's #43805
"COOPER CITY SHE - 1"
2550 PINE ISLAND ROAD
HOLLYWOOD, FL 33024

SALES PERSON:
DRAWN BY: NICHOLE BURLESON

SCALE: AS NOTED

DATE DRAWN:
1.31.2025

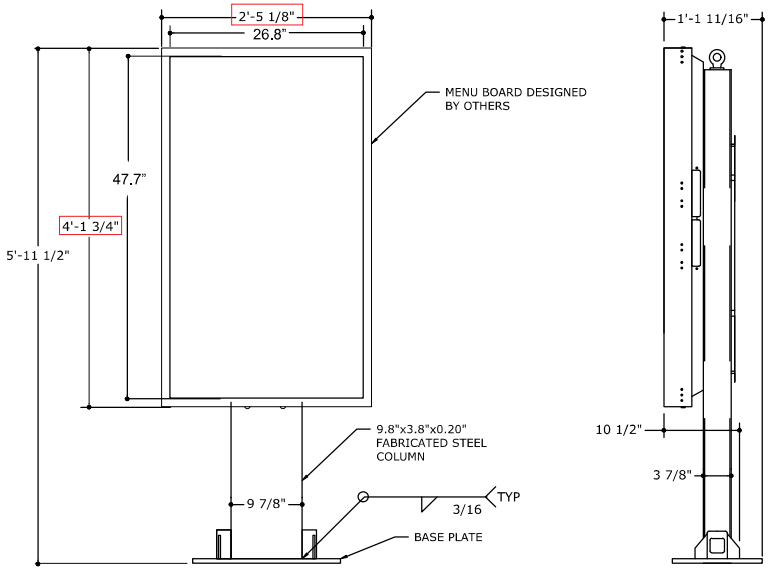
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ALL ELECTRICAL TO BE U,L, LISTED COMPONENTS AND SHALL MEET ALL N,E,C, STANDARDS

#1 00.00.00
#1 00.00.00
#1 00.00.00
#1 00.00.00

CUSTOMER APPROVAL: X _____ DATE: X _____

D D DIGITAL PRESELL (10.06 SQFT w/TRIM)



1 / 1 DIGITAL PRESSEL — NOT TO SCALE — FRONT VIEW

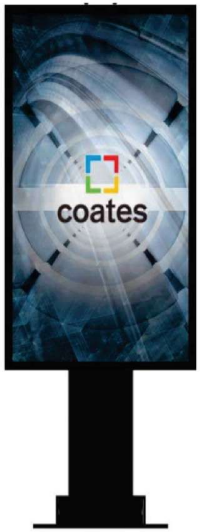
2 / 1 DIGITAL PRESSEL — NOT TO SCALE — SIDE VIEW

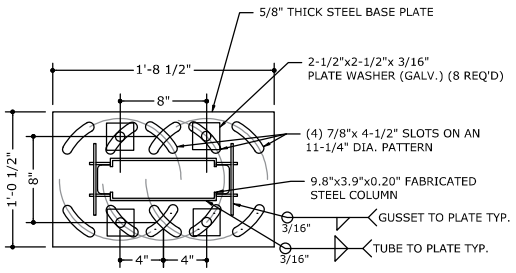
Digital Presell Sign Area Calculation						
Face Height (Inches)	Face Width (Inches)	Face Sqft Calcuation	Face Sqft	Number of sides	Proposed Qty.	Total Proposed Sqft
4'-1 3/4"	2'-5 1/8"	(49.75*29.125)/144	10.06	1	2	20.12

Units & Equations:
Units: 144 Sqin = 1 Sqft
To convert measurement use the following conversion ratio: Sqft = Sqin/144

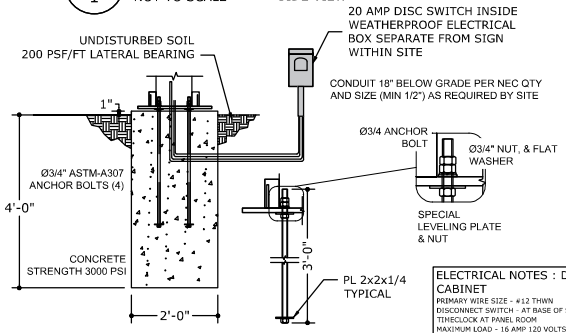
Face Sqft = (Face Height*Face Width)/144
Total Proposed Sqft = (Face Sqft)*(Number of sides IF ground sign)*(Proposed Qty. of faces)

ILLUMINATED SQFT: 8.8





3 / 1 BASEPLATE DETAIL — NOT TO SCALE — PLAN ELEVATION



4 / 1 ANCHOR BOLT DETAIL — NOT TO SCALE — DETAIL

ELECTRICAL NOTES : DIGITAL PRESELL CABINET
PRIMARY WIRE SIZE - #12 THWN
DISCONNECT SWITCH - AT BASE OF SIGN, 20 AMP DOUBLE POLE, TIMECLOCK AT PANEL ROOM
MAXIMUM LOAD - 16 AMP 120 VOLTS PER CIRCUIT MAXIMUM CIRCUIT SIZE 20 AMPS PER NEC 600-6A
CONDUIT - MINIMUM 1/2"
TOTAL SIGN LOAD - 5.7 AMPS 120 VOLTS
TOTAL SIGN CIRCUITS - QTY 1 120/1/60 10 AMP

ALL COMPONENTS SHALL BE U L APPROVED
ALL INSTALLATRIONS SHALL BE IN COMPLIANCE WITH N.E.C. AND STATE, COUNTY, OR LOCAL CODES
ALL SIGNS SHALL BE BONDED TO BUILDING EQUIPMENTS BONDING CONDUCTOR PER N.E.C. 250

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GROUND MOUNTED SIGN GENERAL NOTES
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CONNECTIONS & ANCHORAGE :
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19. EXCEPT AS EXPRESSIVELY PROVIDED HEREIN, NO ADDITIONAL CERTIFICATIONS OR AFFIRMATIONS ARE INTENDED

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1740 HILL AVENUE
WEST PALM BEACH, FL.
33407
561-840-6382
(FAX) 561-840-6385

McDonald's #43805
"COOPER CITY SHE - 1"
2550 PINE ISLAND ROAD
HOLLYWOOD, FL 33024

SALES PERSON:
DRAWN BY: NICHOLE BURLESON

SCALE: AS NOTED

DATE DRAWN:
1.31.2025

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ALL ELECTRICAL TO BE ULL LISTED COMPONENTS AND SHALL MEET ALL N,E,C, STANDARDS

#1 00.00.00
#1 00.00.00
#1 00.00.00
#1 00.00.00

CUSTOMER APPROVAL: [X] _____ DATE: [X] _____

E E

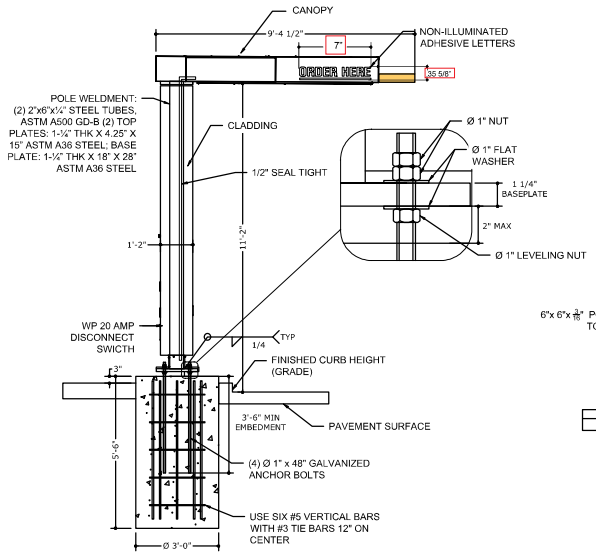
CANOPY - SPRINGBOARD MODEL

(ORDER HERE LETTERS 1.73SQFT)

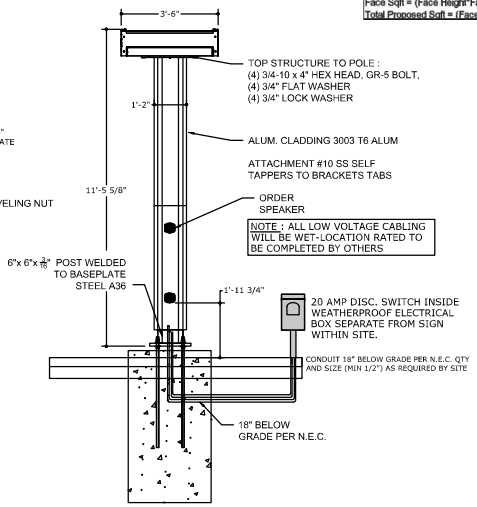
Springboard Canopy "ORDER HERE" Letters Sign Area Calculation						
Face Height (inches)	Face Width (inches)	Face Sqft Calculation	Face Sqft	Number of sides	Proposed Qty.	Total Proposed Sqft
7"	35 5/8"	((7"*35.625)/144)	1.73	1	2	3.46

Units & Equations:
Units: 144 Sqin = 1 Sqft
To convert measurement use the following conversion ratio: Sqft = Sqin/144

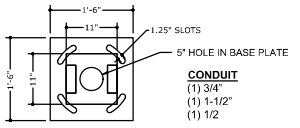
Face Sqft = (Face Height"Face Width)/144
Total Proposed Sqft = (Face Sqft)*(Number of sides IF ground sign)*(Proposed Qty. of faces)



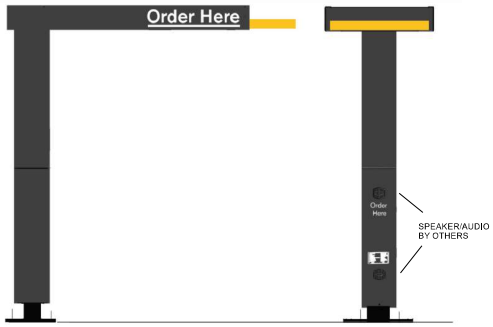
1 / 1 SPRINGBOARD CANOPY — NOT TO SCALE — SIDE VIEW



2 / 1 SPRINGBOARD CANOPY — NOT TO SCALE — FRONT VIEW



3 / 1 ANCHORS & BASEPLATE — NOT TO SCALE — DETAIL



4 / 1 SPRINGBOARD CANOPY — FOR REFERENCE ONLY

ELECTRICAL NOTES : ILLUMINATED CABINET

PRIMARY WIRE SIZE - #12 THWN
DISCONNECT SWITCH - AT BASE OF SIGN, 20AMPAND PHOTOCELL, TIME CLOCK, OR ASTRONOMICAL CLOCK
MAXIMUM LOAD - 16 AMPS 120 VOLTS PER 20AMP CIRCUIT PER NEC 600-6A

CONDUIT - MINIMUM 1/2"
TOTAL SIGN LOAD - 1.5 AMPS, 120 VOLTS, 60 Hz
TOTAL SIGN CIRCUITS - 1

ALL COMPONENTS SHALL BE UL APPROVED, AND COMPLETE SIGN UNIT SHALL HAVE A UL LISTING STICKER
ALL INSTALLATIONS SHALL BE IN COMPLIANCE WITH N,E,C, AND STATE, COUNTY, OR LOCAL CODES
ALL SIGNS SHALL BE BONDED TO BUILDING EQUIPMENTS BONDING CONDUCTOR PER N.E.C. 250

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COLOR NOTES:

Pantone 123C

Pantone Cool Gray 11 C

EVERBRITE LLC IS THE SIGN MANUFACTURER & LICENSE HOLDER UL FILE NUMBER E6733

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COLBY BENNARDO, PE FL PE# 95197 CA# 9885

GROUND MOUNTED SIGN GENERAL NOTES
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WIND LOADING DESIGN CRITERIA (ALL CONDITIONS UP TO AND INCLUDING):
V_{ULT} = 175 MPH EXPOSURE "C". V_{ASD} = sqrt(0.6) * V_{ULT} (SEISMIC SHALL NOT GOVERN)
RESULTANT DESIGN LOADING = 55 PSF

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STRUCTURAL MATERIALS:
1. ALL STRUCTURAL ALUMINUM MEMBERS SHALL BE ALUMINUM ALLOY 6063-T6 MIN U.O.N.
2. ALL STRUCTURAL STEEL MEMBERS SHALL BE A36 MIN U.O.N.
3. ALL WELDING MUST BE DONE BY AN ANSI/AWS CERTIFIED WELDER AND SHALL CONFORM TO AISC STEEL CONSTRUCTION MANUAL 15TH ED & AWS D1.1 & D1.2. "STRUCTURAL WELDING CODE-STEEL", LATEST EDITION AS INSPECTED AND VERIFIED BY OTHERS.
4. ALL WELDS SHALL BE MADE USING LOW HYDROGEN ELECTRODES WITH MINIMUM TENSILE STRENGTH PER AWS D1.1 (MINIMUM 70 KSI, E70XX)
5. MIN. WELD IS 1/8" FULL FILLET WELD (U.N.O.). ALL WELDS NOT OTHERWISE IDENTIFIED SHALL BE CONTINUOUS.
6. WELDS SHALL SHOW UNIFORM SECTION, SMOOTHNESS OF WELD METAL, FREEDOM FROM POROSITY AND CLINKERS, AND ADEQUATE STRENGTH AND DURABILITY. FIELD WELDS SHALL BE CLEANED AND TOUCHED-UP WITH COLD-GALVANIZING COMPOUND AND TNMEC 1099G PRIMER AS REQUIRED.
7. THE CONTRACTOR IS RESPONSIBLE TO INSULATE ALL MEMBERS FROM DISSIMILAR MATERIALS TO PREVENT ELECTROLYSIS.

CONCRETE, AND EARTHWORK:
8. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 268 DAYS. ALL MIXING, TRANSPORTING, PLACING, & CURING OF CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318. IF UNREINFORCED, CONCRETE SHALL INCLUDE 0.18% BY VOLUME OF FIBER MESH ADDITIVE.
9. STEEL REINFORCEMENT : ALL REINFORCEMENT SHALL BE DEFORMED BARS OF INTERMEDIATE GRADE NEW BILLET STEEL CONFORMING TO CURRENT REQUIREMENTS OF ASTM A615, GRADE 60 (U.N.O), FREE FROM OIL, LOOSE SCALE AND RUST. REINFORCEMENTS SHALL BE BENT, LAPPED, PLACED, SUPPORTED AND FASTENED ACCORDING TO THE "ACI DETAILING MANUAL" AND ACI 318. ALL STEEL SHALL BE SECURELY HELD IN PLACE DURING POURING OF CONCRETE. IF REQUIRED, ADDITIONAL BARS SHALL BE PROVIDED BY THE GENERAL CONTRACTOR TO FURNISH SUPPORT FOR ALL BARS. MINIMUM 3" EDGE DISTANCE FROM ANY CONCRETE FACE FOR ALL BARS UNLESS OTHERWISE NOTED IN THE DRAWING.
10. **SOIL STATEMENT**: SURROUNDING SOIL TO BE WELL COMPACTED BY MECHANICAL MEANS TO 90% OPTIMUM DENSITY, BE FREE OF MUCK AND ORGANICS, AND ACHIEVE 2000 PSF MIN BEARING PRESSURE AND 150 PSF MIN LATERAL BEARING PRESSURE BELOW NATURAL GRADE. SHOULD CONDITIONS IN THE FIELD DURING CONSTRUCTION DIFFFER, THIS ENGINEER SHALL BE NOTIFIED FOR SITE EVALUATION BEFORE COMPLETING THE FOUNDATION CONSTRUCTION.

CONNECTIONS & ANCHORAGE :
11. INTEGRITY & CERTIFICATION OF THE ATTACHMENT OF THE SIGN TO THE FRAMING & ALL SIGN COMPONENTS & CONNECTIONS SHALL BE BY MANUFACTURER. CERTIFICATION IS SOLELY FOR CONNECTION TO BASE & FOUNDATION DESIGN

CERTIFICATION & LIABILITY
12. ELECTRICAL NOTES ARE INCLUDED FOR REFERENCE ONLY & ARE NOT INCLUDED IN THIS CERTIFICATION. ELECTRICAL GROUND, WHEN REQUIRED, TO BE DESIGNED & INSTALLED BY OTHERS. DESIGNS & DIRECTION SHALL BE PERMITTED BY A LICENSED ELECTRICAL CONTRACTOR.
13. DESIGN & CERTIFICATION OF ANY SEALANT OR WATERPROOFING IS NOT INCLUDED HEREIN.
14. USE OF THIS DOCUMENT CONSTITUTES ACCEPTANCE OF THE PROPOSED SYSTEM LAYOUT, COMPONENTS SELECTED & INSTALLATION REQUIREMENTS
15. ALL ELEMENTS OF THIS DESIGN SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ENGINEERING EXPRESS SHALL BE NOTIFIED AND GIVEN AN OPPORTUNITY TO RE-EVALUATE OUR WORK UPON A DISCOVERY OF ANY INACCURATE INFORMATION PRIOR TO MODIFICATION OF EXISTING FIELD CONDITIONS AND FABRICATION AND INSTALLATION OF MATERIALS.
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17. ALTERNATIONS OR ADDITIONS TO THIS DOCUMENT ARE NOT PERMITTED AND INVALIDATE OUR CERTIFICATION
18. SEAL AFFIXED HERETO VALIDATES STRUCTURAL DESIGN AS SHOWN ONLY. USE OF THIS SPECIFICATION BY CONTRACTOR, et. al. INDEMNIFIES & SAVES HARMLESS THIS ENGINEER FOR ALL COST & DAMAGES INCLUDING LEGAL FEES & APPELLATE FEES RESULTING FROM MATERIAL FABRICATION, SYSTEM ERECTION, CONSTRUCTION PRACTICES BEYOND THAT WHICH IS CALLED FOR BY LOCAL, STATE & FEDERAL CODES & FROM DEVIATIONS OF THIS PLAN.
19. EXCEPT AS EXPRESSIVELY PROVIDED HEREIN, NO ADDITIONAL CERTIFICATIONS OR AFFIRMATIONS ARE INTENDED

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561-840-6382
(FAX) 561-840-6385

McDonald's #43805
"COOPER CITY SHE - 1"
2550 PINE ISLAND ROAD
HOLLYWOOD, FL 33024

SALES PERSON:
DRAWN BY: NICHOLE BURLESON

SCALE: AS NOTED

DATE DRAWN:
1.31.2025

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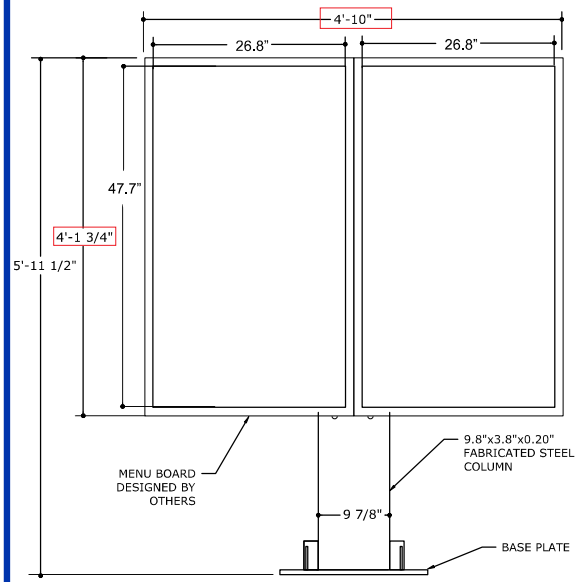
ALL ELECTRICAL TO BE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

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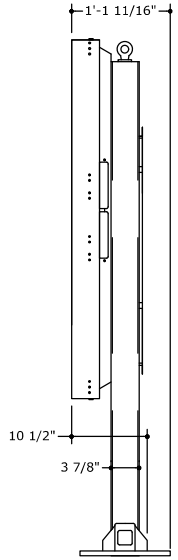
CUSTOMER APPROVAL: [X] _____ DATE: [X] _____

F F

DIGITAL MENU BOARD (20.04 SQFT w/TRIM)



1/1 DIGITAL MENU BOARD — NOT TO SCALE — FRONT VIEW



2/1 DIGITAL MENU BOARD — NOT TO SCALE — SIDE VIEW

Digital Menu Board Sign Area Calculation

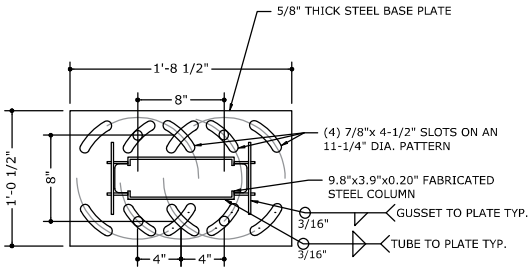
Face Height (inches)	Face Width (inches)	Face Sqft Calcuation	Face Sqft	Number of sides	Proposed Qty.	Total Proposed Sqft
4'-1 3/4"	4'10"	(49.75*58)/144	20.04	1	2	40.08

Units & Equations:
Units: 144 Sqin = 1 Sqft
To convert measurement use the following conversion ratio: Sqft = Sqin/144

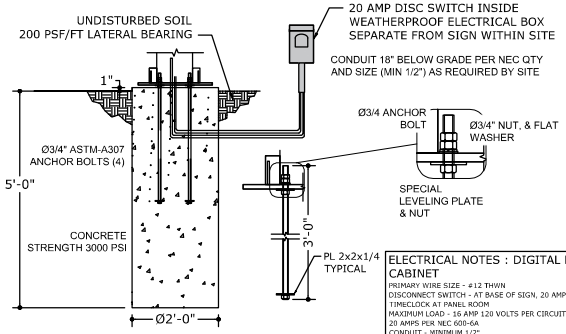
Face Sqft = (Face Height*Face Width)/144
Total Proposed Sqft = (Face Sqft)*(Number of sides IF ground sign)*(Proposed Qty. of faces)

ILLUMINATED SQFT: 17.76





3/1 BASEPLATE DETAIL — NOT TO SCALE — PLAN ELEVATION



4/1 ANCHOR BOLT DETAIL — NOT TO SCALE — DETAIL

ELECTRICAL NOTES : DIGITAL MENU BOARD CABINET
PRIMARY WIRE SIZE - #12 THWN
DISCONNECT SWITCH - AT BASE OF SIGN, 20 AMP DOUBLE POLE, TIMECLOCK AT PANEL ROOM
MAXIMUM LOAD - 16 AMP 120 VOLTS PER CIRCUIT MAXIMUM CIRCUIT SIZE 20 AMPS PER NEC 600-6A
CONDUIT - MINIMUM 1/2"
TOTAL SIGN LOAD - 9.8 AMPS 120 VOLTS
TOTAL SIGN CIRCUITS - QTY 2 (1. 120/1/60 15 AMP; 2. 120/1/60 10 AMP

ALL COMPONENTS SHALL BE U L APPROVED
ALL INSTALLATIONS SHALL BE IN COMPLIANCE WITH N.E.C. AND STATE, COUNTY, OR LOCAL CODES
ALL SIGNS SHALL BE BONDED TO BUILDING EQUIPMENTS BONDING CONDUCTOR PER N.E.C. 250

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COLBY BENNARDO, PE FL PE# 95197 CA# 9885

GROUND MOUNTED SIGN GENERAL NOTES
THIS SYSTEM HAS BEEN DESIGNED AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 8TH EDITION (2023) & ASCE 7-22

WIND LOADING DESIGN CRITERIA (ALL CONDITIONS UP TO AND INCLUDING):
V_{ULT} = 175 MPH EXPOSURE "C". V_{ASD} = sqrt(0.6) * V_{ULT} (SEISMIC SHALL NOT GOVERN)
RESULTANT DESIGN LOADING = 50 PSF

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33407
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(FAX) 561-840-6385

McDonald's #43805
"COOPER CITY SHE - 1"
2550 PINE ISLAND ROAD
HOLLYWOOD, FL 33024

SALES PERSON:
DRAWN BY: NICHOLE BURLESON

SCALE: AS NOTED

DATE DRAWN:
1.31.2025

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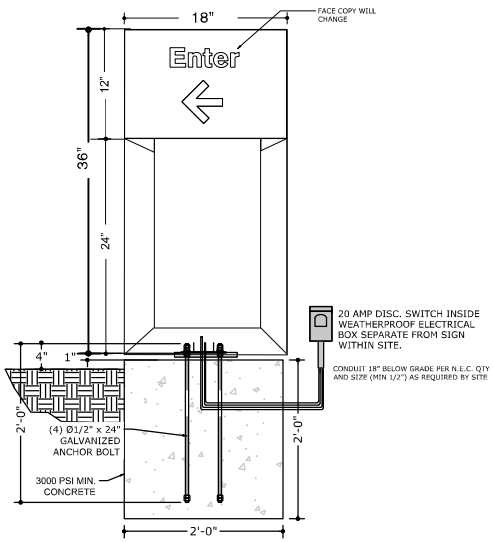
ALL ELECTRICAL TO BE UL LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

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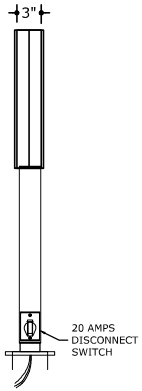
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G G

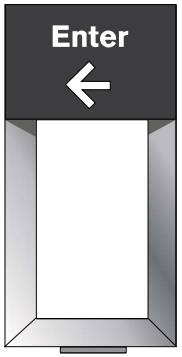
DIRECTIONAL 36” x 18” (1.5 SQFT)



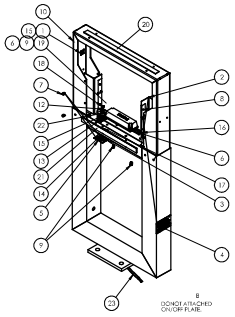
1 / 1 FRONT ELEVATION — NOT TO SCALE — VIEW



2 / 1 SIDE VIEW — NOT TO SCALE — VIEW

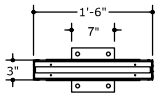


3 / 1 DIRECTIONAL WITHOUT ARCH — FOR REFERENCE ONLY

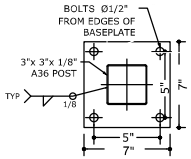


ITEM NO.	PART NUMBER	Description	QTY.
1	CC0107005	CLIP,MNTG PLATFORM	4
2	FM528170S	FAB,.063" LED BRKT 18X23 DIR W/A	2
3	LA094200	LABEL,UL ELEC	1
4	LA265600	LABEL,IDENTITY SYS MFG SM	1
5	LA313400S	LABEL, ON/OFF BLACK COPY	1
6	NU018200	#8-32 HXHD ELASTIC	6
7	RI001100	RIVET,POP 3/16" D MAX G 7/16	4
8	RI002100	RIVET,1/8,157-.312 GRIP RANGE	4
9	SC1118025	#8-32 X 1/2" PH PN HD MS	6
10	048-00610		1
11	TW001600	TIE,NYLON,CABLE,6"	4
12	008-00022	TERMINAL CRIMP, 12-10GA	1
13	030-00335	CONN,TERM BLOCK,2COND,12AWG	6
14	031-00034	SWITCH,TOGGLE 277V 20A W/BOOT	1
15	062-00202	PWRSPLY,LED30W-24,THOMAS RESEA	1
16	076-00108	STRG,MCD I ED-V2 NG 1,65DIR	1
17	SC109301	SCRW,8-32X1/2 PH PNHD TP-F ZIN	1
18	NU002000	NUT,#8-32 HXHD	1
19	FM528400S	FAB,.063" LED SUPP BRKT	1
20	WS013300S	STRIP,PORON,1/16"X.78"X17"	1
21	WS013400S	STRIP,PORON,1/16"X.78"X13.5"	4
22	WA001108	WSHR # 8 EXT/STAR ZINC	1
23	025-00018	WIRE,THHN,12AWG,600V,BLK/W/G	1

6 / 1 ISOMETRIC VIEW & ELECTRICAL SYSTEM — NOT TO SCALE — DETAIL



4 / 1 TOP VIEW — NOT TO SCALE — VIEW



5 / 1 7"x 1/4" BASEPLATE — NOT TO SCALE — DETAIL

ELECTRICAL NOTES : ILLUMINATED CABINET

PRIMARY WIRE SIZE - #12 THWN
DISCONNECT SWITCH - AT BASE OF SIGN, 20AMPAND PHOTOCELL, TIME CLOCK, OR ASTRONOMICAL CLOCK
MAXIMUM LOAD - 16 AMPS 120 VOLTS PER 20AMP CIRCUIT PER NEC 600-6A
POWER SUPPLY : AMPERON ANP90-30P1
ILLUMINATION : LED MODULE
CONDUIT: 3/4"
TOTAL SIGN LOAD 1.30 AMPS @ 120 VOLTS
TOTAL SIGN CIRCUITS - QTY 1
ALL COMPONENTS SHALL BE UL APPROVED, AND COMPLETE SIGN UNIT SHALL HAVE A UL LISTING STICKER
ALL INSTALLATIONS SHALL BE IN COMPLIANCE WITH N.E.C. AND STATE, COUNTY, OR LOCAL CODES
ALL SIGNS SHALL BE BONDED TO BUILDING EQUIPMENTS BONDING CONDUCTOR PER N.E.C. 250

INSTALLATION INSTRUCTIONS:

1. STAKE FOUNDATION AREA AND CONFIRM FINAL GRADE REQUIREMENTS WITH G.C.
2. EXCAVATE FOUNDATION AREA.
3. POUR FOUNDATION (24” x 24”). INSERT (4) 01/2” x 24” ANCHOR BOLTS.
4. ALLOW CONCRETE CURE TIME AS REQUIRED.
5. PLACE (4) 01/2” LEVELING NUTS AND WASHERS ON THE FOUR ANCHOR BOLTS TO PROVIDE A 1” GAP BETWEEN THE FOUNDATION AND BASE PLATE OF THE SIGN.
6. POSITION THE SIGN ONTO THE ANCHOR BOLTS AND SECURE IN PLACE WITH (4) 01/2” NUTS AND WASHERS.
7. LEVEL POLE BY ADJUSTING THE 1/2” NUTS.
8. MAKE WIRING CONNECTION.
9. CLEAN SITE OF PACKAGING MATERIAL
10. TAKE PHOTO OF INSTALLATION AND HAVE FIELD SERVICE REPORT SIGNED BY OPERATOR OR MANAGER.

FACE DETAILS :
- LASER CUR ALUMINUM FACES PAINTED CHARCOAL, WHITE ILLUMINATED COPY AND ARROW

AVAILABLE COPY :
- ENTER
- EXIT
- WELCOME
- THANK YOU
- DRIVE THRU

ELECTRIC SIGN

COLOR NOTES:

Pantone Cool Gray 11 C | Pantone 429 | White

EVERBRITE LLC IS THE SIGN MANUFACTURER & LICENSE HOLDER UL FILE NUMBER E6733

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COLBY BENNARDO, PE FL PE# 95197 CA# 9885

GROUND MOUNTED SIGN GENERAL NOTES
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RESULTANT DESIGN LOADING = 50 PSF

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CONCRETE, AND EARTHWORK:
8. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 268 DAYS. ALL MIXING, TRANSPORTING, PLACING, & CURING OF CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318. IF UNREINFORCED, CONCRETE SHALL INCLUDE 0.18% BY VOLUME OF FIBER MESH ADDITIVE.
9. STEEL REINFORCEMENT : ALL REINFORCEMENT SHALL BE DEFORMED BARS OF INTERMEDIATE GRADE NEW BILLET STEEL CONFORMING TO CURRENT REQUIREMENTS OF ASTM A615, GRADE 60 (U.N.O), FREE FROM OIL, LOOSE SCALE AND RUST. REINFORCEMENTS SHALL BE BENT, LAPPED, PLACED, SUPPORTED AND FASTENED ACCORDING TO THE “ACI DETAILING MANUAL” AND ACI 318. ALL STEEL SHALL BE SECURELY HELD IN PLACE DURING POURING OF CONCRETE. IF REQUIRED, ADDITIONAL BARS SHALL BE PROVIDED BY THE GENERAL CONTRACTOR TO FURNISH SUPPORT FOR ALL BARS. MINIMUM 3” EDGE DISTANCE FROM ANY CONCRETE FACE FOR ALL BARS UNLESS OTHERWISE NOTED IN THE DRAWING.
10. **SOIL STATEMENT**: SURROUNDING SOIL TO BE WELL COMPACTED BY MECHANICAL MEANS TO 90% OPTIMUM DENSITY, BE FREE OF MUCK AND ORGANICS, AND ACHIEVE 2000 PSF MIN BEARING PRESSURE AND 150 PSF MIN LATERAL BEARING PRESSURE BELOW NATURAL GRADE. SHOULD CONDITIONS IN THE FIELD DURING CONSTRUCTION DIFFFER, THIS ENGINEER SHALL BE NOTIFIED FOR SITE EVALUATION BEFORE COMPLETING THE FOUNDATION CONSTRUCTION.

CONNECTIONS & ANCHORAGE :
11. INTEGRITY & CERTIFICATION OF THE ATTACHMENT OF THE SIGN TO THE FRAMING & ALL SIGN COMPONENTS & CONNECTIONS SHALL BE BY MANUFACTURER. CERTIFICATION IS SOLELY FOR CONNECTION TO BASE & FOUNDATION DESIGN

CERTIFICATION & LIABILITY
12. ELECTRICAL NOTES ARE INCLUDED FOR REFERENCE ONLY & ARE NOT INCLUDED IN THIS CERTIFICATION. ELECTRICAL GROUND, WHEN REQUIRED, TO BE DESIGNED & INSTALLED BY OTHERS. DESIGNS & DIRECTION SHALL BE PERMITTED BY A LICENSED ELECTRICAL CONTRACTOR.
13. DESIGN & CERTIFICATION OF ANY SEALANT OR WATERPROOFING IS NOT INCLUDED HEREIN.
14. USE OF THIS DOCUMENT CONSTITUTES ACCEPTANCE OF THE PROPOSED SYSTEM LAYOUT, COMPONENTS SELECTED & INSTALLATION REQUIREMENTS
15. ALL ELEMENTS OF THIS DESIGN SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ENGINEERING EXPRESS SHALL BE NOTIFIED AND GIVEN AN OPPORTUNITY TO RE-EVALUATE OUR WORK UPON A DISCOVERY OF ANY INACCURATE INFORMATION PRIOR TO MODIFICATION OF EXISTING FIELD CONDITIONS AND FABRICATION AND INSTALLATION OF MATERIALS.
16. THIS ENGINEER HAS NOT VISITED THE JOBSITE. INFORMATION CONTAINED HEREIN IS BASED ON CONTRACTOR-SUPPLIED DATA & MEASUREMENTS. ENGINEERING EXPRESS SHALL NOT BE HELP RESPONSIBLE OR LIABLE IN ANY WAY FOR ERRONEOUS OR INACCURATE DATA OR MEASUREMENTS. DIMENSIONS ARE SHOWN TO ILLUSTRATE DESIGN FORCES AND OTHER DESIGN CRITERIA. THEY MAY VARY SLIGHTLY, BUT MUST REMAIN WITHIN THE LIMITATIONS SPECIFIED HEREIN.
17. ALTERNATIONS OR ADDITIONS TO THIS DOCUMENT ARE NOT PERMITTED AND INVALIDATE OUR CERTIFICATION
18. SEAL AFFIXED HERETO VALIDATES STRUCTURAL DESIGN AS SHOWN ONLY. USE OF THIS SPECIFICATION BY CONTRACTOR, et. al. INDEMNIFIES & SAVES HARMLESS THIS ENGINEER FOR ALL COST & DAMAGES INCLUDING LEGAL FEES & APPELLATE FEES RESULTING FROM MATERIAL FABRICATION, SYSTEM ERECTION, CONSTRUCTION PRACTICES BEYOND THAT WHICH IS CALLED FOR BY LOCAL, STATE & FEDERAL CODES & FROM DEVIATIONS OF THIS PLAN.
19. EXCEPT AS EXPRESSIVELY PROVIDED HEREIN, NO ADDITIONAL CERTIFICATIONS OR AFFIRMATIONS ARE INTENDED

KEMP Signs & Service, Inc. ES0000229

1740 HILL AVENUE
WEST PALM BEACH, FL.
33407
561-840-6382
(FAX) 561-840-6385

McDonald’s #43805
“COOPER CITY SHE - 1”
2550 PINE ISLAND ROAD
HOLLYWOOD, FL 33024

SALES PERSON:
DRAWN BY: NICHOLE BURLESON

SCALE: AS NOTED

DATE DRAWN:
02.10.2025

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ALL ELECTRICAL TO BE UL, LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

#1 00.00.00
#1 00.00.00
#1 00.00.00
#1 00.00.00

CUSTOMER APPROVAL: [X] _____ DATE: [X] _____

RESPONSE NARRATIVE

11/12/2025

MCDONALD'S CONVERSION @ CC COMMONS

SITE PLAN AMENDMENT # SPA 9/2/25

VARIANCE # V 9/1/25

2550 PINE ISLAND ROAD

COOPER CITY

POLICE DEPARTMENT COMMENTS:

1. Provide hours of operation & security details/ops plan.

RESPONSE: We are requesting the similar hours of operation to Taco Bell and if a condition of a camera system that ties into the City's Real Time Crime Center is required. We would provide this.

Proposed hours of operation are:

Monday – Thursday	**(7 AM – 4 AM)**
Friday	**(7 AM – 4 AM)**
Saturday	**(8 AM – 4 AM)**
Sunday	**(8 AM – 4 AM)**

LANDSCAPE COMMENTS:

1. Comments will be forthcoming after site inspection but mainly centered around any missing or replacement of poor conditioned material.

RESPONSE: ACKNOWLEDGED.

P&Z COMMENTS:

1. See attached comments on applications/justification statements.

RESPONSE: Acknowledged.

2. Proposed signage shown on renderings exceed code allowances and will require a sign waiver.

RESPONSE: A sign waiver is being requested for the proposed signage.

3. Submit a new proposal sign package with white & yellow as outparcel sign colors.

RESPONSE: A proposed sign package with white & yellow sign colors is provided.

4. Indicate on color renderings what color/elements of the new proposed building will establish a "homogenous design" with the main building.

RESPONSE: Please see the DRC notes on the updated 11 x 17 colored elevations.

5. Create a pavement marking and signage sheet with the relevant detail exhibits from sheets 901 and 904. Reconcile striping conflicts between the exhibits. Code requires double stripes.

RESPONSE: A Pavement Marking and Signage Plan has been created and is provided on Sheet C-304. Details from Sheets 901 through 904 were incorporated on C-305 and all conflicting striping information between those exhibits was reconciled.

6. Show wheel stops on the parking stall layouts designed to have them.

RESPONSE: Wheel stops have been provided as requested. Please note, the wheels stops are only provided along the parking areas that do not have 6" curb reveal.

7. Provide height & type of proposed safety fence. FYI, code does not permit wind screen on fences.

RESPONSE: A detail showing the height and type of the proposed safety fence has been added to Sheet C-801. No wind screen is included in accordance with code requirements.

8. Consolidate inconsistencies with number of parking spaces provided/ needed for variance. There are 3 different scenarios throughout the submittal documents.

RESPONSE: The inconsistencies with number of parking spaces has been consolidated on all documents to match.

9. Be advised that CBWCD approval is required before petition will be scheduled for City Commission Approval.

RESPONSE: Acknowledged.

ENGINEERING DEPT. COMMENTS:

1. Sheet C-302 drive through lane minimum 12-foot width. Show solid yellow stripe at 12-foot width for all drive through lanes. Change 15-foot lane to 13 foot width and 17.9 lane width to a 15.9 width to accommodate the 12 drive through lanes.

RESPONSE: Drive-through lane widths and striping have been revised as requested. A solid yellow stripe has been added at the 12-foot width for all drive-through lanes. The 15-foot lane has been adjusted to 13 feet, and the 17.9-foot lane has been revised to 15.9 feet to accommodate the 12-foot drive-through lanes.

2. Sheet C501 on proposed sanitary dog house, what is the elevation difference on proposed invert verse existing invert? More that 2-foot difference would require an inside manhole drop.

RESPONSE: The slope of the proposed pipe has been adjusted so the internal drop of the manhole is less than 2 feet, ensuring compliance with the requirement.

3. Are there any changes to the water meter size?

RESPONSE: Changes in the water meter size are not anticipated for this project.

Engineering permit submittal requirements: See attached Engineering Permit.

1. Two sets of drawings
2. Engineer's cost estimate for water, sewer, paving & drainage.

   RESPONSE: Engineer's cost estimate enclosed.

3. Performance bond.
4. Cert of Insurance naming Cooper City as second holder,
5. Copy of contractors license.

Please see Sunbiz included that shows William W. Wayburn , Vice President of Real Estate.

NOTES

1. APPROXIMATE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE PER A PRIVATE UTILITY MARKOUT PERFORMED BY BLOOD HOUND LLC, ON DECEMBER 13, 2024 AND FIELD LOCATED WITH CONVENTIONAL FIELD SURVEY METHODS UNLESS OTHERWISE NOTED.
2. THIS SURVEY WAS PERFORMED IN THE FIELD ON DECEMBER 19, 2024 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS. REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS NOTED OTHERWISE.
3. ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS BENCHMARK NO. AJ9044 WITH A PUBLISHED ELEVATION OF 5.87 FEET.
4. THE PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREAS, ZONE AE (WITH BASE FLOOD ELEVATION OR DEPTH) PER MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP", MAP NUMBER 12011C0545J, BROWARD COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 545 OF 751", WITH A MAP EFFECTIVE DATE OF JULY 31, 2024. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
5. ZONING: GENERAL BUSINESS (B-3)

   BUILDING SETBACKS:
   FRONT: NONE
   REAR: NONE
   LEFT: NONE
   RIGHT: NONE

   ALL ZONING INFORMATION WAS PROVIDED IN A ZONING REPORT PREPARED BY BOHLER ENGINEERING, DATED AUGUST 2, 2024 AND MUST BE VERIFIED PRIOR TO USE OR RELIANCE UPON SAME, TO CONFIRM THE ZONING INFORMATION REPRESENTS AND DEPICTS THE THEN-CURRENT SITE-SPECIFIC INFORMATION." SHOULD THERE BE ANY CHANGE IN USE, SETBACK(S) AND/OR SET BACK REQUIREMENTS, ZONING CLASSIFICATION AND/OR ANY OTHER CHANGE OR VARIATION FROM THE CONDITIONS RECORDED HEREIN, THE CLIENT MUST VERIFY COMPLIANCE WITH THE USE, SET BACK, ZONING CLASSIFICATION AND/OR ORDINANCE, REGULATION OR LEGAL REQUIREMENT, PRIOR TO USING OR RELYING UPON THE FINDINGS RECORDED HEREIN, OR REFERENCING SAME AS RELATED TO THE PROPERTY, PROJECT AND/OR DEVELOPMENT.
6. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
7. THERE IS NO RECENT EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
8. THERE ARE NOT ANY CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
9. TREES 4 INCHES DIAMETER AT BREAST HEIGHT (DBH) AND LARGER HAVE BEEN LOCATED WITHIN THE LIMITS OF TOPOGRAPHIC SURVEY SHOWN ON SHEET 3.
10. THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THE SURVEY AND LISTED BELOW. ENCROACHMENT IS A LEGAL CONDITION, NOT A MATTER OF SURVEY AND, AS A RESULT, THERE MAY BE OTHER POSSIBLE ENCROACHMENTS AFFECTING THE PROPERTY THAT ARE NOT SHOWN.
11. THE PROPERTY HAS DIRECT ACCESS ALONG PINE ISLAND ROAD.
12. BOHLER WAS NOT MADE AWARE OF ANY WETLAND DELINEATION PERFORMED ON THE SUBJECT PROPERTIES AND THERE WERE NO WETLAND FLAGS OBSERVED AT THE TIME OF THE FIELD SURVEY. A PHASE 1 REPORT WAS NOT PROVIDED.
13. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULES 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
14. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 - 2011 ADJUSTMENT, HOLDING THE WEST LINE OF THE SUBJECT PROPERTY PER OFFICIAL RECORDS BOOK 30856, PAGE 607, AS BEING NORTH 01°14'30" WEST.
15. ALL DISTANCES ARE MEASURED GROUND DISTANCES UNLESS NOTED OTHERWISE.
16. PARKING: 59 STANDARD
    3 ADA
    62 TOTAL SPACES
17. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY ANYONE OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
18. THIS MAP IS INTENDED TO BE DEPICTED AT A SCALE OF 1"=20' ON 24"X36" SHEETS. UNITS SHOWN ARE U.S. SURVEY FEET.
19. SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATIONS.
20. © COPYRIGHT 2025 BY BOHLER ENGINEERING FL, LLC.
REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BOHLER ENGINEERING FL, LLC.

REFERENCES (*):

PIPES, SIZES AND INVERTS AT THESE LOCATION ARE REFERENCED FROM, A PLAN "PAVING & DRAINAGE PLAN". REVISION DATE NOVEMBER 3, 2000, PROJECT NUMBER: 085307 BY MILLER LEGG & ASSOCIATES, INC. AND A PLAN "AS BUILT SANITARY SEWER". REVISION DATE JUNE 03, 2002, PROJECT NUMBER 085307 BY FLORIDA INTERNATIONAL LAND SURVEYORS, INC. THE CONDITIONS OF THE STRUCTURES AT THESE LOCATIONS IS NOTED ON THE SURVEY. FIELD VERIFICATION SHOULD BE CONDUCTED PRIOR TO ANY DESIGN.

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY SUNSHINE 811 UTILITY SYSTEM (1-800-432-4770) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 198401477

UTILITY COMPANY	PHONE NUMBER
A T & T/ DISTRIBUTION	(888) 357-1922
BROWARD COUNTY TRAFFIC ENGINEERING	(954) 847-2745
CITY OF PEMBROKE PINES / CH2M	(954) 518-9095
COMCAST CABLE	(786) 586-8505
COOPER CITY UTILITIES	(954) 434-5519
FLORIDA POWER & LIGHT - SOUTH FIBER	(561) 313-6891
FLORIDA POWER & LIGHT--BROWARD	(386) 586-6403

TITLE DESCRIPTION:

PARCEL 1: LEASEHOLD PARCEL

LESSEE'S INTEREST IN THAT CERTAIN LEASE BY AND BETWEEN PUBLIX SUPERMARKETS, INC., A FLORIDA CORPORATION, AS LESSOR, AND MCDONALD'S USA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LESSEE, DATED _____, 2024, ("THE LEASE"), MEMORIALIZED BY THAT CERTAIN MEMORANDUM OF LEASE DATED _____, 2024, RECORDED _____, 2024, UNDER INSTRUMENT NUMBER _____, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DEMISING THE FOLLOWING DESCRIBED LAND:

OUTPARCEL #5 AS DESCRIBED IN DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS RECORDED IN OFFICIAL RECORDS BOOK 31921, PAGE 1105, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID OUTPARCEL BEING A PORTION OF PARCEL "A", "COOPER CITY COMMONS' AS RECORDED IN PLAT BOOK 170, PAGE 120, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT REFERENCE POINT "D" AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 31921, PAGE 1105, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF PINE ISLAND ROAD, 700.04' NORTH OF (AS MEASURED ALONG THE EASTERLY LINE OF SECTION 5, TOWNSHIP 51 SOUTH, RANGE 41 EAST) AND 68.27 WEST OF (MEASURED AT RIGHT ANGLES TO PREVIOUS COURSE) THE SOUTHEAST CORNER OF SAID SECTION 5/51/41; THENCE FROM SAID POINT OF COMMENCEMENT ALONG THE EASTERLY BOUNDARY OF SAID PARCEL "A", NORTH 00°54'06" WEST 118.78 FEET; THENCE CONTINUE ALONG SAID EASTERLY BOUNDARY, SOUTH 87°49'40" WEST 12.00 FEET; THENCE CONTINUE ALONG SAID BOUNDARY, NORTH 00°54'06" WEST 127.68 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°49'40" WEST 225.04 FEET; THENCE NORTH 02°10'20" WEST 205.00 FEET; THENCE NORTH 87°49'40" EAST 225.04 FEET TO A POINT ON A 32.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WHOSE RADIUS POINT BEARS SOUTH 33°29'13" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°43'59", AN ARC DISTANCE OF 34.48 FEET TO A POINT OF TANGENCY; THENCE SOUTH 05°13'12" WEST 86.31 FEET; THENCE SOUTH 00°54'06" EAST 89.32 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN COOPER CITY, BROWARD COUNTY, FLORIDA.

PARCEL 2: EASEMENT PARCEL

TOGETHER WITH: NON-EXCLUSIVE EASEMENT(S) FOR INGRESS, EGRESS AND ACCESS, FOR THE BENEFIT OF PARCEL 1 ABOVE, AS SET FORTH AND CREATED BY THAT CERTAIN _____ BY AND BETWEEN PUBLIX SUPERMARKETS, INC., A FLORIDA CORPORATION, AND MCDONALD'S USA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED _____, 2024 UNDER INSTRUMENT NUMBER _____, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE LANDS DESCRIBED THEREIN. SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID INSTRUMENT.

TITLE NOTES:

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 11887830, WITH A COMMITMENT DATE OF JULY 7, 2025 AND A REVISION NUMBER: REV. A - 07/24/2025. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, PART II EXCEPTIONS FROM COVERAGE:

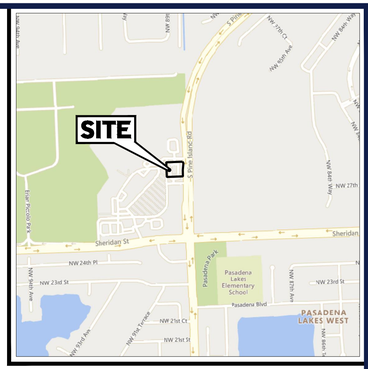
5. DEDICATIONS, RESTRICTIONS, LIMITATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF COOPER CITY COMMONS, RECORDED OCTOBER 23, 2001 IN PLAT BOOK 170, PAGE 119, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT FILED MAY 12, 2004 IN OFFICIAL RECORDS BOOK 37442, PAGE 1223, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT FILED MARCH 12, 2015 UNDER INSTRUMENT NUMBER 112861480, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AS TO ALL PARCELS); **AFFECT TITLE PARCEL 1, PLOTTABLE ITEMS SHOWN.**
6. RESERVATIONS FOR CANAL AND DRAINAGE, CONTAINED IN DEED NO. 16160 FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DATED JUNE 4, 1908 FILED JULY 20, 1909 IN DEED BOOK 49, PAGE 213, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AS TO ALL PARCELS); **THE TITLE PARCELS ARE WITHIN THE AREA DESCRIBED IN THE GRANT, NOT A SURVEY MATTER.**
7. EASEMENT GRANTED TO FLORIDA POWER AND LIGHT COMPANY, FILED IN OFFICIAL RECORDS BOOK 2288, PAGE 656, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS MODIFIED BY DOCUMENT FILED SEPTEMBER 1, 1964 IN OFFICIAL RECORDS BOOK 2866, AT PAGE 702, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AS TO ALL PARCELS); **DOES NOT AFFECT THE TITLE PARCELS, AFFECTS THE LANDS TO THE SOUTH.**
8. ALL OF THE TERMS, RESTRICTIONS, EASEMENTS, COVENANTS, CONDITIONS AND OTHER PROVISIONS INCLUDING PRIVATE CHARGES AND/OR ASSESSMENTS, AND LIENS FOR AMOUNTS OF MONEY OR CHARGES OR ASSESSMENTS FOR VARIOUS PURPOSES, AS CONTAINED IN THE DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS, FILED JULY 31, 2001 IN OFFICIAL RECORDS BOOK 31921, PAGE 1105, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AS AMENDED BY AMENDMENT TO DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS, FILED DECEMBER 10, 2001 IN OFFICIAL RECORDS BOOK 32468, PAGE 1884; AND SECOND AMENDMENT TO DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS, FILED NOVEMBER 18, 2002 IN OFFICIAL RECORDS BOOK 34121, PAGE 798; 'SECOND' AMENDMENT TO DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS, FILED DECEMBER 2, 2003 IN OFFICIAL RECORDS BOOK 36513, PAGE 1489; FOURTH AMENDMENT TO DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS, FILED JUNE 1, 2009 IN OFFICIAL RECORDS BOOK 46267, PAGE 384; (AS TO ALL PARCELS); **AFFECTS THE TITLE PARCELS. DOCUMENT CONTAINS USE RESTRICTIONS, AND EASEMENTS THAT ARE GENERAL IN NATURE. CONTAINS A SIGN EASEMENT THAT IS SOUTH OF PARCEL 1.**
9. DECLARATION OF COVENANTS AND RESTRICTIONS DATED MARCH 11, 1988, FILED NOVEMBER 14, 1988 IN OFFICIAL RECORDS BOOK 15952, PAGE 857, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AS TO ALL PARCELS); **AFFECTS THE TITLE PARCELS, PLOTTABLE ITEMS SHOWN.**
10. TERMS AND PROVISIONS, RESTRICTIONS, LIMITATIONS AND EASEMENTS, OF THAT DEVELOPMENT ORDER, AND ATTACHMENTS THERETO, EVIDENCED BY RESOLUTION NO. 2000-7-4 FILED JULY 25, 2000 IN OFFICIAL RECORDS BOOK 30700, PAGE 1807, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS MAY BE AMENDED FROM TIME TO TIME. (AS TO ALL PARCELS); **AFFECT THE TITLE PARCELS, NOT A SURVEY MATTER.**
11. TERMS AND PROVISIONS, RESTRICTIONS, LIMITATIONS AND EASEMENTS, OF THAT DEVELOPMENT ORDER, AND ATTACHMENTS THERETO, EVIDENCED BY RESOLUTION NO. 2001-01-5, FILED FEBRUARY 2, 2001 IN OFFICIAL RECORDS BOOK 31241, PAGE 825, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS MAY BE AMENDED FROM TIME TO TIME. (AS TO ALL PARCELS); **AFFECT THE TITLE PARCELS, NOT A SURVEY MATTER.**
12. TERMS AND PROVISIONS OF RIGHT OF WAY CONSENT AGREEMENT WITH FLORIDA POWER AND LIGHT COMPANY FILED APRIL 12, 2011 IN OFFICIAL RECORDS BOOK 51477, PAGE 863, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AS TO ALL PARCELS); **DOES NOT AFFECT THE TITLE PARCELS, AFFECTS THE LAND TO THE SOUTH.**
13. TERMS AND PROVISIONS OF MAINTENANCE AGREEMENT WITH CENTRAL BROWARD WATER CONTROL DISTRICT FILED JULY 11, 2001 IN OFFICIAL RECORDS BOOK 31829, PAGE 448, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AS TO ALL PARCELS); **AFFECTS THE TITLE PARCELS, NOT A SURVEY MATTER.**
14. ALL OF THE TERMS, RESTRICTIONS, EASEMENTS, COVENANTS, CONDITIONS AND OTHER PROVISIONS AS CONTAINED IN THE DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS AND GRANT OF EASEMENTS FILED OCTOBER 20, 2004 IN OFFICIAL RECORDS BOOK 38399, PAGE 568, AND AMENDMENT TO DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS AND GRANT OF EASEMENTS, FILED JULY 20, 2006 IN OFFICIAL RECORDS BOOK 42437, PAGE 1687, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AS TO ALL PARCELS) ; **AFFECTS THE TITLE PARCELS, GRANTS EASEMENTS THAT ARE GENERAL IN NATURE.**
15. ROAD IMPACT AGREEMENT FILED OCTOBER 23, 2001 IN OFFICIAL RECORDS BOOK 32268, PAGE 488, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AS TO ALL PARCELS); **AFFECTS THE TITLE PARCELS, NOT A SURVEY MATTER.**
16. EASEMENT GRANTED TO BELLSOUTH TELECOMMUNICATIONS, INC., FILED MARCH 29, 2002 IN OFFICIAL RECORDS BOOK 32966, PAGE 1419, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AS TO ALL PARCELS); **AFFECTS THE TITLE PARCEL 1, EASEMENT SHOWN.**
17. EASEMENT GRANTED TO BROWARD COUNTY FILED MAY 24, 2002 IN OFFICIAL RECORDS BOOK 33180, PAGE 268, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AS TO ALL PARCELS); **DOES NOT AFFECT TITLE PARCEL 1, EASEMENT IS LOCATED TO THE SOUTH.**
18. EASEMENT GRANTED TO CITY OF COOPER CITY FILED JUNE 25, 2003 IN OFFICIAL RECORDS BOOK 35460, PAGE 1736, AS AFFECTED BY RESOLUTION NO. 13-2-4 REGARDING PARTIAL RELEASE OF UTILITY EASEMENT FILED MARCH 8, 2013 IN OFFICIAL RECORDS BOOK 49581, PAGE 1060, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AS TO ALL PARCELS); **AFFECTS TITLE PARCEL, EASEMENT SHOWN.**
19. ROAD IMPACT AGREEMENT FILED MAY 12, 2004 IN OFFICIAL RECORDS BOOK 37442, PAGE 1232, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AS AFFECTED BY PARTIAL RELEASE OF ROAD IMPACT FEE AGREEMENT AND STATEMENT OF ACKNOWLEDGMENT FILED MARCH 12, 2015 UNDER INSTRUMENT NUMBER 112861482; OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AS TO ALL PARCELS); **DOES NOT AFFECT TITLE PARCEL 1, AFFECTS THE LANDS TO THE WEST.**
20. TERMS AND PROVISIONS OF THAT CERTAIN LEASE BY AND BETWEEN PUBLIX SUPERMARKETS, INC., A FLORIDA CORPORATION, AS LESSOR, AND MCDONALD'S USA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LESSEE, DATED ____, 2024, MEMORIALIZED BY THAT CERTAIN MEMORANDUM OF LEASE DATED ___, 2024 RECORDED ____ 2024, UNDER INSTRUMENT NUMBER _____, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; **DOCUMENT NOT PROVIDED.**
21. EASEMENT AGREEMENT BY AND BETWEEN PUBLIX SUPERMARKETS, INC., A FLORIDA CORPORATION, AND MCDONALD'S USA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED _____ 2024 UNDER INSTRUMENT NUMBER, _____, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; **DOCUMENT NOT PROVIDED.**
22. RESOLUTION OF THE CITY OF COOPER CITY, FLORIDA, ISSUING DEVELOPMENT ORDER NO. 04-06, AND ATTACHMENTS THERETO INCLUDING WATER AND SEWER DEVELOPER'S AGREEMENT FILED AUGUST 2, 2004 IN OFFICIAL RECORDS BOOK 37940, PAGE 1284, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AS TO PARCEL 1); **AFFECTS TITLE PARCEL 1, NOT A SURVEY MATTER.**
23. EASEMENT GRANTED TO FLORIDA POWER AND LIGHT COMPANY, FILED NOVEMBER 18, 2004 IN OFFICIAL RECORDS BOOK 38564, PAGE 58, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AS TO PARCEL 1); **AFFECTS TITLE PARCEL 1, EASEMENT SHOWN.**
24. RESOLUTION NO. 2004-11-06 OF THE CITY OF COOPER CITY, FLORIDA, AND ATTACHMENTS THERETO INCLUDING UTILITY EASEMENTS FILED NOVEMBER 29, 2004 IN OFFICIAL RECORDS BOOK 38600, PAGE 919, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AS TO PARCEL 1); **AFFECTS THE TITLE PARCEL 1, EASEMENT SHOWN.**
25. DRAINAGE EASEMENT GRANTED TO BROWARD COUNTY FILED MAY 24, 2002 IN OFFICIAL RECORDS BOOK 33180, PAGE 136, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AS TO PARCEL 2); **DOES NOT AFFECT TITLE PARCEL 1, EASEMENT IS LOCATED TO THE WEST.**
26. DRAINAGE FLOWAGE AND STORAGE RETENTION EASEMENT GRANTED TO BROWARD COUNTY FILED MAY 24, 2002 IN OFFICIAL RECORDS BOOK 33180, PAGE 265, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AS TO PARCEL 2); **DOES NOT AFFECT TITLE PARCEL 1, EASEMENT IS LOCATED TO THE WEST.**
27. EASEMENT GRANTED TO FLORIDA POWER AND LIGHT COMPANY, FILED OCTOBER 7, 2008 IN OFFICIAL RECORDS BOOK 45734, PAGE 557, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AS TO PARCEL 2); **DOES NOT AFFECT TITLE PARCEL 1, EASEMENT IS LOCATED TO THE WEST.**
28. EASEMENT FOR IMPROVEMENTS BY PUBLIX SUPER MARKETS, INC., A FLORIDA CORPORATION, ("GRANTOR"), AND AS COOPER CITY OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ("GRANTEE"), FILED JULY 5, 2019 UNDER INSTRUMENT NUMBER 115911232, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AS TO PARCEL 2); **DOES NOT AFFECT TITLE PARCEL 1, EASEMENT IS LOCATED TO THE NORTHWEST, SHOWN.**
29. INFORMATIONAL NOTES ONLY, AND NOT EXCEPTIONS: **NOT A SURVEY MATTER.**

    A. RESOLUTION OF THE CENTRAL BROWARD DRAINAGE DISTRICT FILED JUNE 8, 1967 IN OFFICIAL RECORDS BOOK 3438, PAGE 60, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, PUTTING THE PUBLIC ON NOTICE OF THE RULES AND REGULATIONS CONCERNING THE PROTECTION AND PROMULGATION OF DRAINAGE WITHIN THE BOUNDARIES OF THE DISTRICT.

    B. NOTICE PURSUANT TO SECTION 713.10(2) OF THE FLORIDA STATUTES, RILED APRIL 29, 2021 UNDER INSTRUMENT NUMBER 117232212, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

    C. AGENT OF RECORD FOR NOTICE OF EXPIRATION OF FINDINGS OF ADEQUACY FILED OCTOBER 23, 2001 IN OFFICIAL RECORDS BOOK 32268, PAGE 503, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

    D. AGENT OF RECORD FOR NOTICE OF EXPIRATION OF FINDINGS OF ADEQUACY FILED MAY 12, 2004 IN OFFICIAL RECORDS BOOK 37442, PAGE 1246, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
30. DRAINAGE EASEMENT AGREEMENT RECORDED MARCH 10, 2025, IN INSTRUMENT NUMBER 120094825. (AS TO EASEMENT PARCELS); **DOES NOT AFFECT TITLE PARCEL 1, EASEMENT IS LOCATED TO THE SOUTH.**
31. MAINTENANCE AGREEMENT RECORDED MARCH 11, 2025, IN INSTRUMENT NUMBER. 120095118. (AS TO EASEMENT PARCELS); **AFFECTS THE EASEMENT PARCEL, NO PLOTTABLE ITEMS.**



SITE LOCATION MAP

SCALE: 1"=1,000'

SOURCE: AUTODESK GEOLOCATION

TO: MCDONALD'S USA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MCDONALD'S REAL ESTATE COMPANY; MCDONALD'S CORPORATION; CHICAGO TITLE INSURANCE COMPANY; AND PUBLIX SUPERMARKETS, INC., A FLORIDA CORPORATION.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 7(C), 8, 9, 10(A), 11(B), 13, 16, 17 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 19, 2024.

COLLIN WOODYARD DATE

PROFESSIONAL SURVEYOR AND MAPPER NO. LS7423

THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
INDUSTRIAL DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	09/12/2025	UPDATED TITLE COMMITMENT	S.M. / P.D.

PROJECT No.:	FLB240124.00.1A
DRAWN BY:	A.S.
CHECKED BY:	S.M.
DATE:	01/17/2025
CAD I.D.:	S-ALTA-SURV
FIELD DATE:	12/19/2024
CREW CHIEF:	J.V.
APPROVED:	C.W.

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PROJECT:

ALTA/NSPS LAND TITLE SURVEY

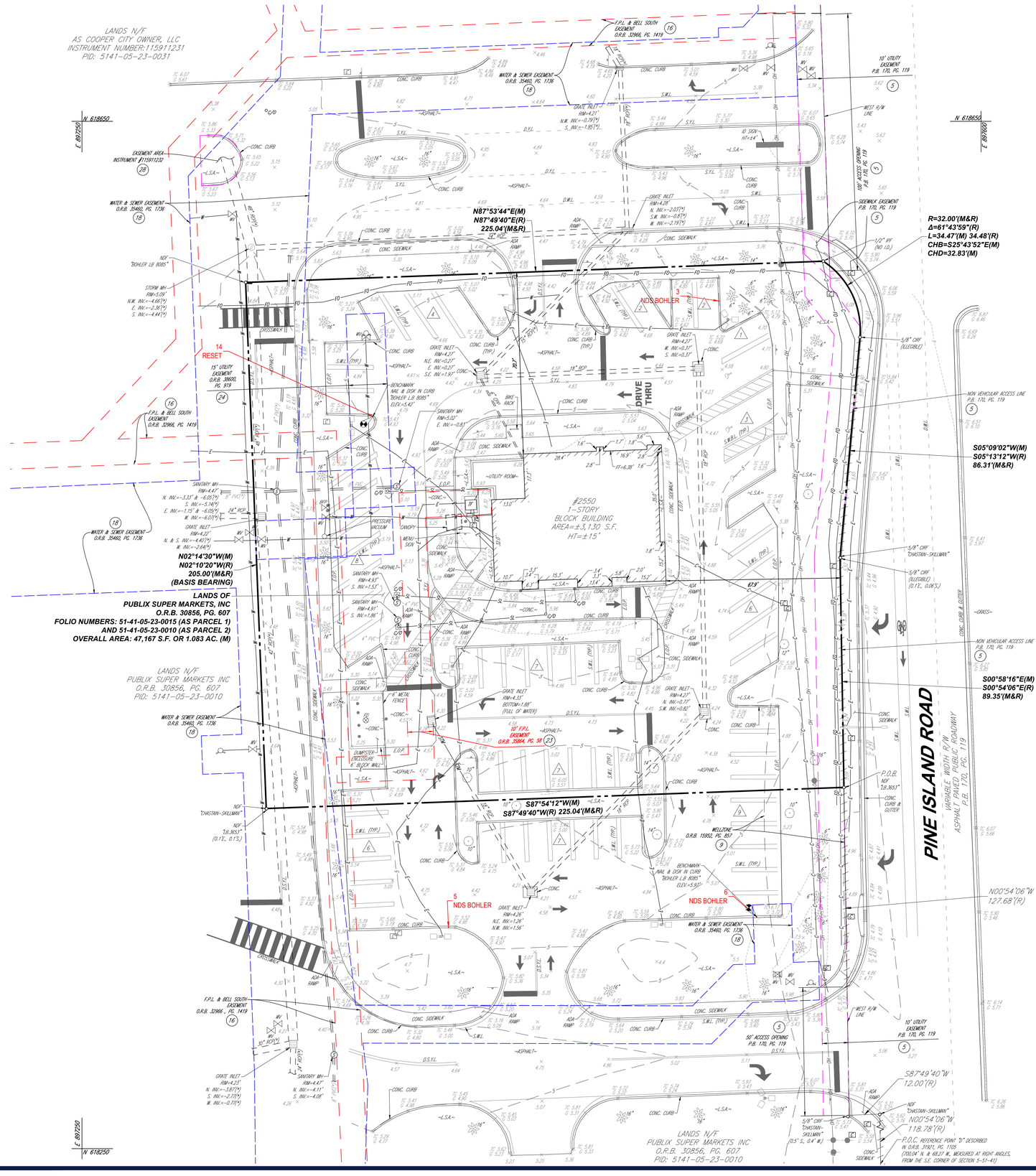
FOR

2550 PINE ISLAND ROAD
CITY OF HOLLYWOOD
BROWARD COUNTY

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. LB#8085

SHEET NUMBER: 1 OF 2

REVISION 1 - 09/12/2025



LEGEND

123	EXISTING CONTOUR
X 123.45	EXISTING SPOT ELEVATION
TC 123.45	EXIST. TOP OF CURB ELEVATION
G 123.55	EXIST. GUTTER ELEVATION
HY	HYDRANT
WV	WATER VALVE
BFP	BACK FLOW PREVENTER
CO	CLEAN OUT
S	SANITARY MANHOLE
D	STORM DRAIN MANHOLE
	UTILITY POLE
	AREA LIGHT
	UTILITY POLE/LIGHT POLE
	GUY WIRE
EM	ELECTRIC METER
TF	TRANSFORMER
	SIGN
	BOLLARD
FD	FLOOR DRAIN
C	COVER
	FENCE
EB	ELECTRIC BOX
	PAINTED ARROWS
5	TITLE REPORT EXCEPTION
E	ENCROACHMENTS
1	DENOTES PARKING SPACE COUNT
	BENCHMARK
	TREE (SIZE AS NOTED)
	PALM TREE (SIZE AS NOTED)
	PROP. CORNER TO BE SET
CIRF	CAPPED IRON REBAR FOUND
IPF	IRON PIPE FOUND
NDF	NAIL & DISK FOUND
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
O.R.B.	OFFICIAL RECORD BOOK
PG	PAGE
P.B.	PLAT BOOK
(TYP.)	TYPICAL
N.	NORTH
S.	SOUTH
E.	EAST
W.	WEST
S.W.L.	SOLID WHITE LINE
D.W.L.	DASHED WHITE LINE
D.Y.L.	DASHED YELLOW LINE
S.Y.L.	SOLID YELLOW LINE
D.S.Y.L.	DOUBLE SOLID YELLOW LINE
S.W.B.L.	SOLID WHITE & BLUE LINE
CONC.	CONCRETE
E.O.P.	EDGE OF PAVEMENT
℄	CENTERLINE
ℙ	PROPERTY LINE
L.S.A.	LANDSCAPED AREA
±	PLUS OR MINUS
PVC	POLYVINYL CHLORIDE
CPP	CORRUGATED PLASTIC PIPE
RCP	REINFORCED CONCRETE PIPE
ADA	AMERICANS WITH DISABILITIES ACT
MH	MANHOLE
ELEV.	ELEVATION
S.F.	SQUARE FOOT
AC.	ACRE
N/F	NOW OR FORMERLY
LRL	LANDSCAPE RESTRICTION LINE
INV	INVERT
FCS	FLORIDA COORDINATE SYSTEM
NAD	NORTH AMERICAN DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
NGS	NATIONAL GEODETIC SURVEY
R	RADIUS
Δ	DELTA
L	LENGTH
CHB	CHORD LENGTH BEARING
CHD	CHORD LENGTH DISTANCE
B.S.L.	BUILDING SETBACK LINE
LB	LICENSE BUSINESS
P.I.D.	PROPERTY IDENTIFICATION
R/W	RIGHT-OF-WAY
FF	FINISH FLOOR
HT	HEIGHT
(M)	MEASURED
(R)	RECORD
(P)	PLAT
(T)	TOTAL
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
OH	OVERHEAD WIRES
FO	APPROX. LOC. UNDERGROUND FIBER OPTIC LINE PER PRIVATE UTILITY MARKOUT (SEE NOTE 3)
C	APPROX. LOC. UNDERGROUND CABLE LINE PER UTILITY MARKOUT
W	APPROX. LOC. UNDERGROUND WATER LINE PER PRIVATE UTILITY MARKOUT (SEE NOTE 3)
E	APPROX. LOC. UNDERGROUND ELECTRIC LINE PER PRIVATE UTILITY MARKOUT (SEE NOTE 3)
SW	APPROX. LOC. UNDERGROUND STORM LINE PER PRIVATE UTILITY MARKOUT (SEE NOTE 3)

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	09/12/2025	UPDATED TITLE COMMITMENT	S.M. / P.D.

PROJECT No.:	FLB240124.00.1A
DRAWN BY:	A.S.
CHECKED BY:	S.M.
DATE:	01/17/2025
CAD I.D.:	S-ALTA-SURV
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CREW CHIEF:	J.V.
APPROVED:	C.W.

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PROJECT:

ALTA/NSPS LAND TITLE SURVEY

FOR

2550 PINE ISLAND ROAD
CITY OF HOLLYWOOD
BROWARD COUNTY

BOHLER
1900 NW CORPORATE BOULEVARD
SUITE 101E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. LB#8085

20 10 5 0 20
SCALE: 1" = 20'

SHEET NUMBER:
2
OF 2

REVISION 1 - 09/12/2025

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 DESIGNATIN:	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.

RESOLUTION NO. 26-14

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.

WHEREAS, Publix Supermarkets, through its agent, Craig McDonald, (collectively, the "Applicant"), filed an application for a variance (#V9-1-25) from Section 25-4(g) of the City's Code of Ordinances (the "Code"), to decrease the required parking as set forth in Sec. 25-4(g) of the City's Code of Ordinances by fifteen (15) spaces; and

WHEREAS, a Public Hearing on this request was held by the Planning & Zoning Board on November 3, 2025, after due notice of publication; and

WHEREAS, the Planning & Zoning Board has submitted to the City Commission their recommendation of denial, a copy of which is included in the Staff Report attached hereto as Exhibit "B," and recommends approval of the requested variance; and

WHEREAS, public notice was provided in accordance with law; and

WHEREAS, the City Commission has reviewed the Applicant's request and considered the recommendation of the Planning and Zoning Board and finds that granting the Applicant's request for a variance is in the best interests of the citizens and residents of the City.

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

Section 1: **Recitals Adopted.** That each of the above stated recitals is hereby adopted and confirmed. All exhibits to this resolution are incorporated herein and expressly made a part hereof.

Section 2: **Approval.** That the Applicant's request (#V9-1-54) is hereby approved and in accordance with Section 23-153 of the Code of Ordinances of the City of Cooper City a variance is granted from Section 25-4(g) for the property generally located at 2550 Pine Island Road in Cooper City to decrease the required amount of parking as set forth in Section 25-4(g) by fifteen (15) spaces.

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 24th day of February, 2026.

_____
JAMES CURRAN
Mayor

ATTEST:

_____
TEDRA ALLEN
City Clerk

APPROVED AS TO LEGAL FORM:

_____
OFFICE OF THE CITY ATTORNEY

ROLL CALL

Mayor Curran	_____
Commissioner Shrouder	_____
Commissioner Katzman	_____
Commissioner Mallozzi	_____
Commissioner Smith	_____

Kimley»Horn

April 23, 2024

Ms. Rosangela DeMello
Area Construction Manager
McDonald's USA, LLC - Florida Region
10150 Highland Manor Drive, Suite 470
Tampa, FL 33610

RE: *McDonald's – Commercial Boulevard*
Parking Statement
Oakland Park, Florida

Dear Rosangela:

Kimley-Horn and Associates, Inc. has undertaken the following review and analysis to evaluate the existing and future parking requirements for the proposed redevelopment of the existing McDonald's site located at 1352 E Commercial Boulevard in Oakland Park, Florida. The proposed redevelopment includes changing the orientation of the building and adding to the overall square footage.

Below is a summary of the code-required parking for the site, a summary of site-specific conditions that are anticipated to contribute to lower general parking demand for the site, and existing parking data for the site demonstrating that actual parking requirement for the site is lower than the rates defined in the Oakland Park code.

Site-Specific Context and Multi-Modal Availability

This site has access to the regional transit network; it is located on bus route 55 within 230 feet of a stop. This route provides regular bus service along the Commercial Boulevard Corridor and access to Hiatus Road and Nob Hill Road to the west. Additionally, greater availability and popularity of food delivery services has reduced the parking demand for fast food restaurants.

Code Parking Requirements

The proposed redevelopment brings the total building area to 3,859 square feet; However, the existing customer service area is proposed to be reduced from 1,284 SF to 1,090 SF. The City of Oakland Park Code defines the parking requirements for restaurant developments in the City of Oakland Park. Based upon these requirements, the site parking requirements were calculated as summarized in *Table 1*.

Table 1: Oakland Park Required Parking

Land Use	Intensity	Oakland Park Parking Rate	Required Parking
Restaurant	1,284 SF	1 Spaces / 50 SF Customer Service Area	26
		Total Code-Required Parking	**26**

Application of the City's code parking requirements identified a code-required parking supply of 26 parking spaces. The existing site has a total of 28 parking spaces within the site. The proposed redevelopment calls for a reduction in parking. The following justification demonstrates that the on-site parking demand justifies the relief requested from the City's parking requirements.

Data Evaluation at McDonald's Site

Kimley-Horn has undertaken a review and evaluation of on-site parking data to evaluate the anticipated parking requirements for a McDonald's in Oakland Park in comparison to the requirements defined in the Oakland Park Code.

Following is a summary of the local study that was undertaken.

Data Collection

Weekday parking counts were collected between 7:00 AM and 7:00 PM on Saturday, July 24, 2021 and Wednesday, January 21, 2021 at the exiting McDonald's site on Commercial Boulevard.

Parking Demand Determination

A parking demand rate was then calculated based on the observed demand at the count site. *Table 2* summarizes the demand calculations.

Instead of using the average of the weekday and weekend rates, the higher of the two 95th percentile weekday and weekend parking demand rates was then applied to the proposed redeveloped McDonald's site to determine the maximum projected demand. This 95th percentile means that 5% of the time, the expected parking demand will exceed this value. For the purposes of determining a supply requirement, a buffer of 10% was applied to ensure that additional spaces will be available on site, resulting in a recommended parking supply of 16 spaces. Therefore, as long as 16 spaces are provided to serve the McDonald's, the proposed parking demand will be accommodated within the existing site. *Table 3* compares the proposed parking supply with the recommended parking based on the local rate.

Table 2: Existing Parking Counts on Site

	Weekday	Weekend
Customer Service Area (SF)	1,284	1,284
Observed Parking Demand (95th Percentile)	13	16
Parking Demand Rate (per KSF)	**10.12**	**12.46**

Table 3: Recommended Parking per 95th Percentile Localized Rate

Intensity	Local Parking Demand Rate (Peak)	Required Parking
1,090 SF	12.46 Spaces / 1,000 SF	14
	Parking + 10% Buffer	**16**

Conclusion

Therefore, as demonstrated in this summary, a reduced parking requirement is appropriate for application at this site. The documentation contained herein demonstrates that it is appropriate to implement a variance from City code parking requirements based upon site-specific unique conditions. Furthermore, rates calculated from data collected at the project site was used to determine an accurate parking demand rate for this proposed redevelopment site. This evaluation demonstrated that the actual parking supply required for this site will be adequately met as long as 16 spaces are provided to serve the McDonald's, the proposed parking demand will be accommodated within the existing site. There are 17 spaces proposed on site; therefore, the proposed parking supply will accommodate the projected demand. Should you have any questions, please contact me via e-mail at stephanie.guerra@kimley-horn.com or via phone at (561) 840-0852.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Stephanie A Guerra
2024.04.23
18:55:29 -04'00'

Stephanie A. Guerra, P.E.
Transportation Engineer

Florida Registration
Number 84302
Certificate of Authorization
Registry No. 35106

Attachments

k:\wpb_tpto\kinlen\mcdonalds commercial\2024-4-22 mcdonalds commercial-parking.docx

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

RESOLUTION NO. 26-15

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; PROVIDNG FOR CONFLICTS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 25-29, of the City's Code of Ordinances establishes a waiver procedure whereby the City Commission has the option to waive the requirements of the City's sign code; and

WHEREAS, in accordance with Section 25-29 of the City Code, Publix Supermarkets / Craig McDonald – Corporate Property Services (the "Applicant"), on behalf of McDonald's, generally located at 2550 Pine Island Road, has submitted a sign package and sign waiver request for the McDonald's, a copy of the application is attached hereto as Exhibit "A" and incorporated herein (the "Application"); and

WHEREAS, the applicant has requested waivers from Section 25-23 of the City Code, as more particularly described in the Application and the Staff Report attached as Exhibit "B;"

WHEREAS, the City's professional staff has reviewed the applicant's request and determined that the Application is consistent with the code requirements to be considered by the City Commission; and

WHEREAS, on November 30, 2025, the City's Planning and Zoning Board considered the applicant's sign waiver and package petitions and voted unanimously to recommend approval;

WHEREAS, the City Commission finds that approving the applicant's sign package and waiver request is in the best interests of the citizens and residents of the city of Cooper City.

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 City Commission hereby approves the sign package (SI 11-1-25) for the McDonald's at Cooper City Commons in the Cooper City, generally located at 2550 Pine Island Road.

Section 3.: That the City Commission hereby approves the sign waiver request (SW 11-1-25), as submitted by the Applicant on behalf of McDonald's at Cooper City Commons in the Cooper City, generally located at 2550 Pine Island Road.

Section 4: That the waiver granted by this Resolution shall not excuse the applicant from compliance with each and every term, condition and provision of the City's Sign Code, the Code of Ordinances of the City of Cooper City, Florida, the conditions outlined in the staff's memorandum for approval, if any, as well as the obtainment of the necessary permits.

Section 5. Conflicts. All resolutions inconsistent or in conflict herewith shall be and are hereby repealed insofar as there is conflict or inconsistency.

Section 6. 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 7. Effective Date. This Resolution shall become effective upon its passage and adoption by the City Commission.

PASSED AND ADOPTED this 24th day of February, 2026.

_____
MAYOR JAMES CURRAN

ATTEST:

_____
TEDRA ALLEN, MMC
City Clerk

APPROVED AS TO LEGAL FORM:

_____
JACOB G. HOROWITZ
City Attorney

ROLL CALL

Mayor Curran	_____
Commissioner Shrouder	_____
Commissioner Katzman	_____
Commissioner Mallozzi	_____
Commissioner Smith	_____

CITY OF COOPER CITY
COMMUNITY DEVELOPMENT DEPARTMENT /
PLANNING AND ZONING DIVISION

9090 SW 50 PLACE
COOPER CITY, FL 33328
(954) 434-4300

GENERAL APPLICATION

ATTENTION: *Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Community Development 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.*

Date of Pre-Submittal Meeting: 11/22/24

FOR STAFF ONLY:
SPA 9-1-25
PETITION #: V 9-1-25 SI 11-1-25
SW 11-1-25
DATE PETITION FILED:
9/24/25

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: Variance

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 NAME AND LOCATION

A. Project Name: McDonald's L/C#009-2805

B. Project Address: 2550 Pine Island Road

C. Section: 5 Township: 51 S Range: 41 E Total Acreage or square feet of Subject Property: 1.08

D. General Location Description (proximity to closest major intersection, in miles or fraction thereof): Approx. 800' N of NW Corner of Pine Island & Sheridan Street

E. Folio Number(s): (If numerous Folio Numbers, list on a separate sheet and attach to this application). 5141 05 23 0015

F. Brief Legal Description: Cooper City Commons 170-119 B Portion of Parcel A DESC'D AS: COMM AT NE COR OF OUTPARCEL 4, N118.78 ALG E/L PAR A, W 12.00, N 127.68

II. LAND USE AND ZONING INFORMATION

A. Existing Zoning Designation: B-3, General Business District

B. Future Land Use Plan Designation: Commercial

C. Existing Use(s) on Property: Fast Food Restaurant

D. Proposed Use(s): Fast Food Restaurant

E. Other Land Use and Zoning conditions if applicable, i.e. approved variances, deed restrictions, previous conditions of approval: Rezoned to B-3 by Ord 00-10-4. This parcel was designated as a drive-thru use/restaurant

CITY OF COOPER CITY
COMMUNITY DEVELOPMENT DEPARTMENT /
PLANNING AND ZONING DIVISION

SEP 24 2025
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(954) 434-4300

III. PROPERTY OWNER/APPLICANT/AGENT INFORMATION

Property Owner(s) of Record: Publix Super Markets, Inc.

Address: 3300 Publix Pkwy City Lakeland ST FL Zip 33801

Phone: (954) 426-5144 Fax: (954) 570-3391 E-Mail: daryl@corporatepropertyservices.net

I am/We: Publix Super Markets, Inc., 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 Community Development 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 of Owner) Agent

Craig McDonald
(Print Name)

STATE OF Florida **COUNTY OF** Broward

The foregoing instrument was acknowledged before me this 24 day of, Sept 2025

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

NOTARY PUBLIC SIGNATURE:

Name – Must be typed, printed, or stamped)

My Commission Expires:

LILIANE GUIMARAES
MY COMMISSION # HH 316049
EXPIRES: January 23, 2027

Petitioner(s) if other than Owner): McDonald's USA, LLC. - Lease

Address: 110 N. Carpenter Street 5 NE City Chicago ST IL Zip 60607

Phone: (954) 426-5144 Fax: (954) 570-3391 E-Mail: daryl@corporatepropertyservices.net

Agent (if other than Owner): Corporate Property Services, Inc.

Address: 1239 E. Newport Center Drive City Deerfield Beach ST FL Zip 33442

Phone: (954) 426-5144 Fax: (954) 570-3391 E-Mail: daryl@corporatepropertyservices.net

CITY OF COOPER CITY
COMMUNITY DEVELOPMENT DEPARTMENT /
PLANNING AND ZONING DIVISION

CITY OF Cooper City Someplace Special

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SEP 24 2025

CITY OF COOPER CITY
PLANNING DIVISION

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

I am/we are the ☑ Agent ☐ Petitioner ☐ Other _____

Signature(s) _____ Craig McDonald

STATE OF Florida **COUNTY OF** Broward

The foregoing instrument was acknowledged before me this 24 day of, Sept 2025

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

NOTARY PUBLIC SIGNATURE: _____

Name – Must be typed, printed, or stamped) _____

My Commission Expires:

LILIANE GUIMARAES
MY COMMISSION # HH 316049
EXPIRES: January 23, 2027

STAFF USE ONLY			
Petition #: SPA 9-2-25 / VP 9-1-25	Staff Intake By: J. CHOUILLET	Intake Date:	9/24/2025
Sufficiency Completed by:		Sufficiency Date:	

RECEIVED
SEP 24 2025
CITY OF COOPER CITY
PLANNING DIVISION

September 18, 2025

To Whom It May Concern:

This instrument authorizes Craig McDonald of Corporate Property Services for McDonald's USA, LLC, a Delaware limited liability company ("Designated Representative") to act on behalf of Publix Super Markets, Inc., a Florida corporation ("Publix") in regard to the property located at 2550 Pine Island Road, Cooper City, FL 33024 identified with Parcel # 514105230015 (the "Parcel"). I, William W. Rayburn, IV, Vice President of Real Estate Assets of Publix, hereby grants the Designated Representative permission to submit for development permits for the Parcel, including submissions to Cooper City and Broward County, and any other required submittals as needed to permit and ultimately conduct the anticipated construction activities for the development of the Parcel. I hereby authorize the aforesaid Designated Representative to perform all necessary tasks incident to the aforesaid authorization with the same validity as I could effect if personally present; PROVIDED, however, that said Designated Representative shall not be permitted to impose any conditions or encumbrances (or zoning changes) on the aforesaid site development, the Parcel or any adjacent property without my express written consent (it being understood that this instrument grants a limited power to the Designated Representative solely with respect to the intended development of the Parcel, subject to the limitations set forth above). Furthermore, this instrument and the limited power granted herein is revocable at will by me at any time.

Signature: William W Rayburn, IV

William W. Rayburn, IV, Vice President of Real Estate Assets
Name (printed)

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization, this 18th day of September, 2025, by William W. Rayburn, IV, Vice President of Real Estate Assets of PUBLIX SUPER MARKETS, INC., a Florida corporation, on behalf of the corporation. He X is personally known to me or has produced a _____ as identification.

(NOTARY SEAL) VICKI BREKKE
Commission # HH 608727
Expires December 26, 2028

Notary Signature: Vicki Brekke
Printed/typed name: Vicki Brekke
Notary Public-State of: _____
My commission expires: _____
Commission number: _____

RECEIVED
Meeting Date: 02/24/2026 Item #4.
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COMMUNITY DEVELOPMENT DEPARTMENT /
PLANNING AND ZONING DIVISION

9090 SW 50 PLACE
COOPER CITY, FL 33328
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Amendment

SITE PLAN APPLICATION

ATTENTION: *Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Community Development 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.*

Date of Pre-Submittal Meeting: 11/20/2025

FOR STAFF ONLY:
PETITION #: S.P.A. 9-2-25
DATE PETITION FILED: 9/24/2025

INSTRUCTIONS TO APPLICANT:

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. A completed Notarized General Application must accompany this application.
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 or site plan amendment, which is the subject of this review. Provide enough detail to adequately describe all proposed uses on site.

See attached

Proposed site plan for the conversion of an existing 3,130 sq ft restaurant into a 3,359 square foot restaurant.

II. PROJECT HISTORY

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

Petition Number:	SP 7-1-00
Resolution/Ordinance #	2001-01-5
Request:	Master Site - Publix Super Market
Action:	Approved with conditions
Date:	01/23/2021

III. ADJACENT PROPERTIES

Adjacent Property:	Land Use Designation	Zoning Designation	Existing Use(s) of Property
NORTH	C	B-3	N/A
SOUTH	C	B-3	N/A
EAST	C	B-3	N/A
WEST	R	PMUD-06-03-01	N/A

Docusign Envelope ID: 1E8B8E4C-D403-4BFA-A3B1-69D963A4AF45

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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: The proposed site plan is in compliance with the previous conditions of approval and the code requirements of the B-3 zoning district

V. TABULAR DATA

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

PROJECT DATA	CODE REQUIREMENT	PROPOSED	DIFFERENCE
Acreage (Total Gross)	N/A	1.0	1.0
Acreage (Total Net)	N/A	1.08	1.08
Lot Depth (Maximum)	N/A	N/A	N/A
Lot Width (Minimum)	N/A	N/A	N/A
Total Dwelling Units (DU'S)	N/A	N/A	N/A
Minimum Floor Area (sq. ft.)	N/A	N/A	N/A
Density	N/A	N/A	N/A
Total Sq. Footage	N/A	3,359	229
Commercial (sq. ft.)	N/A	N/A	N/A
Industrial (sq. ft.)	N/A	N/A	N/A
Other (sq. ft.)	N/A	N/A	N/A
Floor Area Ratio (FAR)	N/A	N/A	N/A
% Building Coverage	N/A	7.4	7.4
Max. Bldg. Height (ft./stories)	100'	18'	82'
Impervious Surface Area	N/A		
Open Space Area	N/A		
Total Parking Spaces	68	53	15
Handicap Parking Spaces	N/A	3	3
# of Access Points/Roads	N/A	2	2
# of Loading Areas/Spaces	N/A	N/A	N/A
Accessory Structures (sq. ft.)	N/A	N/A	N/A
Setback – Front	0	72.2'	72.2'
Setback – Rear	0	87.6'	87.6'
Setback – Side Interior	0	66.8'/85.9'	66.8'/85.9'
Setback – Side Corner	0	N/A	N/A

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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.

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.coopercityfl.org).

See attached. The proposed Site Plan is consistent with the existing Master Site approved development uses that have been constructed with within the Publix Super Market City Commons overall development. The proposed McDonald's will be 3,359 square feet with a side by side drive thru

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.

The proposed request is for site plan approval. A parking variance will also be requested for the reduction of spaces. Code requires 68 spaces and 53 are being provided. Total provided parking includes 3 ADA spaces.

VIII. CONSENT STATEMENT
(Owner to complete if using agent/representative)

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

Print Name(s): Craig McDonald

RECEIVED
Meeting Date: 02/24/2026 Item #4.
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COMMUNITY DEVELOPMENT DEPARTMENT /
PLANNING AND ZONING DIVISION

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(954) 434-4300

IX. NOTARY

STATE OF Florida **COUNTY OF** Broward

The foregoing instrument was acknowledged before me this 24 day of, Sept 20 25

By (Name of Person Acknowledging) Craig McDonald **She/he is personally known to me or has produced**

as identification and did/did not take an oath.

NOTARY PUBLIC SIGNATURE:

Name – Must be typed, printed, or stamped)

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
LILIANE GUIMARAES
MY COMMISSION # HH 316049
EXPIRES: January 23, 2027

X. SUBMITTAL CHECKLIST FOR PRELIMINARY/FINAL SITE PLAN REVIEW

QTY	REQUIRED	YES (√)
1	Completed Original General Application	☑
1	Completed Original Site Plan Application	☑
1	Certificate of Title, property deed or other proof of ownership	☑
14	Signed Surveys – with 1 Signed and Sealed Survey	☑
14	Plats	☐
14	Site Plans	☑
14	Aerials Photos of subject site clearly delineating site boundary lines.	☑
14	Subject Site Maps clearly delineating site boundary lines with adjacent and nearby street names labeled.	☑

VI. STAFF USE ONLY

Petition # S.P.A. 9-2-25	Staff Intake By: J. CHOCKLEY	Intake Date:	9/24/2025
Sufficiency Completed by:		Sufficiency Date:	

XIV. COOPER CITY CODE

Sec. 24-41. PRELIMINARY SITE PLAN REVIEW - SUBMITTAL REQUIREMENTS

NOTE: Preliminary site development plans for parcels not previously platted and recorded shall be accompanied by a preliminary plat before the Planning & Zoning Board and the City Commission.

The following documents shall be submitted for preliminary site plan review:

(a) Completed applications for concurrent site plan and plat review (if platting is required) with the applicant's signature notarized;

(b) Fourteen (14) copies of the preliminary site development plans (and fourteen (14) copies of the preliminary plat, if applicable) signed and sealed by a registered architect or engineer, or signed by a land planner;

(c) Proper site plan and plat review fees;

(d) Schematic engineering plans;

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COMMUNITY DEVELOPMENT DEPARTMENT /
PLANNING AND ZONING DIVISION

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VARIANCE APPLICATION

ATTENTION: *Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Community Development Staff to review the proposed project, the submittal and processing requirements. The submittal dates for DRC and P&Z Board can be found on the City's website at: www.coopercity.gov. ALL ADVERTISING AND RECORDING FEES WILL BE THE RESPONSIBILITY OF THE APPLICANT.*

Date of Pre-Submittal Meeting: _____

FOR STAFF ONLY:

PETITION # V 9-1-25

DATE PETITION FILED: 9/24/25

INSTRUCTIONS TO APPLICANT:

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. A completed Notarized General Application must accompany this application.
3. Make Checks payable to the City of Cooper City per the current Fee Schedule.

I. PROPERTY INFORMATION

ADDRESS OF PROPERTY AND GENERAL LOCATION INFORMATION:

2550 N. Pine Island Road

SIZE AND DIMENSIONS OF PROPERTY:

47,167 square feet (1.083 acres) 205.00 x 225.04

III. VARIANCE REQUEST(S)

Attach Separate Sheet(s) if More Space is Needed.

CODE SECTION	REQUIREMENT	REQUEST	DEGREE OF DEVIATION
25-4(g)	1 space for each 50 square feet of gross floor area of the kitchen a	53	15

IV. ADJACENT PROPERTIES

Adjacent Property	Land Use Plan Designation	Zoning Designation	Existing Use(s) of Property
NORTH	C	B-3	
SOUTH	C	C-2	Commercial
EAST	C	B-3	Multi Residential
WEST	C		Pine Island Road

V. VARIANCE CRITERIA

Please address each of the following review criteria in an attached justification statement.

(a) Special and unique conditions exist which are peculiar to the petitioner's case and which are not generally applicable to other property located in the zoning district.

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COMMUNITY DEVELOPMENT DEPARTMENT /
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(b) The special and unique conditions are not directly attributable to the actions of the petitioner.

(c) The literal interpretation of the zoning code, as applied to the petitioner, would deprive the petitioner of rights commonly enjoyed by the owners of other property in the zoning district.

(d) The variance granted is the minimum variance necessary for the petitioner to make reasonable use of the property.

(e) Granting the variance is not detrimental to the public welfare, or injurious to property or improvements in the zoning district or neighborhood involved.

(f) Granting the variance is not contrary to the objectives of the Comprehensive Plan as adopted April 6, 1989 by the Cooper City Commission.

VI. SUBMITTAL CHECKLIST

QTY	REQUIRED	YES (√)
1	Completed Original General Application	☑
1	Completed Original Variance Application	☑
1	Certificate of Title, property deed or other proof of ownership	☑
14	Surveys and 1 Signed & Sealed Survey	☑
14	Architectural Plans (if applicable – check with staff)	☑
14	Site Plans	☑
14	Aerials Photos of subject site clearly delineating site boundary lines.	☑
14	Subject Site Maps clearly delineating site boundary lines with adjacent and nearby street names labeled.	☑
14	Justification Statements	☑
1	List of names & addresses of property owners in the 700' radius	☐
1	Sets of Mailing Envelopes (with labels already on the envelopes)	☐
1	Radius Map from Property Appraisers Office showing 700' radius on tax map.	☐

VI. STAFF USE ONLY

Petition #:	Staff Intake By:	Intake Date:	
Sufficiency Completed by:		Sufficiency Date:	

VIII. COOPER CITY CODE

Sec. 23-153. Variance.

(a) *Purpose and intent.* For purposes of this section, "variance" shall mean a modification of the zoning district regulations when such variance will not be contrary to the public interest and when, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the ordinance would result in unnecessary and undue hardship.

(b) *Applicability.* A variance is authorized only for height, area, size of structure or size of yards and open spaces, and off-street parking and loading requirements. Establishment or expansion of a use otherwise prohibited shall not be allowed by variance nor shall a variance be granted because of the presence of non-conformities in the zoning district or classification or in adjoining zoning districts or classifications.

(1) Use variance. The establishment or expansion of a use otherwise prohibited in the zoning district may be permitted by variance provided that the characteristics of the site (for example, the presence of jurisdictional wetlands, environmentally-sensitive lands) or other pre-existing uses on the site or adjacent thereto would serve to preclude the development of the property within the permitted uses allowed in the applicable zoning district.

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(b) The special and unique conditions are not directly attributable to the actions of the petitioner.

(c) The literal interpretation of the zoning code, as applied to the petitioner, would deprive the petitioner of rights commonly enjoyed by the owners of other property in the zoning district.

(d) The variance granted is the minimum variance necessary for the petitioner to make reasonable use of the property.

(e) Granting the variance is not detrimental to the public welfare, or injurious to property or improvements in the zoning district or neighborhood involved.

(f) Granting the variance is not contrary to the objectives of the Comprehensive Plan as adopted April 6, 1989 by the Cooper City Commission.

VI. SUBMITTAL CHECKLIST

QTY	REQUIRED	YES (√)
1	Completed Original General Application	☑
1	Completed Original Variance Application	☑
1	Certificate of Title, property deed or other proof of ownership	☑
14	Surveys and 1 Signed & Sealed Survey	☑
14	Architectural Plans (if applicable – check with staff)	☑
14	Site Plans	☑
14	Aerials Photos of subject site clearly delineating site boundary lines.	☑
14	Subject Site Maps clearly delineating site boundary lines with adjacent and nearby street names labeled.	☑
14	Justification Statements	☑
1	List of names & addresses of property owners in the 700' radius	☐
1	Sets of Mailing Envelopes (with labels already on the envelopes)	☐
1	Radius Map from Property Appraisers Office showing 700' radius on tax map.	☐

VI. STAFF USE ONLY

Petition #: V 9-1-25	Staff Intake By: J. CNACKLEY	Intake Date:	9/24/2025
Sufficiency Completed by:		Sufficiency Date:	

VIII. COOPER CITY CODE

Sec. 23-153. Variance.

(a) *Purpose and intent.* For purposes of this section, "variance" shall mean a modification of the zoning district regulations when such variance will not be contrary to the public interest and when, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the ordinance would result in unnecessary and undue hardship.

(b) *Applicability.* A variance is authorized only for height, area, size of structure or size of yards and open spaces, and off-street parking and loading requirements. Establishment or expansion of a use otherwise prohibited shall not be allowed by variance nor shall a variance be granted because of the presence of non-conformities in the zoning district or classification or in adjoining zoning districts or classifications.

(1) Use variance. The establishment or expansion of a use otherwise prohibited in the zoning district may be permitted by variance provided that the characteristics of the site (for example, the presence of jurisdictional wetlands, environmentally-sensitive lands) or other pre-existing uses on the site or adjacent thereto would serve to preclude the development of the property within the permitted uses allowed in the applicable zoning district.

CPS
CORPORATE PROPERTY SERVICES

LETTER OF INTENT
MCDONALD'S L/C #009-2805
2550 PINE ISLAND ROAD
COOPER CITY, FLORIDA
NOVEMBER 21, 2025

The existing Cooper City Commons shopping center is located on 31.95 acres of land and is located at the intersection of Sheridan Street and Pine Island Road. The property is currently zoned B-3, General Business District, with a "Commercial" future land use designation. The site currently consists of a one-story shopping center with Publix as the major retail tenant and other various commercial uses.

The existing, vacant 3,130 square foot Wendy's restaurant with a drive-thru will be redeveloped to accommodate the new McDonald's restaurant. The owner is proposing a site plan amendment to construct a 3,359 square foot fast food restaurant with a dual drive thru facility. The proposed site plan will be constructed within the Cooper City Master Site Plan and is in compliance with the previous conditions of approval and the code requirements of the B-3 zoning district. McDonald's would like to request a Final Site Plan approval versus a Preliminary Site Plan submittal.

Access to the proposed McDonald's parcel will remain the same as exists today, via the two main shopping center access drive aisles, as originally designed with the master site plan. Pedestrian connectivity has been enhanced to allow customers who park south the restaurant, to safely access the building. The proposed McDonald's site improvements, which will consist of landscaping and architectural upgrades, will enhance the overall shopping center and will be in compliance with promoting the redevelopment objectives, resulting in a project which will better serve the public interest.

As a result of today's hectic lifestyles, current market demands necessitate convenient and economical places to eat. McDonald's believes that the redevelopment of the existing Wendy's restaurant will address the needs of the residents of Cooper City and enhance their customer experience.

The proposed site plan requires 68 parking spaces. However, a total of 53 parking spaces are being proposed. McDonald's restaurants conduct 70% to 75% of their business through the dual drive thru. Due to societal shifts, McDonald's is able to function with a reduction of parking spaces. There are only 28 seats in the dining room and 53 parking spaces will far exceed the demand for parking. McDonald's has provided a parking analysis, conducted a little over a year ago, of another location.

The McDonald's location in Oakland Park, with a slightly larger building than that which is proposed at this site. The parking analysis, prepared by Kimley-Horn, demonstrates that as long

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as 16 parking spaces are provided to serve the proposed McDonald's site, the on-site parking demand

will be met. Therefore, McDonald's is requesting a parking reduction/variance from the Cooper City Land Development Code, from Section 25-(4)(g) Minimum parking requirements for a restaurant, general or fast food. The variance criteria established below is being addressed and justifications provided for the variance request as listed.

PARKING VARIANCE REQUEST

CODE SECTION	CODE REQUIREMENT	REQUIRED	PROPOSED	VARIANCE
Section 25-(4)(g) Amount of off-street parking, Minimum parking requirements	1 parking space for each 50 square feet of gross floor area of the kitchen and dining areas.	68	53	15

1. **Special and unique conditions exist which are peculiar to the petitioner's case and which are not generally applicable to other property located in the zoning district.**

   McDonald's conducts 70% to 75% of their business through the drive-thru. The use no longer requires a vast amount of onsite parking to meet the demand of customers. Furthermore, this restaurant will only have 28 seats in the dining room, which will not require the 68 parking spaces, as required by the Land Development Code.

2. **The special and unique conditions are not directly attributable to the actions of the petitioner.**

   The special and unique conditions are not attributable to the actions of McDonald's. The existing site plan layout was designed for a single drive thru lane. The proposed site layout is being developed for dual drive thru lanes and will provide efficiency in the drive thru service for McDonald's patrons. Granting of the requested parking reduction would be in the City's best interest to continue to promote economic development citywide.

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3. **The literal interpretation of the zoning code, as applied to the petitioner, would deprive the petitioner of rights commonly enjoyed by the owners of other property in the zoning district.**

   Literal interpretation of the code would deprive McDonald's of rights commonly enjoyed by owners of other property in this zoning district. McDonald's conducts 70% to 75% of its business in the drive thru, and therefore, the request for a reduction in parking will allow McDonald's to operate efficiently and enhance its onsite landscaped areas. McDonald's is making every effort to construct a restaurant that is in harmony with the purpose and intent of the code and preserve its spirit. The literal enforcement of this code would limit the compatibility with the surrounding area.

4. **The variance granted is the minimum variance necessary for the petitioner to make reasonable use of the property.**

   The 15 spaces parking reduction is the minimum necessary to make reasonable use of the property and comply with the intent of the Code. The proposed 53 parking spaces will far exceed the parking demand for their costumers and therefore, the reduction of 15 spaces is the minimum variance necessary to comply with the intent of the code and redevelop the existing site. We have provided a parking statement from Kimley Horn for another location with the same square footage.

5. **Granting the variance is not detrimental to the public welfare, or injurious to property or improvements in the zoning district or neighborhood involved.**

   Granting of the parking reduction variance is not detrimental to the public welfare, or injurious to property or improvements in the zoning district. It allows McDonald's to redevelopment the vacant Wendy's restaurant with a drive thru, while promoting the safety and welfare of the resident of Cooper City, while being beneficial to the economic growth of the City.

6. **Granting the variance is not contrary to the objectives of the Comprehensive Plan as adopted April 6, 1989 by the Cooper City Commission.**

   Granting of the variance is not contrary to the objectives of the Comprehensive Plan, as the proposed plan complies with the objectives and policies that promote redevelopment and economic growth. The proposed McDonald's restaurant will provide the residents of Cooper City with an economical place to eat, while at the same time promoting employment opportunities being in comply with the Comprehensive Plan.

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PLANNING AND ZONING DIVISION

9090 SW 50 PLACE
COOPER CITY, FL 33328
(954) 434-4300

SIGN WAIVER APPLICATION

ATTENTION: *Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Community Development 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.*

Date of Pre-Submittal Meeting: 10/29/2025

FOR STAFF ONLY:

PETITION #: _____

DATE PETITION FILED: _____

INSTRUCTIONS TO APPLICANT:

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. A completed Notarized General Application must accompany this application.
3. Make Checks payable to the City of Cooper City per the current Fee Schedule.

I. APPLICANT INFORMATION

Contact Name: Daryl Johnson

Company Name: Corporate Property Services, Inc.

Address: 1239 E. Newport Center Drive, Suiew 113 City Deerfield Beach ST FL Zip 33442

II. SUBJECT SIGNAGE TYPE(S)

Indicate Subject Signage Type(s): Wall/ Canopy Signs

Details of Justification – Responses should be on a separate sheet of paper and attached.

An existing building being redeveloped to accommodate a food restaurant use with a dual drive thru. The building orientation creates visibility issues for the proposed signage.

III. WAIVER REQUEST

Sign Waiver Requested: Please complete below or attach separate sheet as necessary:

CODE SECTION	REQUIREMENT	REQUEST	DEGREE OF DEVIATION
25-23(b)(1)(a)	18"	42 1/8" /24"	24 1/8" /6"
25-23(b)(7)	20% logo	100%	80%
25-23 (b)(1)(b)	16' (192")	McDonald's (197")	5"

IV. ADJACENT PROPERTIES

Adjacent Property	Land Use Plan Designation	Zoning Designation	Existing Use(s) of Property
NORTH	C	B-3	
SOUTH	C	C-2	Commercial
EAST	C	B-3	Multi Residential
WEST	R		Pine Island Road

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IX. SUBMITTAL CHECKLIST

QTY	REQUIRED *Submittal requirements not to be duplicated if request accompanying other Petitions.	YES ✔
1	Completed Original Sign Waiver Application	☑
1	Certificate of Title, property deed or other proof of ownership	☑
*14	Signed Surveys and 1 Sealed & Signed Survey	☐
*14	Architectural Plans (if applicable — check with staff)	☐
*14	Site Plans (if applicable — check with staff)	☐
*14	Subject Site Maps clearly delineating site boundary lines with adjacent and nearby street names labeled.	☑
14	Justification Statements	☑

X. STAFF USE ONLY

Petition #:	Staff Intake By:	Intake Date:	
Sufficiency Completed by:		Sufficiency Date:	

XI. COOPER CITY CODE

Sec. 25-29. Waiver Procedure.

(a) Permanent window signs.
(1) Any person seeking a waiver from the provisions of this article for permanent window signs shall file a petition accompanied by a nonrefundable fee according to the current fee schedule.

(2) Applications for sign waivers for permanent window signs shall be reviewed by the Planning and Zoning Board. The Board shall make a recommendation to approve or deny the application to the City's Development Review Committee. The Development Review Committee will then, based on the City Code and the Board's recommendation, make a final decision to grant or deny the waiver. Applicants whose petitions are denied by the Development Review Committee may appeal that decision to the City Commission by filing a written request to the City Commission within thirty (30) days of such denial.

(b) All other signs.
(1) Any person seeking a waiver from the provisions of this article for signs other than permanent window signs shall file a petition accompanied by a nonrefundable fee according to the current fee schedule.

(2) Applications for waivers for signs other than permanent window signs shall be reviewed by the Planning & Zoning Board and the City's Development Review Committee. The final decision to grant or deny the waiver petition shall be made by the City Commission.

(c) Conditions for granting waivers. Waivers may only be granted by the City where at least one of the following criteria is determined to be met.
(1) Signs permitted under this article cannot be properly viewed due to physical site distinctions other than those imposed by city ordinances or created by the petitioner.

(2) The architectural design of a structure and/or site plan poses unique and extenuating characteristics whereby waiver of sign code provisions is in the city's best interests.

(3) Literal enforcement of this article would result in unreasonable and undue hardship upon the petitioner.

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LETTER OF INTENT AND SIGNAGE WAIVER JUSTIFICATION
MCDONALD'S L/C #009-2805
2550 PINE ISLAND ROAD
COOPER CITY, FLORIDA
December 5, 2025

The existing shopping center Cooper City Commons is located on 31.95 acres at the intersection of Sheridan Street and Pine Island Road within Cooper City, Florida. The property is currently zoned B-3 General Business District with a "Commercial" future land use designation. The site currently consists of a one-story vacant commercial building within the Cooper City Commons Shopping Center an outparcel.

The existing, vacant 3,130 square foot Wendy's restaurant with a drive-thru will be redeveloped to accommodate the new 3,359 square foot McDonald's restaurant. The owner is proposing a site plan modification to construct a dual drive thru facility. The proposed site plan will be constructed within the Cooper City Master Site Plan and is in compliance with the previous conditions of approval and the code requirements of the B-3 zoning district. McDonald's would like to request a Final Site Plan approval versus a Preliminary Site Plan submittal.

Fast food restaurants today are being developed to meet the changing needs of society.
The current site is currently vacant and has been part of the shopping center since 2001. The proposed site plan requires 68 parking spaces be provided and a total of 53 parking spaces are being proposed.

The proposed site improvements, landscaping, and architectural upgrades for McDonald's will enhance the shopping center and will be in compliance with promoting the objectives of redevelopment and increase property values with a result that better serves the public interest.

McDonald's is requesting a sign waiver in order to allow two wall signs due the overall height of the primary sign being larger than the allowable but the secondary sign is larger than the primary and the overall length on the secondary elevation is 16'(A).

A sign waiver from Section 25-23 (b)(1)(a) and Section 25-23 (b)(1)(b) Freestanding buildings: Shopping centers out parcels Freestanding structures within shopping centers (out parcels) shall be permitted one primary wall sign in accordance with the provisions of this section, and one secondary wall sign, which shall not exceed the size of the primary sign.

Per Section 25-23 (b)(7) the trademark shall not comprise more than 20 percent of the total sign area, provided that the product or services illustrated by the trademark do not constitute the principal business of the establishment. Trademark colors shall match approved sign

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package colors. McDonald's is proposing 100% of it's trademark logo, which means they are requesting a variance of 80% for its trademark logo.

McDonald's is seeking relief for the signage waivers based upon the criteria established in Section 25-29 (c)(1)(2)(3). The justification for the signage variance is listed below:

SIGNAGE – WALL OR CANOPY SIGN

CODE SECTION	REQUIREMENT	ALLOWED	PROPOSED	VARIANCE
Section 25-23 (b)(7) Trademark	Max trademark 20%	20%	100%	80%
Section 25-23 (b)(1)(a)	Maximum height of letters: No wall sign shall have either letters, cabinets or border exceeding 18 inches in height, provided, however that the height of such letters/cabinets may be increased in height one inch for each 24 feet for major portion thereof of setback distance between the front building line and the street property line..	18 18"	Arch letter (42 1/8") logo McDonald's (24"	24 1/8" 6
Section 25-23 (b)(1)(b)	Maximum length of sign: The length of a wall or canopy sign shall be in proportion to the length of the primary building facade or the portion thereof occupied by the licensed establishment in accordance with the following	16' (192"	McDonald's (197")	5"

1. **Signs permitted under this article cannot be properly viewed due to physical site distinctions other than those imposed by the City Ordinances or created by the petitioner building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinance would result in**

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an unnecessary hardship and deprive the applicant of the reasonable use of the land or building;

The proposed site has an existing building that is being redeveloped to accommodate a McDonald's fast food restaurant. The building is setback 67' from Pine Island Road, is a significant distance, which limits the signage visibility from the roadway. There is also a tall berm with numerous trees along Pine Island Road that will also limit the signage visibility.

2. **The Architectural design of a structure and/or site plan poses unique and extenuating characteristics whereby waiver of sign code provisions is in the City's best interest.**

   The proposed site plan layout is designed and redeveloped to provide exposure to both Sheridan Street and Pine Island Road for patrons in this area. The granting of the requested waivers will be in the City's best interest to continue to promote economic development Citywide.

3. **Literal enforcement of this article would result in unreasonable and undue hardship upon the petitioner.**

   McDonald's is making every effort to construct a restaurant at this site in harmony with the purpose and intent of the code and preserve its spirit. The literal enforcement of this article would limit the visibility and noted recognition of McDonald's brand to its patrons within the area. Granting of these waivers will not prove detrimental to the public welfare but enhance economic growth.

Docusign Envelope ID: 1E8B8E4C-D403-4BFA-A3B1-69D963A4AF45

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PLANNING AND ZONING DIVISION

9090 SW 50 PLACE
COOPER CITY, FL 33328
(954) 434-4300

SIGN PACKAGE/SIGN PACKAGE AMENDMENT APPLICATION

ATTENTION: *Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Community Development 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.*

FOR STAFF ONLY:

PETITION #: _____

DATE PETITION FILED: _____

Center Name: Cooper City Commons

INSTRUCTIONS TO APPLICANT:

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. A completed Notarized General Application must accompany this application.
3. Make Checks payable to the City of Cooper City per the current Fee Schedule.

Check (√) type of center for:

- [x] Commercial/Retail/Business
- [ ] Office
- [ ] Industrial
- [ ] Other _____

Check (√) type of tenant/bay for:

- [ ] Primary/Major retail use
- [ ] Bay tenant
- [x] Out-lot
- [ ] Other _____

I. PROJECT DESCRIPTION – (Attach additional sheets if necessary)

A. Please provide a narrative description of the center, which is the subject of this sign package and or sign package amendment. Provide enough detail to adequately describe all proposed uses on site as they relate to appropriate signage.

Proposed signage plan for McDonald's freestanding fast food restaurant as an outparcel of Cooper City Commons Shopping Center with Publix as the major Tenant

McDonald's will also be requesting a waiver for the height and length of its lettering.

II. PETITION INFORMATION - (Attach additional sheets if necessary)

A. **COLOR:** No more than 4 colors including background color. White shall be considered a color.

	Daylight	Illuminated
Box/Cabinet/Channel	N/A	N/A
Letter Face	WHITE	WHITE
Background	N/A	N/A
Logo/Trademark	YELLOW	YELLOW

B. **ILLUMINATION METHOD:** Lighted signs not allowed in window area.
[x] Internal [ ] External [ ] Back Neon [ ] None [ ] Other

C. **LETTER STYLE:** [x] Regular [ ] *Italics* [ ] *Italics* & Regular *Mixed*

D. **LETTER FONT:** N/A

E. **LETTER CASE:** [ ] ALL UPPER [ ] all lower [x] Upper & Lower Mixed

F. **MOUNTING:** [x] Wall Mount [ ] Mansard Mount [ ] Soffit Hung

Elevation: PRIMARY AND SECONDARY ELEVATION

Placement: [ ] Centered [x] Other _____

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G. **HEIGHT:** No wall sign shall have either letters, cabinets or border exceeding eighteen (18) inches in height, provided, however, that the height of such letters/cabinets may be increased in height one inch for each twenty-four (24) feet or major portion thereof of setback distance between the front building line and the street property line.

		Minimum	Maximum
Box/Cabinet	Cabinet Height	N/A	N/A
	Letter Height	N/A	N/A
	Left Side Border	N/A	N/A
	Right Side Border	N/A	N/A
	Top Border	N/A	N/A
	Bottom Border	N/A	N/A
		N/A	N/A
Channel Letter	Letter Height	24"	42"

H. **LENGTH:** Maximum length of sign to be in proportion to the building/bay frontage occupied by the licensed establishment in accordance with the following:

Primary Building/Bay Frontage	Maximum Length
0 to 25 feet	10'
26 to 40 feet	12'
41 to 55 feet	14'
56 to 70 feet	16'
71 to 85 feet	18'
86 feet and above	20'

	Minimum	Maximum
Box/Cabinet Length	N/A	N/A
Channel Letter Overall Length	N/A	N/A

I. **WIDTH:** Signs projecting in excess of eighteen (18) inches from the foremost point of attachment of the sign to the structure upon which it is constructed are prohibited.

	Minimum	Maximum
Box/Cabinet Width	N/A	N/A
Channel Letter Overall Width	N/A	N/A

J. **MAXIMUM SIGN AREA:** No wall sign shall have an area exceeding one square foot for each linear foot of building/bay frontage occupied by the licensed establishment.

K. **MAJOR RETAIL USE:** Shall be permitted one primary wall sign on the front of the building with lettering not to exceed forty-two (42) inches in overall height and overall length not to exceed twenty-seven (27) feet. Major retail uses shall be permitted up to two (2) additional secondary signs to display types of products sold, types of services available or secondary tenants to the major retail use. The secondary sign(s) shall not exceed twenty-eight (28) inches in overall height and eighteen (18) feet in overall length.

Name/Designation of major retail use: N/A

	Minimum	Maximum
Primary sign height	42 1/8"	N/A
Primary sign length	48 1/8"	N/A
Secondary sign(s) height	24"	N/A
Secondary sign(s) length	197"	N/A

L. **WALL OR CANOPY SIGNS FOR FREESTANDING BUILDINGS NOT PART OF CENTERS:** A ground sign is permitted for a freestanding building with a minimum of one hundred (100) feet of primary frontage. In addition to a ground sign, one of the following may be selected:

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☐ Erect a wall or canopy sign facing the primary frontage one-half the size permitted by code.
☐ If no ground sign is erected, the owner could erect one wall sign facing the primary frontage and 2 side wall signs in 1/3 size of the main sign.
☐ Neither.

	Primary Sign	Secondary Sign(s)
Height	N/A	N/A
Length	N/A	N/A

M. **UNDER CANOPY SIGNS:** Under canopy signs shall be no longer than fifty (50) percent of the width of the canopy up to a maximum of four (4) feet in width. Height no more than 30 inches. Minimum of 8 foot clearance from bottom of sign to walkway.

N. **LOGO/TRADEMARK:** Shall not comprise more than twenty (20) percent of the total sign area, provided that the product or services illustrated by the trademark do not constitute the principal business of the establishment. Trademark approval does not constitute a waiver of the color requirements of the center sign package or the City Code.

O. **INFORMATIONAL/DIRECTIONAL SIGNS:** These signs shall not exceed two (2) square feet in area and shall not be placed off the premises or in the public right-of-way. Not more than one "parking in rear" or "model parking" sign shall be permitted.

List of signs to be installed:

QTY. 2 - 12" x 18" DIRECTIONAL SIGNS AT 36" OAH, FACE INCLUDES COPY & ARROW,
CHARCOAL BACKGROUND AND WHITE COPY AND ARROW, COPY AND ARROW TO ILLUMINATE WHITE.
COPY TBD (WELCOME, THANK YOU OR ENTER, EXIT)

P. **DOOR SIGNAGE:** One nameplate or identification sign is required at the front and rear entrances with letters not in excess of three (3) inches in height and the sign area not in excess of three (3) square feet and which must state the name and address of the licensed establishment. The front door shall bear the address also.

Q. **GROUND SIGNS FOR CENTERS OR FREESTANDING BUILDINGS:** Ground signs are permitted for freestanding buildings which are not part of a shopping center. Out-lots are not permitted individual ground signs. Only one ground box sign in a shopping center indicating the name of the center. If the center fronts on two (20 major thoroughfares of at least eighty (80) foot right-of-way a second ground sign may be permitted.

Width of R-O-W	Max. Letters/Symbols Height	Max. Sign Area	Logo
0-50'	10"	18sq.ft.	1
51-80'	14"	26sq.ft.	1
81-100'	16"	32sq.ft.	1
101-120'	20"	42sq.ft.	1
121 and above	23"	48sq.ft.	1

Width of primary frontage right-of-way: N/A
Primary ground sign: Height: N/A Width N/A Max. Sign Area N/A
Primary ground sign letter height: N/A
Width of secondary frontage right-of-way N/A
Secondary ground sign: Height: N/A Width N/A Max. Sign area N/A
Secondary ground sign letter height: N/A
Lighting : N/A

III. OUT-PARCEL INFORMATION - (Attach additional sheets if necessary)

Center Name: Cooper City Commons Date Filed:

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Number of out-lots in this center: 5

Name/Designation of out-lot described below : McDONALD'S

(Ground signs are NOT PERMITTED) Freestanding structures within centers shall be permitted one (1) primary wall sign in accordance with the provisions of this section and one (1) secondary wall sign. If the owner chooses not to install a primary and secondary sign, the owner shall be permitted to erect wall signs on not more than four (4) sides of the building but only at two thirds(2/3) size.

A. **HEIGHT:** No wall sign shall have either letters, cabinets or border exceeding eighteen (18) inches in height, provided, however, that the height of such letters/cabinets may be increased in height one inch for each twenty-four (24) feet or major portion thereof of setback distance between the front building line and the street property line.

		Minimum	Maximum
Box/Cabinet	Cabinet Height	N/A	42.5 +24 (waivers)
	Letter Height	N/A	N/A
	Left Side Border	N/A	N/A
	Right Side Border	N/A	N/A
	Top Border	N/A	N/A
	Bottom Border	N/A	N/A
		N/A	N/A
Channel Letter	Letter Height	24"	42"

B. **LENGTH:** Maximum length of sign to be in proportion to the building/bay frontage occupied by the licensed establishment in accordance with the following:

Primary Building/Bay Frontage	Maximum Length
0 to 25 feet	10'
26 to 40 feet	12'
41 to 55 feet	14'
56 to 70 feet	16'
71 to 85 feet	18'
86 feet and above	20'

	Minimum	Maximum
Box/Cabinet Length	N/A	N/A
Channel Letter Overall Length	48 1/8"	197"

C. **WIDTH:** Signs projecting in excess of eighteen (18) inches from the foremost point of attachment of the sign to the structure upon which it is constructed are prohibited.

	Minimum	Maximum
Box/Cabinet Width	N/A	N/A
Channel Letter Overall Width	N/A	N/A

D. **INFORMATIONAL/DIRECTIONAL SIGNS:** These signs shall not exceed two (2) square feet in area and shall not be placed off the premises or in the public right-of-way. Not more than one "parking in rear" or "model parking" sign shall be permitted.

List of other signs to be installed: QTY. 2 - 12" x 18" DIRECTIONAL SIGNS AT 36" OAH, FACE INCLUDES COPY & ARROW, CHARCOAL BACKGROUND AND WHITE COPY AND ARROW, COPY AND ARROW TO ILLUMINATE WHITE. COPY TBD (WELCOME, THANK YOU OR ENTER, EXIT)

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IV. COMPLIANCE - (Attach additional sheets if necessary)

A. **Is property in compliance with all previous conditions of approval and/or applicable Code requirements?**
☐ Yes ☒ No

If No, please explain: Signage waivers have been requested.

B. **Report on the status of all previous conditions of approval:**
Previous conditions of approval are in compliance.

V. OWNER ACKNOWLEDGEMENT

I/WE: McDonald's USA LLC - Leasee do hereby swear/affirm that I/we am/are the owner(s) of the property referenced in this application. I/We certify that he 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 applications, attachments and fee become part of the official record of the Planning & Zoning 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.

I/We further consent to the City of Cooper City to publish, copy or reproduce any copyrighted document for any third party submitted as part of the application.

Signature(s) of Owner(s): DocuSigned by: Vivian Valdivia EF9745FCA7E744F...

Print Name(s): Vivian Valdivia

VI. CONSENT STATEMENT

(Owner to complete if using agent/representative)

I/We do hereby give consent to the aforementioned owner(s) Corporate Property Services, 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): DocuSigned by: Vivian Valdivia EF9745FCA7E744F...

Print Name(s): Vivian Valdivia

Docusign Envelope ID: 1E8B8E4C-D403-4BFA-A3B1-69D963A4AF45

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COOPER CITY, FL 33328
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VII. NOTARY

STATE OF Florida COUNTY OF Broward

The foregoing instrument was acknowledged before me this 21 day of, Nov 20 25

By (Name of Person Acknowledging) Vivian Valdivia She/he is personally known to me or has produced

as identification and did/did not take an oath.

NOTARY PUBLIC SIGNATURE:

Name – Must be typed, printed, or stamped)

My Commission Expires:

LILIANE GUIMARAES
MY COMMISSION # HH 316049
EXPIRES: January 23, 2027

VI. STAFF USE ONLY

Petition #:	Staff Intake By:	Intake Date:	
Sufficiency Completed by:		Sufficiency Date:	

IX. COOPER CITY CODE

SIGN PACKAGE/SIGN PACKAGE AMENDMENT - SUBMITTAL REQUIREMENTS

(a) Where a sign package/sign package amendment 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 sign package/sign package amendment shall be submitted to the City.

(b) The revised sign package/sign package amendment submission shall consist of the previously approved sign package/sign package amendment 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 submittal 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 sign package/sign package amendment by development order.

***Please visit our website at www.coopercityfl.org and go to "Code of Ordinances" to review more sign code information at Article II. Signs - Section 25-19 starting on page 604.**

BUILDING DATA

WIND VELOCITY (mph)	170
IMPORTANCE FACTOR	1.00
BUILDING CATEGORY	II
EXPOSURE CATEGORY	C
INTERNAL PRESSURE COEFFICEIENT +/- (ENCLOSED BUILDING)	0.18
MEAN ROOF HEIGHT (ft)	19.58'
BUILDING WIDTH (ft)	45.67'
BUILDING LENGTH (ft)	85.67'
ROOF SLOPE (X : 12)	0

FLORIDA BUILDING CODE - 2023 - DESIGN PRESSURES FOR OPENINGS

PRESSURES NOTED ARE ASD PRESSURES, A 0.6 FACTOR HAS BEEN APPLIED

WALL OPENINGS SCHEDULE

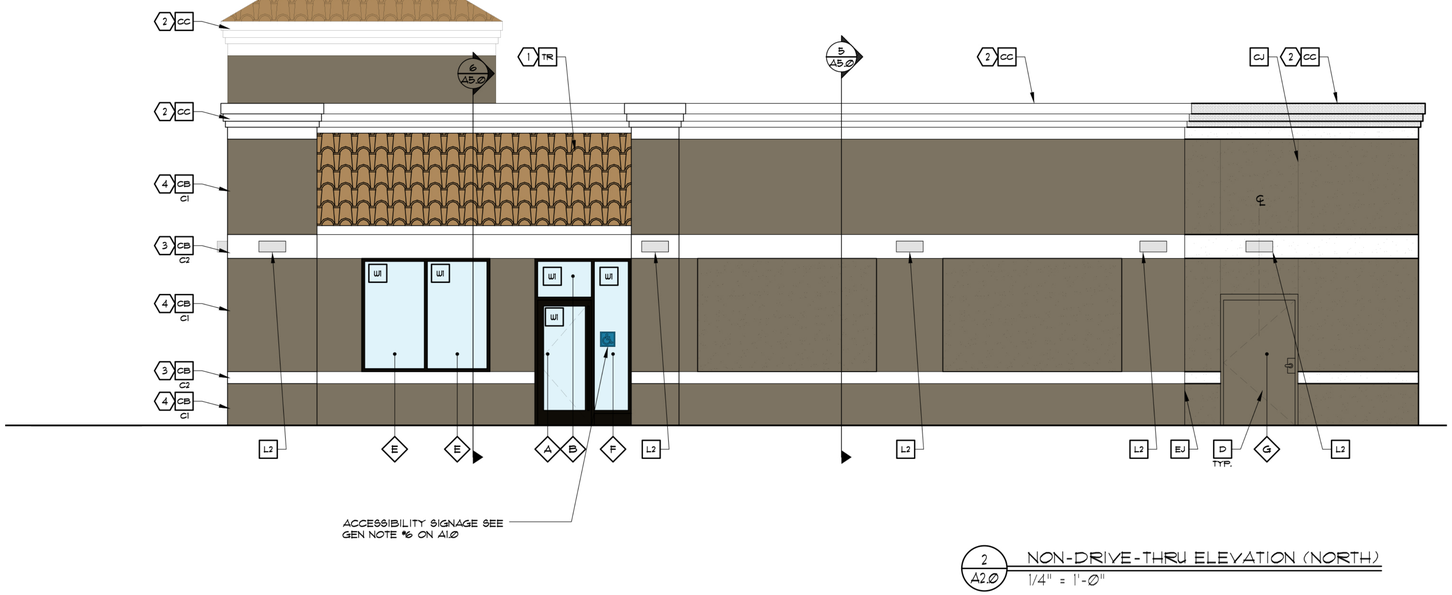
OPENING MARK	OPENING DESCRIPTION	LOCATION ZONE	OPENING ELEVATION	OPENING DIMENSION WIDTH	OPENING DIMENSION HEIGHT	MAX POSITIVE PRESSURE psf	MAX NEGITIVE PRESSURE psf
A	GLASS DOOR	5	3.5	3	7	33.08	-41.65
B	FIXED GLASS	5	8.17	3	2.34	36.75	-49
C	FIXED GLASS	5	5	2.83	8.67	33.08	-41.65
D	FIXED GLASS	5	6.17	3.42	6.34	33.08	-41.65
E	FIXED GLASS	5	5	3.67	6.34	33.08	-41.65
F	FIXED GLASS	5	5	2.17	8.67	35.22	-45.94
G	SERVICE DOOR	4	3.5	4	7	33.08	-36.14
H	SERVICE DOOR	4	3.5	3.5	7	33.08	-36.14
I	SERVICE WINDOW	4	4.67	2	3	36.75	-39.82
J	FIXED GLASS	4	7.34	4	1.34	36.75	-39.82
K	FIXED GLASS	4	6.17	5.5	6.34	33.08	-36.14

PRODUCT APPROVAL SCHEDULE

DESCRIPTION	MANUFACTURER	STATE OR NOA NO.	EXPIRATION
SINGLE PLY ROOF SYSTEM	JOHNS MANVILLE	NOA 22-0425.01	12.06.2027
ROOF HATCH	BILCO COMPANY	NOA 24-1029.02	12.01.2029
SWINGING EXT DOOR ASSEMBLY	SCHLAGE LOCK CO.	FL12400.3-R14	12.31.2026
PASS THROUGH WINDOW	READY ACCESS	FL5102.3-R1	12.31.2025
STOREFRONT PANEL WALLS	TUBELITE INC	FL17192.1-R6	12.31.2026
STOREFRONT DOORS	TUBELITE INC	FL28368.1-R2	12.31.2027



1 A2.0 FRONT ELEVATION (EAST)
1/4" = 1'-0"



2 A2.0 NON-DRIVE-THRU ELEVATION (NORTH)
1/4" = 1'-0"

DRC NOTES: (1)

1. EXISTING TILE ROOF TO REMAIN. CLEAN, PATCH AND OR REPAIR AS NEEDED. EXISTING TILE ROOF MATCHES MAIN BUILDINGS IN PROFILE AND COLOR
2. EXISTING CORNICE TO REMAIN, PATCH AND OR REPAIR FINISH AS NEEDED. PREPARE FOR NEW PAINT. EXISTING CORNICE MATCHES MAIN BUILDINGS IN PROFILE AND COLOR
3. EXISTING RAISED TRIM TO REMAIN, PATCH AND OR REPAIR FINISH AS NEEDED. PREPARE FOR NEW PAINT. EXISTING TRIM MATCHES MAIN BUILDINGS IN PROFILE AND COLOR
4. EXISTING CEMENTITIOUS FINISH TO REMAIN, PATCH AND OR REPAIR FINISH AS NEEDED. PREPARE FOR NEW PAINT. EXISTING FINISH TO BE PAINTED TO BE IN THE SIMILAR COLOR PALLET AS MAIN BUILDINGS
5. NEW WORD MARK SIGNAGE IS SAME COLOR AS MAIN BUILDINGS SIGNAGE AND SIMILAR FONT STYLE

KEY NOTES:

- CB — CONCRETE BLOCK W/ CEMENTITIOUS FINISH NEW FINISH TO MATCH EXISTING TEXTURE
  - C1 — COLOR: BENJAMIN MOORE C1 = FAIRVIEW TAUPE HC-85, C2 = WHITE, C3 = "IRON ORE" SW7069 BY SHERWIN WILLIAMS
- CC — CORNICE CAP TREATMENT NEW TO MATCH EXISTING MATERIAL & PROFILE COLOR: WHITE
- CJ — CONTROL JOINT
- C2 — ALUMINUM CANOPY SYSTEM COLOR: RAL 7022
- D — HOLLOW METAL DOOR PAINT: "FAIRVIEW TAUPE" HC-85 BY BENJAMIN MOORE
- DO — DOWNSPOUT 3" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER COLOR: RAL 7022
- EJ — EXPANSION JOINT, SEE DETAIL 7/A4.1
- FB — CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00); CO2 — BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 70018)
- GR — GUARD RAIL -SEE SITE PLAN FOR EXACT LOCATION AND LENGTH PAINT: "IRON ORE" SW7069 BY SHERWIN WILLIAMS
- L1 — RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL; C1 — COLOR: C1= WHITE C2= GOLD
- L2 — RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL COLOR: PLATINUM SILVER
- PB — PIPE BOLLARD - PAINTED YELLOW
- PT — (RMHC) COIN COLLECTOR MODEL: NUFT STD CALL 1-888-743-7435 TO ORDER
- S — McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT. COLOR: BENJAMIN MOORE, FAIRVIEW TAUPE HC-85
- TR — EXISTING TILE ROOF CLEAN TILE AND PATCH AS REQUIRED
- W1 — EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS COLOR: DARK BRONZE
- W2 — DRIVE-THRU WINDOW BY READY ACCESS MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN+ ELECTRONIC RELEASE; COLOR: DEEP BRONZE; XX — SLIDE DIRECTION: RL = RIGHT TO LEFT, LR = LEFT TO RIGHT
- UN — METAL UNDERSCORE COLOR: GOLD

1	10.29.25	DRC COMMENTS	CWS
REV	DATE	DESCRIPTION	BY

PREPARED BY:
Purdy+Muroff Architecture, Inc.
1711 North Himes Avenue, Tampa, Florida 33607
Ph 813.353.0035 Fax 813.353.4330 Web Site: www.purdymuroff.com

Digitally signed by Scott Purdy
Date: 2025.10.28 12:59:17 -04'00'
SCOTT A PURDY AR 91876

PREPARED FOR:
McDonald's USA, LLC

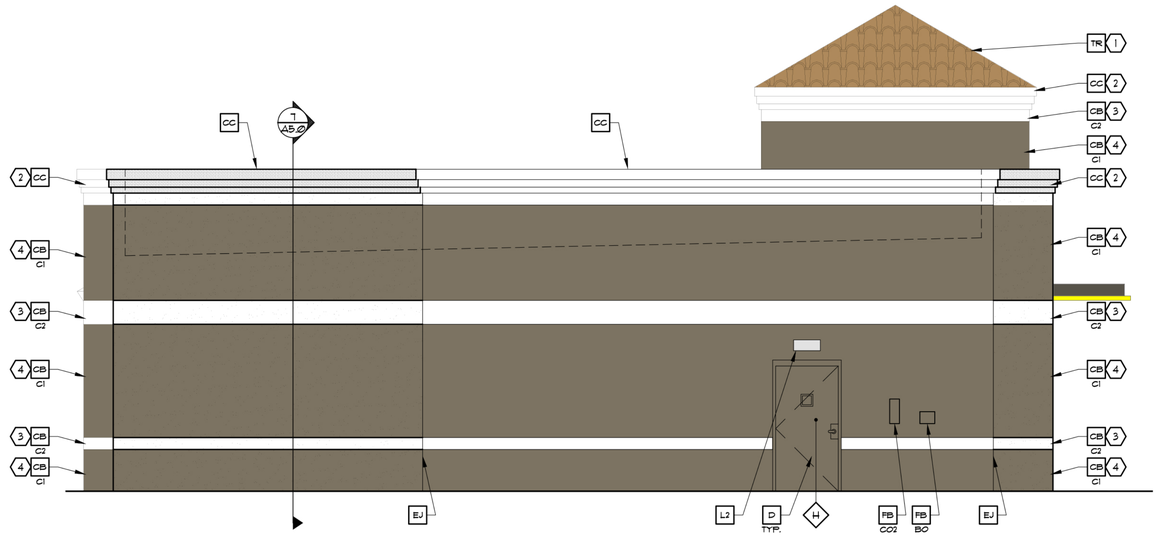
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DRAWN BY	REVIEWED BY	DATE ISSUED
CWS	SJP	05.23.2025
STD ISSUE DATE -		

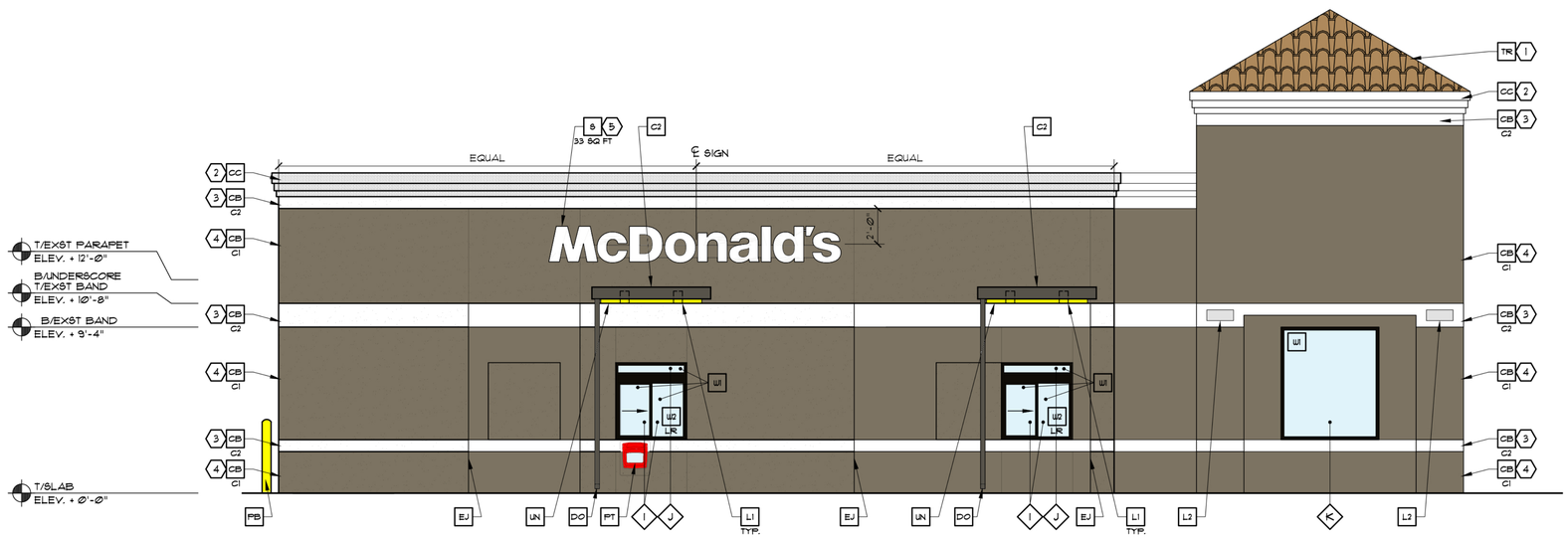
TITLE: CONVERSION EXISTING MASONRY/WOOD

DESCRIPTION	SITE ADDRESS
8" MASONRY LOAD BEARING WALLS – C1 INT STEEL STUD WALL	2550 PINE ISLAND RD., HOLLYWOOD, FL 33024
WOOD TRUSS ROOF FRAMING	
STUCCO FINISHES	
SITE ID 009-2805	MAT # 43805

SHEET NO. A2.0
2402.15
AA-0003276



1 A2.1 REAR ELEVATION (WEST)
1/4" = 1'-0"



2 A2.1 DRIVE THRU ELEVATION (SOUTH)
1/4" = 1'-0"

DRC NOTES: 1

1. EXISTING TILE ROOF TO REMAIN. CLEAN, PATCH AND OR REPAIR AS NEEDED. EXISTING TILE ROOF MATCHES MAIN BUILDINGS IN PROFILE AND COLOR
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- LN — METAL UNDERSCORE COLOR: GOLD

REV	DATE	DESCRIPTION	BY
1	10.29.25	DRC COMMENTS	CWS

PREPARED BY:
Purdy+Muroff Architecture, Inc.
1711 North Himes Avenue, Tampa, Florida 33607
Ph 813.353.0035 Fax 813.353.4330 Web Site: www.purdymuroff.com

AUTHENTICATION OF ARCHITECTURAL AND ENGINEERING PLANS PURSUANT TO F.S. 471.025
STATE OF FLORIDA — SCOTT J. PURDY — AR 91876 — REGISTERED ARCHITECT
Digitally signed by Scott Purdy
Date: 2025.10.28 12:59:52 -04'00'

PREPARED FOR:
McDonald's USA, LLC

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DRAWN BY	REVIEWED BY	DATE ISSUED
CWS	SJP	05.23.2025
STD ISSUE DATE –		

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SITE ID 009-2805	MAT # 43805

SHEET NO. A2.1
2402.15
AA-0003276

CITY OF
Cooper City
Florida

Monthly Financial Report

AS OF DECEMBER 31, 2025









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Total City Millage Rate	18
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Total Interest	18
City of Cooper City Population	18
Employees by Function (FTE) Total	18
Check Register	19
Revenue Budget Forecast	35

Unassigned Recommended General Fund Balance:

$15,361,803



Actual Amounts
$43,937,124

Unassigned Recommended Stormwater Fund Balance:

$234,921



Actual Amounts
$822,261

Unassigned Recommended Water & Sewer Fund Balance:

$4,603,951



Actual Amounts
$12,459,002

Unassigned Recommended Parking Lot Fund Balance:

$228,500



Actual Amounts
$213,400

City of Cooper City, Florida
General Fund
Schedule of Revenues, Expenditures and
Changes in Fund Balances - Budget and Actual
Three Months Ended December 31, 2025

25.00% of Fiscal Year Completed

	Budgeted Amounts		YTD Actual		Variance with Amended Budget	% of Budget Used
	Original	Amended				
Revenues:						
Property taxes	$ 26,302,648	$ 26,302,648	$ 22,864,848		$ (3,437,800)	86.93%
Franchise fees and utility taxes	7,092,544	7,092,544	1,173,921		(5,918,623)	16.55%
Licenses and permits	725,000	725,000	72,834		(652,166)	10.05%
Intergovernmental revenues	4,452,079	4,612,079	606,601		(4,005,478)	13.15%
Charges for services	9,952,443	9,952,443	6,379,787	(a)	(3,572,656)	64.10%
Fines and forfeitures	230,000	230,000	40,770		(189,230)	17.73%
Investment income	1,700,000	1,700,000	166,887		(1,533,113)	9.82%
Miscellaneous	417,308	417,308	149,922		(267,386)	35.93%
Total revenues	50,872,022	51,032,022	31,455,570		(19,576,452)	61.64%
Expenditures:						
Current:						
General government						
City Commission	436,964	436,964	79,075		357,889	18.10%
Administrative	688,841	685,341	181,222		504,119	26.44%
City Clerk	600,770	600,770	102,344		498,426	17.04%
Human resources	462,965	458,463	99,469		358,994	21.70%
Finance	1,848,381	1,848,381	399,831		1,448,550	21.63%
Legal	531,500	531,500	54,741		476,759	10.30%
Boards and committees	25,500	25,500	1,116		24,384	4.38%
Community development	472,859	472,859	109,764		363,095	23.21%
Public works administration	877,777	877,777	174,932		702,845	19.93%
Fleet services	501,657	501,657	77,514		424,143	15.45%
Street Maintenance	870,836	870,836	49,143		821,693	5.64%
Communications	1,229,546	1,235,946	176,874		1,059,072	14.31%
Nondepartmental	2,124,583	2,126,186	103,970		2,022,216	4.89%
Total general government	10,672,179	10,672,180	1,609,995		9,062,185	15.09%
Public safety:						
Code enforcement	918,468	918,468	215,080		703,388	23.42%
Police	18,189,323	18,866,869	4,486,372		14,380,497	23.78%
Fire	15,695,311	15,695,311	3,952,149		11,743,162	25.18%
Building	-	-	-		-	
Total public safety	34,803,102	35,480,648	8,653,601		26,827,047	24.39%

City of Cooper City, Florida
General Fund
Schedule of Revenues, Expenditures and
Changes in Fund Balances - Budget and Actual
Three Months Ended December 31, 2025

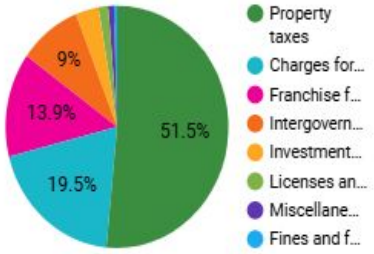
25.00% of Fiscal Year Completed

	Budgeted Amounts		YTD Actual	Variance with Amended Budget	% of Budget Used
	Original	Amended			
Physical environment:					
Physical environment					
Property maintenance	784,135	784,135	136,539	647,596	17.41%
Total physical environment	784,135	784,135	136,539	647,596	17.41%
Culture and recreation:					
Parks	2,826,577	2,826,577	589,657	2,236,920	20.86%
Recreation	2,975,937	2,975,937	533,903	2,442,034	17.94%
Total culture and recreation	5,802,514	5,802,514	1,123,560	4,678,954	19.36%
Debt service:					
Debt service principal	-	-	-	-	
Interest and other fiscal charges on line of credit	4,000	4,000	-	4,000	0.00%
Total debt service	4,000	4,000	-	4,000	0.00%
Capital Outlay:					
Capital Outlay	789,000	1,608,558	415,991	1,192,567	25.86%
Total expenditures	52,854,930	54,352,035	11,939,686	42,412,349	21.97%
Excess of revenues (deficiency) over (under) expenditures	(1,982,908)	(3,320,013)	19,515,884	22,835,897	-587.83%
Other financing sources (uses):					
Proceeds from debt	-	-	-	-	
Transfers in	4,259,465	4,259,465	1,064,866	(3,194,599)	25.00%
Transfers out	(8,387,963)	(8,516,463)	(2,096,991)	6,419,472	24.62%
Total other financing sources (uses)	(4,128,498)	(4,256,998)	(1,032,125)	3,224,873	24.25%
Change in fund balance	(6,111,406)	(7,577,011)	18,483,759	26,060,770	-243.95%
Fund Balances, Beginning of Year			30,084,334		
Fund Balances, End of Year			$ 48,568,093		

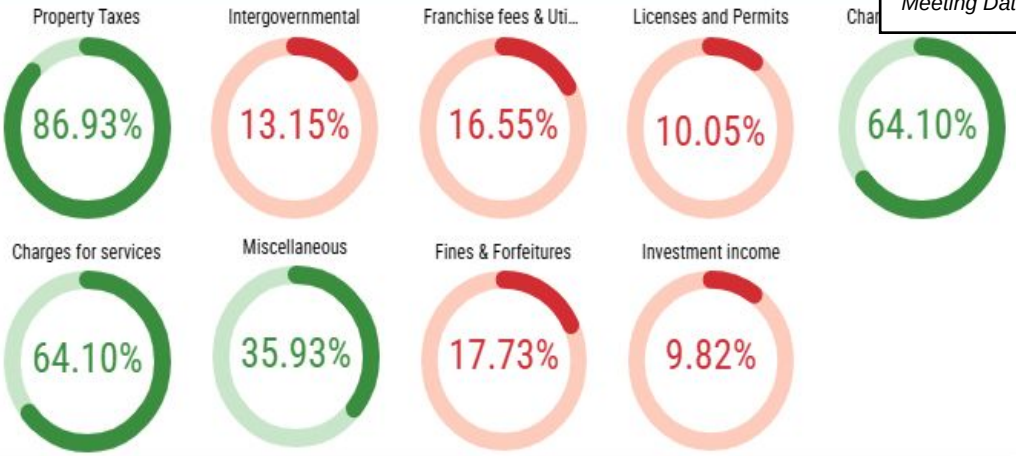
(a) 100% of fire assessment fee collected $6.278,692

FOR THE 3 MONTHS ENDED Dec 31, 2025 | 25.00% OF YEAR COMPLETED

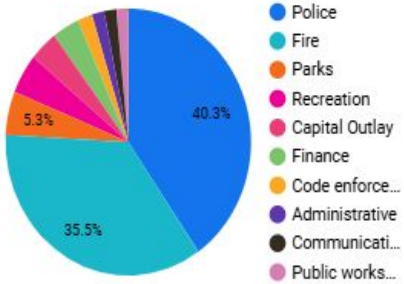
Total Revenue for General Funds:
31,455,570



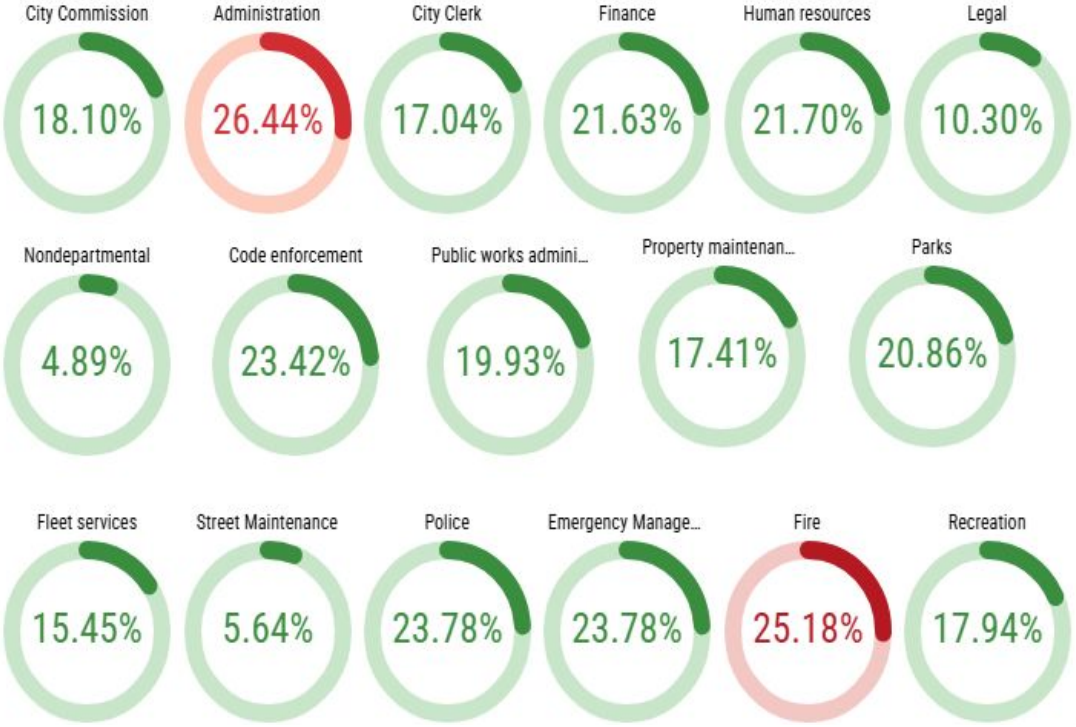




Total Expenditures for General Funds:
11,939,686







City of Cooper City, Florida
Capital Improvement Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Three Months Ended December 31, 2025

25.00% of Fiscal Year Completed

	Budgeted Amounts				
	Original	Amended	YTD Actual	Variance with Amended Budget	% of Budget Used
Revenues:					
Public safety	$ 1,500	$ 1,500	$ -	$ (1,500)	0.00%
Park improvement-Impact Fees	20,000	20,000	-	(20,000)	0.00%
General government	15,000	15,000	-	(15,000)	0.00%
Intergovernmental	6,189,160	6,673,825	-	(6,673,825)	0.00%
Investment income	30,000	30,000	39,836	9,836	132.79%
Total revenues	6,255,660	6,740,325	39,836	(6,700,489)	0.59%
Expenditures:					
Interest on interfund loan	-	-	-	-	
Capital outlay	12,532,960	16,922,001	1,015,961 **(a)**	15,906,040	6.00%
Culture and recreation	-	-	-	-	
Debt service principal	-	-	-	-	
Total expenditures	12,532,960	16,922,001	1,015,961	15,906,040	6.00%
Excess (deficiency) of revenues over (under) expenditures	(6,277,300)	(10,181,676)	(976,125)	9,205,551	9.59%
Other Financing Sources (Uses):					
Transfers in	6,277,300	6,405,800	1,569,325 **(b)**	(4,836,475)	24.50%
Transfers out	-	-	-	-	
Total other financing sources (Uses)	6,277,300	6,405,800	1,569,325	(4,836,475)	24.50%
Net Change in fund balance	$ -	$ (3,775,876)	593,200	$ 4,369,076	-15.71%
Fund balance, beginning of year			8,119,308		
Fund balance, end of year			$ 8,712,508		

(a) Playground equipment SFSC $825,641, SFSC Backstop & Dugout fence $92,550 , Artistic Wrap Utility Boxes $22,559, Stirling Rd Right of Way Drainage $20,162, Paint Exterior City Hall $16,719, Paver Replacement P&T Center $10,800, Needs assessment P&R master plan $6,850, Painting SFSC Gazebo,Pump House, Dumpster $5,378

(b) Transfer in from general fund for capital projects

City of Cooper City, Florida
ARPA Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Three Months Ended December 31, 2025

25.00% of Fiscal Year Completed

	Budgeted Amounts				
	Original	Amended	YTD Actual	Variance with Amended Budget	% of Budget Used
Revenues:					
Intergovernmental	$ -	$ -	$ 220,720	$ 220,720 **(a)**	
Investment earnings	-	-	-	-	
Appropriation from Fund Balance	541,880	541,880	-	(541,880) **(a)**	0.00%
Total revenues	541,880	541,880	220,720	(321,160)	40.73%
Expenditures:					
Current:					
General government	541,880	541,880	112,143	429,737	20.70%
Capital outlay	-	-	108,577	(108,577)	
Total expenditures	541,880	541,880	220,720	321,160	40.73%
Excess (deficiency) of revenues over (under) expenditures	-	-	-	-	
Other Financing Sources (Uses):					
Transfers out	-	-	-	-	
Net Change in Fund Balance	$ -	$ -	$ -	$ -	
Fund Balance, Beginning of Year			-		
Fund Balance, End of Year			$ -		

(a) Since all ARPA funds were received in prior years, we have to budget the Revenue from an Appropriation of Fund Balance. However, for accounting treatment it is shown as intergovernmental revenues

City of Cooper City, Florida
Building Inspection Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Three Months Ended December 31, 2025

25.00% of Fiscal Year Completed

	Budgeted Amounts				
	Original	Amended	YTD Actual	Variance with Amended Budget	% of Budget Used
Revenues:					
Licenses and permits	$ 1,535,000	$ 1,535,000	$ 314,309	$ (1,220,691)	20.48%
Intergovernmental	-	-	-	-	
Charges for services	50,000	50,000	13,205	(36,795)	26.41%
Fines and forfeitures	-	-	-	-	
Investment income	50,000	50,000	4,943	(45,057)	9.89%
Miscellaneous	3,000	3,000	178	(2,822)	5.93%
Total revenues	1,638,000	1,638,000	332,635	(1,305,365)	20.31%
Expenditures:					
Current:	-			-	
Public safety	1,706,525	1,739,067	343,057	1,396,010	19.73%
Transportation	-	-	-	-	
Culture and recreation	-	-	-	-	
Total Expenditures	1,706,525	1,739,067	343,057	1,396,010	19.73%
Excess (deficiency) of revenues over (under) expenditures	(68,525)	(101,067)	(10,422)	90,645	10.31%
Other Financing Sources (Uses):					
Transfers in	-	-	-	-	
Transfers out	(607,866)	(607,866)	(151,967)	455,899	25.00%
Total other financing sources (uses)	(607,866)	(607,866)	(151,967)	455,899	25.00%
Net Change in fund balance	$ (676,391)	$ (708,933)	(162,389)	$ 546,544	22.91%
Fund balance, beginning of year			1,085,751		
Fund balance, end of year			$ 923,362		

City of Cooper City, Florida
Road and Bridge Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Three Months Ended December 31, 2025

25.00% of Fiscal Year Completed

	Budgeted Amounts				
	Original	Amended	YTD Actual	Variance with Amended Budget	% of Budget Used
Revenues:					
Intergovernmental	$ 880,721	$ 880,721	$ 91,914	$ (788,807)	10.44%
Investment income	48,000	48,000	6,657	(41,343)	13.87%
Total revenues	928,721	928,721	98,571	(830,150)	10.61%
Expenditures:					
Transportation	2,856,482	2,935,796	484,827	2,450,969	16.51%
Total expenditures	2,856,482	2,935,796	484,827	2,450,969	16.51%
Excess (deficiency) of revenues over (under) expenditures	(1,927,761)	(2,007,075)	(386,256)	1,620,819	19.24%
Other Financing Sources (Uses):					
Transfers in	1,927,761	1,927,761	481,940	(1,445,821)	25.00%
Total other financing sources (uses)	1,927,761	1,927,761	481,940	(1,445,821)	25.00%
Net Change in fund balance	$ -	$ (79,314)	95,684	$ 174,998	-120.64%
Fund balance, beginning of year			1,149,867		
Fund balance, end of year			$ 1,245,551		

City of Cooper City, Florida
Police Confiscation Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Three Months Ended December 31, 2025

25.00% of Fiscal Year Completed

	Budgeted Amounts		YTD Actual	Variance with Amended Budget	% of Budget Used
	Original	Amended			
Revenues:					
Fines and forfeitures	$ 1,000	$ 1,000	$ -	$ (1,000)	0.00%
Investment income	3,000	3,000	1,164	(1,836)	38.80%
Total revenues	4,000	4,000	1,164	(2,836)	29.10%
Expenditures:					
Current:	4,000	4,000	-	4,000	0.00%
Total expenditures	4,000	4,000	-	4,000	0.00%
Excess (deficiency) of revenues over (under) expenditures	-	-	1,164	1,164	
Other Financing Sources (Uses):					
Net Change in fund balance	$ -	$ -	1,164	$ 1,164	
Fund balance, beginning of year			242,693		
Fund balance, end of year			$ 243,857		

City of Cooper City, Florida
Tree Trust Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Three Months Ended December 31, 2025

25.00% of Fiscal Year Completed

	Budgeted Amounts				
	Original	Amended	YTD Actual	Variance with Amended Budget	% of Budget Used
Revenues:					
Investment income	$ 2,000	$ 2,000	$ 1,041	$ (959)	52.05%
Miscellaneous	11,500	11,500	3,750	(7,750)	32.61%
Total revenues	13,500	13,500	4,791	(8,709)	35.49%
Expenditures:					
Culture and recreation	13,500	13,500	-	13,500	0.00%
Total expenditures	13,500	13,500	-	13,500	0.00%
Excess (deficiency) of revenues over (under) expenditures	-	-	4,791	4,791	
Other Financing Sources (Uses):					
Net Change in fund balance	$ -	$ -	4,791	$ 4,791	
Fund balance, beginning of year			212,878		
Fund balance, end of year			$ 217,669		

City of Cooper City, Florida
Parking Lot Fund Schedule of
Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Three Months Ended December 31, 2025

25.00% of Fiscal Year Completed

	Budgeted Amounts		YTD Actual	Variance with Amended Budget	% of Budget Used
	Original	Amended			
Operating Revenues:					
Charges for services	$ 161,000	$ 161,000	$ 181,248 **(a)**	$ 20,248	112.58%
Appropriation of fund balance	750,000	750,000	-	(750,000)	0.00%
Miscellaneous	-	-	100	100	
Total operating revenues	911,000	911,000	181,348	(729,652)	19.91%
Operating Expenses:					
Personnel services and benefits	21,784	21,784	4,876	16,908	22.38%
Professional services	18,000	18,000	4,186	13,814	23.26%
Materials and supplies	2,000	2,000	-	2,000	0.00%
Utilities	8,338	8,338	1,737	6,601	20.83%
Repairs and maintenance	17,513	17,513	-	17,513	0.00%
Miscellaneous	-	-	8,969 **(b)**	(8,969)	
Total operating expenses	67,635	67,635	19,768	47,867	29.23%
Operating income	843,365	843,365	161,580	681,785	19.16%
Nonoperating Revenues (Expenses):					
Investment income	3,000	3,000	1,008	1,992	33.60%
Total nonoperating revenues and (expenses)	3,000	3,000	1,008	1,992	33.60%
Income before capital contributions and transfers	846,365	846,365	162,588	683,777	19.21%
Capital Contributions and Transfers:					
Transfers out	(846,365)	(846,365)	(211,591)	(634,774)	25.00%
Total capital contributions and transfers	(846,365)	(846,365)	(211,591)	(634,774)	25.00%
Change in net position	-	-	(49,003)	49,003	

(a) - Parking Lot fees are billed annualy in October and currently recognize it all in October.
(b) - Property taxes for the RV Lots

City of Cooper City, Florida
Stormwater Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual for the Three Months Ended December 31, 2025

25.00% of Fiscal Year Completed

	Budgeted Amounts		YTD Actual	Variance with Amended Budget	% of Budget Used
	Original	Amended			
Operating Revenues:					
Charges for services	$709,283	$709,283	$137,840	$(571,443)	19.43%
Total operating revenues	709,283	709,283	137,840	(571,443)	19.43%
Operating Expenses:					
Personnel services and benefits	150,226	150,226	39,088	111,138	26.02%
Professional services	507,000	507,000	1,650	505,350	0.33%
Materials and supplies	10,200	10,200	1,879	8,321	18.42%
Repairs and maintenance	15,900	15,900	-	15,900	0.00%
Miscellaneous	31,800	31,800	8,868	22,932	27.89%
Total operating expenses	715,126	715,126	51,485	663,641	7.20%
Operating income	(5,843)	(5,843)	86,355	(92,198)	-1477.92%
Nonoperating Revenues (Expenses):					
Investment income	9,000	9,000	3,177	5,823	35.30%
Interest expense	(212,556)	(212,556)	-	(212,556)	0.00%
Total nonoperating revenues and (expenses)	(203,556)	(203,556)	3,177	(206,733)	-1.56%
Income before capital contributions and transfers	(209,399)	(209,399)	89,532	(298,931)	-42.76%
Capital Contributions and Transfers:					
Transfers in	221,399	221,399	55,350	166,049	25.00%
Transfers out	(12,000)	(12,000)	(3,000)	(9,000)	25.00%
Total capital contributions and transfers	209,399	209,399	52,350	157,049	25.00%
Change in net position	-	-	141,882	(141,882)	

City of Cooper City, Florida
Water and Sewer Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual for the Three Months Ended December 31, 2025

25.00% of Fiscal Year Completed

	Budgeted Amounts		YTD Actual	Variance with Amended Budget	% of Budget Used
	Original	Amended			
Operating Revenues:					
Charges for services	$ 15,400,560	$ 15,400,560	$ 3,468,880	$ (11,931,680)	22.52%
Miscellaneous	74,000	74,000	10,439	(63,561)	14.11%
				-	
Total operating revenues	15,474,560	15,474,560	3,479,319	(11,995,241)	22.48%
Operating Expenses:					
Personnel services and benefits	5,831,014	5,831,014	1,295,053	4,535,961	22.21%
Professional services	2,096,114	2,096,114	67,491	2,028,623	3.22%
Materials and supplies	2,029,185	2,032,735	243,203	1,789,532	11.96%
Utilities	938,000	938,000	136,068	801,932	14.51%
Insurance	968,752	968,752	489,403 **(a)**	479,349	50.52%
Repairs and maintenance	1,466,863	1,466,863	42,906	1,423,957	2.93%
Miscellaneous	1,232,270	1,228,720	23,819	1,204,901	1.94%
Total operating expenses	14,562,198	14,562,198	2,297,943	12,264,255	15.78%
Operating income	912,362	912,362	1,181,376	(269,014)	129.49%
Nonoperating Revenues (Expenses):					
Investment income	400,000	400,000	18,332 **(b)**	381,668	4.58%
Total nonoperating revenues and (expenses)	400,000	400,000	18,332	381,668	4.58%
Income before capital contributions and transfers	1,312,362	1,312,362	1,199,708	112,654	91.42%
Capital Contributions and Transfers:					
Capital outlays	(1,021,875)	(2,098,231)	(781,805)	(1,316,426)	37.26%
Appropriation from retained earnings	-	1,076,356	-	1,076,356	0.00%
Transfers in	2,541,244	2,541,244	-	2,541,244	0.00%
Transfers out	(2,831,731)	(2,831,731)	(707,933)	(2,123,798)	25.00%
Total capital contributions and transfers	(1,312,362)	(1,312,362)	(1,489,738)	177,376	113.52%
Change in net position	-	-	(290,030)	290,030	

(a) Includes insurance premium for Jan-Mar 2026
(b) Budgeted incorrectly

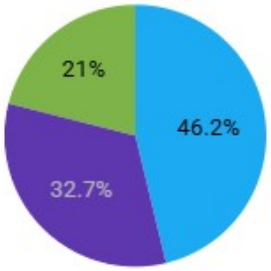
City of Cooper City, Florida
Solid Waste Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual for the Three Months Ended December 31, 2025

25.00% of Fiscal Year Completed

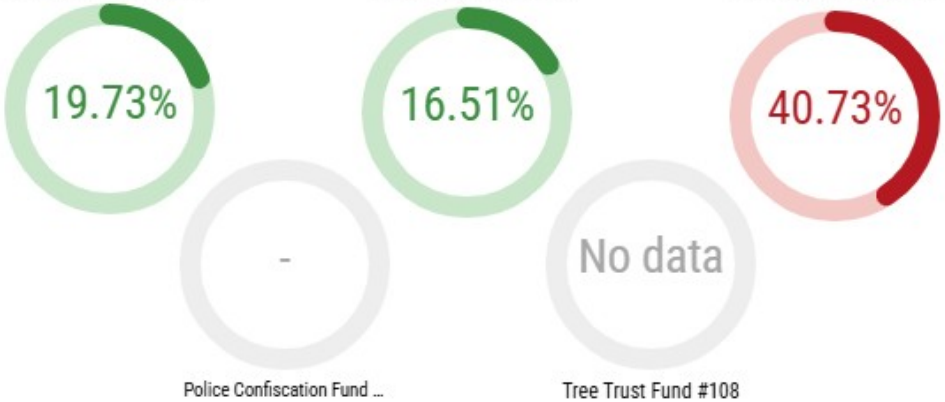
	Budgeted Amounts		YTD Actual	Variance with Amended Budget	% of Budget Used
	Original	Amended			
Operating Revenues:					
Charges for services	$ 4,330,476	$ 4,330,476	$ 1,109,055	$ (3,221,421)	25.61%
Miscellaneous	62,342	62,342	16,837	(45,505)	27.01%
Total operating revenues	4,392,818	4,392,818	1,125,892	(3,266,926)	25.63%
Operating Expenses:					
Professional services	4,140,223	4,140,223	729,258	3,410,965	17.61%
Materials and supplies	1,000	1,000	221	779	22.10%
Total operating expenses	4,141,223	4,141,223	729,479	3,411,744	17.62%
Operating income	251,595	251,595	396,413	(144,818)	157.56%
Nonoperating Revenues (Expenses):					
Income before capital contributions and transfers	251,595	251,595	396,413	(144,818)	157.56%
Capital Contributions and Transfers:					
Change in net position	251,595	251,595	396,413	(144,818)	157.56%

Special Revenue Expenditures (% of Budget Used)

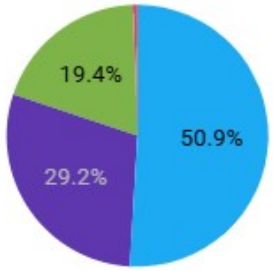
Total Expenditures
1,048,604



Road and Bridge Fund
Building Inspection Fund
Budget And Actual Arpa Fund
Tree Trust Fund
Police Confiscation Fund



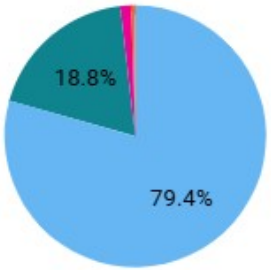
Total Revenue
1,139,821



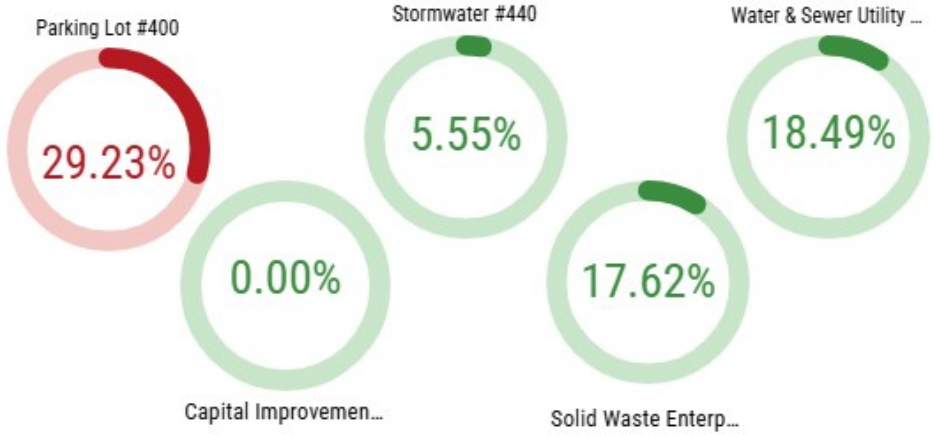
Road and Bridge Fund
Building Inspection Fund
Budget And Actual Arpa Fund
Tree Trust Fund
Police Confiscation Fund

Proprietary Funds Expenditures (% of Budget Used)

Total Expenditures
3,880,480

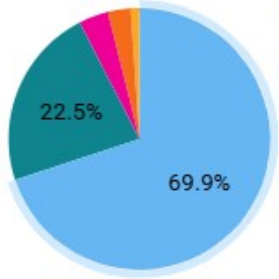


Water and Sewer Fund
Solid waste Fund
Stormwater Fund
Parking Lot Fund
Capital Improvement Fund



Proprietary Funds Revenue

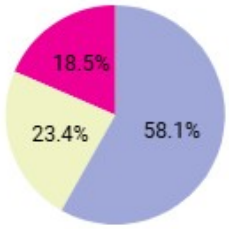
Total Revenue
5,001,148



Water and Sewer Fund
Solid waste Fund
Parking Lot Fund
Stormwater Fund
Capital Improvement Fund

Solid Waste Enterprise Fund Expenditures

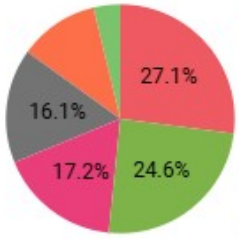
Total Expenditures
729,479



Solid Waste
Recycling
Bulk EWS
Administra...

Water & Sewer Utility Fund Expenditures

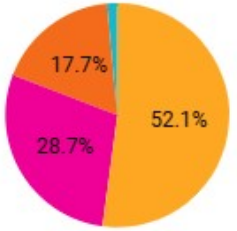
Total Expenditures
3,079,746



Wastewater Transmission
Water & Wastewater Administrat...
Water Plant
Water Distribution
Wastewater Plant
Customer Service

Solid Waste Enterprise Fund Revenue

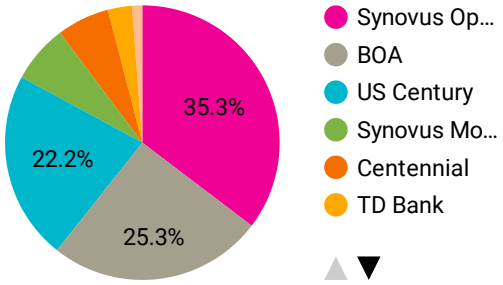
Ending_Balance
1,125,892



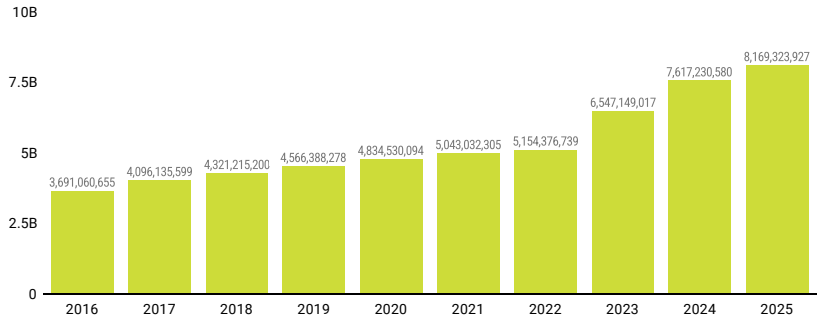
Solid Waste
Recycling
Bulk EWS
Administra...

FOR THE 3 MONTHS ENDED Dec 31, 2025 25.00% OF YEAR COMPLETED

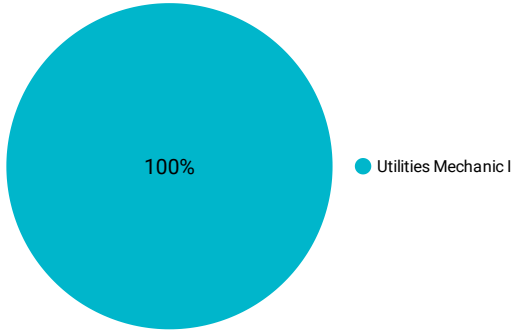
TOTAL CASH:
49,940,743.82



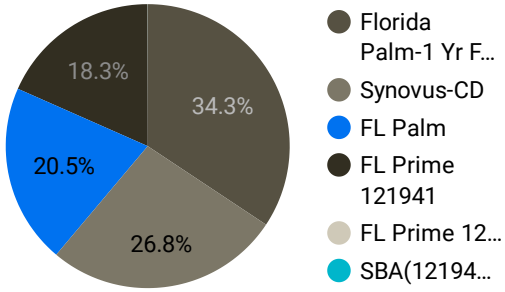
Assessed and Estimated Actual Value of Taxable Property



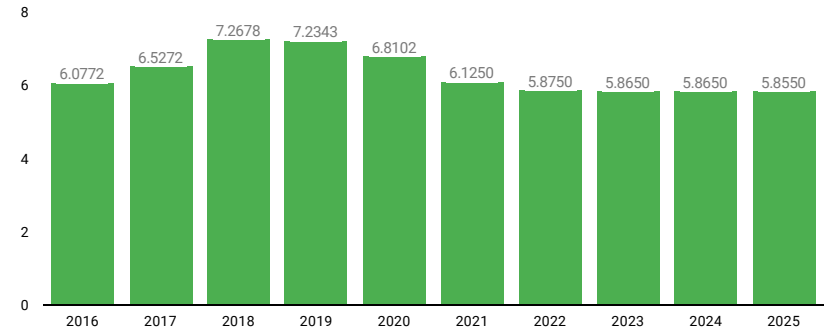
Water & Sewer: 450 Vacant Positions



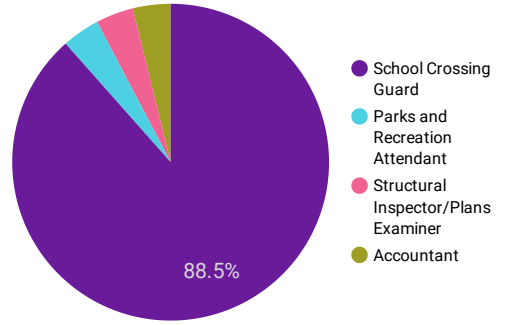
TOTAL INVESTMENTS:
29,907,336.38



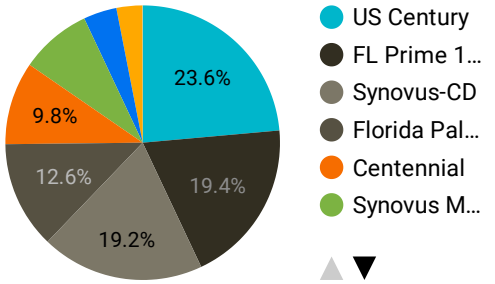
Total City Millage Rate



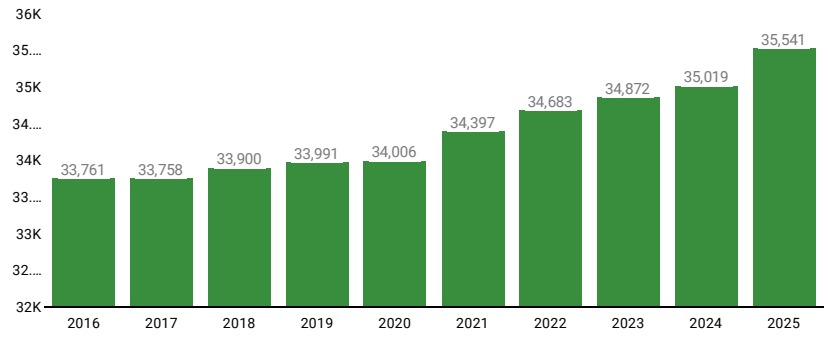
General Fund: 001 Vacant Positions



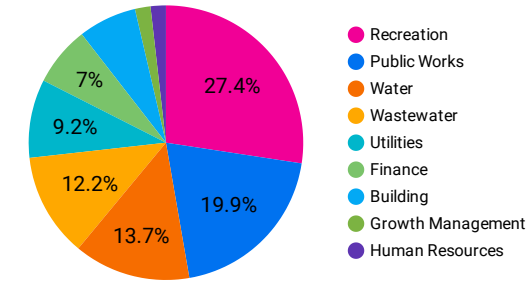
TOTAL INTEREST:
292966



City of Cooper City Population



Employees by Function (FTE) Total:
130.96



Check Date	Bank	Check	Vendor Name	Description	Amount	
Bank 00001 BANK OF AMERICA						
10/03/2025	00001	1210(A)	CORE & MAIN LP	MUELLER HYD REP KIT	372.96	
10/03/2025	00001	1211(A)	EAST COAST MULCH CORP	NEIGHBORHOOD PARKS PLAYGROUNDS RE-MUL	17,798.40	
10/03/2025	00001	1212(A)	LEHMAN PIPE AND PLUMBING SUPPLY INC	IMPORT BRASS UNION	723.53	
10/03/2025	00001	1213(A)	MILLENIUM PRODUCTS INC.	SURVEILLANCE EQUIPMENT, LIGHT TOWERS, TR	10,390.34	
10/03/2025	00001	1214(A)	PSI TECHNOLOGIES INC	WILO PUMP REPLACEMENT, PARTS AND REPAIRS	5,940.00	
10/03/2025	00001	1215(A)	THE CORRADINO GROUP, INC.	MISC TRAFFIC ENGINEERING SERVICES PROJEC	10,006.00	
10/03/2025	00001	1216(A)	USA BLUE BOOK	HACH FERROZINE, POWDER PILLOWS, ETC.	1,252.90	
10/03/2025	00001	1217(A)	W. W. GRAINGER, INC	GLOVES	1,613.41	
10/03/2025	00001	1218(A)	WEEKLEY ASPHALT PAVING, INC.	S-3 2.010 TON	160.80	
10/03/2025	00001	1219(A)	WESCO TURF INC.	HARPER TURBO VAC TV60 RHD	51,199.36	
10/06/2025	00001	211213	ACCESS FLOORS SYSTEM.COM INC	REPLACING ACCESS FLOOR PANELS CONTROL R	8,593.10	V
10/06/2025	00001	211214	ADP, INC.	ADP PAYROLL & HR MODULES PROCESSING FOR	5,621.80	
10/06/2025	00001	211215	ALLIED UNIVERSAL CORP.	SODIUM HYPOCHLORITE BULK	7,458.94	
10/06/2025	00001	211216	AMERICAN FIDELITY ASSURANCE CO	AF FLEX 09-22-2025	1,006.51	
10/06/2025	00001	211217	AT&T	SERVICE 09/16/2025 - 10/15/2025	170.49	
10/06/2025	00001	211218	AT&T	TELEPHONE 09/04/2025 - 10/03/2025	903.26	
10/06/2025	00001	211219	AT&T WIRELESS	TELEPHONE 09/20/2025 - 10/19/2025	158.48	
10/06/2025	00001	211220	BAUER, GARY	UB refund for account: 15732	18.07	
10/06/2025	00001	211221	BERWIN, INC.	TABLES AND CHAIRS REPLACEMENT	5,151.99	
10/06/2025	00001	211222	BILL FISHER	SECURITY DEPOSIT REFUND - BILL FISHER	100.00	
10/06/2025	00001	211223	BLACK, QUILLAN	UB refund for account: 49229	0.14	
10/06/2025	00001	211224	BROWARD BOLT	WASHER, WEDGE BOLT AND DRILL	76.96	
10/06/2025	00001	211225	BROWARD METROPOLITAN	BMPO LOCAL CONTRIBUTION DUES FY 25-26	5,504.16	
10/06/2025	00001	211226	BS&A SOFTWARE	BS&A ONLINE SERVICES (BUILDING DIVISION	5,979.00	
10/06/2025	00001	211227	BURKHARD'S TRACTOR & EQUIPMENT, INC	STH-SLEEVE, STH-DRIVE TUBE ASSEMBLY, STH	175.94	
10/06/2025	00001	211228	CADET2FLIGHT INC	SECURITY DEPOSIT REFUND	100.00	
10/06/2025	00001	211229	CARAHSOFT TECHNOLOGY CORPORATION	ACCELA AND EPERMITHUB SAAS	64,809.46	
10/06/2025	00001	211230	CHERYL SELWOOD	BREAKFAST FOR OPEN ENROLLMENT	39.66	
10/06/2025	00001	211231	CIVICPLUS, LLC	FOIA WORKFLOW PLATFORM-STANDARD/ANNUA	12,820.20	
10/06/2025	00001	211232	CLASSIC CONTROLS INC.	YOKOGAWA PRESSURE TRANSMITERS FOR WATE	8,126.00	
10/06/2025	00001	211233	COMCAST	SERVICES 09/17/2025 - 10/16/2025	390.60	
10/06/2025	00001	211234	COMCAST	SERVICE 09/23/2025 - 10/22/2025	24.10	
10/06/2025	00001	211235	COMCAST	SERVICES 10/08/2025 - 11/07/2025	330.11	
10/06/2025	00001	211236	COMCAST	SERVICES 10/07/2025 - 11/06/2025	91.90	
10/06/2025	00001	211237	COMCAST	SERVICES 09/29/2025 - 10/28/2025	12.84	
10/06/2025	00001	211238	CRISTINA MONROE	SECURITY DEPOSIT REFUND - CRISTINA MONRO	250.00	
10/06/2025	00001	211239	DAVID DI PIETRO AND ASSOCIATES	MUELLER WATER METER LITIGATION	350.00	
10/06/2025	00001	211240	DELL MARKETING L.P.	CITY MANAGER'S LAPTOP	1,660.52	
10/06/2025	00001	211241	DUARTE, NICOLAS	UB refund for account: 52548	172.98	
10/06/2025	00001	211242	EDDIE C. BEECHER	PROFESSIONAL SERVICES -RISK MANAGEMENT C	4,237.50	
10/06/2025	00001	211243	EDWIN MONTOYA	SECURITY DEPOSIT REFUND - EDWIN MONTOYA	100.00	
10/06/2025	00001	211244	EDWIN MONTOYA	SECURITY DEPOSIT REFUND - EDWIN MONTOYA	50.00	
10/06/2025	00001	211245	EPSTEIN, RICHARD	UB refund for account: 08740	11.55	
10/06/2025	00001	211246	FLORIDA DEPARTMENT OF TRANSPORTATIO	TOLL TRANSACTIONS XJ9551	2.50	
10/06/2025	00001	211247	FLORIDA POOL FILLS, INC.	SWIMMING POOL CHEMICALS AT POOL AND TENN	695.40	
10/06/2025	00001	211248	FLORIDATOURS.COM	ROUND TRIP TO MAI KAI FROM COMMUNITY CEN	700.00	
10/06/2025	00001	211249	FPL	SERVICE 07/17/2025 - 08/18/2025	23,994.77	
10/06/2025	00001	211250	FPL	SERVICE 08/19/2025 - 09/18/2025	39,791.72	
10/06/2025	00001	211251	FPL	SERVICE 08/18/2025 - 09/17/2025	8,541.84	
10/06/2025	00001	211252	FPL	SERVICE 08/22/2025 - 09/23/2025	6,548.68	
10/06/2025	00001	211253	FPL	SERVICE 08/22/2025 - 09/23/2025	65,332.35	
10/06/2025	00001	211254	GABRIEL CAMEJO	SECURITY DEPSOIT REFUND - GABRIEL CAMEJO	100.00	
10/06/2025	00001	211255	GABRIEL CAMEJO	SECURITY DEPOSIT REFUND - GABRIEL CAMEJO	50.00	

Check Date	Bank	Check	Vendor Name	Description	Amount
10/06/2025	00001	211256	GABRIEL CAMEJO	SECURITY DEPOSIT REFUND - GABRIEL CAMEJO	50.00
10/06/2025	00001	211257	GO PRO PROFESSIONAL TREE CARE INC	PINE LAKE PARK LIVE OAK TREE TRIMMING	1,200.00
10/06/2025	00001	211258	GREEN DREAMS PARADISE CORP	DELIVERY & INSTLLATION OF MULCH @ TOT LO	4,300.00
10/06/2025	00001	211259	HEMER HUNTER EQUIPMENT SERVICE, LLC	EQUIPMENT REPAIR	1,970.45
10/06/2025	00001	211260	ILLINOIS TOOL WORKS (ITW)	CLAMP AND SIGHT GLASS	148.90
10/06/2025	00001	211261	KEMIRA WATER SOLUTIONS, INC.	LIQUID FERROUS AND FERRIC SULFATE BLEND	7,080.45
10/06/2025	00001	211262	KOZIOL, LARRY	UB refund for account: 03814	39.43
10/06/2025	00001	211263	LANDSCAPE SERVICE PROFESSIONALS INC	CITYWIDE LANDSCAPE SERVICES - GROUP B -	25,401.00
10/06/2025	00001	211264	LISA MALLOZZI	SUPPLIES-UNIFORMS ALLOWANCE	195.64
10/06/2025	00001	211265	LOPEZ, JAREL T & MICHELLE	UB refund for account: 54238	1,100.00
10/06/2025	00001	211266	MIAMI TIRESOLES	FIELD TRAX	1,741.70
10/06/2025	00001	211267	MOMAR, INC	LIQUID BLOSSOM 20X ODOR CONTROL	13,134.00
10/06/2025	00001	211268	MUELLER SYSTEMS, LLC	FIVE MONTHS FEES 2025 - MIHOST/MI.HUB/MI	2,700.17
10/06/2025	00001	211269	NATIONAL CENTER FOR SAFETY INITIATI	BACKGROUND CHECK - CASTRO, RAMIREZ, MAS	115.50
10/06/2025	00001	211270	OCCUPATIONAL HEALTH CTRS OF SW P.A.	RAPID E-CUP - LASSACK, DANIEL	45.00
10/06/2025	00001	211271	OFFICE DEPOT	ROLLING CART, PAPER, TAPE	787.24
10/06/2025	00001	211272	ON THE SPOT SOLUTIONS LLC	ONCE A MONTH DEEP CLEANING OF POOL & TEN	250.00
10/06/2025	00001	211273	POLYDYNE, INC.	CLARIFLOC SE-1385C POLYMER 2300 LB TOTE	4,522.95
10/06/2025	00001	211274	POWER-TEL UTILITY PRODUCTS, INC.	SAMSUNG GALAXY TAB	1,062.50
10/06/2025	00001	211275	QUADIENT LEASING USA, INC	POSTAGE METER MACHINE LEASE	204.45
10/06/2025	00001	211276	RACHEL SHAW	SECURITY DEPOSIT REFUND - RACHEL SHAW	50.00
10/06/2025	00001	211277	RAFAEL HUAYAS	SECURITY DEPOSIT REFUND - RAFAEL HUAYAS	50.00
10/06/2025	00001	211278	RICE PUMP & MOTOR REPAIR, INC.	3HP 56J AOS POOL/SPKL MOTOR	679.00
10/06/2025	00001	211279	RINGCENTRAL, INC.	SUBSCRIPTION - SEPTEMBER 2025	2,265.99
10/06/2025	00001	211280	RITZ SAFETY EQUIPMENT INC.	LIGHTWEIGHT POP-UP TENT, UMBRELLA STAND	1,949.29
10/06/2025	00001	211281	ROBERT SAIZ	SECURITY DEPOSIT REFUND - ROBERT SAIZ	50.00
10/06/2025	00001	211282	ROGERS, LOREAL	UB refund for account: 50244	26.90
10/06/2025	00001	211283	ROSENBERG, GREGORY R	UB refund for account: 55164	96.01
10/06/2025	00001	211284	RUBINA SULTANA	SECURITY DEPOSIT REFUND - RUBINA SULTANA	50.00
10/06/2025	00001	211285	RUBINA SULTANA	SECURITY DEPOSIT REFUND - RUBINA SULTANA	50.00
10/06/2025	00001	211286	RUBINA SULTANA	SECURITY DEPOSIT REFUND - RUBINA SULTANA	50.00
10/06/2025	00001	211287	SHIRTS N THINGS	CITY POLOS	78.00
10/06/2025	00001	211288	SK FLORIDA HOMES LLC	UB refund for account: 54704	15.98
10/06/2025	00001	211289	STAR CLEANING USA, INC.	MONTHLY STREET SWEEPING FY25	910.11
10/06/2025	00001	211290	STEPHEN OTTAPPALLIL	SECURITY DEPOSIT REFUND - STEPHEN OTTAPP	250.00
10/06/2025	00001	211291	SUNSHINE STATE ONE CALL OF FL INC.	MONTHLY ASSESSMENT BILLING FY2024-2025	156.37
10/06/2025	00001	211292	TEXAS UNDERGROUND INC	NOZZLE FOR XVAC	1,097.05
10/06/2025	00001	211293	THE SHERWIN-WILLIAMS CO.	PRO PARK WB YELLOW - STREET MARKING	578.01
10/06/2025	00001	211294	TOSHIBA FINANCIAL SERVICES	TOSIBA COPIER POOL & TENNIS 09/10/25 - 1	1,610.33
10/06/2025	00001	211295	TROPHIES BY EDCO INC	SCHOLAR MEDALS	679.00
10/06/2025	00001	211296	TROPICAL FENCE & DESIGN, LLC	INSTALL NEW PVC FENCE AROUND LS # 21	8,500.00
10/06/2025	00001	211297	VERIZON CONNECT FLEET USA LLC	VEHICLE TRACKING YR-LONG SUBSCRIPTION -	2,164.46
10/06/2025	00001	211298	VERIZON WIRELESS	DATA PLANS ON TABLETS & HOTSPOTS	3,922.97
10/06/2025	00001	211299	WINZER FRANCHISE COMPANY	RX100 INSTANT ADHESIVE, AIR FRSHNR, TIRE	75.52
10/09/2025	00001	1220(A)	ADVANCED ENVIRONMENTAL LABORATORIES	TESTING SERVICES	4,563.00
10/09/2025	00001	1221(A)	APPLIED CONCEPTS, INC.	RADAR WITH FAST LOCK REMOTE	5,958.00
10/09/2025	00001	1222(A)	CARLON, INC	CO2 MANIFOLD	168.63
10/09/2025	00001	1223(A)	CAY INDUSTRIES, INC.	BUSINESS CARDS - CARLOS, ANDREA, DAVE, E	762.00
10/09/2025	00001	1224(A)	CITY ELECTRIC SUPPLY COMPANY	EXIT COMBO AND EMERGENCY LIGHT	1,975.54
10/09/2025	00001	1225(A)	COMMERCIAL ENERGY SPECIALISTS, INC	FUSE	37.31
10/09/2025	00001	1226(A)	COMMERCIO LLC	PORTABLE POOL LIFT	8,864.00
10/09/2025	00001	1227(A)	FLORIDA TECHNICAL CONSULTANTS, LLC	GIS - COMMUNTY DEVELOPMENT	320.00
10/09/2025	00001	1228(A)	FULL MOON CREATIVE LLC	COMMISSION MEETING 9/9/2025, 9/11/2025,	1,300.00
10/09/2025	00001	1229(A)	GARTH SOLUTIONS, INC	GARTH SOLUTIONS COMMUNICATIONS FIRM	5,500.00
10/09/2025	00001	1230(A)	GOREN, CHEROF, DOODY & EZROL, P.A.	GENERAL MATTERS	27,678.05

Meeting Date: 02/24/2026 Item #5.

Check Date	Bank	Check	Vendor Name	Description	Amount	
10/09/2025	00001	1231(A)	HAZEN & SAWYER, D.P.C.	ARPA | EFFLUENT PUMP AND VFD REPLACEMENT	10,969.92	
10/09/2025	00001	1232(A)	JAIME GARMIZO	PALLET OF SOD	630.00	
10/09/2025	00001	1233(A)	KLAUSNER & KAUFMAN, P.A.	COOPER CITY PENSION CONSULTATION SEPTEM	9,142.50	
10/09/2025	00001	1234(A)	MERCHANTS ASSOCIATION COLLECTION DI	09/01/2025 - 09/30/2025	188.11	
10/09/2025	00001	1235(A)	NEXTAFF GROUP, LLC	SCHOOL GUARD CROSSING SERVICES	13,078.36	
10/09/2025	00001	1236(A)	PERRY WEATHER	LIGHTNING DETECTION SYSTEM WITH A FOUR Y	48,100.00	
10/09/2025	00001	1237(A)	POWERWASHING AND MORE LLC	POOL & TENNIS CENTER PRESSURE CLEANING -	4,400.00	
10/09/2025	00001	1238(A)	SCOTT KLEIMAN, ESQ.	AUGUST 2025 MAGISTRATE DOCKET	150.00	
10/09/2025	00001	1239(A)	SEYMOUR MIDWEST LLC	36" ABSORBENT PVA ROLLER SQUEEGEE, 60" B	2,306.22	
10/09/2025	00001	1240(A)	SUNSHINE ENTERPRISES, INC.	CITY APPAREL FOR COMMUNITY DEVELOPMENT	324.67	
10/09/2025	00001	1241(A)	UNITED WAY OF BROWARD COUNTY, INC	UNITED WAY 08222025	28.00	
10/09/2025	00001	1242(A)	USA BLUE BOOK	GLOVES, JACKET, MASK, ETC.	855.06	
10/09/2025	00001	1243(A)	W. W. GRAINGER, INC	AEROSOL	422.88	
10/09/2025	00001	1244(A)	WEEKLEY ASPHALT PAVING, INC.	RESURFACE PARKING LOT SUELLEN SPORTS CO	124,332.55	
10/16/2025	00001	1245(A)	BROWARD COUNTY SHERIFF'S OFFICE	FUEL SEPTEMBER 2025	9,823.28	
10/16/2025	00001	1246(A)	CITY ELECTRIC SUPPLY COMPANY	TWO 13 X 24 X 12 TIER 15 POLYMER BOX	744.04	
10/16/2025	00001	1247(A)	COMMERCIAL ENERGY SPECIALISTS, INC	SERVICE CALL FOR SOLENOID VALVE, PVC AND	1,283.51	
10/16/2025	00001	1248(A)	CONCRETE WORKS & PAVING INC	ASPHALT AND CONCRETE RESTORATION SERVIC	119,652.25	
10/16/2025	00001	1249(A)	HAZEN & SAWYER, D.P.C.	ENGINEERING ASSISTANCE FY 2023-2024	7,637.08	
10/16/2025	00001	1250(A)	INVOICE CLOUD	SERVICE PERIOD 09/01/2025 - 09/30/2025	310.00	
10/16/2025	00001	1251(A)	LEHMAN PIPE AND PLUMBING SUPPLY INC	PVC NIPPLE	6.20	
10/16/2025	00001	1252(A)	PH CONSULTING INC	PROFESSIONAL SERVICES - ARBORIST CONSULT	1,950.00	
10/16/2025	00001	1253(A)	R J BEHAR & COMPANY, INC	STIRLING ROAD ROADWAY & DRAINAGE IMPROVI	29,178.52	
10/16/2025	00001	1254(A)	SFM LANDSCAPE SERVICES LLC	CONTRACT TREE TRIMMING	2,650.00	
10/16/2025	00001	1255(A)	SYNAGRO-WWT, INC	SLUDGE DISPOSAL SERVICES	30,474.40	
10/16/2025	00001	1256(A)	TOSHIBA AMERICA BUSINESS SOLUTIONS	KIP 7170 NETWORK PRINTER OCT/24- SEP/25	859.50	
10/16/2025	00001	1257(A)	USA BLUE BOOK	FIRST AID KIT, GLOVES, ETC.	1,161.39	
10/17/2025	00001	211300	84 LUMBER COMPANY	BLSC SOFTBALL DUGOUT BENCHES WOOD	4,851.00	
10/17/2025	00001	211301	AFLAC	AFLAC OCTOBER 2025	17.31	
10/17/2025	00001	211302	ALEXANDER, MAUREEN	UB refund for account: 41019	164.66	
10/17/2025	00001	211303	ALISON VEGA	PROGRAM CANCELLATION - ALLISON VEGA	969.00	V
10/17/2025	00001	211304	ALL AMERICAN PEST CONTROL OF FLORID	MONTHLY PEST CONTROL OCT 24 - SEPT 25	265.00	
10/17/2025	00001	211305	ANGEL PETTI ROSENBERG, P. A.	SPECIAL MAGISTRATE CODE & BUILDING MEETI	350.00	
10/17/2025	00001	211306	ANGEL PETTI ROSENBERG, P. A.	SPECIAL MAGISTRATE HEARING	350.00	
10/17/2025	00001	211307	AT&T	SERVICE 10/04/2025 - 11/03/2025	588.50	
10/17/2025	00001	211308	AUDIA RILEY	SECURITY DEPOSIT REFUND - AUDIA RILEY	250.00	
10/17/2025	00001	211309	BIFANI, CATHY	UB refund for account: 08813	45.85	
10/17/2025	00001	211310	BROWARD COUNTY RECORDS	SEPTEMBER RECORDINGS	441.00	
10/17/2025	00001	211311	BSN SPORTS	RAWLINGS BASES	15,980.00	
10/17/2025	00001	211312	BUDGET RESTAURANT SUPPLY INC	UB refund for account: 29490	154.73	
10/17/2025	00001	211313	C'EST CLAIR HOLISTIC THERAPY LLC	UB refund for account: 49979	95.31	
10/17/2025	00001	211314	C.C. CONTROL CORPORATION	PINE ISLAND REPUMP STATION SCADA UPGRADE	14,300.00	
10/17/2025	00001	211315	CH2M HILL, INC.	ANNUAL SCADA MAINTENANCE-2025	2,694.26	
10/17/2025	00001	211316	COMCAST	SERVICES 10/17/2025 - 11/16/2025	186.85	
10/17/2025	00001	211317	COMCAST	SERVICES 10/17/2025 - 11/16/2025	189.85	
10/17/2025	00001	211318	COOPER CITY CRIME PREVENTION	DISBURSE BUDGET TO CRIME PREVENTION FUNI	20,000.00	
10/17/2025	00001	211319	DELL MARKETING L.P.	LAPTOPS FOR PARKS & REC	5,004.80	
10/17/2025	00001	211320	EDDIE C. BEECHER	PROFESSIONAL SERVICES -RISK MANAGEMENT C	1,800.00	
10/17/2025	00001	211321	EDWIN MONTOYA	SECURITY DEPOSIT REFUND - EDWIN MONTOYA	50.00	
10/17/2025	00001	211322	ENGINEERED SERVICES, INC.	FLEET ALARM MONITORING OCTOBER - DECEMB	120.12	
10/17/2025	00001	211323	EVERGLADES EQUIPMENT GROUP	GG 920HDE W/ SPRING TINE RAKE & BRUSH	5,806.50	
10/17/2025	00001	211324	EVERYTHING BRANDED USA INC	BUSINESS EVENT - BRANDED PROMO	2,460.00	
10/17/2025	00001	211325	EXPERT TECH SERVICE INC	UB refund for account: 54814	1,103.79	
10/17/2025	00001	211326	FERGUSON ENTERPRISES, LLC	COUP AND GATE VLV	6,316.15	
10/17/2025	00001	211327	FLORIDA MUNICIPAL INSURANCE TRUST	FIRST INSTALLMENT 25/26	307,895.50	

Check Date	Bank	Check	Vendor Name	Description	Amount
10/17/2025	00001	211328	FPL	SERVICE 08/22/2025 - 09/23/2025	955.47
10/17/2025	00001	211329	FRIEDA MELTZER	PAID SAME INVOICE TWICE	70.00
10/17/2025	00001	211330	FUN EXPRESS	CANDY FOR BOOPER CITY EVENT	673.88
10/17/2025	00001	211331	GABRIEL CAMEJO	SECURITY DEPPOSIT REFUND - GABRIEL CAMEJ	50.00
10/17/2025	00001	211332	GABRIEL CAMEJO	SECURITY DEPOSIT REFUND - GABRIEL CAMEJO	50.00
10/17/2025	00001	211333	GOMEZ & SON FENCE CORP.	GATE POST	120.00
10/17/2025	00001	211334	GRANT SKOLNICK	COINSURANCE WAS OVERPAID	147.54
10/17/2025	00001	211335	HAVILAND-LOPEZ, CHERYL	UB refund for account: 41003	117.41
10/17/2025	00001	211336	HERRERA, JESUS	UB refund for account: 41136	119.34
10/17/2025	00001	211337	HIGUAIN, FEDERICO	UB refund for account: 50289	40.64
10/17/2025	00001	211338	HOME DEPOT	RENOWN PREMIUM SINGLE ROLL BATH TIS	2,667.60
10/17/2025	00001	211339	HOROVITZ, ANDREI	UB refund for account: 41122	100.00
10/17/2025	00001	211340	HUMANA INSURANCE CO	DENTAL & VISION SEPTEMBER 2025	10,704.20
10/17/2025	00001	211341	HYDROCORP, LLC	BACKFLOW PREVENTION PROGRAM MANAGEMEI	985.00
10/17/2025	00001	211342	INFOSEND, INC.	PRINTING AND POSTAGE - SEPTEMBER 2025	4,546.30
10/17/2025	00001	211343	JAIN, ANKUR	UB refund for account: 46400	27.63
10/17/2025	00001	211344	JENA MCCLURE	CIVIC SCHOLAR PROGRAM PRINT ORDER	289.46
10/17/2025	00001	211345	JILL ANKNEY	CYCLONES SWIM PROGRAM	3,004.75
10/17/2025	00001	211346	KASHMIRA BHADHA	SECURITY DEPOSIT REFUND - KASHMIRA BHADH	250.00
10/17/2025	00001	211347	LANDRIAN, RICARDO	UB refund for account: 54087	985.20
10/17/2025	00001	211348	LIFE INSURANCE COMPANY OF NORTH AME	LIFE & DISABILITY SEPTEMBER 2025	3,715.91
10/17/2025	00001	211349	LOWRY, ANNA	UB refund for account: 55088	100.00
10/17/2025	00001	211350	MAN PARLOR BARBERSHOP, LLC	UB refund for account: 47569	20.27
10/17/2025	00001	211351	MASSACHUSETTS MUTUAL LIFE	FARRELL LIFE OCTOBER 2025	29.12
10/17/2025	00001	211352	MATTAMY PALM BEACH LLC	UB refund for account: 54743	78.22
10/17/2025	00001	211353	MCGEE, IRIS	UB refund for account: 46770	81.99
10/17/2025	00001	211354	MFLP PINE LAKES LLC	UB refund for account: 54744	38.33
10/17/2025	00001	211355	NALCO COMPANY, LLC.	PERMACLEAN PC-77 MEMBRANE CLEANER - DEBI	9,987.14
10/17/2025	00001	211356	O'REILLY AUTOMOTIVE STORES, INC	2" DISC KIT, LED SWITCH, BREAKAWAY SW S	190.58
10/17/2025	00001	211357	OBREGON, JILMER J	UB refund for account: 53712	40.94
10/17/2025	00001	211358	OCCUPATIONAL HEALTH CTRS OF SW P.A.	RAPID E-CUP - FLEURANVIL, ESTIN	117.00
10/17/2025	00001	211359	OFFICE DEPOT	POSTERBOARD	111.57
10/17/2025	00001	211360	ON THE SPOT SOLUTIONS LLC	ONCE A MONTH DEEP CLEANING INCLUDING TOF	550.00
10/17/2025	00001	211361	PINES FORD LINCOLN MERCURY	ANTI-FREEZE	39.90
10/17/2025	00001	211362	PROJECT PERCH	RELOCATE OWL BURROW AT SFSC	1,000.00
10/17/2025	00001	211363	RAFAEL HUAYAS	SECURITY DEPOSIT REFUND - RAFAEL HUAYAS	50.00
10/17/2025	00001	211364	RAFAEL HUAYAS	SECURITY DEPOSIT REFUND - RAFAEL HUAYAS	50.00
10/17/2025	00001	211365	RAFEEK MOHAMMED	SECURITY DEPOSIT REFUND - RAFEEK MOHAMME	250.00
10/17/2025	00001	211366	RASIER, MOSHE	UB refund for account: 54050	100.00
10/17/2025	00001	211367	RECHTIEN INTERNATIONAL TRUCKS	GLASS, DROP WINDOW, DOOR # 3429	122.75
10/17/2025	00001	211368	REXEL, INC.	QUA CVR BD HD (2), QUA FDOT BOX (2)	2,582.33
10/17/2025	00001	211369	RUBINA SULTANA	SECURITY DEPOSIT REFUND - RUBINA SULTANA	50.00
10/17/2025	00001	211370	RUBINA SULTANA	SECURITY DEPOSIT REFUND - RUBINA SULTANA	50.00
10/17/2025	00001	211371	SALIN KIIM	SECURITY DEPOSIT REFUND - SALIN KIIM	50.00
10/17/2025	00001	211372	SHECTER, BRAD	UB refund for account: 51254	121.13
10/17/2025	00001	211373	SHRIEVE CHEMICAL COMPANY LLC	SULPHURIC ACID 93%	12,605.16
10/17/2025	00001	211374	SHRIEVE CHEMICAL COMPANY LLC	SULPHURIC ACID 93%	6,441.89
10/17/2025	00001	211375	SICILIAN OVEN	STAFF HALLOWEEN LUNCHEON 2025	2,347.88
10/17/2025	00001	211376	STEFANIE SICRE	SECURITY DEPOSIT REFUND - STEFANIE SICRE	250.00
10/17/2025	00001	211377	SUN-SENTINEL	SEPTEMBER 2025 ADVERTISING	1,579.00
10/17/2025	00001	211378	SUNBELT RENTALS	52" DOUBLE DRUM RIDE-ON ROLLER	2,113.00
10/17/2025	00001	211379	SUNSHINE STATE ONE CALL OF FL INC.	MONTHLY ASSESSMENT BILLING FY2025-2026	156.37
10/17/2025	00001	211380	TEDRA ALLEN	FALL ACADEMY - FCPC CERTIFICATION	576.00
10/17/2025	00001	211381	THE CORRADINO GROUP, INC.	COOPER COLONY GOLF COURSE REDEVELOPMEI	900.00
10/17/2025	00001	211382	THE PARTS HOUSE	LED BEACON VEH #9399	371.03

Check Date	Bank	Check	Vendor Name	Description	Amount
10/17/2025	00001	211383	TROPHIES BY EDCO INC	SILVER FRAMED NAME BADGE	30.52
10/17/2025	00001	211384	TROPICAL APIARIES, INC.	BEE HIVE REMOVAL AT 11600 STONEBRIDGE PK	150.00
10/17/2025	00001	211385	ULINE	NITRILE GLOVES	720.61
10/17/2025	00001	211386	UNITED HEALTHCARE	MED SUPP OCTOBER 2025	5,293.87
10/17/2025	00001	211387	VERMONT SYSTEMS, INC.	TRAINING	1,050.00
10/17/2025	00001	211388	WATERFALL POOLS INC	POOL BOND REFUND - WATERFALL POOLS INC	1,000.00
10/17/2025	00001	211389	WHEELABRATOR SOUTH BROWARD INC.	MONTHLY HOUSEHOLD HAZARDOUS WASTE EVE	6,615.00
10/17/2025	00001	211390	WINZER FRANCHISE COMPANY	DISC AND WIPER BLADE	1,373.37
10/17/2025	00001	211391	WITT O BRIENS LLC	ARPA | PROFESSIONAL SERVICES - FEDERAL A	10,062.50
10/17/2025	00001	211392	WM RECYCLE AMERICA, LLC	NET BALANCE DUE FOR RECYCLING - SEPTEMBE	18,825.65
10/23/2025	00001	1258(A)	FLORIDA TECHNICAL CONSULTANTS, LLC	GIS UTILITY UPDATES AND MAINTENANCE	1,615.00
10/23/2025	00001	1259(A)	TOSHIBA AMERICA BUSINESS SOLUTIONS	KIP COPIER - OCTOBER 2025 UTILITIES	433.87
10/23/2025	00001	1260(A)	W. W. GRAINGER, INC	BLUE BUFFER SOLUTION, RED BUFFER SOLUTIO	176.00
10/23/2025	00001	1261(A)	WEEKLEY ASPHALT PAVING, INC.	S-3 3.020 TON	241.60
10/30/2025	00001	1262(A)	A QUALITY BUSHOG	BUSHOG MOWING- BI-MONTHLY- PINE ISLAND P	300.00
10/30/2025	00001	1263(A)	BRADY PLUS	HAND SANITIZER	1,489.70
10/30/2025	00001	1264(A)	CITY FIRE, INC.	FIRE ALARM MONITORING- BILLED QUARTERLY	584.10
10/30/2025	00001	1265(A)	COMMERCIAL ENERGY SPECIALISTS, INC	MONTHLY SITE ASSESSMENT: OCTOBER, 2025 -	258.00
10/30/2025	00001	1266(A)	R J BEHAR & COMPANY, INC	STIRLING ROAD ROADWAY & DRAINAGE IMPROVI	8,923.61
10/30/2025	00001	1267(A)	RONALD L. BOOK, P.A.	LEGISLATIVE RELATIONS AND LOBBYING SERV	5,000.00
10/30/2025	00001	1268(A)	SB EVENTS & PRODUCTIONS	SPEAKERS, DJ AND GENERATOR	500.00
10/30/2025	00001	1269(A)	WESCO TURF INC.	TINE SPOON	652.04
10/31/2025	00001	243(S)	MIAMI TIRESOLES	PROCONTACT TX	0.00
10/31/2025	00001	244(S)	THE PARTS HOUSE	VALVE	0.00
10/31/2025	00001	211393	24 HOURS, INC	JANITORIAL SERVICES - PW - CITY HALL - P	3,053.00
10/31/2025	00001	211394	ABI ATTACHMENTS INC	340 GAL. (COMPACT) MULTI-USE WATER TRAIL	8,263.34
10/31/2025	00001	211395	ACCESS FLOORS SYSTEM.COM INC	REPLACING ACCESS FLOOR PANELS CONTROL R	8,593.10
10/31/2025	00001	211396	AFLAC	AFLAC OCTOBER 2025	17.31
10/31/2025	00001	211397	ALEXIS DAGER	XYLEM SENSUS CONFERENCE	109.50
10/31/2025	00001	211398	AMERICAN FIDELITY ASSURANCE	AF PRODUCT SEPTEMBER 2025	6,431.70
10/31/2025	00001	211399	AMERICAN FIDELITY ASSURANCE CO	AF FLEX 10-07-2025	2,360.32
10/31/2025	00001	211400	AT&T	831-001-2341-559 TELEPHONE 09/01/2025 -	1,436.12
10/31/2025	00001	211401	AT&T	SERVICE 10/01/2025 - 10/31/2025	340.98
10/31/2025	00001	211402	AT&T	TELEPHONE 10/04/2025 - 11/03/2025	888.26
10/31/2025	00001	211403	BISCAYNE 135 LTD	UB refund for account: 54290	58.38
10/31/2025	00001	211404	BRADY PLUS	RESTROOM DISPENSERS (TP, SOAP, PAPER TOW	5,244.38
10/31/2025	00001	211405	BROWARD COUNTY SHERIFF'S OFFICE	COSTS INCURRED FOR ENHANCED SERVICES FO	16,228.30
10/31/2025	00001	211406	BSN SPORTS	TOOL	3,740.00
10/31/2025	00001	211407	BUZZI, ELIZABETH	UB refund for account: 53224	132.48
10/31/2025	00001	211408	CHARLES, PIERRE	UB refund for account: 41981	177.56
10/31/2025	00001	211409	CITY ELECTRIC SUPPLY COMPANY	BATTERY	2,694.00
10/31/2025	00001	211410	COMCAST	SERVICES 10/09/2025 - 11/08/2025	58.46
10/31/2025	00001	211411	COMCAST	SERVICES 10/17/2025 - 11/16/2025	375.60
10/31/2025	00001	211412	DOBBS EQUIPMENT	PIN AND IN BOUND FREIGHT	158.57
10/31/2025	00001	211413	DURO-LAST, INC.	PATCH KIT AND TECH REP	350.00
10/31/2025	00001	211414	ECHEMENDIA, IDALBERTO	UB refund for account: 40984	663.83
10/31/2025	00001	211415	EDDIE C. BEECHER	PROFESSIONAL SERVICES -RISK MANAGEMENT C	1,762.50
10/31/2025	00001	211416	EDWIN MONTOYA	SECURITY DEPOSIT REFUND - EDWIN MONTOYA	100.00
10/31/2025	00001	211417	EGGEN, MAEVA & MATTHEW	UB refund for account: 53505	103.54
10/31/2025	00001	211418	FANTASY THEATRE FACTORY, INC	WALKERS AND COSTUMED COORDINATOR	2,500.00
10/31/2025	00001	211419	FAST-DRY COURTS, INC.	SHFCCSC BASKETBALL HOOP ASSEMBLY & INST	8,950.00
10/31/2025	00001	211420	FLORIDA DEPARTMENT OF TRANSPORTATIO	TOLL TRANSACTIONS XK5496	4.61
10/31/2025	00001	211421	FLORIDA POOL FILLS, INC.	SWIMMING POOL CHEMICALS AT POOL AND TENN	530.70
10/31/2025	00001	211422	FLORIDA UNEMPLOYMENT COMPENSATION F	UNEMPLOYMENT TAX	1,266.97
10/31/2025	00001	211423	FPL	ELECTRICITY	10,517.49

Meeting Date: 02/24/2026 Item #5.

Check Date	Bank	Check	Vendor Name	Description	Amount
10/31/2025	00001	211424	FPL	SERVICE 09/19/2025 - 10/21/2025	45,090.66
10/31/2025	00001	211425	FPL	SERVICE 09/17/2025 - 10/17/2025	171.67
10/31/2025	00001	211426	FRANCO, THOMAS	UB refund for account: 17194	35.09
10/31/2025	00001	211427	GLOBALTECH, INC.	ARPA | EFFLUENT PUMP # 3 REPLACEMENT	73,643.41
10/31/2025	00001	211428	GOMEZ & SON FENCE CORP.	CHAIN LINK AND POST	3,672.00
10/31/2025	00001	211429	GOODI-LAND ENTERPRISES, INC	'25 HALLOWEEN COSTUME CONTEST	1,560.00
10/31/2025	00001	211430	HUMANA INSURANCE CO	DENTAL & VISION OCTOBER 2025	10,481.50
10/31/2025	00001	211431	INSURANCE & FINANCIAL PLANNERS LLC	CONSULTATION SERVICES	400.00
10/31/2025	00001	211432	KEVIN WILLIAMS	SECURITY DEPOSIT REFUND - KEVIN WILLIAMS	100.00
10/31/2025	00001	211433	KFIR, DROR	UB refund for account: 53568	122.30
10/31/2025	00001	211434	LIFE INSURANCE COMPANY OF NORTH AME	LIFE & DISABILITY OCTOBER 2025	4,030.49
10/31/2025	00001	211435	MASCH, DOROTHEA	UB refund for account: 26853	11.80
10/31/2025	00001	211436	MASSACHUSETTS MUTUAL LIFE	FARRELL LIFE SEPTEMBER 2025	29.12
10/31/2025	00001	211437	MATHESON TRI-GAS INC.	CYLINDER RENTAL	734.79
10/31/2025	00001	211438	MFLP PINE LAKES, LLC	UB refund for account: 54460	46.36
10/31/2025	00001	211439	O'REILLY AUTOMOTIVE STORES, INC	TRI-PWR BELT	81.23
10/31/2025	00001	211440	OCCUPATIONAL HEALTH CTRS OF SW P.A.	RAPID E-CUP - WILLIAMS, ROBERT	90.00
10/31/2025	00001	211441	OSBORNE, SHAYNE W	UB refund for account: 53406	102.40
10/31/2025	00001	211442	PABLO CURET	SECURITY DEPOSIT REFUND - PABLO CURET	50.00
10/31/2025	00001	211443	PINES FORD LINCOLN MERCURY	PART INTERCHANGE	762.31
10/31/2025	00001	211444	PREFERRED IDENTITY PLAN, INC	ID WORKS SEPTEMBER 2025	277.00
10/31/2025	00001	211445	PREMIER BOUNCE N SLIDE PARTY RENTAL	ZAP A MOLE, HI STRIKER, ETC.	3,465.00
10/31/2025	00001	211446	RACHEL SHAW	SECURITY DEPOSIT REFUND - RACHEL SHAW	50.00
10/31/2025	00001	211447	RAFAEL HUAYAS	SECURITY DEPOSIT REFUND - RAFAEL HUAYAS	50.00
10/31/2025	00001	211448	RAY E. WILLIAMS, INC.	POWER FOR NEW INSTALLATION	9,388.00
10/31/2025	00001	211449	RAYMOND NOEL	BAND FOR HALLOWEEN	2,000.00
10/31/2025	00001	211450	RECHTIEN INTERNATIONAL TRUCKS	SENSOR # 9385	170.07
10/31/2025	00001	211451	RINGCENTRAL, INC.	SUBSCRIPTION - OCTOBER 2025	2,611.66
10/31/2025	00001	211452	RUBINA SULTANA	SECURITY DEPOSIT REFUND - RUBINA SULTANA	50.00
10/31/2025	00001	211453	SAMUEL GREG LOMBARDO	XYLEM REACH CONFERENCE	109.50
10/31/2025	00001	211454	SHIHADA, YOUSEF	UB refund for account: 46465	41.06
10/31/2025	00001	211455	SIEGEL, KAREN	UB refund for account: 02255	979.30
10/31/2025	00001	211456	SITEONE LANDSCAPE SUPPLY HOLDING LL	CORE EXPANSION MODULE	4,043.53
10/31/2025	00001	211457	STAR CLEANING USA, INC.	MONTHLY STREET SWEEPING- PARKING LOT SWE	2,350.11
10/31/2025	00001	211458	SUNSHINE STATE ONE CALL OF FL INC.	MONTHLY ASSESSMENT BILLING - SEPTEMBER 2	67.21
10/31/2025	00001	211459	SUPERIOR LANDSCAPING& LAWN SVC INC.	CITYWIDE LANDSCAPE SERVICES - GROUP A -	25,853.30
10/31/2025	00001	211460	TARASKA, MICHELLE	UB refund for account: 45015	45.80
10/31/2025	00001	211461	TERRACON CONSULTANTS, INC	MOLD TESTING AT FIRE STATION	3,073.40
10/31/2025	00001	211462	TEXAS LIFE INSURANCE COMPANY	OCTOBER 2025	860.76
10/31/2025	00001	211463	THE LEGAL PLAN, INC	LEGAL SEPTEMBER 2025	487.95
10/31/2025	00001	211464	TOSHIBA FINANCIAL SERVICES	TOSHIBA COPIER COMMUNITY CENTER 10/10/20	900.74
10/31/2025	00001	211465	TRANE U.S. INC	DRIER AND THERMOSTAT	1,488.67
10/31/2025	00001	211466	ULINE	HUCK TOWELS	1,523.40
10/31/2025	00001	211467	UNITED HEALTHCARE	MED SUPP OCTOBER 2025	1,588.80
10/31/2025	00001	211468	UTILITY COMPLIANCE CONSULTANT	SIGN BRACKET	1,560.94
10/31/2025	00001	211469	VERIZON WIRELESS	DATA PLANS ON TABLETS & HOTSPOTS	2,017.26
10/31/2025	00001	211470	VICTORES MACHINE SHOP	REPAIR # 343	845.00
10/31/2025	00001	211471	VITIELLO, CATHERINE	UB refund for account: 47180	67.68
10/31/2025	00001	211472	W. W. GRAINGER, INC	FH HOOK-UPS FOR WASHDOWNS, ETC.	130.63
10/31/2025	00001	211473	WESCO TURF INC.	BELT-V (2)	373.23
10/31/2025	00001	211474	WINZER FRANCHISE COMPANY	TUBE, WASHER, ETC.	128.43
10/31/2025	00001	211475	WOMEN'S CLUB	SECURITY DEPOSIT REFUND - WOMENS CLUB	200.00
10/31/2025	00001	211476	WORRELL, RON LEE CHARLES	UB refund for account: 52611	82.77
10/31/2025	00001	211477	WRK LAB, INC.	UTILITIES OFFICE INTERIOR BUILD-OUT SPAC	28,564.69
11/06/2025	00001	1270(A)	COMMERCIAL ENERGY SPECIALISTS, INC	REMOTE CONTROL	410.06

Check Date	Bank	Check	Vendor Name	Description	Amount	
11/06/2025	00001	1271(A)	CORE & MAIN LP	INSTALLATION OF 5/8 - INCH METERS AND SO	244,466.45	
11/06/2025	00001	1272(A)	EWING IRRIGATION PRODUCTS INC	BILL LIPS RENOVATION MATERIALS	15,429.97	
11/06/2025	00001	1273(A)	FLORIDA TECHNICAL CONSULTANTS, LLC	0942 - PARKS GRANTS	3,635.00	
11/06/2025	00001	1274(A)	FULL MOON CREATIVE LLC	LOW VOLTAGE CONTRACTOR SERVICES FOR AUI	4,985.00	
11/06/2025	00001	1275(A)	GOREN, CHEROF, DOODY & EZROL, P.A.	GENERAL MATTERS	19,753.50	
11/06/2025	00001	1276(A)	HOSES PLUS, INC.	HOSE ASSEMBLY	673.31	
11/06/2025	00001	1277(A)	JILL ANKNEY	WOOLGER IMX CHALLENGE & DEVELOPMENTAL S	300.00	
11/06/2025	00001	1278(A)	MERCHANTS ASSOCIATION COLLECTION DI	10/01/2025 - 10/31/2025	302.24	
11/06/2025	00001	1279(A)	MILLER PIPELINE LLC	SEWER REHABILITATION - 2025 EX LINING	57,408.36	
11/06/2025	00001	1280(A)	MUSCO LIGHTING	REMOTE EQUIPMENT CONTROLLERS YEARLY FEE	1,698.00	
11/06/2025	00001	1281(A)	PSI TECHNOLOGIES INC	WILO PUMP REPLACEMENT, PARTS AND REPAIRS	2,530.00	
11/06/2025	00001	1282(A)	RES FLORIDA CONSULTING, LLC	NPDES PERMIT#FL000016-004- ASSIST. IN IM	2,787.50	
11/06/2025	00001	1283(A)	SUPERIOR LANDSCAPING& LAWN SVC INC.	CITYWIDE LANDSCAPE SERVICES - GROUP A -	25,853.30	
11/06/2025	00001	1284(A)	VERIZON CONNECT FLEET USA LLC	VEHICLE TRACKING YR-LONG SUBSCRIPTION	1,028.55	
11/06/2025	00001	1285(A)	WEEKLEY ASPHALT PAVING, INC.	MILLING AND RESURFACING DESIGNATED ROAD	413,461.45	
11/13/2025	00001	1286(A)	ACE PUMP AND SUPPLY	STARITE	62.28	
11/13/2025	00001	1287(A)	ALL POWER GENERATORS, CORP.	PREVENTIVE MAINTENANCE	350.00	
11/13/2025	00001	1288(A)	ALLSTATE RESOURCE MANAGEMENT, INC	RETENTION POND MAINTENANCE	550.00	
11/13/2025	00001	1289(A)	BARCO PRODUCTS LLC	NOTICE BOARDS FOR SPORTS COMPLEXES	1,466.36	
11/13/2025	00001	1290(A)	BRADY PLUS	KC LUXURY FOAM SOAP	171.96	
11/13/2025	00001	1291(A)	CORE & MAIN LP	ANNUAL MAINTENANCE & SENSUS AMI SOFTWAF	138,000.00	
11/13/2025	00001	1292(A)	FLORIDA TECHNICAL CONSULTANTS, LLC	GIS SUPPORT FOR PW (ROADWAY/ASPHALT PCI,	3,405.00	
11/13/2025	00001	1293(A)	JAIME GARMIZO	PIECE OF SOD	303.50	
11/13/2025	00001	1294(A)	JILL ANKNEY	CYCLONES SWIM PROGRAM	5,000.33	
11/13/2025	00001	1295(A)	KLAUSNER & KAUFMAN, P.A.	COOPER CITY PENSION CONSULTATION OCTOBE	3,350.00	
11/13/2025	00001	1296(A)	LEHMAN PIPE AND PLUMBING SUPPLY INC	SEALANT, BRASS CAP, ETC.	1,834.49	
11/13/2025	00001	1297(A)	MAIN EVENTS UNLIMITED, INC.	THE GIN AND TONICS BAND FULL PRODUCTION	2,000.00	
11/13/2025	00001	1298(A)	NEXTAFF GROUP, LLC	SCHOOL GUARD CROSSING SERVICES	16,258.83	
11/13/2025	00001	1299(A)	RONALD L. BOOK, P.A.	LEGISLATIVE RELATIONS AND LOBBYING SERV	5,000.00	
11/13/2025	00001	1300(A)	THE FITNESS SOLUTION, INC.	PARTS, INSTALLATION, SHIPPING AND HANDLI	558.02	
11/13/2025	00001	1301(A)	TOSHIBA AMERICA BUSINESS SOLUTIONS	KIP 7170 NETWORK PRINTER - PUBLIC WORKS	867.74	
11/13/2025	00001	1302(A)	UNITED WAY OF BROWARD COUNTY, INC	UNITED WAY 10172025	14.00	
11/13/2025	00001	1303(A)	USA BLUE BOOK	SULFURIC ACID, POWDER PILLOWS, ETC.	3,372.50	
11/13/2025	00001	1304(A)	VEHICLE SERVICE GROUP	4 POST LIFT	40,007.25	
11/13/2025	00001	1305(A)	WEEKLEY ASPHALT PAVING, INC.	S-3 2.560 AND 1.670 TON	338.40	
11/13/2025	00001	1306(A)	WESCO TURF INC.	SEAT	671.18	
11/14/2025	00001	211478	ACOSTA, SANDRA	UB refund for account: 54361	49.02	
11/14/2025	00001	211479	ADP SCREENING AND SELECTION SERVICE	BACKGROUND CHECK - FLEURANBVIL AND NIXO	74.50	
11/14/2025	00001	211480	AFLAC	AFLAC NOVEMBER 2025	34.62	
11/14/2025	00001	211481	ALL AMERICAN PEST CONTROL OF FLORID	MONTHLY PEST CONTROL OCT 25- SEPT 26	265.00	
11/14/2025	00001	211482	ALTEC INDUSTRIES INC.	PURCHASE OF NEW BUCKET TRUCK MODEL# LR8	238,880.00	
11/14/2025	00001	211483	AMERICAN FIDELITY ASSURANCE	AF PRODUCT OCTOBER 2025	8,486.47	
11/14/2025	00001	211484	AMERICAN WATER CHEMICALS INC.	MEGAFLUX FE	15,900.00	
11/14/2025	00001	211485	AT&T	SERVICE 11/01/2025 - 11/30/2025	544.99	
11/14/2025	00001	211486	AT&T WIRELESS	TELEPHONE 10/20/2025 - 11/19/2025	158.48	
11/14/2025	00001	211487	BLUE CROSS & BLUE SHIELD OF FLORIDA	GEORGE MILORDIS	1,903.46	V
11/14/2025	00001	211488	BONAWITZ, PAULA	UB refund for account: 06004	6.91	
11/14/2025	00001	211489	BRENNTAG MID-SOUTH, INC.	ANHYDROUS AMMONIA	1,084.50	
11/14/2025	00001	211490	BROWARD COUNTY MUNICIPAL CLERKS'	TEDRA ALLEN & JENNA MONTOYA CITY CLERK M	200.00	
11/14/2025	00001	211491	BROWARD COUNTY RECORDS	OCTOBER RECORDINGS	10.00	
11/14/2025	00001	211492	BROWARD COUNTY TAX COLLECTOR	AD VALOREM TAXES	9,427.29	
11/14/2025	00001	211493	BROWARD LEAGUE OF CITIES	2025 - 2026 MUNICIPAL DUES	2,606.00	
11/14/2025	00001	211494	BSN SPORTS	CCO FUA - YOUTH SPORTS EQUIPMENT	10,870.00	
11/14/2025	00001	211495	CARAHSOFT TECHNOLOGY CORPORATION	OPENGOV PROCUREMENT YEAR 2	21,222.00	
11/14/2025	00001	211496	CARLINE SANZ	SECURITY DEPOSIT REFUND - CARLINE SANZ	250.00	

Check Date	Bank	Check	Vendor Name	Description	Amount
11/14/2025	00001	211497	COMCAST	SERVICES 11/08/2025 - 12/07/2025	315.11
11/14/2025	00001	211498	COMCAST	SERVICE 10/23/2025 - 11/22/2025	24.10
11/14/2025	00001	211499	COMCAST	SERVICES 11/17/2025 - 12/16/2025	189.85
11/14/2025	00001	211500	COMCAST	SERVICES 10/29/2025 - 11/28/2025	12.84
11/14/2025	00001	211501	COMCAST	SERVICES 11/17/2025 - 12/16/2025	186.85
11/14/2025	00001	211502	COMCAST	ACCT 935492151 10/15/2025 - 11/14/2025	4,388.66
11/14/2025	00001	211503	CORREA, KEVIN	UB refund for account: 54608	39.69
11/14/2025	00001	211504	DELL MARKETING L.P.	LAPTOP	1,760.25
11/14/2025	00001	211505	ELIZABETH NERIS	SECURITY DEPOSIT REFUND - ELIZABTEH NERI	75.00
11/14/2025	00001	211506	FBEA FEDERAL BENEFITS EDUCATION	SECUIRTY DEPOSIT REFUND - FBEA	200.00
11/14/2025	00001	211507	FENCESCREEN.COM	SHFCCSC BB BACKSTOP WINDSCREENS - BRANI	2,464.33
11/14/2025	00001	211508	FERGUSON ENTERPRISES, LLC	TRFC REP KIT	10,808.20
11/14/2025	00001	211509	FLORIDA UNEMPLOYMENT COMPENSATION F	UNEMPLOYMENT TAX	825.00
11/14/2025	00001	211510	FPL	SERVICE 08/18/2025 - 09/17/2025	15,671.84
11/14/2025	00001	211511	FPL	ELECTRICITY 09/23/2025 - 10/23/2025	71,528.87
11/14/2025	00001	211512	FPL	SERVICE 09/23/2025 - 10/23/2025	547.83
11/14/2025	00001	211513	GIOSVEL CARRIL	SECURITY DEPOSIT REFUND - GIOSVEL CARRIL	50.00
11/14/2025	00001	211514	GUILLAMA, IRENE, RAUL & FAYTH	UB refund for account: 50309	144.11
11/14/2025	00001	211515	HAKES, DONAVAN	UB refund for account: 29265	56.29
11/14/2025	00001	211516	IMPERIAL ELECTRICAL INC	REMOVAL OF (2) SCOREBOARDS SHF SPORTS CC	18,783.95
11/14/2025	00001	211517	INDUSTRIAL CHEM LABS & SERVICES, IN	LIFT STATION DEGREASER	252.10
11/14/2025	00001	211518	INFOSEND, INC.	PAPER STOCK - OCTOBER 2025	4,469.49
11/14/2025	00001	211519	J&J INC, D/B/A EAGLE PAINTING	(LWC) SHFCCSC BUILDING(S) EXTERIOR PAIN	15,821.45
11/14/2025	00001	211520	JAMES CURRAN	HEALTH INSURANCE REIMBURSEMENT FOR 2024	642.89
11/14/2025	00001	211521	JONES, DANIELE	UB refund for account: 48934	125.84
11/14/2025	00001	211522	KAUFF'S OF MIAMI	SERVICE	200.00
11/14/2025	00001	211523	KEITH WOOD	CDL LICENSE RENEWAL	75.00
11/14/2025	00001	211524	LANDSCAPE SERVICE PROFESSIONALS INC	CITYWIDE LANDSCAPE SERVICES - GROUP B -	5,381.00
11/14/2025	00001	211525	LEROUX, MARTHINUS	UB refund for account: 16365	264.36
11/14/2025	00001	211526	LIFE INSURANCE COMPANY OF NORTH AME	LIFE & DISABILITY NOVEMBER 2025	4,046.04
11/14/2025	00001	211527	LISA MALLOZZI	FLC LEGISLATIVE POLICY COMMITTEE MTGS	1,387.78
11/14/2025	00001	211528	MARINA CARBY	FACILITY RENTAL REFUND - MARINA CARBY	80.00
11/14/2025	00001	211529	MARINA CARBY	SECURITY DEPOSIT REFUND - MARINA CARBY	250.00
11/14/2025	00001	211530	MARK YOUNG	SECURTY DEPOSIT REFUND - MARK YOUNG	50.00
11/14/2025	00001	211531	MARK YOUNG	SECURITY DEPOSIT REFUND - MARK YOUNG	50.00
11/14/2025	00001	211532	MBI ELECTRIC	INSTALLED OUTLETS IN KITCHEN	736.50
11/14/2025	00001	211533	MONTALVO, NICOLE & RANDY	UB refund for account: 51083	116.33
11/14/2025	00001	211534	MUNDO CONSTRUCTION	41 LF OF 6' HEIGHT PVC PRIVACY FENCE	3,490.00
11/14/2025	00001	211535	O'REILLY AUTOMOTIVE STORES, INC	BRAKE PADS # 9382	1,999.22
11/14/2025	00001	211536	OCCUPATIONAL HEALTH CTRS OF SW P.A.	RAPID E-CUP AND PRE-EMPLOYMENT SERVICE -	328.00
11/14/2025	00001	211537	ON THE SPOT SOLUTIONS LLC	ONCE A MONTH DEEP CLEANING OF POOL & TEN	250.00
11/14/2025	00001	211538	OTIS ELEVATOR COMPANY	HYDRAULIC ELEVATOR	440.00
11/14/2025	00001	211539	PAN, AILI	UB refund for account: 55071	304.53
11/14/2025	00001	211540	PAT'S PUMP & BLOWER	CYLINDER # 9419	3,461.54
11/14/2025	00001	211541	PEREZ, LUIS O	UB refund for account: 28872	9.06
11/14/2025	00001	211542	PINES FORD LINCOLN MERCURY	SENSOR KIT # 9382	540.71
11/14/2025	00001	211543	PROJECT PERCH	PERCHES AND OWL SIGN	600.00
11/14/2025	00001	211544	QUADIENT LEASING USA, INC	POSTAGE METER MACHINE LEASE	204.45
11/14/2025	00001	211545	RAY E. WILLIAMS, INC.	FIRE STATION CORD REEL REPLACEMENT	450.00
11/14/2025	00001	211546	RECHTIEN INTERNATIONAL TRUCKS	SENSOR # 9385	1,005.82
11/14/2025	00001	211547	RUBINA SULTANA	SECURITY DEPOSIT REFUND - RUBINA SULTANA	50.00
11/14/2025	00001	211548	SAIN KIIM	SECURITY DEPOSIT REFUND - SAIN KIIM	50.00
11/14/2025	00001	211549	SHI INTERNATIONAL CORP.	SENTINELONE EDR & EPP	9,208.23
11/14/2025	00001	211550	SHRIEVE CHEMICAL COMPANY LLC	SULPHURIC ACID 93%	24,975.98
11/14/2025	00001	211551	SHYLA MARTINEZ	SECURITY DEPSOIT REFUND - SHYLA MARTINEZ	250.00

Check Date	Bank	Check	Vendor Name	Description	Amount
11/14/2025	00001	211552	SIAN KIIM	SECURITY DEPOSIT REFUND - SIAN KIIM	50.00
11/14/2025	00001	211553	SILVERSTEIN, JEFFREY & JOANNE	UB refund for account: 30333	248.99
11/14/2025	00001	211554	SOUTHEASTERN WASTEWATER EQUIP	PUMP REPLACEMENT	2,877.84
11/14/2025	00001	211555	STAR CLEANING USA, INC.	MONTHLY STREET SWEEPING- PARKING LOT SWE	2,880.00
11/14/2025	00001	211556	TEXAS LIFE INSURANCE COMPANY	NOVEMBER 2025	1,026.16
11/14/2025	00001	211557	THE AMUSEMENT SOURCE LLC	BUNNY PETTING ZOO	500.00
11/14/2025	00001	211558	THE AMUSEMENT SOURCE LLC	BARNYARD PETTING ZOO	650.00
11/14/2025	00001	211559	TRANE U.S. INC	AC FILTERS (36)	147.00
11/14/2025	00001	211560	TRINOVA - FLORIDA	SERVICE ON CHEMICAL FEED PUMPS	1,885.00
11/14/2025	00001	211561	ULINE	BLK TRASH	3,150.30
11/14/2025	00001	211562	UNITED HEALTHCARE	MED SUPP NOVEMBER 2025	5,293.87
11/14/2025	00001	211563	UNITED HEALTHCARE	MED SUPP NOVEMBER 2025	1,588.80
11/14/2025	00001	211564	USA AUTO GLASS, INC.	WINDSHIELD TINT # 7362	345.00
11/14/2025	00001	211565	VELEZ, GUSTAVO & DAOUDI, NOURA	UB refund for account: 48916	157.33
11/14/2025	00001	211566	VERMONT SYSTEMS, INC.	PARKS AND RECREATION SOFTWARE	19,540.81
11/14/2025	00001	211567	VERONICA SINCLAIR	SECURITY DEPOSIT REFUND - VERONICA SINCL	250.00
11/14/2025	00001	211568	WELLS, JOHN	UB refund for account: 05078	115.60
11/14/2025	00001	211569	WEMAKEFOOTBALLERS	SECUIRTY DEPOSIT REFUND AND CANCELLATIOI	115.00
11/14/2025	00001	211570	WITT O BRIENS LLC	ARPA | PROFESSIONAL SERVICES - FEDERAL A	12,537.50
11/14/2025	00001	211571	WM RECYCLE AMERICA, LLC	NET BALANCE DUE FOR RECYCLING - OCTOBER	22,186.76
11/18/2025	00001	211572	ALEXANDER FERMAN	SECURITY DEPOSIT REFUND - ALEXANDER FERM	50.00
11/18/2025	00001	211573	AMERICAN WATER CHEMICALS INC.	MEGAFLUX FE	3,975.00
11/18/2025	00001	211574	ANA UPEGUI	SECURITY DEPOSIT REFUND - ANA UPEGUI	50.00
11/18/2025	00001	211575	AT&T	831-001-2341-559 TELEPHONE 10/01/2025 -	1,436.12
11/18/2025	00001	211576	AT&T	SERVICE 11/09/2025 - 12/08/2025	214.00
11/18/2025	00001	211577	BURKHARD'S TRACTOR & EQUIPMENT, INC	TRIMMER, BLOWER AND BATTERY	605.98
11/18/2025	00001	211578	DARREN KAHANYSHYN	VACATION BUYOUT	3,156.96
11/18/2025	00001	211579	DENNIS JAMES WILLIAMS	VACATION BUYOUT	976.23
11/18/2025	00001	211580	DUVAL FORD	2025 FORD F350 UTILITY BODY PICKUP TRUCK	79,314.00
11/18/2025	00001	211581	FLORIDA LEAGUE OF CITIES	FLORIDA LEAGUE OF CITIES ANNUAL MEMBERSH	6,121.00
11/18/2025	00001	211582	GABRIEL CAMEJO	SECURITY DEPOSIT REFUND - GABRIEL CAMEJO	50.00
11/18/2025	00001	211583	GOMEZ & SON FENCE CORP.	RE-INSTALLATION OF 6' HIGH ROLL GATE - B	2,750.00
11/18/2025	00001	211584	HD SUPPLY FACILITIES MAINTENANCE, L	PURELL AND SOAP	388.04
11/18/2025	00001	211585	IVANA LEVINSON	SECURITY DEPOSIT REFUND - IVANA LEVINSON	250.00
11/18/2025	00001	211586	J&J INC, D/B/A EAGLE PAINTING	SHFCCSC PUMP HOUSE & DUMPSTER ENCLOSUR	1,613.48
11/18/2025	00001	211587	POLYDYNE, INC.	CLARIFLOC SE-1385C POLYMER 2300 LB TOTE	8,740.00
11/18/2025	00001	211588	QUENTIN T WILLIAMS	VACATION BUYOUT	2,389.05
11/18/2025	00001	211589	ROBERT MILIAN	VACATION BUYOUT	1,384.17
11/18/2025	00001	211590	SIAN KIIM	SECURITY DEPOSIT REFUND - SIAN KIIM	50.00
11/20/2025	00001	1307(A)	ADVANCED ENVIRONMENTAL LABORATORIES	TESTING SERVICES	4,187.00
11/20/2025	00001	1308(A)	BROWARD COUNTY SHERIFF'S OFFICE	FUEL OCTOBER 2025	5,550,190.50
11/20/2025	00001	1309(A)	CITY ELECTRIC SUPPLY COMPANY	WAX, GEL, FUSE, ETC.	817.56
11/20/2025	00001	1310(A)	EWING IRRIGATION PRODUCTS INC	PRC 40LB EASY MOUND	698.31
11/20/2025	00001	1311(A)	FLORIDA TECHNICAL CONSULTANTS, LLC	CAPITAL IMPROVEMENT PROJECT MAPPING SUP	15,000.00
11/20/2025	00001	1312(A)	INVOICE CLOUD	SERVICE PERIOD 10/01/2025 - 10/31/2025	130.00
11/20/2025	00001	1313(A)	LAAS 88 LLC	REFLECTIVE MAXMETAL SIGN	3,613.00
11/20/2025	00001	1314(A)	LEHMAN PIPE AND PLUMBING SUPPLY INC	BRASS	991.56
11/20/2025	00001	1315(A)	MILLER LEGG & ASSOCIATES, INC.	PROJECT FOR PARKS AND RECREATION MASTER	13,715.00
11/20/2025	00001	1316(A)	TOSHIBA AMERICA BUSINESS SOLUTIONS	ALLOWANCE 11/01/2025 - 11/30/2025 BUILD	425.63
11/20/2025	00001	1317(A)	W. W. GRAINGER, INC	ROLLING LADDER	6,428.45
11/20/2025	00001	1318(A)	WESCO TURF INC.	COUPLER	390.98
12/01/2025	00001	246(S)	MIAMI TIRESOLES	WRANGLER AND STATE TIRE FEE	0.00
12/01/2025	00001	1319(A)	ACE PUMP AND SUPPLY	ADAPTER, PVC, ETC.	609.44
12/01/2025	00001	1320(A)	ADVANCED DATA SOLUTIONS, INC	RECORDS AND DIGITAL SCANNING SERVICES PR	3,135.42
12/01/2025	00001	1321(A)	ADVANCED ENVIRONMENTAL LABORATORIES	TESTING SERVICES	789.00

Meeting Date: 02/24/2026 Item #5.

Check Date	Bank	Check	Vendor Name	Description	Amount
12/01/2025	00001	1322(A)	ALL POWER GENERATORS, CORP.	LABOR	262.50
12/01/2025	00001	1323(A)	BROWARD COUNTY SHERIFF'S OFFICE	BROWARD SHERIFF'S OFFICE POLICE SERVICES	2,729,186.65
12/01/2025	00001	1324(A)	CITY ELECTRIC SUPPLY COMPANY	EFFLUENT PUMP #5	1,776.14
12/01/2025	00001	1325(A)	CRS MAX CONSULTANTS, INC.	COMMUNITY RATING SYSTEM PROGRAM SVCS BI	7,440.00
12/01/2025	00001	1326(A)	DR SIGNS EXPRESS LLC	ARTISTIC WRAP FOR UTILITY BOXES	22,558.84
12/01/2025	00001	1327(A)	GREAT SOUTHERN EQUIPMENT LLC	VACALL VACTOR TRUCK	621,717.92
12/01/2025	00001	1328(A)	HAZEN & SAWYER, D.P.C.	INJECTION WELL MECHANICAL INTEGRITY TEST	8,407.20
12/01/2025	00001	1329(A)	INDUSTRIAL HOSE & HYDRAULICS INC	INCOMING UPS	2,692.89
12/01/2025	00001	1330(A)	JAIME GARMIZO	PIECE OF SOD	172.50
12/01/2025	00001	1331(A)	LEHMAN PIPE AND PLUMBING SUPPLY INC	PVC	3,603.10
12/01/2025	00001	1332(A)	MUSCO LIGHTING	SECURITY LIGHTING FOR THE SUELLEN H. FAR	89,500.00
12/01/2025	00001	1333(A)	QUADIENT FINANCE USA. INC.	POSTAGE FOR MACHINE - 7900 0440 8010 933	4,094.31
12/01/2025	00001	1334(A)	SUNSHINE ENTERPRISES, INC.	CITY APPAREL FOR COMMUNITY DEVELOPMENT	58.67
12/01/2025	00001	1335(A)	TOSHIBA AMERICA BUSINESS SOLUTIONS	KIP 7170 NETWORK PRINTER - PUBLIC WORKS	433.87
12/01/2025	00001	1336(A)	USA BLUE BOOK	HACH DPD TOTAL CHLORINE	1,544.19
12/01/2025	00001	1337(A)	W. W. GRAINGER, INC	DRINKING FOUNTAIN	6,503.81
12/01/2025	00001	1338(A)	WEEKLEY ASPHALT PAVING, INC.	ASPHALT IMPROVEMENTS COOPER CITY HIGH SC	22,800.00
12/01/2025	00001	1339(A)	WESCO TURF INC.	DIAGNOSE AND REPAIR ACA ISSUES	22,454.37
12/01/2025	00001	211591	1660 SOUTH CONGRESS LLC	UB refund for account: 53533	48.05
12/01/2025	00001	211592	24 HOURS, INC	JANITORIAL SERVICES - UTILITIES DEPARTME	3,053.00
12/01/2025	00001	211593	ADP, INC.	ADP PAYROLL & HR MODULES PROCESSING FOR	4,941.95
12/01/2025	00001	211594	AFLAC	AFLAC NOVEMBER 2025	17.31
12/01/2025	00001	211595	AT&T	SERVICE 11/16/2025 - 12/15/2025	170.49
12/01/2025	00001	211596	AT&T MOBILITY, LLC	UB refund for account: 48800	288.13
12/01/2025	00001	211597	BENITEZ, NORMAN E	UB refund for account: 48840	6.18
12/01/2025	00001	211598	BISCAYNE 135 LTD	UB refund for account: 54290	57.73
12/01/2025	00001	211599	BROWARD CO BOARD OF RULES & APPEALS	COUNTY SURCHARGE SEPTEMBER 2025	1,373.20
12/01/2025	00001	211600	BROWARD CO BOARD OF RULES & APPEALS	COUNTY SURCHARGE AUGUST 2025	5,749.72
12/01/2025	00001	211601	BROWARD COLLEGE	NICHOLAS SANTANA SCHOLARSHIP ID N2401485	1,500.95
12/01/2025	00001	211602	BS&A SOFTWARE	BS&A ANNUAL SERVICE/SUPPORT FEES - ERP S	37,505.00
12/01/2025	00001	211603	BURKHARD'S TRACTOR & EQUIPMENT, INC	PLUG, AIR FILTER KIT AND IGNITION MODULE	199.66
12/01/2025	00001	211604	CARUS LLC	CARUS 3380	17,643.89
12/01/2025	00001	211605	CHAMPAGNE GRAPHICS, INC.	VINYL DECALS # 2449	87.50
12/01/2025	00001	211606	CHEN MOORE AND ASSOCIATES	REPLACEMENT OF GENERATOR AT LIFT STATION	315.00
12/01/2025	00001	211607	COMCAST	SERVICES 11/07/2025 - 12/06/2025	91.90
12/01/2025	00001	211608	COMCAST	SERVICES 12/07/2025 - 01/06/2026	106.90
12/01/2025	00001	211609	COMCAST	SERVICES 11/29/2025 - 12/28/2025	12.84
12/01/2025	00001	211610	CRUZ, MERCEDES	UB refund for account: 48900	43.03
12/01/2025	00001	211611	DEMI MORENTE	GYMNASTICS INSTRUCTOR PAYMENT	300.00
12/01/2025	00001	211612	DOBBS EQUIPMENT	CYLINDER ROD KIT AND PRESSURE SWITCH	213.59
12/01/2025	00001	211613	DUCLOS, JOSEPH	UB refund for account: 16970	143.81
12/01/2025	00001	211614	DUVAL ASPHALT PRODUCTS, INC.	EZ STREET	2,464.00
12/01/2025	00001	211615	DUVAL FORD	F-550 CRANE TRUCK	225,190.00
12/01/2025	00001	211616	ELF, RICHARD & ELIZABETH	UB refund for account: 52202	366.90
12/01/2025	00001	211617	ELIZABETH NERIS	CANCELLATION OF RENTAL EQUIPMENT - ELIZA	75.00
12/01/2025	00001	211618	FERGUSON ENTERPRISES, LLC	WATER SERVICE LINE KOZAK PARK	5,169.89
12/01/2025	00001	211619	FLORIDA MUNICIPAL INSURANCE TRUST	POLLUTION 10/1/2025 - 10/1/2026	4,344.00
12/01/2025	00001	211620	FLORIDA POOL FILLS, INC.	REAGENT	222.00
12/01/2025	00001	211621	FLORIDATOURS.COM	PBS STUDIOS	825.00
12/01/2025	00001	211622	FPL	ELECTRICITY INVOICES FOR LIFT STATIONS	11,439.40
12/01/2025	00001	211623	FPL	SERVICE 10/20/2025 - 11/17/2025	49,719.29
12/01/2025	00001	211624	FPL	SERVICE 10/23/2025 - 11/20/2025	1,538.81
12/01/2025	00001	211625	GABRIEL CAMEJO	SECURITY DEPOSIT REFUND - GBRIEL CAMEJO	50.00
12/01/2025	00001	211626	GOMEZ & SON FENCE CORP.	(LWC) SHFCCSC BACKSTOP REPAIRS	109,927.25
12/01/2025	00001	211627	HACH COMPANY	GEL FILLED PROBE	408.20

Check Date	Bank	Check	Vendor Name	Description	Amount
12/01/2025	00001	211628	HARRINGTON, RICHARD	UB refund for account: 11744	21.75
12/01/2025	00001	211629	HARTZELL CONSTRUCTION, INC.	CITY HALL PAINT EXTERIOR	16,719.75
12/01/2025	00001	211630	HOOLEY FAMILY MANAGEMENT, INC	MANIFOLD, ANTIFREEZE, ETC. #3423	1,981.36
12/01/2025	00001	211631	HUMANA INSURANCE CO	DENTAL & VISION NOVEMBER 2025	10,261.50
12/01/2025	00001	211632	HUSQVARNA PROFESSIONAL PRODUCTS INC	HUSQVARNA BATTERY POWERED TOOLS	9,941.83
12/01/2025	00001	211633	JOBBERS EQUIPMENT WAREHOUSE, INC.	ANNUAL LIFT INSPECTION	3,064.00
12/01/2025	00001	211634	KW POWER SYSTEMS, CORP	CITY HALL GENERATOR REPAIR RELAY, REPLAC	950.44
12/01/2025	00001	211635	LEPIZ CORDERO, FREDDY	UB refund for account: 52137	88.96
12/01/2025	00001	211636	MAYORS CAFE & BAGEL	STAFF HOLIDAY BREAKFAST	2,146.15
12/01/2025	00001	211637	MINISTERIO MANA	SECURITY DEPOSIT REFUND - MINISTERIO MAN	200.00
12/01/2025	00001	211638	MOHAMMAD MASOUD	SECURITY DEPOSIT REFUND - MOHAMMAD MASO	250.00
12/01/2025	00001	211639	NATIONAL COLLISION & TRUCK CENTER	REPAIR AS PER INSURANCE ESTIMATE # 7418	2,224.82
12/01/2025	00001	211640	O'REILLY AUTOMOTIVE STORES, INC	55 GAL AFZ - SHOP	1,053.64
12/01/2025	00001	211641	OFFICE DEPOT	PEN, BATTERY, ETC.	112.23
12/01/2025	00001	211642	PAT'S PUMP & BLOWER	SENSOR AND CABLE SET	4,085.62
12/01/2025	00001	211643	PAZ, JAILENE	UB refund for account: 53557	41.25
12/01/2025	00001	211644	PINES FORD LINCOLN MERCURY	OIL	104.88
12/01/2025	00001	211645	POOL BUILDERS, INC.	POOL BOND REFUND	1,000.00
12/01/2025	00001	211646	PREMIER POOLS AND SPAS	POOL BOND REFUND - PREMIER POOLS AND SPA	1,000.00
12/01/2025	00001	211647	RALPH SERA	LICENSE RENEWAL 2025	10.00
12/01/2025	00001	211648	RINGCENTRAL, INC.	SUBSCRIPTION - NOVEMBER 2025	2,083.17
12/01/2025	00001	211649	RITZ SAFETY EQUIPMENT INC.	UMBRELLA	442.19
12/01/2025	00001	211650	SHRIEVE CHEMICAL COMPANY LLC	SULPHURIC ACID 93%	25,275.42
12/01/2025	00001	211651	SIAN KIIM	SECURITY DEPOSIT REFUND - SIAN KIIM	50.00
12/01/2025	00001	211652	SITEONE LANDSCAPE SUPPLY HOLDING LL	K-RAIN PROSPORT ROTOR 6 RISER	28,572.15
12/01/2025	00001	211653	SITEONE LANDSCAPE SUPPLY HOLDING LL	MIRIMICHI GREEN BYOSPXTRUM SOIL ENHANCEF	35,494.49
12/01/2025	00001	211654	SITEONE LANDSCAPE SUPPLY HOLDING LL	RAIN BIRD CONTROLLER, 4G CELLULAR CARTRI	3,594.14
12/01/2025	00001	211655	SNIDER TIRE, INC.	TIRE SUPPLIES AND DISPOSAL, ETC.	5,024.18
12/01/2025	00001	211656	STAR CLEANING USA, INC.	MONTHLY STREET SWEEPING	2,350.11
12/01/2025	00001	211657	SUNBELT RENTALS	MANLIFT	672.00
12/01/2025	00001	211658	THIOGENE, YOUSELINE	UB refund for account: 50935	79.98
12/01/2025	00001	211659	TOSHIBA FINANCIAL SERVICES	TOSHIBA COPIER BUILDING 10/10/2025 - 11/	1,419.63
12/01/2025	00001	211660	TRANE U.S. INC	INVERTER PC BOARD	811.37
12/01/2025	00001	211661	ULINE	HEAVY DUTY BIN	3,242.18
12/01/2025	00001	211662	UNITED HEALTHCARE	MED SUPP DECEMBER 2025	5,293.87
12/01/2025	00001	211663	UNITED HEALTHCARE	MED SUPP DECEMBER 2025	1,588.80
12/01/2025	00001	211664	VETTED SECURITY SOLUTIONS	MAINTENANCE / SERVICE | CITY CAMERAS, LP	620.00
12/01/2025	00001	211665	WEMAKEFOOTBALLERS	SECURITY DEPOSIT REFUND	50.00
12/01/2025	00001	211666	WHEELABRATOR SOUTH BROWARD INC.	BULK	92,741.24
12/01/2025	00001	211667	WINZER FRANCHISE COMPANY	WIRE, SCOTCH, ETC.	750.18
12/01/2025	00001	211668	YUNILEIDY CASTILLO	SECURITY DEPOSIT REFUND - YUNILEIDY CAST	50.00
12/04/2025	00001	211669	24 HOURS, INC	JANITORIAL SERVICES - UTILITIES DEPARTME	1,380.00
12/04/2025	00001	211670	ANGELA MARTINEZ	SECURITY DEPOSIT REFUND - ANGELA MARTINE	50.00
12/04/2025	00001	211671	AT&T	TELEPHONE 11/04/2025 - 12/03/2025	889.67
12/04/2025	00001	211672	AT&T WIRELESS	TELEPHONE 11/20/2025 - 12/19/2025	158.48
12/04/2025	00001	211673	BURKHARD'S TRACTOR & EQUIPMENT, INC	PRESSURE WASHER AND POLE PRUNER	2,338.99
12/04/2025	00001	211674	CHRIS DECKER	ZUMBA INSTRUCTOR PAYMENT	390.40
12/04/2025	00001	211675	COMCAST	SERVICES 11/09/2025 - 12/08/2025	83.54
12/04/2025	00001	211676	COMCAST	SERVICES 12/08/2025 - 01/07/2025	349.62
12/04/2025	00001	211677	DARIO BRUGGER	SECURITY DEPOSIT REFUND - DARIO BRUGGER	50.00
12/04/2025	00001	211678	FLORIDA NURSERY MART	RED MULCH REMOVAL AND INSTALLATION	4,825.80
12/04/2025	00001	211679	FPL	SERVICE 10/17/2025 - 11/15/2025	5,236.61
12/04/2025	00001	211680	FPL	SERVICE 10/23/2025 - 11/20/2025	425.60
12/04/2025	00001	211681	HUSQVARNA PROFESSIONAL PRODUCTS INC	FAST CHARGER 40-C500X 500W	359.97
12/04/2025	00001	211682	IRONCLAD IMPACT WINDOWS & DOORS LLC	REPLACING EXISTING WINDOWS & DOORS -CITY	40,471.26

Check Date	Bank	Check	Vendor Name	Description	Amount
12/04/2025	00001	211683	JASON DIX	WASTEWATER TREATMENT CLASS A LICENSE	100.00
12/04/2025	00001	211684	JEREMY KATZMAN	2025 CITY SUMMIT - SALT LAKE CITY	436.86
12/04/2025	00001	211685	JESSICA JIMENEZ-CHUNG	SECURITY DEPOSIT REFUND - JESSICA JIMENE	100.00
12/04/2025	00001	211686	JONATHAN MARTINEZ	SECURITY DEPOSIT REFUND - JONATHAN MARTI	50.00
12/04/2025	00001	211687	JOSHUA RHODES	SAM'S CLUB PURCHASE	250.98
12/04/2025	00001	211688	KATELYN GIRASOL	SECURITY DEPOSIT REFUND - KATELYN GIRASO	100.00
12/04/2025	00001	211689	LANDSCAPE SERVICE PROFESSIONALS INC	PROPERTY IMPROVEMENTS - SUELLEN SPORTS C	2,713.84
12/04/2025	00001	211690	LYFE ATHLETICS	SECURITY DEPOSIT REFUND - LYFE ATHLETICS	50.00
12/04/2025	00001	211691	MASS MUTUAL	ANNUAL LIFE NOV 12 2025	670.29
12/04/2025	00001	211692	OFFICE DEPOT	COPY PAPER	56.59
12/04/2025	00001	211693	PREMIER BOUNCE N SLIDE PARTY RENTAL	BOUNCE HOUSE, GAME TRAILERS GENERATORS	12,535.00
12/04/2025	00001	211694	RAFAEL HUAYAS	SECURITY DEPOSIT REFUND - RAFAEL HUAYAS	50.00
12/04/2025	00001	211695	RUBINA SULTANA	SECURITY DEPOSIT REFUND - RUBINA SULTANA	50.00
12/04/2025	00001	211696	SITEONE LANDSCAPE SUPPLY HOLDING LL	ADJUSTABLE ROTOR 6" RISER W CHECK VALVE	7,042.04
12/04/2025	00001	211697	TOSHIBA FINANCIAL SERVICES	COPIER UTILITIES 11/10/2025 - 12/09/2025	253.85
12/04/2025	00001	211698	VERIZON WIRELESS	DATA PLANS ON TABLETS & HOTSPOTS	2,871.52
12/04/2025	00001	211699	WILHELM ZIMERMAN	INSTALLED INTERCOM NEXT TO ASHLEY'S DESK	716.25
12/04/2025	00001	211700	ZACHARY MOREIRA	SECURITY DEPOSIT REFUND - ZACHARY MOREIR	50.00
12/11/2025	00001	1340(A)	360 ENERGY SOLUTIONS	PORTABLE AIR COMPRESSOR PACKAGE	27,465.00
12/11/2025	00001	1341(A)	ACE PUMP AND SUPPLY	COUPLING SLIP AND ELL	49.74
12/11/2025	00001	1342(A)	ADVANCED ENVIRONMENTAL LABORATORIES	TESTING SERVICES	6,567.00
12/11/2025	00001	1343(A)	ALLSTATE RESOURCE MANAGEMENT, INC	RETENTION POND MAINTENANCE - NOVEMBER 2(	1,100.00
12/11/2025	00001	1344(A)	CARLON, INC	CO2 MANIFOLD	337.26
12/11/2025	00001	1345(A)	CAY INDUSTRIES, INC.	BUSINESS CARDS - ROBERT CLARK	450.00
12/11/2025	00001	1346(A)	CITY ELECTRIC SUPPLY COMPANY	CLAMP AND METAL AMPED	628.18
12/11/2025	00001	1347(A)	COMMERCIAL ENERGY SPECIALISTS, INC	MONTHLY SITE ASSESSMENT: OCTOBER, 2025 -	258.00
12/11/2025	00001	1348(A)	DECOTA CONSTRUCTION INC	PAVER REPLACEMENT P&T CENTER	10,800.00
12/11/2025	00001	1349(A)	DISCOVERY TANK TESTING, INC	STORAGE TANK TEST	1,200.00
12/11/2025	00001	1350(A)	FULL MOON CREATIVE LLC	COMMISSION MEETING 10/28/2025	350.00
12/11/2025	00001	1351(A)	FULL MOON CREATIVE LLC	TELEVIC MIC UPGRADE WITH CONFERO 360	48,701.85
12/11/2025	00001	1352(A)	GOREN, CHEROF, DOODY & EZROL, P.A.	GENERAL MATTERS	16,357.78
12/11/2025	00001	1353(A)	HAZEN & SAWYER, D.P.C.	ARPA | EFFLUENT PUMP AND VFD REPLACEMENT	10,330.01
12/11/2025	00001	1354(A)	HILL MANUFACTURING COMPANY, INC.	WET WELL DEGREASER	8,053.47
12/11/2025	00001	1355(A)	HOSES PLUS, INC.	HYDRAULIC HOSE ASSEMBLY # 3380	229.04
12/11/2025	00001	1356(A)	INVOICE CLOUD	SERVICE PERIOD 11/01/2025 - 11/30/2025	70.00
12/11/2025	00001	1357(A)	JILL ANKNEY	CYCLONES SWIM PROGRAM	5,324.75
12/11/2025	00001	1358(A)	JONATHAN ROSS	TASTE OF THE CITY ENTERTAINMENT	1,500.00
12/11/2025	00001	1359(A)	KLAUSNER & KAUFMAN, P.A.	COOPER CITY PENSION CONSULTATION NOVEME	280.00
12/11/2025	00001	1360(A)	LAAS 88 LLC	MAXMETAL SIGN	1,956.96
12/11/2025	00001	1361(A)	LEHMAN PIPE AND PLUMBING SUPPLY INC	PVC	2,694.87
12/11/2025	00001	1362(A)	MERCHANTS ASSOCIATION COLLECTION DI	11/01/2025 - 11/30/2025	68.10
12/11/2025	00001	1363(A)	NEXTAFF GROUP, LLC	SCHOOL GUARD CROSSING SERVICES	18,091.36
12/11/2025	00001	1364(A)	PLAYCORE WISCONSIN, INC.	PLAYGROUND EQUIPMENT FOR SUELLEN H. FAR	825,641.90
12/11/2025	00001	1365(A)	R&M SERVICE SOLUTIONS, LLC	VALVE MAINTENANCE AND ASSESSMENT	20,330.00
12/11/2025	00001	1366(A)	SB EVENTS & PRODUCTIONS	SUELLEN FARDELMANN SPROTS COMPLEX EVEN	1,575.00
12/11/2025	00001	1367(A)	SB EVENTS & PRODUCTIONS	CORPORATE PACKAGE FOR MEMORIAL PARK	2,600.00
12/11/2025	00001	1368(A)	SUNSHINE ENTERPRISES, INC.	CITY APPAREL - COMMUNITY DEVELOPMENT	39.67
12/11/2025	00001	1369(A)	SYNAGRO-WWT, INC	SLUDGE DISPOSAL SERVICES	27,704.00
12/11/2025	00001	1370(A)	TGI PRODUCTIONS, LLC	SOUND PRODUCTION FOR TASTE OF THE CITY	1,350.00
12/11/2025	00001	1371(A)	TOSHIBA AMERICA BUSINESS SOLUTIONS	KIP COPIER - DECEMBER 2025 UTILITIES	859.50
12/11/2025	00001	1372(A)	TOTAL MUNICIPAL SOLUTIONS, INC	ADMINISTRATIVE & PROJECT MANAGEMENT SER	2,062.50
12/11/2025	00001	1373(A)	VERIZON CONNECT FLEET USA LLC	INSTALLATION NO SHOW ON 09/23/2025	1,650.00
12/11/2025	00001	1374(A)	W. W. GRAINGER, INC	V BELT	108.54
12/11/2025	00001	1375(A)	WESCO TURF INC.	FOAM NOZZLE ASM, TUBE-BLUE	1,889.96
12/18/2025	00001	1376(A)	ALLSTATE RESOURCE MANAGEMENT, INC	RETENTION POND MAINTENANCE FY 26	3,460.00

Check Date	Bank	Check	Vendor Name	Description	Amount	
12/18/2025	00001	1377(A)	BROWARD COUNTY SHERIFF'S OFFICE	FUEL NOVEMBER 2025	7,736.37	
12/18/2025	00001	1378(A)	JILL ANKNEY	WINTER CHAMPS - PLANTATION AQUATICS	450.00	
12/18/2025	00001	1379(A)	MILLER LEGG & ASSOCIATES, INC.	PROJECT FOR PARKS AND RECREATION MASTER	3,285.00	
12/18/2025	00001	1380(A)	PH CONSULTING INC	ARBORIST SERVICES	1,400.00	
12/18/2025	00001	1381(A)	QUADIENT FINANCE USA. INC.	POSTAGE FOR MACHINE - 7900 0440 8010 933	39.00	
12/18/2025	00001	1382(A)	R J BEHAR & COMPANY, INC	STIRLING ROAD ROADWAY & DRAINAGE IMPROVI	20,162.30	
12/18/2025	00001	1383(A)	RONALD L. BOOK, P.A.	LEGISLATIVE RELATIONS AND LOBBYING SERV	5,000.00	
12/18/2025	00001	1384(A)	SB EVENTS & PRODUCTIONS	CORPORATE PACKAGE	1,000.00	
12/18/2025	00001	1385(A)	SUPERIOR LANDSCAPING& LAWN SVC INC.	CITYWIDE LANDSCAPE SERVICES - GROUP A -	62,888.58	
12/18/2025	00001	1386(A)	THE CORRADINO GROUP, INC.	TRAFFIC DESIGN ALTERNATIVES FOR HIATUS/N	15,300.28	
12/18/2025	00001	1387(A)	UNITED WAY OF BROWARD COUNTY, INC	UNITED WAY 11142025	21.00	
12/18/2025	00001	211701	ABOVE ALL GARAGE DOORS OF SOUTH FL	BSO BAY DOOR REPAIR	321.35	
12/18/2025	00001	211702	ADP SCREENING AND SELECTION SERVICE	BACKGROUND CHECK - ALKIS, FRAINO, GROW,	173.09	
12/18/2025	00001	211703	ADP, INC.	ADP PAYROLL & HR MODULES PROCESSING	4,933.80	
12/18/2025	00001	211704	AFLAC	AFLAC DECEMBER 2025	34.62	
12/18/2025	00001	211705	ALISON VEGA	PROGRAM CANCELLATION - ALLISON VEGA	969.00	
12/18/2025	00001	211706	ALLIED UNIVERSAL CORP.	SODIUM HYPOCHLORITE BULK	14,346.98	
12/18/2025	00001	211707	AMERICAN FIDELITY ASSURANCE CO	AF FLEX 11-18-2025	1,353.81	
12/18/2025	00001	211708	ANGEL PETTI ROSENBERG, P. A.	SPECIAL MAGISTRATE HEARING	290.00	
12/18/2025	00001	211709	ASBURRY, ALAN	UB refund for account: 51148	26.89	
12/18/2025	00001	211710	AT&T	831-001-2341-559 TELEPHONE 11/01/2025 -	1,441.86	
12/18/2025	00001	211711	AT&T	SERVICE 12/04/2025 - 01/03/2026	588.50	
12/18/2025	00001	211712	BEN-DAVID, NIR	UB refund for account: 52085	74.60	
12/18/2025	00001	211713	BENRON HOLDINGS LLC	UB refund for account: 54917	96.12	
12/18/2025	00001	211714	BROWARD BOLT	LOCKNUT, FLATWASHER, ETC.	1,551.30	
12/18/2025	00001	211715	BROWARD COUNTY BOARD OF COMM	WATER MATTERS DAY 2026	400.00	
12/18/2025	00001	211716	BROWARD COUNTY BOARD OF COMMISSIONE	NPDES PERMIT THROUGH INTERLOCAL AGREEMI	7,861.00	
12/18/2025	00001	211717	BROWARD COUNTY PROPERTY APPRAISER	SPECIAL ASSESSMENT ON COUNTY TAX ROLL 20	5,643.50	V
12/18/2025	00001	211718	BROWARD COUNTY RECORDS	NOVEMBER RECORDINGS	112.50	
12/18/2025	00001	211719	BUBLEY, BLAIR & AARON	UB refund for account: 52556	56.51	
12/18/2025	00001	211720	BURKHARD'S TRACTOR & EQUIPMENT, INC	CHAINSAW, SMART CONNECTOR, ETC.	242.59	
12/18/2025	00001	211721	BUSY BEE PRESSURE CLEANING INC	UB refund for account: 55323	1,023.68	
12/18/2025	00001	211722	BUSY BEE PRESSURE CLEANING INC.	UB refund for account: 55322	1,032.16	
12/18/2025	00001	211723	BUSY BEE PRESSURE CLEANING INC.	UB refund for account: 55324	1,078.80	
12/18/2025	00001	211724	BUSY BEE PRESSURE CLEANING INC.	UB refund for account: 55325	1,070.32	
12/18/2025	00001	211725	CASAKTIE & CHIQUI, LLC	UB refund for account: 53351	42.89	
12/18/2025	00001	211726	CATABELLA EXPRESS LLC	TRAIN FOR LIGHT UP COOPER CITY 2025	1,600.00	
12/18/2025	00001	211727	CHANG, TAK-LUNG	UB refund for account: 54335	75.62	
12/18/2025	00001	211728	CIGNA HEALTHCARE	CIGNA PAID SAME INVOICE TWICE	816.16	
12/18/2025	00001	211729	CIGNA HEALTHCARE	COINSURANCE WAS OVERPAID	422.55	
12/18/2025	00001	211730	CLARK, SCOTT & NICOLE	UB refund for account: 51172	46.39	
12/18/2025	00001	211731	COMCAST	SERVICE 11/23/2025 - 12/22/2025	24.10	
12/18/2025	00001	211732	COMCAST	SERVICES 11/17/2025 - 12/16/2025	375.60	
12/18/2025	00001	211733	COMCAST	SERVICES 12/17/2025 - 01/16/2026	189.85	
12/18/2025	00001	211734	COMCAST	SERVICES 12/17/2025 - 01/16/2026	186.85	
12/18/2025	00001	211735	COMCAST	ACCT 935492151 11/15/2025 - 12/14/2025	8,410.46	
12/18/2025	00001	211736	COTIVITI	COINSURANCE WAS OVERPAID	40.00	
12/18/2025	00001	211737	CRAIG KRONBERG	SECURITY DEPOSIT REFUND - CRAIG KRONBERG	50.00	
12/18/2025	00001	211738	DANIEL QUIROZ	SECURITY DEPOSIT REFUND - DANIEL QUIROZ	50.00	
12/18/2025	00001	211739	DSMG PROPERTIES LLC	UB refund for account: 49427	40.35	
12/18/2025	00001	211740	ECHAIZ, CARLOS	UB refund for account: 50429	38.00	
12/18/2025	00001	211741	EDDIE C. BEECHER	PROFESSIONAL SERVICES -RISK MANAGEMENT C	2,250.00	
12/18/2025	00001	211742	ELITE TENT COMPANY	ROUND TRIP TRANSPORTATION TO MEMORIAL P/	980.00	
12/18/2025	00001	211743	ESHA PROPERTIES, INC.	UB refund for account: 55073	67.48	
12/18/2025	00001	211744	ESPINOZA WILCHES, RUTH	UB refund for account: 55184	68.88	

Check Date	Bank	Check	Vendor Name	Description	Amount
12/18/2025	00001	211745	FERGUSON ENTERPRISES, LLC	CLMP, COUP, ETC.	7,047.98
12/18/2025	00001	211746	FLORIDA DEPT OF ENVIRONMENTAL PROTE	ANNUAL REGULATORY PROGRAM & SURVEILLAN	7,257.00
12/18/2025	00001	211747	FLORIDA MUNICIPAL INSURANCE TRUST	SECOND INSTALLMENT 25/26	414,148.00
12/18/2025	00001	211748	FLORIDA POOL FILLS, INC.	SWIMMING POOL CHEMICALS AT POOL AND TENI	1,148.85
12/18/2025	00001	211749	FPL	ELECTRICITY 10/23/2025 - 11/20/2025	4,411.79
12/18/2025	00001	211750	FPL	SERVICE 10/23/2025 - 11/20/2025	52,972.09
12/18/2025	00001	211751	GABRIEL, EVENS JR & ERIKA	UB refund for account: 53637	191.44
12/18/2025	00001	211752	GLOBALTECH, INC.	ARPA | EFFLUENT PUMP # 3 REPLACEMENT	98,247.45
12/18/2025	00001	211753	HG2 EMERGENCY LIGHTING SOUTH FLORID	BUNDLE PACKAGE FOR 2023 FORD EXPLORER	9,620.00
12/18/2025	00001	211754	HORESH, HADAS & NIR	UB refund for account: 50938	19.42
12/18/2025	00001	211755	J&J INC, D/B/A EAGLE PAINTING	SHFCCSC GAZEEBO PAINTING	3,764.78
12/18/2025	00001	211756	JASON SMITH	LEGISLATIVE SESSION	922.40
12/18/2025	00001	211757	JENNIFER MCMAHON	LEGISLATIVE SESSION 2026	331.10
12/18/2025	00001	211758	KEDZERSKI, RAYMOND	UB refund for account: 49249	80.10
12/18/2025	00001	211759	KEVIN C DUFFEY	SECURITY DEPOSIT REFUND - KEVIN C DUFFEY	250.00
12/18/2025	00001	211760	KEVIN WILLIAMS	SECURITY DEPOSIT REFUND - KEVIN WILLIAMS	100.00
12/18/2025	00001	211761	KHUSHALI BHATT	SECURITY DEPOSIT REFUND - KHUSHALI BHATT	250.00
12/18/2025	00001	211762	KRESSER, ROBYN	UB refund for account: 50151	100.00
12/18/2025	00001	211763	LAVISHA HARPALANI	SECURITY DEPOSIT REFUND - LAVISHA HARPAL	200.00
12/18/2025	00001	211764	LAWRENCE R BYRNE	SECURITY DEPOSIT REFUND - LAWRENCE R BYR	250.00
12/18/2025	00001	211765	LISA MALLOZZI	LEGISLATIVE SESSION	550.31
12/18/2025	00001	211766	MAHI SHRINERS	COOKIES AND COCOA - LIGHT UP COOPER CITY	600.00
12/18/2025	00001	211767	MARCHAND, FANNY JEANNE G	UB refund for account: 54289	35.76
12/18/2025	00001	211768	MARK YOUNG	SECURITY DEPOSIT REFUND - MARK YOUNG	50.00
12/18/2025	00001	211769	MASSACHUSETTS MUTUAL LIFE	FARRELL LIFE NOVEMBER 2025	29.12
12/18/2025	00001	211770	MATTAMY PALM BEACH LLC	UB refund for account: 53423	96.13
12/18/2025	00001	211771	MATTAMY PALM BEACH LLC	UB refund for account: 54556	94.37
12/18/2025	00001	211772	MORETTI, PAUL	UB refund for account: 55138	5.56
12/18/2025	00001	211773	NATIONAL COLLISION & TRUCK CENTER	REPAIR TO UTILITY VEH 9416	9,525.80
12/18/2025	00001	211774	O'REILLY AUTOMOTIVE STORES, INC	PULLER KIT	145.93
12/18/2025	00001	211775	OCCUPATIONAL HEALTH CTRS OF SW P.A.	RAPID E-CUP AND PRE-EMPLOYMENT SERVICE -	270.00
12/18/2025	00001	211776	ON THE SPOT SOLUTIONS LLC	ONCE A MONTH DEEP CLEANING OF POOL & TEN	250.00
12/18/2025	00001	211777	OPTIMIST CLUB OF COOPER CITY	SOFTBALL REGISTRATION FEE	56,198.66
12/18/2025	00001	211778	ORON RUHAMA	WINTER CAMP WEEK 1 CANCELLATION FOR TWO	190.00
12/18/2025	00001	211779	PEREL, KIM & AMAR, PHILIPPE	UB refund for account: 46232	11.20
12/18/2025	00001	211780	PINES FORD LINCOLN MERCURY	SPEAKER ASY (2) 2018 FUSION 3FA6P0G74JR1	181.60
12/18/2025	00001	211781	PREFERRED IDENTITY PLAN, INC	ID WORKS NOVEMBER 2025	131.00
12/18/2025	00001	211782	QLESS, INC.	2025-2026 QLESS QUEUEING SYSTEM AND KIOS	6,411.36
12/18/2025	00001	211783	QUADIENT LEASING USA, INC	POSTAGE METER MACHINE LEASE	204.45
12/18/2025	00001	211784	RAFAELI LAW PLLC	WORKERS COMP INSURANCE PAID	90.00
12/18/2025	00001	211785	REAL MCKOY GEAR LLC	LIVE PAINTING - TASTE OF COOPER CITY	300.00
12/18/2025	00001	211786	RECHTIEN INTERNATIONAL TRUCKS	HOOK # 3429	190.65
12/18/2025	00001	211787	RELIABLE PRESSURE CLEANING & PAINT	UB refund for account: 55302	1,027.92
12/18/2025	00001	211788	RUBINA SULTANA	SECURITY DEPOSIT REFUND - RUBINA SULTANA	50.00
12/18/2025	00001	211789	SCHOOL BOARD OF BROWARD COUNTY	FLYING SQUIRREL	704.00
12/18/2025	00001	211790	SHRIEVE CHEMICAL COMPANY LLC	SULPHURIC ACID 93%	12,494.69
12/18/2025	00001	211791	STEVEN DILLMAN	CDL RENEWAL	75.00
12/18/2025	00001	211792	SUNSHINE STATE ONE CALL OF FL INC.	MONTHLY ASSESSMENT BILLING - NOVEMBER 20	447.16
12/18/2025	00001	211793	SUPERSTAR PRODUCTIONS	STAGE SOUND & LIGHTING, DJ & MC, SATELLI	2,675.00
12/18/2025	00001	211794	TEXAS LIFE INSURANCE COMPANY	DECEMBER 2025	933.16
12/18/2025	00001	211795	THE LEGAL PLAN, INC	LEGAL NOVEMBER 2025	279.00
12/18/2025	00001	211796	TORELLO, CECILIA	UB refund for account: 46359	0.43
12/18/2025	00001	211797	TROPHIES BY EDCO INC	TROPHY AND NECK RIBBON	371.08
12/18/2025	00001	211798	UNITED HEALTHCARE	WORKERS COMP INSURANCE PAID	880.88
12/18/2025	00001	211799	UNIVAR USA INC.	HYDROCHLORIC ACID	2,165.20

Check Date	Bank	Check	Vendor Name	Description	Amount
12/18/2025	00001	211800	VENUTI MARKETING CONSULTANTS, INC	SPORTS & ACTIVITIES DIRECTORY FULL PAGE	1,800.00
12/18/2025	00001	211801	VETTED SECURITY SOLUTIONS	MAINTENANCE / SERVICE | CITY CAMERAS, LP	2,460.48
12/18/2025	00001	211802	WARBOYS, TODD	UB refund for account: 52396	874.24
12/18/2025	00001	211803	WHEELABRATOR SOUTH BROWARD INC.	BULK	80,815.95
12/18/2025	00001	211804	WINZER FRANCHISE COMPANY	SPRAYER, TIRE CLEANER, ETC.	242.24
12/18/2025	00001	211805	WM RECYCLE AMERICA, LLC	NET BALANCE DUE FOR RECYCLING - NOVEMBEF	19,392.14
00001 TOTALS:					
Total of 774 Checks:					15,549,153.80
Less 4 Void Checks:					17,109.06
Total of 770 Disbursements:					15,532,044.74
Bank 00002 TD BANK					
10/01/2025	00002	1358(E)	TD BANK	5 cases of toilet paper	5,414.39
10/01/2025	00002	1359(E)	TD BANK	building supplies	9,271.02
10/01/2025	00002	1360(E)	TD BANK	bldg supplies	119,174.32
10/01/2025	00002	1361(E)	TD BANK	wire	3,180.95
10/01/2025	00002	1362(E)	TD BANK	decorations	13,390.80
10/01/2025	00002	1363(E)	TD BANK	Zoom Monthly	1,716.18
10/01/2025	00002	1364(E)	TD BANK	mailing passports with tracking	5,063.96
10/01/2025	00002	1365(E)	TD BANK	nrpa conference	4,477.64
10/01/2025	00002	1366(E)	TD BANK	Docking Station	336,322.02
10/01/2025	00002	1367(E)	TD BANK	chess pieces	5,267.81
10/01/2025	00002	1368(E)	TD BANK	supplies	4,644.53
10/01/2025	00002	1369(E)	TD BANK	return postage	1,745.91
11/24/2025	00002	1370(E)	TD BANK	custodial supplies	11,392.27
11/24/2025	00002	1371(E)	TD BANK	rat traps	3,489.41
11/24/2025	00002	1372(E)	TD BANK	Pest Controls Services - September	94,646.99
11/24/2025	00002	1373(E)	TD BANK	AMAZON	7,297.89
11/24/2025	00002	1374(E)	TD BANK	office supplies	4,708.19
11/24/2025	00002	1375(E)	TD BANK	mailing passports with tracking	1,556.99
11/24/2025	00002	1376(E)	TD BANK	Food/Dessert for Cooper Academy- 9/29/25	5,983.77
11/24/2025	00002	1377(E)	TD BANK	Repair Kits	37,058.85
11/24/2025	00002	1378(E)	TD BANK	Office Renovation Furniture	8,068.79
11/24/2025	00002	1379(E)	TD BANK	mop refill	5,269.80
11/24/2025	00002	1380(E)	TD BANK	supplies	4,123.82
11/24/2025	00002	1381(E)	TD BANK	packing for return	2,340.58
12/02/2025	00002	1382(E)	TD BANK	supplies	1,110.10
12/02/2025	00002	1383(E)	TD BANK	EWS Bulk- 6705565	337,846.09
12/02/2025	00002	1384(E)	TD BANK	Breakroom Supplies	2,986.28
12/02/2025	00002	1385(E)	TD BANK	christine office supplies	7,154.61
12/02/2025	00002	1386(E)	TD BANK	WW Plant Hoses	3,203.52
12/02/2025	00002	1387(E)	TD BANK	food supplies	3,773.11
12/02/2025	00002	1388(E)	TD BANK	mailing passports with tracking	3,565.86
12/02/2025	00002	1389(E)	TD BANK	FWPCOA Membership	3,169.32
12/02/2025	00002	1390(E)	TD BANK	candy canes	6,234.59
12/02/2025	00002	1391(E)	TD BANK	truck stock	4,905.23
12/02/2025	00002	1392(E)	TD BANK	office supplies	700.70
12/02/2025	00002	1393(E)	TD BANK	Beach Volleyball Medals	5,386.45
12/02/2025	00002	1394(E)	TD BANK	turf repair patch	4,393.46
12/02/2025	00002	1395(E)	TD BANK	FRPA membership renewal	1,269.55
12/02/2025	00002	1396(E)	TD BANK	Cards	4,685.06
12/02/2025	00002	1397(E)	TD BANK	Christmas decor	3,977.22

Meeting Date: 02/24/2026 Item #5.

Check Date	Bank	Check	Vendor Name	Description	Amount
12/02/2025	00002	1398(E)	TD BANK	Legislative Jennifer M	3,192.45
12/02/2025	00002	1399(E)	TD BANK	iPad Pencil	1,952.41
12/02/2025	00002	1400(E)	TD BANK	Maintenance Admin. Offices	533.66

00002 TOTALS:

Total of 43 Checks:	1,095,646.55
Less 0 Void Checks:	0.00
Total of 43 Disbursements:	1,095,646.55

REPORT TOTALS:

Total of 817 Checks:	16,644,800.35
Less 4 Void Checks:	17,109.06
Total of 813 Disbursements:	16,627,691.29

Revenue Forecast Model

Revenue Source		FY 26 Budget		FY 26 Projection		Delta
Ad Valorem Taxes	$	26,302,648	$	26,302,648	$	-
Fire Assesment Fee	$	6,797,419	$	6,797,419	$	-
Utility Tax	$	3,095,420	$	3,122,214	$	26,794
Franchise Fee FPL	$	2,016,231	$	2,147,547	$	131,316
New Local Option Fuel Tax	$	239,390	$	257,068	$	17,678
Local Option Fuel ax	$	341,454	$	368,030	$	26,576
Half Cent Sales Tax	$	2,786,745	$	2,994,843	$	208,098
Revenue Sharing	$	1,665,981	$	1,802,462	$	136,481
BSO EMS	$	873,638	$	877,585	$	3,947
Transfers In	$	3,442,725	$	3,442,725	$	-
Interest income	$	1,800,000	$	1,647,278	$	(152,722)
Local Business Tax	$	535,000	$	451,698	$	(83,302)
Passport Application Fees	$	200,000	$	211,448	$	11,448
Misc Smaller Items	$	3,116,398	$	3,116,398	$	-
Communication Service Tax	$	813,924	$	877,223	$	63,299
Solid Waste Franchise Fees	$	656,000	$	654,445	$	(1,555)
Total General Fund	$	54,682,973	$	55,071,031	$	388,058
Stormwater	$	709,283	$	700,940	$	(8,343)
Water	$	6,929,236	$	7,119,233	$	189,997
Wastewater	$	8,198,324	$	8,413,678	$	215,354
Total Proprietary Funds	$	15,836,843	$	16,233,851	$	397,008
	$	**70,519,816**	**$**	**71,304,882**	**$**	**785,066**

Utility Fees-Electrcity

	Actual 23-24	Actual 24-25	Budgeted 25-26	Average		25-26 Actual	Delta from Budget
Oct	$ 331,576.22	$ 283,681.90	$297,377	$307,629	9.61%	$314,073	$16,696
Nov	$ 285,157.04	$ 244,655.84	$256,078	$264,906	8.27%	$266,177	$10,098
Dec	$ 253,393.51	$ 249,603.71	$243,117	$251,499	7.85%	$243,117	$0
Jan	$ 243,203.59	$ 215,554.03	$221,735	$229,379	7.16%	$221,735	$0
Feb	$ 210,715.03	$ 199,681.64	$198,360	$205,198	6.41%	$198,360	$0
Mar	$ 213,459.53	$ 266,833.49	$232,144	$240,147	7.50%	$232,144	$0
Apr	$ 238,862.22	$ 234,446.51	$228,768	$236,654	7.39%	$228,768	$0
May	$ 241,781.15	$ 260,888.81	$242,959	$251,335	7.85%	$242,959	$0
Jun	$ 255,963.62	$ 277,356.39	$257,773	$266,660	8.33%	$257,773	$0
Jul	$ 311,630.15	$ 347,845.04	$318,749	$329,738	10.30%	$318,749	$0
Aug	$ 294,100.53	$ 303,835.67	$289,005	$298,968	9.34%	$289,005	$0
Sep	$ 285,132.37	$ 354,906.48	$309,355	$320,019	9.99%	$309,355	$0
	$ 3,164,974.96	$ 3,239,289.51	$ 3,095,420.00	$3,202,132	100%	$ 3,122,214.35	$26,794

Actual Results

Franchise fees-Utilities

	Actual 23-24	Actual 24-25	Budgeted 25-26	Average		25-26 Actual	Delta from Budget
Oct	$ -	$ 205,196.40	$86,857	$102,598	4.31%	$218,173	$131,316
Nov	$ 180,630.18	$ 175,985.88	$150,951	$178,308	7.49%	$150,951	$0
Dec	$ 388,468.89	$ 145,195.79	$225,894	$266,832	11.20%	$225,894	$0
Jan	$ 165,127.97	$ 158,961.74	$137,183	$162,045	6.80%	$137,183	$0
Feb	$ 155,399.80	$ 174,779.27	$139,761	$165,090	6.93%	$139,761	$0
Mar	$ -	$ 159,645.60	$67,576	$79,823	3.35%	$67,576	$0
Apr	$ 349,968.74	$ 158,145.00	$215,079	$254,057	10.67%	$215,079	$0
May	$ 205,869.40	$ 176,385.23	$161,804	$191,127	8.03%	$161,804	$0
Jun	$ -	$ 259,649.75	$109,907	$129,825	5.45%	$109,907	$0
Jul	$ 456,646.17	$ 240,882.68	$295,256	$348,764	14.64%	$295,256	$0
Aug	$ -	$ 318,843.45	$134,963	$159,422	6.69%	$134,963	$0
Sep	$ 452,940.57	$ 234,536.53	$291,001	$343,739	14.43%	$291,001	$0
	$ 2,355,051.72	$ 2,408,207.32	$ 2,016,231.00	$2,381,630	100%	$ 2,147,546.86	$131,316

Actual Results

New Local Option- Fuel Tax

	Actual 23-24	Actual 24-25	Budgeted 25-26 Budgeted	Average Average		25-26 Actual	Delta from Budget
Oct	$ (18,805.07)	$ 20,564.38	$889	$880	0.37%	$18,567	$17,678
Nov	$ 18,805.07	$ 20,071.94	$19,649	$19,439	8.21%	$19,649	$0
Dec	$ 39,010.09	$ 20,364.40	$30,009	$29,687	12.54%	$30,009	$0
Jan	$ 19,404.13	$ 18,358.01	$19,085	$18,881	7.97%	$19,085	$0
Feb	$ 20,344.33	$ 18,436.10	$19,600	$19,390	8.19%	$19,600	$0
Mar	$ -	$ 20,333.57	$10,277	$10,167	4.29%	$10,277	$0
Apr	$ 40,392.49	$ 21,051.59	$31,055	$30,722	12.97%	$31,055	$0
May	$ 40,606.72	$ 20,852.48	$31,062	$30,730	12.98%	$31,062	$0
Jun	$ 20,334.00	$ 19,409.35	$20,087	$19,872	8.39%	$20,087	$0
Jul	$ 18,805.74	$ 20,120.39	$19,674	$19,463	8.22%	$19,674	$0
Aug	$ -	$ 18,718.18	$9,460	$9,359	3.95%	$9,460	$0
Sep	$ 37,935.23	$ 18,540.91	$28,544	$28,238	11.92%	$28,544	$0
	$ 236,832.73	$ 236,821.30	$ 239,390.00	$236,827	100%	$ 257,068.26	$17,678

Actual Results

Local Option- Fuel Tax

	Actual 23-24	Actual 24-25	Budgeted 25-26 Budgeted	Average Average		25-26 Actual	Delta from Budget
Oct	$ (27,813.65)	$ 29,713.41	$960	$950	0.28%	$27,536	$26,576
Nov	$ 27,813.65	$ 29,339.95	$28,879	$28,577	8.46%	$28,879	$0
Dec	$ 55,914.58	$ 29,020.19	$42,916	$42,467	12.57%	$42,916	$0
Jan	$ 27,421.89	$ 24,816.83	$26,395	$26,119	7.73%	$26,395	$0
Feb	$ 26,756.66	$ 25,983.32	$26,649	$26,370	7.80%	$26,649	$0
Mar	$ -	$ 29,357.85	$14,834	$14,679	4.34%	$14,834	$0
Apr	$ 58,211.75	$ 29,710.00	$44,426	$43,961	13.01%	$44,426	$0
May	$ 56,302.40	$ 28,640.95	$42,921	$42,472	12.57%	$42,921	$0
Jun	$ 29,099.32	$ 28,432.12	$29,070	$28,766	8.51%	$29,070	$0
Jul	$ 28,059.30	$ 26,977.26	$27,809	$27,518	8.14%	$27,809	$0
Aug	$ -	$ 27,805.45	$14,050	$13,903	4.11%	$14,050	$0
Sep	$ 56,539.11	$ 27,662.89	$42,546	$42,101	12.46%	$42,546	$0
	$ 338,305.01	$ 337,460.22	$ 341,454.00	$337,883	100%	$ 368,030.49	$26,576

Actual Results

1/2 Cent Sales Tax

	Actual 23-24	Actual 24-25	Budgeted 25-26 Budgeted	Average Average		25-26 Actual	Delta from Budget
Oct	$ (223,657.84)	$ 211,128.39	-$6,457	-$6,265	-0.23%	$201,641	$208,098
Nov	$ 223,657.84	$ 226,983.88	$232,236	$225,321	8.33%	$232,236	$0
Dec	$ 460,850.57	$ 249,395.28	$366,022	$355,123	13.13%	$366,022	$0
Jan	$ 262,706.79	$ 213,469.82	$245,395	$238,088	8.81%	$245,395	$0
Feb	$ 229,039.90	$ 233,930.02	$238,589	$231,485	8.56%	$238,589	$0
Mar	$ -	$ 229,169.18	$118,101	$114,585	4.24%	$118,101	$0
Apr	$ 492,720.41	$ 247,442.93	$381,440	$370,082	13.69%	$381,440	$0
May	$ 470,245.82	$ 231,745.12	$361,768	$350,995	12.98%	$361,768	$0
Jun	$ 244,243.63	$ 216,515.94	$237,450	$230,380	8.52%	$237,450	$0
Jul	$ 181,423.38	$ 231,636.53	$212,868	$206,530	7.64%	$212,868	$0
Aug	$ -	$ 169,954.51	$87,585	$84,977	3.14%	$87,585	$0
Sep	$ 406,458.71	$ 198,470.94	$311,748	$302,465	11.19%	$311,748	$0
	$ 2,747,689.21	$ 2,659,842.54	$ 2,786,745.00	$2,703,766	100%	$ 2,994,842.62	$208,098

Actual Results

Revenue Sharing

	Actual 23-24	Actual 24-25	Budgeted 25-26 Budgeted	Average Average		25-26 Actual	Delta from Budget
Oct	$ (130,401.06)	$ 129,048.92	-$688	-$676	-0.04%	$130,889	$131,577
Nov	$ 130,403.06	$ 117,192.17	$125,984	$123,798	7.56%	$130,889	$4,904
Dec	$ 130,403.06	$ 117,192.17	$125,984	$123,798	7.56%	$125,984	$0
Jan	$ 130,403.06	$ 117,192.17	$125,984	$123,798	7.56%	$125,984	$0
Feb	$ 130,403.06	$ 117,192.17	$125,984	$123,798	7.56%	$125,984	$0
Mar	$ 130,403.06	$ 117,192.16	$125,984	$123,798	7.56%	$125,984	$0
Apr	$ 130,403.06	$ 117,192.17	$125,984	$123,798	7.56%	$125,984	$0
May	$ 130,403.07	$ 119,557.64	$127,188	$124,980	7.63%	$127,188	$0
Jun	$ 259,451.99	$ 126,463.86	$196,366	$192,958	11.79%	$196,366	$0
Jul	$ 214,300.20	$ 299,655.90	$261,517	$256,978	15.70%	$261,517	$0
Aug	$ 129,048.93	$ 126,463.86	$130,013	$127,756	7.80%	$130,013	$0
Sep	$ 258,097.85	$ 126,463.86	$195,677	$192,281	11.75%	$195,677	$0
	$ 1,643,319.34	$ 1,630,807.06	$ 1,665,981.00	$1,637,063	100%	$ 1,802,461.83	$136,481

Actual Results

BSO- EMS

	Actual 23-24	Actual 24-25	Budgeted 25-26 Budgeted	Average Average		25-26 Actual	Delta from Budget
Oct	$ 58,782.82	$ 73,786.45	$69,411	$66,285	7.95%	$73,358	$3,947
Nov	$ 84,330.18	$ 64,954.31	$78,163	$74,642	8.95%	$78,163	$0
Dec	$ 136,439.00	$ 66,725.45	$106,373	$101,582	12.18%	$106,373	$0
Jan	$ 62,319.75	$ 65,517.75	$66,933	$63,919	7.66%	$66,933	$0
Feb	$ 68,297.57	$ 66,790.78	$70,730	$67,544	8.10%	$70,730	$0
Mar	$ 955.40	$ 68,499.37	$36,365	$34,727	4.16%	$36,365	$0
Apr	$ 123,519.12	$ 73,767.21	$103,296	$98,643	11.82%	$103,296	$0
May	$ 68,505.69	$ 67,411.21	$71,164	$67,958	8.15%	$71,164	$0
Jun	$ 1,964.31	$ 66,331.78	$35,759	$34,148	4.09%	$35,759	$0
Jul	$ 133,066.96	$ 72,518.00	$107,641	$102,792	12.32%	$107,641	$0
Aug	$ 70,788.45	$ 56,797.24	$66,802	$63,793	7.65%	$66,802	$0
Sep	$ 58,688.37	$ 57,822.11	$61,003	$58,255	6.98%	$61,003	$0
	$ 867,657.62	$ 800,921.66	$ 873,638.00	$834,290	100%	$ 877,584.95	$3,947

Actual Results

Communication Service Tax

	Actual 23-24	Actual 24-25	Budgeted 25-26 Budgeted	Average Average		25-26 Actual	Delta from Budget
Oct	$ (62,082.74)	$ 72,578.20	$5,172	$5,248	0.64%	$68,471	$63,299
Nov	$ 62,082.74	$ 65,485.75	$62,867	$63,784	7.72%	$62,867	$0
Dec	$ 138,651.57	$ 66,404.30	$101,054	$102,528	12.42%	$101,054	$0
Jan	$ 65,264.45	$ 72,246.76	$67,767	$68,756	8.33%	$67,767	$0
Feb	$ 70,132.72	$ 77,077.01	$72,546	$73,605	8.91%	$72,546	$0
Mar	$ 62,563.73	$ 68,156.08	$64,420	$65,360	7.91%	$64,420	$0
Apr	$ 63,284.34	$ 73,674.63	$67,495	$68,479	8.29%	$67,495	$0
May	$ 120,786.73	$ 79,806.68	$98,855	$100,297	12.15%	$98,855	$0
Jun	$ 61,035.49	$ 76,754.68	$67,904	$68,895	8.34%	$67,904	$0
Jul	$ 76,169.21	$ 76,852.77	$75,411	$76,511	9.27%	$75,411	$0
Aug	$ -	$ 66,950.20	$32,994	$33,475	4.05%	$32,994	$0
Sep	$ 126,106.44	$ 71,615.07	$97,439	$98,861	11.97%	$97,439	$0
	$ 783,994.68	$ 867,602.13	$ 813,924.00	$825,798	100%	$ 877,222.67	$63,299

Actual Results

Ad Valorem Tax

	Actual 23-24	Actual 24-25	Budgeted 25-26 Budgeted	Average		25-26 Actual	Delta from Budget
Oct	$ -	$ 3,218.07	$1,777	$1,609	0.0068%	$4,171	$2,394
Nov	$ 3,209,059.96	$ 8,331,663.86	$6,374,324	$5,770,362	24.2345%	$9,466,647	$3,092,323
Dec	$ 17,469,703.77	$ 14,139,904.87	$17,459,033	$15,804,804	66.3775%	$13,394,030	-$4,065,003
Jan	$ 752,834.67	$ 543,358.69	$715,930	$648,097	2.7219%	$715,930	$0
Feb	$ 236,055.27	$ 406,857.30	$355,102	$321,456	1.3501%	$355,102	$0
Mar	$ 623,022.14	$ 728,898.76	$746,711	$675,960	2.8389%	$746,711	$0
Apr	$ 141,528.86	$ 144,946.85	$158,230	$143,238	0.6016%	$158,230	$0
May	$ 97,557.94	$ 161,555.10	$143,117	$129,557	0.5441%	$143,117	$0
Jun	$ 270,290.18	$ 319,326.51	$325,665	$294,808	1.2381%	$325,665	$0
Jul	$ 26,060.03	$ 7,527.67	$18,552	$16,794	0.0705%	$18,552	$0
Aug	$ (320.06)	$ 24.47	-$163	-$148	-0.0006%	-$163	$0
Sep	$ 6,302.53	$ 1,610.76	$4,371	$3,957	0.0166%	$4,371	$0
Adj for property value changes and ad valorem rate						$970,286	
	$ 22,832,095.29	$ 24,788,892.91	$ 26,302,648.00	$23,810,494	100%	$ 26,302,647.70	$0

Actual results

Fire Assessment Fee

	Actual 23-24	Actual 24-25	Budgeted 25-26 Budgeted	Average Average		25-26 Actual	Delta from Budget
Oct	$ -	$ 356.32	$214	$178	0.0031%	$0	-$214
Nov	$ 661,059.17	$ 2,334,518.83	$1,798,243	$1,497,789	26.4548%	$2,567,645	$769,402
Dec	$ 3,958,196.73	$ 3,353,613.82	$4,389,273	$3,655,905	64.5726%	$3,225,762	-$1,163,511
Jan	$ 162,565.82	$ 126,025.27	$173,241	$144,296	2.5486%	$173,241	$0
Feb	$ 51,969.80	$ 160,603.93	$127,608	$106,287	1.8773%	$127,608	$0
Mar	$ 123,266.14	$ 157,078.02	$168,290	$140,172	2.4758%	$168,290	$0
Apr	$ 25,748.91	$ 30,428.43	$33,723	$28,089	0.4961%	$33,723	$0
May	$ 19,329.00	$ 47,510.59	$40,124	$33,420	0.5903%	$40,124	$0
Jun	$ 41,501.22	$ 66,691.93	$64,948	$54,097	0.9555%	$64,948	$0
Jul	$ 606.87	$ 1,259.30	$1,120	$933	0.0165%	$1,120	$0
Aug	$ -	$ -	$0	$0	0.0000%	$0	$0
Sep	$ 451.50	$ 605.66	$635	$529	0.0093%	$635	$0
Adj based on Fire Assessment Methodology Report						394322	
	$ 5,044,695.16	$ 6,278,692.10	$ 6,797,419.00	$5,661,694	100%	$6,797,419	$0

Actual results

Interest Income

	Rate	Principal	25-26 Budget	25-26 Actual	Delta from Budget
Oct	3.85%	$ 5,275,742	$ 150,000	$67,957	-$82,043
Nov	3.85%	$ 5,275,742	$ 150,000	$116,652	-$33,348
Dec	3.85%	$ 5,275,742	$ 150,000	$112,669	-$37,331
Jan	3.85%	$ 5,275,742	$ 150,000	$150,000	$0
Feb	3.85%	$ 5,275,742	$ 150,000	$150,000	$0
Mar	3.85%	$ 5,275,742	$ 150,000	$150,000	$0
Apr	3.85%	$ 5,275,742	$ 150,000	$150,000	$0
May	3.85%	$ 5,275,742	$ 150,000	$150,000	$0
Jun	3.85%	$ 5,275,742	$ 150,000	$150,000	$0
Jul	3.85%	$ 5,275,742	$ 150,000	$150,000	$0
Aug	3.85%	$ 5,275,742	$ 150,000	$150,000	$0
Sep	3.85%	$ 5,275,742	$ 150,000	$150,000	$0
	46.23%	$ 63,308,908.00	$ 1,800,000.00	$ 1,647,278.00	-$152,722

Actual results

Passport Application Fees

	Actual 23-24	Actual 24-25	Budgeted 25-26 Budgeted	Average		25-26 Actual	Delta from Budget
Oct	$ 17,290.00	$ 11,520.00	$13,466	$14,405	6.7330%	$15,395	$1,929
Nov	$ 14,980.00	$ 11,325.15	$12,295	$13,153	6.1476%	$14,055	$1,760
Dec	$ 12,205.00	$ 12,985.00	$11,774	$12,595	5.8870%	$15,990	$4,216
Jan	$ 16,380.00	$ 21,740.00	$17,817	$19,060	8.9087%	$21,360	$3,543
Feb	$ 17,190.00	$ 22,620.15	$18,607	$19,905	9.3037%	$18,607	$0
Mar	$ 17,365.30	$ 28,060.00	$21,232	$22,713	10.6160%	$21,232	$0
Apr	$ 17,710.00	$ 27,231.00	$21,006	$22,471	10.5028%	$21,006	$0
May	$ 16,065.00	$ 23,290.00	$18,395	$19,678	9.1973%	$18,395	$0
Jun	$ 15,050.00	$ 26,000.15	$19,187	$20,525	9.5935%	$19,187	$0
Jul	$ 18,970.45	$ 22,618.00	$19,439	$20,794	9.7193%	$19,439	$0
Aug	$ 14,280.00	$ 16,695.00	$14,478	$15,488	7.2389%	$14,478	$0
Sep	$ 10,605.00	$ 15,720.00	$12,304	$13,163	6.1522%	$12,304	$0
	$ 188,090.75	$ 239,804.45	$ 200,000.00	$213,948	100%	$ 211,447.59	$11,448

Actual Results

Local Business Tax

	Actual 23-24	Actual 24-25	Budgeted 25-26 Budgeted	Average Average		25-26 Actual	Delta from Budget
Oct	$ 422,327.64	$ 3,622.30	$112,719	$212,975	21.0690%	$16,656	-$96,063
Nov	$ 47.35	$ 5,412.50	$1,445	$2,730	0.2701%	$9,308	$7,863
Dec	$ (712.27)	$ 114.80	-$158	-$299	-0.0296%	$4,740	$4,899
Jan	$ (6,580.77)	$ 160.50	-$1,699	-$3,210	-0.3176%	-$1,699	$0
Feb	$ 133,842.79	$ 535,141.00	$177,033	$334,492	33.0904%	$177,033	$0
Mar	$ (1,522.28)	$ (11.50)	-$406	-$767	-0.0759%	-$406	$0
Apr	$ (216.50)	$ 4,264.00	$1,071	$2,024	0.2002%	$1,071	$0
May	$ 583.00	$ 347.00	$246	$465	0.0460%	$246	$0
Jun	$ 380.53	$ 587.50	$256	$484	0.0479%	$256	$0
Jul	$ -	$ -	$0	$0	0.0000%	$0	$0
Aug	$ 2,066.58	$ (72.00)	$528	$997	0.0987%	$528	$0
Sep	$ 551,938.26	$ 369,966.76	$243,964	$460,953	45.6008%	$243,964	$0
	$ 1,102,154.33	$ 919,532.86	$ 535,000.00	$1,010,844	100%	$ 451,698.20	-$83,302

Actual results

Solid Waste Franchise Fee

	Actual 23-24	Actual 24-25	Budgeted 25-26 Budgeted	Average Average		25-26 Actual	Delta from Budget
Oct	$ 63,906.53	$ 4,809.56	$35,819	$34,358	5.4602%	$54,902	$19,083
Nov	$ 64,614.17	$ 4,664.60	$36,112	$34,639	5.5049%	$53,971	$17,859
Dec	$ 62,989.40	$ 64,250.32	$66,325	$63,620	10.1105%	$27,828	-$38,497
Jan	$ 62,793.08	$ 31,510.26	$49,157	$47,152	7.4934%	$49,157	$0
Feb	$ 60,877.44	$ 110,969.14	$89,577	$85,923	13.6550%	$89,577	$0
Mar	$ 10,821.43	$ 30,867.54	$21,731	$20,844	3.3126%	$21,731	$0
Apr	$ 59,664.99	$ 69,008.02	$67,072	$64,337	10.2244%	$67,072	$0
May	$ 54,249.37	$ 34,554.24	$46,290	$44,402	7.0564%	$46,290	$0
Jun	$ 52,997.44	$ 53,974.92	$55,760	$53,486	8.5001%	$55,760	$0
Jul	$ 43,999.49	$ 55,023.20	$51,617	$49,511	7.8684%	$51,617	$0
Aug	$ 100,139.06	$ 55,079.71	$80,909	$77,609	12.3337%	$80,909	$0
Sep	$ 4,809.56	$ 101,917.03	$55,632	$53,363	8.4805%	$55,632	$0
	$ 641,861.96	$ 616,628.54	$ 656,000.00	$629,245	100%	$ 654,445.29	-$1,555

Actual results

Stormwater

	Actual 23-24	Actual 24-25	Budgeted 25-26 Budgeted	Average		25-26 Actual	Delta from Budget
Oct	$ 25,407.59	$ 23,199.07	$28,056	$24,303	3.9556%	$28,068	$11
Nov	$ 47,524.24	$ 54,817.07	$59,072	$51,171	8.3285%	$54,878	-$4,194
Dec	$ 47,467.74	$ 54,842.69	$59,055	$51,155	8.3260%	$54,895	-$4,160
Jan	$ 47,510.53	$ 54,874.73	$59,098	$51,193	8.3320%	$59,098	$0
Feb	$ 47,549.92	$ 54,878.59	$59,123	$51,214	8.3356%	$59,123	$0
Mar	$ 47,494.34	$ 54,828.87	$59,062	$51,162	8.3270%	$59,062	$0
Apr	$ 47,516.42	$ 54,862.87	$59,094	$51,190	8.3316%	$59,094	$0
May	$ 47,554.71	$ 54,859.54	$59,115	$51,207	8.3344%	$59,115	$0
Jun	$ 47,523.59	$ 54,904.41	$59,122	$51,214	8.3355%	$59,122	$0
Jul	$ 47,508.41	$ 54,885.18	$59,103	$51,197	8.3327%	$59,103	$0
Aug	$ 47,322.18	$ 54,866.50	$58,984	$51,094	8.3161%	$58,984	$0
Sep	$ 74,923.54	$ 81,689.71	$90,399	$78,307	12.7451%	$90,399	$0
	$ 575,303.21	$ 653,509.23	$ 709,283.00	$614,406	100%	$ 700,940.17	-$8,343

Actual results

Water

	Actual 23-24	Actual 24-25	Budgeted 25-26 Budgeted	Average Average		25-26 Actual	Delta from Budget
Oct	$ 244,830.64	$ 219,327.21	$247,077	$232,079	3.5657%	$324,776	$77,699
Nov	$ 499,486.82	$ 506,374.11	$535,431	$502,930	7.7271%	$603,324	$67,893
Dec	$ 538,048.11	$ 546,879.34	$577,519	$542,464	8.3345%	$621,925	$44,405
Jan	$ 505,028.48	$ 559,428.93	$566,623	$532,229	8.1773%	$566,623	$0
Feb	$ 509,586.16	$ 523,421.23	$549,882	$516,504	7.9357%	$549,882	$0
Mar	$ 530,729.29	$ 523,957.84	$561,422	$527,344	8.1022%	$561,422	$0
Apr	$ 515,311.42	$ 561,492.89	$573,195	$538,402	8.2721%	$573,195	$0
May	$ 530,741.77	$ 1,030,775.12	$831,213	$780,758	11.9957%	$831,213	$0
Jun	$ 546,385.90	$ 574,974.51	$596,913	$560,680	8.6144%	$596,913	$0
Jul	$ 525,993.36	$ 219,583.08	$396,879	$372,788	5.7276%	$396,879	$0
Aug	$ 497,548.67	$ 622,262.40	$596,088	$559,906	8.6025%	$596,088	$0
Sep	$ 771,855.09	$ 913,236.74	$896,994	$842,546	12.9451%	$896,994	$0
	$ 6,215,545.71	$ 6,801,713.40	$ 6,929,236.00	$6,508,630	100%	$ 7,119,233.16	$189,997

Actual results

Wastewater

	Actual 23-24	Actual 24-25	Budgeted 25-26 Budgeted	Average Average		25-26 Actual	Delta from Budget
Oct	$ 319,842.81	$ 289,442.91	$306,818	$304,643	3.7424%	$380,087	$73,269
Nov	$ 638,702.78	$ 675,524.34	$661,805	$657,114	8.0724%	$741,564	$79,758
Dec	$ 670,010.56	$ 693,375.15	$686,560	$681,693	8.3744%	$748,887	$62,327
Jan	$ 651,948.25	$ 699,707.53	$680,653	$675,828	8.3023%	$680,653	$0
Feb	$ 650,365.30	$ 681,377.62	$670,626	$665,871	8.1800%	$670,626	$0
Mar	$ 661,841.33	$ 679,809.03	$675,615	$670,825	8.2409%	$675,615	$0
Apr	$ 655,744.68	$ 697,407.00	$681,407	$676,576	8.3115%	$681,407	$0
May	$ 657,818.23	$ 726,645.93	$697,175	$692,232	8.5039%	$697,175	$0
Jun	$ 664,905.98	$ 699,473.87	$687,061	$682,190	8.3805%	$687,061	$0
Jul	$ 657,895.97	$ 724,375.72	$696,071	$691,136	8.4904%	$696,071	$0
Aug	$ 642,810.69	$ 726,426.05	$689,506	$684,618	8.4103%	$689,506	$0
Sep	$ 1,015,267.95	$ 1,099,687.36	$1,065,028	$1,057,478	12.9908%	$1,065,028	$0
	$ 7,887,154.53	$ 8,393,252.51	$ 8,198,324.00	$8,140,204	100%	$ 8,413,678.05	$215,354

Actual results

CITY OF COOPER CITY
CITY COMMISSION WORKSHOP MEETING

Tuesday, February 10, 2026, at 5:30 PM
City Hall Auditorium | 9090 SW 50th Place

MINUTES

PLEDGE OF ALLEGIANCE

Mayor Curran opened the meeting at 5:30 PM and led the assembly in the Pledge of Allegiance.

ROLL CALL

Present were Commissioners Smith, Mallozzi, Katzman, Shrouder, and Mayor Curran.

TOPICS FOR DISCUSSION

1. Proposed Charter Amendment

Commissioner Jeff Green, Chair of the Charter Review Board, was present to speak on the board's recommendations. Also in attendance were Board Members Jennifer Gross, Tena Granit, and Michael Deleo.

City Attorney Horowitz advised that any amendments to the Charter would require a referendum to be placed on the general election ballot. The deadline for the Broward County Supervisor of Elections Office is typically the first week in June, which usually aligns with the first day of qualifying for the November election. All items would also require two readings. The Board proposed to amend seven provisions of the Charter. Section 3.06 of the Charter relating to the compensation and expenses of the City Commission provides that the Commission may determine any change in the monthly salary of the Mayor and the Commission, by ordinance, but no such change would take effect until after the commencement of the terms of the Commissioners elected at the next election. The proposed recommendation would provide for an annual CPI adjustment to commissioners' compensation. However, any increase exceeding the Consumer Price Index for the southern region would require a referendum vote by the City's electors. The second proposed amendment to Section 3.06 states that any benefit plans to be provided to the mayor and commissioners shall first be established by ordinance. A City Commissioner is eligible to receive a new benefit established pursuant to this subsection after the next election for that commission seat following the adoption of the ordinance establishing the new benefit. Any changes to established benefits shall be approved by ordinance, which shall be effective immediately upon its passage and final adoption. The Board recommends amending Section 4.01 to eliminate the Commission's approval of Assistant Department Heads. Also, in Section 4.01, the recommendation is to amend subsection F as follows: To submit to the commission and make available to the public within thirty (30) ninety (90) days after the close of each fiscal year, a complete, unaudited report on the finances and administrative activities of the city for the preceding fiscal year. An audited report shall be provided to the Commission and made available to the public within one hundred eighty (180) days after the close of each fiscal year. This recommendation would align with the timeframes of State Law. The board recommends an amendment to Section 5.08 as follows: The City Manager shall, from time to time, in his or her discretion, designate banks or trust companies as city depositories, subject to approval by the City Commission. The Commission may, as provided by law, establish rules and regulations governing deposits and withdrawals of funds, security to be deposited by the depository, and other safeguards. The City Manager, rather than the City

Commission, would designate banks or depositories. Section 5.11 currently states that the City Manager may transfer funds within a department and between departments, up to 2.5% of the then-existing current budget on a cumulative basis. The recommendation is to clarify that the budget is within that department, not the overall city budget. Several years ago, the City changed its procedures to adopt the annual budget and millage by resolution rather than ordinance. The Charter still requires that emergency appropriations be made by ordinance. There is a recommendation to align with the Commission's resolution process, as outlined in Chapter 166 and reflected in Section 5.11. Section 5.12, regarding the bonds of City officers and employees, the charter currently requires that the City Commission shall determine by ordinance which officers and employees, in addition to the City Manager, City Clerk, and Finance Director, shall give a bond to the City. The City Manager and the Finance Director are recommended to remain, but the board recommends eliminating the reference to the City Clerk as a bonded officer. Section 5.13 details the requirements of public bidding. The Board recommends eliminating the public bidding requirements from the Charter and referencing the Commission's adoption of an ordinance that establishes fair and competitive procurement for City goods and services. Currently, the Charter states that the City may borrow money, contract loans, issue bonds payable from ad valorem taxes, and maturing more than 12 months after the issuance, only after issue, only to finance or refinance capital projects authorized by law, and only when approved by a vote of the electorate. State law currently imposes certain requirements regarding municipal bonds and borrowing. The board's recommendation is to strike the initial sentence from the Charter and comply with the requirements of state law, which may be amended from time to time.

Commissioner Katzman thanked the Charter Review Board for its work, agreed with the recommendations, and believes the changes can be made by referencing an ordinance. He supports limiting the Commission's salaries but has concerns about adding language to the Charter that could become outdated.

Commission Shrouder believes the Commission's salary and benefits should be tied to the City's lowest-paid employee. Commission Shrouder asked whether any additional benefits would require a referendum. He asked how the Commission could be separated from general employees. He wants to define the new benefit mentioned. City Attorney Horowitz said the Commission can add clarifying language.

Commissioner Mallozzi asked why any additional benefits require an ordinance. City Attorney Horowitz said the Charter requires that any benefit for the Commission be adopted by ordinance.

Mayor Curran asked Chair Commissioner Green to explain the intent of the recommendation. Commissioner Green said the intent was to have any new Commission benefits approved by ordinance and to take effect after the next election cycle. He understands that staggering seats could cause difficulties.

Mayor Curran expressed a preference to reference any of these changes in an ordinance, if feasible.

Commissioner Smith asked about the ordinance that ties the Commission's salary to the lowest-paid employee and the proposed language providing for an annual CPI adjustment to compensation upon budget adoption.

Commissioner Shrouder said that addressing salary alone does not address benefits.

Commissioner Smith would like to have the questions placed on the referendum ballot.

Commissioner Shrouder said the Commission also needs to address the election vacancy language.

Commissioner Shrouder said similar language to remove the Assistant Director was proposed but failed. He would like to strike the language requiring the Commission to approve job descriptions. He also asked why 30 days is not feasible for providing the unaudited financial report. Tena Granit stated that accruals must be taken through 60 days, so the unaudited financial report would be inaccurate if provided in 30 days. Commissioner Shrouder would like to address the specific issue in an ordinance rather than in the Charter.

City Manager Rey said that completely removing the audit requirement from the Charter will likely be rejected.

Commissioner Shrouder said state law governs audits. He also believes the amendment to 5.08 is not worth the cost of a ballot question. Mayor Curran agreed.

City Manager Rey said Section 5.11 (4) is a housekeeping matter.

Commissioner Smith believes the State requires Clerks in an official capacity to be bonded. He asked City Attorney Horowitz to reconfirm that language.

Commissioner Shrouder has concerns about the removal of the Charter requirements for procurement.

Commissioner Katzman stated that it is preferable for the Commission to establish an ordinance rather than referencing specific numerical values.

Commissioner Smith inquired whether including Sections 3.06 (1) A, B, and 2, 5.11 (6), and 5.13 constitutes an excessive number of questions for the ballot.

Commissioner Shrouder asked about the amendment to Section 5.13. Tena Granit said the intent was to remove dollar amounts from the Charter.

Commissioner Katzman wishes to address particular figures within an ordinance.

Commissioner Smith stated that removing an entire section will likely fail.

Commissioner Katzman wants to remove the mention of specific numerical amounts.

Commissioner Smith appreciates the board's work. He asked Chair Commissioner Green whether the board had discussed a good number of questions that may be placed on the ballot. Commissioner Green stated that the recommendations presented were the primary considerations. Commissioner Smith asked City Manager Rey if he had any concerns with Section 5.15. City Manager Rey said the proposed language aligns with State requirements.

Commissioner Shrouder said Section 5.15 needs to be revised to align with practice. He also said the election language that was not proposed must be updated. He would also like job descriptions to be approved by the City Manager.

City Attorney Horowitz clarified the Commission's priorities as Sections 4.01, subsections M and F; 5.15; 5.13; and 3.10.

Commissioner Shrouder asked whether all changes to the procurement section could be combined into a single question. City Attorney Horowitz answered yes.

Commissioner Smith said Section 3.06 is important.

Commissioner Katzman does not want to be constrained by numbers, and we need accountability.

Commissioner Smith strongly supports adding the amendment to Section 3.06 to the ballot.

ADJOURNMENT

The meeting adjourned at 6:29 PM.

The minutes of the Commission Workshop meeting held on February 10, 2026, were approved during the regular Commission meeting held on February 24, 2026.

_____

Mayor James Curran

_____

Tedra Allen, City Clerk

ADA NOTICE

This meeting is open to the public. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Office of the City Clerk, 954-434-4300 ext. 220, not later than two days prior to such proceeding. One or more members of the City of Cooper City Advisory Boards may be in attendance and may participate at the meeting. Anyone wishing to appeal any decision made by the Cooper City Commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Agenda items may be viewed online at www.coopercity.gov or at the Office of the City Clerk, City of Cooper City, 9090 SW 50 Place, Cooper City, Florida, 33328, 954-434-4300.

DECORUM

Members of the Commission, staff members, citizens, and others are required to use civil and appropriate language when addressing the Commission or anyone present at the meeting and must refrain from using profanity, cursing, or exhibiting aggressive or threatening behavior. All comments should generally be directed to the presiding officer and not to individual members of the Commission, staff, or the audience. No personal verbal attacks toward any individual by either the Commission, staff, citizens, or others shall be allowed during any meeting of the Commission.

Any persons making impertinent or slanderous remarks or personal attacks or who becomes boisterous while addressing the Commission or who otherwise violates the decorum rules set forth herein shall be barred from further audience before the Commission by the Mayor, or by request of any member of the Commission unless permission to continue or again address the Commission be granted by a majority vote of the Commission members present.

00:00:52.970 --> 00:00:57.159

Cooper City Hall: It's 5.30, let's let the workshop get started. Can we stand up and do the Pledge of Allegiance, please?

12

00:01:01.420 --> 00:01:05.090

Cooper City Hall: I pledge allegiance to the flag of the United States of America.

13

00:01:05.360 --> 00:01:13.280

Cooper City Hall: to the Republic for which it stands, one nation, under God, indivisible, with liberty and justice for all. Roll call, please.

14

00:01:14.700 --> 00:01:15.860

Cooper City Hall: Commissioner Smith?

15

00:01:16.010 --> 00:01:22.290

Cooper City Hall: Here. Commissioner Malozzi? Here. Commissioner Katzmann? Commissioner Schroeder? Here. Mayor Curran? Here.

16

00:01:22.640 --> 00:01:27.449

Cooper City Hall: Mr. City Manager, any changes or emergency matters we need to worry about for the workshop? No, sir.

17

00:01:27.820 --> 00:01:30.869

Cooper City Hall: Okay, Mr. City Manager, take it over.

18

00:01:31.650 --> 00:01:33.780

Cooper City Hall: Am I right? No, actually,

19

00:01:33.910 --> 00:01:50.669

Cooper City Hall: This is a presentation by the chairperson of the Charter Review Commission to report directly to the Commission. While Jacob and I and Tedra participate in most of their meetings, the recommendations are solely recommendations from the committee.

20

00:01:51.680 --> 00:01:52.590

Cooper City Hall: Commissioner Green?

21

00:01:57.970 --> 00:02:04.800

Cooper City Hall: Good morning. Yeah, go right ahead, my friend, go ahead. Good evening, Honorable Mayor, City Commissioners.

22

00:02:04.800 --> 00:02:21.779

Cooper City Hall: Mr. City Manager, Mr. City Attorney, Mr. City Clerk. My name's Jeff Green. I had the good fortune and pleasure of serving as the chair for the Charter Review Board recently. I'd be remiss if I did not recognize my

23

00:02:21.780 --> 00:02:29.579

Cooper City Hall: fellow charter board members who are in attendance. We have Ms. Jennifer Gross, she was our vice chair. We have Ms. Tina.

24

00:02:30.460 --> 00:02:31.740

Cooper City Hall: Granted...

25

00:02:32.500 --> 00:02:49.439

Cooper City Hall: I went blank, please forgive me, and Mr. Mike DiLeo, they were some of the members that was here, during the, during the charter review, period. Thank you again so much. I had an opportunity to... we had an opportunity to go through these items.

26

00:02:49.440 --> 00:02:55.869

Cooper City Hall: And, if I may, I'd like to defer to the City Attorney, Mr. Horowitz.

27

00:02:56.150 --> 00:03:09.620

Cooper City Hall: If it's alright with the Commission, would love for him to kind of go over the items, or take it from here, Mr. Horowitz. Thank you, Mr. Chairman. You tell me what you need me to do, and I'll do it. Fair enough. Mayor Commission, good evening.

28

00:03:09.620 --> 00:03:17.320

Cooper City Hall: Thank you, Mr. Chair. As, Commissioner Green indicated, our office, along with the City Manager and the Clerk, had the opportunity to sit with the

29

00:03:17.320 --> 00:03:31.219

Cooper City Hall: Charter Review Commission over a period of months during the last calendar year. There are a number of recommendations that the Board has provided to the Commission. Just as a matter of procedure, before I sort of help detail the substance of some of those recommendations.

30

00:03:31.220 --> 00:03:46.239

Cooper City Hall: Keep in mind that any one of these amendments to the Charter would require a referendum be placed on the general election ballot, presumably in this November. The deadline for the supervisor of elections is typically the first week in June, usually aligns with the first day of qualifying for the November election.

31

00:03:46.240 --> 00:04:00.369

Cooper City Hall: Timing-wise, we're in good shape, to the extent the Commission wanted to move forward with any of these items, to put them on the ballot for consideration by the electorate. To get to that point, it would require two readings of an ordinance, so we do have a number of meetings between now

32

00:04:00.370 --> 00:04:12.860

Cooper City Hall: and the end of May, beginning of June, in order to adopt any ordinances the commissions wanted to consider to place items on the ballot. However, we would need direction from the Commission, again, either by consensus at the workshop this evening.

33

00:04:12.860 --> 00:04:22.079

Cooper City Hall: or at some later date in the very near future, to draft ordinances to bring back, which would then include a ballot title, a ballot question, along with proposed revisions to the Charter.

34

00:04:22.370 --> 00:04:38.410

Cooper City Hall: In your backup this evening on the dais, there are a number of recommended changes to various provisions in the Charter that the Commission is offering for the Commission's review. There's, I think, 7 specific provisions of the Charter they're proposing to amend, and I'll just walk through them one at a time as it relates to the various changes.

35

00:04:39.240 --> 00:04:57.940

Cooper City Hall: Section 3.06 of the Charter speaks to the compensation and expenses of the City Commission. Currently, your Charter provides that the Commission may determine any change in the monthly salary of the Mayor and the Commission by ordinance, but no such change would take effect until after the commencement of the terms of the Commissioners elected at the next election.

36

00:04:58.030 --> 00:05:12.849

Cooper City Hall: The proposed recommendation by your commission, which is tracked in your backup this evening, would provide for an annual CPI adjustment for compensation

for the commissioners. However, any increase that exceeded the Consumer Price Index for the southern region

37

00:05:12.850 --> 00:05:24.259

Cooper City Hall: would require a referendum vote of the electorate. So as recommended, it would propose for an annual CPI adjustment, and any increases beyond that CPI adjustment would then require a referendum.

38

00:05:24.520 --> 00:05:36.630

Cooper City Hall: The second change to Section 3.05 relates to benefits of members of the Commission. As we know, and as we've discussed over the years, that any benefit provided to the Mayor or Commission requires to be established by ordinance.

39

00:05:36.710 --> 00:05:49.630

Cooper City Hall: The Charter Review Commission is proposing additional language, which would suggest that a commissioner is eligible to receive a new benefit established pursuant to this subsection after the next election seat following the adoption of the ordinance.

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00:05:49.630 --> 00:05:58.550

Cooper City Hall: But that any future changes to that benefit would be, established by subsequent ordinance without the need for waiting for that next election.

41

00:05:58.620 --> 00:06:01.529

Cooper City Hall: Those are the changes to Section 3.06.

42

00:06:01.790 --> 00:06:06.689

Cooper City Hall: Section 4.01 relates to the powers, duties, and responsibilities of the City Manager.

43

00:06:07.590 --> 00:06:27.079

Cooper City Hall: As it currently reads, we know the City Commission approves all recommended department heads and designated assistant department heads that the manager might recommend for employment within the city. The Charter Review Commission is suggesting a change to the code, which would eliminate the Commission's approval of designated assistant department heads.

44

00:06:27.080 --> 00:06:35.499

Cooper City Hall: The requirement to recommend and approve all department heads would remain, but there is a recommendation to delete the reference to assistant department heads.

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00:06:36.000 --> 00:06:46.899

Cooper City Hall: Currently, your City Manager, as it relates to the annual audit, is required within 30 days following the close of each fiscal year to complete a report on the finances and present that to the City Commission.

46

00:06:46.910 --> 00:07:04.449

Cooper City Hall: Just, I believe this might have been a recommendation of your finance department, but there's a suggestion, recommendation to extend that 30 days to a 90-day window in which time an unaudited report would be provided, followed by an audited report to the City Commission, available to the public within 180 days following the close of the fiscal year.

47

00:07:04.450 --> 00:07:11.429

Cooper City Hall: And my recollection is that would align with the general auditing practices and timeframes set out by state law.

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00:07:12.060 --> 00:07:29.059

Cooper City Hall: As it relates to the deposit of city investment and funds, which is referenced in Section 5.08, currently the City Commission under the Charter is charged with designating from time to time banks or trust companies to serve as the depository bank for the town commission... the city commission.

49

00:07:29.060 --> 00:07:41.250

Cooper City Hall: The committee is recommending a change so that the city manager would make that recommendation subject to Commission approval. So it'd be the manager as opposed to the commission, which would designate banks or trust companies to act as city depositories.

50

00:07:42.500 --> 00:07:48.010

Cooper City Hall: As it relates to Section 5.11, regarding appropriation amendments, these are budget appropriations.

51

00:07:48.170 --> 00:08:06.380

Cooper City Hall: The charter currently states that a city manager may transfer funds within a department, and may transfer funds between departments, up to 2.5% of the then-existing current budget on a cumulative basis. The proposed recommendation would be to clarify that it would be the budget within that particular department, as opposed to the overall city budget.

52

00:08:06.590 --> 00:08:21.600

Cooper City Hall: Commission may recall a number of years ago, there was a change to our procedures annually, where we now adopt our annual budget and millage by resolution as opposed to ordinance. Your charter still requires that appropriations on an emergency basis be made by ordinance.

53

00:08:21.600 --> 00:08:30.629

Cooper City Hall: There was a recommendation to align with the resolution process that the Commission adopted, consistent with Chapter 166 a number of years ago. That's reflected in Section 5.11.

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00:08:31.310 --> 00:08:45.300

Cooper City Hall: In Section 5.12, regarding the bonds of city officers and employees, your charter currently requires that a bond be issued. City Commission shall determine by ordinance which officers and employees, in addition to the manager, clerk, and finance director.

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00:08:45.300 --> 00:08:56.089

Cooper City Hall: shall give a bond to the city. The manager and the finance director are recommended to remain, but there's a suggestion, recommendation by the committee to eliminate a reference to the city clerk as one of the bonded officers.

56

00:08:56.780 --> 00:09:00.490

Cooper City Hall: Section 5.13 speaks to the requirements for public bidding.

57

00:09:00.690 --> 00:09:12.560

Cooper City Hall: Currently, our charter has a fairly detailed requirement process, bidding process. We know that the Commission has a fairly robust procurement code, which was adopted a number of years ago, has been amended from time to time.

58

00:09:12.560 --> 00:09:21.629

Cooper City Hall: The recommendation of your Charter Review Commission is to eliminate the public bidding requirements from the Charter, and reference the adoption of an ordinance which the Commission has done

59

00:09:21.630 --> 00:09:27.780

Cooper City Hall: that provides for fair and competitive purchases of goods and services for the city. Just to be clear, this would not eliminate the

60

00:09:27.890 --> 00:09:41.749

Cooper City Hall: bidding and competitive requirements from the Charter, excuse me, from the city, it would only eliminate that requirement as charter obligations, but the city would still have its procurement code, which exists as a code of ordinances controlled by and amended from time to time by the city.

61

00:09:42.770 --> 00:09:56.490

Cooper City Hall: The final item that's been recommended by your committee is Section 5.15, which speak to the requirements for referendum and expenditure of public funds. I believe this item might have been recommended at one point by a member of the Commission for consideration by the Charter Review Committee.

62

00:09:56.490 --> 00:10:12.229

Cooper City Hall: Currently the Charter states that the city may borrow money, contract loans, issue bonds payable from ad valorem taxes, and maturing more than 12 months after the issuance to only... after issue, only to finance or refinance capital projects authorized by law, and only when approved by a vote of the electorate.

63

00:10:12.360 --> 00:10:26.870

Cooper City Hall: State law currently has certain requirements as it relates to municipal bonds and the borrowing of funds. The committee's recommendation is to strike that initial sentence from the Charter, comply with the requirements of state law, as they may be amended from time to time.

64

00:10:27.030 --> 00:10:46.159

Cooper City Hall: Those are the recommendations that your Charter Review Commission, sat, digested, and ultimately decided to propose to the Commission for its further review

and consideration. I know that Commissioner Green and some of his colleagues on the board are here this evening. I'm sure they'd be happy to answer any questions. I'd be happy to answer any questions as well as it relates to the substance or procedure with regards to your Charter Review Board. Thank you, Mayor and Commission.

65

00:10:46.200 --> 00:10:54.359

Cooper City Hall: You guys want to do this one by one? I mean, start at one and take that one and go down the row, or do you want to bounce all around?

66

00:10:57.680 --> 00:11:01.099

Cooper City Hall: All right, we'll start with number one, then. Discussion?

67

00:11:02.850 --> 00:11:03.990

Cooper City Hall: Commissioner Smith?

68

00:11:09.450 --> 00:11:15.909

Cooper City Hall: Thank you, Mayor. Item number 1, subsection A and B only, correct?

69

00:11:16.760 --> 00:11:24.430

Cooper City Hall: Subsection A and B, and then number 2 relates to benefits for commissioners. 1A and B both relate to the Commission's compensation.

70

00:11:24.690 --> 00:11:31.820

Cooper City Hall: Mayor, are you... would you like to discuss one A and B and then go to two? Is that how you would like to do it?

71

00:11:32.440 --> 00:11:37.289

Cooper City Hall: Understood. Okay, on, on A, I don't think that,

72

00:11:37.950 --> 00:11:45.369

Cooper City Hall: Just for a point of clarification, or the intent of how this article is being read, or written,

73

00:11:47.880 --> 00:12:01.020

Cooper City Hall: else... this could be done by the Commission, and as long as it meets CPI, then it would be approved and then be implemented the following calendar year, is that how I'm understanding it? On A?

74

00:12:01.280 --> 00:12:19.079

Cooper City Hall: With no, with no city, or residential input? Is that a correct statement? An annual adjustment based on the Consumer Price Index, that's correct, Commissioner. Okay, and then, and then B is, very explanatory to me, so, no, Mayor, I'm done, thank you. No further questions. Commissioner Malozzi. I'm good.

75

00:12:19.320 --> 00:12:20.610

Cooper City Hall: Commissioner Katzman.

76

00:12:22.660 --> 00:12:26.270

Cooper City Hall: First of all, thank you to the Charter Review Board.

77

00:12:26.380 --> 00:12:27.590

Cooper City Hall: For volunteering.

78

00:12:27.930 --> 00:12:29.790

Cooper City Hall: We appreciate the input.

79

00:12:29.910 --> 00:12:31.509

Cooper City Hall: I think...

80

00:12:32.400 --> 00:12:39.549

Cooper City Hall: generally, I'm in agreement with, with these points, but I think they can be done by ordinance already.

81

00:12:39.960 --> 00:12:47.710

Cooper City Hall: So, I just want to hear what my colleagues say. I generally don't...

82

00:12:48.090 --> 00:13:02.519

Cooper City Hall: think everything should be in the charter when it comes to numbers, specific information like this, because it really can hamstring us. I'm okay limiting commission salaries, I'll put up an ordinance next week on that, if needed.

83

00:13:03.270 --> 00:13:13.499

Cooper City Hall: legislating all of the items in here. My concern is, if we're putting it in the charter, then we end up in the situation we were in previously, where we ended up having

84

00:13:13.750 --> 00:13:18.500

Cooper City Hall: outdated... information.

85

00:13:18.700 --> 00:13:23.589

Cooper City Hall: Where we ended up having to vote on something that was Controversial, if you will.

86

00:13:24.750 --> 00:13:27.730

Cooper City Hall: Meaning... A huge percentage.

87

00:13:28.830 --> 00:13:34.270

Cooper City Hall: So... I don't know if my colleagues have thought about that, or have any other feedback.

88

00:13:34.690 --> 00:13:36.200

Cooper City Hall: Sir, Shrouder.

89

00:13:36.610 --> 00:13:47.310

Cooper City Hall: Yes, the... Miami-Dade County Charter has the base salary of county commissioners at $6,000 annually.

90

00:13:48.620 --> 00:13:50.440

Cooper City Hall: And... what are they paid?

91

00:13:50.610 --> 00:13:52.320

Cooper City Hall: 138,000.

92

00:13:52.660 --> 00:13:56.270

Cooper City Hall: Because they just call the other stuff... Not salary.

93

00:13:56.590 --> 00:13:58.259

Cooper City Hall: So... There's a way around.

94

00:13:58.430 --> 00:14:12.229

Cooper City Hall: it's, you know, my... I go back to, I think our salary, benefits, everything you want to call it, should be tied to the lowest paid employee, and that prevents that. All this is trying to do is...

95

00:14:12.600 --> 00:14:17.020

Cooper City Hall: There's nothing... Explain Miami-Dade County. $6,000 annually.

96

00:14:17.200 --> 00:14:22.989

Cooper City Hall: And they get paid $132,000. So, you have to tie all of the stuff in.

97

00:14:23.220 --> 00:14:29.669

Cooper City Hall: And then the second portion, I'm just gonna talk about the second portion as well. The second portion, worth the benefits.

98

00:14:30.090 --> 00:14:33.549

Cooper City Hall: How couldn't you have... Benefits have to go...

99

00:14:34.090 --> 00:14:39.879

Cooper City Hall: Well, the way it's written, you can't, because if you had changed the health insurance plan, does that have to go to the...

100

00:14:40.110 --> 00:14:42.610

Cooper City Hall: Voters? The voters? How would that be done?

101

00:14:43.590 --> 00:14:58.970

Cooper City Hall: The way that it's worded, this is to receive a new benefit. If it's an existing benefit that's adopted by ordinance, this will not apply. This is any Commissioner's able to receive a new benefit established pursuant to this subsection after the next general election. Okay, so if...

102

00:14:59.080 --> 00:15:18.729

Cooper City Hall: I guess you would say, say the city started paying, I don't know what it pays, but... Anything you want to call it, right? They want to add. And the health insurance, if they add another thing on there, I don't know, another coverage for something, life, something that... whatever it is, would that have to go...

103

00:15:19.240 --> 00:15:21.110

Cooper City Hall: To the... to the voters.

104

00:15:24.560 --> 00:15:34.079

Cooper City Hall: Or is... No, the benefits do not require a vote, the way that it's worded. Currently, it says any benefit plans to be provided by American Mission shall first be established by ordinance.

105

00:15:34.170 --> 00:15:51.439

Cooper City Hall: The proposed language, a city commissioner would be eligible to receive a new benefit established pursuant to this subsection after the next election for the commission seat following the adoption of the ordinance establishing the benefit. In other words, it wouldn't take effect until after the next... No, I understand. It would not require a referendum for the new benefit.

106

00:15:51.440 --> 00:15:56.279

Cooper City Hall: Okay, so how would you have the staggered health benefits, then?

107

00:16:00.600 --> 00:16:13.649

Cooper City Hall: I'm not sure how the answer, I'd defer to my manager. I'm not sure I understand the question. Well, so if you guys change the health insurance, and add something new, I don't know, some places have legal defense things, or whatever that come with your benefits, how would you stagger that?

108

00:16:14.470 --> 00:16:25.720

Cooper City Hall: If it was a new benefit that was not currently offered, the Commission could establish it by ordinance, but it would not take effect until after... Okay, what I'm looking at is plans that usually encompass the entire staff.

109

00:16:26.090 --> 00:16:28.029

Cooper City Hall: And how are you bifurcating out?

110

00:16:28.820 --> 00:16:31.109

Cooper City Hall: the, the commission in that.

111

00:16:33.790 --> 00:16:49.619

Cooper City Hall: Commissioner? So if you change the health insurance, or you add a new health insurance plan, or that thing we just passed, where if you have an out-of-pocket cost, the city's gonna cover that, how would that be... how is that practically... I don't know that that's intended to be covered. Well, but that's what we're trying to figure out, what this is intended, so that's my question.

112

00:16:49.910 --> 00:16:53.550

Cooper City Hall: I think it's a completely new benefit, something that...

113

00:16:53.690 --> 00:16:58.910

Cooper City Hall: We currently don't have, like, a car allowance. So we would say, just, we just write completely new benefit?

114

00:17:01.420 --> 00:17:06.230

Cooper City Hall: I want to understand how this written, as defined.

115

00:17:07.359 --> 00:17:16.189

Cooper City Hall: would apply. Again, I think we can clarify to the extent that we can. Right now, if you're talking about health insurance, we provide a health benefit, so I don't think this, as worded, this will not apply to a health benefit.

116

00:17:16.319 --> 00:17:26.240

Cooper City Hall: But if there was a different benefit, as the manager said, that the commission was establishing called a car allowance, there was a city recently that started offering car washes to all of its employees. There was a new car wash benefit.

117

00:17:26.490 --> 00:17:31.579

Cooper City Hall: that was provided. It would require an ordinance, and it wouldn't take effect until after the next election.

118

00:17:31.910 --> 00:17:35.660

Cooper City Hall: That'd be for the employees as well? For that seat, though, so you'd have staggered.

119

00:17:35.960 --> 00:17:36.800

Cooper City Hall: Right?

120

00:17:37.090 --> 00:17:38.560

Cooper City Hall: Is this staggering it?

121

00:17:41.140 --> 00:17:47.009

Cooper City Hall: Yeah, after their seat. Not, not... so if, if we establish something by ordinance now.

122

00:17:47.410 --> 00:18:04.150

Cooper City Hall: It's staggered, so two people... It speaks to the seat. Again, it would be after the election for each individual seat. It may provide for a staggering, the way that it's currently worded. But again, if the Commission wanted to clarify that, I think the Commission could certainly clarify that language, address that language, so it'll apply across the board following the next election.

123

00:18:04.580 --> 00:18:14.469

Cooper City Hall: This is what I think might be a situation that might solve your quandary. I don't have... I'm just asking how... I understand, I understand what you're saying, but if we were to phrase it...

124

00:18:14.670 --> 00:18:16.000

Cooper City Hall: Must just use...

125

00:18:16.200 --> 00:18:23.699

Cooper City Hall: car washes, for example. If the Commission is going to receive anything in excess of what the employees receive.

126

00:18:24.110 --> 00:18:34.609

Cooper City Hall: then it should be established by an ordinance. But if we're giving it to the employees, since we are considered, per what you had just said, the lowest rung on the employee pay scale.

127

00:18:34.890 --> 00:18:35.860

Cooper City Hall: then...

128

00:18:36.210 --> 00:18:50.680

Cooper City Hall: there's no difference if we get what they get, because they're getting it. But if we then decide to give ourselves a car allowance of X amount of dollars, that would be something that would need to be done by an ordinance, but if we're giving it to

129

00:18:50.990 --> 00:19:07.379

Cooper City Hall: the employees as part of, this is what everyone is getting, then I think that we should be included with that, but anything in excess of what the employees are getting should be established by an ordinance. Only half of it, because the other half is

130

00:19:07.500 --> 00:19:10.640

Cooper City Hall: Do you start everybody at the same time or not?

131

00:19:10.950 --> 00:19:14.939

Cooper City Hall: And again, and if it is a benefit for the Commission.

132

00:19:15.190 --> 00:19:21.730

Cooper City Hall: It would require an ordinance. Benefits for your staff do not require an ordinance. But if we are... if it is a benefit for...

133

00:19:21.880 --> 00:19:28.490

Cooper City Hall: Everyone, again, let's use car washes. If we are giving car washes to every single employee that is there.

134

00:19:28.640 --> 00:19:43.330

Cooper City Hall: and we are including ourselves in those car washes because we are an employee, then that is... I would recommend adopting that benefit for the Commission by ordinance. Separately, even though it's the same thing that everyone... why? If we're... if we are monetarily

135

00:19:43.360 --> 00:19:58.190

Cooper City Hall: considered the same as the entry-level employee, why then are we... and I'm curious, I'm not being argumentative. Because even today, your charter requires any benefit plan for the Commission to be first established by ordinance.

136

00:19:58.260 --> 00:20:12.530

Cooper City Hall: It does not require a benefit plan for your staff, but it does require a benefit plan for the mayor and Commission to be established by ordinance. So you're requiring this, or you're saying we should require this to cover all our bases? No, no, no, no, this is a preference. Follow, follow what we've already been doing.

137

00:20:12.610 --> 00:20:21.130

Cooper City Hall: Well, no, your charter currently requires that. This would essentially require or suggest that it wouldn't take effect until after the next election.

138

00:20:21.810 --> 00:20:32.809

Cooper City Hall: This would essentially cap the commission currently, or those sitting, from being able to adopt a new benefit for themselves until after the next election. Mr. Green, can you come up so I can ask you a question, please?

139

00:20:34.590 --> 00:20:52.360

Cooper City Hall: And again, I would just also clarify, if I might, just real quickly while Commissioner Green comes up. These are recommendations. At the end of the day, the Commission gets to control what, if anything, goes on the ballot in November. This can be amended, changed, disregarded. You, the five of you, ultimately control what any final language would look like.

140

00:20:52.530 --> 00:20:54.489

Cooper City Hall: Commissioner Green, what was the intent?

141

00:20:54.820 --> 00:20:57.320

Cooper City Hall: of this one. What was... what was the...

142

00:20:57.620 --> 00:21:16.509

Cooper City Hall: basis in which you came up with this plan. The intent was, if there was any new established benefits for the City Commission, that it would have to be established by ordinance and then go into effect after the next election cycle. I understand what Commissioner Schroeder is pointing out.

143

00:21:16.510 --> 00:21:17.730

Cooper City Hall: When he says.

144

00:21:17.780 --> 00:21:31.990

Cooper City Hall: the staggering, because not everyone up there was elected at the same time. I think, currently, Districts 1 and 2 are up, so to his point, if this was in place, and a new, benefit was,

145

00:21:32.050 --> 00:21:42.209

Cooper City Hall: was established by ordinance. The only ones that, that would, see the benefit of that would be the commissioners in District 1 and 2.

146

00:21:42.290 --> 00:21:54.040

Cooper City Hall: and please correct me if I'm wrong, Commissioner Schrouder, Districts 3, or seats 3 and 4 in the mayor's seat, it would... it would take effect after, their election cycle.

147

00:21:54.250 --> 00:22:04.940

Cooper City Hall: Is that what you're... Yeah, well, so I don't... I just think the way it's currently written is fine. I think to stagger it would be whatever, so I guess you run the risk of 2.

148

00:22:05.160 --> 00:22:13.769

Cooper City Hall: Or 3, or be up at any given time. But, yeah, that's one thing I think would just be difficult to, to, whatever, stagger.

149

00:22:13.870 --> 00:22:29.850

Cooper City Hall: To administer? Yeah, but... I see your... I see your point. It makes sense that if it is... if there's a new benefit, it's established by ordinance, and then after the election cycle, then, it's for... Everybody gets it. It's for everyone.

150

00:22:30.990 --> 00:22:48.170

Cooper City Hall: But it's your... the... Thank you, Honorable Mayor, Commissioner, it's your... the ball's in your court. So I want to add one more thing, because Commissioner Katzmann made a recommendation that... and I want to see if it's what you guys are looking for. We don't really plan on putting 6 or 7 of these on the ballot, correct?

151

00:22:48.340 --> 00:22:59.229

Cooper City Hall: So the ones that we can do in-house, like one, why wouldn't we take that one and do it ourselves? If it can be done? According to Commissioner Castle, then that can be done. So then we could get the wording the way we want it.

152

00:22:59.610 --> 00:23:05.370

Cooper City Hall: And then, you know, that one doesn't go into ballot. Because once you get 3 or 4 items on...

153

00:23:05.510 --> 00:23:19.069

Cooper City Hall: Yeah, they just... they don't really read it, and they just start putting yes, yes, yes, no, no, no, whatever. And to me, it doesn't matter, but I mean, there's some in here that doesn't seem like they need to be going on a ballot. Commissioner Smith? Thank you, Mayor.

154

00:23:19.370 --> 00:23:28.890

Cooper City Hall: To Commissioner Katzmann's and your point, I have a question for the City Attorney. Ordinance vs. Charter would...

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00:23:28.890 --> 00:23:53.810

Cooper City Hall: And for those watching, and for maybe the edification of us up here, would the charter supersede an ordinance in almost all cases, and therefore, how would then we bypass if there is something inside the charter that says what shall be done versus

what we would like to change in an ordinance? The short answer is the charter would supersede, and essentially is the city's Bible. The charter can be changed by reference

156

00:23:53.810 --> 00:24:01.520

Cooper City Hall: referendum by the electorate. The Commission can change the code of ordinances by two readings and a public hearing, sometimes two public hearings, depending on the nature of the ordinance.

157

00:24:01.710 --> 00:24:04.649

Cooper City Hall: So, the answer is by codifying in your charter.

158

00:24:04.690 --> 00:24:16.749

Cooper City Hall: you're essentially giving that decision to your voters, to the electorate in Cooper City, and any future change to that provision would then require a subsequent vote. Correct, so there's no sidestep with an ordinance in that theory, then?

159

00:24:16.750 --> 00:24:30.150

Cooper City Hall: No, but your charter today requires the Commission, by ordinance, to establish salary and compensation, which the Commission has done from time to time. And so, the point on number one, A and B would be... is currently

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00:24:30.150 --> 00:24:38.390

Cooper City Hall: How it is written, how it is tied to a very clear, structured process of pay, and the lowest paid, and what benefits equal out.

161

00:24:38.390 --> 00:24:47.809

Cooper City Hall: Does that... do you know, or can we ask through the chair, then would that meet the, the, the, intent of, of article...

162

00:24:47.810 --> 00:25:01.379

Cooper City Hall: for all intents and purposes, letter A, number one, A, and then is it B that we're really having the issue with to try to figure out anything new? Is that what we're really debating at this point? I can try to respond to that, Commissioner. So, this commission

163

00:25:01.850 --> 00:25:10.009

Cooper City Hall: a while ago adopted an ordinance establishing a compensation package for the Commission, as Commissioner Schratter said, based on your lowest-paid full-time employee.

164

00:25:10.160 --> 00:25:13.289

Cooper City Hall: That was done by ordinance, which is what your charter requires today.

165

00:25:13.550 --> 00:25:14.530

Cooper City Hall: the...

166

00:25:14.560 --> 00:25:29.630

Cooper City Hall: Sub-A, 1A section of the proposed revision would provide for an annual CPI adjustment to compensation when the budget is adopted, to be annually consistent with the budget. Anything in excess of the CPI would require a referendum.

167

00:25:29.630 --> 00:25:49.210

Cooper City Hall: That is not required today. So... so, I'm sorry just to prolong this, but I want to run this theory out. If, in the event, the lowest paid employee of Cooper City was above CPI, and the current commissioners, then, benefits adjusted to that, that would... upon this being approved, and the...

168

00:25:49.210 --> 00:25:53.739

Cooper City Hall: Residents approving this, then that would mean it would need to go to a vote.

169

00:25:54.570 --> 00:26:14.549

Cooper City Hall: No, the short answer is, whatever today, whatever your lowest paid full-time employee receives as it relates to compensation, that is the compensation paid to the commission. Understood. But if this was approved tonight, and then sent to ballot and approved by the voters, if in the event the city manager went above CPI for the lowest paid.

170

00:26:14.590 --> 00:26:16.169

Cooper City Hall: Would that strike.

171

00:26:16.410 --> 00:26:28.870

Cooper City Hall: Meaning then the commission would follow that, would that strike a voter's approval? Yes. Okay, I just wanted to be clear on that. Okay. But you really couldn't do it that way. So this is...

172

00:26:29.070 --> 00:26:40.430

Cooper City Hall: This is just not a practical way to achieve, because what you would do is, you say, oh, we don't want you to increase your salaries. Okay, so currently it's written where you... if you vote to increase your salaries, it doesn't apply to your next election, right?

173

00:26:40.530 --> 00:26:52.789

Cooper City Hall: So, 2 or 3 would be at risk of upsetting residents, you know, but not all, because we don't all run at the same time. So, all you would do is circumvent that.

174

00:26:53.000 --> 00:27:11.970

Cooper City Hall: by giving, like, Miami-Dade County, and just gave yourself benefits. So, what my point, what we're currently doing by ordinance is, well, you can't afford to do that for everyone. So that's why I wanted to lock it into the lowest paid employee. So now, you're looking at a big issue. You don't have just department directors and commission

175

00:27:12.280 --> 00:27:31.760

Cooper City Hall: passing insurance for life for themselves, because they would... it would have to be equivalent to what everyone else got. So that's what happened before, was

they... the people who wrote up the agenda slid it on for them, and the people who voted on it slid it on for them. There lies, we have insurance for life. None of which were up here at the time. You know, I'm not...

176

00:27:31.910 --> 00:27:46.450

Cooper City Hall: you know, this was in, like, 2002. So, we could call it whatever, we could put a cap on salary, they'll just call it allowance, spending allowance, all these other things. So, to me, if we're going to address it, you have to either have some type of

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00:27:46.840 --> 00:27:53.049

Cooper City Hall: self-regulating method, like, to the lowest paid employee. So state... under state law, the legislature said.

178

00:27:53.240 --> 00:28:08.149

Cooper City Hall: the school board members' salaries will be equivalent to the lowest paid teacher, or the starting salary of a teacher. So it made sure, if school board members want more money, I guess they better increase for the entire, you know, the entry-level teachers. But you have to, in my opinion, have an all-benefits

179

00:28:08.330 --> 00:28:14.719

Cooper City Hall: Or somehow like that. You can't just call it salary, because you'll just circumvent that with other benefits that, you know.

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00:28:15.230 --> 00:28:18.180

Cooper City Hall: are worth more than that. And,

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00:28:18.290 --> 00:28:26.640

Cooper City Hall: And so that's kind of like, if we're going to address this one, that's how I would want to do it, tie it to something that's self-regulating.

182

00:28:27.360 --> 00:28:33.010

Cooper City Hall: Tamarack's another one. They have, like, 4 different buckets of money they get money from.

183

00:28:33.320 --> 00:28:40.429

Cooper City Hall: You know, from pay, they get it from... they get an expense account, which they then get to keep if they don't use, they don't have to show...

184

00:28:40.540 --> 00:28:59.019

Cooper City Hall: receipts for, or something? What's all that stuff that they... You know, Commissioner, I know a lot of the changes that you're referring to occurred after our office ceased to represent Tamarack. I don't know exactly what the details of their conversation back. They just did it through a bunch of different things, so to me, you either have to tie it to, you know, the employees, where it would cost so much to do it across the board.

185

00:28:59.020 --> 00:29:02.259

Cooper City Hall: Or have some type of overall cap, or...

186

00:29:02.420 --> 00:29:05.629

Cooper City Hall: you know, some type of... I don't know, but...

187

00:29:05.740 --> 00:29:09.280

Cooper City Hall: If you're going to address it, that's where you have to really do it.

188

00:29:09.570 --> 00:29:11.119

Cooper City Hall: So it'd be better through an ordinance.

189

00:29:12.260 --> 00:29:16.179

Cooper City Hall: Either way, I mean, you have to rank how many you want to get on here.

190

00:29:16.570 --> 00:29:33.849

Cooper City Hall: Right, so that's, you know... If you have time, you could make everything better, but you just have to rank it, and we have to count how many we're gonna... So, so we, do you have a... Mayor, do you have a consensus in your... from what you're gathering, where we're at with this, and then maybe we rank at the very end? I like... I like...

191

00:29:34.020 --> 00:29:41.270

Cooper City Hall: Commissioner Katzmann's idea of bringing it back in an ordinance, but I wanted to wait and see how many we have that were going to go through the ordinance process through

192

00:29:41.270 --> 00:29:56.230

Cooper City Hall: And how many we're gonna put on the ballot? Well, I would tell you, it seems like our residents were pretty hot about the fact of how benefits and pay were going on in the city. It was a talk for a while. So I'd hate for the residents that we place on these boards, and I'd hate for 30,000 residents... Can we take a vote on...

193

00:29:56.230 --> 00:30:06.449

Cooper City Hall: I would hate for us to bypass and not give them the opportunity to see something to vote on on that particular item. I'm good. Now, may we need to wordsmith it? Okay.

194

00:30:06.450 --> 00:30:17.499

Cooper City Hall: And I think that that's what we do, but I don't think then we take the hard work and hear what everyone said, and then go ahead and buy passenger. No, no, I'm okay. I just want to take a consensus and figure out how we want to do this, so we know

195

00:30:17.500 --> 00:30:30.989

Cooper City Hall: How we're bringing it back. I might offer, just as a matter of procedure, we will need direction to draft ordinances, so any decisions, to the extent the Commission gave direction tonight, you will see these items in a different form as an ordinance with a ballot title, with a ballot question.

196

00:30:30.990 --> 00:30:38.639

Cooper City Hall: you can decide then, to the extent the Commission wanted to actually see the final product, before you make a decision as to what you want to put on the back. Well, we gotta move faster, because...

197

00:30:38.670 --> 00:30:57.359

Cooper City Hall: We're gonna... so... We're gonna run into another meeting. Put that in your category. Right? So this one's gonna move forward into... Is that... is that yes, consensus? We're gonna move this one on into... No, I would just... let's talk through them all, and then we'll rank them. Okay. You know? Because we gotta figure out how many we can get. How many... how many do we think... because there's one on here that's... there's one here that's not on here.

198

00:30:57.360 --> 00:30:58.710

Cooper City Hall: Which is the elections.

199

00:30:58.790 --> 00:31:04.330

Cooper City Hall: Which, when we have the elections, that needs to be changed, because it says if you have a vacancy, we have to do it within so many days.

200

00:31:04.330 --> 00:31:22.189

Cooper City Hall: And the supervisor of elections won't do that. So that's one that needs to be fixed, because we're not gonna have our own... That was not a recommendation of the Charter View Board, but it may be a charter item... It needs to be, because from what

happened in Pembroke Pines. The supervisor has said that municipalities can only hold elections in March and in November. So it puts you in this huge...

201

00:31:22.570 --> 00:31:24.329

Cooper City Hall: You know, predicament.

202

00:31:26.270 --> 00:31:27.950

Cooper City Hall: Okay, the next one?

203

00:31:28.410 --> 00:31:34.580

Cooper City Hall: Next one's item 4.1. We don't have to go over it again, I don't think. I'm sorry. No, no, please. We did them all.

204

00:31:35.260 --> 00:31:38.880

Cooper City Hall: Commissioner Smith, any... Add-on for number 2.

205

00:31:39.760 --> 00:31:40.790

Cooper City Hall: No, sir.

206

00:31:41.260 --> 00:31:42.820

Cooper City Hall: Commissioner Malozzi?

207

00:31:43.050 --> 00:31:44.460

Cooper City Hall: Commissioner Katzmann.

208

00:31:46.160 --> 00:31:49.959

Cooper City Hall: No? I... I support it. I like the idea.

209

00:31:50.890 --> 00:31:55.620

Cooper City Hall: Do you have anything you want to add to it, though? You're gonna rank these, remember? Yeah, yeah, I...

210

00:31:56.480 --> 00:32:01.839

Cooper City Hall: No, I don't wanna... City Manager powers, guys, let's talk. Commissioner...

211

00:32:01.910 --> 00:32:20.389

Cooper City Hall: Schroeder, anything on this one? Yeah, so, my... if we have room... if we have enough room to get on there... so we put something like this to the voters, I don't know if it was taking just, assistant directors out. We asked the voters last time.

212

00:32:20.450 --> 00:32:37.640

Cooper City Hall: whether or not the manager should be able to hire... was it hire? Fire... No, it wasn't both. No, no, it was the elimination of assistant directors, very similar to this... Yeah, and I thought, from a practical standpoint, it would have been nice to let them, you know, propose them, or whatever.

213

00:32:38.930 --> 00:32:53.849

Cooper City Hall: and they voted it down, so... Heavily. Yeah, the voters kind of... whatever. Now, job descriptions. Like, I hate the fact that we have to bring the job descriptions before us, so if we're going to touch this, I would love to strike the job description thing.

214

00:32:54.870 --> 00:33:01.629

Cooper City Hall: Yeah, like, like it is, but, and then, I don't know why,

215

00:33:01.940 --> 00:33:05.509

Cooper City Hall: you know, I don't know why we would water down F, you know?

216

00:33:05.640 --> 00:33:14.389

Cooper City Hall: Why would we water down F? I agree. Only because it's not feasible? I think it's feasible. Why 30 days isn't feasible?

217

00:33:14.770 --> 00:33:17.550

Cooper City Hall: To have a financial statement?

218

00:33:18.640 --> 00:33:22.559

Cooper City Hall: We don't even have all the invoices by the end of the first month.

219

00:33:23.340 --> 00:33:24.919

Cooper City Hall: It says the clothes.

220

00:33:31.390 --> 00:33:36.630

Cooper City Hall: Oh, yeah. There's a requirement to take your accruals through 60 days. How can you have...

221

00:33:36.770 --> 00:33:38.940

Cooper City Hall: Statements by 30 days.

222

00:33:40.840 --> 00:33:49.289

Cooper City Hall: I mean, that's a requirement. So, you can get unaudited financials within 30 days, but they're gonna be meaningless.

223

00:33:50.140 --> 00:33:55.740

Cooper City Hall: So, do you want meaningless information, or do you want pretty accurate information?

224

00:33:56.150 --> 00:34:01.229

Cooper City Hall: So why 180 days, then? No, 180 days is for the audited.

225

00:34:01.400 --> 00:34:03.820

Cooper City Hall: statements. That's standard.

226

00:34:04.460 --> 00:34:08.330

Cooper City Hall: And that's pursuant. That's our retirement. It's consistent with size, right.

227

00:34:11.050 --> 00:34:12.340

Cooper City Hall: Yeah,

228

00:34:12.570 --> 00:34:18.530

Cooper City Hall: This is one of those things that we have. This is really something that should be adopted by ordinance. Huh? This is really something that should be adopted by ordinance.

229

00:34:18.540 --> 00:34:31.279

Cooper City Hall: Well, it'll be nice, but it... It's in the charter? The charter basically says... No, I understand, but you guys are further defining charter processes, so what happens is the charter doesn't change as much as state law, or technology, other things.

230

00:34:31.280 --> 00:34:38.699

Cooper City Hall: And so, every time we further define things that are fluid, we end up in the same position, like elections or something like that.

231

00:34:38.699 --> 00:34:46.700

Cooper City Hall: So you could take out the requirement for the unaudited statements. Just change the 90 to 180 days. Timeline shall be set by the Commission.

232

00:34:46.810 --> 00:34:52.779

Cooper City Hall: the ordinance. Yeah, so, if... The concern, Commissioner Katzman, is that,

233

00:34:52.980 --> 00:34:58.140

Cooper City Hall: If you just completely remove the requirement for an audit from the charter, it's gonna get voted no.

234

00:34:58.500 --> 00:35:08.599

Cooper City Hall: 100%. Because people are going to say, oh, I don't know what you guys are trying to do here. Right, looks like you're trying to do something behind my back. If you just say that it's going from 90 days to 180 days.

235

00:35:08.600 --> 00:35:19.440

Cooper City Hall: And then, what you put in the information is that this is considered... So, there's two things. There's one, you're asking how you get things voted or not, right? That's a whole other thing. And then two is what's right or wrong, right?

236

00:35:19.460 --> 00:35:35.029

Cooper City Hall: which one do we want to talk about? So, if you want to talk about what's right or wrong, it should probably say that the Commission shall adopt, by ordinance, a procedure in which this amount of time has to happen. That's what really should happen, right? And so, instead of striking that, you just say.

237

00:35:35.030 --> 00:35:40.550

Cooper City Hall: you know, shall be adopted by ordinance, or schedule, or time, whatever. That's what should happen.

238

00:35:40.790 --> 00:35:58.910

Cooper City Hall: Because there's also state law that... that regulates audits, right? When we have to submit. Which really means not much, because we... we... you know, this is something we really don't follow. I mean, maybe in the last couple years, we might have, but we went, like, 4 years without... with missing the state's deadline, right? Didn't we?

239

00:35:58.910 --> 00:36:12.420

Cooper City Hall: That was years ago, several years ago. I was around here for that. Okay, so this is just... if we have enough room... Out of the last two years, we should make these housekeeping ones, you know, on here, if we have enough room. But it's not, like, a huge one, like we have, like...

240

00:36:12.420 --> 00:36:26.149

Cooper City Hall: Like the bond one. Can I just clarify one point, with regards to the assistant department directors. In 2020, the item that was on the ballot sought to remove both department directors and assistant department directors. This item only proposes assistant department directors. There's a distinction.

241

00:36:26.190 --> 00:36:27.020

Cooper City Hall: be done in-house.

242

00:36:28.020 --> 00:36:36.420

Cooper City Hall: No. So, would we say for 4.01, for letters Charlie.

243

00:36:36.420 --> 00:37:00.760

Cooper City Hall: Mike and Foxtrot, okay, those will be the ones that we're gonna say we're just putting as potential housekeeping versus ballot. They would require ballot changes. If we have enough room on the ballot, let's put that on, and instead... Yeah, meeting what we have when we go back. And instead of saying 90, let's say that we will adopt, you know, an ordinance prescribing the time frame.

244

00:37:00.760 --> 00:37:03.090

Cooper City Hall: For that, something to that effect. Does that make sense?

245

00:37:03.500 --> 00:37:08.679

Cooper City Hall: Yeah, because it may not... it may be 120. We don't know how many months total we're talking.

246

00:37:09.900 --> 00:37:16.929

Cooper City Hall: Let me grab this next one real quick, because we're running out of time. This next one, I don't think this is that big of a deal for us to be adding this as an item on there.

247

00:37:17.450 --> 00:37:24.549

Cooper City Hall: the depository. I don't either. You know, I mean, yeah, it might be more efficient that way, but it's just to waste a whole question on this?

248

00:37:25.480 --> 00:37:38.910

Cooper City Hall: You know? We gotta be careful what we ask for, guys, because you're gonna get it if they go... you know what I mean? Well, you're gonna just run, you know, and you're gonna run... you're gonna have pages of them. 100%. You have to do it in 3 languages, and you have to have an explanation of it. Same thing with number 5, 11, 4.

249

00:37:39.150 --> 00:37:40.970

Cooper City Hall: That's purely housekeeping, you know, we...

250

00:37:41.400 --> 00:37:48.570

Cooper City Hall: Which one? 511. 511-4 is purely a housekeeping items. That's the way we've been interpreting, but, you know, it's...

251

00:37:49.470 --> 00:37:55.379

Cooper City Hall: Put a question on that is... And 512 as well.

252

00:37:55.580 --> 00:37:59.069

Cooper City Hall: You have 5'11s. 6.

253

00:37:59.240 --> 00:38:03.389

Cooper City Hall: No. Which is more... right now, we're inconsistent with the charter.

254

00:38:04.450 --> 00:38:08.570

Cooper City Hall: Yeah, but if you were gonna do... okay, so is that one that you think needs to be addressed?

255

00:38:09.120 --> 00:38:14.369

Cooper City Hall: Well, every time we pass a budget, we're inconsistent with the Charter. I know. For emergency appropriations.

256

00:38:14.810 --> 00:38:15.590

Cooper City Hall: Yeah.

257

00:38:15.910 --> 00:38:20.819

Cooper City Hall: Which is odd, obviously, to have emergency appropriation by ordinance, which takes two readings.

258

00:38:21.070 --> 00:38:28.930

Cooper City Hall: So, I mean, if... Can't be that big of an emergency, right? Yeah, and it should probably be some type of ratification of it, if anything, you know, not even...

259

00:38:29.290 --> 00:38:48.990

Cooper City Hall: I would put this as another housekeeping if we have room. Okay, I do have a question then. Are we at 5.12 for the bond? Yes, yeah. Okay, I have a question, because unless I'm incorrect, the state of Florida requires... it names a city clerk needing bonding, so unless I'm wrong, is there a reason we want to strike through? Is there something we didn't recognize?

260

00:38:50.750 --> 00:39:07.009

Cooper City Hall: Unless I'm wrong, I mean, the state very clearly identifies certain, official capacities which may be bonded, or not maybe, which will be bonded. I'm not sure municipal clerks are included within that list. Can we just confirm before we do that? That would be all. Thank you.

261

00:39:07.070 --> 00:39:19.800

Cooper City Hall: Because county clerks, because they manage the finances of the, of the county, yeah. County clerks and clerk of courts, but I'm not sure municipal... I, I just thought I understood municipal to be one, so if I'm wrong, understood, but if, if not...

262

00:39:21.920 --> 00:39:23.479

Cooper City Hall: Okay, 513.

263

00:39:24.650 --> 00:39:27.240

Cooper City Hall: Okay, this is a...

264

00:39:27.990 --> 00:39:35.450

Cooper City Hall: You know, the most money that is spent is through procurement, so that this would be taking a lot of...

265

00:39:35.790 --> 00:39:37.880

Cooper City Hall: Controls away.

266

00:39:38.990 --> 00:39:42.389

Cooper City Hall: From the Charter. They are in the ordinance.

267

00:39:42.570 --> 00:39:47.909

Cooper City Hall: You have the control? That's every argument. Hey, that's every argument, right? Right. So...

268

00:39:48.530 --> 00:39:59.560

Cooper City Hall: I think we should chew on some best examples, because we should have a beefed-up procurement ordinance, but I'm not sure I would want to necessarily give away

269

00:39:59.690 --> 00:40:08.279

Cooper City Hall: the threshold amount, we might have to figure that out. I think we did look at one point what other places had, and that... we weren't necessarily over.

270

00:40:08.460 --> 00:40:17.350

Cooper City Hall: about 20,000? Yeah. We're not out of line. I'm actually aware of some comparative analyses that have been done in relatively recent time. Yeah. But I think looking at

271

00:40:17.480 --> 00:40:22.629

Cooper City Hall: The fact that we're discussing not having numbers in the charter I, I think...

272

00:40:23.000 --> 00:40:25.670

Cooper City Hall: Having an ordinance that defines this.

273

00:40:26.100 --> 00:40:42.389

Cooper City Hall: requiring the commission to set an ordinance maximum... You're gonna get that anyway, so I don't like having numbers in the Charter. I agree with you, but this is the single biggest control, and we can't defer to state law because it's too high, huh? What's state law, like, 100,000, or...

274

00:40:42.980 --> 00:40:55.379

Cooper City Hall: Yeah. So then right now, per what I'm seeing, it looks like there's 3 that we're choosing from that seem that priority for ballot. Does that seem like a pretty good number, or an aggressive number?

275

00:40:56.740 --> 00:41:06.170

Cooper City Hall: If we were to do Section 1, if we were to then do Section 5.11, number 6, and if we were to do 513, that's 3 of them.

276

00:41:08.780 --> 00:41:14.200

Cooper City Hall: The first one would be, Section 3.061, A, B, and 2.

277

00:41:15.010 --> 00:41:17.520

Cooper City Hall: If that were to be a ballot question. One.

278

00:41:17.730 --> 00:41:34.010

Cooper City Hall: Right, so that'd be one. Second one, and I was just taking notes, so if I'm wrong, stop me. The second one that I saw looked to be a need for ballot was 508, number 6, for... from ordinance strikethrough to resolution. I thought that was Housekeeping. No. We need 515.

279

00:41:34.970 --> 00:41:44.310

Cooper City Hall: Well... Or not housekeeping. And then, and then just confirming, and then confirming 513 would be a ballot as well, since it's...

280

00:41:44.320 --> 00:41:58.750

Cooper City Hall: From public bidding, right? And then it leaves us to 15, so that would be either 3 or 4, depending how we're counting... Well, that's just their recommendation. The election one, I think, has to go. Right, so that would be 5. You guys realize 5 is gonna be, like, 2 pages.

281

00:41:59.560 --> 00:42:00.740

Cooper City Hall: And then...

282

00:42:01.000 --> 00:42:09.720

Cooper City Hall: Okay, so I think we should... I mean, the procurement one is a big one. Obviously, we want to take out the things where we were,

283

00:42:10.490 --> 00:42:12.090

Cooper City Hall: What else was bad in there?

284

00:42:15.930 --> 00:42:22.150

Cooper City Hall: Okay, what was the... how about this? What's the history on 513? Why... what's the history on that recommendation? Commissioner Green?

285

00:42:23.720 --> 00:42:28.879

Cooper City Hall: Was this, and you can defer to anybody, in case it was theirs.

286

00:42:35.550 --> 00:42:37.529

Cooper City Hall: Oh, no, into the mic, please.

287

00:42:40.350 --> 00:42:54.399

Cooper City Hall: I believe it was exactly, kind of back to Katzman, Commissioner Katzmann's point, was to take dollar amounts out of the charter. So, there's an ordinance, for the...

288

00:42:55.300 --> 00:43:03.740

Cooper City Hall: Procurement code, there's a procurement code, and to leave the amounts in the procurement code, versus leaving it in the charter.

289

00:43:03.920 --> 00:43:10.270

Cooper City Hall: Because... $20,000 in 5 years.

290

00:43:11.330 --> 00:43:23.619

Cooper City Hall: Yeah. I think it's a little out of date now. Are you speaking as Charter Review, or as the... I'm speaking as Charter Review. Because this would be a huge expansion on your department's

291

00:43:23.810 --> 00:43:35.949

Cooper City Hall: authority, essentially. Procurements. So, I... Absolutely. Exactly. Okay, well, we know... So, but, no, so... so, technically, procurement is under the...

292

00:43:36.180 --> 00:43:43.360

Cooper City Hall: CFO, so... And I am just here as Charter Review, as a resident.

293

00:43:44.330 --> 00:43:51.990

Cooper City Hall: Right, but let me... And I am not the only person on the Charter Review Board. No, but I asked for anybody, so...

294

00:43:51.990 --> 00:44:06.219

Cooper City Hall: But you were also appointed that because you have knowledge. I know that on my appointment, I appointed my appointment because of their knowledge and their background. I submitted an application with a resume to be on the job. I know you have knowledge. What I'm saying is this is a major expansion

295

00:44:06.260 --> 00:44:14.340

Cooper City Hall: of the finance department's... the procurement department's authority. Only if the ordinance is changed. Have you read our procurement ordinance?

296

00:44:14.390 --> 00:44:19.409

Cooper City Hall: It's... have you read our procurement ordinance? I don't know where they copied it from, but it doesn't even add up.

297

00:44:19.520 --> 00:44:20.370

Cooper City Hall: You know?

298

00:44:20.500 --> 00:44:22.969

Cooper City Hall: But he has his own $20,000 limitations.

299

00:44:24.360 --> 00:44:29.390

Cooper City Hall: So, just to circle back, so the mayor expanded on a point earlier tonight about

300

00:44:29.830 --> 00:44:39.459

Cooper City Hall: you know, what we can address via ordinance should be addressed via ordinance. I think this is something we should address via ordinance with specific numbers. We might have to vote on it

301

00:44:39.750 --> 00:44:41.309

Cooper City Hall: We might have to...

302

00:44:41.530 --> 00:44:49.229

Cooper City Hall: We do have to amend the charter if we want to vote on it via ordinance, but I think having a number in the charter of 20,000

303

00:44:50.470 --> 00:45:15.329

Cooper City Hall: it's not relevant anymore. That's why I don't like to see numbers in the charter, any number, financially. It goes against what we're trying to... Yeah, we're trying to make our city agile, and... What are you doing, carte blanche? Ordinances are public, there's public speaking, they're advertised, they're, you know, as much as possible. If you want, advertise it four times. You do know when they see the language being struck through, and what it's going to, they're gonna think you're trying to...

304

00:45:15.330 --> 00:45:17.629

Cooper City Hall: Something, and they're gonna fail it.

305

00:45:17.820 --> 00:45:35.480

Cooper City Hall: So that's... so that's not what we're looking for. Let's come up with an... with language that specifically says... I would like to see, like, the gold... like, not the gold standard, I'd like to see what a lot of other ones are doing, so that we're within... Yeah, we can beef this up, because I agree with you, Commissioner Smith, it looks like we're...

306

00:45:35.600 --> 00:45:39.669

Cooper City Hall: taking out requirements, but I also think If we say.

307

00:45:41.690 --> 00:45:45.980

Cooper City Hall: I don't even know the answer, but I just think taking that number out and making it...

308

00:45:46.130 --> 00:45:56.649

Cooper City Hall: If we want to have a public meeting in public square, or announce it at E to the beat, like, I'm okay with that. I don't... it's not a hiding thing, it's a matter of making the city productive.

309

00:45:56.760 --> 00:46:05.189

Cooper City Hall: Correct, but that... just remember, that's the mechanism that prevents... Millions of dollars are being...

310

00:46:05.490 --> 00:46:12.939

Cooper City Hall: having to come onto the, you know, you have to... Right, I'm with you. I agree that we should regulate it. I'm just saying that number...

311

00:46:13.110 --> 00:46:19.139

Cooper City Hall: Which was a high number whenever they passed it, I'm sure, or a moderate number, is now...

312

00:46:19.350 --> 00:46:35.779

Cooper City Hall: You can't do much for 2021. It's actually... if you look at the survey, we're not really out of whack. Oh, no, it's... It's in line. Yeah, Fort Lauderdale, I think, is probably... Hey, Mayor, may I ask, through you to the chair of, of the, Charter Review Board? Sure.

313

00:46:40.450 --> 00:46:41.349

Cooper City Hall: Yes, sir.

314

00:46:41.440 --> 00:46:50.049

Cooper City Hall: Thank you, Commissioner Green. I appreciate, like the others have said, the time that was placed into this, so my question is very specific.

315

00:46:50.050 --> 00:47:09.039

Cooper City Hall: when you all were coming up with these adoptions, and I know that there was way more than this, and you funneled through to this number, as a resident, and as

somebody that would see this on a ballot, have you guys, did all of you discuss what you felt would be a tipping point of too many that may just get either

316

00:47:09.400 --> 00:47:11.910

Cooper City Hall: You know, discarded, or... or...

317

00:47:11.910 --> 00:47:32.139

Cooper City Hall: did you come to a number? You sort of hear the discussion up here. As a resident, as priorly holding a seat like this, where do you feel that and your board's threshold number should be? Well, these were the ones that, collectively, as the Charter Review Board, that we felt were the ones that you probably needed to look at the most.

318

00:47:32.140 --> 00:47:45.369

Cooper City Hall: There were other items, and as a board, we said, okay, we know, we understand that not everything is gonna be, is gonna go on the ballot, but these were some ones that we felt, as residents, that would be,

319

00:47:45.440 --> 00:47:51.059

Cooper City Hall: Important for the voters, to have, have some input in.

320

00:47:51.270 --> 00:48:06.329

Cooper City Hall: But we also, we also felt, and we also know, that, you know, based on what the Commission, what you all decide as a majority, those are gonna be the items that go on, on the, on the, on the ballot. So,

321

00:48:06.720 --> 00:48:21.110

Cooper City Hall: We defer to you. You know, as a collective board, we did our best to present items that we felt would probably be the most important to this city, and we knew that at some point.

322

00:48:21.110 --> 00:48:39.030

Cooper City Hall: when it came before you, you all would make the determination as to what actually is going to go on the ballot. I appreciate that. Mayor, may I ask the city manager, on Section 5.15 on the very back, what was the... what's your takeaway on that strikethrough?

323

00:48:44.060 --> 00:48:50.759

Cooper City Hall: What handcuffs does that put you through versus... versus not? Oh, it gives him...

324

00:48:51.270 --> 00:48:56.320

Cooper City Hall: the... I wanted to... I wanna have him give me some insight. Right.

325

00:48:56.890 --> 00:49:09.500

Cooper City Hall: This language is actually not too far from what other cities have when it relates to ad valorem taxes. So every time that you're going to commit to a valorum.

326

00:49:10.230 --> 00:49:13.559

Cooper City Hall: Issues of bonds and loans,

327

00:49:14.380 --> 00:49:17.650

Cooper City Hall: It, it, it is,

328

00:49:18.010 --> 00:49:32.070

Cooper City Hall: sometimes, for example, we had an issue where the city issued a few weeks back, a letter of credit, and the letter of credit basically was supported by all of the city's revenues, including Alban taxes.

329

00:49:33.070 --> 00:49:37.270

Cooper City Hall: This was, basically, will prohibit you from even doing a loan

330

00:49:37.350 --> 00:49:53.339

Cooper City Hall: Related to that. You don't do that very often, and it's not, you know, too, too concerning on that aspect. I believe that the ability to issue bonds, for example, for the utility, are accepted from.

331

00:49:53.480 --> 00:49:57.789

Cooper City Hall: The border approval, and you'll be able to issue those, you know.

332

00:49:57.830 --> 00:50:16.080

Cooper City Hall: Correct. Correct. Yeah. So those are the big ones that we're looking to... So, so where were... Also, just to offer, just to supplement the manager's comments, state law provides specific requirements for issuing of general obligation bonds, borrowing of money. I think what the Charter Review Board Commission was recommending was to align the Charter with state law.

333

00:50:17.870 --> 00:50:20.099

Cooper City Hall: But it doesn't create additional...

334

00:50:20.100 --> 00:50:39.360

Cooper City Hall: constraints on us. So if this body up here chooses to bypass 5.15, it's not going to put us in a constraint for wastewater management, the things that are handled going forward? Correct. It's more of a cleanup issue. Understood, thank you. But 5.15, we do need that amended.

335

00:50:39.560 --> 00:50:40.760

Cooper City Hall: 5.151.

336

00:50:41.630 --> 00:50:57.010

Cooper City Hall: We need... we're not doing that correctly. Whoa, so 5.15, we... we were really not getting voter approval for, loans like we're... like the charter requires. We're in violation of it, but it's not practical the way it's written.

337

00:50:57.860 --> 00:51:03.959

Cooper City Hall: Right? I would agree with that. So that's one that has to be fixed. Okay, so this is number 2.

338

00:51:04.180 --> 00:51:17.029

Cooper City Hall: So that one has to be... now, each one of these ones you're striking are a separate thing, so even though 5.13 looks like it's 1, no, 5.14 is one of its own? Right, no, no, I get that. I'm just saying 5.151.

339

00:51:17.100 --> 00:51:30.380

Cooper City Hall: is important. Yeah, you have to. So that's number... and the ranking so far, that's 2. Yeah. Because number 1 is 1, and number 2 is this one, and then you want to say whether 2, 3... Which one is number 1, correct? Thank you, Mayor. That's not important to me.

340

00:51:30.880 --> 00:51:45.499

Cooper City Hall: I thought that was. No, I said if you're going to do it, the language needs to tie at a cap. There's no point in halfway doing it. Okay, so you're saying this one is more important than the first one? The election one, which isn't on here, is very important, because we're going to violate it.

341

00:51:46.180 --> 00:51:50.520

Cooper City Hall: We are. From the supervisor election, won't have them, you know?

342

00:51:50.670 --> 00:51:53.109

Cooper City Hall: The, this Bond one?

343

00:51:53.450 --> 00:51:56.560

Cooper City Hall: Is, borrowing money is important to me.

344

00:51:56.670 --> 00:51:58.750

Cooper City Hall: Because we're violating it.

345

00:51:58.940 --> 00:52:01.720

Cooper City Hall: From a practical standpoint,

346

00:52:02.150 --> 00:52:14.629

Cooper City Hall: Are you gonna be able to bring these back? We will bring them all back. And again, we can bring any combination back, and whatever we bring back, the Commission is not bound to. You'll see a final form ordinance, which you can then decide whether or not you want to move forward. I would like the manager one.

347

00:52:15.170 --> 00:52:20.360

Cooper City Hall: on there with his powers, because I am annoyed every time we approve a job description.

348

00:52:20.590 --> 00:52:28.390

Cooper City Hall: I think that's something that's really, really should be done at the manager level. I mean, I don't know of anywhere else where it has to come to the city commission in order to approve a job description.

349

00:52:28.810 --> 00:52:38.419

Cooper City Hall: Right? Have you ever heard of that? Yeah, but now we're already at 4, and I don't care, we can do 15, we can do all these, but if we're gonna be prudent.

350

00:52:38.500 --> 00:52:55.720

Cooper City Hall: We got... I think we've got... we're gonna... if... if you truly believe right now that 5.15 has been utilized in the last 2 years, that we've been flagrant on it, then I agree with you, let's send it to ballot. We're... we're... yeah, we're violated every year when we renew the loan, or every too many years.

351

00:52:55.930 --> 00:53:01.360

Cooper City Hall: You know, 3 years, our loan, because we can't... it's not practical, we have a line of credit.

352

00:53:02.070 --> 00:53:20.580

Cooper City Hall: Huh? You can change the... You can change the pledge on the loan, and you'll be fine. You can change the what? A pledge. As long as you don't pledge up below in taxes, then you're fine. Yeah, but the problem is, you're now... you're mandating what lending products are, and you don't always get the ability to do that, you know? Like, one bank might do that, but...

353

00:53:20.810 --> 00:53:34.839

Cooper City Hall: That's not, you know... well, we've been violating it. Yes, correct. Correct. For... that letter of credit that we issued 3 years ago, it was technically in violation. We all know that. Yeah. So, and then the other...

354

00:53:35.340 --> 00:53:40.280

Cooper City Hall: But we've also been violating, the 30-day rule.

355

00:53:40.820 --> 00:53:50.430

Cooper City Hall: So, let me know. Okay, that one should be... oh, that was the manager one, though, we put that on there. M&F, right. That's on there. So we know the manager one needs to be fixed.

356

00:53:51.620 --> 00:53:53.920

Cooper City Hall: And then,

357

00:53:54.170 --> 00:54:13.950

Cooper City Hall: I think we should have some good discussions on the procurement thing and look at what other places have. Are we gonna have discussion, Ryan, when the ordinances come back? Yes. And I just need... we need some samples, though, of other... We, we, again, I have a fairly current survey that was prepared for another municipality I can provide. And then, I think we have to put the election one on there.

358

00:54:14.180 --> 00:54:21.970

Cooper City Hall: And the other thing we need... I have no choice, that's number one. And then the other thing we gotta think about is, are we going out? Do we have to get any?

359

00:54:22.120 --> 00:54:29.299

Cooper City Hall: voter approval for bonds on anything, because those will be on the ballot as well. So the water plant, does that require

360

00:54:29.360 --> 00:54:44.919

Cooper City Hall: It depends what kind of bond it is. A revenue bond does not require a referendum. Yeah, and the water plan is always going to be utility, you know, revenues. Utility revenues are being paid. I'm trying to think of things that are going to go on, and the public safety facility... What is that?

361

00:54:45.160 --> 00:54:52.160

Cooper City Hall: No, you can pledge utility taxes, franchise fees, you can, you know, do all the pledges. But not under this? Because...

362

00:54:52.670 --> 00:54:55.399

Cooper City Hall: Yeah, you can. This is Albalore in Texas.

363

00:54:56.760 --> 00:54:58.749

Cooper City Hall: The second line, about lowering taxes.

364

00:55:03.060 --> 00:55:10.009

Cooper City Hall: Okay. Any other portion of it... Under state law, for example, on taxes, you're gonna have to go for border approval anyway.

365

00:55:10.800 --> 00:55:21.539

Cooper City Hall: So what... can I just take one 30 seconds? Mr. Horowitz, what do you have right now that... Well, right now I have the borrowing, the elections, the job descriptions, and the auditor timeframes.

366

00:55:21.690 --> 00:55:30.249

Cooper City Hall: Is there anything else that you guys seen? I'm not rushing you, I'm just... In procurement, we just don't know what we're gonna do. So for us and everyone watching.

367

00:55:30.410 --> 00:55:44.409

Cooper City Hall: Please go through by section number, and if there's a correlation of a numeric and alphanumeric, please let us know what you have so we can... Well, I'm looking, Commissioner, if I might, section 4.01, subsection M,

368

00:55:44.540 --> 00:55:47.179

Cooper City Hall: And subsection F. Yes.

369

00:55:47.860 --> 00:55:53.239

Cooper City Hall: I'm looking at section... 515.1. 5.15.

370

00:55:54.270 --> 00:55:57.659

Cooper City Hall: We're looking at section 5.13.

371

00:55:58.530 --> 00:56:07.610

Cooper City Hall: We're looking at elections, which is not in your backup, but that would be section...

372

00:56:07.840 --> 00:56:10.610

Cooper City Hall: Let's see, that'll be in Section 3.10.

373

00:56:12.440 --> 00:56:16.929

Cooper City Hall: And I believe that's it. And then we need to do...

374

00:56:17.230 --> 00:56:20.699

Cooper City Hall: 5. We need to do the requirement on public bidding because of the...

375

00:56:21.190 --> 00:56:26.950

Cooper City Hall: The print... Which one is that, Ryan? I'm sorry. 5.13... Yeah, we said 5.13. Oh, okay. And then...

376

00:56:27.480 --> 00:56:32.210

Cooper City Hall: 5.14, was this on there because sometimes we don't want the lowest responsive?

377

00:56:33.410 --> 00:56:35.740

Cooper City Hall: Well, again, it's, it's...

378

00:56:35.870 --> 00:56:48.750

Cooper City Hall: But that's a whole item, no. 5.13, 5.14. No, no, but 5.1... 5.13, 5.14, and 5.16 all relate to procurement.

379

00:56:48.950 --> 00:57:00.360

Cooper City Hall: I think the recommendation of the board was to strike all references to procurement from the Charter, embrace them in a separate... My... but I'm talking about how many questions that would be. That would all be one question. I don't think you could... you could...

380

00:57:00.400 --> 00:57:12.789

Cooper City Hall: Strike multiple sections with one question? All related to procurement? Procurement, all falls under the procurement. I agree with you, to your turn. I think that's a lot for one question, and I think a lot is going to get lost if you do all of that in one.

381

00:57:13.510 --> 00:57:17.369

Cooper City Hall: Even... even still, I didn't see 3.06 at all.

382

00:57:18.010 --> 00:57:36.240

Cooper City Hall: I don't think it needs to be. I've not heard of 3.06 unless the Commission feels otherwise. That was one of the very first ones that we... that we... I absolutely have it marked right here. So, I'm not... I'm not... I'm not willing to move around from that. That was a big highlight from our... from our city citizens.

383

00:57:36.390 --> 00:57:40.740

Cooper City Hall: That first one, right? Number one? Yeah, I think it's fine, I just think we need to...

384

00:57:41.910 --> 00:57:43.590

Cooper City Hall: Work on the language.

385

00:57:43.790 --> 00:57:49.019

Cooper City Hall: So that it's a little less... We'll let it bring it back in an ordinance form. Absolutely. We'll see where we're gonna go from there. Okay?

386

00:57:49.290 --> 00:57:57.420

Cooper City Hall: So then that... there would be 6 on our... that we would be expecting to see back, is that... is that correct? And whether we elect to go forward.

387

00:57:58.100 --> 00:58:11.750

Cooper City Hall: And whether we elect to go forward, at least we have 6 that we're looking at, right? Bring it back on here as an ordinance. No, it's not... what did you... you want to bring it back for... to change in the charter, or no? I was okay with doing it in-house, but you guys... That's what I thought. Yeah, okay.

388

00:58:12.340 --> 00:58:15.319

Cooper City Hall: So... That's up to you guys. I mean, if... listen, if you think the...

389

00:58:15.950 --> 00:58:20.080

Cooper City Hall: If you think it needs to be on a charter for a question, get ready for it.

390

00:58:20.650 --> 00:58:22.800

Cooper City Hall: I think it can be done in-house.

391

00:58:22.950 --> 00:58:34.900

Cooper City Hall: I would love the residents to make sure that they follow up with their commissioners to let them know how they feel. You're the fifth vote, buddy. That's... yeah. Well, I mean, I'm fine asking the residents, if...

392

00:58:35.490 --> 00:58:40.230

Cooper City Hall: if Commissioner Smith feels strongly about this, I... and... and the...

393

00:58:40.350 --> 00:58:45.070

Cooper City Hall: And the committee. I just want to make sure that it's written in a way that

394

00:58:45.560 --> 00:58:52.779

Cooper City Hall: We've heard some feedback tonight. There are ways to work around the way it is now, and also not to constrain with specific numbers.

395

00:58:53.430 --> 00:59:09.850

Cooper City Hall: We need to be accountable. I think that's the purpose of it. That is, and I would agree with Commissioner Schrouder's point on whether we need to create verbiage that ties that, but I definitely feel that if our, this is just one I really feel we definitely shouldn't bypass.

396

00:59:10.070 --> 00:59:22.140

Cooper City Hall: I kind of felt that way when they passed the ordinance that said that you shouldn't get any benefits, or the charter said you shouldn't get any benefits unless it's adopted by ordinance, and I came up here and fought it and lost.

397

00:59:22.550 --> 00:59:26.359

Cooper City Hall: So, I was kind of thinking, man, maybe I should get insurance for life, because...

398

00:59:26.620 --> 00:59:30.140

Cooper City Hall: you know, I felt bad voting for it. I didn't. I don't get it.

399

00:59:30.810 --> 00:59:32.979

Cooper City Hall: And that's what the residents wanted, but...

400

00:59:33.290 --> 00:59:37.310

Cooper City Hall: You know, somehow we're giving out... Insurance for life.

401

00:59:39.890 --> 00:59:44.389

Cooper City Hall: I'm being a wise guy now. So, at the end of the day.

402

00:59:44.780 --> 01:00:04.180

Cooper City Hall: Accountability... if you wanna... if we're gonna touch it, because anything you put on there is gonna... it's gonna probably pass, right? Because nobody thinks that you should let politicians have, you know, decide their own fate, right? Because look what we have in our country. But the truth is, if you're gonna do it, it has to be tied to something legitimate, not like every other one of these ones.

403

01:00:04.230 --> 01:00:05.930

Cooper City Hall: And,

404

01:00:06.330 --> 01:00:13.119

Cooper City Hall: my biggest thing is disclosure, so, like, there isn't disclosure. To me, it should be like, anytime you're gonna give a benefit, you have to have a...

405

01:00:13.350 --> 01:00:21.339

Cooper City Hall: you know, actuarial analysis, and tell everybody what it's gonna cost, and... I mean... Would we... would... if...

406

01:00:21.340 --> 01:00:38.750

Cooper City Hall: If we gave direction to the city attorney, we would have... that would be number 6 that you would bring back that we would see. You would see 6 items, as I currently have. And at that point, it still does not mean we've agreed to send any of them forward, it's just allow it, right? That's how I would like to see. Meetings and one public hearing, that's correct.

407

01:00:38.750 --> 01:00:41.150

Cooper City Hall: I'm open to seeing more... more...

408

01:00:41.150 --> 01:00:49.480

Cooper City Hall: 3, but it has to be rewritten, not... Which one are you referring to? 3.06? Yeah. If I could clarify on 3.06, we're only talking about sub-1.

409

01:00:49.480 --> 01:01:09.999

Cooper City Hall: Sub 1, we're not talking about sub 2, is that correct? Or you want to see the entirety of it? Oh, no, sub 2, I don't think should be staggered. It should... But you're talking about... you're not suggesting a change to Sub 2, you'd keep it the same, or you want to include a change? I think you have to keep it the same. So we're only talking about sub 1, the changes to Sub 2? Yeah, yeah, that's where I was at. Okay, got it. Thank you. I understand. Thank you. Are we good?

410

01:01:12.850 --> 01:01:17.350

Cooper City Hall: Motion to adjourn, do we need one? You don't need a motion. All right, we're gonna go right in at 6.30.

CITY OF COOPER CITY
CITY COMMISSION REGULAR MEETING

Tuesday, February 10, 2026, at 6:30 PM
City Hall Auditorium | 9090 SW 50th Place

MINUTES

PLEDGE OF ALLEGIANCE

Mayor Curran opened the meeting at 6:30 PM and led the assembly in the Pledge of Allegiance.

ROLL CALL

Present were Commissioners Smith, Mallozzi, Katzman, Shrouder, and Mayor Curran.

CHANGES TO AGENDA/EMERGENCY MATTERS

None.

PROCLAMATIONS/PRESENTATIONS

1. Pet Adoption - **Commissioner Mallozzi**

Commissioner Mallozzi announced that Kodak (ID 710762), a dog, is available for adoption. Interested parties can contact the Humane Society of Broward County at www.humanebroward.com or call 954-989-3977, extension 6.

Commissioner Mallozzi also mentioned the upcoming Pickleball Tournament and Bunko Night, both to raise funds for Relay for Life.

PUBLIC SPEAKING

Open Public Meeting/Agenda Concerns –

Marcos Ritter thanked Cooper City businesses and the pickleball community for coming together to provide financial assistance to 38 families through the Brighten A Day Foundation.

Jason Weinrub spoke about statements regarding the Monterra Community Development District at the January 9th Commission Meeting. He advised that Broward County owns the landscaping and irrigation along Pine Island Road. The district has asked the County to improve visibility and maintenance. The district's roadways will also be updated in March of this year.

Commissioner Shrouder said the roadways need maintenance. Mr. Weinrub said the District removed former board members because issues were not being addressed.

Commissioner Mallozzi thanked Mr. Weinrub and appreciates the work the District is doing. She encouraged the District to reach out if they need help.

Commissioner Katzman asked about the delay with the County. City Manager Rey said the item needs to be placed on the County agenda. Commissioner Katzman requested that our County Commissioner add the item to the agenda for an upcoming meeting.

Nina Banchon spoke on items 2 and 3: the proposed Monterra Commercial Self Storage project, the removal of the proposed Southwest entrance, and a reduction of the City's allowable construction hours.

LAND DEVELOPMENT MATTERS

(Florida court rulings now require all land development matters to be considered by the City Commission in a quasi-judicial process. All persons who wish to give testimony or present evidence must be sworn in. Copies of the complete procedures are available in the Office of the City Clerk.

Ordinances On First Reading

2. **Ordinance 26-06 (Community Development)**

City Attorney Horowitz read "AN ORDINANCE OF THE CITY OF COOPER CITY, FLORIDA, APPROVING REZONING PETITION #Z 6-1-25; PROVIDING FOR THE REZONING OF THE APPROXIMATELY 2.57 ACRES OF REAL PROPERTY GENERALLY LOCATED ON THE S.W. CORNER OF NORTH UNIVERSITY DRIVE AND SOLANO AVENUE IN COOPER CITY, FLORIDA; REZONING THE SUBJECT PROPERTY FROM PLANNED MIXED USE DEVELOPMENT DISTRICT (PMUD) TO B-3 (GENERAL BUSINESS DISTRICT); PROVIDING FOR AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE" by title.

Ex Parte Disclosures:

Commissioner Smith: No campaign contributions. Brightstar, the developer, the CDD, and the representing attorney.

Commissioner Mallozzi: In previous elections, she may have received campaign contributions. Staff, Commissioner Steve Geller, the petitioner, Bright Star Credit Union, Howard Meltzer, JC Sanchez, Max Pulcini, Aaron, Avi, Andrea, and Sam.

Commissioner Katzman: Campaign contributions from Greenspoon Marder. Members of the Planning and Zoning Board, Howard Schachere, Max Pulcini, Avi, and Senator Geller.

Commissioner Shrouder: No campaign contributions. Avi, Jason Weinrub, Max Pulcini, Rick Elsley, Jim Federici, Debbie Eisinger, Brightstar CEO David Diaz, Guy Pedaroro, and the applicant's attorney.

Mayor Curran: Campaign contributions from Greenspoon Marder. Staff, members of the Planning and Zoning Board, and Bright Star.

City Attorney Horowitz swore in everyone who wished to give testimony.

Community Development Director Jason Chockley spoke on the petitions. The rezoning request is from PMUD to B3, and it also includes a request to amend the Monterra Commercial Design Guidelines. The subject site covers approximately 2.57 acres and is the last vacant parcel of the Monterra Commercial tract, located at the southwest corner of North University Drive and Solano Avenue, between the Brightstar Credit Union and the Monterra Apartments. Rezoning is required for the lot to be developed with the proposed building, which includes 114,735 square feet of self-storage facing N. University Drive. This parcel has been designated for commercial use since the creation of the Monterra master planned development. All infrastructure necessary to support a B-3 District on this site has been completed, and the site has been cleared and prepared for development in accordance with plan standards. Policy 1.4.4 of the City's Comprehensive Plan states that city zoning regarding permitted uses and densities must align with or be more restrictive than the requirements of the City Land Use Plan. The applicant's full justification statement, included in the backup, references compatibility with other policies of the City's Comprehensive Plan. Therefore, the request is consistent with the Comprehensive Plan. The proposed B-3 Zoning District aligns with the existing C-Commercial Land Use Plan designation and is compatible with surrounding zoning districts and land uses. The accompanying Site Plan and Plat applications would

allow for up to 116,000 sq. ft. of self-storage uses upon approval of the conditional use request. The area along University Drive features a mix of residential and commercial uses. With a proposed height of 42 feet, this building will blend in with neighboring structures. The Brightstar Credit Union to the north has a building height of 45 feet, and the apartment building to the south reaches 35 feet at the roof peak. The surrounding area will experience mixed effects due to this rezoning request. The property is already zoned for non-residential use. The proposed self-storage use, aside from the building's bulk and size, is generally considered less intense than traditional commercial uses with respect to traffic impacts on neighboring properties. The site plan indicates there will be no outdoor storage associated with the operation. Currently, we do not know which operator will run the facility, but the general operational hours and security measures are reasonable for this location. The new building's 42-foot height is 3 feet below the current 45-foot height limit in the Design Guidelines. The rezoning and conditional use request for the described self-storage facility would significantly reduce daily trips to and from the site, compared with the potential 33,000 sq. ft. of shopping plaza use currently permitted by the plat. The proposed location has access to a primary arterial roadway at University Drive via Solano Avenue, which also connects Sheridan Street to the south. The rezoning request for Parcel C-2B2 in the Monterra Master Plan seeks to update the parcel's Commercial Design Guidelines. Since the Design Guidelines are tied to the zoning district, the changes are technically considered a rezoning. The exhibit titled “MONTERRA Parcel C-2 Design Guidelines” in the backup material provides narrative and graphic descriptions of the proposed changes related to this request. The currently approved Monterra Master Plan shows Commercial Parcel C-2 Block 3, located at the southwest corner of N. University Drive and Solano Avenue, Cooper City, Florida. Under this request and the accompanying Site Plan, the parcel is planned for development of a three-story, 42-foot-tall building with 114,735 sq. ft. of self-storage facing N. University Drive. The design guidelines proposed with this request include: Update the Plat Note restrictions on page 5 and the uses on pages 6 and 7 to reflect the current review of the Plat Note Amendment application. Update Exhibit 2b-2 on page 8 to reflect the circulation as shown in the submitted site plan application. Update Exhibit 4b on page 30 to include the C-1 sign type for the southern parcel. The petitions were heard by the Planning and Zoning Board on October 13, 2025, and received a recommendation for approval.

Dennis Mele, 200 East Broward Blvd, Fort Lauderdale, on behalf of the applicant, gave a presentation. Mr. Mele explained the aerial of the property. Initially, the proposal was for a building with retail on the ground floor and self-storage above. The building was taller and had more traffic. The resident closest to the proposal, who initially opposed the project, has since supported it following the changes. Parking is almost 1.5 times what the code requires. He also heard the residents' comments earlier tonight and will discuss the entrance with her. The height of 42 feet is below the PMUD maximum of 45. They also heard residents' comments on parking issues in Solano and are willing to help. The new plan proposal was passed unanimously by the Planning and Zoning Board and was praised for addressing the changes requested at the project's initial presentation. 16 letters of support are being submitted for consideration tonight, and three additional letters were received today. Mr. Mele spoke on the allowable uses for the property.

Mayor Curran opened the public hearing.

Jake Kiker, a representative of Brightstar Credit Union, does not believe a storage facility aligns with the area's vision.

Greg Malthouse, a longtime Monterra resident, spoke in support of the self-storage facility, noting that other uses could cause issues.

Stephen Feldschuh, a Monterra resident, spoke in support of the storage facility and the Commission's support for area residents.

A Cooper City resident and Brightstar employee spoke about his concerns regarding the proposal and the increase in traffic and crime associated with the storage units.

Nina Banchon said traffic is already an issue in the area and asked the Commission to address construction hours.

Mr. Mele is willing to speak with residents regarding traffic concerns. He also mentioned Brightstar having parking issues in the area. The new facility offers 87 parking spots, as opposed to the required 58. The property was zoned for both residential and commercial use. The storage facility will also be equipped with cameras. A traffic engineer has reviewed the presented traffic data. He also discussed the purchase and sales agreements with Brightstar, which excluded approval from any other financial institutions in the area. However, the storage unit was not included.

Commissioner Shrouder asked about the rezoning criteria. Mr. Mele said the criteria are included in the backup, and it is clear that the storage unit is the lowest traffic generator.

Commissioner Shrouder said they cannot discount the neighboring landowners. Hardship is also not a factor. Mr. Mele said there have been previous amendments to the PMUD. This project has been going on for 20 years. Commissioner Shrouder asked how they could not take into consideration neighboring landowners. Mr. Mele said the concerns of the residential neighbors carry more weight than those of commercial owners.

Commissioner Katzman stated that Mr. Mele indicated Brightstar had the opportunity to prevent the development of storage facilities when purchasing the property, but opted not to do so. However, Mr. Mele designated the area for zoning purposes twenty years ago without including storage facilities. Commissioner Katzman also referenced his tenure on the Planning and Zoning Board, during which a proposal for a self-storage unit across from Embassy Lakes was discussed. He recalled being informed that if the storage unit was not approved, the land could be allocated to any business, potentially leading to complications. He believes residents are being advised that any alternative to the storage unit could cause significant issues. He expressed uncertainty about how adding a self-storage unit would enhance the community's value.

Commissioner Mallozzi asked whether anyone in the room was present when the PMUD use was developed. Director Chockley said the current guidelines were proposed in May 2018 and included Diversified. Commissioner Mallozzi said everyone she has spoken to does not support the petition. Brightstar Credit Union has partnered with schools and organizations within the City. There are eight storage facilities within a two-mile radius. She called five of them, and four had a vacancy rate above 30%. She does not believe a storage unit is the right choice for the City.

Commissioner Smith is concerned that hypotheticals are being presented to community residents. If the storage facility is not built, other unfavorable options could be built. Mr. Mele said the Planning and Zoning Board expressed concerns about the building's height, appearance, and retail level. Commissioner Smith asked if the height was reduced due to concerns about the building. Mr. Mele said the height was reduced in response to comments at the Planning and Zoning Meeting. Commissioner

Smith said Brightstar indicated that they reached out. Mr. Mele was not a part of that discussion. Commissioner Smith asked what the most recent vision was for the area. Mr. Mele said C-2 was removed from 2-G. Shopping Centers are less popular than online options. Commissioner Smith asked whether Mr. Mele has any analytics on storage facilities and how much residents use them. Mr. Mele said the facility is on the very edge of Cooper City. Commissioner Smith asked how many employees are typically employed. Alan Goldberg, CEO of Diversified, said there are three to four employees. Typically, self-storage facilities have a primary market of one to three miles. Commissioner Smith asked about security. Mr. Goldberg said the security is electronic. The facility is also protected by a card or code. He also stated that they will integrate security with the Real Time Crime Center, if possible. Commissioner Smith asked whether they had worked with Brightstar. Mr. Goldberg said they had disagreements with Brightstar from the beginning. Commissioner Smith asked about possible U-Haul rentals. Mr. Mele said outdoor storage is prohibited. Commissioner Smith said that storage facilities often catch fire due to stored items. He asked who controls the storage limitations. Mr. Goldberg said the State controls the storage allowances. Commissioner Smith said his concerns are with the residents to the West. Mr. Mele said he is willing to exclude anything that Fire recommends. Commissioner Smith asked if the applicant was willing to work with Brightstar. Mr. Mele does not believe there is anything they can do other than not changing the use to satisfy Brightstar.

Commissioner Mallozzi asked how often storage facilities ignite and what causes the ignitions.

Commissioner Smith said fires do occur at these facilities.

Mr. Goldberg said this has been a difficult project. They lost every major box tenant and tried to develop a more town-center project, which proved infeasible. They have tried to work with Brightstar to no avail. They spent over $250,000 on recommendations from the Planning and Zoning Board.

MOTION: Commissioner Katzman moved to approve Ordinance 26-06. Commissioner Mallozzi seconded the motion, which failed by unanimous roll-call vote. (5-0)

3. **Ordinance 26-07 (Community Development)**

City Attorney Horowitz read “AN ORDINANCE OF THE CITY OF COOPER CITY, FLORIDA, APPROVING REZONING PETITION #Z 6-2-25; PROVIDING FOR AN AMENDMENT TO THE MONTERRA COMMERCIAL DESIGN GUIDELINES (THE “GUIDELINES”) PERTAINING TO THE APPROXIMATELY 2.57 ACRES OF REAL PROPERTY GENERALLY LOCATED ON THE S.W. CORNER OF NORTH UNIVERSITY DRIVE AND SOLANO AVENUE IN COOPER CITY, FLORIDA; AMENDING THE GUIDELINES TO ALLOW FOR THE DEVELOPMENT OF A THREE-STORY BUILDING COMPRISED OF 114,735 SQ FT OF SELF STORAGE FACING UNIVERSITY DRIVE; PROVIDING FOR AMENDMENT OF THE CITY’S OFFICIAL ZONING MAP; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE” by title.

MOTION: Commissioner Katzman moved to approve Ordinance 26-07. Commissioner Mallozzi seconded the motion, which failed by unanimous roll-call vote. (5-0)

Commissioner Shrouder commended Mr. Goldberg, stating that his lobbyist performed excellently.

CONSENT AGENDA

Board/Administrative Reports

4. Fire Chief Report
5. Police Chief Report

Minutes

6. January 29, 2026 Commission Meeting Minutes

Motion to Approve

7. Motion to award IFB 2026-1, Class I Injection Well IW-1 Mechanical Integrity Test (MIT) - Utilities Complex to All Webb's Enterprises, Inc. in an amount not to exceed $69,300.00. - **Utilities**

8. Motion to approve the piggyback of the City of North Miami Contract o. RFP 29-24-25 for the auction of the City's surplus personal property. - **Finance**

9. Motion to approve piggybacking the City of Tampa Contract No. 31041421 for Park Site Furnishing, Playground Equipment, Surfacing and Installation, Repairs and authorize the Parks and Recreation Department expenditure of $64,392.20 for the purchase of water fountains. **Parks and Recreation Department**.

10. Motion to approve the change order for an additional expenditure of $8,200 under the PH Consulting contract. – **Community Development**

11. Motion to approve the proposed job description and pay scale for the Senior Planner Position - **Community Development/Human Resources**

Resolutions

12. **Resolution 26-10 - (Administration/Utilities)**

    A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, APPROVING AND AUTHORIZING THE CITY MANAGER TO PURSUE AND EXECUTE A GRANT AGREEMENT WITH BROWARD COUNTY FOR THE SURTAX MUNICIPAL REHABILITATION AND MAINTENANCE PROJECTS (R&M) AND MICRO-TRANSIT (MT) GRANT PROGRAM; AUTHORIZING THE CITY MANAGER TO ACCEPT THE GRANT FUNDING AND TAKE ANY AND ALL ACTION NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Commissioner Smith pulled item 4.

MOTION: Commissioner Mallozzi moved to approve the consent agenda except for item 4. Commissioner Katzman seconded the motion, which passed by a unanimous roll call vote. (5-0)

Commissioner Smith said that now that the Rescue Unit is in Broward County, he wants it delivered as quickly as possible. Fire Chief Brown said the rescue was en route when it developed a mechanical issue, and the apparatus was towed back to Ocala. As soon as the apparatus is delivered, Fleet will inspect it. Commissioner Smith asked whether the apparatus is ready for service following BSO's inspection. Chief Brown said the equipment needs to be mounted, which can take three weeks. Commissioner Smith asked City Manager Rey to update the Commission on the status.

REGULAR AGENDA

13. Motion to approve Task Order No. UTL-26-037D under contract RFQ2024-1-PW for Cooper City's Citywide Entrance Monuments, with Kimely-Horn and Associates, Inc., for an amount not to exceed $299,080.00 to provide professional engineering services. – **Utilities**

Commissioner Shrouder does not see a timeline for completing the plans. Utilities Director Akin Ozaydin said George Palabin from Kimley-Horn is present to answer questions. City Manager Rey said the plans are specific to each location. Commissioner Shrouder asked whether all locations will be completed or done in phases. City Manager Rey said the plans will be done in phases, with those requiring state approval on the backend. Commissioner Shrouder asked whether the plans would become stale. Commissioner Shrouder wants a guarantee that there will be no revisions if state law changes. City Manager Rey said the items will be designed at different times. Commissioner Shrouder asked when the plans would be ready. City Manager Rey said within 6 months. Commissioner Shrouder said the landscaping firm took three years. Commissioner Shrouder requested that the 6-month timeline be included in the contract.

Commissioner Mallozzi said that, given potential decreases in property taxes, this item is unnecessary.

Commissioner Smith stated that the amount remains below the budgeted level.

Mayor Curran agrees with Commissioner Mallozzi and asked whether our signs are deteriorating. City Manager Rey said they are dated and that he agrees this is not a need but a want. The beautification plan suggested an update. Mayor Curran said that, after the design phase, the project will cost $3.3 million. The water plant and fire station need updates.

MOTION: Commissioner Shrouder moved to approve Task Order No. UTL-26-037D under contract RFQ2024-1-PW for Cooper City's Citywide Entrance Monuments, with Kimely-Horn and Associates, Inc., for an amount not to exceed $299,080.00 to provide professional engineering services. Commissioner Mallozzi seconded the motion, which failed by the following roll call vote. (3-2)

NO: Commissioner Smith, Mallozzi, and Mayor Curran

YES: Commissioner Katzman and Shrouder

14. Request to approve entering into a piggyback agreement with FG Construction, LLC for roadway milling and resurfacing services project, in an amount not to exceed $1,536,396 for the Fiscal Year 2025-26, under Broward County Contract No. PNC2127485B1-1, and to approve expenditures in each subsequent year of the piggyback contract not to exceed the approved budget amount for each respective fiscal year. – **Utilities**

Commissioner Katzman seeks to guarantee that all asphalt projects within the City adhere to Ordinance 23-17, which prohibits the utilization of phosphogypsum. City Manager Rey assured that phosphogypsum will not be used. He has requested that all asphalt projects, whether solicited through bidding or included in an agenda, explicitly state the ban on phosphogypsum within the city. Additionally, he has emphasized the importance of ensuring Monterra's awareness of this regulatory requirement.

Commissioner Shrouder asked whether the map in the backup covers the storm basins. City Manager Rey said yes. Commissioner Shrouder said the asphalt in the Suellen Fardelmann Sports Complex area

looks poor. City Manager Rey said this is a different vendor. Commissioner Shrouder asked where the legal description of the roads is included. Director Ozaydin said staff will double-check every dollar amount. Commissioner Shrouder said that, in the past, the roads were paved, but the storm drains were not completed.

A representative from FG Construction said they follow the Broward County contract, which includes specifications. The City should provide an inspector to ensure compliance. They will mill 1 inch from the existing road, shape it to ensure a 2% slope, and roll the area. The storm drains have been calculated and included in the estimate. City Manager Rey said additional repairs to the parking lot at Suellen Fardelmann would cause further damage.

MOTION: Commissioner Katzman moved to approve entering into a piggyback agreement with FG Construction, LLC for roadway milling and resurfacing services project, in an amount not to exceed $1,536,396 for the Fiscal Year 2025-26, under Broward County Contract No. PNC2127485B1-1, and to approve expenditures in each subsequent year of the piggyback contract not to exceed the approved budget amount for each respective fiscal year. Commissioner Mallozzi seconded the motion, which passed by a unanimous roll call vote. (5-0)

15. Motion to approve contract with Champion Controls, Inc. for $101,972; Hinterland Group, Inc. for $602,890 and a 5% contingency for a total of $838,542 for the procurement of control panels, and installation services required for the rehabilitation of Wastewater Lift Stations No. 6, 53, and 54. – **Utilities**

Commissioner Shrouder asked why the contingency is included. City Manager Rey said that large projects can run into issues.

MOTION: Commissioner Mallozzi moved to approve the contract with Champion Controls, Inc. for $101,972; Hinterland Group, Inc. for $602,890 and a 5% contingency for a total of $838,542 for the procurement of control panels, and installation services required for the rehabilitation of Wastewater Lift Stations No. 6, 53, and 54. Commissioner Shrouder seconded the motion, which passed by a unanimous roll call vote. (5-0)

REGULAR RESOLUTIONS

16. **Resolution 26-11 (Commission/Administration)**

City Attorney Horowitz read “A RESOLUTION OF THE CITY OF COOPER CITY, FLORIDA, AMENDING RESOLUTION NO. 05-5-1, AS AMENDED, BY FURTHER AMENDING THE ADMINISTRATIVE PROCEDURES AND POLICIES FOR THE CONDUCT OF CITY COMMISSION BUSINESS; ELIMINATING PUBLIC COMMENT FROM THE END OF THE COMMISSION MEETING AGENDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE” by title.

MOTION: Commissioner Shrouder moved to approve Resolution 26-11. Commissioner Smith seconded the motion, which passed by the following roll call vote. (3-2)

NO: Commissioners Katzman and Mayor Curran

YES: Commissioners Smith, Mallozzi, and Shrouder

17. **Resolution 26-12 (Community Development)**

City Attorney Horowitz read "A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, AMENDING THE CITY'S BUILDING PERMIT FEE SCHEDULE PURSUANT TO SECTION 6-18 OF THE CITY'S CODE OF ORDINANCES, AS DETAILED IN THE PROPOSED FEE SCHEDULE ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN; AND PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

MOTION: Commissioner Shrouder moved to approve Resolution 26-12. Commissioner Smith seconded the motion, which passed by a unanimous roll call vote. (5-0)

ORDINANCES ON SECOND READING (Public Hearing)

18. **Ordinance 26-02 (Administration)**

City Attorney Horowitz read "AN ORDINANCE OF THE CITY OF COOPER CITY, FLORIDA, AMENDING CHAPTER 17 OF THE TOWN'S CODE OF ORDINANCES, ENTITLED "TRAFFIC AND MOTOR VEHICLES;" AMENDING ARTICLE I, ENTITLED "IN GENERAL," BY CREATING SECTION 17-4, TO BE ENTITLED "MICROMOBILITY;" PROVIDING FOR DEFINITIONS; PROVIDING FOR GENERAL PROVISIONS FOR MICROMOBILITY DEVICES; AMENDING CHAPTER 13, ENTITLED "PUBLIC SAFETY," BY SPECIFICALLY AMENDING SECTION 13-80, ENTITLED "CITATIONS – OPTIONS OF PERSONS CITED;" PROVIDING FOR PENALTIES; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

City Attorney Horowitz stated that all requested changes at first reading have been incorporated.

Mayor Curran opened the public hearing.

Vinnie Passerino suggested a track where the youth can use e-bikes.

City Manager Rey stated earlier this afternoon that the police department recommended prohibiting the practice of throttling on sidewalks and in City parks.

Police Chief Andrea Tianga read an email from her staff detailing the negative impacts of throttling.

Commissioner Shrouder is unsure how law enforcement enforces non-throttling.

Commissioner Mallozzi supports the recommendation.

Commissioner Katzman clarified that this ordinance provides police personnel with the tools needed to stop dangerous behavior, not to deter all riders. He also asked for clarification on the fines listed as $50 for a first offense and $100 for a second offense.

Commissioner Smith wants to include BSO's recommendation on throttling in the ordinance.

City Attorney Horowitz said the ordinance regulates micromobility devices, which are broadly defined to include scooters, e-bikes, and electric personal assisted mobility devices. Throttling may not apply to all of them.

Commissioner Shrouder asked that rear-view lights be included in Section F.

Commissioner Mallozzi stated that the Education Advisory Board would like to help with the e-bike safety program.

MOTION: Commissioner Shrouder moved to approve Ordinance 26-02 as amended to prohibit throttling on sidewalks and City parks and include rear view lights in Section F. Commissioner Mallozzi seconded the motion, which passed by a unanimous roll call vote. (5-0)

19. **Ordinance 26-03 (Community Development)**

City Attorney Horowitz read "AN ORDINANCE OF THE CITY OF COOPER CITY, FLORIDA, AMENDING CHAPTER 19 OF THE CITY'S CODE OF ORDINANCES, ENTITLED "UTILITIES;" BY AMENDING ARTICLE IV, ENTITLED "STORMWATER MANAGEMENT UTILITY;" AMENDING SECTION 19-154, ENTITLED "DEFINITIONS;" AMENDING CHAPTER 25, ENTITLED "DEVELOPMENT STANDARDS;" BY SPECIFICALLY AMENDING ARTICLE III, ENTITLED "LANDSCAPING;" SPECIFICALLY AMENDING SECTION 25-47, ENTITLED "SUPPLEMENTAL LANDSCAPE REQUIREMENTS;" ESTABLISHING A FIFTY (50) PERCENT CREDIT TOWARDS IMPERVIOUS COVER FOR POOLS WITH AN ENGINEERED OVERFLOW THAT DRAINS EXCESS RAINFALL FROM THE POOL UNDERGROUND FOR NATURAL INFILTRATION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Mayor Curran opened the public hearing with no one wishing to speak. Mayor Curran closed the public hearing.

MOTION: Commissioner Shrouder moved to approve Ordinance 26-03. Commissioner Mallozzi seconded the motion, which passed by a unanimous roll call vote. (5-0)

CITY MANAGER REPORT

20. Well Pump #8

City Manager Rey notified the Commission that the purchase was made on a non-emergency basis and that the three quote requirement was waived.

21. Flooding & Sea Level Rise Resilience Plan Application Ranking

City Manager Rey stated that through the Florida Resiliency Program, the City submitted an application for our electrical plant. Assuming the State continues its past practices, our city's project will be funded at $10.3 million.

Commissioner Katzman expressed appreciation to all individuals involved in preparing the application.

CITY ATTORNEY REPORT

City Attorney Horowitz stated yesterday that he forwarded a copy of the motion filed by our special counsel, Bob Klausner, in the City's litigation against the Broward Sheriff's Office regarding disputed pension funds. Mr. Klausner has decided to withdraw from Council. He has been working to secure

alternative counsel for the City, specifically special litigation counsel to handle the remaining claim in that matter. He has a proposed fee engagement agreement with the Shaw Lewenz Law Firm and recommends that the City Commission consider retaining the Firm for the remainder of this litigation.

MOTION: Commissioner Mallozzi moved to approve a fee engagement agreement with the Shaw Lewenz Law Firm. Mayor Curran seconded the motion, which passed by a unanimous roll call vote. (5-0)

COMMISSIONERS' CONCERNS/REPORTS/ITEMS TO BE PLACED ON NEXT AGENDA

Commissioner Smith thanked Renee Wilson, the City's Grants Administrator, for her hard work. He also addressed the microphone issues and expressed his disappointment with Griffin Elementary's lack of interest in engaging with the City to address traffic concerns in our community. City Manager Rey said the City has contacted everyone possible at the Broward School Board.

Commissioner Shrouder asked whether Code Enforcement could issue citations to the school buses.

Commissioner Smith said the School Board of Broward County has lost its vision for community engagement.

Commissioner Shrouder asked that correspondence be sent to the Commissioner of the Department of Education for the State of Florida.

Commissioner Mallozzi requested that the correspondence be sent to the Governor as well.

Commissioner Smith asked whether the City has any plans to provide seating at Suellen Fardelmann near the multipurpose fields. Parks and Recreation Director Joshua Rhodes said they will look into additional benches.

Commissioner Mallozzi thanked Renee Wilson, the City's Grants Administrator, for her hard work. She also expressed her dismay about the ongoing microphone issues. She also requested that a table be placed next to the podium for presentations and that the Do Not Block pavement signs be addressed, as they are peeling up from the road. She wished everyone a Happy Valentine's Day.

Commissioner Katzman wants to follow up with Senator Geller to advance the landscaping plan for the Monterra CDD. There is a fundraiser for Best Buddies at Embassy Creek Elementary on Wednesday, February 18, at Luv'n Oven, and everyone is encouraged to support a great cause. He thanked the Education Advisory Board for their work on the Civics Program and the staff for their work on the Framers Market, including representatives from Arc Broward.

Commissioner Shrouder thanked Brightstar Credit Union for attending multiple meetings. He also asked about the PH Consulting approval on tonight's agenda. City Manager Rey explained that three departments were using the same contract. The software we currently have in place does not include alerts when the budget is 90% used. There was also no notification to alert staff that the contract had expired. He said internal controls are being implemented, but it takes time and staff with expertise.

Commissioner Shrouder asked about the Accela system and the vendor's failure to meet contracted dates.

Commissioner Smith asked City Manager Rey to let the Commission know if he needs anything from them to help move the program forward. City Manager Rey stated that he can contact a neighboring municipality and has also been interviewing candidates for the Innovation Director position.

Commissioner Katzman wants the Innovation Director to lead the Accela launch.

Mayor Curran said the concrete near the Do Not Block areas is in poor condition.

ADDITIONAL PUBLIC COMMENTS (3 MINUTES)

None.

ADJOURNMENT

The meeting adjourned at 9:36 PM.

The minutes of the regular Commission meeting held on February 10, 2026, were approved during the regular Commission meeting held on February 24, 2026.

_____

Mayor James Curran

_____

Tedra Allen, City Clerk

ADA NOTICE

This meeting is open to the public. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Office of the City Clerk, 954-434-4300 ext. 220, not later than two days prior to such proceeding. One or more members of the City of Cooper City Advisory Boards may be in attendance and may participate at the meeting. Anyone wishing to appeal any decision made by the Cooper City Commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Agenda items may be viewed online at www.coopercity.gov or at the Office of the City Clerk, City of Cooper City, 9090 SW 50 Place, Cooper City, Florida, 33328, 954-434-4300.

DECORUM

Members of the Commission, staff members, citizens, and others are required to use civil and appropriate language when addressing the Commission or anyone present at the meeting and must refrain from using profanity, cursing, or exhibiting aggressive or threatening behavior. All comments should generally be directed to the presiding officer and not to individual members of the Commission, staff, or the audience. No personal verbal attacks toward any individual by either the Commission, staff, citizens, or others shall be allowed during any meeting of the Commission.

Any persons making impertinent or slanderous remarks or personal attacks or who becomes boisterous while addressing the Commission or who otherwise violates the decorum rules set forth herein shall be barred from further audience before the Commission by the Mayor, or by request of any member of the Commission unless

permission to continue or again address the Commission be granted by a majority vote of the Commission members present.

430

01:04:15.890 --> 01:04:21.390

Cooper City Hall: Ladies and gentlemen, 6.30, can we go ahead and stand for the Pledge of Allegiance, please?

431

01:04:26.710 --> 01:04:30.550

Cooper City Hall: I pledge allegiance to the flag of the United States of America.

432

01:04:30.700 --> 01:04:39.119

Cooper City Hall: And to the republic for which it stands, one nation, under God, indivisible, with liberty and justice for all. Roll call, please.

433

01:04:40.010 --> 01:04:41.270

Cooper City Hall: Commissioner Smith?

434

01:04:41.390 --> 01:04:57.379

Cooper City Hall: Here. Commissioner Malozzi? Commissioner Katzman? Commissioner Schroeder? Here. Mayor Curran? Here. Mr. City Managers, any changes to the agenda or emergency items? No, sir. Thank you. We're gonna go right into pet adoption with Ms. Commissioner Malosi.

435

01:04:59.410 --> 01:05:04.529

Cooper City Hall: We can get our pet on the screen. Look at that face. Six years!

436

01:05:04.640 --> 01:05:22.190

Cooper City Hall: Kodak had a family that he loved, and they loved him. Then the landlord said he couldn't stay. It was a sad day for this beautiful dog. He did nothing but provide love to his family, and now they're gone. Kodak is high energy, so he will need a family that will let him run, go on walks.

437

01:05:22.190 --> 01:05:31.439

Cooper City Hall: and play, play, play. He likes hard toys, he's very treat-motivated. This scholar knows his basic commands and will be proud to show you.

438

01:05:31.480 --> 01:05:45.940

Cooper City Hall: He's great with people, kids, and other dogs, but dog meets are always recommended. As high energy as he is, he also appreciates the opportunity to cuddle with you, and he adores affection. Can Kodak become your new BFF?

439

01:05:45.940 --> 01:05:54.189

Cooper City Hall: To meet him or any other pet, visit www.humanebroward.com to complete the form.

440

01:05:54.460 --> 01:06:01.340

Cooper City Hall: And while I have your attention, there are two events that we are hosting as a city to raise money

441

01:06:01.340 --> 01:06:25.269

Cooper City Hall: for Relay for Life for Cancer. One is coming up very, just around the corner, is our Pickleball Day, so anyone that is looking to come out, have some fun, and raise money for cancer, this is for Pickleball. You can see it on our website if you want to register. And another is our Bunko night, and Bunko is fun. You need no skill whatsoever.

442

01:06:25.270 --> 01:06:34.200

Cooper City Hall: I will teach you how to play in 5 minutes. Everybody up here was here last year, and they had fun. This man's daughter is a shark. Just saying.

443

01:06:34.210 --> 01:06:43.689

Cooper City Hall: In addition to Bunko, we have so many gift baskets, so if anyone has anything that they would like to donate, we will take everything you will give. Thank you.

444

01:06:45.040 --> 01:06:55.429

Cooper City Hall: Thank you. We're gonna move into public comment right now. I want to ask for the people who fill these out, when I call your name, if you want to speak on an item that's being presented tonight, and you want to do it then.

445

01:06:55.550 --> 01:07:00.250

Cooper City Hall: Just let me know that you don't want to speak in the beginning, you want to speak on the item, because it's quasi-judicial.

446

01:07:00.370 --> 01:07:03.440

Cooper City Hall: Okay, so we're gonna start with Mr. Marco Ritter.

447

01:07:12.940 --> 01:07:23.070

Cooper City Hall: Good evening. My name is Marcos Ritter. I have stood at this podium and used this microphone for the past 8 years to preach these same words.

448

01:07:23.400 --> 01:07:28.799

Cooper City Hall: When government, private industry, and citizens work together, great things have happened.

449

01:07:29.460 --> 01:07:31.730

Cooper City Hall: I am proud to say we did it.

450

01:07:32.260 --> 01:07:51.009

Cooper City Hall: Thanks to the generosity and support of Cooper City and this commission, last Christmas, we were able to provide financial aid, mental therapy, and forever in the future, a Christmas basket to 38 families that have suffered the imaginable, the pain of loss of a child.

451

01:07:51.770 --> 01:07:58.799

Cooper City Hall: We did this not with a bunch of bureaucrats shuffling papers and creating meetings, but with people coming together.

452

01:07:59.620 --> 01:08:10.700

Cooper City Hall: A group of us pickleball players and individuals from Miami, Hollywood, Aventura, Sunrise, Pembroke Pines, Miramar, etc, came together to support Brighten a Day Foundation.

453

01:08:11.740 --> 01:08:18.500

Cooper City Hall: Local Cooper City businesses, as well as many businesses from those cities I mentioned, donated prizes and monies for this cause.

454

01:08:19.560 --> 01:08:25.680

Cooper City Hall: I have to say, That none of it would have been possible without the support of Cooper City.

455

01:08:26.229 --> 01:08:28.340

Cooper City Hall: I am so proud of our city.

456

01:08:28.700 --> 01:08:31.689

Cooper City Hall: And all of... and all of you sitting in front of me.

457

01:08:32.180 --> 01:08:39.520

Cooper City Hall: This microphone, this amplifier, It's not powerful enough for me to brag about you all.

458

01:08:39.880 --> 01:08:51.850

Cooper City Hall: Thank you. I look forward to helping others create causes together. May God bless you. And please support Pickleball event. You know, it's a great, great event. It was a lot of fun. Thank you. Thank you.

459

01:08:53.090 --> 01:08:54.619

Cooper City Hall: Gregory Matos?

460

01:08:54.760 --> 01:08:58.309

Cooper City Hall: If I... You're gonna wait for the item

461

01:09:01.800 --> 01:09:04.130

Cooper City Hall: I'm gonna kill this one. Kakor?

462

01:09:06.100 --> 01:09:07.120

Cooper City Hall: Am I close?

463

01:09:07.240 --> 01:09:10.570

Cooper City Hall: Hiker? Yes, yes. Okay.

464

01:09:11.710 --> 01:09:12.970

Cooper City Hall: Mr. Wendraub.

465

01:09:13.300 --> 01:09:14.710

Cooper City Hall: Jason?

466

01:09:15.630 --> 01:09:16.760

Cooper City Hall: You gonna speak now?

467

01:09:20.890 --> 01:09:25.499

Cooper City Hall: First, I'd like to thank you all for everything that you guys do. Appreciate it, appreciate your time and effort.

468

01:09:25.620 --> 01:09:43.110

Cooper City Hall: I'm here to address some of the comments that were made at the last Commission meeting regarding Montero Community Development District from Mr.

Shorter. The Board of Supervisors of the Montero Community Development District authorized me, the chairman of the District, to speak on behalf of the district regarding statements made regarding the district in the last City Commission's meeting.

469

01:09:43.220 --> 01:10:00.649

Cooper City Hall: I'll address each statement, which there were 3 of them, and take notice that the Board has never previously authorized any member of our board to speak on behalf of the Board of Supervisors. Any member of the Board of Supervisors that has appeared before the City has done so as a resident of the City and the district, and not on behalf of the Board.

470

01:10:01.890 --> 01:10:16.450

Cooper City Hall: Regarding the Pine Island Road median, the district, City, and the Broward... the district, the City, and Broward County entered into a tri-party agreement for the maintenance of the landscaping and irrigation of the Pine Island Road from Sheridan Street to Sterling Road. I'm gonna speak fast, because I know I have a short period of time.

471

01:10:16.770 --> 01:10:30.269

Cooper City Hall: The property that's subject of this agreement is owned by the county. The county approved the landscaping and irrigation plans for the subject of property. The district accepts the responsibility... Slow down just a little bit. If you go over, you go over. Okay. Alright, if that's okay, then that's fine. Okay.

472

01:10:31.160 --> 01:10:55.500

Cooper City Hall: The district accepted the responsibility for the maintenance of the landscaping and the irrigation. The district was not provided with the ability to change the

landscaping and irrigation without the express written consent of the county. Over the many years the landscaping has been in existence, the maintenance of the landscaping has become difficult, and the district sought assistance from the district's landscapers, contractors, and district engineer to provide a new plan for the overhaul of the landscaping under this agreement.

473

01:10:55.750 --> 01:11:08.929

Cooper City Hall: Since the district did not have the ability to solely change the landscaping without the written permission of the county, the district was unable to proceed. The district has coordinated with the city and the county to change the landscaping under this agreement.

474

01:11:08.930 --> 01:11:33.570

Cooper City Hall: to provide for improved traffic sight lines, increased visibility of traffic signage, and improve safe maintenance of the subjected property, and improve the overall aesthetics. Unfortunately, through no fault of the district, this has taken some time to get these approvals from the city, and more importantly, the county. Additionally, the city requested, and the district immediately complied, with an amendment to this agreement to provide the city the authority to perform the maintenance of the subjected property.

475

01:11:33.610 --> 01:11:51.369

Cooper City Hall: If the cost to be performed by the city is less than the district's cost. The county staff finally agreed to the change to the landscaping, but the County Commission has not approved the amendments to this agreement. Due to the scope of the changes to the landscaping, the cost of the new landscaping will require a request for a proposal, and to be issued by the district.

476

01:11:51.390 --> 01:12:11.910

Cooper City Hall: The district engineer has prepared the RFP, and the district is ready to issue the RFP upon the final approval by the county. The city and the district have requested jointly for the county to approve the first amendment to this agreement, but to date, that has not occurred. If the city determines that the amendment is not necessary, then the district will request the permission of the county administrator to proceed with the new plan.

477

01:12:12.310 --> 01:12:26.750

Cooper City Hall: The district has the funds and the ability to proceed, but must wait for the county to approval and the issuance of the RFP. The district has the minutes of all the meetings in which this was discussed, and the many approvals by the Board of Supervisors of requests by the City to proceed.

478

01:12:26.940 --> 01:12:40.489

Cooper City Hall: The second item was the district roadways. The district has the responsibility as the property owners of certain roadways within the boundaries of the district. The district issued an invitation to bid last year for the asphalt, pavement restoration, and maintenance of the district roadways.

479

01:12:40.490 --> 01:12:47.029

Cooper City Hall: and was awarded the bid to M&M Asphalt Maintenance, Inc, in the amount of $749,434.

480

01:12:47.030 --> 01:13:02.110

Cooper City Hall: The district retained the funding to enter into this contract for the work through the budget adoption process. The contractor was required to obtain all permits for the work, and the district was just informed at the last meeting that all has been permitted, and the contractor will commence work March 2nd, 2026.

481

01:13:02.110 --> 01:13:21.459

Cooper City Hall: It's not the responsibility of the district to maintain other roadways within the city that are owned by the county or the city. If the city does believe that there are specific roadways the district should be responsible for and needs to be included in this current project, our hope would be that the city would specifically identify the roadways so that the work may be included, if indeed it's the responsibility of the district.

482

01:13:21.690 --> 01:13:41.450

Cooper City Hall: Finally, the district and the city. Our district was established by the ordinance of the City Commissioner Ordinance 0541 on April 12, 2005. The district is an independent, special-purpose district pursuant to Chapter 190 Florida statutes. The district remains in existence until it's dissolved pursuant to Section 190.046.

483

01:13:41.450 --> 01:14:05.080

Cooper City Hall: If the city intends to proceed on its own with the dissolution of the district, or just a plan for the transfer of specific district services, the city must be prepared for the transfer of the district services being performed to the city, and the assumptions and guarantee of the district debt, and demonstrate that the ability of the city to provide such services as efficient as the district, at a level equal to or higher quality delivered by the district to the users of the services, and at a charge equal to.

484

01:14:05.080 --> 01:14:30.060

Cooper City Hall: or lower than the actual charge by the district to the users of the service. It behoove the city to engage with the district to discuss the issues that the city may have regarding the district and the district services prior to proceeding with the process under Chapter 190. Unfortunately, over the last 3 or so years, the board has had changes in the district management, operations management, causing delays in performance of the approved district maintenance functions. The district recently changed management companies, and hopefully with the new company, will not have

485

01:14:30.060 --> 01:14:46.609

Cooper City Hall: the same issues that it's been frustrated with over the last few years. The district is issuing a new RFP for the landscape and maintenance company to ensure that better and higher quality services will occur. The district also authorized the issuance of requests for qualifications for an engineer to provide services for the district.

486

01:14:46.950 --> 01:15:02.189

Cooper City Hall: The District Board of Supervisors are also residents of this district, and have expressed their disappointments over the services it has received over the last few years, and has taken actions to obtain new contractors and services providers in an effort to receive the services it demands for its community.

487

01:15:02.500 --> 01:15:20.239

Cooper City Hall: Thank you. Thank you, fellas. Thank you. Yes, you can see it. And I understand you're essentially a volunteer, right? We're all volunteers. Yeah. We're not getting paid for this. So, it's really... but ultimately, they report to you. But let me give you an example. It's not just the change in the landscape.

488

01:15:20.240 --> 01:15:27.909

Cooper City Hall: Because it's also the maintenance of the landscape. So, regardless of whether the county... how long it takes the county to fix the site plan or not.

489

01:15:27.980 --> 01:15:29.350

Cooper City Hall: That doesn't...

490

01:15:29.440 --> 01:15:45.720

Cooper City Hall: you know, change the fact that there's, like, a dead palm tree... Which has been removed, also. That's no longer there either. It was there, like, last week. It's gone as of now, I just drove by there. Probably as of, you know, our statements here, and then, you know, I'll give you another example, there's a piece of...

491

01:15:46.110 --> 01:15:51.339

Cooper City Hall: 4x8 plywood on the side of Sheridan, on the portion you guys maintain.

492

01:15:51.680 --> 01:15:57.240

Cooper City Hall: that's sitting there, you know, and I sent it to, you know, Avi, because Avi called me, you know, and that's...

493

01:15:57.340 --> 01:16:09.629

Cooper City Hall: kind of something you would think that would get picked up, and then 5 days later, it's still in the roadway. So it's not just, you know, bureaucracy as far as getting approval on plans.

494

01:16:09.640 --> 01:16:15.890

Cooper City Hall: And you know, you live there, so the roads, I mean, we shouldn't be hitting potholes.

495

01:16:15.890 --> 01:16:37.339

Cooper City Hall: and these roads, and I know you guys got rid of the manager, but InfoMart, I think, is still managing it, right? The company still manages it? The property managers. I'm sorry, the property managers are now KW, the district manager is InfoMart. But we're talking, you know, it's an affluent area, and when you hit Monterra, it doesn't look like you're hitting, and I don't live in Embassy Lakes, but it doesn't look like you're hitting Embassy Lakes or Rock Creek.

496

01:16:37.340 --> 01:16:40.520

Cooper City Hall: So I don't know what's going on with the bureaucracy over there.

497

01:16:40.520 --> 01:16:51.609

Cooper City Hall: But, there are things. I know there was issues with the lake, which one of the main things you guys handle is irrigation, and Central Broward was trying to help you guys out, but...

498

01:16:51.660 --> 01:16:55.259

Cooper City Hall: the management company was kind of giving Central Broward the runaround.

499

01:16:55.360 --> 01:17:09.360

Cooper City Hall: of fixing a latch, you know, that's affecting the entire lake level. So, these are the things that, at some point, we have to be, you know, we had to change our ordinances on siting vehicles because of all the commercial vehicles along Solano.

500

01:17:09.650 --> 01:17:16.240

Cooper City Hall: Because that's technically a CDD road, so it means we could not cite CDD, because it's another government.

501

01:17:17.010 --> 01:17:32.939

Cooper City Hall: you guys would have, you on the road, you'd have the ability to actually tow the vehicles, so we had to literally change our entire ordinances, make parking tickets attached to vehicles, all so we could fix Solana, right? Wasn't... we had an issue with it? So... I don't recall, it's probably before my time, I've only been on that board for a couple... two years.

502

01:17:33.060 --> 01:17:39.080

Cooper City Hall: Yeah, maybe, maybe. Yeah, it could be, but... I mean, to your point, Ryan, is that... excuse me, Commissioner Schwar.

503

01:17:39.190 --> 01:17:41.100

Cooper City Hall: The reason why we removed our...

504

01:17:41.100 --> 01:18:06.090

Cooper City Hall: property managers were... because these vendors that we've basically been hiring are just not qualified. So, we've had to get rid of too many of them as... I mean, I think we're still working on a playground that we're now firing the contractor that was there. So, now we have a new property manager that has the experience to make this stuff happen. The roadway... the Pine Island thing has been going on for 3 years now, and we just cannot get any approvals from the county. So, as much as we're working with you guys, we're talking about a massive project that needs to

505

01:18:06.090 --> 01:18:26.469

Cooper City Hall: needs to be approved. And we already have the funds, we already have the approval done. We're just waiting for the okay to do it. So, the same thing with the roadways. As soon as we found out that we needed it, we got the contractor, $750,000 to fix it, we're ready to go. So, it's gonna get started next month. I'll give you another example. You guys bought license plate readers, that... license plate readers to hook in with the real-time crime center.

506

01:18:26.470 --> 01:18:27.780

Cooper City Hall: That the manager

507

01:18:28.120 --> 01:18:44.080

Cooper City Hall: Did not install for a year. Again, same reason why they're gone. We're just as displeased as you guys were. So, we're doing things to remedy that situation. Maybe some of these things we could contract to handle or do something, because, like, I don't think that company's...

508

01:18:44.770 --> 01:18:57.180

Cooper City Hall: equipped to clean up Sheridan, because there's always, you know, trash on it, and the palm tree growing out of the storm drain, you know? Which is why we have another bid out for, you know, proposal. So, we agree. We're not happy.

509

01:18:58.420 --> 01:19:01.149

Cooper City Hall: Commissioner Pelosi? I want to say thank you.

510

01:19:01.330 --> 01:19:16.119

Cooper City Hall: Because I know that it's not easy, being on a board and attempting to get things done when it's out of your control, and you are relying on other people. I appreciate the work that you are doing. I appreciate you coming here and giving us an update.

511

01:19:16.670 --> 01:19:18.760

Cooper City Hall: I want you to understand that

512

01:19:19.170 --> 01:19:39.020

Cooper City Hall: There are members that have issues, and I understand that, and they're valid, but if there's a way that the city can potentially nudge someone to help you, the only way we'll know to do that is if you contact us and let us know, listen, we are waiting on approval of A, B, and C, is there any help?

513

01:19:39.280 --> 01:19:50.760

Cooper City Hall: We all know county commissioners, we can send a letter, anything we can do to help you, to help your community, I think everybody here is in agreement that we would like to do that, because

514

01:19:50.760 --> 01:20:01.570

Cooper City Hall: we understand the position that you are in, and that's all I have to say. We would love that. I mean, I have reached out on occasion for different things. You and I have spoke about speed bumps and other things, but yes, we would love the help of anything that we could have.

515

01:20:01.570 --> 01:20:04.570

Cooper City Hall: Commissioner Katzmann? Yeah, thank you.

516

01:20:04.990 --> 01:20:20.969

Cooper City Hall: Mr. Manager, can you update us on why... what the delay is? I know that you've been involved in this conversation as well with the county. What is happening? Are they just not willing to put it on the Commission agenda? He's putting the item on the Board of County Commissioner's agenda. So, I'm... I'm...

517

01:20:21.070 --> 01:20:28.080

Cooper City Hall: speaking out into the ether in the hopes that maybe our county commissioner might be watching tonight's meeting, and requesting

518

01:20:28.210 --> 01:20:43.169

Cooper City Hall: that he put it on the agenda for the county, because I get so many complaints about Pine Island. All you guys want to do is improve it. I hear it every day. And, you know, it would be really great, it'd be a win for our county commissioner to put it on the agenda, right? Agreed, agreed. Thank you.

519

01:20:44.330 --> 01:20:45.530

Cooper City Hall: Commissioner Smith?

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01:20:46.460 --> 01:20:49.969

Cooper City Hall: I have nothing, thank you. Thank you. Thank you for your time. Thank you guys. Thank you all.

521

01:20:52.630 --> 01:20:59.209

Cooper City Hall: Mr. Vendi Passerini? Yes, sir, I'd like to wait until you... You didn't put... okay.

522

01:20:59.360 --> 01:21:01.510

Cooper City Hall: I don't know what item you want, okay.

523

01:21:02.100 --> 01:21:02.820

Cooper City Hall: What was it?

524

01:21:06.540 --> 01:21:08.120

Cooper City Hall: Ms. Nina.

525

01:21:14.280 --> 01:21:14.990

Cooper City Hall: Hello!

526

01:21:19.210 --> 01:21:35.900

Cooper City Hall: Good evening, my name is Nina Banchon. I've been a proud Cooper City resident for 13 years, and I serve as a Cascada Isle Homeowners Association board member. I'm here tonight to propose two important edits to the Monterra Commercial Self-Storage Project in consideration of my community.

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01:21:39.220 --> 01:21:49.779

Cooper City Hall: Currently, Cascada Isle residents experience repeated daily blockage of our entrance and exit due to on-street parking from the adjacent apartment complex.

528

01:21:50.030 --> 01:21:55.060

Cooper City Hall: This often forces vehicles into the wrong lane and creates bottlenecks throughout the day.

529

01:21:55.590 --> 01:22:07.159

Cooper City Hall: With the proposed entrance and exit on the southwest corner of Solano Avenue, drivers would face severely limited site distance caused by existing congestion and parked vehicles.

530

01:22:08.500 --> 01:22:14.549

Cooper City Hall: Significantly increasing the risk of collision in an already constrained residential access point.

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01:22:14.800 --> 01:22:18.530

Cooper City Hall: I respectfully urge the Commission to eliminate the Southwest's

532

01:22:18.870 --> 01:22:25.060

Cooper City Hall: Entrance, and instead require it to function as a gated emergency exit only if necessary.

533

01:22:25.640 --> 01:22:32.370

Cooper City Hall: This approach maintains safety, access for the property without introducing an additional traffic hazard.

534

01:22:32.770 --> 01:22:46.500

Cooper City Hall: Additionally, the city's construction hours, Monday through Saturday, 7am to 9pm, Sunday and holidays, 8am to 9pm, would dramatically affect neighboring residents.

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01:22:46.750 --> 01:22:52.230

Cooper City Hall: Our community includes apartments, townhomes, single-family houses surrounded by a serene lake.

536

01:22:52.600 --> 01:22:56.939

Cooper City Hall: All of which would be directly affected. Such extended...

537

01:22:57.250 --> 01:23:09.819

Cooper City Hall: Such extended hours and weekend construction in particular would disrupt children's outdoor play and the calm environment residents rely on after working all week, ultimately diminishing our quality of life.

538

01:23:10.140 --> 01:23:23.389

Cooper City Hall: While I support the storage facility as a lease-intensive commercial use for this site, these considerations must be addressed to ensure the safety, livability, and well-being of the families who already call this area home.

539

01:23:24.060 --> 01:23:27.249

Cooper City Hall: I provided some images for you guys to check out.

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01:23:27.650 --> 01:23:37.649

Cooper City Hall: So, if you refer to these images, the pink dashed line highlights the area most impacted by on-street parking, that pink area.

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01:23:39.030 --> 01:23:46.959

Cooper City Hall: We regularly experience blocked access and unsafe traffic patterns. Directly above the pink lines.

542

01:23:47.160 --> 01:23:55.290

Cooper City Hall: Is the proposed entrance and exit with vehicles often forced into the wrong lane? Visibility is significantly compromised.

543

01:23:55.630 --> 01:24:09.839

Cooper City Hall: The images also illustrate the close proximity of apartments, townhomes, serene lake, and single-family residences that would be directly affected by the proposed construction hours. Thank you for your time and thoughtful consideration.

544

01:24:13.960 --> 01:24:18.359

Cooper City Hall: Do you have anything to say, or I have to wait until you guys... Not everybody gets back and forth. Okay.

545

01:24:31.840 --> 01:24:34.800

Cooper City Hall: Mayor, if I might, items 2 and 3, just for the record.

546

01:24:34.970 --> 01:24:51.409

Cooper City Hall: Items 2 and 3 are both submitted as quasi-judicial land development items. I believe consistent with staff's presentation, I would read both Ordinance 26-06 and 2607 into the record. There would be a presentation on each item by your professional staff.

547

01:24:51.430 --> 01:25:02.010

Cooper City Hall: Followed by a presentation by the applicant. To the extent that they wanted to make such a presentation, then we'd have some open public comment. Again, this is a quasi-judicial item, Mayor Commission. I would just ask that any

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01:25:02.010 --> 01:25:19.379

Cooper City Hall: Applicant, any member of the public seeking to provide testimony or evidence this evening be sworn at the appropriate time. I am going to read both items into the quasi-record. We would have a separate motion on each item. They are separate pending applications, but again, for the purposes of presentation and the quasi-proceeding, I'll read them together.

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01:25:19.380 --> 01:25:22.200

Cooper City Hall: Item 2 is Ordinance 2606.

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01:25:22.690 --> 01:25:32.000

Cooper City Hall: An ordinance of the City of Cooper City, Florida, approving rezoning petition number Z6-125, providing for the rezoning of the approximately

551

01:25:32.000 --> 01:25:45.050

Cooper City Hall: 2.57 acres of real property, generally located on the southwest corner of North University Drive and Solano Avenue in Cooper City. Rezoning the subject property from planned mixed-use development, PMUD, to B3, that's the General Business District.

552

01:25:45.050 --> 01:25:51.579

Cooper City Hall: Fighting for amendments to the city's official zoning map, fighting for codification, fighting for conflicts, severability, and fighting for an effective date.

553

01:25:51.580 --> 01:26:05.919

Cooper City Hall: Item 3 is Ordinance 26-07, an ordinance of the City of Cooper City, Florida, approving a rezoning petition number Z-6-2-25, providing for an amendment to the Montero Commercial Design Guidelines, referenced as the guidelines.

554

01:26:05.920 --> 01:26:24.120

Cooper City Hall: pertaining to the approximately 2.57 acres of real property generally located on the southwest corner of North University Drive and Solano Avenue in Cooper City, amending the guidelines to allow for the development of a three-story building comprised of 114,735 square feet of self-storage facing University Drive.

555

01:26:24.120 --> 01:26:44.940

Cooper City Hall: Providing for an amendment to the City's official zoning map, providing for codification, fighting for conflicts, fighting for severability, providing for an effective date. You have Mr. Chocolate at the podium. Again, I would just ask that the Commission, to the extent that there have been any ex parte communications, it'd be appropriate to make the necessary disclosures, along with disclosures of any campaign contributions pursuant to our Code of Ordinances.

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01:26:44.940 --> 01:26:50.930

Cooper City Hall: Both items are on the floor for your consideration, Mayor Commission. Again, after disclosures, I would just ask that

557

01:26:50.930 --> 01:27:04.070

Cooper City Hall: Mr. Chocoli, the applicant, and anybody who seeks to speak on the item be sworn in as part of the quasi-record. Any evidence that's presented by way of presentations will also be provided to the City Clerk, made part of the quasi-judicial record. Thank you, Mayor.

558

01:27:06.210 --> 01:27:07.390

Cooper City Hall: I have nothing.

559

01:27:08.190 --> 01:27:09.180

Cooper City Hall: Losie?

560

01:27:09.350 --> 01:27:17.040

Cooper City Hall: Previous... elections way back, I may have received a campaign contribution, but I could never remember.

561

01:27:17.170 --> 01:27:21.620

Cooper City Hall: So, sorry, but as far as talking to people, staff,

562

01:27:22.030 --> 01:27:27.360

Cooper City Hall: Commissioner Steve Geller, the petitioner, the, people from Bright Star.

563

01:27:27.730 --> 01:27:40.790

Cooper City Hall: Howard Meltzer, JC Sanchez, Max Pulcini, someone whose last name I don't know, several people, I don't know their last names, Aaron, Avi, Andrea, and Sam. Sorry, we were at a gathering and they spoke to me.

564

01:27:41.410 --> 01:27:43.389

Cooper City Hall: Commissioner Katzmann?

565

01:27:43.750 --> 01:27:47.299

Cooper City Hall: I believe... Mr. Mealy, are you representing them?

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01:27:48.030 --> 01:27:55.079

Cooper City Hall: I... I received a contribution at some point from Greenspoon Martyr, and Mr. Mealy works there.

567

01:27:55.250 --> 01:28:07.490

Cooper City Hall: I've spoken with members of the Planning and Zoning Board, Including... Think how we should shear.

568

01:28:07.980 --> 01:28:15.960

Cooper City Hall: Max Pulcini, Avi Chicken Whiskey, senator Geller?

569

01:28:17.810 --> 01:28:20.580

Cooper City Hall: I think that's about it. Thank you. Commissioner Schotter?

570

01:28:20.980 --> 01:28:27.909

Cooper City Hall: I, do not take contributions from developers or lobbyists, so I have not received any.

571

01:28:28.990 --> 01:28:33.180

Cooper City Hall: ex parte communications, How do you say Avi's last name?

572

01:28:33.480 --> 01:28:35.239

Cooper City Hall: Chicken whiskey, that's all. Okay.

573

01:28:35.540 --> 01:28:40.740

Cooper City Hall: I spoke to Avi Chikenwiski, who's the vice chair of the,

574

01:28:41.340 --> 01:28:45.940

Cooper City Hall: Community Development District, Jason Weinrub, I spoke with him.

575

01:28:46.150 --> 01:28:51.340

Cooper City Hall: Max Pulcini... Rick Elsley.

576

01:28:52.070 --> 01:28:53.739

Cooper City Hall: Jim Federici.

577

01:28:54.910 --> 01:29:01.299

Cooper City Hall: I spoke with Debbie Isinger. She called me, I guess that was probably on behalf of the applicant, though.

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01:29:01.820 --> 01:29:14.440

Cooper City Hall: And then there is the Bright Star crew, and I'm gonna try to go through the ones that I, remember's name. I spoke with, their CEO or president,

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01:29:15.840 --> 01:29:17.049

Cooper City Hall: Vienna.

580

01:29:17.310 --> 01:29:19.489

Cooper City Hall: David Diaz, at one point.

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01:29:19.600 --> 01:29:22.900

Cooper City Hall: guy, pedaroro.

582

01:29:24.630 --> 01:29:39.120

Cooper City Hall: I don't remember Jake's last name as their attorney. I spoke with him with, the applicant's attorney, though, and I'm not sure if there's any other members over there. There's... did I name the facilities one? Did I get everyone over there?

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01:29:39.830 --> 01:29:44.239

Cooper City Hall: Okay. And, that's the extent of it.

584

01:29:44.520 --> 01:29:59.859

Cooper City Hall: Commissioner Smith? Thank you, Mayor. I did speak with Brightstar, spoke to the developer, the CDD, and the representing attorney, Milley. Thank you. Commissioner Katzmann? Yeah, I also met with Brightstar as a group way back.

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01:30:02.310 --> 01:30:07.699

Cooper City Hall: I took a donation from Greenspoen and Martyr. I have spoke with...

586

01:30:07.970 --> 01:30:12.360

Cooper City Hall: staff, and I spoke to Bright Star crew as well.

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01:30:13.170 --> 01:30:20.349

Cooper City Hall: That being said, That's all I have. I mean, I spoke to Planning and Zoning, That was... and staff.

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01:30:20.740 --> 01:30:28.189

Cooper City Hall: Mayor, again, as we begin, I just ask Mr. Chocoly, Mr. Mealy, anybody who intends to speak on behalf of the applicant as part of the record this evening, just stand and be sworn.

589

01:30:28.990 --> 01:30:42.340

Cooper City Hall: Anybody that signed one of these forms that wants to talk on this have to stand up and be sworn in. Anybody who intends to speak on the item this evening, do you

swear or affirm the testimony you'll give this evening will be the truth, nothing but the truth? Answer's yes. Yes. Thank you very much.

590

01:30:42.570 --> 01:30:54.099

Cooper City Hall: Mr. Mayor, Commissioner, I'll defer to Mr. Jockley to make a presentation. Again, this is on both Item 2, Ordinance 2606, and Item 3, Ordinance 2607. Presumably the presentations will be combined.

591

01:30:55.910 --> 01:31:01.900

Cooper City Hall: Alright, thank you, Mayor and Commissioner. So, as the City Attorney said, yeah, we have a few petitions before you tonight.

592

01:31:01.910 --> 01:31:17.619

Cooper City Hall: The applicants are here with a presentation, which will include an overview of the entire request, but before you tonight is just a rezoning request from the PMUD to B3, and a rezoning request to change the Monterra Commercial Design Guidelines.

593

01:31:17.890 --> 01:31:31.469

Cooper City Hall: So the site is located at the southwest corner of North University Drive and Solano Avenue, between the Bright Star Credit Union and the Montero Apartments. The parcel size is 2.57 acres, and the current zoning is PMUD, which is Planned Mixed-Use Development.

594

01:31:35.160 --> 01:31:47.119

Cooper City Hall: So the rezoning request from PMUD to B3, because self-storage is not an allowed use in the current PMUD zoning district, the applicant must request a zoning change to the B3 district.

595

01:31:47.240 --> 01:31:53.620

Cooper City Hall: To approve a rezoning request, the applicant must justify the below. Consistency with the comprehensive plan.

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01:31:53.850 --> 01:31:59.819

Cooper City Hall: This parcel has been designated as a commercial use since the creation of Monterra, master plan development.

597

01:31:59.930 --> 01:32:08.099

Cooper City Hall: All the infrastructure needed to support the B3 district on the site has been completed, and the site has been cleared and prepped for development, compliant with plan standards.

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01:32:08.210 --> 01:32:16.759

Cooper City Hall: The applicant's full justification statement is included with the backup reference compatibility and multiple policies of the Comprehensive plan.

599

01:32:16.890 --> 01:32:24.289

Cooper City Hall: The request can be considered with the comp plan, as this land use and proposed zoning district match the other three facilities in the City of Cooper City.

600

01:32:25.210 --> 01:32:35.860

Cooper City Hall: Relative to land use compatibility, the proposed V3 district is consistent with the existing C commercial land use plan designation, and is compatible with the surrounding zoning districts and land uses.

601

01:32:35.900 --> 01:32:53.659

Cooper City Hall: The general area of the site along University Drive has a mix of residential and commercial uses. With a proposed height of 42 feet, this building will blend in with the surrounding structures. The Bright Star Credit Union to the north has a building height of 45 feet, and the apartment building to the south has a height of 35 feet to the peak of the roof.

602

01:32:54.370 --> 01:33:13.379

Cooper City Hall: Living conditions and property values. The surrounding area will have mixed impacts as a result of this rezoning request. The property is already zoned for non-residential use. The proposed self-storage use, other than the bulk and masting characteristics of a larger building, is generally considered less of an intense use than more traditional commercial uses.

603

01:33:13.410 --> 01:33:17.759

Cooper City Hall: The site plan reflects that there will be no outside storage associated with the use.

604

01:33:17.810 --> 01:33:24.049

Cooper City Hall: The height of 42 feet for the proposed building is 3 feet under the design guidelines, current limitation of 45 feet.

605

01:33:24.910 --> 01:33:38.889

Cooper City Hall: Related to the traffic impacts, the rezoning and conditional use requests of the above-described self-storage use would significantly decrease the number of daily trips to and from the site compared to a possible 33,000 square feet of shopping plaza use currently allowed by the plat.

606

01:33:39.310 --> 01:33:48.219

Cooper City Hall: The location of the proposed use has access to and from a primary Artoa roadway at University Drive via Solano Avenue, which also connects to Sheridan Street to the south.

607

01:33:49.760 --> 01:34:03.580

Cooper City Hall: Related to the rezoning for design guidelines, this is an amendment to the commercial design guidelines that all the Montero commercial parcels follow. Because the design guidelines are a function of the zoning district, the changes are technically considered a rezoning.

608

01:34:03.960 --> 01:34:14.460

Cooper City Hall: Overview of the changes. The exhibit entered Monterra Parcel C2 design guidelines in the back of material reflects narrative and graphic descriptions of the proposed changes associated with this request.

609

01:34:14.690 --> 01:34:22.759

Cooper City Hall: They have to update the plat note restrictions on page 5, and uses on page 6 and 7 to account for the plat note amendment application currently in review.

610

01:34:23.040 --> 01:34:36.969

Cooper City Hall: They have to do an update to Exhibit 2B2 on page 8 to show the site circulation, as it is proposed in the submitted site plan application. They have to update Exhibit 4B on page 30 to show the new C1 sign type on the southern parcel.

611

01:34:37.420 --> 01:34:42.620

Cooper City Hall: These petitions went to the P&Z Board on 10-13 of 25, and did have a recommendation of approval.

612

01:34:43.730 --> 01:34:59.060

Cooper City Hall: I had some other backup related to design guidelines, the zoning district pros and cons for the project, etc, but I think it'd be best to hear the full application and presentation from the petitioner, and then we can get into some of those if you have questions on them.

613

01:35:08.330 --> 01:35:21.910

Cooper City Hall: If that concludes Mr. Chocoli's staff's presentation, I'd ask Mr. Mealy, on behalf of the applicant, to make whatever presentation you'd like, and again, to the extent that Mr. Mele has a PowerPoint or any other information provided to the City Clerk, it'll be incorporated into the quasi-judicial record.

614

01:35:25.160 --> 01:35:30.520

Cooper City Hall: Thank you. Good evening. My name is Dennis Mealy, 200 East Broward Boulevard, Fort Lauderdale, on behalf of the applicant.

615

01:35:30.920 --> 01:35:34.339

Cooper City Hall: And I have a bunch of stuff here.

616

01:35:35.410 --> 01:35:37.790

Cooper City Hall: These are some letters I'm gonna be referring to.

617

01:35:45.730 --> 01:35:47.910

Cooper City Hall: And I'll get to that momentarily.

618

01:35:52.690 --> 01:36:00.680

Cooper City Hall: So this is the subject parcel. It's the last remaining parcel within Monterra. All of the rest of Monterra has been developed.

619

01:36:12.520 --> 01:36:14.290

Cooper City Hall: Am I using the right thing here?

620

01:36:15.900 --> 01:36:16.800

Cooper City Hall: Hey, Jonathan.

621

01:36:16.950 --> 01:36:20.010

Cooper City Hall: Could you... There we go.

622

01:36:20.340 --> 01:36:21.420

Cooper City Hall: Thank you.

623

01:36:21.540 --> 01:36:25.719

Cooper City Hall: So just zeroing in on a little bit closer... oh, we had it a minute ago.

624

01:36:26.730 --> 01:36:29.329

Cooper City Hall: There we go. Just zeroing in and a little bit closer.

625

01:36:29.970 --> 01:36:42.209

Cooper City Hall: What's kind of confusing here is Solano runs east and west, and then it runs north and south. So, when we talk about Solano, we try to distinguish between the part along the northern property line and the part along the western property line.

626

01:36:43.330 --> 01:36:50.270

Cooper City Hall: This is the overall, Monterra PUD Master Plan, and you see the parcel there. It's part of Parcel C2.

627

01:36:50.480 --> 01:37:05.470

Cooper City Hall: Just as this plan... this plan has evolved over the years, there have been changes. So, for example, this area identified as 2G, which is just immediately west of the main C2 parcel, at one point was part of C2, and it was red, it was commercial.

628

01:37:05.510 --> 01:37:22.970

Cooper City Hall: But it was changed to residential a while back. Also, within C2, we've had previous changes. For example, the 55 and over residential building that's there, that was not originally permitted in C2, but we did an amendment to the plan a number of years ago in order to permit it.

629

01:37:24.640 --> 01:37:44.439

Cooper City Hall: So this is, the C2 area. So we're turned sideways now, so north would be to the right on this screen. And so you see the existing, 55 and over residences there in the upper right, and you see the various, commercial buildings in the center, you see the Bright Star Building, and then you see the proposed site.

630

01:37:44.910 --> 01:37:52.630

Cooper City Hall: At the bottom, there's a list of the tenants, just in case something looks familiar to you based on a tenant's name, you can see where it is.

631

01:37:54.100 --> 01:38:10.339

Cooper City Hall: So, this is our site plan. Of course, tonight, we have the first reading of the rezoning and the first reading of the PMUD amendment. The site plan would be on the agenda with second reading, along with any of the other applications that are necessary for the use.

632

01:38:10.470 --> 01:38:21.830

Cooper City Hall: So, I'm gonna show in a few minutes some samples of the old plan and the new plan. You may recall that we had originally gone to the Planning and Zoning Board more than a year ago.

633

01:38:21.940 --> 01:38:26.759

Cooper City Hall: With a plan that had, retail on the ground floor and self-storage above.

634

01:38:27.070 --> 01:38:30.730

Cooper City Hall: The building was much taller, it was much plainer looking.

635

01:38:30.850 --> 01:38:49.999

Cooper City Hall: And it had a lot more traffic associated with it. Also, by taking away the, retail uses, we were able to reduce the amount of pavement needed, and we're able to take that West Oak portion of the site where we're adjacent to residential, and make it all landscaping, with no vehicular traffic back there.

636

01:38:51.250 --> 01:39:00.120

Cooper City Hall: just as you're looking at this photo, one of the letters in the package that you'll see is from the house that is right next to us. So you see...

637

01:39:00.130 --> 01:39:13.979

Cooper City Hall: On the north-south portion of Solano. Is there a... I guess there might be a pointer, but I wouldn't be pointing at anything, so it probably wouldn't matter. But you see where the words Solano are on the left-hand side of the screen, and you see the first house right next to it.

638

01:39:13.990 --> 01:39:22.109

Cooper City Hall: That's Russell Gineger, I may be mispronouncing his name, but he has a support letter for us. So I'm pointing at... can we point at that right there?

639

01:39:22.690 --> 01:39:23.630

Cooper City Hall: There you go.

640

01:39:24.080 --> 01:39:26.629

Cooper City Hall: Yeah, I don't know if you can see that, that very first house.

641

01:39:26.890 --> 01:39:43.550

Cooper City Hall: The reason I point that out, when we had the old plan, Russell was one of the people who appeared at the meetings to say, I don't like this. It's right behind my house, it's too big. Now that we've made it smaller, now that we've increased the landscape buffer, he feels differently and has written a letter of support.

642

01:39:53.230 --> 01:40:02.659

Cooper City Hall: So this is the, master plan exhibit. It's largely technical, showing you, access points for vehicular and pedestrian.

643

01:40:02.660 --> 01:40:16.420

Cooper City Hall: And, initially, if this parcel was planned to be more than one use in the parcel, the access, the signage, and all would have been different. Now it's one use instead of multiple uses, you don't need as much signage, and the access can be simpler.

644

01:40:16.860 --> 01:40:34.050

Cooper City Hall: This is showing you some of the signage. So, for example, on the left, that's an example of a sign where you have multiple tenants. On the right, that's an example of a sign where you have a single tenant. In this site now, because it's only a single tenant, you won't need the multiple tenant signage like you have in the lower left.

645

01:40:35.500 --> 01:40:42.019

Cooper City Hall: This is, again, dealing with the signage, changing the type from a multi-tenant to a single tenant.

646

01:40:42.760 --> 01:40:58.280

Cooper City Hall: Okay, so here, I think, is really the meat of what we want to talk about. So, what we're showing here is the previous design on the left, and the new design on the right. So that you see that the previous design on the left, we had vehicular traffic all the way around.

647

01:40:58.430 --> 01:41:04.520

Cooper City Hall: We had our loading area to the west, although it was tucked under the building, it was still to the west.

648

01:41:04.730 --> 01:41:15.149

Cooper City Hall: By getting rid of the retail, we don't need anywhere near the amount of parking, although I will tell you that this site, with this plan, has,

649

01:41:15.430 --> 01:41:19.480

Cooper City Hall: Parking almost one and a half times what the code requires.

650

01:41:19.640 --> 01:41:34.769

Cooper City Hall: But still able to preserve that landscape area in the back. I also want to say I did hear the, comments from the resident, from Cascada Isles. We want to meet with her to talk about this entrance that we have at the southwest corner of the site.

651

01:41:34.770 --> 01:41:41.950

Cooper City Hall: to see if we can change that to make it satisfactory to the neighbors. We haven't had a chance to speak yet, but I just gave,

652

01:41:41.990 --> 01:41:46.990

Cooper City Hall: the speaker from that neighborhood, my card, and asked her to please give me a call so we could talk about this more.

653

01:41:50.300 --> 01:41:51.660

Cooper City Hall: So,

654

01:41:52.610 --> 01:42:02.769

Cooper City Hall: As I mentioned, we went to the Planning and Zoning Board with that larger plan first. We did not get a good result. We listened to what they said, and we made changes to the plan, and then came back.

655

01:42:02.900 --> 01:42:13.759

Cooper City Hall: So, lowering the height from 63 feet to 42 feet, as Jason mentioned, 45 feet is the maximum in the PMUD, so we're not exceeding that.

656

01:42:13.870 --> 01:42:32.670

Cooper City Hall: Put in a lot more landscaping on the west side, removed the dry aisle on the west side, put in a enhanced wall separating the property, and as I mentioned, we would like the opportunity to speak with our neighbors to see if there's something more we can do with the entrance we're showing at the southwest corner of the site.

657

01:42:32.880 --> 01:42:39.079

Cooper City Hall: Also, we did hear the comments of what's happening further south on Solano.

658

01:42:39.220 --> 01:42:49.160

Cooper City Hall: with the parking and some of the other things that are going on there. So we also want to talk to the residents of Cascada Isles to see if there's something we can do to help that situation, even though we're not part of it.

659

01:42:49.300 --> 01:42:57.069

Cooper City Hall: Is there perhaps a pull-off area that can be created so that if trucks are delivering to the community, they're not blocking the street?

660

01:42:57.240 --> 01:43:00.730

Cooper City Hall: Is there something that we can do with respect to signage?

661

01:43:00.810 --> 01:43:18.080

Cooper City Hall: To say no parking on the street, or no standing, or no stopping, or whatever. We could work with your city engineer to see if there's something we can do to help them, even though that issue is not something we're contributing to. But it's a problem, and we're a neighbor, and we'd like to help if we can.

662

01:43:20.170 --> 01:43:21.570

Cooper City Hall: So, also.

663

01:43:22.090 --> 01:43:34.680

Cooper City Hall: the difference in the elevation and the design of the building. So you see on the left was the 63-foot-tall building that we had initially. On the right is the new 42-foot design.

664

01:43:34.740 --> 01:43:43.989

Cooper City Hall: One of the things we heard when we went to Planning and Zoning the first time was not only the building height and the size, but the look of the building. They felt it

665

01:43:44.080 --> 01:43:49.529

Cooper City Hall: It needed a lot more architectural treatment, and it needed to look a lot better. And we believe we did that.

666

01:43:49.670 --> 01:43:55.779

Cooper City Hall: I will tell you that when we went back to the Planning and Zoning Board with the new plan, we were approved 7-0,

667

01:43:55.890 --> 01:44:09.340

Cooper City Hall: And we received comments from a number of the board members complimenting us for doing exactly what they asked us to do when we went there the first time. To make... we made the changes they asked us to make from when we went there the first time.

668

01:44:13.270 --> 01:44:28.089

Cooper City Hall: This, then just some renderings, of the building, and you'll see in the lower right on each of these drawings the perspective from... you're looking at it from. So this is as if you were looking roughly from the driveway coming in off of University when you first enter on Solano.

669

01:44:31.590 --> 01:44:35.250

Cooper City Hall: And this next one is looking from the southeast corner of the site.

670

01:44:37.780 --> 01:44:40.450

Cooper City Hall: Next one from the southwest corner of the site.

671

01:44:41.040 --> 01:44:42.829

Cooper City Hall: So again,

672

01:44:43.110 --> 01:44:49.050

Cooper City Hall: This is now when you're in the neighborhood. You're west of the site, you're in the residential neighborhood, you're looking toward it.

673

01:44:51.420 --> 01:44:53.510

Cooper City Hall: And then from the northwest corner.

674

01:44:54.220 --> 01:44:55.620

Cooper City Hall: So,

675

01:44:55.870 --> 01:45:10.740

Cooper City Hall: If I could now, I'd like to refer to these letters briefly. I've given each of you a packet that should have 16 support letters in it. Some of them are from our very closest neighbors, some of them are from people around the community.

676

01:45:10.840 --> 01:45:21.450

Cooper City Hall: A number of them are also from tenants in the existing shopping center. And I think that's important to show that, the existing tenants in the shopping center

677

01:45:21.710 --> 01:45:30.390

Cooper City Hall: are seeing this as a positive inclusion to the center, not as a negative, and they have given you those letters saying so.

678

01:45:31.720 --> 01:45:43.439

Cooper City Hall: In addition to the 16 letters there, there are 3 that we received just today, so I don't have extra copies, but I'll just hand them in to the clerk. They look very similar to some of the ones you have now.

679

01:45:43.620 --> 01:45:55.430

Cooper City Hall: One of them is from 5050 Southwest 90th Avenue, another one from that same block, same address, and then a third one from 52nd Street. Just gonna hand those in.

680

01:46:02.080 --> 01:46:08.490

Cooper City Hall: And what I did not include in these support letters are two letters that we got copies of

681

01:46:08.580 --> 01:46:27.089

Cooper City Hall: from, the Cascada Isles Homeowners Association, and one of them, written by, Ms. Banshone, who you heard from earlier. I don't include these in the support letters yet, but I think we can do what they're asking us to do, and if so, then maybe they will become support letters at that point.

682

01:46:27.380 --> 01:46:45.100

Cooper City Hall: But generally what they're pointing out is existing traffic problems. They don't want us to make it worse. They feel that that entrance at the southwest corner might contribute to that, and that's why I'm saying I think that's something that we can address and something that we can do before we come back for a second reading.

683

01:46:48.370 --> 01:46:54.109

Cooper City Hall: Traffic. So, the first traffic comparison we did

684

01:46:54.190 --> 01:47:10.640

Cooper City Hall: was, at the top, you see the plan when we had the retail and the self-storage. In the middle, you see, with just the self-storage, without the retail, and a significant reduction in traffic, not only daily, but morning peak hour and afternoon rush hour as well.

685

01:47:11.200 --> 01:47:26.819

Cooper City Hall: We also, based on some of the comments we heard, looked at other uses that are allowed in the PMUD today, one of which is a hotel. Hotel use is allowed. Again, there are significantly more traffic.

686

01:47:26.990 --> 01:47:43.160

Cooper City Hall: Also, when we do hotels in areas like this, we often get comments from neighbors that that hotel has some height, it has windows, the windows are looking into the neighborhood, that is considered undesirable very often. So, again, just another use permitted in the PMUD.

687

01:47:43.460 --> 01:47:50.919

Cooper City Hall: The PMUD also permits restaurants, we've shown an example, and all of these are based on site plans that we produced

688

01:47:51.000 --> 01:47:58.739

Cooper City Hall: to try to get tenants to come in. As you know, it's been a period of years that we've owned this property. We've been unable to get

689

01:47:58.810 --> 01:48:05.590

Cooper City Hall: Any tenant up till now, and so these are just some of the plans that we prepared, that we showed to people, that we shopped.

690

01:48:05.660 --> 01:48:25.339

Cooper City Hall: To try to get tenants. I will also tell you one other, use that we pursued that I did not have here, although it would also be more traffic, is medical office. It was suggested to us that we reach out to Memorial Healthcare, which we did, to see if they would be interested in putting a facility here. After several months of back-and-forth discussion.

691

01:48:25.380 --> 01:48:43.720

Cooper City Hall: They finally said to us that we were too close to, Memorial Pembroke, which is right at Sheridan and University, and if they needed some kind of a facility away

from the hospital, it needed to be further away than we were, maybe Flamingo Road or something like that. So we were still open to it, we are still open to it today.

692

01:48:43.790 --> 01:48:49.079

Cooper City Hall: But, the last communication we received from Memorial is we were too close to the existing hospital.

693

01:48:49.980 --> 01:49:03.509

Cooper City Hall: Another use, that we also pursued was a combination of retail and a gym, and again, significantly more traffic at, at the average daily, the morning rush hour, and the afternoon rush hour.

694

01:49:03.970 --> 01:49:05.479

Cooper City Hall: In terms of...

695

01:49:05.600 --> 01:49:21.309

Cooper City Hall: of the beefed-up western buffer. We not only put more area of landscaping, but we introduced new species. We put in oversized species in addition to the height required by code, and these are just some examples of some of the plant material we're using.

696

01:49:23.880 --> 01:49:32.870

Cooper City Hall: So other than that, if you have any questions, I'll be happy to answer them. I know there's a number of public speakers at the end of the public comment. I'd like the opportunity to respond as appropriate. Thank you very much.

697

01:49:38.990 --> 01:49:40.849

Cooper City Hall: Mr. Vinnie Passarino.

698

01:49:42.820 --> 01:49:44.140

Cooper City Hall: Should probably turn this off.

699

01:49:45.350 --> 01:49:50.559

Cooper City Hall: Mr. Jake, Mr. Vini, are you here to speak on... the storage?

700

01:49:52.890 --> 01:49:55.900

Cooper City Hall: Okay, not now. It's not time now.

701

01:49:58.880 --> 01:50:00.090

Cooper City Hall: Mr. Jake.

702

01:50:01.350 --> 01:50:03.089

Cooper City Hall: I'm not gonna kill your last name again.

703

01:50:06.890 --> 01:50:13.270

Cooper City Hall: Sorry, it's, Kiker. How do you say? Kiker. Thank you. Kiker with no C.

704

01:50:14.460 --> 01:50:27.950

Cooper City Hall: Thank you for your time. I represent Bright Star Credit Union. I do not live in Cooper City, I live in Tallahassee, Florida, but I am here because... these are rough days, although we did just sign Tiger Woods as kid to the golf team. We're now a golf school, apparently, but we'll take it.

705

01:50:28.010 --> 01:50:38.339

Cooper City Hall: I'm here because I was involved in this project from day one. I was involved representing Brightstar when they signed the contract for the piece of property, which is now their headquarters here in Cooper City back in 2019.

706

01:50:38.380 --> 01:50:55.369

Cooper City Hall: Working with Mike Tomco and David Diaz and some of their folks, looking at site selections. It was an arduous process, from, as you can imagine, for some entity as large as Brightstar, which is one of the fastest growing credit unions, not only in Florida, but in the U.S, choosing the right location was very important, and they did it very intentionally.

707

01:50:55.370 --> 01:51:14.649

Cooper City Hall: And that's something that I want to focus in on, is the intention behind what they did here. They looked at a lot of different sites, and one of the things that was

most important to them was that they would go somewhere where their employees, their members, I mentioned before with kind of the planning term, which I know has become cliche now, but live, work, and play. Something that is vibrant, somewhere that they want to be.

708

01:51:15.760 --> 01:51:31.499

Cooper City Hall: And this, for this project, provided that. Now they certainly could have bought property in a lot cheaper locations that were industrial areas, surrounded by storage warehouses and things like that, but they didn't do that. They purposely put it in a location here knowing that they had a plan in place, and this is a PMUD. It's planned.

709

01:51:31.500 --> 01:51:37.230

Cooper City Hall: There can be tweaks, but the idea was still a vibrant mixed-use area that their employees would be happy.

710

01:51:37.330 --> 01:51:51.620

Cooper City Hall: And so, fast forward now, 200 employees and close to $40 million in investment later, they're very happy. They're very pleased, they're back now in office, most employees almost 4 days a week now, and excited for what's to come in Cooper City.

711

01:51:52.480 --> 01:52:12.149

Cooper City Hall: let's be very clear. The issue here is not aesthetics. There's a lot talked about the aesthetics of this building. I'm not a huge fan of storage facilities in general, but I think there's, you know, the aesthetics of this one, I guess, are okay. The issue is with the use. They do not believe that the storage facility, comports with what the vision was presented for this area. Certainly what they would like to see happen long-term.

712

01:52:12.150 --> 01:52:23.420

Cooper City Hall: And so it's something that we, you know, again, are adamant about, and being intentional in terms of what still goes there. Mr. Mealy mentioned at the outset, this is the last piece. This is the last piece of Monterra.

713

01:52:23.430 --> 01:52:36.940

Cooper City Hall: And so, our hope is that you will stick to the plan, that you will allow this vision to be fulfilled, for this area to continue with what was envisioned when Bright Star went there, when these other businesses went there, and allow it to continue in that regard.

714

01:52:36.940 --> 01:52:54.980

Cooper City Hall: We did have a meeting last week with Mr. Geller, their lobbyist. We talked about a lot of different things. We talked about all the things that it could be used for under the existing zoning. A lot of things by right. As he mentioned, the issue is they have a tenant. They like this one. They want to do a storage facility because that's what they, you know, in essence, can sell at this point.

715

01:52:55.010 --> 01:53:07.000

Cooper City Hall: The one thing that we did offer, because again, we want solutions, we're not a NIMBY, we want to see growth, we want to see this thing develop. So one thing that we did do was we tried to offer a solution and said, look, if you're telling us that the economics, whatever they may be for you, don't work.

716

01:53:07.000 --> 01:53:21.169

Cooper City Hall: Hey, guess what? We're a financial institution. Let's sit down and let's talk about these things. We have the fastest growing business lending department in the Southeast, and let's look at the economics of why it can and cannot work, and we will do those things if you will work with us collaboratively and collectively.

717

01:53:21.170 --> 01:53:41.890

Cooper City Hall: But unfortunately, here we are. They're pushing forward with the storage facility. We hope that it doesn't happen. But again, we are still here. We're still gonna be there. Bright Star's not going anywhere. This piece of property's not going anywhere. We hope to have some ability to, again, fulfill this vision. To use a football analogy, even though it's been a bad football season. We're on the 5-yard line. This is the last piece of property.

718

01:53:41.890 --> 01:53:58.749

Cooper City Hall: And to just kind of throw in the towel and say, well, we'll throw in a 150,000 square foot storage facility to close out this development. It just doesn't seem right. We have way too many people that have put way too much time and effort, and more importantly, investment-backed expectations as to what this area was going to be, what the vision was. And we hope that we stay true to that.

719

01:53:59.730 --> 01:54:00.700

Cooper City Hall: Thank you, sir.

720

01:54:02.220 --> 01:54:03.910

Cooper City Hall: Mr. Gregory Malthouse.

721

01:54:12.140 --> 01:54:18.570

Cooper City Hall: Good evening. Good evening. Greg Matis, resident here in Cooper City, You know...

722

01:54:19.090 --> 01:54:30.650

Cooper City Hall: I've seen this development, lived in Montero for a long time, just built a house on 106th, and you know, this development, this Monterra project, this commercial project's been around for a long time.

723

01:54:30.760 --> 01:54:32.649

Cooper City Hall: And these developers have worked hard.

724

01:54:32.760 --> 01:54:39.190

Cooper City Hall: very familiar with, with the son of, Carrie. We were fraternity brothers in college, and I, and I think...

725

01:54:39.460 --> 01:54:45.450

Cooper City Hall: you know, it's very hard to finish out this project. And, you know, the residents, you know, we want

726

01:54:45.640 --> 01:54:52.880

Cooper City Hall: you know, in Cooper City, we've been wanting this thing to be developed for a long time. I think it was originally supposed to be a town center, and a bunch of other things,

727

01:54:53.010 --> 01:54:58.869

Cooper City Hall: And I just kind of urge you guys to work with the developer to get this done. I don't think...

728

01:54:59.110 --> 01:55:17.079

Cooper City Hall: self-storage is gonna hurt that area, and if we bring something in that's gonna create more traffic, I don't know how that benefits us as residents. That's already, you know, a challenging road, it's a challenging area. Even listening to the residences that live behind that, I've been in the real estate business 20 years, I don't really know what the other options are.

729

01:55:17.250 --> 01:55:21.620

Cooper City Hall: You know, do we want to put a hotel there? Is that gonna... is that gonna work?

730

01:55:22.000 --> 01:55:25.250

Cooper City Hall: You know, bringing a Best Western? I mean, so...

731

01:55:25.420 --> 01:55:35.280

Cooper City Hall: Self-storage is gonna be much better for our community. More retail is not. We don't want more traffic. So, you know, that's my feedback, but...

732

01:55:35.360 --> 01:55:50.189

Cooper City Hall: you know, just urge you to work with the developer. I totally understand, you know, Brightstar wanting maybe something different there. They've got a great building. I think it's an office building. I don't believe it's a building that people go there and actually do business, but I could be wrong.

733

01:55:50.240 --> 01:56:07.300

Cooper City Hall: You know, I don't know. But, yeah, so that's my feedback from somebody that's lived in Monterra, been in this area. I got 5 kids, my kids go to all the schools, I'm in that area go to that shopping center all the time, they did a great job, and, you know, urge you to work with them so we can try to finish out this project.

734

01:56:07.740 --> 01:56:08.699

Cooper City Hall: Thank you, sir.

735

01:56:11.990 --> 01:56:13.500

Cooper City Hall: Mr. Felshu.

736

01:56:23.130 --> 01:56:23.980

Cooper City Hall: Good evening.

737

01:56:24.530 --> 01:56:29.999

Cooper City Hall: My name is Steven Felchu. I'm a resident of Monterra, I live in the Vista del Sol section.

738

01:56:30.100 --> 01:56:33.850

Cooper City Hall: I'm actually a prior president of the Monterra HOA.

739

01:56:34.240 --> 01:56:50.349

Cooper City Hall: I was part of the group that actually listened to this presentation almost 2 years ago. So this project has been going on for a very long time, and the Montero HOA, as its own piece, aside from the CDD, was in support of this project even going back then.

740

01:56:50.590 --> 01:56:56.889

Cooper City Hall: I'd like the opportunity, if I could, to read a letter from, Rabbi Adi Goodman, who's the...

741

01:56:57.000 --> 01:57:00.470

Cooper City Hall: It's in your packet. Okay, so you want me to read it?

742

01:57:01.250 --> 01:57:06.500

Cooper City Hall: Okay, so, I mean, so, to me, the key points that I just wanted to.

743

01:57:06.670 --> 01:57:21.270

Cooper City Hall: bring to all of your attention is that, at the end of the day, like, we're the community, and I think that we would really appreciate if you could listen to what the community wants. This is not about what Brightstar wants, I mean.

744

01:57:21.660 --> 01:57:27.419

Cooper City Hall: BrightStar, none of these people live here. They show up, they go to work, and they leave.

745

01:57:27.940 --> 01:57:44.830

Cooper City Hall: They are not impacted by the traffic, they're not impacted by anything that's gonna go on here. This is all about... Brightstar is just looking for more retail business because they think somehow it's gonna benefit them. But at the end of the day, they don't live here.

746

01:57:45.120 --> 01:58:02.199

Cooper City Hall: Okay? This is not about them, this should be about us, the community, us, the taxpayers. Okay? We have looked at all of this, and we definitely don't want a hotel. I mean, imagine, you know, I mean, we've seen all sorts of things that would go on. Given the size of this property, it's not like you're gonna have

747

01:58:02.200 --> 01:58:20.680

Cooper City Hall: you know, a W hotel, or the Four Seasons gonna move into this tiny little property, you're gonna get a tiny little hotel that who knows what kind of element is gonna wind up staying at this hotel. So I'd be very concerned about what could possibly come, you know, onto that location if it were a hotel.

748

01:58:20.680 --> 01:58:24.290

Cooper City Hall: So, I think that, at the end of the day, you know.

749

01:58:25.050 --> 01:58:44.820

Cooper City Hall: We're looking for something that's gonna have low traffic, that's ultimately gonna benefit us. I mean, we've had enough problems in Montana. The biggest issue, in that I've come from New York, is the fact that we have no storage. I'm used to having a basement, right? I mean, the base of my house is 2,500 square feet, so I would normally have another 2,500 square feet of basement space.

750

01:58:44.960 --> 01:59:02.730

Cooper City Hall: Well, South Florida doesn't afford you that opportunity to have storage, right? And you can't put anything in the attic, given the heat that goes on here, so you're forced to either use your garage, well then now you're, you know, we know about the parking problems that we have in Monterra, so now you're left with what? You need a self-storage facility.

751

01:59:02.800 --> 01:59:11.369

Cooper City Hall: So, to me, this seems like the most logical solution. It provides the most benefit, it's the least amount of traffic, and at the end of the day.

752

01:59:11.510 --> 01:59:19.490

Cooper City Hall: Please, listen to us, the homeowners, the community, the people who live here. This is what we want. It should have nothing to do with Brightstar.

753

01:59:19.750 --> 01:59:21.680

Cooper City Hall: Thank you for your time. Thank you.

754

01:59:26.110 --> 01:59:29.150

Cooper City Hall: Is there anyone else in the audience wishing to speak on this item?

755

01:59:30.510 --> 01:59:34.400

Cooper City Hall: I need you to fill out one of these slips when you're done, when you're finished, come on up.

756

01:59:37.340 --> 01:59:38.490

Cooper City Hall: Gonna be sworn in.

757

01:59:39.980 --> 01:59:52.479

Cooper City Hall: Good evening. If I could, before you begin, if you could just swear yourself in, do you swear or affirm a testimony you'll give this evening will be the truth and nothing

but the truth? I do. And your name and address for the record, please? Manika Idanas, I'm a resident of Cooper City, and I also work at Bright Star, so...

758

01:59:52.760 --> 01:59:55.580

Cooper City Hall: I'm one of those non-existent people who...

759

01:59:55.780 --> 01:59:58.430

Cooper City Hall: work at Bright Star and live in the area.

760

01:59:59.040 --> 02:00:06.060

Cooper City Hall: I did... I'm... I live 2 blocks away. I walk my dog through the neighborhood, I jog through the neighborhood.

761

02:00:06.180 --> 02:00:13.290

Cooper City Hall: I see all of the accidents at that corner, right, all the time, in the evening, when everybody else is gone.

762

02:00:14.050 --> 02:00:17.700

Cooper City Hall: There's still accidents during the day, so now we're gonna have

763

02:00:17.990 --> 02:00:24.570

Cooper City Hall: Trucks and all sorts of commercial vehicles driving in through there, causing additional traffic.

764

02:00:24.760 --> 02:00:28.440

Cooper City Hall: Not to mention the crime. I'll feel less safe

765

02:00:28.900 --> 02:00:32.789

Cooper City Hall: Walking through there in the evening, when I know that they're...

766

02:00:33.540 --> 02:00:40.959

Cooper City Hall: Could be burglarizing these storage units. I don't know how much security's gonna be in there. It certainly is not adding additional jobs.

767

02:00:41.240 --> 02:00:42.960

Cooper City Hall: Not additional housing.

768

02:00:43.320 --> 02:00:50.359

Cooper City Hall: no economic... improvement to the community. I think it's the bad...

769

02:00:50.930 --> 02:00:55.119

Cooper City Hall: It's a bad choice to put in a storage... facility there.

770

02:00:55.230 --> 02:00:57.429

Cooper City Hall: It looks very nice on the pictures.

771

02:00:57.690 --> 02:00:58.560

Cooper City Hall: But...

772

02:00:58.920 --> 02:01:07.819

Cooper City Hall: A pig with lipstick is still a pig, right? So it's still a storage community with a bunch of strangers driving in and out of there.

773

02:01:07.920 --> 02:01:23.620

Cooper City Hall: Not the residents storing stuff there. People from other areas. If you look to the south, they're building another storage community next to Flanagan's. Not in our city, but next city over. If you look north, there is two other storage,

774

02:01:24.070 --> 02:01:29.640

Cooper City Hall: Building just north of, sheridan? No, Sterling?

775

02:01:30.010 --> 02:01:34.489

Cooper City Hall: There's plenty of space if the whole thing is concerned about

776

02:01:35.280 --> 02:01:42.839

Cooper City Hall: If there is a concern about residents having a place to store their goods because they don't have a basement or an attic, whatever it may be, there's plenty of options around there.

777

02:01:43.530 --> 02:01:50.590

Cooper City Hall: But putting it there, with that small entrance to the community, where there's constant accidents.

778

02:01:51.590 --> 02:01:53.800

Cooper City Hall: I think it's not the right choice.

779

02:01:56.040 --> 02:01:58.069

Cooper City Hall: That's all I have. Thank you. Thank you.

780

02:01:59.260 --> 02:02:00.320

Cooper City Hall: Is that it

781

02:02:08.430 --> 02:02:09.309

Cooper City Hall: She was wondering.

782

02:02:09.800 --> 02:02:11.159

Cooper City Hall: She's very social on the scope.

783

02:02:12.750 --> 02:02:30.650

Cooper City Hall: I just wanted to land here, I'm sorry, your name again for the place. Hi, Amina Banchon again. Hi! So, I actually live directly across where the southwest enter and exit is, and the amount of honking I hear outside of my home every day from the traffic that's on Solano.

784

02:02:31.530 --> 02:02:35.910

Cooper City Hall: I don't know what to put across there that's not... I love everybody's...

785

02:02:36.230 --> 02:02:43.929

Cooper City Hall: ideas and everything, but I don't know what's going to go across there that's not going to dramatically increase what's already an issue.

786

02:02:44.550 --> 02:02:48.990

Cooper City Hall: And I don't think the developers mentioned

787

02:02:49.170 --> 02:02:58.049

Cooper City Hall: Changing the construction hours that will directly affect the guy who lives right across, me who lives right across, the apartments who live across.

788

02:02:58.080 --> 02:03:10.570

Cooper City Hall: So, you know, and the workers in Brightstar Credit Union, it's all day long for construction that's open by the city. So, if you guys could please consider those hours, that would be very helpful. Thank you. Thank you.

789

02:03:12.270 --> 02:03:13.470

Cooper City Hall: Mr.

790

02:03:13.800 --> 02:03:20.980

Cooper City Hall: Mr. Mayor, can we now just address the construction, since we spoke about it last meeting, and the resident may not be aware?

791

02:03:21.930 --> 02:03:23.489

Cooper City Hall: The construction hours?

792

02:03:24.130 --> 02:03:30.229

Cooper City Hall: We have, we are working on that. Oh, not now, we're not doing that now. Stay on topic.

793

02:03:30.490 --> 02:03:32.410

Cooper City Hall: That still hasn't been done.

794

02:03:36.420 --> 02:03:53.890

Cooper City Hall: Mr. Mele, go ahead. Thank you. First, let me say, with respect to the last speaker, if we meet, we'll be happy to talk about everything that is of concern to their neighborhood. I don't know if we'll be able to achieve everything, but we're definitely open to talking about hours and entrances and everything else.

795

02:03:54.100 --> 02:03:55.820

Cooper City Hall: So, a couple of thoughts.

796

02:03:56.260 --> 02:04:05.219

Cooper City Hall: Generally what we've seen is support from the residences that are near us, and opposition from Brightstar and their employee.

797

02:04:05.500 --> 02:04:16.900

Cooper City Hall: But just to review some communications we've had in the past from Brightstar. You remember, it was a little over a year and a half ago when we were working on the parking, in the shopping center.

798

02:04:17.000 --> 02:04:26.380

Cooper City Hall: And Brightstar wrote a letter at the time saying that people were parking in their parking lot, and they were concerned about our application because they felt there wasn't enough parking.

799

02:04:26.550 --> 02:04:35.749

Cooper City Hall: Well, I'm happy to report that on our new facility, we're required to have 58 parking spaces, but we have 87.

800

02:04:36.040 --> 02:04:46.799

Cooper City Hall: So we have extra parking for others that are around us. But now we have new objections from Brightstar, and from others, well, actually, just from Brightstar.

801

02:04:46.910 --> 02:04:48.979

Cooper City Hall: And so I just want to refer to a couple of them.

802

02:04:49.240 --> 02:05:00.449

Cooper City Hall: One of them is, referring to incompatibility with the surrounding area, and suggesting that we are encroaching into a residential area. Well, as I showed on the master plan earlier.

803

02:05:00.450 --> 02:05:10.789

Cooper City Hall: The residential area is behind us, the commercial area is on University, and the residential actually moved into the commercial a number of years ago when the previous amendment to the PMUD was made.

804

02:05:11.240 --> 02:05:23.400

Cooper City Hall: The next thing mentioned is a lack of community benefits, talking about parks, schools, and community centers. Well, this property was never zoned for parks, schools, or community centers. It was zoned for residential and commercial.

805

02:05:23.540 --> 02:05:34.770

Cooper City Hall: And self-storage fits in commercial. It fits in your B3 commercial zoning district, notwithstanding the fact that these claims are making it sound like it's the middle of an industrial area, which it's not.

806

02:05:35.370 --> 02:05:39.310

Cooper City Hall: And then, finally, a comment about precedent for future development.

807

02:05:39.770 --> 02:05:55.500

Cooper City Hall: There is only one PMUD in the city of Cooper City, and this is it. I don't know that there's another piece of property in the city that's big enough to be a PMUD, so there's no precedential effect whether you approve or deny what we have on the agenda tonight. It is only site-specific.

808

02:05:55.500 --> 02:06:02.250

Cooper City Hall: for this property. There were even claims made that people would be living in the self-storage facility.

809

02:06:02.260 --> 02:06:03.470

Cooper City Hall: That's not true.

810

02:06:03.730 --> 02:06:15.060

Cooper City Hall: And no businesses can operate out of the self-storage facility. Everyone who goes there, when they come and they go, it'll be recorded. So if you tried to stay there overnight, we would know it.

811

02:06:15.230 --> 02:06:21.669

Cooper City Hall: So, these comments about people living there, or burglars coming in, Are... are just not correct.

812

02:06:21.910 --> 02:06:35.700

Cooper City Hall: And the comment about trucks, most self-storage facilities are people that are storing stuff from their own home, driving their own vehicle, pickup truck, SUV, car, not very many trucks at all.

813

02:06:36.080 --> 02:06:37.640

Cooper City Hall: And...

814

02:06:37.960 --> 02:06:54.210

Cooper City Hall: The traffic data we've shown is right out of the ITE manuals. It's been prepared by our traffic engineer, reviewed by your traffic people, and they have not told us that there is any incorrect information in any of those reports. So, having said that, the one last thing I want to mention.

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02:06:54.420 --> 02:07:00.100

Cooper City Hall: is the reliance that Bright Star says they have on the current zoning. So.

816

02:07:00.300 --> 02:07:02.200

Cooper City Hall: When we sold them the property.

817

02:07:02.820 --> 02:07:09.359

Cooper City Hall: We entered into a number of documents. This is all of them. Purchase and sale agreements, restrictive covenants, easements.

818

02:07:09.500 --> 02:07:25.710

Cooper City Hall: And they actually did require us to omit certain uses from the property. For example, we're not allowed to have another financial institution, okay? If they wanted to negotiate other things prohibited on the property, that was the time to do it.

819

02:07:25.870 --> 02:07:42.840

Cooper City Hall: And it's been suggested to me that maybe they didn't do it because the current zoning doesn't allow self-storage. That doesn't matter. I've had numerous contracts over the years where we're selling or leasing property to a company. Well, they will have a whole laundry list of things that you cannot put on the balance of your property.

820

02:07:42.910 --> 02:07:56.749

Cooper City Hall: A lot of times it's undesirable things, tattoo parlors, etc. So they had the opportunity to exclude self-storage when they bought the property, and they didn't do it, and so now they're trying to get you to do it for them. And so the comment that

821

02:07:56.860 --> 02:08:08.249

Cooper City Hall: They need your protection. They had an opportunity to exclude self-storage when we sold them the property, and they didn't do it. If you have any questions, I'll be happy to... Mr. Mealy. Mr. Mealy, can you,

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02:08:09.340 --> 02:08:14.370

Cooper City Hall: Tell us why we should rezone something.

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02:08:14.470 --> 02:08:15.350

Cooper City Hall: that...

824

02:08:16.660 --> 02:08:27.749

Cooper City Hall: Well, one, this is not just a rezoning, this is planned mixed unit development, so it's kind of about as specific as you can get. And this whole area was kind of pre-planned.

825

02:08:28.540 --> 02:08:36.530

Cooper City Hall: There's actually... I don't even want to get into the town center talks and, you know, but it got picked off one by one. But there is...

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02:08:37.040 --> 02:08:42.260

Cooper City Hall: some... Expectation that... that a neighboring

827

02:08:42.650 --> 02:08:50.650

Cooper City Hall: landowner would have when they move next to something and they look at the zoning. I mean, that's why we have to advertise to them and everything. Sure.

828

02:08:50.820 --> 02:08:54.749

Cooper City Hall: So, what criteria are we meeting to do that?

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02:08:54.980 --> 02:09:04.730

Cooper City Hall: Well, you have criteria for rezonings in your code, and we've addressed those in our backup. One of the major criteria for rezoning is traffic.

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02:09:05.420 --> 02:09:14.419

Cooper City Hall: And it's clear that this is the lowest traffic generator of any of the uses we could put there. Now, that's not the only criteria, but it's one of the main ones. Also.

831

02:09:14.670 --> 02:09:21.780

Cooper City Hall: What we've heard from the residential community around it is that they think this is a better use because it generates less traffic.

832

02:09:22.590 --> 02:09:26.379

Cooper City Hall: But there's... I don't know why I'm so loud here.

833

02:09:29.830 --> 02:09:35.170

Cooper City Hall: you're a very talented attorney, so, I mean, I could probably...

834

02:09:35.690 --> 02:09:45.420

Cooper City Hall: say, hey, let's... hey, neighbors, we're gonna put up a, you know, 90-foot place, or would you like this 40-foot? And of course, they're gonna say, you know, the lower one, but we can't discount

835

02:09:45.830 --> 02:09:51.690

Cooper City Hall: the neighboring landowners wanting to buy it. And so my position from the beginning is, I meant...

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02:09:51.940 --> 02:09:58.499

Cooper City Hall: I really don't care as long as everyone is happy. But if everyone isn't happy, we can't discount

837

02:09:58.910 --> 02:10:04.669

Cooper City Hall: a property owner, Who spent 40-something million dollars to go in there.

838

02:10:05.070 --> 02:10:09.810

Cooper City Hall: And when I go through the criteria, hardship.

839

02:10:10.010 --> 02:10:29.700

Cooper City Hall: self, you know, created hardship certainly isn't one, so... Hardship is a test for a variance. We are not doing a variance. Well, you are asking for us to rezone it, and then permit the storage unit, which isn't allowed by right, but it's conditional use, so... I just want to point out that it's not a hardship standard to do a rezoning. Okay.

840

02:10:29.850 --> 02:10:33.729

Cooper City Hall: So... well, I mean, I guess you're doing these together, right?

841

02:10:33.910 --> 02:10:38.170

Cooper City Hall: Both items, yes. So, I mean, we... alright, so...

842

02:10:38.600 --> 02:10:44.760

Cooper City Hall: how do I tell a landowner who bought into a planned mixed-unit development that...

843

02:10:45.640 --> 02:10:56.650

Cooper City Hall: what they thought was gonna go there doesn't matter because it's more profitable to do this or that. Well, my point earlier is there have been previous amendments to the PMUD.

844

02:10:56.810 --> 02:11:13.730

Cooper City Hall: There was the one that took away some commercial and added some residential. There was another one that provided for the 55 and over community. So this is a third change to what we're doing. Now, this project has been going on for over 20 years, so it's not unusual that you'd have some changes.

845

02:11:15.650 --> 02:11:17.560

Cooper City Hall: I remember when...

846

02:11:17.870 --> 02:11:23.529

Cooper City Hall: Now the mayor was looking for the waterfront restaurant that was supposed to go there. I remember too.

847

02:11:23.710 --> 02:11:27.080

Cooper City Hall: And, I mean, it has kind of, you know.

848

02:11:27.560 --> 02:11:35.290

Cooper City Hall: I'm not sure if that... it was the economy change in 20 years, or you guys were just brilliant when I say you, because I think you were involved in the initial...

849

02:11:35.790 --> 02:11:44.120

Cooper City Hall: design of this, right? Yeah, I've been involved since the beginning. And, I mean, you know, so the... and I kind of go back to...

850

02:11:45.460 --> 02:11:47.859

Cooper City Hall: When I go to buy a piece of property.

851

02:11:47.960 --> 02:12:01.499

Cooper City Hall: if it's zoned to allow a strip club, I can't complain, really, if someone moves in and builds a strip club. But if it's not zoned that way, and they're seeking to rezone it and build that, and obviously this is an extreme example, right? Strip club or prison.

852

02:12:01.690 --> 02:12:07.789

Cooper City Hall: But how do we not take into consideration that abutting landowners

853

02:12:07.810 --> 02:12:24.689

Cooper City Hall: concerns, especially when it's relatively recent. It wasn't like they purchased a, you know, 40 years ago, and... I'm not suggesting that you would ignore Bright Star's comments. I'm not suggesting that at all. But I am suggesting that you weigh them against the comments that you've heard in favor from the residential neighbors.

854

02:12:24.690 --> 02:12:29.670

Cooper City Hall: It has just been my experience from 10 years in government and 30-some-odd years of doing this.

855

02:12:29.670 --> 02:12:36.190

Cooper City Hall: that generally what I see is the concerns of residential neighbors tend to outweigh the concerns of the commercial ones.

856

02:12:36.190 --> 02:12:43.220

Cooper City Hall: And a lot of times, I've been representing the commercial ones, and they say, well, thanks a lot, but we're listening to the people who live here. So...

857

02:12:43.620 --> 02:12:45.360

Cooper City Hall: I'm hoping he'll do that tonight.

858

02:12:46.160 --> 02:13:04.110

Cooper City Hall: Commissioner Katzmann, go ahead. Thank you, Mayor. Mr. Mealy, you... one of your comments really stuck with me. You said that Brightstar had an opportunity to prevent self-storage when they moved in, or when they signed the lease, or whatever, when they purchased the property, but they didn't.

859

02:13:04.420 --> 02:13:06.439

Cooper City Hall: Correct. So they kind of waived that right.

860

02:13:06.940 --> 02:13:14.929

Cooper City Hall: The... They waived that right, they waived that right contractually, and now they're trying to get you to do it. So... so using that logic.

861

02:13:17.120 --> 02:13:34.599

Cooper City Hall: Were you involved when the Monterra land was mapped out as a PMUD? Yes. And did you have the ability to zone that area as a self-storage unit at the time? Yes, we sure, we could have asked at the time. So, you didn't. So my point is.

862

02:13:35.490 --> 02:13:51.810

Cooper City Hall: that backfired on you, because you asked... you mapped out the land as a PMUD, you did not include self-storage as an option, and now you're holding it against... no,

let me finish. You're holding it against the same people who bought... who invested in that land.

863

02:13:52.150 --> 02:13:53.100

Cooper City Hall: to...

864

02:13:53.550 --> 02:14:07.419

Cooper City Hall: And saying that, well, they should have put it in the contract. You should have put it in the contract 20 years ago, or 30 years ago. So let me say, I was involved, but my clients were not there 20 years ago, Mr. Goldberg and his son, they weren't there.

865

02:14:07.420 --> 02:14:24.869

Cooper City Hall: Okay, but they bought... but they bought the property knowing what it was zoned for, did they not? Or did they just... No, no, they bought it knowing what it was zoned for, but let's not pretend that we never rezoned properties. Okay, but this is a big... this is a big decision we have, and I just wanted to point out that you're holding

866

02:14:24.870 --> 02:14:32.959

Cooper City Hall: rights are to a different standard than you hold yourself in this particular case. I hear what you're saying. Second, I wanted to mention that my first

867

02:14:33.750 --> 02:14:39.079

Cooper City Hall: time... Being officially involved in any zoning, planning and zoning.

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02:14:39.440 --> 02:14:52.479

Cooper City Hall: It was about 6-7 years ago, I was appointed to the Planning and Zoning Advisory Board, and my first meeting was discussing a self-storage unit that was being proposed across from Embassy Lakes.

869

02:14:53.090 --> 02:15:03.259

Cooper City Hall: And I'll never forget coming to that meeting and being told, if you don't approve this self-storage, you have no idea what's gonna come over here.

870

02:15:03.270 --> 02:15:22.390

Cooper City Hall: there's gonna be a prison, or a hospital, or a hotel, or all these other crazy ideas, and the residents and embassy... it wasn't Mr. Mele. It was a different... a different representative. And as I recall, the neighbors in that case were actually against the self-storage, unlike the residential neighbors here today.

871

02:15:22.530 --> 02:15:27.259

Cooper City Hall: Well, there were people who were for it and who were against it, but my point is.

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02:15:28.210 --> 02:15:40.939

Cooper City Hall: I'm... I totally understand where the residents are coming from. This is... there are some residents here, and there have been some residents in favor of it. I've also received comments and phone calls from residents who are not in favor of it.

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02:15:41.080 --> 02:15:46.469

Cooper City Hall: My point is, I think sometimes the residents

874

02:15:46.710 --> 02:15:55.900

Cooper City Hall: come out in favor of something because they're scared of the alternative, because they're being told that the alternative is going to be a Best Western, and in reality.

875

02:15:56.470 --> 02:16:04.069

Cooper City Hall: I don't think Best Western is gonna move into Cooper City. We didn't tell anybody anything about a Best Western. But you did mention that a hotel...

876

02:16:04.270 --> 02:16:23.650

Cooper City Hall: a low-end hotel was possibly going. I was simply going through the use of permitted uses. Right, I'm just making the point that there's still not a prison or a hospital across from Embassy Lakes. I never said any of those things either. So I'm just trying to get to the point of understanding how adding a self-storage unit

877

02:16:23.900 --> 02:16:31.499

Cooper City Hall: is... beneficial to Cooper City. I understand that there are alternatives that could be less beneficial.

878

02:16:31.690 --> 02:16:43.520

Cooper City Hall: But adding a self-storage unit to Cooper City when we have them all around, including in Cooper City and surrounding the area, and it doesn't align with the use of that area.

879

02:16:43.760 --> 02:16:50.740

Cooper City Hall: I just don't see the value to our community. So, I'm gonna waive my time. Commissioner Milozzi.

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02:16:51.940 --> 02:16:52.809

Cooper City Hall: Thank you.

881

02:16:53.070 --> 02:16:57.510

Cooper City Hall: A few points. Do you want me to stay up here, or should I go up?

882

02:16:57.660 --> 02:17:05.380

Cooper City Hall: Whatever you feel, be my guest. I'll be back if you need me. Okay. So, a few different points I want to bring up.

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02:17:05.790 --> 02:17:09.880

Cooper City Hall: Mr. Trockley, point number one, can I have you for one moment, please?

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02:17:10.100 --> 02:17:11.310

Cooper City Hall: Thank you, sir.

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02:17:12.940 --> 02:17:17.199

Cooper City Hall: You and I had a conversation about this development.

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02:17:17.500 --> 02:17:18.599

Cooper City Hall: Can you...

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02:17:18.940 --> 02:17:30.020

Cooper City Hall: tell me when the PMUD uses were being developed, was anyone in this room, or any of the interested parties there?

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02:17:31.190 --> 02:17:45.690

Cooper City Hall: Yeah, so, I mean, Mr. Mealy goes back to the very beginning... I understand. ...of all the PMUDs. But? In the past couple years, the individual PMUDs for the commercial parcels have come out, which are much newer than the original

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02:17:45.920 --> 02:17:55.709

Cooper City Hall: design guidelines. Please expand on that. So, these current design guidelines were proposed to the city in May of 2018.

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02:17:55.900 --> 02:18:00.039

Cooper City Hall: for... This piece, which included from... For inclusion.

891

02:18:00.240 --> 02:18:09.759

Cooper City Hall: Culver's and First Watch, Bright Star, and everything else. Those were proposed and written in May of 2018, and did involve

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02:18:10.000 --> 02:18:25.119

Cooper City Hall: diversified as a company. Say that again, please? That those did involve diversified. Those are the people that are trying to put in... That is correct. ...this unit now. So, let me clarify. Sometimes I have moments.

893

02:18:25.120 --> 02:18:34.219

Cooper City Hall: So, what you're telling me is in 2018, the people that are attempting to build a storage facility had the ability

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02:18:34.230 --> 02:18:39.210

Cooper City Hall: And exercise their right to include different

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02:18:40.450 --> 02:18:55.449

Cooper City Hall: Retail establishments, my words, not yours, in the PMUD. That's correct. Correct? And can I also say that those developers did not include a storage facility? That is correct. Okay, thank you, Mr. Chocoly, for that. I have more.

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02:18:55.709 --> 02:18:56.950

Cooper City Hall: I appreciate you.

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02:18:57.350 --> 02:18:59.650

Cooper City Hall: Oh, sorry, I shut my mic off.

898

02:19:00.500 --> 02:19:02.660

Cooper City Hall: So, it was said earlier that...

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02:19:04.309 --> 02:19:13.349

Cooper City Hall: we live here... not by you. It was said earlier that we live here, we don't want this. I will say that every person that I have spoken to did not want this.

900

02:19:14.570 --> 02:19:16.709

Cooper City Hall: The developer is here.

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02:19:16.969 --> 02:19:27.299

Cooper City Hall: to... they have a parcel of land, they're going to develop it to the best that they can to make as much money as they can. They also don't live here.

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02:19:27.469 --> 02:19:31.519

Cooper City Hall: And then they leave. And then the people that do live here.

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02:19:32.150 --> 02:19:38.030

Cooper City Hall: Are the ones that live with the ramifications of that development.

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02:19:38.820 --> 02:19:47.550

Cooper City Hall: So, and I can say that because I have been sitting here for many years, and I've seen it. And I was here when Monterra first came in.

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02:19:48.330 --> 02:20:06.389

Cooper City Hall: not initially, but when all of the decisions regarding the density, et cetera, came before the Commission, I was on that commission. I've been here a very long time, and I have a lot of historical knowledge, and I will say that when this was initially presented way back when.

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02:20:06.480 --> 02:20:24.880

Cooper City Hall: that this parcel of land was to be commercial, eat, shop, play, enjoy. We were... we were waiting for a community area that everybody could just go to and stroll and walk and have fun. And when I go there and I...

907

02:20:24.880 --> 02:20:34.920

Cooper City Hall: You know, occasionally... not often, but I occasionally go out to eat or grab something. That place is jam-packed with people from our city that are enjoying those... those uses.

908

02:20:35.100 --> 02:20:44.679

Cooper City Hall: So this one parcel of land, in my opinion, I would like to see it as something that properly serves a legitimate public purpose.

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02:20:44.940 --> 02:20:51.700

Cooper City Hall: And now, as far as Brightstar, I've spoken to them, I said that during our ex parte communications.

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02:20:51.700 --> 02:21:08.980

Cooper City Hall: But one of the things that I can honestly say that has struck me about Brightstar is since they have been in this community, now, yes, they are a banking institution, and normally you would think, you know, humdrum, don't talk to us, we are a bank, but they are not like that.

911

02:21:09.120 --> 02:21:10.460

Cooper City Hall: They have...

912

02:21:10.790 --> 02:21:25.470

Cooper City Hall: To my knowledge, firsthand, well, secondhand with this one, they've helped the high school, they've partnered with the high school, they've partnered with the middle school, they've partnered with our sports organizations, they help the school board host activities.

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02:21:25.940 --> 02:21:31.099

Cooper City Hall: They have even purchased PTSA memberships.

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02:21:31.370 --> 02:21:38.140

Cooper City Hall: to become embedded in the community. I completely understand the traffic.

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02:21:38.300 --> 02:21:41.830

Cooper City Hall: And that is something that we will have to figure out.

916

02:21:42.240 --> 02:21:53.159

Cooper City Hall: I will tell you that we are working on different hours. Even before you came here, we discussed it at the last meeting, and I appreciate you wanting your sleep. I love my sleep, it's a win-win.

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02:21:54.210 --> 02:21:55.180

Cooper City Hall: But...

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02:21:55.350 --> 02:22:03.169

Cooper City Hall: That, that was what I said there. Okay, so in reference to storage facilities, I looked at a map, and I had seen 8

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02:22:03.370 --> 02:22:11.889

Cooper City Hall: And I could be counting wrong or missing a few, but I have seen 8 storage facilities in a 2-mile radius. I called 5.

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02:22:12.200 --> 02:22:17.909

Cooper City Hall: Of the 5 I called, 4 of them had greater than a 30% vacancy.

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02:22:18.400 --> 02:22:22.970

Cooper City Hall: And if you can't hear from my accent, I'm also from New York, love it.

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02:22:23.270 --> 02:22:34.559

Cooper City Hall: I'm used to a basement, and I'm used to an attic that you can use, because you can't use the attic here because of hurricanes, so nothing is stored in there except for dust. So, I appreciate that comment.

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02:22:34.860 --> 02:22:37.260

Cooper City Hall: But, we have 8.

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02:22:37.660 --> 02:22:52.769

Cooper City Hall: There are several in this city that would love more business. This is not going to help. This is not going to provide another service, another venue for my residents to have fun.

925

02:22:53.580 --> 02:23:08.210

Cooper City Hall: They love restaurants, they love going out, they love shops. They want more. Everybody that I know has said, more times than I can count how much they appreciate that Montero is one of the few places that they can go and collectively go to several different things.

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02:23:09.350 --> 02:23:11.299

Cooper City Hall: That was that. Hold on.

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02:23:11.790 --> 02:23:19.030

Cooper City Hall: There you go. That's all for now. Thank you. I appreciate you, Mr. Chocoli. Commissioner Smith.

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02:23:20.350 --> 02:23:25.810

Cooper City Hall: Thank you, Mayor. Jason, I will need you. Mealy, would you please?

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02:23:31.900 --> 02:23:39.970

Cooper City Hall: So, my colleagues up to this point outside the mayor, have highlighted a lot of significant topics that I think are worth mentioning.

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02:23:40.510 --> 02:23:49.239

Cooper City Hall: I wanna, I wanna... before I ask you a couple questions, I've got about 4 total.

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02:23:49.590 --> 02:23:52.890

Cooper City Hall: One that is not one of the four.

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02:23:53.190 --> 02:23:56.160

Cooper City Hall: And it was mentioned, and it is disappointing.

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02:23:56.580 --> 02:24:09.510

Cooper City Hall: And the disappointing one is we hear about this hotel. Tonight, there was an example of a name, not necessarily that that would be the operator, but it is disappointing to know that

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02:24:09.510 --> 02:24:25.759

Cooper City Hall: if we're in a partnership helping out, the development of Cooper City, that we would even leverage hypotheticals to the community to be... start concerning themselves, like my colleague said, oh, prisons, or different types of, commercial

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02:24:26.140 --> 02:24:41.340

Cooper City Hall: organizations that would potentially erect into their community. That's disappointing to hear that even hotels outside of your presentation, was mentioned. I don't know if you guys are aware of that, I don't know if when you went through to speak to our,

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02:24:41.620 --> 02:24:56.259

Cooper City Hall: HOAs, if that was mentioned, but it sounds like one of the HOAs had mentioned that that was, specified, and there has been some talk throughout the community about the what-ifs. If, in the event it's not this, the what-if.

937

02:24:56.260 --> 02:25:03.120

Cooper City Hall: So that what-if factor's a little disappointing to put people on edge or concern, so let's go with the least concerning item.

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02:25:03.360 --> 02:25:06.550

Cooper City Hall: Saying that, I do want to go ahead and give you and your team

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02:25:06.700 --> 02:25:09.970

Cooper City Hall: A kudos. I was,

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02:25:10.400 --> 02:25:24.010

Cooper City Hall: in attendance at the Planning and Zoning initially when you present it, and you have come back, and you've met all the requirements. That's why I do see a 7-0 vote, and you didn't get that from our residents because you didn't hear what they wanted. You met that.

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02:25:24.160 --> 02:25:28.680

Cooper City Hall: My, my, my presentation, though.

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02:25:28.980 --> 02:25:34.390

Cooper City Hall: And my recollection was, did we drop the height

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02:25:34.610 --> 02:25:42.199

Cooper City Hall: Because of the fact, if we were to have kept the height, there would have been some form of commercial,

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02:25:42.300 --> 02:26:02.189

Cooper City Hall: spacing below the storage, which would have allowed for commerce, and because of that, it pushed the height too high, which would have caused an issue in itself, which tended to create some variables with our P&Z. Does that seem correct? So, when we were at the P&Z the first time.

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02:26:02.190 --> 02:26:03.740

Cooper City Hall: Ms. Crew, speaking of the mic?

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02:26:03.960 --> 02:26:08.099

Cooper City Hall: When we were at PNZ the first time, we heard concerns about the building height.

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02:26:08.310 --> 02:26:11.139

Cooper City Hall: We heard concerns about the look of the building.

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02:26:11.380 --> 02:26:25.740

Cooper City Hall: And we heard concerns about the retail that we had on the ground floor. Would it generate noise? Would it be open late? Would they have food with dumpsters? A whole variety of things about commercial.

949

02:26:25.840 --> 02:26:40.419

Cooper City Hall: So, by removing the commercial, we reduced the height, we eliminated the concerns about what kind of businesses might be open, and we didn't bring up any particular businesses, because we didn't know who we were going to have. This was coming from P&Z board members. So...

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02:26:40.420 --> 02:26:49.229

Cooper City Hall: Took out the commercial, reduced the height, eliminated the specter of what kind of uses might we get that might not be good for the neighborhood, and reduced the traffic.

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02:26:49.230 --> 02:27:06.200

Cooper City Hall: And of course, made the building look better. If the... if the height would have fell with inside of the range, which if... and I don't want to assume, so I'm gonna ask you, is the fact, if the height did not remain where it needed to be, then it's... it's feasibly...

952

02:27:06.200 --> 02:27:22.019

Cooper City Hall: irresponsible to build, because it's financially not going to have a good return? Is that why the height had to be at its level initially presented? Well, if you were going to put in the retail, first of all, that ground floor had to have higher ceilings than it would in a self-storage, because it's retail.

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02:27:22.100 --> 02:27:24.919

Cooper City Hall: And then secondly, would have had to have more parking.

954

02:27:24.960 --> 02:27:37.770

Cooper City Hall: But you still had to get enough, self-storage square footage to make it worthwhile. So, when we took out the retail and lowered the building height or reduced the size of the building, it still kept enough self-storage to be usable.

955

02:27:37.770 --> 02:27:46.039

Cooper City Hall: And it eliminated some of the issues that we had heard from the neighbors. Do we have an operator for this, proposed project? Not yet.

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02:27:49.460 --> 02:28:08.949

Cooper City Hall: It was said tonight that there was an olive branch. I'll use that. I like Greek restaurants. You've got one of those operators there over in that building now. The bank wanted to offer you, the developers, or the team, an opportunity to work together, figure out why there was some feasibility concerns financially.

957

02:28:08.950 --> 02:28:18.349

Cooper City Hall: Did that happen? Why did it not happen? Is it ever... could it have happened? Where are we at with that? I... I don't know. I... I was not part of that discussion.

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02:28:18.900 --> 02:28:19.630

Cooper City Hall: Okay.

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02:28:20.280 --> 02:28:24.270

Cooper City Hall: And... What was the initial vision

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02:28:24.370 --> 02:28:31.739

Cooper City Hall: Since you were there from the beginning, and with your current clients, what was the vision for that... for that mixed-use area?

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02:28:32.200 --> 02:28:42.550

Cooper City Hall: So you're talking about when the, plan was first done 20 years ago, or more recently? Let's go more recently before, let's say this all was presented.

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02:28:42.740 --> 02:28:46.949

Cooper City Hall: Can we put, my... one of my slides back up here?

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02:28:47.580 --> 02:28:49.790

Cooper City Hall: Do that. Whoever's controlling this.

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02:28:50.750 --> 02:28:51.880

Cooper City Hall: Okay, thank you.

965

02:28:52.740 --> 02:28:53.580

Cooper City Hall: Thank you.

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02:28:53.890 --> 02:28:56.780

Cooper City Hall: I'm gonna put up a picture, it'll help me describe it. Sure, thank you.

967

02:29:09.360 --> 02:29:12.639

Cooper City Hall: This thing has, like, a delayed reaction or something. Yeah, no problem.

968

02:29:13.030 --> 02:29:15.699

Cooper City Hall: Oh, okay. Here we go.

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02:29:16.690 --> 02:29:33.279

Cooper City Hall: So, this is the original master plan, and as I mentioned, initially, 2G was also part of C2, if you can see that immediately to the west. So, by the time that Alan and Carrie got involved, I think 2G had already been removed from C2.

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02:29:33.580 --> 02:29:48.699

Cooper City Hall: And then early on in that process, when they were first involved, we also carved out the piece for the 55 and over, housing. So the rest of it was retail, restaurants, whatever, but, you know, again, what has happened over time

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02:29:48.810 --> 02:30:02.400

Cooper City Hall: specifically in these last 6 years, is we're seeing a lot less retail in stores, and a lot of shopping centers are doing more entertainment and restaurants, because a lot of the retail is being handled through the internet.

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02:30:02.770 --> 02:30:13.970

Cooper City Hall: So, you may recall also that we have different parking ratios for different uses. Restaurants require more parking than retail, and less parking than a gym, or whatever.

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02:30:13.970 --> 02:30:26.740

Cooper City Hall: And so you have to try to balance all this stuff with all these different uses and your parking. And that's really what we've been doing. I think we ended up with more restaurants than we thought we would initially, which is not surprising after what's happened with COVID.

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02:30:26.960 --> 02:30:30.879

Cooper City Hall: Other than that, it's generally, you know, the kind of thing you've been seeing out there.

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02:30:37.140 --> 02:30:38.750

Cooper City Hall: So when...

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02:30:39.620 --> 02:30:50.139

Cooper City Hall: this has, initiated itself prior, being C2, we'll call it C2. It was going to be mixed use, and we were going to find some form of...

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02:30:50.140 --> 02:31:00.239

Cooper City Hall: what it says. So, I would not say that C2 is mixed-use, because it's not. I would say that Monterra is mixed-use, because it has commercial and it has residential.

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02:31:00.350 --> 02:31:09.639

Cooper City Hall: But, in C2, we don't... we have a separate 55 and over residential, and then everything else is commercial. So, C2 itself is not mixed use.

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02:31:09.690 --> 02:31:23.469

Cooper City Hall: Alterra as mixed-use. But that was originally mixed use, and we zoned away, or no? No, C2, C2 was always commercial. In fact, the commercial... the C2 was a little bigger as commercial. But, as Jason was mentioning.

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02:31:23.470 --> 02:31:30.209

Cooper City Hall: When the design guidelines for the PMUD were first done, the commercial parcels were kind of

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02:31:30.300 --> 02:31:45.570

Cooper City Hall: we'll provide this later. You know, it just identified the boundary, it identified them as commercial, but the design guidelines for how you design it were not done until we got closer to actually doing the commercial work. But it was always envisioned as.

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02:31:45.760 --> 02:31:56.760

Cooper City Hall: After the town center thing went away, when it did have some residential in those pictures, but by the time we actually got into the zoning itself, it was primarily commercial.

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02:31:57.450 --> 02:31:59.860

Cooper City Hall: If not exclusively commercial, in C2.

984

02:32:00.090 --> 02:32:01.180

Cooper City Hall: and C1.

985

02:32:02.710 --> 02:32:08.660

Cooper City Hall: So... Do you have any analytics that you can present?

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02:32:08.860 --> 02:32:14.410

Cooper City Hall: Of what storage facilities on their, on their,

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02:32:15.260 --> 02:32:22.639

Cooper City Hall: On their involvement to the community that they're within, how much of the community utilizes it outside of the outside community?

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02:32:23.170 --> 02:32:27.640

Cooper City Hall: Because if this is gonna be a Cooper City-driven,

989

02:32:28.090 --> 02:32:40.440

Cooper City Hall: facility. I like to see Cooper City residents being able to, obviously use it, which I know there won't be any restrictions for... thereof, but do you have anything that shows,

990

02:32:42.180 --> 02:33:01.970

Cooper City Hall: Granted, my colleagues said there was openings over, let's say, 30%, which was not filled, so would it be safe to say analytics say 70% is of that surrounding city's occupancy? Meaning, if it's in Davie, 70% of Davie's filling that?

991

02:33:01.970 --> 02:33:13.019

Cooper City Hall: Or is it getting byproduct from outside municipalities, where in this case, my residents wouldn't be getting the biggest bang for the buck? You know, I think like any use, it's going to have a market area.

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02:33:13.200 --> 02:33:21.669

Cooper City Hall: And we're on the very edge of Cooper City, right? So some of our market area is gonna be Cooper City, and some of it's gonna be Davie or Hollywood.

993

02:33:22.710 --> 02:33:29.609

Cooper City Hall: Just like if you had a facility on Flamingo Road, some of it would be Cooper City, and some of it might be Southwest Ranches or Davie, you know?

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02:33:30.600 --> 02:33:36.930

Cooper City Hall: And... and how many employees does something like this, garner.

995

02:33:37.180 --> 02:33:43.420

Cooper City Hall: Mayor, my client's gonna know the answer to these questions better than I. Is it okay for him to come up? Sure. Okay.

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02:33:43.940 --> 02:33:45.020

Cooper City Hall: Ellen, do you wanna...

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02:33:46.710 --> 02:33:50.090

Cooper City Hall: He builds these things, he knows more about it than I do. Understood.

998

02:33:58.290 --> 02:34:11.510

Cooper City Hall: Good evening. Alan Goldberg, and I'm the CEO of Diversified Development, which is a sponsor for this particular project. Mr. Goldberg, I'm sorry to interrupt you. You were sworn in at the beginning of the hearing? Yes. Thank you.

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02:34:12.090 --> 02:34:18.840

Cooper City Hall: And I'll answer some of your questions directly, and then at the end, I'd like to have an opportunity to just speak to

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02:34:18.910 --> 02:34:34.990

Cooper City Hall: Generally, to a few things. As far as employees concerned, about 3 employees will be employed. I should say maybe 4, because they rotate time, because they're open long hours and 7 days a week, so...

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02:34:35.130 --> 02:34:43.619

Cooper City Hall: About 4 employees. As far as the imp... what is the community that it will serve.

1002

02:34:44.590 --> 02:34:58.670

Cooper City Hall: Typically, in self-storage facilities, the primary market is 1 to 3 miles. That's your primary market. So most of your... most of your,

1003

02:34:58.770 --> 02:35:12.209

Cooper City Hall: people will come from the 3-mile... from a 3-mile ring. In this case, we're counting a lot on, Monterra itself and Cooper City as a whole, because

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02:35:12.420 --> 02:35:25.070

Cooper City Hall: we have access to our project, doesn't have to go out onto University Drive, which is, for some people, it's objectionable. So, we think we'll get a little bit more out of...

1005

02:35:25.210 --> 02:35:31.359

Cooper City Hall: then the typical situation, we'll get a little bit more traffic out of Cooper City directly.

1006

02:35:32.340 --> 02:35:56.730

Cooper City Hall: Thank you for answering that. Out of the four, are any of them security? Because I heard some being concerned on the security of the facility, and you just alluded to the operational hours can expand and contrast, so... is that embedded in the four, or is there a separate security service that oversees something like that? No, what's the security for the project is electronic security.

1007

02:35:57.080 --> 02:36:14.389

Cooper City Hall: We, throughout the entire project, every single portion inside and outside, in every aisle, has cameras. Those cameras are actually have screens in the management office, which is at the front of the project.

1008

02:36:14.460 --> 02:36:17.230

Cooper City Hall: And so, that's the security

1009

02:36:17.450 --> 02:36:31.899

Cooper City Hall: Plus, you cannot get into the facility without either a code or a card, depending on which system we decide to use. And then, on top of that.

1010

02:36:31.950 --> 02:36:38.770

Cooper City Hall: I don't recall, but I think Cooper City's Police Department has direct... has a direct,

1011

02:36:38.770 --> 02:36:52.420

Cooper City Hall: you can directly tie in or talk about, I don't know if it exists today, but if that... if that's available, we will tie our security system to the Cooper City Police Department.

1012

02:36:53.400 --> 02:37:03.390

Cooper City Hall: Another question, since you're there, and I don't know if, the attorney will have to answer this as well,

1013

02:37:04.810 --> 02:37:08.080

Cooper City Hall: In reference to,

1014

02:37:09.280 --> 02:37:18.340

Cooper City Hall: In reference, this... he did not know this question. Were... were you guys offered an opportunity to work together with Brightstar? No. No.

1015

02:37:18.440 --> 02:37:35.330

Cooper City Hall: No, we... we have had disagreement with Brightstellar from the day we signed the contract to sell them the property. And their attitude has always been, we're an island unto ourselves.

1016

02:37:35.720 --> 02:37:43.479

Cooper City Hall: As a matter of fact, the city requested that we have cross parking and cross-ingress and egress.

1017

02:37:43.650 --> 02:37:46.619

Cooper City Hall: We were prepared to do that, and...

1018

02:37:46.920 --> 02:38:02.720

Cooper City Hall: Bright Star was jealous of being an island unto themselves, and the most we were able to get was one point of cross, ingress, and egress, and that's the parallel drive that parallels University Drive.

1019

02:38:02.720 --> 02:38:10.549

Cooper City Hall: and the exits that are attached to it. So, we never had, from day one.

1020

02:38:10.700 --> 02:38:16.700

Cooper City Hall: never had the prior chairman, I don't know if it's prior CEO,

1021

02:38:16.890 --> 02:38:21.439

Cooper City Hall: Mike, we discussed them financing.

1022

02:38:22.030 --> 02:38:32.759

Cooper City Hall: portions, all of our project, portions of our project never, never made it to first base, no less to the home plate.

1023

02:38:33.760 --> 02:38:40.869

Cooper City Hall: They are a lender, they might want to lend, but nothing has ever been offered to us.

1024

02:38:41.960 --> 02:38:53.770

Cooper City Hall: The term restrictive covenant may not necessarily fall exactly into this term, but do you know, and this is where maybe the attorney needs to answer.

1025

02:38:53.770 --> 02:39:13.140

Cooper City Hall: Has the PNZ, or has there been any type of restrictive implementation towards, like, U-Haul rentals and things like this at your facility? And if it has been mentioned, what's the outcome of that? And if it hasn't been mentioned, what's the right terminology and sort of restrictive pieces on that?

1026

02:39:13.140 --> 02:39:22.700

Cooper City Hall: As part of our application, we had to file an operational plan, that would be in the backup for the conditional use when that item comes on the agenda.

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02:39:22.770 --> 02:39:30.720

Cooper City Hall: And it deals with security, hours of operation, access to tenants, and it excludes outdoor storage.

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02:39:32.220 --> 02:39:43.340

Cooper City Hall: And is there any restrictive of content that will be allowed to be stored? As an example, why I mention it, is quite frequently, these storage facilities catch fire.

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02:39:43.340 --> 02:39:48.899

Cooper City Hall: And they catch fire by products that are brought in that aren't always,

1030

02:39:48.900 --> 02:40:07.600

Cooper City Hall: either caught, or told, or whatever, meaning maybe they weren't excluded on what that they could store. Do you know if you all, either... is that an operator position, or is that a developer initiation that identifies what could be stored in the storage facility?

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02:40:07.840 --> 02:40:21.010

Cooper City Hall: It's... it's controlled by... mostly by state law as to what can be stored and what can't. And then, on top of that, our... we're gonna have a complete fire suppression system throughout.

1032

02:40:21.190 --> 02:40:32.430

Cooper City Hall: the facility, so, Any state law, we can't have explosives and certain other things, and so...

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02:40:32.570 --> 02:40:55.850

Cooper City Hall: Those are prohibited just by law. Sure. I know some things fall under, like, quantity, right, and amount of, and as long as it's under that threshold, usually it's looked upon as no problem here. One of my concerns is, you do have a residential community just to the west of that. We have one of those, rear-ended storage facilities that...

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02:40:55.850 --> 02:41:02.440

Cooper City Hall: Has an issue, and... and then we have, by, by, by just sheer...

1035

02:41:02.580 --> 02:41:16.340

Cooper City Hall: design of how fire works, and that's why if a flame's in front of you, you can put your hand here and fill the flame, and it keeps your hand warm. My concern is for those residents on the west side. So, has that thought process been put into play?

1036

02:41:16.410 --> 02:41:38.160

Cooper City Hall: In this developmental stage. So, as part of the site plan review with DRC, of course, all of your various departments review that, including fire. So, if there is something more that they believe is needed that is more restrictive than the state statute, if there's a certain type of material that they've found is problematic, tell us what it is, and we'll exclude it.

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02:41:39.260 --> 02:41:46.040

Cooper City Hall: And I appreciate that. That has seemed to be your sentiment since I've, talked to you all.

1038

02:41:46.040 --> 02:42:01.050

Cooper City Hall: Is there a reason we're unable to establish that type of rapport with our colleagues from Brightstar, that same, hey, tell us what it is, and let's work on it and figure it out? You know, I haven't been in the meetings, but from what I've heard, the two parties just have

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02:42:01.050 --> 02:42:14.389

Cooper City Hall: opposite views of this. Alan wants to build it, Bright Star doesn't want him to build it. I don't know that there's anything we can do other than changing the use to something different that would satisfy Bright Star. Understood. Mayor, I'll yield my time.

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02:42:14.690 --> 02:42:23.150

Cooper City Hall: or not changing the use. Can I ask a question of Commissioner... Well, we're not changing what we're proposing. Okay. Commissioner Malozzi, go ahead.

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02:42:23.750 --> 02:42:24.630

Cooper City Hall: Question.

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02:42:24.880 --> 02:42:34.839

Cooper City Hall: I did not know that storage facilities are known to ignite. I'd like to know how often that does happen, and what causes storage facilities to ignite.

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02:42:35.090 --> 02:42:40.280

Cooper City Hall: And then part two of that would be, let's just say that Damn.

1044

02:42:40.870 --> 02:42:46.700

Cooper City Hall: squishies cause storage facilities to ignite, and you exclude that, how...

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02:42:46.840 --> 02:42:53.719

Cooper City Hall: would you know if I brought a squishy in, if it's in a box, or whatever? So is that something that you see in your fire capacity?

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02:42:55.050 --> 02:43:17.749

Cooper City Hall: there's not spontaneous combustion that happens, so I want to make sure I get the terminology correct, because that does exist, and that's not what happens with these buildings. But yes, there are products that can be brought in. Now, whether or

not they're scanned, whether or not that they're told, whether or not that they omit them, that, I believe, could be discussed, and I didn't know if that was talked about, but two days ago.

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02:43:18.080 --> 02:43:24.330

Cooper City Hall: There are... you can find that storage facilities, throughout our country up until

1048

02:43:24.620 --> 02:43:40.169

Cooper City Hall: you know, 24 hours ago, we do have fires. The fires do exist from those type of facilities. Sometimes by accident, just like a regular home, but it's just a concern as we're looking into this approval process.

1049

02:43:40.270 --> 02:43:41.070

Cooper City Hall: Thank you.

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02:43:42.760 --> 02:43:48.540

Cooper City Hall: Any more discussion? Call the vote. Yeah, Craig, you have two...

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02:43:48.690 --> 02:43:57.769

Cooper City Hall: Just as a matter of procedure, Mayor, you've got two items on the floor for consideration. You've got item number 2, which is Ordinance 2606, is the rezoning.

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02:43:57.770 --> 02:44:14.550

Cooper City Hall: And you also have Ordinance 2607, which is the amendment to the Montero Commercial Design Guidelines. Both have been read into the record, you've heard from your professional staff, you've heard from the applicant, you've also heard from the public pursuant to the quasi-process. You need a separate motion on each item to close out the item this evening.

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02:44:15.620 --> 02:44:18.440

Cooper City Hall: First item is Ordinance 2606.

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02:44:20.700 --> 02:44:23.540

Cooper City Hall: The applicant's asking to be heard one more time. Go ahead.

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02:44:30.830 --> 02:44:36.350

Cooper City Hall: A little slower than I'd like to be, a little hip out of a joint there or something, so...

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02:44:36.940 --> 02:44:41.500

Cooper City Hall: I just wanted to present a little bit of

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02:44:41.860 --> 02:44:44.760

Cooper City Hall: Our view of what we're proposing.

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02:44:45.000 --> 02:44:50.250

Cooper City Hall: First of all, For those of you who don't know this.

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02:44:50.620 --> 02:44:54.310

Cooper City Hall: We got involved in this property 14 years ago.

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02:44:55.040 --> 02:44:58.120

Cooper City Hall: And quite frankly, I wish we didn't.

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02:44:58.710 --> 02:45:03.939

Cooper City Hall: It's been a very difficult, difficult proj... process.

1062

02:45:04.180 --> 02:45:10.329

Cooper City Hall: We lost... every big box tenant. We tried to develop

1063

02:45:10.540 --> 02:45:21.110

Cooper City Hall: A typical or a more, typical town center kind of project.

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02:45:21.850 --> 02:45:28.919

Cooper City Hall: It was just not feasible. We didn't... couldn't not attract the tenants that were needed.

1065

02:45:29.160 --> 02:45:32.840

Cooper City Hall: All the big box tenants that we had lined up.

1066

02:45:33.230 --> 02:45:40.259

Cooper City Hall: At $14 a square foot, rent came back and said, we'll do it at $9.

1067

02:45:40.550 --> 02:45:46.879

Cooper City Hall: And that didn't work. And then we went through the COVID period, where we got creamed.

1068

02:45:47.140 --> 02:45:49.949

Cooper City Hall: By cost overruns.

1069

02:45:50.290 --> 02:46:03.619

Cooper City Hall: In our first phase, as you all know, I think we did a pretty good job with that first phase. I don't think anybody's particularly unhappy with what we did architecturally, tenant mix, etc.

1070

02:46:03.790 --> 02:46:09.109

Cooper City Hall: So we've been involved in this for a long, long time.

1071

02:46:10.320 --> 02:46:20.600

Cooper City Hall: Going to the issue of all the things that Bryce Star is objecting to, First of all.

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02:46:21.120 --> 02:46:23.750

Cooper City Hall: Dennis has tried, I've tried.

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02:46:23.930 --> 02:46:30.120

Cooper City Hall: Steve Geller went to a recent meeting with Commissioner Schroeder, came back and told us

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02:46:30.230 --> 02:46:37.330

Cooper City Hall: You know, Bright Star won't tell us precisely what their issue is, won't tell us

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02:46:37.580 --> 02:46:45.050

Cooper City Hall: how you can cure it. We have asked them, we went to a meeting with them early on,

1076

02:46:45.820 --> 02:46:58.350

Cooper City Hall: probably a year or a year and a half ago, and sat with their whole crowd, including the CEO, etc, and said, what can we do to make you happy? Well, the building looks like ours.

1077

02:46:59.280 --> 02:47:04.619

Cooper City Hall: It doesn't, but if you think it does, what color would you like us to paint it?

1078

02:47:04.980 --> 02:47:15.810

Cooper City Hall: will make the changes on the exterior. That is not... Then they said that they thought they were going to be the big dog in this project. Well, first of all.

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02:47:16.260 --> 02:47:23.380

Cooper City Hall: Nobody ever told me that. I negotiated every single document that...

1080

02:47:24.440 --> 02:47:36.599

Cooper City Hall: was involved. I am still registered and licensed as an attorney, and although we always use outside counsel for these matters.

1081

02:47:36.960 --> 02:47:39.970

Cooper City Hall: I had a lot to do with the documentation.

1082

02:47:41.050 --> 02:47:43.699

Cooper City Hall: Not one time.

1083

02:47:44.340 --> 02:48:02.119

Cooper City Hall: Did they object to anything other than not wanting to have another bank in the project? We never told them they would be the big dog in town, okay? However, the parcel that they're on, they are the big dog.

1084

02:48:02.350 --> 02:48:10.089

Cooper City Hall: The other parcels across the street, we had no idea what we could do. You could look at the original site plans, all we had on there is it's commercial.

1085

02:48:10.290 --> 02:48:17.009

Cooper City Hall: We never knew what we were gonna do until we completed the first phase to see if we had success with that.

1086

02:48:17.150 --> 02:48:28.340

Cooper City Hall: And we only have two and a half acres. You can only do so much on that parcel, unless you're gonna build something high, and the city doesn't want anything more than 45 feet.

1087

02:48:28.980 --> 02:48:36.920

Cooper City Hall: I mean, yes, to build a 20-story building on a 2.5-acre parcel, go to downtown, and you can see it.

1088

02:48:37.290 --> 02:48:46.660

Cooper City Hall: But we haven't been able to do that, because the city would not like to see that, number one, and number two, it is...

1089

02:48:47.230 --> 02:48:52.150

Cooper City Hall: not something that's feasible in that location. There is no demand.

1090

02:48:53.220 --> 02:49:00.220

Cooper City Hall: The only real shot that we had for a period of time, and it really went on for more than 2 years.

1091

02:49:00.790 --> 02:49:04.309

Cooper City Hall: was a facility from Memorial Health.

1092

02:49:04.530 --> 02:49:23.309

Cooper City Hall: And we talked to them, and we gave them proposals, and we gave them pricing, and we evaluated. And finally, they came back and said, no, you're too close to our hospital. Even though we'd like to put a facility in Cooper City, you're too close to the hospital, we gotta go someplace else.

1093

02:49:25.790 --> 02:49:35.559

Cooper City Hall: The reason I think that this particular project makes sense, in addition to which we think it financially will be feasible.

1094

02:49:37.090 --> 02:49:44.089

Cooper City Hall: Is that it's the least obnoxious, least... it's a... it's a passive use.

1095

02:49:44.480 --> 02:50:02.549

Cooper City Hall: People come, put this stuff in there, and they'll come back to see it again for years. Or at least until Christmas, when they gotta get it out. It's the least obnoxious use. It doesn't bother people. Once it's built, there's no traffic to bottom, there's no trucks coming in and out.

1096

02:50:02.890 --> 02:50:10.659

Cooper City Hall: And we made it look... P&Z was very, very adamant about it. It doesn't look... we don't want it to look out of self-storage.

1097

02:50:10.830 --> 02:50:29.810

Cooper City Hall: We fired our architect, because he wouldn't do what we wanted him to do after that first round. We spent approximately another $250,000 to redesign engineering, to redesign with the architects, et cetera, to bring you the project that we're proposing now.

1098

02:50:29.970 --> 02:50:33.720

Cooper City Hall: And that project looks like an office building.

1099

02:50:33.830 --> 02:50:49.020

Cooper City Hall: And it has glass all over it, but because the residents also didn't want anybody on the second or third floor looking out in their backyard, none of that glass can be seen through. It's all concrete behind it.

1100

02:50:49.490 --> 02:50:55.200

Cooper City Hall: But from the outside, it looks like an office building. It has glass, like, they have offices, office buildings.

1101

02:50:56.920 --> 02:51:05.719

Cooper City Hall: I think that at this point, what we're dealing with is, for some reason, Bright Star has...

1102

02:51:07.090 --> 02:51:22.389

Cooper City Hall: an unspecified reason other than to try to argue some legal issue, which I don't... I mean, I've been involved in this business for over 50 years, and I've never, ever

1103

02:51:22.690 --> 02:51:28.130

Cooper City Hall: Heard the argument that When you look at a rezoning, well...

1104

02:51:28.230 --> 02:51:39.849

Cooper City Hall: We bought this property anticipating that that piece, which is across the street, is in part of this project, can't be rezoned, or shouldn't be rezoned.

1105

02:51:40.250 --> 02:51:41.350

Cooper City Hall: So...

1106

02:51:42.400 --> 02:51:58.020

Cooper City Hall: I think that the residents... and yes, we went out and talked, but we met with them, we had meetings, we've talked to the residents, we've made major changes because of what the residents wanted. This is a passive...

1107

02:51:58.360 --> 02:52:01.770

Cooper City Hall: use. It will not impact

1108

02:52:01.920 --> 02:52:10.960

Cooper City Hall: negatively anybody. And by the way, I know that Brightstar told us they spent $36 million on the project.

1109

02:52:11.170 --> 02:52:23.310

Cooper City Hall: $40 million thrown around. They told us 36 at our first meeting. When we finish this project, between our first phase and this phase, we'll have over $50 million invested.

1110

02:52:23.450 --> 02:52:32.449

Cooper City Hall: So I... I don't know how you weigh good and bad, but this particular use

1111

02:52:32.560 --> 02:52:52.349

Cooper City Hall: is not a bad use. And by the way, I just want to make a point. Dennis, or anybody else in our group, has never said, we're going to threaten you, we'll put this in there, or cemetery, or whatever you were talking about. The only thing that Dennis points that we've made is that this is the least

1112

02:52:52.850 --> 02:52:58.870

Cooper City Hall: Obnoxious use as it relates to parking and traffic.

1113

02:52:59.250 --> 02:53:00.560

Cooper City Hall: You don't get...

1114

02:53:00.760 --> 02:53:09.680

Cooper City Hall: We're gonna have 87 parking spaces, okay? And the reality is that we don't need but 6.

1115

02:53:10.780 --> 02:53:16.410

Cooper City Hall: You know, we never get more than two people coming at a time. Thank you, sir.

1116

02:53:16.740 --> 02:53:36.030

Cooper City Hall: You're welcome. Thank you very much. I would appreciate you. May call the vote? I need a motion. Yeah, correct. And you've now heard sworn testimony by both your professional staff, the applicant, affected parties, and the public. You've reviewed the evidence presented in the record by all interested parties. You need a motion on both items. Again, it's a quasi-judicial item.

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02:53:36.030 --> 02:53:38.859

Cooper City Hall: Commission's decision this evening needs to be based on that.

1118

02:53:38.870 --> 02:53:52.679

Cooper City Hall: testimony on that competent and substantial evidence that you've considered this evening. You've heard issues regarding neighborhood compatibility, surrounding communities, and the like. I would just ask that the Commission, consider a

motion that sets forth a premise for whatever decision the Commission ultimately decides to make.

1119

02:53:52.740 --> 02:53:53.890

Cooper City Hall: In a motion?

1120

02:53:54.970 --> 02:53:57.440

Cooper City Hall: Motion to approve. Need a second?

1121

02:54:00.170 --> 02:54:01.100

Cooper City Hall: So we can vote.

1122

02:54:03.460 --> 02:54:04.620

Cooper City Hall: Call the vote.

1123

02:54:06.290 --> 02:54:12.300

Cooper City Hall: Commissioner Smith? No. Commissioner Malozzi? No. Commissioner Gassman? No. Commissioner Schroeder?

1124

02:54:12.650 --> 02:54:13.960

Cooper City Hall: Mayor Kern? No.

1125

02:54:15.610 --> 02:54:18.139

Cooper City Hall: Motion to approve item 3.

1126

02:54:18.770 --> 02:54:20.019

Cooper City Hall: Need a second?

1127

02:54:20.750 --> 02:54:21.930

Cooper City Hall: Call a vote.

1128

02:54:23.480 --> 02:54:24.649

Cooper City Hall: Commissioner Smith?

1129

02:54:24.780 --> 02:54:29.629

Cooper City Hall: No. Commissioner Malozzi? No. Commissioner Katzman? No. Commissioner Schrouder?

1130

02:54:29.850 --> 02:54:31.190

Cooper City Hall: Mayor Karen? No.

1131

02:54:31.720 --> 02:54:36.630

Cooper City Hall: Can I say one thing? To Mr. Goldberg, just before you leave,

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02:54:36.890 --> 02:54:53.589

Cooper City Hall: I would say I've never been lobbied harder by peop... I've never been lobbied harder by people that you know, that I know, and I'm surprised I don't know you, because I think I've gotten calls from all kinds of people who I respect, and and...

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02:54:53.700 --> 02:54:59.180

Cooper City Hall: I'm sure you guys will be coming back here. Both your lawyers are very good lawyers.

1134

02:54:59.370 --> 02:55:03.419

Cooper City Hall: But, you know, so I... I just want to let you know it's...

1135

02:55:03.660 --> 02:55:05.779

Cooper City Hall: If there was ever a tie.

1136

02:55:06.060 --> 02:55:10.810

Cooper City Hall: I won't... that's why I really wasted... I don't want to say wasted, but spent a lot of my own time hoping

1137

02:55:11.280 --> 02:55:17.129

Cooper City Hall: You know, there would be... Resolution that didn't, you know, made everyone happy, so...

1138

02:55:17.450 --> 02:55:19.099

Cooper City Hall: I don't want that to be lost on you.

1139

02:55:21.140 --> 02:55:27.829

Cooper City Hall: Mayor Commission, on to your consent agenda, item 4 through 12, on the floor for your pleasure. Anybody want to pull any items?

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02:55:29.340 --> 02:55:34.410

Cooper City Hall: Yes, I'm gonna pull, number 4, please. Oh, he beat me. Number 4? Anybody else?

1141

02:55:36.150 --> 02:55:36.880

Cooper City Hall: Okay.

1142

02:55:41.760 --> 02:55:42.670

Cooper City Hall: Second.

1143

02:55:43.780 --> 02:55:45.670

Cooper City Hall: I'll get to mobility, Mr. Vinny, once again

1144

02:55:49.340 --> 02:55:52.229

Cooper City Hall: Commissioner Smith? Yes. Commissioner Malozzi?

1145

02:55:52.460 --> 02:55:55.600

Cooper City Hall: Yes. Commissioner Katzman? Yes. Commissioner Schrouder?

1146

02:55:55.920 --> 02:56:02.870

Cooper City Hall: Yes. Mayor Karen? Yes. And item 4, polled by Commissioner Smith, Mayor and Commission, is the Fire Chief's report.

1147

02:56:06.510 --> 02:56:07.300

Cooper City Hall: Mayor?

1148

02:56:09.640 --> 02:56:13.189

Cooper City Hall: Mayor, am I recognized? Yes, sir, go ahead. Thank you.

1149

02:56:13.470 --> 02:56:27.799

Cooper City Hall: Chief Brown, I don't need, anything specific of your report, but one topic that, I want to make certain that our city manager and that you're aware, I see that we are now at the premise of receiving

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02:56:27.910 --> 02:56:34.270

Cooper City Hall: a rescue unit that has made its way all around, potentially, maybe the United States.

1151

02:56:34.690 --> 02:56:53.819

Cooper City Hall: So now that it is in vicinity of... of eyeballs with inside of the Broward County, I'm hoping that BSO recognizes the partnership that we've met, as... as responsible parties, not only approving contracts.

1152

02:56:54.070 --> 02:57:05.930

Cooper City Hall: But looking to have patience in 2025 with a vendor that it was said was out of BSO's control, I would like all... everything outside of maybe,

1153

02:57:06.070 --> 02:57:16.789

Cooper City Hall: I don't know what example I could give, but I want this apparatus checked and into its home, and I'm talking, like, faster than what the word definition of fast would be.

1154

02:57:17.000 --> 02:57:39.219

Cooper City Hall: I don't know what we need to do, Mr. Manager, but I want that in... I want that happening. And I think we've been patient, so I guess the reason why I've asked you is, is your schedule free, to be able to grab the fleet supervisor to make certain that we're able to get this into the apparatus bay and do a ceremony?

1155

02:57:41.450 --> 02:57:43.789

Cooper City Hall: As of today, there was a hiccup.

1156

02:57:45.810 --> 02:57:49.389

Cooper City Hall: It was on its way down yesterday.

1157

02:57:50.160 --> 02:57:52.080

Cooper City Hall: They had a mechanical problem.

1158

02:57:53.910 --> 02:57:59.819

Cooper City Hall: towed it, Back. I'm sitting too long. To... Folkala.

1159

02:58:00.320 --> 02:58:01.880

Cooper City Hall: to their facility.

1160

02:58:02.480 --> 02:58:10.310

Cooper City Hall: to diagnose what the problem was, part of the email, and I believe, the city manager may have been on that email.

1161

02:58:10.340 --> 02:58:22.950

Cooper City Hall: That they... I did send that to the Commission, but it was probably too late to see it. I did see that. There may be... they may have... they seem to want to attribute it to the freeze of some sort.

1162

02:58:23.930 --> 02:58:35.360

Cooper City Hall: I'm not sure, but they anticipate only a slight delay in bringing it down. We were going to look at it either tomorrow afternoon or Thursday.

1163

02:58:35.570 --> 02:58:38.580

Cooper City Hall: But that has been postponed.

1164

02:58:38.730 --> 02:58:48.479

Cooper City Hall: As soon as it gets here, we will make every effort, to get that quickly, evaluated and a final, inspection.

1165

02:58:48.550 --> 02:59:00.559

Cooper City Hall: to bring it into the fleet. Chief, do we know if it... if when it comes from vendor, and let's say whatever happened electronically, it's good to go, turnaround time, in your...

1166

02:59:01.340 --> 02:59:10.689

Cooper City Hall: hands, per se, fleet's hands of BSO, is that apparatus ready to turnkey go into service, or does it still need items

1167

02:59:10.690 --> 02:59:24.350

Cooper City Hall: to be placed, you know, whatever it is, in order to be able to put into service, do you know? So, compartments and items are provided and manufactured, but we have to,

1168

02:59:24.550 --> 02:59:39.030

Cooper City Hall: tailor-fit our equipment and mount it so that it fits in there appropriately and is secure. So we do have a little bit of lead time when we get it to when we're able to put it in service. I was told

1169

02:59:39.030 --> 02:59:47.049

Cooper City Hall: on an average, it's 3 weeks. I will do everything I can with the fleet manager to get it in as soon as possible. Thank you.

1170

02:59:47.050 --> 02:59:59.289

Cooper City Hall: Mr. Manager, I don't have anything else except, if you would please keep us posted on this mechanical issue, so we know when we can start to, prepare and... and send... thank you. Will do.

1171

03:00:01.180 --> 03:00:01.930

Cooper City Hall: Thank you, ma'am.

1172

03:00:02.910 --> 03:00:10.889

Cooper City Hall: Item 13, Mayor, and again, the fire report has been on consent. Typically, both the fire and police report don't require any action, other than just the report from your professional staff.

1173

03:00:11.230 --> 03:00:19.110

Cooper City Hall: Item 13, if I might, Mayor Commission, is a motion to approve task order number UTL26-037.

1174

03:00:19.430 --> 03:00:31.029

Cooper City Hall: Under Contract RFQ 2024-P1 for Cooper City's citywide entrance Monuments with Kimley Horton Associates for an amount not to exceed $299,080.

1175

03:00:31.440 --> 03:00:38.300

Cooper City Hall: And to approve a professional engineering... excuse me, to provide professional engineering services sponsored by your utility department.

1176

03:00:38.960 --> 03:00:41.250

Cooper City Hall: I have a motion.

1177

03:00:42.760 --> 03:00:43.790

Cooper City Hall: Second.

1178

03:00:44.150 --> 03:00:46.010

Cooper City Hall: Who made it? I'll make the motion.

1179

03:00:46.220 --> 03:00:50.880

Cooper City Hall: Alright, Commissioner Schrouder? Okay, Mr. Ray.

1180

03:00:51.620 --> 03:00:59.950

Cooper City Hall: Where's the time... oh, I want to make sure we have a few things in here. One, I don't see a timeline on completion of these plans.

1181

03:01:00.790 --> 03:01:01.540

Cooper City Hall: Yeah.

1182

03:01:01.730 --> 03:01:03.930

Cooper City Hall: So, maybe I missed it.

1183

03:01:04.690 --> 03:01:06.000

Cooper City Hall: I think I saw it there either.

1184

03:01:06.770 --> 03:01:10.940

Cooper City Hall: And I want you just to kind of tell me...

1185

03:01:11.500 --> 03:01:15.500

Cooper City Hall: Depends. Because this is a lot of... well, let me start with, this is a lot of money.

1186

03:01:15.750 --> 03:01:20.190

Cooper City Hall: I... don't agree with engineers or architects.

1187

03:01:20.940 --> 03:01:22.529

Cooper City Hall: I think they're crooks.

1188

03:01:25.780 --> 03:01:29.840

Cooper City Hall: I meant to spend $300,000 to build plans, but...

1189

03:01:30.050 --> 03:01:34.309

Cooper City Hall: Needless to say, I don't see... In there. May I...

1190

03:01:36.940 --> 03:01:41.839

Cooper City Hall: So, George Palabin from Kimleyhorn is with us.

1191

03:01:42.390 --> 03:01:46.599

Cooper City Hall: If he... if he applies... You're an engineer? You're a crook.

1192

03:01:46.860 --> 03:01:50.900

Cooper City Hall: Oh my goodness. Okay, I mean, it is. He knows.

1193

03:01:52.760 --> 03:02:00.949

Cooper City Hall: It depends on the permitting, because we have a state... They're not for the permits, for the plans. Right. The plans can be done within 6 months.

1194

03:02:01.820 --> 03:02:06.349

Cooper City Hall: Let's have him come up and can make some commitments, because...

1195

03:02:06.550 --> 03:02:17.819

Cooper City Hall: We have gotten things, many times, professional services that take forever, like the landscape design... Your name for the record, sir. George Balivan, Kim Lehorn & Associates, 80201 Peters Road, Plantation.

1196

03:02:18.810 --> 03:02:24.699

Cooper City Hall: Okay, so I guess, how long is it gonna take? Well, in here, it looks like you're... I'm gonna...

1197

03:02:24.960 --> 03:02:32.670

Cooper City Hall: you and the manager at the same time. It looks like this is also not just design plans, but specific to each location, too? Is that what's...

1198

03:02:33.160 --> 03:02:45.490

Cooper City Hall: It's specific to each location because each location is different, so we have to do surveys and specific construction documents for each location. Is... when we are approving this.

1199

03:02:45.610 --> 03:02:51.339

Cooper City Hall: are you gonna go out and have all of it done, or are you gonna do it in phases? So you might...

1200

03:02:52.440 --> 03:03:09.479

Cooper City Hall: you know, say, okay, give it to me for... Yeah, we're approving doing all of them, but we're not going to do all of them immediately. Okay, so... We're gonna start facing them in. So one of my questions would be then, like, they don't get stale or something? So say we have 17 locations, right? And we go to...

1201

03:03:09.690 --> 03:03:28.499

Cooper City Hall: put 4 in for this year and next year, and we don't get to... so... Yeah, and what we plan to do is, basically, the things that need, like, state approval, those are going to be kind of more on the back end, so we'll do 3 or 4, and we keep those going and putting those out for construction,

1202

03:03:29.480 --> 03:03:37.239

Cooper City Hall: So we can get the easy wins early. Okay, but what... so the... do the plans get stale?

1203

03:03:37.790 --> 03:03:53.400

Cooper City Hall: if we were to do all 17 plans at the same time, it would probably work. Well, my question is, are you, like, gonna task them, go ahead and do this? Because I see there is, like, an hourly thing, and you might say, design me plans for 4, 5, and 6, or whatever.

1204

03:03:53.430 --> 03:03:58.489

Cooper City Hall: That's... so you're approving, basically, the ability to get all of the designs done.

1205

03:03:58.640 --> 03:04:02.680

Cooper City Hall: But we'll manage that, you know, with...

1206

03:04:03.840 --> 03:04:19.040

Cooper City Hall: thinking that we're gonna only be able to construct, you know, so many a year, so we'll be able to... So, is his firm gonna go out and do all 17? Yeah. Right away? So, let me just, clarify, it's 17 intersections, 39 potential locations. They're gonna go out and do 39...

1207

03:04:19.040 --> 03:04:25.540

Cooper City Hall: Locations right away? No, but we're gonna do, for example, we'll do this, all the surveys. We'll get one surveyor and start doing all the surveys.

1208

03:04:25.540 --> 03:04:30.579

Cooper City Hall: But we're not gonna design all of them immediately. Will somebody guarantee me?

1209

03:04:30.940 --> 03:04:37.260

Cooper City Hall: That if we spend all of this, that we will not have to pay for any revisions to any plans.

1210

03:04:37.730 --> 03:04:52.169

Cooper City Hall: any revisions to any plans? So if you have the plan for Sterling and Hiatus designed, and they hand it over to you, and we don't... we're not ready to do it for 2-3 years, all of a sudden there's a new law, a new change, and it has to have these revisions. That's what we're not going to do...

1211

03:04:52.170 --> 03:05:01.139

Cooper City Hall: all of the plans immediately. That was my question, so you're gonna just do the plans as you... As we need to. So this allows you to just say, go ahead and give me the plans for this.

1212

03:05:01.270 --> 03:05:17.720

Cooper City Hall: Yeah, whenever we're ready. But instead of having to come back 5 times to the commission every year, we just... That's my question. Yeah. Okay. So we're approving this, so we can... But, so he's not gonna go out and start on all of them? No, there are things that we're probably gonna do,

1213

03:05:18.160 --> 03:05:37.479

Cooper City Hall: One time, so we're probably going to get a survey and do all the surveys, but we're not going to do a procedure with all the designs at the same time. Surveys are the cheap portion. Correct. The portion doesn't change, okay. Because the surveys are going to help us decide what size monuments we can fit in different places. But they're not doing the surveys, right?

1214

03:05:37.560 --> 03:05:49.539

Cooper City Hall: I think the included surveys and also includes the GPR, that way you can look at it from a feasibility standpoint. Some location may not work. So, and then how long, once we...

1215

03:05:49.740 --> 03:05:57.250

Cooper City Hall: how long to have the plans designed once we task you with it? So I... we might not say go with this section, but... Yeah, so what...

1216

03:05:57.560 --> 03:06:00.329

Cooper City Hall: I keep saying, once we start.

1217

03:06:00.470 --> 03:06:11.629

Cooper City Hall: the first ones are going to come out within 6 months. We are going to do the ones that are easy wins first, so... Not for us to build. Not for us to build. Not for us to build.

1218

03:06:11.800 --> 03:06:13.560

Cooper City Hall: The plans to be designed.

1219

03:06:13.670 --> 03:06:21.109

Cooper City Hall: 6 months. Anytime you say, go with this, it will be within 6 months. 6 months to get them to do the design work. Can we put that in here?

1220

03:06:21.600 --> 03:06:25.130

Cooper City Hall: Because when we hired the landscape, Firm.

1221

03:06:25.740 --> 03:06:35.980

Cooper City Hall: Was that... was that... was that you guys? No, that was a different firm. That was, like, 3 years, and it was, like, the landscape designer quit, and then they had to find a new one, and we had no end date.

1222

03:06:36.530 --> 03:06:54.070

Cooper City Hall: Yeah, one of the reasons why this one doesn't have a specific end date is because of the sequencing of the work, but I think that you guys are willing to say... We could commit to that. We could do 6 months, like, for the ones that... it's all city, just city roads, those are easy ones, like, easy ones. Okay.

1223

03:06:54.570 --> 03:07:03.960

Cooper City Hall: So you'll make that... We're talking about the design. We're talking about 6... The design. From the date that the city gives the go-ahead for a particular design. Notice to proceed? Correct, alright.

1224

03:07:04.090 --> 03:07:05.369

Cooper City Hall: Commissioner Malozzi?

1225

03:07:05.560 --> 03:07:09.839

Cooper City Hall: So... and I know I'm gonna sound like a broken record, but...

1226

03:07:10.830 --> 03:07:18.029

Cooper City Hall: We don't know what's happening with property taxes, and while this is nice, and I love this.

1227

03:07:18.370 --> 03:07:22.030

Cooper City Hall: it's a lot of money that I think

1228

03:07:23.070 --> 03:07:29.619

Cooper City Hall: We can put aside now, until we know what's happening in the future, because this is a...

1229

03:07:29.730 --> 03:07:33.180

Cooper City Hall: Want, not a have, must have.

1230

03:07:34.070 --> 03:07:50.780

Cooper City Hall: And I love beautification. I'm... I have no issue... no, I really do, I really do, but it needs to be cost-effective, and again, I'm worried about what's coming down the pike for us, and this is a fair chunk of change that I think we can keep.

1231

03:07:51.050 --> 03:07:55.790

Cooper City Hall: Until, and again, no offense meant to you, but until we know what's happening.

1232

03:07:55.920 --> 03:07:59.789

Cooper City Hall: This is not tree trimming that must be done because of

1233

03:07:59.790 --> 03:08:16.499

Cooper City Hall: hurricanes. This is not sidewalks that must be done because of people tripping and hurting themselves. This is not fixing the roads because we are trying to prevent accidents. This is not a drainage issue or a water treatment plant issue. We could use this money

1234

03:08:16.680 --> 03:08:20.240

Cooper City Hall: To put it towards the firehouse that needs to be done.

1235

03:08:21.790 --> 03:08:25.880

Cooper City Hall: Without a doubt, and this is a nice thing to do.

1236

03:08:26.240 --> 03:08:28.780

Cooper City Hall: That is a need that must be done.

1237

03:08:29.020 --> 03:08:32.270

Cooper City Hall: So... Mr. Smith? That's my two cents.

1238

03:08:35.770 --> 03:08:40.379

Cooper City Hall: I don't agree with Commissioner Malosi. I would also say,

1239

03:08:40.880 --> 03:08:53.839

Cooper City Hall: And just verify this, Mr. Manager, this is, I would say, just a little bit less than half, though, as far as what was budget versus what is being spent, so meaning we're still sitting on a quarter of a million dollars, roughly?

1240

03:08:54.490 --> 03:08:56.109

Cooper City Hall: Is that a correct statement? Yes, that's correct.

1241

03:08:56.200 --> 03:09:11.600

Cooper City Hall: Okay. And this is approval up to that amount, not saying that within this fiscal year, though, that we would, deplete all of the requested, dollar amounts, but that's giving that leverage to continue the project going? Correct. Do you have for...

1242

03:09:11.600 --> 03:09:28.609

Cooper City Hall: Commissioner Malozzi and the rest of the Commission here, an idea of what you think the fiscal year finishing for 2026 looks like out of that... out of that approval line, so if in the event there was a Tallahassee pivot that needed to happen.

1243

03:09:29.080 --> 03:09:34.860

Cooper City Hall: Mmm... I'll be guessing, but I don't know that we'll spend over $100,000 this year.

1244

03:09:34.990 --> 03:09:35.870

Cooper City Hall: Okay.

1245

03:09:35.990 --> 03:09:37.049

Cooper City Hall: Alright, thank you.

1246

03:09:37.460 --> 03:09:38.660

Cooper City Hall: Commissioner Katzman.

1247

03:09:40.270 --> 03:09:46.190

Cooper City Hall: I'm gonna say something. I'm gonna agree with Commissioner Malozzi tonight. No, it's not.

1248

03:09:47.350 --> 03:09:51.750

Cooper City Hall: I, I honestly believe, in my heart of hearts, and...

1249

03:09:52.050 --> 03:09:56.770

Cooper City Hall: Mr. Alex, I'm gonna say something that I hope You remember.

1250

03:09:57.010 --> 03:10:03.530

Cooper City Hall: But Embassy Lakes is going through this monument-growing pain as well. And you were telling me about a new product.

1251

03:10:03.880 --> 03:10:12.289

Cooper City Hall: that they're building these signs out of, like, foam now, or 3D... Correct, yeah. It's taking over the market type thing.

1252

03:10:12.660 --> 03:10:15.189

Cooper City Hall: That being said.

1253

03:10:15.670 --> 03:10:21.619

Cooper City Hall: And then the fact that we basically, and I don't mean any disrespect to any department, I just want to say it.

1254

03:10:21.840 --> 03:10:26.860

Cooper City Hall: The plants and the green and the colors and everything are just old and tired.

1255

03:10:27.160 --> 03:10:34.179

Cooper City Hall: And I understand that at some point you just say, it's not worth to continue landscaping around them.

1256

03:10:34.430 --> 03:10:38.290

Cooper City Hall: If the signs are falling apart. But are our signs falling apart?

1257

03:10:38.950 --> 03:10:57.259

Cooper City Hall: I know, I know a lot of... They're not falling apart, they look dated. Okay. And I, listen, I agree with Commissioner Malossi 100%. This is a one, not a need, okay? But sometimes you... Motion to adjourn on that one. But it does, you know, the new...

1258

03:10:57.260 --> 03:11:02.469

Cooper City Hall: monument signs that came out of your beautification project. They're very pretty.

1259

03:11:02.470 --> 03:11:09.610

Cooper City Hall: They are pretty... it's just the next level up, and just whenever is... the Commission wants to take that step up.

1260

03:11:09.620 --> 03:11:11.970

Cooper City Hall: It does do that, you know.

1261

03:11:12.280 --> 03:11:16.770

Cooper City Hall: That being said, the next step is a $3 million investment.

1262

03:11:17.030 --> 03:11:27.100

Cooper City Hall: From 300... I understand. I understand. And listen, with elections coming, and city managers coming, and mayors coming, and everything else, if you don't do it all.

1263

03:11:27.330 --> 03:11:39.869

Cooper City Hall: in a timeline, you'll get 3 or 4 of them that'll be done, and they'll never happen... they're like speed bumps. You didn't have any speed bumps before you got here, and now you're doing 9 a year until you get them done, or whatever we're gonna do.

1264

03:11:40.160 --> 03:11:44.429

Cooper City Hall: This, to me, I would... I would ask that we...

1265

03:11:45.130 --> 03:11:51.740

Cooper City Hall: think about landscaping what we have, maybe marking the ones that need... and listen, I've seen the pictures, they're beautiful.

1266

03:11:52.660 --> 03:11:58.709

Cooper City Hall: I just don't know how much buy-in I could support at $3.5 million... $3.3 million.

1267

03:11:59.120 --> 03:12:03.340

Cooper City Hall: There's so much more with the water plant, and the fire station, and...

1268

03:12:03.570 --> 03:12:06.559

Cooper City Hall: You know, it just seems like a lot of money.

1269

03:12:07.060 --> 03:12:11.550

Cooper City Hall: And... and just not... timing isn't just right for this, so...

1270

03:12:11.700 --> 03:12:16.419

Cooper City Hall: That being said, I guess we... if we're done, we'll just go ahead and call the vote.

1271

03:12:19.150 --> 03:12:26.560

Cooper City Hall: Commissioner Smith? No. Commissioner Malozzi? No. Commissioner Katzmann? Yes. Commissioner Schroeder? Yes. Mayor Karen? No.

1272

03:12:27.810 --> 03:12:28.580

Cooper City Hall: Item...

1273

03:12:29.970 --> 03:12:48.300

Cooper City Hall: Item 14, Mayor Commission, is a request to approve entering into a piggyback agreement with FG Construction LLC for a roadway milling and resurface project, an amount not to exceed $1,536,396 for fiscal year 25-26 under the Broward County contract number PCN,

1274

03:12:48.300 --> 03:13:01.729

Cooper City Hall: 2127485B1-1, and to approve expenditures in each subsequent year of the piggyback contract, not to exceed the approved budget amount for each respective fiscal year, on the floor for your consideration.

1275

03:13:01.770 --> 03:13:04.800

Cooper City Hall: Need a motion? Motion to approve for discussion.

1276

03:13:05.480 --> 03:13:06.740

Cooper City Hall: Commissioner Katzmann?

1277

03:13:06.860 --> 03:13:09.769

Cooper City Hall: Thank you, Mayor. I just want to make sure...

1278

03:13:09.890 --> 03:13:28.300

Cooper City Hall: that this and all asphalt projects in the city follow our ordinance, 2317, which bans the use of phosphaGypsum in our road construction material on any city-owned or privately owned road within the City of Cooper City. Mr. Ray?

1279

03:13:28.420 --> 03:13:41.720

Cooper City Hall: Yes, and I can basically confirm with the vendor today that the materials that they're going to be using don't contain any of the phosphor. Thank you. I'd also like to request that anytime any asphalt project is

1280

03:13:43.610 --> 03:14:01.470

Cooper City Hall: proposed in Cooper City, that whether it's put out for bid, or whether it's put on our agenda, that that's noted, that it's not... that it's banned in the city. And also to make sure our friends in Monterra are aware, because I know they just said they were doing a major asphalt project.

1281

03:14:01.870 --> 03:14:11.419

Cooper City Hall: For those who don't know, it's a carcinogen, known carcinogen, and the state is considering allowing use of it in asphalt, and I want to make sure it...

1282

03:14:11.550 --> 03:14:15.000

Cooper City Hall: We follow our Cooper City Law, which bans the use of it. Thank you.

1283

03:14:16.070 --> 03:14:18.000

Cooper City Hall: Commissioner Malozzi. I'm good.

1284

03:14:18.250 --> 03:14:19.919

Cooper City Hall: Commissioner Smith.

1285

03:14:20.180 --> 03:14:24.939

Cooper City Hall: Nothing, thank you. Commissioner Schotter? Yes, I have,

1286

03:14:26.140 --> 03:14:31.620

Cooper City Hall: the bank, you guys can leave if you don't want to, you know, waste your time. So...

1287

03:14:32.240 --> 03:14:43.110

Cooper City Hall: This is the map, I guess? That's the map of what we're going to be doing with this million... 1.5 million. Okay, so luckily, I've been tricked into voting on a map like this before.

1288

03:14:43.530 --> 03:14:48.910

Cooper City Hall: So how much does this cover of the road? Does it cover the storm basins or not?

1289

03:14:49.370 --> 03:15:03.490

Cooper City Hall: Does it cover the storm basins or not? Yeah, that are on the road. Yeah. Where? Where does it say that? Show me. I already went through this before. I've come out. This map is not going to show you that. Well, where in the scope? Because I've had this argument before.

1290

03:15:03.820 --> 03:15:10.179

Cooper City Hall: We approved it, and then they pave it, then they don't pave that, and then they say, oh, that's not part of the scope.

1291

03:15:10.680 --> 03:15:15.649

Cooper City Hall: I've already been tricked, and I pull out this map with my red line, and I go, where's it show here?

1292

03:15:16.580 --> 03:15:18.759

Cooper City Hall: Commissioner Schroeder, that's the one that...

1293

03:15:19.450 --> 03:15:34.330

Cooper City Hall: That's the one that we're piggybacking off the contract. That is why probably it's not showing it the way that you want it to have, but it's gonna cover the areas. Also, we have a contingency dollar amount as well. Oh, I don't like that. That means we're paying more. But here's the thing.

1294

03:15:34.890 --> 03:15:42.479

Cooper City Hall: I'm stating... I'm waiting for the scope of the paving contract from Sue Allen Fartelman, which I asked you guys for, because it looks like...

1295

03:15:43.190 --> 03:15:47.520

Cooper City Hall: Barbara, is Jen Goldfarb still here? Or did she leave? Who? Jen?

1296

03:15:47.850 --> 03:15:49.489

Cooper City Hall: I may not go for gross.

1297

03:15:49.920 --> 03:15:52.459

Cooper City Hall: Okay. I'm telling you right now.

1298

03:15:52.760 --> 03:15:56.990

Cooper City Hall: Country Glen wouldn't have proved it. The Sioux Island looks horrible.

1299

03:15:57.190 --> 03:16:06.140

Cooper City Hall: And I don't know what modifications you guys think they made, and I think you guys didn't send me the scope because you know I was gonna find in the scope that it wasn't right, but it looks horrible.

1300

03:16:06.410 --> 03:16:07.780

Cooper City Hall: It still looks horrible.

1301

03:16:08.050 --> 03:16:27.470

Cooper City Hall: And it looked horrible from day one when I saw them finishing it, then weekly try to say, oh, it's gonna cure. Like, we haven't heard that before. Oh, it's gonna cure. Pay me all my money, I'll drive away, and you gotta wait till, you know, come on. Like, so this is the same thing. It's a different vendor. Yeah.

1302

03:16:27.510 --> 03:16:30.140

Cooper City Hall: It is a different, completely different kind of work.

1303

03:16:30.250 --> 03:16:46.999

Cooper City Hall: Because this is on an open road. When you do it in a parking lot, where you have all the parking, you know, the court cuts, and you have the different ins and outs for the different stalls and all that, it is... that is a much harder job than what this is.

1304

03:16:47.130 --> 03:16:48.000

Cooper City Hall: Yeah.

1305

03:16:48.580 --> 03:17:02.790

Cooper City Hall: this year, you're gonna have some end holes, and you gotta, you know, mill around those areas, but it is... this goes fairly quickly, it's a pretty straightforward, you know, project. It's similar to what, you know, what you saw in Rock Creek.

1306

03:17:02.920 --> 03:17:13.650

Cooper City Hall: Okay, but when we... when I want to sue them because it wasn't thick enough, it wasn't hot enough, they didn't... how do I do that?

1307

03:17:14.230 --> 03:17:17.759

Cooper City Hall: Where does it say, this is not working for sure?

1308

03:17:17.980 --> 03:17:30.800

Cooper City Hall: Can you imagine this? Jacob, go tell them here. I mean, it doesn't even, you know, go to the end of the road. That is just an illustration of the area. There is... Well, you have the legal... you have the legal description in the contract of these roads? There's no way.

1309

03:17:32.350 --> 03:17:36.000

Cooper City Hall: There is a contract, and you can see that on the,

1310

03:17:36.220 --> 03:17:41.260

Cooper City Hall: It is a county contract that we're piggybacking on. Yeah, but the county didn't write our roads in there.

1311

03:17:41.840 --> 03:17:55.799

Cooper City Hall: Right? So we would take their... might have their specifications, might say it has to be to, you know, whatever, but they didn't write our road in their contract, so we have to now supplement their... their contract with the description of what they're gonna do in our city.

1312

03:17:56.060 --> 03:18:02.170

Cooper City Hall: Right? No. Okay, so then how do... what are we contractually paving them to... or paying them to pave?

1313

03:18:02.330 --> 03:18:05.390

Cooper City Hall: So, you pay the contractors by...

1314

03:18:05.490 --> 03:18:18.800

Cooper City Hall: the tone of asphalt that they put in, you know, the contract has the thickness that they had to do. The contract, I'm sure, specifies that they had to mill around the manholes. All of that information is in the contract.

1315

03:18:18.950 --> 03:18:23.759

Cooper City Hall: The only thing that we had to basically tell them is where we want the asphalt to be laid down.

1316

03:18:24.230 --> 03:18:39.230

Cooper City Hall: Okay, but is there a certain amount of... they're charging us, what, by square foot? Okay. So... How do we know where they're... where they're... have to go? We're just gonna give them this list? This is... this is what's tying... Weigh the wheelbarrow.

1317

03:18:39.690 --> 03:18:50.419

Cooper City Hall: Huh? Like, how are we... You take the contract, and you provide this map, and that's how they go. But this is the map, so, like, look, I mean, where do we stop?

1318

03:18:52.000 --> 03:19:07.920

Cooper City Hall: Commissioner Shirada, what we're doing is that we check the square footage, we check at the courtyard, and then also the trucks give us how much asphalt that they bring, so we're definitely double-checking with every dollar amount.

1319

03:19:08.040 --> 03:19:13.430

Cooper City Hall: And also, FG Construction managers are here as well, in this commission.

1320

03:19:13.540 --> 03:19:16.719

Cooper City Hall: Meeting? There, I'm sitting back there. Who is?

1321

03:19:16.910 --> 03:19:24.400

Cooper City Hall: The construction managers? They're for us, or for the company? Or for the company of G Construction. Oh, okay.

1322

03:19:24.520 --> 03:19:28.440

Cooper City Hall: Well, and this is not... I haven't dealt with you, so don't take this personal.

1323

03:19:29.140 --> 03:19:46.409

Cooper City Hall: Right? We get Aiken a new mic? So, I guess the question is, I want to make sure there's not miscommunication or misunderstanding as to what has to happen. So, I've gone through this before, where it was weekly, they paved the road, and they didn't do...

1324

03:19:46.840 --> 03:20:06.230

Cooper City Hall: the storm drains, they did it, but they didn't, you know, roll it, or whatever you do, so it's all coming up. So, like, the ones, in certain neighborhoods, there's weeds growing through, because obviously, you'd have to, like, get a little machine or something, I don't know, right, to roll it, because it's not on the main thing. So, when I complain about that, they go, oh, it's not part of the thing.

1325

03:20:06.460 --> 03:20:10.570

Cooper City Hall: And then I go back to the contract, I can't find it. They did our sports complex.

1326

03:20:10.860 --> 03:20:21.940

Cooper City Hall: And we'd actually like to hire you to come tell me if you think that's a good workman's-like condition, but it's crazy that they hit the curbs, they did everything, and then our staff says, oh.

1327

03:20:22.640 --> 03:20:24.189

Cooper City Hall: It's not part of the scope.

1328

03:20:24.450 --> 03:20:26.969

Cooper City Hall: So I just want to make sure that we don't have that.

1329

03:20:27.220 --> 03:20:34.739

Cooper City Hall: Correct, so we follow the Broward County contract. Within the contract, they have certain specifications that we have to meet in terms.

1330

03:20:34.980 --> 03:20:44.240

Cooper City Hall: Where there is a thickness, where there's the spread of the asphalt, compaction of the asphalt, temperature of the asphalt, all of that should have a standard to follow.

1331

03:20:44.420 --> 03:20:57.090

Cooper City Hall: Normally, the city provides an inspector that makes us and ensures that we are adhering to those standards, even though it's common practice. So what's the punch list process, then, if you could tell me? When...

1332

03:20:57.090 --> 03:21:06.599

Cooper City Hall: Because there's gonna be some punch list stuff, right? So, in this particular project, we're doing what's called milling and resurfacing. So, all we're gonna do is we're gonna mill 1 inch of the existing road.

1333

03:21:07.030 --> 03:21:12.539

Cooper City Hall: Pretty much the area specified, which is, my understanding, is from edge of pavement to edge of pavement.

1334

03:21:13.030 --> 03:21:18.460

Cooper City Hall: And then we're going to shape the profile of the road to ensure you have a 2% slope going across.

1335

03:21:18.870 --> 03:21:34.610

Cooper City Hall: So, as we lay the asphalt down, we... first we mill it, then we tack it down, then we lay it, ensure the proper slope, and then we roll it, and move on to the next section. Okay, so what about... how do we cover the storm drains that are...

1336

03:21:35.010 --> 03:21:43.610

Cooper City Hall: would be off the edge to edge. All of that has been tabulated, and we had an email that had the map along with the specified addresses.

1337

03:21:43.930 --> 03:21:46.009

Cooper City Hall: And all of that was calculated.

1338

03:21:46.730 --> 03:21:49.299

Cooper City Hall: And it's part of the estimate in the square footage.

1339

03:21:49.650 --> 03:21:58.239

Cooper City Hall: So, as the inspector goes by, you know, we get to that area, whatever area needs to get done, we also do it in the same, similar manner.

1340

03:21:59.260 --> 03:22:01.830

Cooper City Hall: What... okay, what's the punchless process gonna be?

1341

03:22:02.610 --> 03:22:06.899

Cooper City Hall: There is an inspector that the city will have, and identify the, the, the...

1342

03:22:07.220 --> 03:22:11.200

Cooper City Hall: the punch list. Corrections on the road are much easier to do.

1343

03:22:11.490 --> 03:22:21.219

Cooper City Hall: I'm not saying that they're not, but I didn't bid... I didn't bid the sports complex. They did.

1344

03:22:21.620 --> 03:22:23.029

Cooper City Hall: Smartphone, huh? Yeah.

1345

03:22:23.640 --> 03:22:28.629

Cooper City Hall: The corrections on the parking lot, and as we have discussed with you.

1346

03:22:29.370 --> 03:22:43.629

Cooper City Hall: The repair sometimes is more damaging than if you just leave it as it is. No, you don't repair. I know how to fix it. What happens if you can't repair it? You mess it up and you can't repair it? You re-scrape it and redo it, right? Correct. That's how you do it.

1347

03:22:43.830 --> 03:22:45.459

Cooper City Hall: But instead, we paid them.

1348

03:22:45.600 --> 03:22:46.830

Cooper City Hall: So they're gone.

1349

03:22:47.810 --> 03:22:59.700

Cooper City Hall: You know? I mean, okay, that's fine. As long as... and you work... you're with the company... what are you position with the company? I'm the operations manager for the company. Okay. How long you been with them? Three and a half years. Are you disappearing?

1350

03:23:00.210 --> 03:23:05.160

Cooper City Hall: Okay, I'm gonna come looking for AK- somebody if this, you know...

1351

03:23:05.570 --> 03:23:08.959

Cooper City Hall: We'll give you guys a good product.

1352

03:23:10.790 --> 03:23:12.560

Cooper City Hall: Because you know what happens with pavement?

1353

03:23:12.580 --> 03:23:28.450

Cooper City Hall: every time I see the imperfection, it burns me. And so every time I go to the sports complex, I get mad, I feel like I'm getting stolen from. And then I spend all my

time, instead of working, driving around looking at pavement, you know what I mean? And it's not good for anybody. It's a reoccurring, okay. Alright.

1354

03:23:28.450 --> 03:23:34.909

Cooper City Hall: Well... So C-Click Fix, instead of sending it to the city, they should send it... The motion... we already got the motion, can we call a vote?

1355

03:23:34.910 --> 03:23:35.820

Cooper City Hall: Are we good?

1356

03:23:36.240 --> 03:23:37.259

Cooper City Hall: We have to talk about.

1357

03:23:37.740 --> 03:23:40.269

Cooper City Hall: Commissioner Smith? Yes. Commissioner Malozzi?

1358

03:23:40.610 --> 03:23:44.710

Cooper City Hall: Commissioner Katzman? Yes. Commissioner Schroeder? Yes. Mayor Karen? Yes.

1359

03:23:46.470 --> 03:24:05.790

Cooper City Hall: Mayor Commission, item 15, if I might, is a motion to approve a contract with Champion Controls Incorporated for $101,972, and the Heinerlin Group Incorporation for $602,890, and a 5% contingency for a total of $838,542

1360

03:24:05.790 --> 03:24:23.479

Cooper City Hall: for the procurement of control panels and installation services required for the rehabilitation of wastewater lift stations number 6, 53, and 54 offered by your utility department. Motion. Second. Second. Call the, who... Commissioner Malozzi, right?

1361

03:24:24.770 --> 03:24:26.180

Cooper City Hall: Commissioner Schrouder.

1362

03:24:26.550 --> 03:24:30.800

Cooper City Hall: The only thing is the contingency. Why do we need to put the contingency in, Alex?

1363

03:24:32.000 --> 03:24:45.250

Cooper City Hall: Because when you're doing projects like this, you don't know what you're gonna run into, and we don't want to be coming back to the commissioner and stop the job in the middle of a job, you know, if it happens. If we don't need to use it, we don't use it.

1364

03:24:45.410 --> 03:25:02.270

Cooper City Hall: Is it contractually the, contingency? The contingency is not included in the contract. We keep it... we keep the authorization with us, and if we need it, then we use it. I thought we changed the code to allow you to do it without having to come to us on the contingency.

1365

03:25:02.390 --> 03:25:15.989

Cooper City Hall: But, I won't argue that today. Huh? We changed what? Didn't we change that? The procurement code? I'd have to reconfirm the amount. There is a change order amount. Yeah, okay. $20,000 maximum. No, we have a percentage. We fixed this.

1366

03:25:16.350 --> 03:25:17.540

Cooper City Hall: Sure. Take a look.

1367

03:25:18.900 --> 03:25:20.120

Cooper City Hall: Call a vote.

1368

03:25:20.880 --> 03:25:28.020

Cooper City Hall: Commissioner Smith? Yes. Commissioner Malozzi? Yes. Commissioner Gatzman? Yes. Commissioner Schroeder? Yes. Mayor Karen? Yes.

1369

03:25:28.270 --> 03:25:36.409

Cooper City Hall: Item 16, Mayor Commission, is Resolution 26-11, a resolution of the City of Cooper City, Florida, amending Resolution 055-1 as amended.

1370

03:25:36.410 --> 03:25:49.129

Cooper City Hall: By further amending the administrative procedures and policies for the conduct of City Commission business, eliminating the public comment from the end of Commission meeting agenda, providing for conflicts, severability, and providing for an effective date. Motion to approve. Second. Second.

1371

03:25:49.290 --> 03:25:56.409

Cooper City Hall: Commissioner Schrouder? Nothing. Commissioner Smith? Nope. Commissioner Malozzi? Yes. Commissioner Katzmann?

1372

03:25:56.790 --> 03:26:03.750

Cooper City Hall: No. Call a vote. Commissioner Smith? Yes. Commissioner Malozzi? Yes. Commissioner Katzman? No. Commissioner Schroeder?

1373

03:26:04.290 --> 03:26:06.480

Cooper City Hall: Yes. Mayor Karen. No?

1374

03:26:08.730 --> 03:26:20.910

Cooper City Hall: Item 17, Mayor Commission, is Resolution 26-12, Resolution of the City Commission, City of Cooper City, Florida, amending the City's Building Permit Fee Schedule pursuant to Section 6-18, the City's Code of Ordinances.

1375

03:26:20.910 --> 03:26:30.510

Cooper City Hall: As detailed in the proposed fee schedule tested exhibit A, incorporated RN, fighting for conflicts, severability, and fighting for an effective date. Motion to approve. Second. Second.

1376

03:26:30.910 --> 03:26:32.340

Cooper City Hall: Commissioner Schrouter?

1377

03:26:32.620 --> 03:26:38.470

Cooper City Hall: Commissioner Jason Smith? No, sir. Commissioner Malozzi? No. Commissioner Katzmann? No.

1378

03:26:38.740 --> 03:26:42.460

Cooper City Hall: Call the vote. Commissioner Smith? Yes. Commissioner Malozzi?

1379

03:26:42.630 --> 03:26:47.189

Cooper City Hall: Commissioner Katzman? Yes. Commissioner Schroeder? Yes. Mayor Karen? Yes.

1380

03:26:47.750 --> 03:26:49.699

Cooper City Hall: Mayor, Commission, item...

1381

03:26:51.490 --> 03:27:02.709

Cooper City Hall: 18 is a second reading public hearing ordinance. It is Ordinance 26-02, an ordinance of the City of Cooper City, Florida, amending Chapter 17 of the Town... of the City's

1382

03:27:02.740 --> 03:27:05.669

Cooper City Hall: Code of Ordinances entitled Traffic and Motor Vehicles.

1383

03:27:05.670 --> 03:27:29.390

Cooper City Hall: Amending Article 1, entitled In General, by creating Section 17-4 to be entitled Micromobility, fighting for definitions, fighting for general provisions for micromobility Devices, amending Chapter 13, entitled Public Safety, by specifically amending Section 1380, entitled Citations, Options of Persons Cited, fighting for penalties, codification, fighting for conflict, Severability, planning for an effective date, this is second reading in a public hearing, Mayor Commission, and for the record, the ordinance before you this evening.

1384

03:27:29.400 --> 03:27:34.159

Cooper City Hall: does include all of the changes that were requested by the Commission at your last meeting on first reading.

1385

03:27:34.790 --> 03:27:39.979

Cooper City Hall: Before we get started, can I go ahead... go ahead and make a motion, I'm sorry? Motion at birth. Second. Second.

1386

03:27:40.080 --> 03:27:45.310

Cooper City Hall: Mr. Vinny, thank you for waiting all night. It's your turn to talk.

1387

03:27:48.130 --> 03:27:50.650

Cooper City Hall: Feel your pain. I feel it more than you.

1388

03:27:51.740 --> 03:27:54.290

Cooper City Hall: Mr. Mayor? Yes, sir. Commissioners.

1389

03:27:54.520 --> 03:27:56.079

Cooper City Hall: City administrators.

1390

03:27:56.380 --> 03:27:57.540

Cooper City Hall: I read this.

1391

03:27:57.720 --> 03:27:58.880

Cooper City Hall: I got a headache.

1392

03:28:00.720 --> 03:28:07.440

Cooper City Hall: It's full of definitions, restrictions, regulations, and boundaries.

1393

03:28:07.820 --> 03:28:10.059

Cooper City Hall: All I want to do, Lord...

1394

03:28:10.220 --> 03:28:14.639

Cooper City Hall: myself and my neighbors. We want to keep these road rats

1395

03:28:14.940 --> 03:28:22.300

Cooper City Hall: off the streets and the sidewalks. I don't need... you gotta be 50 feet, 5 miles an hour, and then...

1396

03:28:22.800 --> 03:28:27.480

Cooper City Hall: These kids don't listen, they don't care, they do wheelies on these bikes.

1397

03:28:27.980 --> 03:28:31.440

Cooper City Hall: They love it, and I love the fact that they love it.

1398

03:28:31.900 --> 03:28:34.060

Cooper City Hall: But we need to put it someplace.

1399

03:28:34.720 --> 03:28:36.570

Cooper City Hall: Where they're out of our hair.

1400

03:28:36.900 --> 03:28:39.119

Cooper City Hall: So I think I solved our problem.

1401

03:28:40.190 --> 03:28:41.370

Cooper City Hall: Where we putting it?

1402

03:28:41.870 --> 03:28:47.349

Cooper City Hall: C.B. Smith Park. It's so funny? It'll work.

1403

03:28:47.640 --> 03:28:52.540

Cooper City Hall: Give me 1 tenth of C.B. Smith Park. We'll make a dirt bike track.

1404

03:28:54.240 --> 03:28:59.329

Cooper City Hall: I mean, what sports entity is not addressed?

1405

03:28:59.890 --> 03:29:02.609

Cooper City Hall: In Cooper City. Does anybody know?

1406

03:29:04.390 --> 03:29:05.829

Cooper City Hall: We're doing motorcycles.

1407

03:29:07.060 --> 03:29:12.089

Cooper City Hall: I don't have anybody on the sidewalk stabbing me, alright? Or at least not yet.

1408

03:29:13.720 --> 03:29:19.020

Cooper City Hall: The only sport that's not addressed is dirt bikes.

1409

03:29:21.870 --> 03:29:23.190

Cooper City Hall: Motocross.

1410

03:29:23.330 --> 03:29:24.270

Cooper City Hall: You're way ahead of me.

1411

03:29:24.430 --> 03:29:27.340

Cooper City Hall: Electric bikes, they need a place

1412

03:29:28.110 --> 03:29:35.839

Cooper City Hall: A track, a field, or someplace where they can exercise what it is they want to do and love to do.

1413

03:29:36.380 --> 03:29:40.050

Cooper City Hall: I love to see these kids out there, but not in front of my house.

1414

03:29:40.890 --> 03:29:44.969

Cooper City Hall: You know, they're all over the Speedway, what I call the Stonebridge Speedway.

1415

03:29:45.680 --> 03:29:47.739

Cooper City Hall: You know, it's dangerous.

1416

03:29:48.080 --> 03:29:56.499

Cooper City Hall: I know a couple of attorneys who lived nearby, and they said, I can't wait for someone to get his. Oh, my God, I just saved you guys millions of dollars.

1417

03:29:57.660 --> 03:30:01.540

Cooper City Hall: You know? Find... let's find a spot for him, and... and...

1418

03:30:01.970 --> 03:30:09.469

Cooper City Hall: And make it feasible, because these rules and regulations, this is all restriction. This has nothing to do with...

1419

03:30:09.750 --> 03:30:11.829

Cooper City Hall: Giving them free reign.

1420

03:30:12.530 --> 03:30:17.830

Cooper City Hall: You know, you have baseball, football, soccer, you name it. You don't have ice skating, not yet.

1421

03:30:21.880 --> 03:30:29.280

Cooper City Hall: I don't think it's... I don't know what the zoning would be if you took a section of a field.

1422

03:30:29.970 --> 03:30:33.809

Cooper City Hall: And did a, you know, a dirt bike track, or motocross track.

1423

03:30:35.830 --> 03:30:38.279

Cooper City Hall: How you go about it, that's your job.

1424

03:30:40.230 --> 03:30:42.170

Cooper City Hall: But I think it'd be great for the kids.

1425

03:30:42.380 --> 03:30:52.410

Cooper City Hall: You know, how do you tell a 10, 12-year-old kid on an electric bike to slow down to 5 miles per hour because you see a pedestrian on a sidewalk? Yeah, okay.

1426

03:30:52.890 --> 03:30:56.149

Cooper City Hall: And they don't have any warning devices.

1427

03:30:56.400 --> 03:31:00.769

Cooper City Hall: Horns, whistles, bells... get out of my way! Nothing.

1428

03:31:01.580 --> 03:31:05.170

Cooper City Hall: And one of these days, it's not a matter of, you know, if.

1429

03:31:05.750 --> 03:31:08.369

Cooper City Hall: You got the elderly, not me.

1430

03:31:08.570 --> 03:31:10.059

Cooper City Hall: On the sidewalks.

1431

03:31:10.770 --> 03:31:13.370

Cooper City Hall: Mamas in baby carriages.

1432

03:31:14.380 --> 03:31:15.540

Cooper City Hall: Joggers.

1433

03:31:16.260 --> 03:31:22.160

Cooper City Hall: People just, you know, enjoying the beautiful scenery, and... City. So,

1434

03:31:22.600 --> 03:31:24.320

Cooper City Hall: I think it's something you should think about.

1435

03:31:25.600 --> 03:31:30.069

Cooper City Hall: Probably say okay by tomorrow, and then we'll just get things started.

1436

03:31:32.920 --> 03:31:42.119

Cooper City Hall: Anything else you want to ask me? Oh, no, we're good. Thank you, sir. Appreciate you. Thank you, sir. Let's talk about get the hook out, man. Get the signal. Thank you, sir.

1437

03:31:44.960 --> 03:31:49.400

Cooper City Hall: Does anybody else want to talk on the... Vinnie Speedway?

1438

03:31:49.800 --> 03:31:55.900

Cooper City Hall: Say that again. Vinnie Speedway. Vinnie Speedway? Yeah.

1439

03:31:57.370 --> 03:32:01.040

Cooper City Hall: Defending memorials. Thank you, sir.

1440

03:32:02.550 --> 03:32:04.859

Cooper City Hall: Later, please. Have a nice night. Thanks.

1441

03:32:06.040 --> 03:32:11.830

Cooper City Hall: Yeah, Mr. Mayor? Call the vote, or... No, before we... No, no, not a presentation, yeah.

1442

03:32:11.860 --> 03:32:14.700

Cooper City Hall: Earlier this afternoon, I sent you...

1443

03:32:14.720 --> 03:32:30.180

Cooper City Hall: a recommendation from the police department regarding throttling on the bikes. So, it's a recommendation. Captain Tiana can expand on it if you guys want, but it's a recommendation that we can add into the second reading.

1444

03:32:30.180 --> 03:32:36.920

Cooper City Hall: That prohibits throttling on sidewalks and city, city Parks.

1445

03:32:37.140 --> 03:32:40.800

Cooper City Hall: Apparently, it's a lot more difficult to control the bike.

1446

03:32:40.830 --> 03:33:00.049

Cooper City Hall: when you're doing that, and it accelerates faster, right, Captain? I am not the expert, I was not the expert. But your staff did some great research. Yes, who looked into the safety program that we're building, and she said that a lot of cities create a, throttle-only prohibition because it's less rider engagement.

1447

03:33:00.050 --> 03:33:06.930

Cooper City Hall: It's the bike doing the work, and then because the rider then has a slower reaction time to applying brakes.

1448

03:33:06.930 --> 03:33:28.789

Cooper City Hall: What? What's the thing? I hardly understand it myself. If I could read it to you, it's similar to... it's similar to if you're in a car and you have your car on, not autopilot... Speed control. Yeah, speed control. Your reaction time is slower than if you are actually driving the car and paying attention.

1449

03:33:29.080 --> 03:33:31.619

Cooper City Hall: So what she says is...

1450

03:33:31.880 --> 03:33:39.629

Cooper City Hall: Depending on the class of e-bike, operation may be pedal assist only, or allow throttle-only use without pedaling.

1451

03:33:39.870 --> 03:33:59.710

Cooper City Hall: But the assistance must stop at 20 miles per hour. Basically, Florida law allows Class 2 e-bikes to operate in throttle mode, but it also requires that the motor disengages when brakes are applied, and the bike has fully operable pedals. The negatives of throttle mode are throttle-only use allows sudden acceleration.

1452

03:33:59.880 --> 03:34:07.629

Cooper City Hall: Less rider engagement, which has less reaction time, and higher risk for pedestrian seniors, and kids and pets.

1453

03:34:08.170 --> 03:34:18.910

Cooper City Hall: So, cities may choose to have throttle mode only prohibited while on sidewalks or in parks or other places where, you deem fit.

1454

03:34:19.260 --> 03:34:22.729

Cooper City Hall: Okay. You can't hear it, so how would you know? Just by the speed?

1455

03:34:23.970 --> 03:34:34.350

Cooper City Hall: We're gonna put it as part of our safety program, which she's already put together. It was one of her recommendations. Some of the cities create an ordinance for it.

1456

03:34:36.710 --> 03:34:45.709

Cooper City Hall: Okay, I... Don't know how we would write that in, or whatever, so... Maybe... We'll rethink that...

1457

03:34:45.840 --> 03:34:52.569

Cooper City Hall: Basically, if you... you have to continue to pedal, that... there goes the scooters and stuff, there's no pedaling of those. Okay.

1458

03:34:53.960 --> 03:35:10.180

Cooper City Hall: Listen, if my PD wants this, I'm not gonna say... One person there read something in line, and... That person has been... that person has been researching this, so... there's a lot of things in here that I don't necessarily agree with, but it's what is recommended to me by law enforcement, and they know.

1459

03:35:10.610 --> 03:35:11.699

Cooper City Hall: That's their job.

1460

03:35:12.460 --> 03:35:24.160

Cooper City Hall: Mayor? Yes, sir. Just one item. I thought, for under enforcement... so, so just one thing to be clear, this is giving you and your team the tools they need to stop...

1461

03:35:24.460 --> 03:35:28.770

Cooper City Hall: unsafe behavior. This is not intended to just pull over

1462

03:35:28.840 --> 03:35:47.409

Cooper City Hall: Correct. But we did discuss the penalties last time, and I thought we agreed on a $100 first violation, but I'm seeing $50 for our first violation, so I was just

curious what the consensus was. That was $50 and then $100. I thought it was $100 and then $250. My notes had $50 and $250.

1463

03:35:47.690 --> 03:35:58.069

Cooper City Hall: That's right, we took the 100 out. I thought we said 100, because for 50 bucks, the kid's not gonna pay attention. We did, but we compromised. Yeah, I didn't compromise, but if you guys...

1464

03:35:58.310 --> 03:35:59.070

Cooper City Hall: Are...

1465

03:35:59.110 --> 03:36:17.699

Cooper City Hall: are not gonna compromise. At least I wanted, like, $5? No, I think I was a part of the compromise, I do recall that. But I do see that the House and our Senate in Florida have created some, you know, a companion bill, which means this is serious, and we wanna, we wanna get it right.

1466

03:36:17.700 --> 03:36:30.800

Cooper City Hall: So, I would say I would not want to dismiss anything from law. I know that you said you're putting that into, like, the curriculum, right? So, if we could wordsmith whatever that looks like, and you're saying, Mr. Manager, you could put that

1467

03:36:30.800 --> 03:36:45.920

Cooper City Hall: with inside of this appropriately, whether it's amendment or whatever it's gonna look like, an addendum, I guess I should? Yeah, we would probably have to include a definition of throttling, we would probably include some restrictions on using on sidewalks and parks. Well, but... so, that means you can't...

1468

03:36:47.500 --> 03:37:03.809

Cooper City Hall: you would... what about scooters? There's no pedaling of scooters. You're right, but it wouldn't omit, right? Well, to Commissioner Schrouder's point, the ordinance regulates micromobility devices, which is broadly defined to include scooters, e-bikes, and electric personal assisted mobility devices.

1469

03:37:03.810 --> 03:37:13.749

Cooper City Hall: So, throttling may not apply to all of them. We may need to carve out that maybe e-bike-specific, as they've indicated. Right, right. But that's where you're saying you could specifically

1470

03:37:13.750 --> 03:37:32.820

Cooper City Hall: fit that in. If you approve it tonight, with either, you know, with the direction to include that in, you know, that's... And it would be... it could be approved as amended this evening, if that's... And obviously, we have municipalities that have created ordinances that mirror that type. I'm guessing so it has tools for the city, or there are

1471

03:37:32.900 --> 03:37:44.919

Cooper City Hall: police force to be able to leverage those type of penalties, right? Correct. Yeah. So basically, if you saw a kid riding a bicycle, electric bicycle, and they're not pedaling, you would write them a ticket?

1472

03:37:46.280 --> 03:37:52.580

Cooper City Hall: It's kind of like the opposite of... Right. So, ultimately, for instance,

1473

03:37:52.840 --> 03:38:08.959

Cooper City Hall: I guess there's... there's areas that, realistically, the law speaks to walking a bike instead of pedaling a bike through intersections, or whatever it may be. So I guess that would be very similar if we craft the language to say there's no throttling in front of Vinnie's house, as an example.

1474

03:38:08.960 --> 03:38:18.200

Cooper City Hall: But the point would be, if our, you know, through our city manager, if it's crafted appropriately, obviously it has positive...

1475

03:38:18.240 --> 03:38:20.300

Cooper City Hall: You know, implications to add.

1476

03:38:20.420 --> 03:38:36.819

Cooper City Hall: We would just have to be wise, like Commissioner Schroeder's saying, then they're never... we're taking them away to ride their e-bike, right? I get it. So, yeah, that would happen with that. We can add that, I don't care. There's no cop who's gonna write you a ticket for cruising and not pedaling, but...

1477

03:38:36.960 --> 03:38:42.580

Cooper City Hall: If you want to put that, we can. Do you... do, by chance, Captain, do you have the,

1478

03:38:42.760 --> 03:38:59.589

Cooper City Hall: the language that mirrors some of the municipalities so that they can see what parts... We would pull that language. And just find out that it makes sense, because we don't want to take away the e-bikes. The poor kid who's putting together this idea was to get one and not to take them off of it, right? Understood.

1479

03:38:59.880 --> 03:39:06.549

Cooper City Hall: Yeah, and then we... Okay, there was a mistake in here, because Malozzi last time chimed in.

1480

03:39:06.930 --> 03:39:15.180

Cooper City Hall: On F, where it said you had to have lights at night, you got headlight and reflectors. Remember she threw her reflector thing in?

1481

03:39:16.350 --> 03:39:30.610

Cooper City Hall: That's... well, your revisions to the exclusion of the... of the... of the light. The... the red rear lights, or whatever it is, there's... all it is is a reflector, so I... we just wanted... I wanted lights. Specified rear lights? Yeah, not... Mike lights on them. Yeah. Bicycle lights on them.

1482

03:39:30.700 --> 03:39:55.480

Cooper City Hall: You know, like, now they light up... Yeah, it's fine. Yeah. 100%. And reflectors! Reflectors. Okay, well, reflector, you have to shine a light at. A regular light, it turns on even... No, it's just a headlight and rear reflectors. No. Lights. Rear view lights. I understand. Yeah, I get it. He wants a red parking lot. They have them, they pretty much have... yeah, you have to have them on.

1483

03:39:55.480 --> 03:39:58.590

Cooper City Hall: I have them for my sneakers when I'm running at night.

1484

03:39:58.890 --> 03:40:03.009

Cooper City Hall: Oh, gosh. They work. Okay, so... and, you know...

1485

03:40:04.660 --> 03:40:09.310

Cooper City Hall: I don't know if you want to call it headlight and reflectors, or you have to be...

1486

03:40:09.640 --> 03:40:12.830

Cooper City Hall: Running lights? Running lights, or something like that, yeah.

1487

03:40:13.560 --> 03:40:26.800

Cooper City Hall: Okay, I think that's it. Reflectors and running lights are two separate entities. A reflector is reflecting... We don't need a reflector, we need a running light. Running light is a light. Yeah, but you also need reflectors. Lisa, every cap of every light reflects, pretty much. They make it like that.

1488

03:40:27.010 --> 03:40:28.499

Cooper City Hall: Yep. Right? Yep.

1489

03:40:29.700 --> 03:40:40.529

Cooper City Hall: I want to add one thing. The, I know that the Education Advisory Board was here when this was presented. I know that they would like to be involved, but I also know that

1490

03:40:40.640 --> 03:40:51.829

Cooper City Hall: They have no meetings planned. They have, the civics program, they're having a awards ceremony for that as their next meeting, so it's going to be a while till they have another meeting, so if...

1491

03:40:51.830 --> 03:41:04.460

Cooper City Hall: if you'd like to maybe coordinate off the books with them, but I know that they're not around to directly help you. I just wanted to make you aware of that. Yeah, we actually discussed that we would... we got the program, the...

1492

03:41:05.130 --> 03:41:12.059

Cooper City Hall: kind of, like, formulated on how we'd want to do it, we just want to wait until we have this code finalized, and then we're ready to rock and roll.

1493

03:41:12.330 --> 03:41:13.230

Cooper City Hall: Awesome.

1494

03:41:13.610 --> 03:41:14.790

Cooper City Hall: Alright, thank you.

1495

03:41:15.330 --> 03:41:29.989

Cooper City Hall: Call a vote? I don't need one. No, no, you need a motion to approve it? Oh, we did a motion. Motion was Lisa, and the second was... This is as amended. We agreed, we all agree the amendments. Yes. Yeah. Yeah, consensus. Motion as amended. Second, call a vote, please.

1496

03:41:31.210 --> 03:41:37.879

Cooper City Hall: Commissioner Smith? Yes. Commissioner Malozzi? Yes. Commissioner Gatzman? Commissioner Schrouder? Yes. Mayor Karen? Yes.

1497

03:41:38.040 --> 03:41:55.710

Cooper City Hall: Item 19, Mayor Commission, is Ordinance 2603 on second reading. It is an ordinance of the City of Cooper City, Florida, amending Chapter 19 of the City's Code of Ordinances, entitled Utilities, by amending Article 4, entitled Stormwater Management

Utility, amending Section 19-154, entitled Definitions, amending Chapter 25, entitled Development Standards.

1498

03:41:55.710 --> 03:42:06.010

Cooper City Hall: By specifically amending Article 3, entitled Landscaping, specifically amending Section 2547, entitled Supplemental Landscape Requirements, establishing a 50% credit towards impervious cover for pools.

1499

03:42:06.010 --> 03:42:22.029

Cooper City Hall: An engineered overflow that drains excess rainfall from the pool underground for a natural infiltration. Fighter for codification, fight for conflicts, fight for severability, fighting for an effective date. Motion approved. Second. Public hearing, Mayor. Commissioner, anybody in the audience wanting to speak on rainwater collection? All right.

1500

03:42:22.640 --> 03:42:38.629

Cooper City Hall: Commissioner Schroeder? Nothing. Commissioner Malozzi? No. Commissioner Smith? No. Commissioner Katzmann? Call the vote, please. Commissioner Smith? Yes. Commissioner Malozzi? Yes. Commissioner Katzmann? Yes. Commissioner Schroeder? Yes. Mayor Karen? Yes. City Manager's report?

1501

03:42:38.910 --> 03:42:48.330

Cooper City Hall: And I just wanted to say that we already have one, resident who's interested in using the, this option on their pool, so... Oh, awesome!

1502

03:42:48.400 --> 03:43:03.569

Cooper City Hall: The, the next item is, is a non-emergency purchase, by the utilities department that likes to do emergency purchases. This is, the, the motor on a, on a water well.

1503

03:43:03.670 --> 03:43:14.199

Cooper City Hall: that the motor failed, we took them to one vendor, vendor said that they couldn't fix it, that we needed to get a new one at a cost of $24,000. We took it to a second vendor.

1504

03:43:14.310 --> 03:43:16.269

Cooper City Hall: Who basically disassemble it.

1505

03:43:16.310 --> 03:43:30.550

Cooper City Hall: and determined that they could fix it, but the cost was basically $8,000 and change to fix it. The situation there was that, you know, it was already disassembled any pieces, we couldn't take it to a third vendor.

1506

03:43:30.550 --> 03:43:38.999

Cooper City Hall: Our code requires anything over $5,000 goes to 3 different codes, but it just became impractical to do that, so we authorized the purchase.

1507

03:43:39.000 --> 03:43:52.589

Cooper City Hall: But I need to notify the Commission that the purchase was done in a non-emergency basis, but waiving the three quotes from the procurement. Thank you, as long as the documentation is submitted somewhere in the records? Yes, that's why it's here.

1508

03:43:52.640 --> 03:43:53.540

Cooper City Hall: Yeah.

1509

03:43:53.870 --> 03:43:59.559

Cooper City Hall: The, the next one is, I shared the good news earlier that, that...

1510

03:44:00.610 --> 03:44:13.539

Cooper City Hall: Through the, Florida Resiliency Program, we submitted an application for our electrical plant. There were 206 applications submitted.

1511

03:44:13.690 --> 03:44:27.539

Cooper City Hall: Of which the state determined that 123 of them were, meet the minimum requirements for the review. Of the 123, the city's, project score number 5,

1512

03:44:27.540 --> 03:44:35.360

Cooper City Hall: or one of 123. The state basically has cut off a line that the minimum And...

1513

03:44:35.990 --> 03:44:42.319

Cooper City Hall: number that they're going to issue every year on resiliency is $100 million. Last year, they issued 150 million.

1514

03:44:42.580 --> 03:45:01.510

Cooper City Hall: Our city's project is between 45 and 55, so assuming that they're stayed within the guidelines of the program, our city's project will be funded in the amount of $10.3 million. I believe that this is the single most competitive grant that the city, you know, has gotten, and I don't know...

1515

03:45:01.670 --> 03:45:08.209

Cooper City Hall: you know, maybe going far back, I mean, I might have gotten something else, but but we're very happy that this basically covers half

1516

03:45:08.360 --> 03:45:14.030

Cooper City Hall: Or the project, the... of the electrical plant project that's coming forward, so,

1517

03:45:14.230 --> 03:45:32.620

Cooper City Hall: I know Commissioner Malossi is concerned about money, but we're, you know, trying to bring in other people's money into the equation, and getting that, you know? Like other people's. Yes, yeah, so... Commissioner Casman? I just wanna... I just wanna say, that is amazing. Like, every single person involved in that.

1518

03:45:33.220 --> 03:45:35.960

Cooper City Hall: Should get a commendation from you.

1519

03:45:36.520 --> 03:45:51.500

Cooper City Hall: Every staff member. Take them out to lunch. On me, fine. I mean... Yes. And since you're bringing that up, it was a lot of different people, including,

1520

03:45:51.550 --> 03:46:04.890

Cooper City Hall: our consultants and everything else is really teamwork to get this done and to get that application into that quality. We haven't got the money yet, though. No, we haven't gotten the money yet. Hold off on the lunch. Hold off on the lunch.

1521

03:46:05.400 --> 03:46:22.319

Cooper City Hall: But yeah, and yes, I'm going to be able to do a big party when we get with the money, however, just the fact that a city of our size can compete with large cities and be number fifth, you know, of all the projects, I think that's just a huge,

1522

03:46:22.320 --> 03:46:25.700

Cooper City Hall: Fighting the bag for our staff and the work that they did, too.

1523

03:46:27.850 --> 03:46:47.439

Cooper City Hall: And that's it. We got something about this? Okay. City Attorney. I do have one item, Mayor Commission. I've spoken to you individually, and I'll be brief, it's getting late. Yesterday, I forwarded to you a copy of a motion that was filed by our special counsel, Mr. Bob Klausner, in the city's litigation against the Broward Sheriff's Office related to some

1524

03:46:47.440 --> 03:46:54.869

Cooper City Hall: disputed pension funds. Mr. Klausner has decided to withdraw from Council for the reasons stated in his motion. I don't need to go into them this evening.

1525

03:46:54.870 --> 03:47:08.769

Cooper City Hall: We've been working to secure alternate counsel for the city as it relates to special litigation counsel to handle the remaining claim in that matter. There is, on the dais this evening a proposed fee engagement agreement with the Shaw Lewins Law Firm.

1526

03:47:08.770 --> 03:47:17.560

Cooper City Hall: that we've had some preliminary conversations with, both our office along with the City Manager. I'd like to recommend the engagement of Jordan Shaw and his law partner, primarily Todd Payne.

1527

03:47:17.560 --> 03:47:30.070

Cooper City Hall: as it relates to this issue, there are competent, good litigators. We'd recommend that the City Commission consider the engagement of the Shaw Lewins Law Firm for the remainder of this litigation to represent the City through the, remaining claim.

1528

03:47:31.430 --> 03:47:38.050

Cooper City Hall: Again, I just asked for a motion to approve, if I could ask for it? I'd ask for a motion to approve. Motion to approve?

1529

03:47:38.780 --> 03:47:39.530

Cooper City Hall: Second.

1530

03:47:39.970 --> 03:47:40.940

Cooper City Hall: Call the vote.

1531

03:47:43.580 --> 03:47:44.930

Cooper City Hall: Yeah. Yes.

1532

03:47:46.770 --> 03:47:55.319

Cooper City Hall: Commissioner Smith? Yes. Commissioner Malozzi? Yes. Commissioner Katzmann? Yes. Commissioner Schrouter? Mayor Karen? Thank you, Mayor Commission, that's all I have this evening.

1533

03:47:55.570 --> 03:47:59.629

Cooper City Hall: Commissioner Smith. Thank you, Mayor.

1534

03:48:00.880 --> 03:48:11.259

Cooper City Hall: We highlight different groups in our city, and I want to make certain that Renee, with our grants division, is highly recognized. It doesn't...

1535

03:48:11.360 --> 03:48:30.460

Cooper City Hall: go past any one of us, as you've recognized here just a moment ago. And that reflects on you. Good reflects on you, bad reflects on you, and in this case, it's a good one. And Renee was a great addition. I know there's many people that touch outcomes in the grants, but with her leadership, through your vision and bringing her here,

1536

03:48:30.460 --> 03:48:48.720

Cooper City Hall: we can compete, and we can be within top 5, so thank you for that, and congrats to her and the team. If we can just pay attention, I don't know if it was my ears tonight, but the microphones kept on going in and out, so whatever resources we need to allocate from the money that we saved by not doing the,

1537

03:48:48.830 --> 03:48:53.160

Cooper City Hall: planners or anything else, maybe we can divert it so people can

1538

03:48:53.160 --> 03:49:17.279

Cooper City Hall: here appropriately. Two last things, I was very disappointed to see the lack of desire to engage with us with the Griffin Elementary to ease the traffic concern in our community. I don't know if I should look at that as an objective that is lost, or if we still have an opportunity to work, with our school board partners, so...

1539

03:49:17.280 --> 03:49:18.790

Cooper City Hall: Anything on that?

1540

03:49:18.870 --> 03:49:20.010

Cooper City Hall: M...

1541

03:49:20.580 --> 03:49:31.649

Cooper City Hall: the mayor has really good connections on the school board. We went as high as we could administratively. The answer that we got couldn't have been more...

1542

03:49:31.720 --> 03:49:43.489

Cooper City Hall: more of a bureaucratic no. No. So it was basically, well, if you, if you want to put the road inside the school, you have to put a road, drainage, lights, it's like.

1543

03:49:43.490 --> 03:49:52.769

Cooper City Hall: We're not gonna be... who's gonna be using that at night? I mean... or you can put it in your park, basically eliminate half of your park, and you can put it on the side of your park, so it's like...

1544

03:49:52.770 --> 03:50:05.050

Cooper City Hall: I, I know when I'm being told no. I mean, it was really... it was, it was, it was a, it was a... you can do it, but, you know, give me such lists of saying no. Can... can code write...

1545

03:50:05.200 --> 03:50:06.950

Cooper City Hall: The school buses...

1546

03:50:07.660 --> 03:50:13.820

Cooper City Hall: Look at how they record, and they know, they write the parents who stop. The school buses who stop, can they mail tickets to the county?

1547

03:50:15.350 --> 03:50:26.069

Cooper City Hall: I, I, I imagine, just for point, just for point clarification, it would be writing it to the school board? Yeah, it goes to the... they don't even see the driver, it goes to the vehicle owner.

1548

03:50:26.240 --> 03:50:27.880

Cooper City Hall: Right. We're good.

1549

03:50:27.980 --> 03:50:51.870

Cooper City Hall: I think there needs to be a compression point. The school board is in Broward County, has completely lost control of their vision and what their focus needs to be, and if it's giving back to the community, we're trying to work with them inside of our

community, and they're not being good partners, and I hear that word, so I want to see what other options we have to put a little bit of pressure on that.

1550

03:50:51.870 --> 03:51:00.050

Cooper City Hall: Politically, because, I mean, on the administrative side... Let's write a letter to the Department of Education, the Commissioner, Department... is that what they call them, Commissioner?

1551

03:51:00.060 --> 03:51:04.540

Cooper City Hall: Commissioner, Department of Education, about a safety issue we're trying to help out.

1552

03:51:04.900 --> 03:51:13.699

Cooper City Hall: And we're even willing to pay for that, and the school board of Broward County won't help us, so let's send it to the Commissioner of Education for the state of Florida.

1553

03:51:14.030 --> 03:51:28.119

Cooper City Hall: And CC the governor, because he's having many issues... With Broward County? With the Broward County School Board, so make sure that you are CC'ing the governor so he's aware of what's... Let's do a draft first to the commissioner, and send it to the school board that this is what we're...

1554

03:51:28.310 --> 03:51:30.019

Cooper City Hall: Real big on the safety part.

1555

03:51:30.680 --> 03:51:33.609

Cooper City Hall: And the last thing I have is,

1556

03:51:33.610 --> 03:51:52.920

Cooper City Hall: And I may miss it, sometimes things get by me, but at Sue Welland, at some of our parks with the fields, are we bringing back, or do we have anything in preparing for our spectators to sit and watch some form of benches on anywhere else in the field, by chance? You know the standing desks at the office now?

1557

03:51:52.930 --> 03:51:54.029

Cooper City Hall: Very special.

1558

03:51:54.710 --> 03:52:03.689

Cooper City Hall: Commissioner Smith, which area are you referring to? Just to the west of our brand new,

1559

03:52:03.740 --> 03:52:19.620

Cooper City Hall: park that we put there. So, just to the right, so if you were looking at to the right. Okay, so on the multi-purpose fields? Yes, sir. There are some benches there under the shaded area. That is correct. Are we gonna have any... Any more benches? Yeah. We can look into it. Okay. Alright, that's all I got, thank you.

1560

03:52:21.190 --> 03:52:22.779

Cooper City Hall: Some water on those fields, too.

1561

03:52:24.340 --> 03:52:33.760

Cooper City Hall: Mr. Lozzi. Okay, several things. Yes, Renee's phenomenal. We were able to attend a workshop with Debbie Wasserman-Schultz on funds and...

1562

03:52:33.880 --> 03:52:39.609

Cooper City Hall: She was writing like mad to make sure that she could get us as much money as possible, so...

1563

03:52:39.720 --> 03:52:46.859

Cooper City Hall: Congrats to her. So, we have spent so much money on the microphones

1564

03:52:47.000 --> 03:52:57.059

Cooper City Hall: On... and have had so many different models, and we're still having issues. And each time we upgrade, we're still having issues, and

1565

03:52:57.060 --> 03:53:10.360

Cooper City Hall: I'm not blaming you, Mr. Lopez, because I truly, I truly love you. No, I'm not. It's... it's this, or something. Every single time I come in here, you're working on the microphone, so I know that you're trying, but... something. And the podium...

1566

03:53:10.360 --> 03:53:24.639

Cooper City Hall: So you saw Mr. Mealy, like, he put his papers on the ground, because there's no room. Why did we get rid of a perfectly good podium to put this on, and it has no room for people to put the stuff that they need to present?

1567

03:53:25.030 --> 03:53:26.979

Cooper City Hall: So, can we bring back the other podium?

1568

03:53:33.530 --> 03:53:48.699

Cooper City Hall: Yeah, it's nice. You also have a mic that helps make things ADA accessible, and you also have portable mics, so if there's someone that could not reach the mic, there's many other alternatives, but we have a podium that

1569

03:53:48.770 --> 03:53:53.579

Cooper City Hall: Is not being conducive to conducting city business.

1570

03:53:54.280 --> 03:54:12.499

Cooper City Hall: Or something. I mean, we had a... we had a perfectly good podium and had to change up to this, which, it's not working, so just... that's just annoying. And yeah, do

something, because poor Aiken, we could barely hear him, and it wasn't just because he was sick. The Do Not Block...

1571

03:54:13.080 --> 03:54:18.239

Cooper City Hall: that we have written on the roads, so I don't know if I... who I addressed this to, but...

1572

03:54:18.370 --> 03:54:20.560

Cooper City Hall: There's... we still have the same...

1573

03:54:21.310 --> 03:54:24.690

Cooper City Hall: things, and they're still peeling, and nothing's been done.

1574

03:54:24.700 --> 03:54:35.080

Cooper City Hall: And we have other, intersections that are asking for this, and I know we are moving forward in the process, because there is a process.

1575

03:54:35.080 --> 03:54:46.850

Cooper City Hall: But I don't wanna... I wanna make sure that we're not throwing good money after bad when the person that did the first two has not come and fixed the horrible job they've done that we've already paid for.

1576

03:54:47.750 --> 03:54:54.750

Cooper City Hall: No, one more. Do not block. And, happy Valentine's Day, coming up. Thank you.

1577

03:54:55.200 --> 03:54:58.399

Cooper City Hall: Thank you, Mayor. A few things. We...

1578

03:54:58.600 --> 03:55:09.710

Cooper City Hall: A resident... er, well, the representative from the CDD, the Montero CDD, was here tonight, talking about the Pine Island situation. I just want to make sure we follow up with the County Commission.

1579

03:55:10.160 --> 03:55:12.130

Cooper City Hall: directly with Senator Geller.

1580

03:55:12.330 --> 03:55:16.170

Cooper City Hall: And ask him to sponsor

1581

03:55:17.190 --> 03:55:23.720

Cooper City Hall: A motion to approve the landscaping plan that we've been working on for years with the county.

1582

03:55:24.190 --> 03:55:30.379

Cooper City Hall: Maybe he can bypass the bureaucracy there on behalf of his residents? I'm sure he would do that,

1583

03:55:31.260 --> 03:55:43.609

Cooper City Hall: there's a fundraiser for Best Buddies next Wednesday at, Love & Oven, all day, Wednesday. It's, Best Buddies at Embassy Creek Elementary, so go on out there and support a good...

1584

03:55:43.820 --> 03:55:48.300

Cooper City Hall: Good cause, and have some... Some nice Italian food.

1585

03:55:48.990 --> 03:56:00.810

Cooper City Hall: I want to thank the Education Advisory Board for putting on the civics program for the middle schoolers. I got to do a few interviews. I'm sure a few of you got reached out to by some middle schoolers as well, and it was great to...

1586

03:56:00.970 --> 03:56:09.670

Cooper City Hall: see them all participating and submitting their essays last minute. They're due tomorrow, so make sure that your kids turn them in. I know mine was doing hers this weekend.

1587

03:56:09.730 --> 03:56:24.950

Cooper City Hall: And last of all, I wanted to say, I had the opportunity to go to the farmer's market for the first time, this weekend, and it was awesome, right out here at Memorial Park, and the coolest part was that, they hired two

1588

03:56:24.950 --> 03:56:33.380

Cooper City Hall: representatives from Arc Broward who are people from different abilities, and it really, represented

1589

03:56:33.440 --> 03:56:47.300

Cooper City Hall: our inclusive community, our autism-friendly community, and, they got paid, they were working hard, and, it was just really great to see. So, kudos to everyone involved. Thank you. Commissioner Schaubert.

1590

03:56:47.660 --> 03:56:49.369

Cooper City Hall: One thinks...

1591

03:56:49.470 --> 03:57:08.319

Cooper City Hall: for Brightstar for sticking it out, and not only tonight, but I know the meetings kept getting switched, and Jake even flew in, you know, to... to come, present. The other thing is, the manager, sometimes I feel like he's an older version of me, he's very slick.

1592

03:57:08.540 --> 03:57:14.850

Cooper City Hall: So he tells us about that utilities pump, but I forgot you got me on the,

1593

03:57:17.600 --> 03:57:21.290

Cooper City Hall: what do you call it? Consent agenda item for PH Consulting.

1594

03:57:21.720 --> 03:57:23.499

Cooper City Hall: Like, that one slid through.

1595

03:57:23.620 --> 03:57:28.120

Cooper City Hall: How do we go over procurement on that? Let me ask this question. Who is getting written up?

1596

03:57:31.150 --> 03:57:39.520

Cooper City Hall: It was... it was... it's complicated, because there were 3 different departments that were using the same vendor, okay? And...

1597

03:57:42.460 --> 03:57:51.930

Cooper City Hall: We basically, when... by the time that the contract ended, we were $1,200 over the contract amount, because different people were, you know, were using it.

1598

03:57:52.860 --> 03:58:06.069

Cooper City Hall: the systems that we have right now will stop you from paying the vendors over the amount, so we haven't paid the vendor, but it doesn't stop you from reincurring. We're trying to look at how we

1599

03:58:06.570 --> 03:58:25.870

Cooper City Hall: Most of the systems that you have today, you can set up alerts when you get to 90% of the budget, or 90% of the PO. Our system doesn't do that, so we're trying to figure out how we run reports to do that part. The second part was that after the, we reached the end of the contract.

1600

03:58:26.560 --> 03:58:40.009

Cooper City Hall: there was no notification going on from accounting to the department saying, oh, by the way, you need to renew and issue a new contract. So that notification didn't happen until

1601

03:58:40.150 --> 03:58:45.470

Cooper City Hall: Probably 8 weeks after the, yeah.

1602

03:58:45.620 --> 03:59:01.919

Cooper City Hall: the contract had expired, so at that point, we reissue a new contract. But by then, we had incurred the rest of the amount that we owe the contractor. So, there is about 6 or 7 people involved. So, who gets written up?

1603

03:59:02.670 --> 03:59:08.300

Cooper City Hall: Well, me, probably. No, no, no. No, I mean, it... it... there is a...

1604

03:59:08.550 --> 03:59:24.090

Cooper City Hall: a lot of, still, system improvements that we're doing, so we do have a new procurement system that gives us alerts when... It's not a procurement system. It's not a procurement system, it's... Well, here's what happened. When...

1605

03:59:24.330 --> 03:59:39.370

Cooper City Hall: when the data went in from the old system to the new system, they were basically putting all the contracts in by hand, and this one particular contract was missed. So I had asked them to...

1606

03:59:39.540 --> 03:59:44.590

Cooper City Hall: True, true. So I'd ask him to go back and, you know, basically run the report.

1607

03:59:44.710 --> 03:59:49.380

Cooper City Hall: From the accounting system to the new procurement system, Compare the two.

1608

03:59:49.660 --> 03:59:54.949

Cooper City Hall: And make sure that every single contract is in it. That wasn't done when this was put in place.

1609

03:59:55.100 --> 04:00:01.140

Cooper City Hall: So systematically, we missed the opportunity to capture that one. But we do have...

1610

04:00:02.430 --> 04:00:06.829

Cooper City Hall: What I can tell you is that we are more and more putting together

1611

04:00:07.030 --> 04:00:09.929

Cooper City Hall: The internal controls that are needed,

1612

04:00:10.050 --> 04:00:19.649

Cooper City Hall: but it's still not there, and we still have systems that are antiquated. The BCNA system that we use is very antiquated, and

1613

04:00:20.020 --> 04:00:25.579

Cooper City Hall: I mean, I've been discussing with Erwin as to whether we need to, you know, bite the bullet and put a new one in.

1614

04:00:25.680 --> 04:00:37.129

Cooper City Hall: But I can't really do that until I'm finishing implementing a system that we paid $800,000 a year on, almost 2 years ago, and it hasn't been implemented yet, because

1615

04:00:37.910 --> 04:00:53.250

Cooper City Hall: we have not had the right level of staff to be able to implement large systems in the city. So we kind of, assigned that to the community development director as part of, you know, everything else that they were doing.

1616

04:00:53.430 --> 04:01:00.710

Cooper City Hall: But... The skill set was not there, really, to implement a system that is almost a million dollar system.

1617

04:01:00.710 --> 04:01:20.450

Cooper City Hall: Commissioner Schroeder, you're a man of compromise. I would ask if we compromise and give our city manager an opportunity to continue to prove himself like he has in his grants division. Is there any support here that you need? I have a position that I created this year, looking for the right person that is going to be our innovation and...

1618

04:01:20.510 --> 04:01:24.589

Cooper City Hall: Person who's going to manage these projects, because...

1619

04:01:25.390 --> 04:01:40.009

Cooper City Hall: implementing a million-dollar computer system is not something you can do on... oh, by the way, no. I have taken over the implementation of the system. I've done this before.

1620

04:01:40.060 --> 04:01:48.180

Cooper City Hall: But, yeah, I didn't want to task Jason with it, you know, coming in from not having been involved in the implementation of the system.

1621

04:01:48.250 --> 04:01:53.660

Cooper City Hall: to try to bring this to the finish line. So you're jumping to issues. The first one is not that complicated.

1622

04:01:53.740 --> 04:01:54.480

Cooper City Hall: Which one?

1623

04:01:54.960 --> 04:02:13.950

Cooper City Hall: them exceeding procure... violating procurement by exceeding the contract amount. Like, that's... it's not a lot of money, this one, but what if it was $300,000? So, what... Same thing with the GIS. Right, so what we're basically now resetting is that when we have, for example, a $20,000 PEO,

1624

04:02:14.100 --> 04:02:21.989

Cooper City Hall: that is being used by 3 different people. We're going to take the $20,000, and we're going to apportion those into

1625

04:02:22.000 --> 04:02:40.559

Cooper City Hall: call it, like, a sub-PO, that, okay, you get 12, you get 3, you get 5, so each one is going to get their own allocation so they can track and manage their own allocation independently. You guys are going to draft a policy that says that... We're ready, we're ready doing that. Okay. Yeah. Alright. And is that the stopgap?

1626

04:02:40.740 --> 04:02:58.940

Cooper City Hall: Yeah, that, that... Until the system comes online that we bought? No, that's a difference. That handles the issue of multiple departments using the same contractor. Thank you. Doesn't happen often, but it does happen. Or, we just... they don't use it, and we issue POs for each one of them, which we can do.

1627

04:02:59.000 --> 04:03:02.210

Cooper City Hall: That's the only way, I mean... Right, just issue POs.

1628

04:03:02.360 --> 04:03:06.089

Cooper City Hall: And the other one that you walked yourself into was the...

1629

04:03:06.390 --> 04:03:10.669

Cooper City Hall: Accela. Right. So, we bought a million dollar software.

1630

04:03:10.980 --> 04:03:12.879

Cooper City Hall: But I said, that's too much money.

1631

04:03:13.240 --> 04:03:17.940

Cooper City Hall: But the director said, no, this is the software. We put out a...

1632

04:03:18.240 --> 04:03:32.640

Cooper City Hall: RFP, I think it was, for it? No, you didn't piggyback. No, no, no. First, we put out a request, we didn't like the vendors, so we said okay to staff, we slashed that, we gave them exactly the system they wanted.

1633

04:03:32.850 --> 04:03:39.929

Cooper City Hall: They told me, well, we talked to WET, they're gonna take the data from West, and they're gonna just steal the templates and upload it.

1634

04:03:40.070 --> 04:03:41.909

Cooper City Hall: In addition to that.

1635

04:03:42.500 --> 04:03:48.140

Cooper City Hall: We gave an extra full-time position. But we didn't do that, and we didn't even hire the

1636

04:03:48.540 --> 04:04:01.530

Cooper City Hall: contractor that Western was using to program their system. Okay. We ended up hiring somebody else completely. But what was told to me, and what was told up here, was we were gonna do all this, and then we added an extra full-time equivalent to the department.

1637

04:04:02.250 --> 04:04:03.410

Cooper City Hall: Yeah, we did.

1638

04:04:03.850 --> 04:04:14.249

Cooper City Hall: I wasn't here when that happened, so... No, I know, this sign... they signed this, remember the day you came in? Yes. The check had been written? Yeah, yeah, exactly. When you tried to stop it, but we did add an extra position.

1639

04:04:14.880 --> 04:04:18.039

Cooper City Hall: You don't remember that, I'll ask Jason. You remember who we added an extra position?

1640

04:04:19.300 --> 04:04:20.280

Cooper City Hall: Well, it was a...

1641

04:04:21.320 --> 04:04:37.680

Cooper City Hall: We haven't added any new staff. Rolando was added as an IT person. No, he was... Rolando is a permit clerk. And we added as a... I have a really good memory. I'll pull out the... we 100% added an extra spot.

1642

04:04:39.230 --> 04:04:57.030

Cooper City Hall: he matriculated from his permit clerk spot over to that. It turned... it was a hybrid, so he still does permit duties, but he falls under the ICE department. Again, that merge was all preemie as well. No, no, no, not the change in that new department that we just did. I'm talking about... we're going back a year, he's been a year in that position of...

1643

04:04:57.070 --> 04:05:03.970

Cooper City Hall: Giving him to be able to work on the technology. Correct, but he still fills in at the window even when needed, but it's...

1644

04:05:04.440 --> 04:05:19.589

Cooper City Hall: What's the fix, or what's the concern right now? We blew every date in the... well, and this, you know, the manager told me, we've blown every date that this company was supposed to implement all this stuff in the contract with certain dates, they haven't done it by any of those dates.

1645

04:05:19.860 --> 04:05:44.169

Cooper City Hall: They're talking to... Now, if you want to go to permit, what date do you want your permit? You have to go look at different dates, and... Am I wrong in saying you've inserted yourself to try to assist in leveraging your experience in this program? But I don't think we want that as well, as a commission. I think we want you to focus on the high topic, so what do we need to do to support you to get this underway? I'm looking for assistance, but

1646

04:05:44.170 --> 04:05:45.000

Cooper City Hall: I don't have...

1647

04:05:45.010 --> 04:05:57.980

Cooper City Hall: It's not up here, is it? No, no, no, no, no, no, no. No, what I'm just trying to say, though, is when we agree to things and they don't happen, and this wasn't... you weren't here for this, we have to have follow-through on accountability.

1648

04:05:58.060 --> 04:06:07.350

Cooper City Hall: So, what traditionally happened is we'll have someone come here, they'll tell us, oh, the modern meters are broken, we don't know why they're broken, buy these ones.

1649

04:06:07.350 --> 04:06:20.099

Cooper City Hall: I promise you, these ones won't be broken, and then those are broken, and then we just lose... Yeah, but when we implemented the new automated water meters, Tim Welch and I said, if they don't work, you can fire us. And they work.

1650

04:06:20.150 --> 04:06:22.640

Cooper City Hall: So... But that's the third round of meters.

1651

04:06:23.230 --> 04:06:32.710

Cooper City Hall: I can only do... I'm just trying to say we have to get a little more... holding people accountable of things, and, like, you weren't here for that, but, like, you know, I don't know.

1652

04:06:33.490 --> 04:06:37.309

Cooper City Hall: Will you be able to present to us the updated policy draft?

1653

04:06:37.950 --> 04:06:54.580

Cooper City Hall: On... on the provision. Unless you're gonna... unless you're gonna do, like Commissioner Schroeder said, with the POs, but whatever you so choose. Okay. And then... and then is there something you can give to us to start working to help you for the XLO piece? I'm pursuing...

1654

04:06:54.770 --> 04:07:10.919

Cooper City Hall: I'm pursuing different, different things. I know really well the, Chief Information Officer for City of Lauderdale. They are using Arcella. I've spoken to him about them providing technical services to us. We are...

1655

04:07:12.110 --> 04:07:27.959

Cooper City Hall: Jonathan is great, okay? But we don't really have a chief information officer that can handle large scheduled projects, and they do. And I'm trying to see if we can make an arrangement in where they can

1656

04:07:28.150 --> 04:07:42.180

Cooper City Hall: when we need to, the high-level technical people. That's one of the options. The other one is I've been interviewing people for the Innovation Officer. I got some candidates and everything else, and hopefully that can, you know, come in and everything else.

1657

04:07:42.180 --> 04:07:51.359

Cooper City Hall: But until then, yes, I know what you're saying, you don't want me to be doing the seller thing, but I can't let that fail. That's just my nature.

1658

04:07:51.870 --> 04:07:54.730

Cooper City Hall: So I am looking for somebody to help me.

1659

04:07:54.900 --> 04:07:57.689

Cooper City Hall: But, you know, he needs to get done, so...

1660

04:07:58.210 --> 04:08:03.010

Cooper City Hall: Commissioner Katzman. I just want to say, if we're hiring an innovation officer.

1661

04:08:03.190 --> 04:08:10.430

Cooper City Hall: This should be the role... they should be... they should own this. Absolutely. Because this job... I still don't love the idea of the job.

1662

04:08:10.700 --> 04:08:16.340

Cooper City Hall: And I'm gonna hold them accountable, I'm gonna hold you accountable, but, like, they need to make that happen. Like, that's their job.

1663

04:08:18.300 --> 04:08:19.160

Cooper City Hall: Mr. Saban.

1664

04:08:19.790 --> 04:08:22.120

Cooper City Hall: Mr. City Manager, I only have one thing to ask you.

1665

04:08:22.490 --> 04:08:26.589

Cooper City Hall: You're bringing that company on to do all this asphalt work coming up, correct?

1666

04:08:26.920 --> 04:08:32.730

Cooper City Hall: Yes, what? Yes. Yes, what's the possibilities where you did the don't block

1667

04:08:32.830 --> 04:08:44.439

Cooper City Hall: the box, then mill in those areas, waiting 30 or 60 days, whatever it is, for it to cure, and doing the thermo painting, do it right. It looks so horrible.

1668

04:08:44.550 --> 04:08:56.039

Cooper City Hall: It is bad. And you got a Nashville guy coming, rolling in there now? You can't spot... you can't spot through a section like that. Yes, you can. I look horrible. You don't think? Why? No, you have to do a lease at 50 feet.

1669

04:08:56.250 --> 04:09:00.450

Cooper City Hall: Right, no, no, no, I'm saying you do the whole intersection, you know, 20 feet inside the box.

1670

04:09:00.770 --> 04:09:02.390

Cooper City Hall: Where the stop bars are.

1671

04:09:02.880 --> 04:09:15.810

Cooper City Hall: It's... it's bad, it's so bad. You go about 50 feet back, and... I have to sandblasted or something, there's a way to get it out, right? Overcoat, that's all you can do. It's not asphalt, Ryan, it's just laying a coating over the top.

1672

04:09:15.810 --> 04:09:28.700

Cooper City Hall: So when it dries, you can put the thermal paint down, then it'll hold. Right now, you're putting it on smooth asphalt, it's just rolling up the heat from the tires. This is all because you... I know, because she wanted to friggin' block one stop sign.

1673

04:09:30.360 --> 04:09:35.470

Cooper City Hall: In front of your house. Motion to adjourn. Motion. Oh, sure.

1674

04:09:35.730 --> 04:09:38.110

Cooper City Hall: Thank you, guys. Oh, open comment!

1675

04:09:38.860 --> 04:09:43.760

Cooper City Hall: Thank you, guys. Thank you. We'll come out and hang out at your bank for a day.

CITY COMMISSION
STAFF REPORT

DEPARTMENT: Administration

DATE: February 24, 2026

SUBJECT: Authorize the City Manager to execute a Professional Service Agreement with J. Kardys Strategies (JKS) in the amount of $49,500. – **Deputy City Manager**

CITY MANAGER RECOMMENDATION:
The City Manager recommends authorizing the execution of a professional services agreement with J. Kardys Strategies (JKS) in the amount of $ 49,500.

BACKGROUND OF ITEM:
The City is finalizing a Parks and Recreation Master Plan. JKS will provide guidance, mentorship, and facilitation to the Cooper City Parks and Recreation Department's new director and staff in creating and implementing CAPRA accreditation-compliant recreation and maintenance master plans. Additionally, they will support the development of standard operating procedures and evaluation methods to enhance accountability and customer satisfaction.

ANALYSIS:
JKS proposes a six-month engagement from March 2026 to August 2026 that will include twelve bi-weekly Zoom meetings, six in-person meetings, and system tours with the Parks and Recreation Director and relevant staff. JKS will provide six monthly progress reports via Zoom to the Deputy City Manager.

Task will include:

1. Facilitate the development of a Recreation Program Plan. Incorporating the master plan needs assessment data and recommendations, JKS will collaborate with the Parks and Recreation Department Committee to establish a recreation programming philosophy and standards, set priorities for program expansion, define performance measures for a programming scorecard, and create an implementation plan.

2. Assist in developing a Maintenance Management Plan. Review maintenance policies and practices, then recommend a plan aligned with the current expected service level and required maintenance standards and tasks.

3. Provide an analysis and recommendations for youth sports partnership agreements, including ballfield use, capacity, and pricing.

4. Provide recommendations to enhance cost recovery and outcomes for all Citywide Programs and events. Review all City policies and practices related to event solicitation, planning, permitting, implementation, and results. Conduct site visits at event locations and supply relevant resource documents.

PROCUREMENT:
The City Manager or designee has determined that, in the best interest of the City and not subject to the requirements of F.S. § 287.055, as amended, it is appropriate to waive the competitive procurement process and award Contract No. PSC2026-2 for Professional Consulting Services for the Parks and Recreation Department to J. Kardys Strategies, LLC. The City and J. Kardys Strategies, LLC will enter into a six-month contract for these services.

This purchase will be made in accordance with Sec. 2-258(g) of the Cooper City Procurement Code.

FISCAL IMPACT:
$49,500 will be funded through savings from the Parks & Recreation Assistant Director vacancy ($135K budgeted in FY26 for salary and benefits). Approved by the Commission on January 29, 2026.

The "Remaining Amount" below reflects the FY26 Amended Budget in these line items after this transaction.

Description	General Ledger Acct. Number	Budgeted Amount	Requested Amount	Remaining Amount
Salaries – Regular	001-710-512100-572	$805,477	-$49,500	$755,977
Professional Services – Misc.	001-710-531190-572	$ 38,500	$49,500	$ 88,000

ATTACHMENTS:
1. PSC2026-2 - Contract
2. JKS Proposal
3. Interdepartmental Budget Transfer Notification

February 9, 2026

Jennifer McMahon, Deputy City Manager
City of Cooper City
9090 SW 50th Place
Cooper City, FL 33328

Dear Jennifer;

Thank you for the opportunity to help Cooper City develop its Parks and Recreation operations, maintenance and recreation program plans in support of your recent Parks Master Plan. The focus of JKS' work will be to provide guidance, mentoring and facilitation for the Cooper City Parks and Recreation Department's (CCPRD) new director and staff in developing and delivering CAPRA national accreditation compliant recreation and maintenance master plans and supporting standard operating procedures and evaluation methods to improve and ensure accountability and customer satisfaction.

JKS proposes a six month engagement from March 2026 through August 2026 that will include twelve (12) bi-weekly Zoom meetings and six (6) monthly onsite, in-person meetings and system tours with the parks director and appropriate staff. JKS will provide six (6) monthly progress reports via Zoom with the Deputy City Manager. Tasks will include:

1. **TASK #1 Facilitate the Development a Recreation Program Plan (RPP).** Incorporating the master plan needs assessment data and recommendations, JKS will work with the CCPRD Recreation Program Committee to develop a recreation programming philosophy and standards, priorities for program expansion, performance measures for a programming scorecard, and an implementation plan through the following process:

    - Identify Recreation Program Committee members with the Parks Director and conduct an existing conditions analysis/summary for all programs, facilitated through key performance data collection, staff interviews, SWOT analysis and site visits.
    - Using the Master Plan *"Community Interest and Opinion Survey"* needs assessment/public engagement data, facilitate recreation planning workshops with CCPR managers to:
        - Review City Comprehensive Plan and Recreation and Open Space Element as foundation for RPP.
        - Develop a programming philosophy, goals and objectives.
        - Address gaps is program delivery identified in Master Plan and community engagement survey.
        - Develop a Recreation Program Planning SOP with checklist and procedures.
        - Evaluate current **Facility Utilization** to identify unused capacity opportunities in both youth sports program field use and community recreation centers.
        - Create a Programming Lifecycle analysis process.

  - Analyze and recommend recreation program Pricing Policies and Cost Recovery standards.
  - Develop Staffing Standards for each park to identify actual FTEs needed manage, program and maintain parks.
  - Identify best practice and develop customer satisfaction evaluation methods.
  - Create a prioritized list of programming opportunities.
  - Recommend a ”Volunteer Management” framework.
- Establish basic performance measures to track all recreation and sports programming effectiveness that may include but not be limited to:
  - Facility Utilization rates.
  - Rates of fill for programs and activities (capacity vs. actual numbers).
  - Resident and non-resident participation rates.
  - Participation numbers and comparisons to past years/seasons.
  - Rate of program cancellations.
  - Financial performance including cost per participant and cost recovery rates.
  - Evaluations from participants.
- Develop recommendations for a balanced internal scorecard to evaluate recreation programming outcomes.

Deliverable: Recreation Programming Planning report with prioritized implementation recommendations.

2. **TASK #2 Facilitate the development of a Maintenance Management Plan.** Review maintenance policies and practices and develop recommendations for a maintenance plan based on the current expected level of service and required maintenance standards and tasks:

- Assess the current conditions of CCPRD’s athletic field inventory through an “Existing Conditions” tour, SWOT analysis and summary of findings.
- Review current maintenance standards, practices and evaluation methods and CCPR’s fidelity to them.
- Facilitate a workshop for ballfield maintenance practices that gathers data and considers specific maintenance and preventative maintenance functions, their frequency, method(s) for delivery, and required resources.
- Facilitate the development of Staffing Standards.
- Conduct NRPA Agency Performance Review to analyze national peer agency comparative metrics with Citywide performance measures.

Deliverable: Facilitate the development of a Maintenance Management Planning report including ballfield maintenance and operating standards, general deferred maintenance list for ballfields, ballfield and grounds maintenance evaluation program and performance measures designed to monitor outcomes in facility maintenance.

3. **TASK #3 Provide an analysis of and recommendations for youth sports partner agreements and ballfield use, capacity and pricing**. Working with the CCPRD, JKS will:

DRAFT

- Review copies of any youth sports provider agreements and analyze according to scope, performance and fees. An analysis of all ballfield related policies, user fees and Cost Recovery will be performed.
- Through the Department, acquire and review CC youth sports provider's market segment data including registration by age, gender, and ability to determine level of service for city youth and the number of non-resident participants.
- Use Sports and Fitness Industry Association (SFIA) US participation data to identify CC's team sports market potential, gaps and opportunities.
- Facilitate the development of ballfield capacity standards through a "Slot" analysis
- Using Facility Utilization data provided by the Department, reconcile sports field scheduling and unused capacity to identify opportunities to expand field access and use for additional underserved market segments.
- Identify direct cost of field maintenance and operations and recommend shared cost recovery methods with youth sports providers and rental pricing adjustments.
- Provide best practice checklist for youth sports provider agreement general provisions and organizational requirements that serve as a basis for revising current and future City agreements with non-profit youth sports providers.
- Provide solicitation methods and scoping recommendations to ensure the selection and sustainability of compatible and capable youth sports partners. Potential new partners should be discouraged from making unsolicited proposals by a process initiated through the department's issuance of Requests for Proposals that are driven by community needs, the City's Recreation Program Plan and the Park and Recreation Master Plan.

  Deliverable: JKS will provide a Youth Sports Programming Partner report with recommendations and an implementation process to ensure proper change management principles are used and City policy compliance is achieved.

4. **TASK #4 JKS will make recommendations to improve the cost recovery and improve outcomes for all Citywide Special Events.** Review all City policies and practices related to special events that govern event solicitation, planning, permitting, implementation and outcomes and conduct a site visit to special event venues. The City will provide all relevant resource documents including but not limited to:

    - All Board actions and policies that established the creation and purpose of special events and as related to special event venues.
    - All standard operating procedures (SOP) used by the City to guide the planning and permitting of special events as defined by Board policy.
    - City strategic planning and key performance indicators (KPIs) used to evaluate special event performance and fidelity to policy and procedures.
    - Any additional special event policies, procedures, strategic or master planning documents that relate to other City departments such as Police, Public Works, Economic Development, Fire Rescue, etc. that relate to planning, permitting, and event execution and evaluation.
    - Economic impact data including annual reports and KPI's/Scorecards measuring annual special event economic output during the last 3 years.
    - Special event attendance and line item expense and revenues by source (i.e., parking fees, F/B, vendor income, etc.) to determine cost recovery and per cap impacts.

- Sponsorship, fee waiver and in-kind services procedures and revenues and copies of existing promoter agreements.
- Event marketing plans and expenditures.
- Post-event customer satisfaction data for events.
- Special event after-action summaries by city departments including Parks and Recreation, police and fire rescue.
- Meta data (i.e., Placer Ai) or other electronic device tracking data used to determine participation, preferences and attendance.

Deliverable: JKS will assess all special event data, policies and procedures and make recommendations in a report designed for improved and enhanced special event planning, financing, execution and evaluation.

The total cost of this engagement will be $49,500 and includes 24 onsite visits and Zoom meetings. The target completion date of all phases is 6 months from issuance of purchase order delivered to JKS. With the support of the Cooper City administration for the use of meeting space, collection of data, coordinating staff attendance, and photocopying of materials to be used in workshop sessions, there are no anticipated or foreseeable additional direct costs associated with this process. Payment schedule is as follows, for each electronic deliverable draft intended for City feedback and revision suggestions, and the final report:

- Task #1 Recreation Program Plan Draft …… $12,000
- Task #2 Maintenance Management Plan Draft …… $12,000
- Task #3 Youth Sports Programming Partnership Draft report…… $10,000
- Task #4 Special Event Enhancement Draft report……$10,000
- Final Report ……$ 5,500

TOTAL $ 49,500

JKS looks forward to working with Cooper City Parks and Recreation and the City administration.. Please call me with any questions at 305-801-2641.

Sincerely,

Jack Kardys

Jack Kardys, President

DRAFT

CITY OF COOPER CITY
INTERDEPARTAMENTAL BUDGET TRANSFER NOTIFICATION

TO: City Commission

VIA: Jennifer McMahon

FROM: Alex Rey DATE: 2/24/2026

Notification of the following transfer of funds is provided for the reasons set forth below:

	From	To
Department	Parks & Recreation	Parks & Recreation
Account Description	Salaries - Regular	Professional Services - Miscellaneous
Account Number	001-710-512100-572	001-710-531190-572
Amount to be Transferred ($)	$49,500.00	$49,500.00

This Transaction	All Funds Cumulative FY 26 YTD	2.5% Limit Based on FY 26 Adopted Budget
$49,500.00	$72,731	$3,176,774

REASON:

To fund Professional Services Agreement with J. Kardys Strategies via surplus in Salaries-Regular due to vacancy of Assistant Parks & Recreation Director.

All funds cumulative include this transaction.

(Please Do Not Write Below This Line)

	APPROVED	DISAPPROVED
Finance		
City Manager		
Commission (≥10K)		

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RESOLUTION NO: 26-11

A RESOLUTION OF THE CITY OF COOPER CITY, FLORIDA, AMENDING RESOLUTION NO. 05-5-1, AS AMENDED, BY FURTHER AMENDING THE ADMINISTRATIVE PROCEDURES AND POLICIES FOR THE CONDUCT OF CITY COMMISSION BUSINESS; ELIMINATING PUBLIC COMMENT FROM THE END OF THE COMMISSION MEETING AGENDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Commission of the Cooper City (the "City") adopted Resolution No. 05-5-1, providing for administrative procedures for the City Commission; and

WHEREAS, Resolution No. 05-5-1 was amended by the City Commission pursuant to the following resolutions: Resolution No. 08-5-7, Resolution No. 09-2-3, Resolution No. 09-8-3, Resolution No. 13-1-6, Resolution No.15-3-2, and Resolution No. 15-10-2, Resolution No. 16-6-4, Resolution No. 19-1-4, and Resolution No. 19-9-5, Resolution No. 21-13, Resolution No. 23-1 and Resolution No. 24-42; and

WHEREAS, the City Commission has reviewed the City's administrative procedures for City Commission meetings and seeks to further amend the procedures as described herein; and

WHEREAS, the City Commission finds that these additional amendments to the City Commission's administrative procedures are in the bests interests of the citizens and residents of the City.

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

Section 1: The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct, and are incorporated herein by this reference.

Section 2: Resolution Amended. That Resolution 19-9-5 is hereby amended, as follows:

Administrative Procedures

1.0 Meetings

1.1 *Time*.

Regular City Commission meetings shall be held in accordance with Section 2-21 of the City's Code of Ordinances. Regular meetings of the City Commission shall end at 11:30, unless extended by a motion approved by a majority of the City Commission. Notwithstanding an 11:30 end time for regular City Commission meetings, any item advertised for a particular date shall be considered on that date prior to the conclusion of a commission meeting pursuant to this section.

1.2 *Items*.

Items may be placed on the City Commission agenda by the ~~Mayor,~~ members of the Commission, the City Manager, City Attorney or any department director by providing a written request to the City Clerk. Back-up information for items placed on the agenda by ~~the Mayor or~~ members of the City Commission shall be provided by City staff, following consultation with the commission member who has requested the item. Back-up information for items placed on the agenda by members of the City Commission that is not approved by the commission member who has requested the item shall identify the individual or department that has requested the inclusion of the additional back-up information. Each item placed on the agenda by members of the City Commission shall alternate in the order of seniority by the commission members placing the items on the agenda.

1.3 *Deadline.*

Unless otherwise provided for herein, items to be presented to the Commission shall be provided, with all applicable back-up material, to the City Clerk at least two weeks prior to the date of the meeting at which it is to be considered by the City Commission. The agenda shall be completed by the City Clerk's Office and distributed to the members of the Commission no later than the Friday, 10 days' prior to the date of the meeting. Items placed on the agenda by members of the City Commission may be provided to the City Clerk for placement on the agenda no less than seven (7) days prior to the City Commission meeting.

1.4 *Emergency Matters.*

Emergency matters may be presented to the Commission for consideration for adding to an established agenda, provided that the back-up information relative to such emergency matter is provided to the members of the Commission at least 24 hours prior to the meeting at which Commission consideration is requested.

1.5 *Public Participation.*

(a) The Commission welcomes the public to air their viewpoints about any item of City business of concern to the members of the public.

(b) At the beginning of each regular Commission meeting, the Open Public Meeting and Agenda Concerns portion shall be conducted for a time period of up to 60 minutes, during which time period any individual may speak for a time period of up to three (3) minutes on any matters which are pertinent to the City, including any item listed on the meeting agenda. If an individual wishes to speak on an item which is designated for public hearing, their comments or questions should be held until the public hearing is opened by the Mayor. ~~Members of the public shall be~~

~~given up to three (3) minutes at the end of each city commission meeting to comment in response to any item that was discussed at the meeting.~~ Members of the public shall not be permitted to yield their speaking time other individuals who may be seeking additional time to address the commission.

(c) Persons wishing to address the Commission at these times or during an advertised public hearing shall be asked to submit a written slip to the City Clerk. The sign in slip shall include the person's name, address, telephone number and e-mail address so that, if necessary, City staff or members of the Commission may contact them to follow up on the concerns expressed at the meeting. The Mayor shall attempt to call speakers to the podium in the order in which they requested to speak; however, the Mayor shall have discretion in the order in which speakers offer their public comment. All comments must be made from a central location at the podium accessible to the auditorium's sound system.

1.6 *Decorum*.

Members of the Commission, staff members, citizens and others are required to use civil and appropriate language when addressing the Commission or anyone present at the meeting, and must refrain from using profanity, cursing, or exhibiting aggressive or threatening behavior. All comments should generally be directed to the presiding officer and not to individual members of the Commission (except as to questions to a Commissioner when authorized by paragraph 1.5 (b) above), staff or the audience. No personal verbal attacks toward any individual by either the Commission, staff, citizens or others shall be allowed during any meeting of the Commission.

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Any persons making impertinent or slanderous remarks or personal attacks or who becomes boisterous while addressing the Commission or who otherwise violates the decorum rules set forth herein shall be barred from further audience before the Commission by the Mayor, or by request of any member of the Commission, unless permission to continue or again address the Commission be granted by a majority vote of the Commission members present.

1.7 Political use of Commission Meetings.

Regular, special and workshop meetings of the City Commission are intended for the conduct of City business to benefit all residents and taxpayers within the City of Cooper City, therefore, the City Commission feels that it is inappropriate to utilize public speaking time at City Commission meetings for political speeches by or on behalf of any candidates for public office. However, candidates for public office may utilize public speaking time at Commission meetings simply to announce their candidacy.

1.8 *Parliamentary Procedures.*

The Commission hereby adopts Robert's Rules of Order as the parliamentary procedures governing the conduct of Commission meetings. The City Attorney shall serve as the parliamentarian and shall resolve any disputes as to the application of parliamentary procedures.

1.9 *Method of Voting.*

The vote upon any ordinance, resolution, motion or other matter shall be by roll call vote. Upon every roll call vote, the names of the Commissioners shall be called in reverse order of seniority, provided, however, that the Mayor shall always cast his or her vote last. In instances where more than one Commissioner have equal seniority, the Commissioner who

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received the higher percentage of votes in their last election shall be considered the senior Commissioner.

1.10 *Summer Schedule.*

The City Commission shall conduct two (2) regular meetings per month during the months of June, July and August. One (1) of the two (2) regular meetings during the month of July shall be for the specific purpose of discussing the budget for the upcoming fiscal year. In the event of a conflict which would cause a member of the Commission to be absent from a summer meeting, the Commission can adjust the meeting date, provided that the actual meeting date is announced publicly at the Commission meeting immediately prior thereto. The City Commission in its discretion may, by motion, amend the summer meeting schedule from time to time, subject to Section 3.12 of the City Charter.

1.11 *Presentations/Recognitions.*

The City Commission finds that recognizing the achievement(s) of members of the community are important to sustaining pride in the City and fostering connections between and among the residents of the City.

(a) The Mayor or any individual Commission Member may provide for the City Clerk's issuance of City proclamations without the necessity for Commission action. The City Commission may, by motion, as adopted from time to time, provide or revise criteria and procedures concerning the issuance of proclamations and may revise the Proclamation Request form accordingly. Proclamations may not be issued for political purposes or take positions on matters of public policy. Any member of the City commission may object to the City's issuance of a proclamation

and request that the proclamation be subject to a vote of the City Commission prior to the proclamation's issuance.

(b) *Keys to Cooper City.* In recognition of the fact that the only Key to Cooper City which has ever been presented was given to the City's founder, Morris Cooper, shortly before his death, the City Commission has determined that any further "Keys to Cooper City" shall only be presented upon a supermajority (4/5) vote of the City Commission.

(c) *Honorary Residents.* In lieu of keys to the City, when an individual's accomplishments or contributions to the betterment of Cooper City are so noteworthy, or have been of significant duration, the City Commission may honor such persons by naming them Honorary Resident of Cooper City.

1.12 *Comments by Members of the City Commission*

Each member of the City Commission shall be entitled to speak on any item on the agenda. Each member of the City Commission shall be given an opportunity to speak once before commission members speak for a second time on any particular agenda item. During all City Commission discussion, order shall be maintained by the Mayor, who shall ensure that each commission member has an equal opportunity to participate in the discussion.

1.13 *Seating on the Dais.* The Mayor shall have the discretion and authority to determine the seating location for the Mayor, the City Manager, the City Attorney and the City Clerk. The remaining members of the Commission may select their seat position on the dais in the order of seniority.

1.14 *Appointment of Advisory Board / Committee Members.* Whenever individual appointments (as opposed to a group) are to be made to an advisory board or committee,

the Mayor shall first select his/her appointees, followed by the members of the Commission, in order of seniority.

2.0 ***Appearance by Communications Media Technology ("CMT").*** A member of the Commission may be allowed to participate and vote at a Commission meeting by ***CMT***, subject to compliance with each of the following restrictions and conditions:

(a) The absent member provides written notice to the City Clerk of his or her request to participate at the meeting by ***CMT*** at least two (2) hours prior to the start of the meeting.

(b) Participation by the absent member is accomplished ***CMT*** in the Commission chambers, which enables the absent member to participate in discussions held at the meeting, the Commission and audience to hear the absent member and enables the absent member to hear the Commission meeting discussions and proceedings.

(c) Since not physically present at the meeting, the member participating by ***CMT*** shall not be counted for purposes of establishing a quorum of the Commission.

(d) Participation by ***CMT*** shall not be allowed at those quasi-judicial hearings for which the Commission determines that it is required that the absent member be able to see maps and other exhibits which are presented as evidence at the hearing or be able to judge the credibility of witnesses.

(f) Participation by ***CMT*** shall not be allowed if the Commission determines that any of the applicable requirements or conditions set forth above are not satisfied or that a restriction which is provided above prohibits participation by ***CMT***.

Section 3. All resolutions inconsistent or in conflict herewith shall be and are hereby repealed insofar as there is conflict or inconsistency.

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Section 4. 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 5. This Resolution shall become effective upon its passage and adoption by the City Commission.

PASSED AND ADOPTED this 10th day of February, 2026.

Signed by:
41CB1B350764463...

JAMES CURRAN
Mayor

ATTEST:
DocuSigned by:
Tedra Allen
6A9930738A3444...

TEDRA ALLEN, MMC
City Clerk

APPROVED AS TO LEGAL FORM:

OFFICE OF THE CITY ATTORNEY

Roll Call

Mayor Curran	Nay
Commissioner Shrouder	Aye
Commissioner Katzman	Nay
Commissioner Mallozzi	Aye
Commissioner Smith	Aye

CITY COMMISSION
ORDINANCE/RESOLUTION

TITLE: **Resolution 26-16 (Administration)**

DATE: **February 24, 2026**

DESCRIPTION: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, APPOINTING MICHELLE GONZALEZ TO SERVE AS THE CITY'S INNOVATIONS AND COMMUNITY ENGAGEMENT DIRECTOR, IN ACCORDANCE WITH SEC. 4.01(4)(C) OF THE CITY CHARTER; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

CITY MANAGER RECOMMENDATION:
The City Manager recommends appointing Michelle Gonzalez to fill the position of Innovations and Community Engagement Director.

BACKGROUND OF ITEM:
The position opening was posted on the City's website. Many applications were received expressing interest in the position. A selection committee, composed of the Assistant City Manager, the Human Resources Director, and the City Manager, interviewed several qualified candidates. Ms. Gonzalez was chosen as the most qualified candidate based on her expertise, education, and credentials.

ANALYSIS:
Ms. Gonzalez's extensive executive experience in technology, public relations, and communications, together with her education and long history in the public and private sectors, make her the ideal candidate for the position.

STRATEGIC PLAN:
This is a strategic leadership role responsible for developing and executing communication strategies that promote innovation, new products, and the city's organizational goals. Responsibilities include managing engagement with residents and businesses, coordinating branding and PR campaigns, leading cross-functional teams on innovative projects, building stakeholder relationships, and overseeing technology investments.

FISCAL IMPACT:
This position has been budgeted for, and the funds are available from the Administration budget.

ATTACHMENTS:

1. Resolution 26-16
2. Michelle Gonzalez Resume
3. The City's Offer Letter and Acceptance

RESOLUTION NO. 26-16

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, APPOINTING MICHELLE GONZALEZ TO SERVE AS THE CITY'S INNOVATIONS AND COMMUNITY ENGAGEMENT DIRECTOR, IN ACCORDANCE WITH SEC. 4.01(4)(C) OF THE CITY CHARTER; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has created an Innovations and Community Engagement Director position; and

WHEREAS, the City received multiple applications and, following interviews by a committee of the City's professional staff, found Michelle Gonzalez to be the most qualified applicant; and

WHEREAS, in accordance with Sec. 4.01(4)(C) of the City Charter, the City Manager recommends appointing Michelle to serve as the City's Innovations and Community Engagement Director; and

WHEREAS, the City Commission finds that appointing Michelle Gonzalez to serve as the City's Innovations and Community Engagement Director is in the best interests of the citizens and residents of the City.

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

Section 1: Recitals Adopted. That each of the above stated recitals is hereby adopted and confirmed.

Section 2: In accordance with Sec. 4.01(4)(C) of the City Charter, Michelle Gonzalez is hereby appointed to serve as the City's Innovations and Community Engagement Director.

Section 3. All resolutions inconsistent or in conflict herewith shall be and are hereby repealed insofar as there is conflict or inconsistency.

Section 4. 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 5. Effective Date. This Resolution shall become effective upon its passage and adoption by the City Commission.

PASSED AND ADOPTED THIS 24th DAY OF JANUARY, A.D., 2026.

_____
JAMES CURRAN
Mayor

ATTEST:

_____
TEDRA ALLEN, MMC
City Clerk

ROLL CALL

Mayor Curran	_____
Commissioner Shrouder	_____
Commissioner Katzman	_____
Commissioner Mallozzi	_____
Commissioner Smith	_____

APPROVED AS TO LEGAL FORM:

_____
JACOB G. HOROWITZ
City Attorney



DIRECTOR OF INNOVATION AN
COMMUNITY ENGAGEMENT

Michelle Gonzalez, AICP

CONTACT: (786) 262 - 1794

michelle@indigogroupco.com 141 40th Avenue NE, St. Petersburg, FL 33703

CERTIFICATIONS

- American Institute of Certified Planners (AICP) Certification # 33126
- FEMA ISO 100,200,300,700,800
- Florida State Erosion & Sediment Control Inspector

EDUCATION

Bachelor of Arts: Sustainability and the Environment
Florida International University, Dec 2014

Strategic Planning & Management Certificate
Florida International University, Oct 2017

CORE COMPETENCIES

- Strategic Innovation & Vision
- Community Engagement & Partnerships
- Technology Integration
- Public Relations & Communications
- Cross-Departmental Collaboration
- Organizational Efficiency & Modernization
- Project Management
- Public Administration & Urban Planning

CIVIC LEADERSHIP & ENGAGEMENT

- Commissioner, City of St. Petersburg Development Review Commission (current)
- St. Petersburg Chamber of Commerce
- Westshore Alliance
- American Planning Association (APA)
- Florida Parking and Transportation Association (FPTA)

PROFESSIONAL SUMMARY

Innovation-focused municipal leader with twelve years of experience improving multi-department operations through technology, data, and community-centered focus. Proven success in modernizing operations, integrating technology, and improving efficiency across multiple municipal departments. Experienced project manager recognized for delivering high-impact initiatives such as doubling municipal parking revenues, securing multimillion-dollar grants, and engaging 10,000+ residents through inclusive outreach. Skilled at building strong relationships with elected officials, agencies, businesses, and residents to champion innovative, data-driven solutions that align with citywide strategic goals.

EXPERIENCE

EXP US Services, Inc.
October 2023 - Present
Tampa, FL

COMMUNITY DEVELOPMENT DIRECTOR

Lead EXP's Community Development practice and serve as Project Manager on high-impact projects for public and private sector clients. Direct business development and client relationship efforts to strengthen partnerships and deliver innovative solutions. Manage planning, analysis, and project execution with a strong focus on representative community engagement, outreach, and interagency coordination to advance client objectives and achieve strategic goals.

City of St. Pete Beach
June 2021 - October 2023
St. Pete Beach, FL

COMMUNITY DEVELOPMENT DIRECTOR

Directed Community Development, leading teams across building, code, zoning, parking, transportation, and facilities. Provided strategic leadership, improved processes, and updated codes to enhance efficiency and guide sustainable growth. Reviewed development proposals, managed budgets, secured funding, and coordinated across all levels of the organization to achieve community development initiatives. Partnered with officials, stakeholders, and businesses to achieve city goals and drove innovation in service delivery, community engagement, and operational efficiency.

City of St. Pete Beach
November 2019 - June 2021
St. Pete Beach, FL

TRANSPORTATION & PARKING DIRECTOR

Directed transportation planning, transit systems, and municipal parking operations to improve mobility, reduce congestion, and strengthen resilience. Implemented Complete Streets and Vision Zero programs, introduced innovative parking technologies that doubled revenue and tripled enforcement, and launched a successful micro-transit service exceeding 100K annual rides. Developed policies for micro-mobility programs, expanding sustainable travel options and enhancing accessibility for residents and visitors through innovative approaches.

Town of Miami Lakes
January 2017 - October 2019
Miami Lakes, FL

SENIOR TRANSPORTATION MANAGER

Managed the implementation of the Miami Lakes Transportation Master Plan, securing over $8M in funding and delivering multimodal improvements. Launched the Town's first micromobility program and modernized municipal transit services with an on-demand app-based microtransit service. Collaborated with county officials to advocate for policy changes, enabling transit sales tax revenues to support microtransit, and engaged the community to address traffic and safety concerns.

CH Perez & Associates
December 2014 - December 2016
Doral, FL

TRANSPORTATION PLANNER

Served as in-house consultant to FDOT's Planning and Environmental Office, supporting MPO compliance with federal regulations and guidelines. Analyzed funding data to develop the Miami-Dade TIP and Florida STIP. Assisted ETDM liaison in coordinating reviews for planning and programming screens. Managed contracts and grants between FDOT and local agencies, preparing agreements, monitoring budgets, and ensuring accountability in transportation project delivery.

Relevant Projects and Initiatives

On-Call Tampa Bay Regional Planning Council (TBRPC) Marketing Services

PROJECT MANAGER

Serve as Project Manager (PM) for TBRPC's on-call marketing and public relations services, overseeing strategic communications, media relations, and creative content development. Direct messaging to promote programs and impact, manage design and multimedia production, and ensure alignment with government media strategies. Lead consultant coordination, support communications, and maintain stakeholder and community engagement to elevate TBRPC's brand and visibility.

Westshore Alliance Transportation Action Plan Update

PROJECT MANAGER

Serve as PM for the Westshore Alliance Transportation Action Plan, a strategic initiative shaping mobility in Tampa's largest business district. Direct existing-conditions analysis, needs assessment, and forecasting using Strava, StreetLight, and Placer.ai; facilitate stakeholder workshops and cross-agency coordination to align regional priorities. Lead development of a web-based GIS/Power BI platform that visualizes the Action Plan, enabling the public to map and filter projects and explore data, timelines, costs, and status, advancing innovation, transparency, and public trust.

Miami-Dade County Department of Transportation & Public Works (DTPW) Countywide Transportation Master Plan (CTMP)

PROJECT MANAGER

Directed an extensive engagement program reaching 10K+ stakeholders through surveys, pop-ups, meetings, and workshops with 34 municipalities and agencies. Oversaw technical and civic committees, project website, and plan development. Led the identification and GIS-based prioritization of 1,200+ projects, conducted funding gap analysis, and developed plan recommendations. Briefed the Mayor and Commissioners with clear, data-driven recommendations that informed the county's 20-year mobility vision.

City of St. Pete Beach Code Enforcement Modernization Initiative

DIRECTOR

Led a code enforcement modernization initiative that shifted operations from reactive to proactive. Partnered with IT to equip patrol vehicles with mobile laptops, printers, and updated phones, streamlining fieldwork and standardizing procedures. Resulted in 80% of cases being initiated proactively. Developed new protocols for Special Magistrate Hearings and created enforcement procedures for short-term rentals, addressing community concerns and strengthening compliance and transparency.

City of St. Pete Beach SMART Parking Program

DIRECTOR

Implemented the SMART Parking Program in St. Pete Beach, transforming operations through technology and innovation. Replaced outdated meters with pay-by-phone, saving $40K annually, and introduced branded signage, touchscreen pay stations, and pay-by-plate. Upgraded the parking enterprise system, coordinating vendor data migration, setup, and staff training. Added License Plate Recognition enforcement, boosting tickets from 4K to 12K annually. Recommended parking rate adjustments that, combined with innovations, increased revenues by 64% from $2.8M to $4.6M.

City of St. Pete Beach Freebee Microtransit System

DIRECTOR

Implemented and managed the St. Pete Beach Freebee microtransit system as an innovative solution to community concerns about large buses in residential areas like historic Pass-a-Grille. Introduced an app-based, point-to-point on-demand service offering free rides citywide, achieving 100K annual trips and becoming Freebee's most successful zone. Leveraged technology and innovation to reduce traffic, provide sustainable mobility, and deliver a tailored transit service that met resident needs.

Town of Miami Lakes SolSmart Designation

PROGRAM MANAGER

Led the Town of Miami Lakes to achieve Bronze SolSmart designation, a national recognition for communities that simplify solar energy adoption for homes and businesses. Collaborated with building and planning departments to streamline permitting and inspection processes, enhancing operational efficiency and promoting renewable energy use. The initiative required strong interdepartmental coordination and leveraged innovative tools to advance sustainability goals and deliver community benefits.

Town of Miami Lakes Micromobility Program

PROGRAM MANAGER

Implemented and managed Miami Lakes' first micromobility program, partnering with Spin and Lime to launch shared scooters and bikes. Worked with vendors to identify staging areas and zones, developed ordinances and policies, and created communications and educational materials for residents. Addressed community concerns, produced ridership and utilization reports, and analyzed data to track trends, improve pedestrian and bike planning, and integrate micromobility into the town's broader mobility network.

Town of Miami Lakes Future Technology Study

PROJECT MANAGER

Led the study assessing how emerging technologies will impact service delivery, transportation, mobility, and community behavior. Directed research and analysis to identify trends and innovations, creating a roadmap to guide the town in adopting future-ready strategies. The study provided recommendations to improve operations, integrate new mobility options, and ensure Miami Lakes remains competitive, innovative, and prepared to meet community needs through technology-driven solutions.

Jeremy Katzman, Commissioner
Lisa Mallozzi, Commissioner
Jason Smith, Commissioner
Alex Rey, City Manager

CITY OF Cooper City
Someplace Special

February 12, 2026

Dear Ms. Gonzalez,

The City of Cooper City is pleased to extend to you a contingent offer of employment for the position of Innovations and Community Engagement Director at a rate of pay of $172,000 per year. The City's benefits package for full-time employees includes vacation leave after one (1) year of service, 8 PTO days per year, 10 observed holidays, participation in the Florida Retirement System Plan, and health benefits.

Your appointment to this role is contingent upon completing several pre-employment requirements, including a background check, reference checks, and a drug test. This is a full-time exempt position with standard working hours. You will report directly to the City Manager, and your anticipated start date will be April 20, 2026.

Please confirm your acceptance by signing this offer letter in the space provided below and returning it to us at the email address listed. Feel free to contact us if you have any questions. We look forward to having you join our valued team.

Thank you,

Isis Medina
Human Resources Director

****

_____ _____
Michelle Gonzalez Date

Please return the signed form to: Imedina@coopercity.gov.

CITY COMMISSION
ORDINANCE/RESOLUTION

TITLE: **Resolution 26-17 – (Administration)**

DATE: **February 24, 2026**

SUBJECT: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA APPROVING AND ADOPTING THE CITY OF COOPER CITY PARKS AND RECREATION MASTER PLAN, ATTACHED HERETO AS EXHIBIT "A"; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

CITY MANAGER RECOMMENDATION:
The City Manager recommends approval and adoption of the City of Cooper City Parks and Recreation Master Plan presented by the Miller Legg professional services firm.

BACKGROUND OF ITEM:
The City of Cooper City originally issued a Request for Proposal (RFP 2023-6-REC) on December 22, 2023, to guide the future growth of city parks and facilities. Miller Legg was selected after a thorough evaluation of four total proposals received by the January 31, 2024, deadline.The firm was tasked with creating a comprehensive strategy to meet the community's current and future recreational needs.

A public workshop was held on Wednesday, October 23, 2024 at the Community Center. At this Public Workshop, residents and stakeholders had the opportunity to:

- Learn more about the Master Plan process.
- Share ideas and feedback on how the City can improve our parks, facilities, and programs.
- Be an active participant in shaping the future of our community's recreational services.

A survey was available for comments and suggestions from October 2024 to March 2025. On Tuesday, May 27, 2025, the City Commission gathered for a workshop and was presented with a drafted master plan to review and provide comments. Changes to the document since the May 27, 2025 , based on feedback from the workshop have been:

- Explanation on Key Input Findings Summary about NRPA and SCORP level-of-service (LOS) benchmarks and how the City is currently meeting the majority of its LOS standards, with only targeted gaps identified for future planning consideration.
- Park Improvement Changes (translates into cost changes reduction)
    - Cooper City Community Center: Repainting moved to 2025
    - Bill Lips Sports Complex:
        - Lighting upgrade timeline to 2026-2027

        - Added restroom/storage/concession stand upgrade to existing restroom building
    - Christie Schafale Park & Dog Park:
        - We identified an error of removing splashpad and restrooms in this park on the original staff report that published February 13, 2025. Neither of those options were presented in the May 27, 2025 workshop to commission but internally discussed among Miller Legg and city staff.
    - Diamond Head Park
        - Left the racquet courts instead of proposing to be changed to pickleball
    - Memorial Park:
        - Removed fitness stations
        - Removed sprayground
        - Added upgrades to event space area
    - Michael “City Mike” Riordan Park
        - Added trail improvements
        - Added dog park improvements
    - Removal of Monterra Dog Park from recommended capital projects and action plan
    - Suellen H. Fardelmann Sports Complex recommendations
        - Changed pickleball complex (10 courts) to (2) pickleball courts instead
    - Tamarind Park:
        - Added tennis courts upgrade
        - Removed the recommendation of removing racquet courts
    - Ted Ferone Park:
        - Racquet courts to pickleball instead of just removing courts
        - Added fitness area upgrade
        - Added trail improvements
    - Pioneer Middle School:
        - Added baseball fields upgrade
        - Added 1 tennis court upgrade
        - Added 1 tennis court refurbish to pickelball
- Implementation Plan Cost and Timeline changes:
    - Bill Lips Sports Complex - Restroom/storage/concession stand cost moved from Short Term to Long Term
    - Christie Schafale Park & Dog Park moved from Mid-Term to Short Term
    - Cooper's Point Park moved from Long Term to Mid-Term
    - Encore Park moved from Mid-Term to Short Term
    - Flamingo West Park moved from Mid-Term to Long Term
    - Forest Lake Park moved from Mid-Term to Short Term
    - Michael “City Mike” Riordan Park moved from Long Term to Mid-Term
    - Striling Palm Park moved from Mid-Term to Long Term
    - Suellen H. Fardelmann Sports Complex moved from Short Term to Mid-Term
    - Tamarind Park moved from Mid-Term to Short Term
    - Ted Ferone Park moved from Mid-Term to Short Term
- Organization Chart update

- Document general cleanup

ANALYSIS:
The creation of a Parks and Recreation Master Plan (PRMP) allows the City to establish goals and standards for Cooper City's parks and recreation system, which directly contributes to the daily lives of its residents and users. The PRMP vision and recommnedations have been developed with input from Cooper City's residents and the City's leadership, which have been the foundational components of the plan development process.

ATTACHMENTS:
Exhibit 1 – The City of Cooper City Parks and Recreation Master Plan

RESOLUTION NO. 26-17

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA APPROVING AND ADOPTING THE CITY OF COOPER CITY PARKS AND RECREATION MASTER PLAN, ATTACHED HERETO AS EXHIBIT "A"; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on December 22, 2023, the City of Cooper City issued RFP 2023-6-REC to engage a consultant to prepare a parks and recreation master plan to guide the future growth of the City's parks and related facilities; and

WHEREAS, in response to the RFP, Miller Legg & Associates, Inc. was engaged to prepare a Parks and Recreation Master Plan for the City; and

WHEREAS, Miller Legg conducted a public workshop, conducted a survey and considered the input of residents and stakeholders in the community; and

WHEREAS, the master plan provides recommendations and goals for future facilities, budgets and programs by incorporating a global picture of where the City is today and a strategic plan for the City to be able to sustain a proactive approach to its needs in the future; and

WHEREAS, the City Commission finds that approving the Master Plan is in the best interest of the citizens and residents of the City.

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

Section 1. The recitals set forth above are incorporated herein by this reference and made a part of this Resolution.

Section 2. The City of Cooper City Parks and Recreation Master Plan, attached hereto as Exhibit "A," is hereby approved and adopted.

Section 3. All resolutions inconsistent or in conflict herewith shall be and are hereby repealed insofar as there is conflict or inconsistency.

Section 4. **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 5. **Effective Date.** This Resolution shall become effective upon its passage and adoption by the City Commission.

PASSED AND ADOPTED THIS 24th DAY OF FEBRUARY, A.D., 2026.

_____
JAMES CURRAN
Mayor

ATTEST:

_____
TEDRA ALLEN, MMC
City Clerk

ROLL CALL

Mayor Curran	_____
Commissioner Shrouder	_____
Commissioner Katzman	_____
Commissioner Mallozzi	_____
Commissioner Smith	_____

APPROVED AS TO LEGAL FORM:

_____
JACOB G. HOROWITZ
City Attorney

Cooper City PARKS and RECREATION Master Plan







PREPARED BY

MILLER LEGG
IMPROVING COMMUNITIES. CREATING ENVIRONMENTS.

Berry Dunn

RRC ASSOCIATES

Acknowledgments

We extend our sincere appreciation and gratitude to the residents of Cooper City, city staff, elected officials, and stakeholders who assisted in the public surveys, workshop, meetings, and the entire planning process. This critical feedback guided the development of this master plan and, in turn, will have a positive impact on Cooper City.

City Commission

James Curran, Mayor
Ryan C. Shrouder, Commissioner
Jeremy Katzman, Commissioner
Lisa Mallozi, Commissioner
Jason Smith, Commissioner

City Manager

Alex Ray, City Manager
Jennifer McMahon, Deputy City Manager

Parks and Recreation Staff

Joshua Rhodes, Director
Anthony Valeo, Manager
Jonathan Pares, Park Maintenance Supervisor
Rebecca Flores, Administrative Coordinator
Joseph Cabret, Coordinator (Facilities/Rentals)
Ximena Suarez, Coordinator (Athletics)
Gina Maggio, Coordinator (Active Adults)
Stephanie Fraino, Coordinator (Special Events)

Miller Legg Team

Mike Kroll, RLA, FASLA, President
Jack Kardys, Senior Recreation Planner
Liudmila Fuentes, Project Manager
Jessica Romer, Public Engagement

Consulting Team

BerryDunn

Art Thatcher, MPA, CPRP, Manager
Lisa Wolff, MSL, CPRP, Senior Consultant

RRC

Kailyn Haskovec, Research Manager
Ethan Adams, IT Manager

Abbreviations & Terms Commonly Used:

Abbreviation	Term
ADA	Americans with Disabilities Act
B.E.B.R.	Bureau of Economic and Business Research
CIP	Capital Improvement Plan
CPTED	Crime Prevention Through Environmental Design
ESRI	Environmental Systems Research Institute
GIS	Geographic Information System
LOS	Level of Service
MAS	Metropolitan Statistical Area
NRPA	National Recreation and Park Association
O & M	Operations and Maintenance
PRD	Parks and Recreation Department
PRMP	Parks and Recreation Master Plan
SCORP	State Comprehensive Outdoor Recreation Plan
SFIA	Sports & Fitness Industry Association
CC	Cooper City
CCPRD	Cooper City's Parks and Recreation Department

Term	Definition
Active Recreation	Activities that require physical exertion (e.g., sports, playgrounds, fitness).
Passive Recreation	Low-impact activities (e.g., walking, picnicking, birdwatching).
Community Park	A large park designed to serve multiple neighborhoods or the entire city.
Neighborhood Park	A smaller park serving a specific local area or neighborhood.
Open Space	Undeveloped land set aside for natural or recreational purposes.
Greenway	A linear open space, often used for trails, that connects parks and natural areas.
Level of Service (LOS)	A standard that measures the availability of park facilities per population (e.g., acres per 1,000 residents).
Recreation Program	Organized activities such as sports leagues, classes, or camps.
Park Inventory	A detailed list and description of all existing park assets and amenities.
Needs Assessment	An analysis used to identify gaps and priorities for parks and recreation.
Stakeholder Engagement	A process to involve residents, staff, and partners in the planning process.

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EXECUTIVE SUMMARY

0.1. Introduction

0.2. Planning Process Summary

0.3. Inventory & Assessment Summary

0.4. Needs Assessment

0.5. Plan Development & Recommendations

0.6. Implementation Strategy

EXECUTIVE SUMMARY



Cooper City aerial

0.1. Introduction

The Cooper City is known for its parks and great recreation system. There are a variety of sports and fitness activities and outdoor activity areas available throughout the community. Cooper City's recreational resources and services directly promote community well-being and make the City an attractive place to live, work, and play for all ages.

Cooper City's location in central-western Broward County, centered in South Florida, provides for broad access to a variety of state and local recreational opportunities. Additional facilities provided by non-profits and the private sector augment the resident and visitor experience, which help provide cost-sharing for those facilities. The City's residents rely on the exceptional system of 23 City-owned parks for their primary athletic, recreational, and natural area experiences.

The creation of a Parks and Recreation Master Plan (PRMP) allows the City to establish goals and standards for Cooper City's parks and recreation system, which directly contributes to the daily lives of its residents and users. The PRMP vision and recommendations have been developed with input from Cooper City's residents and the City's leadership, which have been foundational components of the plan development process.

Phase 2 Needs and Priorities Assessment

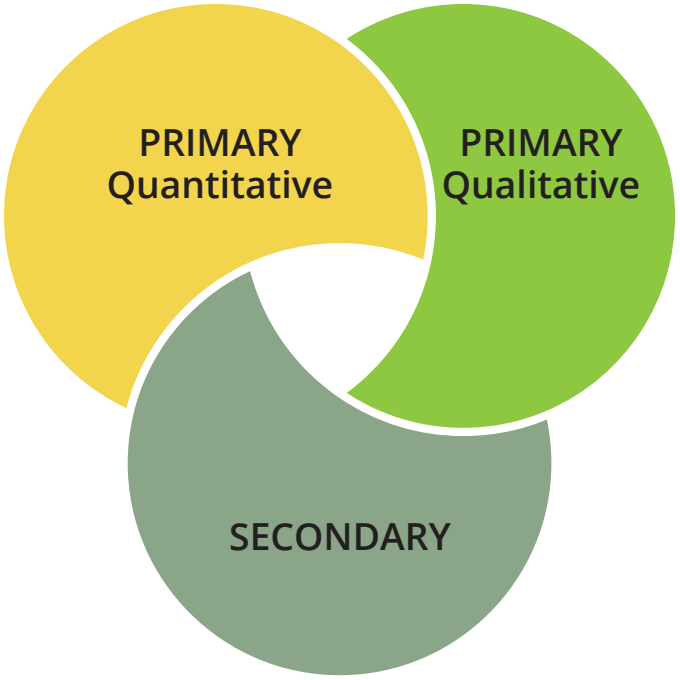
PRIMARY DATA

Predominately Quantitative Techniques

- Statistically-Valid Survey
- Level-of-Service Analysis
- Benchmarking

Predominately Qualitative Techniques

- Focus Groups
- Public Workshop
- Park Site Evaluations

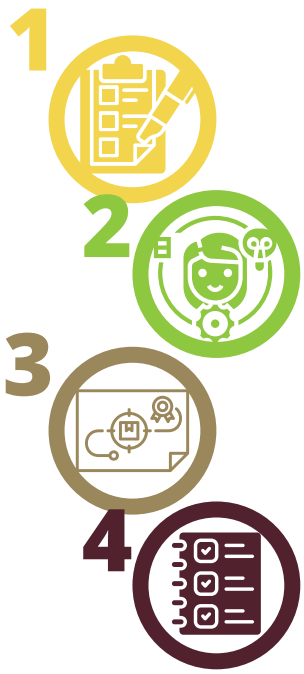


SECONDARY DATA

- Demographic Data
- Trends Data
- Review of Previous Plans and Documents

0.2. Planning Process Summary

The PRMP planning process team included City staff and the Miller Legg consultant team. This team led the plan through a comprehensive process to collect and analyze observational, quantitative, and qualitative data related to parks and recreation facilities in Cooper City. This primary and secondary data was used to identify the City's resident and leader driven "Priority Needs" and make strategic recommendations for prioritization, phasing, cost estimates, and potential funding sources found in the implementation plan.



1. **Inventory and Assessment** including goals and objectives, system resource analysis, programming and service analysis and stakeholder interviews.
2. **Needs Assessment** including analysis of level of service (LOS) using Geographic Information System (GIS) software, benchmarking, statistically valid public survey and trends analysis.
3. **Plan Development and Recommendations** including strategic plan, project prioritization and draft document.
4. **Implementation Strategy** including recommendations, phasing, cost estimates, funding strategies developing the final plan.

The National Recreation and Park Association's (NRPA) accreditation standards provide a framework for agency best practices encouraging agencies to "adopt and periodically review and update its System Master Plan in alignment with its Mission, Vision and Strategic Plan that creates a basis for strategic investment in assets, property, facilities, and improvements." NRPA posits that master planning should include an analysis of current conditions through community needs assessment, community inventory, level of service analysis, and current trends and should incorporate historical or cultural aspects of the community and input/feedback efforts used to engage members of the community, users and non-users, to attempt to achieve statistically valid results that can be applied community wide. Master plans should be updated every 10 years with a 5-year review documented for accreditation certification. The Cooper City's Master Plan will meet or exceed all master planning requirements for NRPA Agency Accreditation, should the department pursue this in the future.

0.3. Inventory & Assessment Summary

In the Inventory Assessment phase, diverse methods were employed to gather and analyze data on the existing conditions of City parks and recreation facilities and programs. This phase included the review of the following:

- Overall Park System
- Planned Improvements
- Comprehensive Plan Standards
- Access Level of Service (LOS)
- State Comprehensive Outdoor Recreation Plan (SCORP) Benchmarks
- National Recreation and Parks Association (NRPA) Benchmarks

Park Inventory & Assessment Summary

The Cooper City contains an array of parks and recreational facilities. With 24 parks located within the City Limits, Cooper City offers a variety of indoor and outdoor spaces, from open areas to sports complexes. The parks are equipped with amenities such as playgrounds, picnic areas, walking trails, and sports fields, providing ample opportunities for relaxation and physical activity. Notable parks include the Flamingo West Park and Suellen H. Fardelmann Sports Complex (currently under improvements, which features multiple athletic fields and courts. The popularity and high usage rates of these parks and facilities by City's residents and visitors is a testament to the quality of the parks while contributing to normal wear and tear found in all park systems.

Park Assessment Summary findings include:



Restrooms are need upgrades. Features like **picnic pavilions, trash receptacles,** and **benches** are offered throughout every park and are in fair condition but need consistency.



Opportunities exist for **shade structures**, as some playgrounds, outdoor fitness areas, and bleachers do not have shade.



Sports fields and **courts** are maintained and have been designed for multipurpose use where possible. Turf on certain fields and surfaces on some courts are due for replacement, as these have become worn down in high-traffic zones, impacting play quality.



There are opportunities for improved **inner park pedestrian circulation, park connect trail connection** and ground surfaces in playgrounds and outdoor exercise equipment to improve accessibility.

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Sports Program Participation

Cooper City's recreation department offers a wide range of programs and activities that are aimed at promoting community engagement and well-being. The Cooper City Community Center and the Pool and Tennis serves as a hub for many of these activities, providing a space for classes, meetings, and social gatherings.

Recreation programming is provided by the Cooper City Park and Recreation Department. Sports programs are supported by the Cooper City Optimist Club variety of sports including softball, flag football, basketball, kickball, baseball, soccer, volleyball, cheerleading, and golf.

The following are findings related to adult sports and recreation programs:

- Participation is steadily growing after Covid-19 pandemic.
- Resident participation averaged 59–61% in earlier years, but more recent seasons show a gradual rise in non-resident participation, especially in travel and competitive leagues.

0.4. Needs Assessment

Based on the 2035 projected City population of 39,069, the future population LOS is 7.36 acres per 1,000 residents, which exceeds the prescribed LOS in the City's Comprehensive Plan. The LOS analysis for walkable access shows that parks are

Table 0.1 **Overall Key Matrix.**

	TOTAL
Improve existing facilities/amenities	29
Additional shaded outdoor areas	22
Additional walking/biking trails and connect existing trails	20
Expand pickleball courts	19
Upgrade sports fields and outdoor courts	17
Playgrounds (e.g. inclusive, destination, upgrades)	16
Amenities (e.g. picnic areas, seating, drinking fountains, restrooms, parking)	15
Autism and ADA-friendly features	15
Improve park maintenance	15
Develop a new aquatics facility (e.g. splash pad)	15
Advertising/marketing parks and facilities better (e.g. email, social media, website)	14
Security improvements (e.g. lighting, security cameras)	12
Parking improvements	10
Expand youth programs	10
Expand senior, teen, and adult programs	6
More holiday celebrations, festivals, culinary events	6
More fitness/wellness/health programs	6
Recreation Center/Field House	6
Increase senior programming and expand space	5
Community garden and associated programming	4
Art in parks (murals, sculptures)	3
Outdoor games and activities (e.g. chess, tables)	3
Increase staff	3
Promote and enhance safety initiatives (home safety, CPR courses, CERT presentations)	3
Field drainage improvements	3

geographically scattered throughout the City, with the majority of residents living within a 5 to 10-minute walk from a park.

Stakeholder Public Engagement

To better understand and summarize the results from the survey, stakeholder input, and public meetings, key issues were identified to evaluate potential recommendations. Key issues were organized by category and data source, both qualitative and quantitative, then weighted and inserted in a data matrix for analysis and prioritization. (See Figure 0.1)

0.5. Plan Development & Recommendations

Vision Recommendations

Based on input received through the plan development process, residents are highly satisfied with Cooper City's parks and recreational facilities, indicating "above average" scores for the number of parks and facilities offered and their maintenance. The Cooper City Parks and Recreation Department has great facilities and provides a set of valuable services that contribute to its residents' high quality of life. To ensure that the Cooper City continues to meet the needs and expectations of the community over the next ten years, the planning team recommends the City focus on maintenance and improvement to parks in areas that were identified as "high priorities" by City residents. These general recommendations include:

Considering the priorities as identified through the public engagement process with residents, the PRMP Goals and Objectives are organized around the following strategic focus areas :


Maintain and improve existing City parks & facilities


Additional shaded outdoor areas


Develop interconnected open space system of parks, greenways, and trails

Expand pickleball courts


Provide additional multi-purpose fields and courts

Update and improve playgrounds (e.g. inclusive, destination


Provide and improve comfort amenities (e.g., restrooms, lighting, seating, parking)

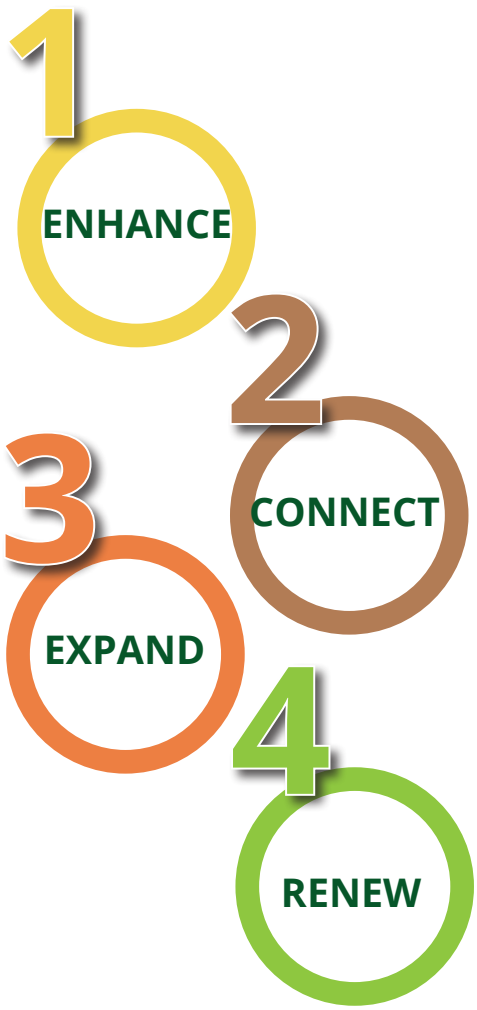
Provide and improve autism and ADA-friendly features


Improve park maintenance

Develop a new aquatic feature (splashpad/ sprayground)


Advertising/marketing parks and facilities better (e.g. email, social media, website)


Security improvements (e.g. lighting, security cameras)



1. **Enhance** existing facilities and amenities to update and maximize user comfort and convenience. Enhancement focuses on athletic fields, courts, playgrounds, shade structures, pavilions, restrooms, and parking.
2. **Connect** the park system's bicycle, pedestrian and parking facilities seamlessly within the parks and throughout the community. Connections focus on greenways, bike paths, multi-purpose paths and trails.
3. **Expand** the City's outdoor and indoor recreation Recreation facilities to keep pace with the City's growth. Expansion focuses on the indoor recreation multipurpose space.
4. **Renew** management & operational systems to ensure efficient and effective stewardship of park and recreation lands, facilities and programs. Renew focuses on maintenance, communications methods, marketing, partnerships, signage, accessibility, and funding.

The Parks and Recreation Master Plan is intended as a living document that provides a roadmap to continually improve the City's parks and facilities. It is recommended that the Cooper City formally review and update this Master Plan every five (5) years. This will allow the City to maintain awareness of community needs and recreational trends and adjust its parks and recreational approach as appropriate.

0.6. Implementation Strategy

After conducting all phases of the planning process, an implementation plan was developed to assist the City for budgeting, planning, and timing recommended improvements. The planning horizon for the Master Plan is ten years, and consequently, the implementation "action plan" has been categorized into short-, mid-, and long-term recommendations. The projects currently in the City's Community Investment Program (CIP) have been incorporated into the action plan along with new projects identified through the master plan process.

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The time-frame to complete each of these recommendations is as follows:

SHORT TERM (1-3YRS) **MID-TERM (4-6YRS)** **LONG TERM (7-10YRS)**

Legend:

- Planned in City's 2025-2029 CIP
- Modification to City's 2025-2029 CIP
- Master Plan - New Project

Table 5.1 **Recommended Capital Projects**

Park & Facility	SHORT TERM				MID-TERM			LONG TERM			
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Cooper City Community Center		**$121,800**									
Electronic upgrade (projector & screen)											
Security cameras											
Outdoor terrace area (seating, added shade, game tables)											
Repainting (2025)											
Bill Lips Sports Complex		**$6,543,000**									
AED's stand-alone units											
Exterior paint											
Lighting system upgrades											
Sports lighting											
Playground add PIP and shade											
Softball fields upgrade - clayed and temporary fencing											
Multipurpose field upgrade											
Side parking pavers (40 spaces)											
Improve landscape buffer residential side											
Add shade structure areas											
Site amenities (20)											
Wayfinding signage											
Restroom / storage upgrade											
Chase Park						**$489,000**					
Shaded playground upgrade											
Landscape improvements											
Site amenities (4)											
Christie Schafale Park & Dog Park		**$1,974,000**									
Add splashpad											
Add restroom (1,000 SF)											
Shaded playground upgrade (destination)											
Basketball upgrade											
Dog park upgrade											
Sand volleyball upgrade											
Site amenities (15)											
Wayfinding signage											
Colony Park									**$396,000**		
Shaded playground upgrade (teen age group)											
Site amenities (4)											

Table 5.1 **Recommended Capital Projects**											
Park & Facility	**SHORT TERM**				**MID-TERM**			**LONG TERM**			
	2025	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**
Cooper's Point Park					**$396,000**						
Shaded playground upgrade (older age group)											
Site amenities (4)											
Dawn Park		**$396,000**									
Playground upgrade											
Site amenities (4)											
Diamond Head Park					**$720,000**						
Shaded playground upgrade											
Basketball upgrade											
Add (2) shelters											
Racquet courts to pickleball courts											
Site amenities (8)											
Ellie Kozak Park					**$744,000**						
Shaded playground upgrade											
Add (2) shelters											
Site amenities (4)											
Encore Park		**$396,000**									
Shaded playground upgrade											
Site amenities (4)											
Flamingo West Park					**$540,000**						
AED's stand-alone units											
Outdoor exercise area											
Site amenities (15)											
Landscape and irrigation enhancement											
Forest Lake Park		**$852,000**									
Shaded playground upgrade											
Basketball courts upgrade											
Side parking pavers (30 spaces)											
Sand volleyball upgrade											
Site amenities (10)											
Homes of Forest Lakes Park									**$396,000**		
Shaded playground upgrade											
Site amenities (4)											
Jerry Morgan Park									**$60,000**		
Wayfinding											
Site amenities (10)											
Memorial Park									**$690,000**		
Playground replacement (installed)											
Upgrade event space											
Site amenities (15)											
Michael "City Mike" Riordan Park					**$228,000**						
Playground replacement (installed)											
Trail improvements											
Dog park improvements											
Site amenities (10)											
Side parking pavers (10 spaces)											

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Table 5.1 **Recommended Capital Projects**

Park & Facility	SHORT TERM				MID-TERM			LONG TERM			
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Natalie's Cove Park									$396,000		
Shaded playground upgrade											
Site amenities (4)											
Pine Lake Park									$396,000		
Shaded playground upgrade											
Site amenities (4)											
Poinciana Park									$396,000		
Shaded Playground upgrade											
Site amenities (4)											
Pool & Tennis Center Park					$2,844,000						
Electronic upgrade											
Pump room											
Flooring											
Playground upgrade (destination)											
Splash pad expansion upgrade											
Add shade structure areas											
Pavilion/restroom upgrade											
Court upgrades											
Sports lighting											
Wayfinding signage											
Gazebo upgrades											
Shelter upgrades											
Parking improvements											
Stirling Palm Park									$606,000		
Shaded playground upgrade											
Basketball courts upgrade											
Sand volleyball upgrade											
Site amenities (5)											
Suellen H. Fardelmann Sports Complex					$3,903,000						
AED's stand-alone units											
Playground replacement											
Lighting system upgrades											
Sports lighting											
Baseball fields upgrade (2025)											
Multipurpose field upgrade											
Sand volleyball upgrade											
Pickleball courts (2)											
Restroom upgrade											
Maintenance facility including utilities											
Covered outdoor space											
Fitness area											
Landscape buffer											
Shaded structures											
Lighting parking lot											
Site amenities (20)											
Wayfinding signage											

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Table 5.1 **Recommended Capital Projects**

Park & Facility	SHORT TERM				MID-TERM			LONG TERM			
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Tamarind Park	**$1,104,000**										
Shaded playground upgrade											
Sand volleyball upgrade											
Tennis courts upgrade											
Trial improvements											
Site amenities (10}											
Side parking pavers (20 spaces)											
Ted Ferone Park	**$1,080,000**										
Basketball court nets											
Shaded playground upgrade											
Sand volleyball upgrade											
Racquet courts to pickleball courts											
Fitness area upgrade											
Trail improvements											
Side parking pavers (30 spaces)											
Site amenities (10)											
Pioneer Middle School	**$1,656,000**										
Basketball courts upgrade											
Field track upgrade											
Baseball fields upgrade											
Multipurpose filed upgrade											
Sports lighting											
1 Tennis courts upgrade											
1 Tennis court refurbish to pickleball											

The following is a summary of the implementation plan cost per vision goal:

SHORT TERM (1-3YRS)	MID-TERM (4-6YRS)	LONG TERM (7-10YRS)	TEN YEAR TOTAL
1. Enhance Facilities and Amenities			
$9,607,000	**$10,075,800**	**$8,046,000**	**$27,728,800**
2. Connect the park system's facilities and its bicycle, pedestrian, and parking facilities seamlessly within the parks and throughout the community.			
$2,960,000	**$2,960,000**	**$4,930,000**	**$10,850,000**
3. Expand the City's Outdoor/Indoor Recreation Facilities to keep pace with the City's Growth			
$0	**$0**	**$28,020,000**	**$28,020,000**
4. Renew Management & Operational Systems			
Department Staff	Department Staff	Department Staff	N/A

Total:

SHORT TERM (1-3YRS)	MID-TERM (4-6YRS)	LONG TERM (7-10YRS)	TEN YEAR TOTAL
$12,567,000	**$13,035,800**	**$40,996,000**	**$66,598,800**

Rates based on 2025 cost.

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CHAPTER 1

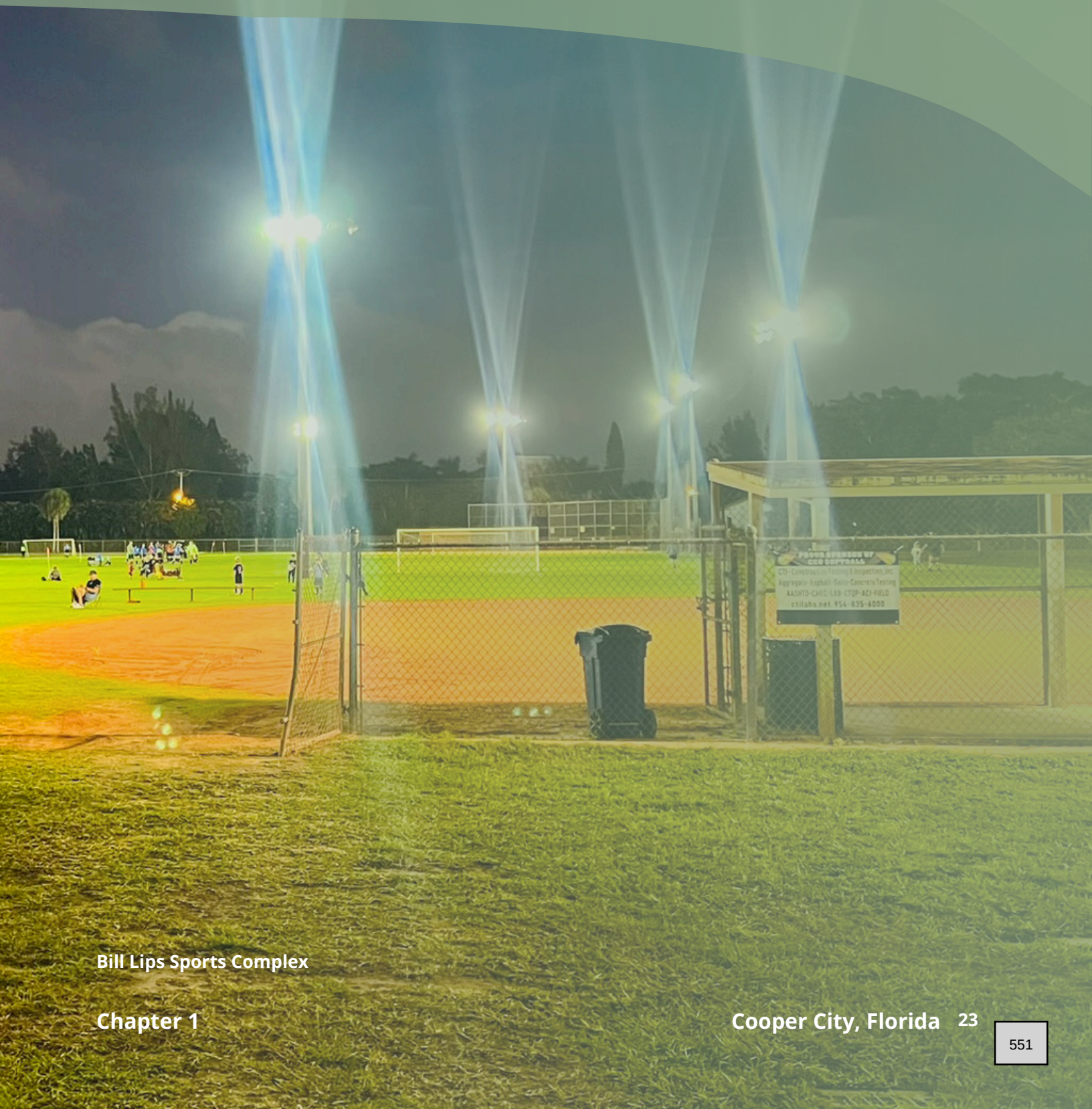


CHAPTER 1: INTRODUCTION

1.1. Purpose of the Plan

1.2. Planning Process & Methodology

INTRODUCTION



Bill Lips Sports Complex

Meeting Date: 02/24/2026 Item #12.

1.1. Purpose of the Plan

Developing a City's Parks and Recreation Master Plan (PRMP) is one of the most essential and impactful planning processes a municipality can undertake. A PRMP establishes the standards and future goals for a City's parks and recreation system with benefits that significantly affect the daily lives of its residents and users. The Cooper City PRMP was created to fulfill the City's focus on fostering a strong sense of place by creating unique spaces that promote community pride, social interaction, and economic stability.

The PRMP evaluates current and future facilities, amenities, and programs, providing recommendations based on its analysis and findings. Engaging key stakeholders and the community is a critical aspect of the PRMP planning process, ensuring the plan addresses their present and future needs. This approach offers significant advantages for Cooper City, which are outlined below:

- Establish a long-range vision.
- Provide strategies to fill gaps and reduce redundancies within park systems.
- Assess current and future recreation needs of the community.
- Encourage new opportunities for future recreational development.
- Prioritize improvement and the budgets for capital improvement plans (CIP).
- Align CIP investments with community needs.
- Build community support.
- Promote new ideas and partnerships.
- Educate the public.

1.2. Planning Process & Methodology

Figure 1.1 **Planning Process**



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A PRMP process is exacting and interactive. The Cooper City PRMP planning team consisted of City staff and the Miller Legg team. The team guided this plan through a multifaceted process to gather and analyze observational, quantitative, and qualitative data on issues impacting the condition of Cooper City's parks and recreation facilities.

The PRMP planning process included:

1. **Inventory & Assessment:** This initial step involves gathering and analyzing information to understand the current state of the parks system and related recreation programming. It includes defining the mission, vision, and objectives, assembling relevant data, assessing resources, analyzing funding, conducting comparative studies, and interviewing stakeholders. This comprehensive assessment forms the foundation for informed decision-making.
2. **Needs Assessment:** In this step, various analytical tools and methods are employed to identify the community's needs. Geographic Information System (GIS) analysis, benchmark standards, statistically-valid surveys, walkability assessments, and national and regional recreation trends are used to pinpoint gaps and opportunities. This helps in understanding what the community requires to enhance its recreational services and programs.
3. **Plan Development:** A strategic plan is developed based on the needs assessment. This includes analyzing trends, drafting supplemental plans, prioritizing projects, and preparing a document draft. The plan outlines the strategies and actions needed to address identified needs and improve the parks system and recreation programming.
4. **Implementation:** The final step focuses on the steps necessary to execute the adopted plan. It includes a series of recommendations related to the phasing, costs, and timelines for improvements; consideration of funding strategies; finalizing supplemental plans; and completion of the overall PRMP. Effective implementation is key to ensuring the proposed improvements are realized, with enhanced community services and recreational opportunities that implement the vision of the community.

The following chapters provide a detailed overview of the planning process and its key components. Chapter 2 presents an inventory of existing resources and a level of service analysis to assess current conditions and gaps. Chapter 3 explores the community's needs, drawing from survey results, stakeholder input, and public engagement. Chapter 4 outlines the community's vision, establishing long-term goals and guiding principles. Finally, Chapter 5 details the implementation strategy, offering actionable steps and priorities to bring the plan to life.

CHAPTER 2

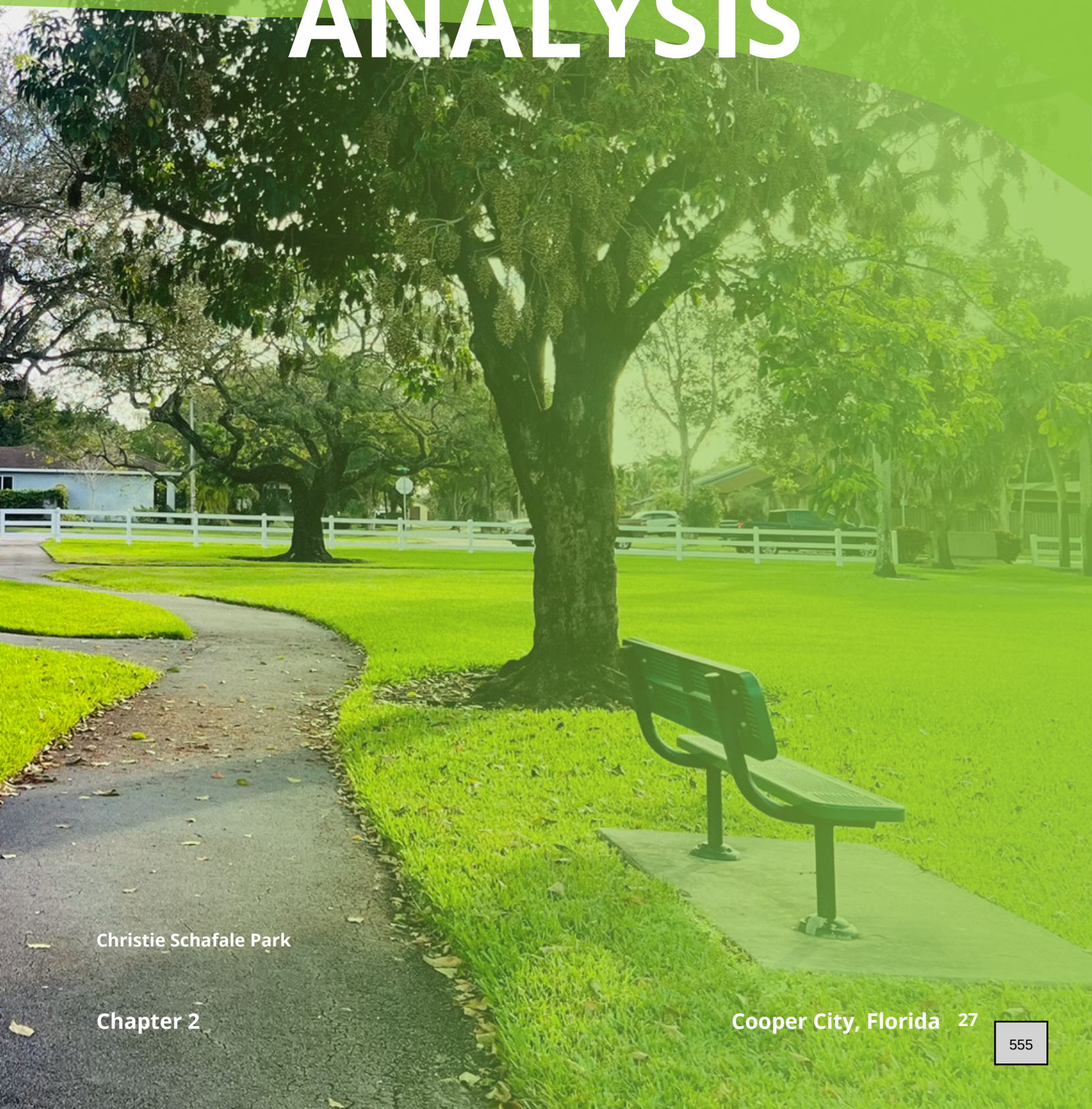
CHAPTER 2: SYSTEM INVENTORY & ANALYSIS

2.1. Community Profile

2.2. Inventory Assessment

2.3. Level of Service Analysis

SYSTEM INVENTORY & ANALYSIS



Christie Schafale Park

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2.1. Community Profile

2.1.1. Brief History

Cooper City, Florida, was established in 1959 by Morris Cooper, a New Jersey businessman who envisioned a well-planned, family-oriented community. After selling his successful shirt manufacturing company, Cooper invested in Florida real estate, acquiring over 690 acres of land. His vision materialized with the incorporation of Cooper City as a municipal corporation on June 20, 1959. By the end of that year, 85 residents lived in 35 completed homes, and the community began organizing essential services like street lighting, paved roads, and mail delivery. Early settlers were instrumental in shaping the city's infrastructure and community spirit.

Over the decades, Cooper City evolved from a modest development into a thriving suburban municipality. The city expanded its boundaries, notably annexing the Waldrep Dairy Farm in 2006, contributing to residential growth. Cooper City spans approximately 8.5 square miles today and is home to over 34,000 residents. Known for its excellent schools, parks, and recreational facilities, the city maintains its founder's vision of a close-knit, family-friendly environment. Landmarks like Brian Piccolo Park and a commitment to community engagement continue to make Cooper City "Someplace Special."



Figure 2.1: Morris Cooper

Cooper City is recognized for its family-friendly charm, a strong sense of community, and outstanding recreational amenities. While not a coastal city, its prime location in central Broward County provides residents convenient access to regional parks, nature preserves, and South Florida's broader network of recreational resources. The Cooper City Parks and Recreation Department plays a central role in enhancing quality of life through various parks, sports fields, and indoor and outdoor facilities that support active lifestyles. The City offers extensive

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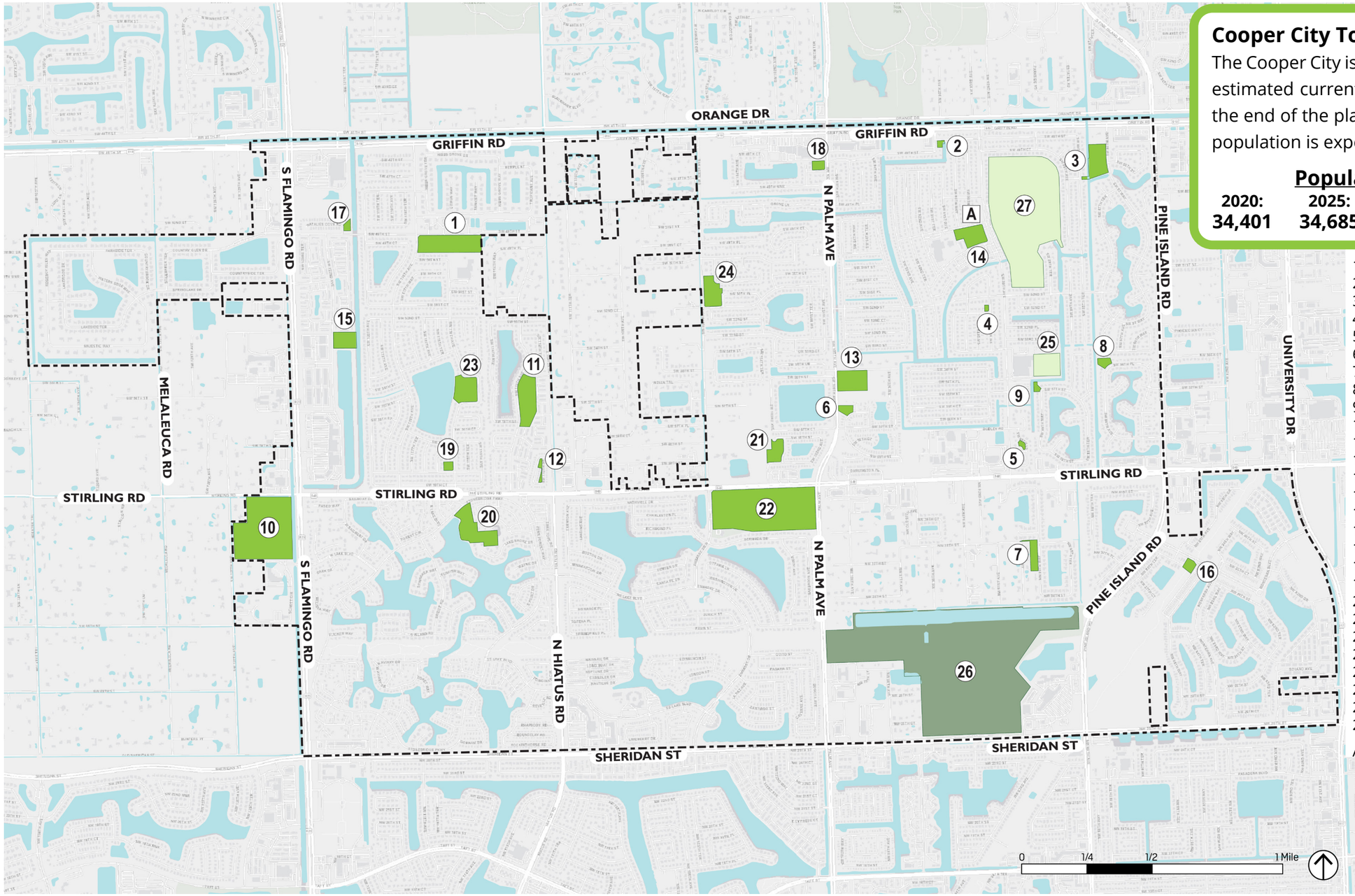
opportunities for team sports such as baseball, softball, basketball, soccer, flag football, tennis, pickleball courts, walking trails, playgrounds, and a community pool and tennis center. In addition, special events, senior activities, fitness classes, summer camps, and after-school programs bring residents together and promote social engagement across all age groups.

Rooted in a long-standing commitment to public service and community well-being, Cooper City's Parks and Recreation Department has grown into a well-rounded system with 21 neighborhood parks and three major sports complexes. The department aims to provide inclusive, high-quality recreational services that foster health, wellness, and community pride. From its early development to today, Cooper City has invested in parks that serve as gathering places and activity hubs. With continued input from residents and ongoing updates to park infrastructure, the department is actively planning for the future through its Parks and Recreation Master Plan. This proactive approach ensures that Cooper City continues to offer exceptional recreational experiences that make it a desirable place to live, work, and play.



Figure 2.2: Historical picture of Bill Lips Sports Complex

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Cooper City Today

The Cooper City is 8.34 square miles in size with an estimated current population of 34,321. By 2035, the end of the planning period for this report, the population is expected to be 39,069.

Population Projections [2]

2020:	2025:	2030:	2035:	2040:
34,401	34,685	37,704	39,069	40,234

1. Bill Lips Sports Complex
2. Chase Park
3. Christie Schafale Park & Dog Park
4. Colony Park
5. Cooper's Point Park
6. Dawn Park
7. Diamond Head Park
8. Ellie Kozak Park
9. Encore Park
10. Flamingo West Park
11. Forest Lake Park
12. Homes of Forest Lakes Park
13. Jerry Morgan Park
14. Memorial Park
15. Michael "City Mike" Riordan Park
16. Monterra Community Dog Park
17. Natalie's Cove Park
18. Pine Lake Park
19. Poinciana Park
20. Pool & Tennis Center Park
21. Stirling Palm Park
22. Suellen H. Fardelmann Sports Complex
23. Tamarind Park
24. Ted Ferone Park
25. Pioneer Middle School
26. Brian Piccolo Park
27. Cooper Colony Golf Course

A. Community Center

LEGEND:

- Cooper City Boundary
- City Parks
- Community Facilities
- County Parks

Figure 2.3 **Cooper City Map**

Source 2: Florida Housing Data Clearinghouse. 2010-2040 Population by Gae Projections, Permanent Residents Retrieved from http://flhousingdatashimberg.ufl.edu/ Accessed 6/20/2024

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2.1.2. Demographic Methodology

The following analysis has been derived from statistics describing the total population and defining attributes such as income, age, sex, race, and ethnicity. All future projections of statistical characteristics for the Cooper City have been based on historical patterns and current conditions. The sources of information used in this analysis include the U.S. Census Bureau, Florida Housing Data Clearinghouse, and the University of Florida's Bureau of Economic and Business Research (BEBR). All data was collected in June 2024 based on confirmed numbers reported in the 2020 Census, U.S. Census American Community Survey, or population estimates obtained through the Florida Housing Data Clearinghouse.

2.1.3. Demographic Analysis

To inform the PRMP, a demographic analysis was undertaken, comparing the age, race, and ethnicity characteristics in the Cooper City with the State of Florida and United States. The analysis identified several key findings:

- The age distribution in Cooper City is generally consistent with trends seen across Florida and the United States. About 14.3% of Cooper City's population is 65 or older, which is lower than Florida's senior population (21.1%) but similar to the national average of 16.8%. Approximately 60.4% of Cooper City residents are between the ages of 18 and 64, reflecting a strong working-age population.

- In terms of racial and ethnic makeup, 59.3% of Cooper City residents identify as White, which is lower than both the Florida average (61.6%) and the U.S. average (61.6%). Around 21.3% of the population identifies as two or more races, and 68% identify as Hispanic or Latino above the national average of 18.7% and slightly above Florida's 26.5%. Cooper City is less diverse in some racial categories but maintains a strong Hispanic presence and a growing multiracial demographic.

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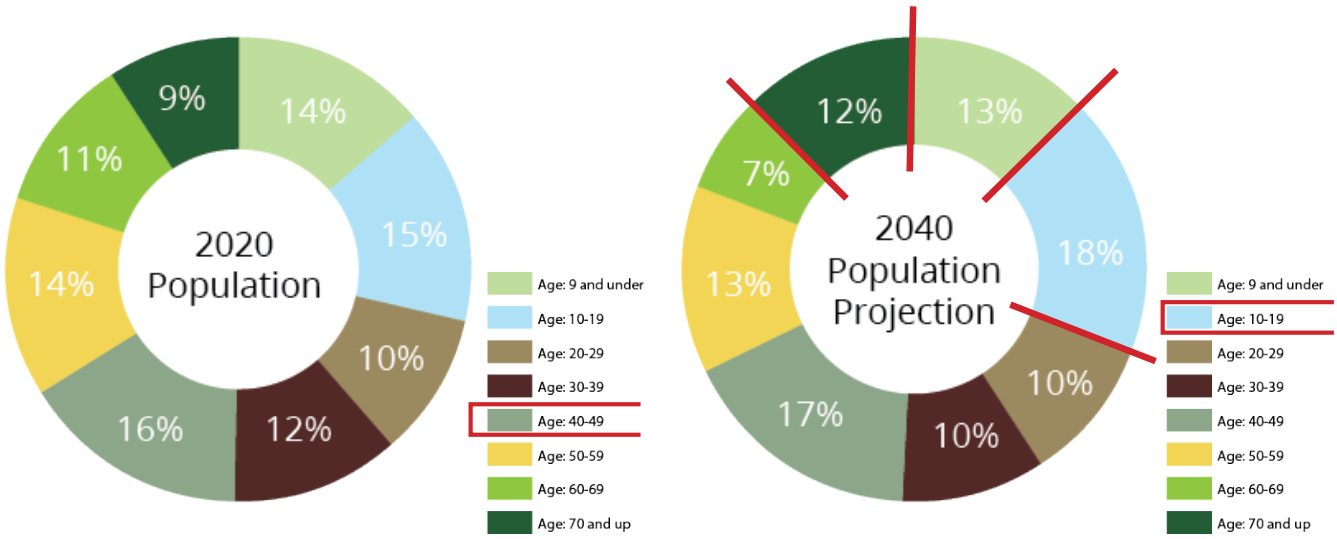


Figure 2.4: Population by Age Group.
Source 1. Census Bureau. (2020). 2016-2020 American Community Survey 5-Year Estimates. Retrieved from https://data.census.gov/ Accessed 6/20/2024 Source 2. Florida Housing Data Clearinghouse. 2010-2040 Population by Gae Projections, Permanent Residents Retrieved from http://flhousingdatashimberg.ufl.edu/ Accessed 6/20/2024

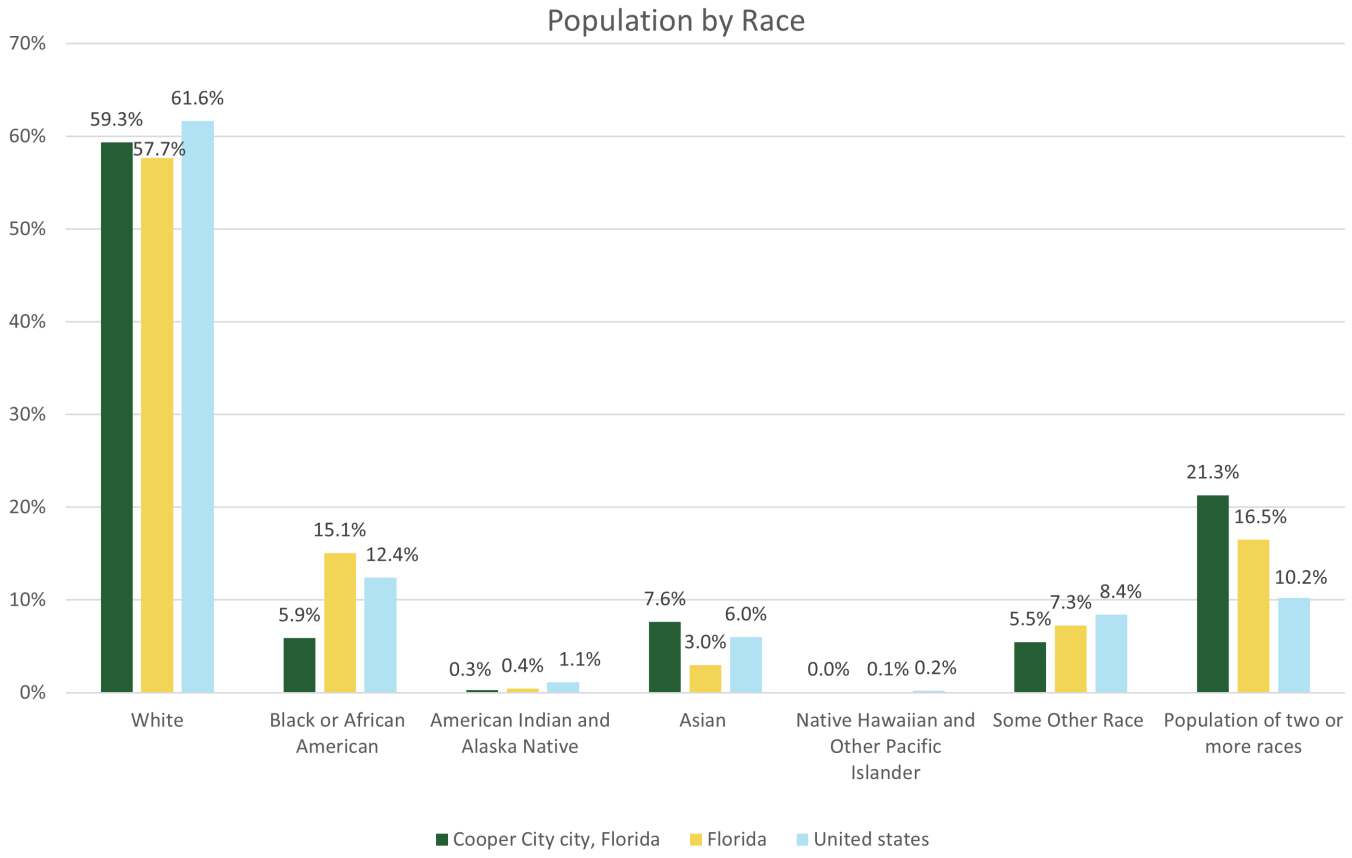
Age and Sex

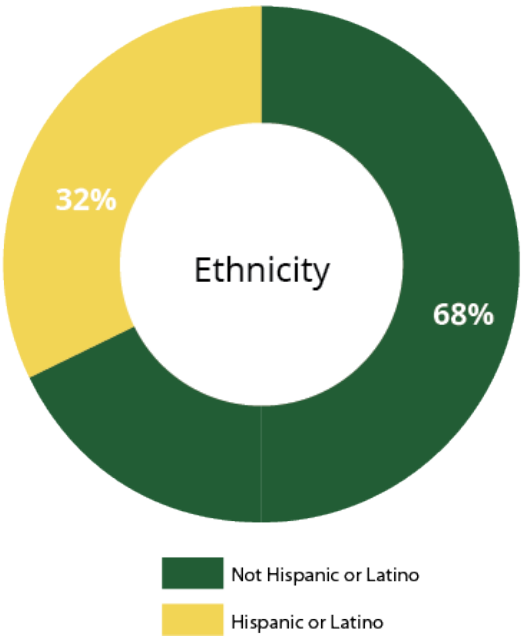
Understanding the breakdown of age and sex helps guide recreational planning and services. In 2020, Cooper City had a median age of 40.0, slightly younger than Florida's median age of 42.6, but nearly aligned with the national median of 38.8. Approximately 60.4% of the population falls within the working-age group (18 to 64), closely matching state and national proportions. The population is nearly evenly split by sex, with 47.9% male and 52.1% female, mirroring national trends.

Aging in Place

According to the Florida Housing Data Clearinghouse, 34% of Cooper City's population is age 50 or older, with 9% aged 70 and above and another 25% in the 50–69 age brackets. Projections suggest that by 2040, the 70+ population will increase to 12%, reflecting national aging trends and the continued aging of the baby boomer generation. The 60–70+ demographic remains stable. Same as the 1–39 age group remains stable. However, the 40–69 age range is projected to decline by 4% over the next two decades. As this shift occurs, Cooper City will need to balance its youth-focused programming with expanded offerings for older adults. The Parks and Recreation Department currently provides strong support for youth programs and is encouraged to further develop inclusive, senior-focused recreational opportunities to serve its aging population.

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Race and Ethnicity

Population by Race

The population of Cooper City is comprised of 59.3% White, 5.9% Black or African American, 0.3% American Indian or Alaska Native, 7.6% Asian and 0% Native Hawaiian or Pacific Islander as well as 5.5% identifying as other races and 21.3% as two or more races. In comparison to Florida and the United States, Cooper City has a low percentage of White population and a lower percentage of Black or African American population. Just over 32% of the City's population identifies as Hispanic or Latino.

Figure 2.5: Population by Race. Source 1. Census Bureau. (2020). Retrieved from https://data.census.gov/ Accessed 6/20/2024

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Households and Income

The Cooper City's mean household income is $122,565, which is higher than the mean household incomes for the State of Florida as well as the United States. There are 11,053 households in Cooper City, and an average of 3.33 persons per household. The median value of housing in Cooper City was $555,800 in 2025.

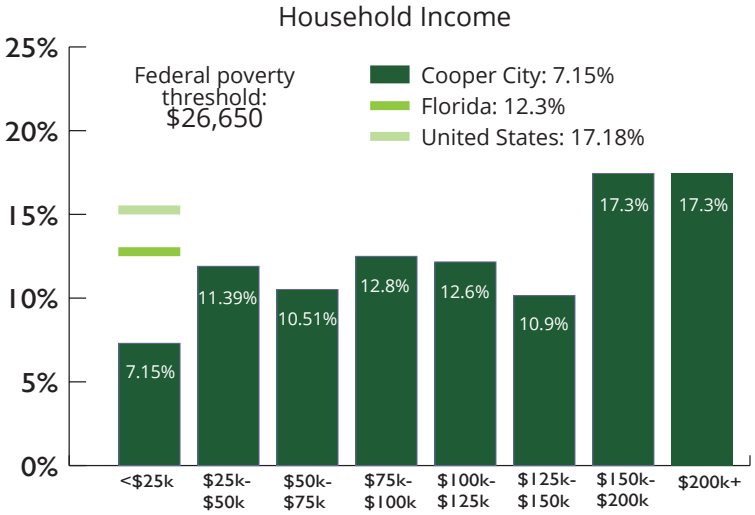


Figure 2.6: Household Income. Source 1: Data USA. (2019). Cooper City, Fl Data USA Retrieved from https://datausa.io/profile/geo/Cooper City-fl/ Accessed 6/4/2024

Education

Cooper City's population is well educated, with higher levels of education as compared to the state and nation.

- 94.8% of the population over the age of 25 has achieved a high school diploma or equivalent level. This is slightly higher than the state and national percentages.
- Nearly half the population (49.5%) over the age of 25 has received a bachelor's degree or more advanced degree, which is roughly 15% above similar rates for the State of Florida and U.S.
- These findings typically point to higher income levels.

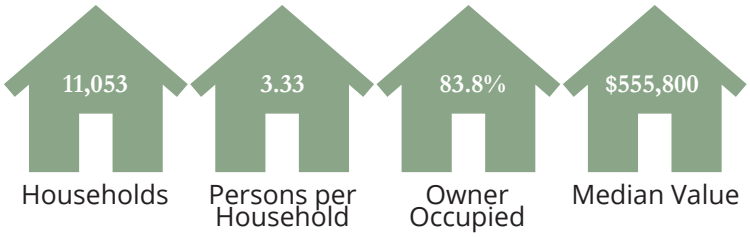


Figure 2.7: Cooper City Households Demographics. Source 2: Census Bureau. (2020). 2016-2020 American Community Survey 5-Year Estimates. Retrieved from https://data.census.gov/ Accessed 6/4/2024

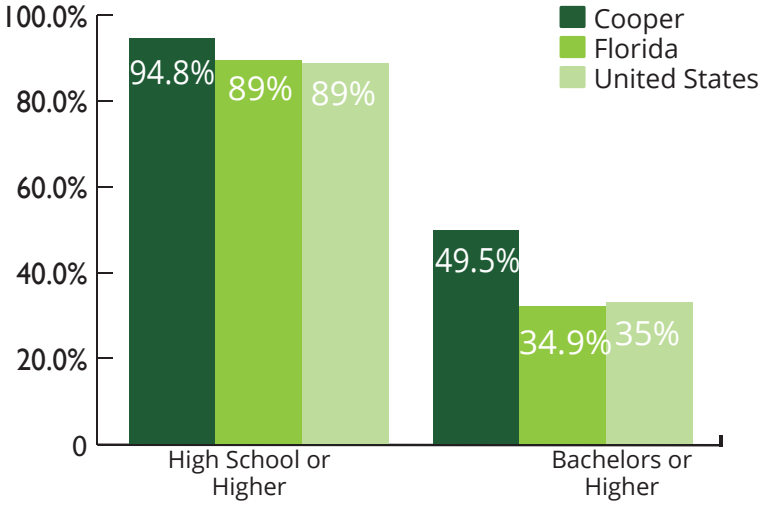


Figure 2.8: Cooper City Education Demographics. Source 2: Census Bureau. (2020). 2016-2020 American Community Survey 5-Year Estimates. Retrieved from https://data.census.gov/ Accessed 6/4/2024

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2.2. Inventory Assessment

Cooper City's Parks and Recreation Department (PRD) is responsible for enhancing the quality of life for residents by providing diverse recreational services and maintaining public spaces. The PRD's duties include managing and maintaining parks, athletic fields, and community centers to ensure they are safe and accessible. The department organizes various sports leagues, fitness programs, and community events that promote physical activity and social engagement. Additionally, the department oversees the issuance of permits for facility use, coordinates improvements and renovations of existing amenities, and addresses community needs through public workshops and surveys. By fostering a vibrant and inclusive environment, the PRD plays a crucial role in building a healthy and connected community.

As part of the initial information gathering phase, the planning team reviewed a number of documents related to the City's park and recreational activities, including:

- Parks Inventory
- Vision, Mission, and Goals
- Comprehensive Plan Recreation and Open Space Element
- Former Optimist Agreement
- Florida Statewide Comprehensive Outdoor Recreation Plan (SCORP)
- Parks and Recreation Department Budget
- Capital Improvement Plan (CIP)
- Cooper City program enrollment data (from the City and Optimist)

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2.2.1. Department Overview & Structure

The PRD oversees and is responsible for 23 City parks, recreational facilities, amenities, as well as recreational programming. The organizational chart below provides an overview of the department's staffing.

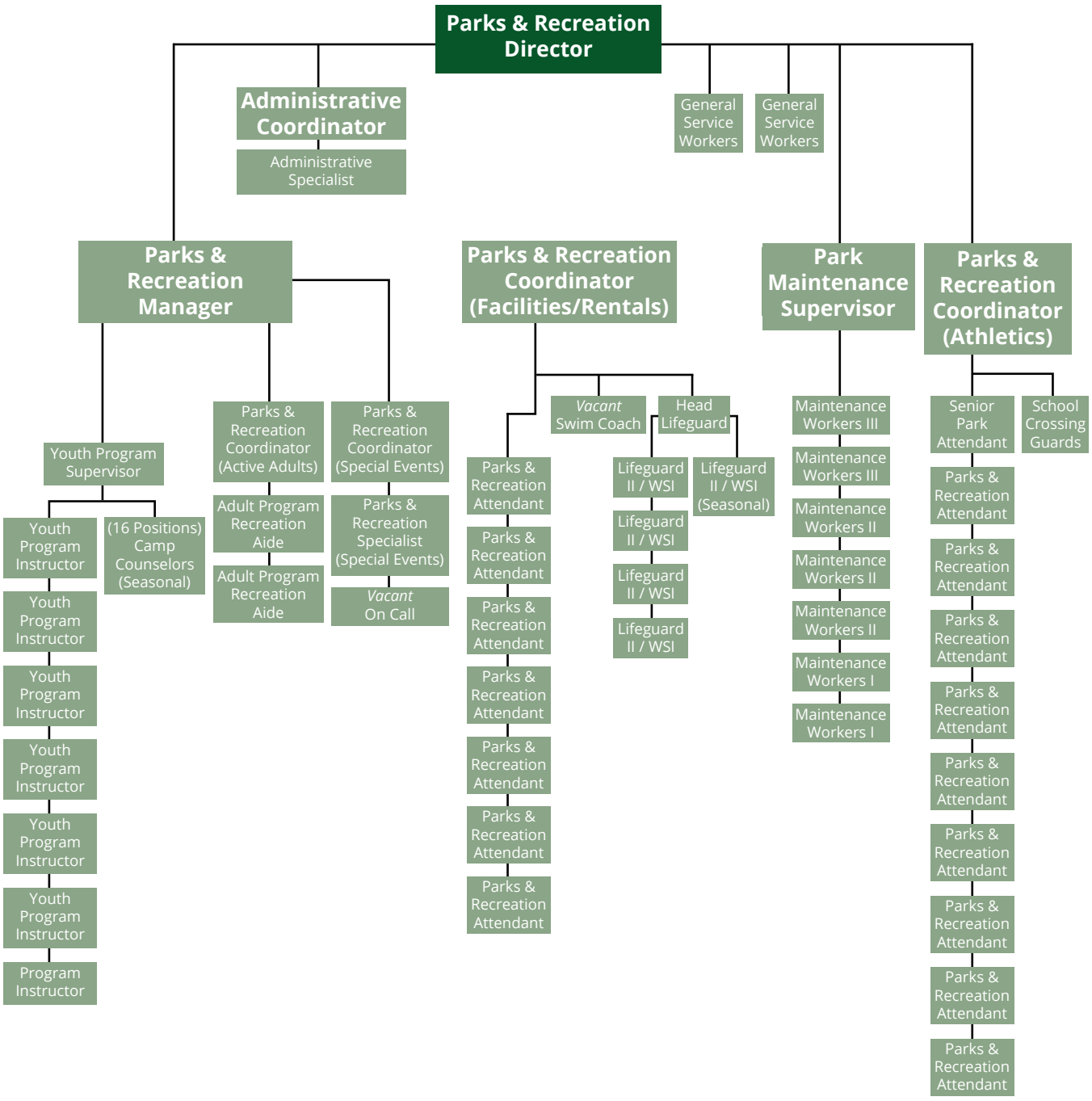
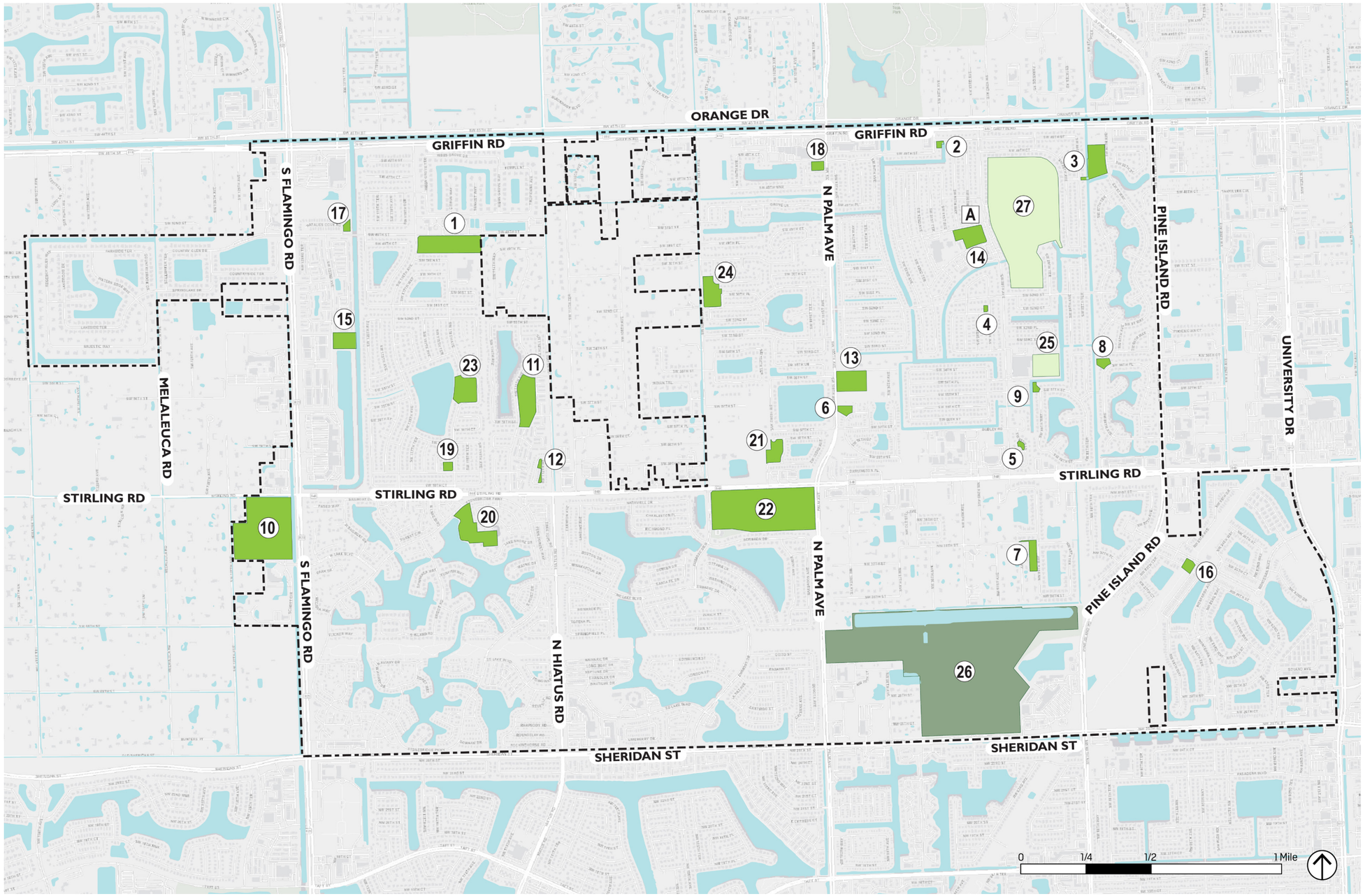


Figure 2.9: Cooper City Parks and Recreation Department Organization Chart

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1. Bill Lips Sports Complex
2. Chase Park
3. Christie Schafale Park & Dog Park
4. Colony Park
5. Cooper's Point Park
6. Dawn Park
7. Diamond Head Park
8. Ellie Kozak Park
9. Encore Park
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23. Tamarind Park
24. Ted Ferone Park
25. Pioneer Middle School
26. Brian Piccolo Park
27. Cooper Colony Golf Course

A. Community Center

LEGEND:

- Cooper City Boundary
- City Parks
- Community Facilities
- County Parks

Figure 2.10 **Cooper City Parks and Recreation Facilities Map**

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2.2.2. Overall Park System

Table 3.1 shows the inventory summary of Cooper City's 22 parks and facilities throughout the City, totaling approximately 240.85 acres of park land. The sites include:

- 22 Playgrounds
- 10 Multi-purpose Fields
- 13 Baseball/Softball Fields (Including Pioneer Middle School)
- 13 Basketball Courts
- 17 Tennis Courts
- 12 Pickleball Courts
- 10 Racquetball Courts
- 12 Sand Volleyball Courts

	Basketball Court	Concession	Diamond Field	Dog Park	Fitness Equipment	Fishing Dock/ Access	Gazebo	Multi-Purpose Field	Natural Area	Open Play Area	Pickleball Court	Picnic Area	Pavilion	Playground	Racquetball Courts	Sand Volleyball	Soccer/ football/Field	Splashpad	Swimming Pool	Tennis Court	Walking Path
1. Bill Lips Sports Complex Park		1	4					2				1	1	1			2				
2. Chase Park						1						1		1							1
3. Christie Schafale Park & Dog Park	1			1	1					1		1		1		1					1
4. Colony Park												1		1							
5. Cooper's Point Park												1		1							
6. Dawn Park										1		1		1							
7. Diamond Head Park	1									1		1		1	2						1
8. Ellie Kozak Park					1					1		1		1							
9. Encore Park										1				1							
10.Flamingo West Park		1				1		4	1			1	4	1			4				1
11. Forest Lake Park	1									1	2			1		1				1	1
12. Homes of Forest Lakes Park										1		1		1							
13. Jerry Morgan Park									1												1
14. Memorial Park							1					1		1							
15. Michael "City Mike" Riordan Park	1									1				1		1				1	1
16. Monterra Community Dog Park				1																	
17. Natalie's Cove Park										1		1		1							
18. Pine Lake Park										1				1							
19. Poinciana Park										1				1							
20. Pool & Tennis Center Park	2										4	1	1	1		2		1	1	8	
21. Stirling Palm Park	1									1		1		1		1					1
22. Suellen H. Fardelmann Sports Complex	2	1	7					3			6	1	1	1		4	3				1
23. Tamarind Park					1					1		1		1	4	1				2	1
24. Ted Ferone Park	1				1					1				1	4	1				2	1
25. Pioneer Middle School	3		2					1									1			3	
Total	**13**	**4**	**13**	**2**	**4**	**1**	**1**	**10**	**2**	**15**	**12**	**16**	**7**	**22**	**10**	**12**	**10**	**1**	**1**	**17**	**11**

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2.2.3. Park Inventory Evaluation

Cooper City boasts a comprehensive Parks and Recreation Department that manages 21 neighborhood parks and three sports complexes. These facilities offer a variety of amenities, including playgrounds, open green spaces, and sports fields. The city also features two dog parks, Christie Schafale Dog Park and Monterra Community Dog Park, providing designated areas for pets to play. For aquatic and racquet sports enthusiasts, the Pool & Tennis Center has a swimming pool and tennis courts.

The Parks and Recreation Department provides diverse programs for all age groups, including youth classes, day camps, swimming lessons, and adult fitness classes. Active adult programs include Silver Sneakers, yoga, and Tai Chi. The department also hosts annual special events and offers facility rentals for private events at the Community Center and Pool & Tennis Center.

The Park Inventory Evaluation assesses various features contributing to users' comfort and convenience, such as park access, parking, seating, restrooms, and more. Each park was scored in five categories: evaluation of comfort and convenience features, park design and ambiance, component condition, and neighborhood and community scores. Appendix B also includes detailed assessments of all parks in the City. The following is a summary of the park inventory evaluation assessment. The park inventory evaluation was completed in a series of steps:

1. The planning team first prepared a preliminary list of existing parks and amenities using information provided by the department, aerial photography, and Geographic Information System (GIS) data.
2. Field visits were conducted to verify preliminary park data and add additional detail regarding park components.
3. Pursuant to the field visits, data sets were expanded to include additional details regarding park components, and eAs identified in field visits, additional details were added to the data set. An evaluation rubric was applied to each park component to determine how well it met City and NRPA standards. A three-point rating system was applied to evaluate each park element, including components, comfort and convenience features, and overall design and ambiance.

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Table 2.1 **Evaluation Summary**	
Evaluation Category	**Evaluation Criteria**
1. Park Design & Ambiance	A pleasant environment and thoughtful design can enhance a user's experience while their absence can detract from it.
2. Neighborhood Score	Parks with high neighborhood scores are readily accessible by nearby bicyclists and pedestrians, blending harmoniously with the surrounding community.
3. Community Score	Evaluates the value to the entire community. Parks with high scores in this category possess distinctive characteristics within the recreation system. They tend to attract a wide range of visitors from across the community, have the necessary capacity and accompanying amenities to accommodate larger crowds, or are located in areas accessible primarily by car. Conversely, parks with lower scores may have restricted parking options or limited access for the broader community.
4. Comfort & Convenience Features	The assessment evaluated a total of twelve elements that play a significant role in enhancing overall user experience as follows: 1. Park Access 2. Parking 3. Restrooms 4. Seating 5. Picnic Tables 6. Water Fountains 7. Trash Receptacles 8. BBQ Grills 9. Path Connectivity 10. Landscape 11. Shade 12. Lights
5. Component Condition	This criteria catalogs the existing condition of all significant components of the park, such as structures (e.g., playgrounds, pavilions, sports facilities), natural elements (e.g., trees, water bodies, wildlife), and pathways. Each component is assessed in terms of its functionality, safety, aesthetics, and compliance with relevant regulations.

Overall Score

The overall score is calculated using a percentage-based scoring method that calculates performance by dividing the number of earned points by the total possible points to express the result as a percentage. This method provides a transparent and standardized way to evaluate how much of the total available points were achieved. Note that scoring is based on possible points because not all parks have the same components. Table 2.2 summarizes overall score for all parks.

The park rating process involves evaluating parks based on their design, neighborhood accessibility, community value, comfort features, and component condition. Each aspect is scored from 0 (Not Functioning) to 3 (Exceeds Expectations). For example, the Memorial Park scored a total of 37 out of a possible 54 points, producing an overall rating of 69%. Additionally, the City has ongoing CIP and maintenance plan to replace and repair key park assets and amenities. Accordingly, parks included in the City's current CIP were assigned up to 3 additional points based upon the anticipated improvements.

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2.2.4. Park Assessment Summary

Comfort & Convenience Amenities:

Cooper City parks offer comfort-focused amenities such as picnic pavilions, benches, and trash receptacles, generally in fair condition. While restrooms are available, some are aging and in need of updates. The City has identified the need for more shade structures over playgrounds, fitness areas, and bleachers, and is considering standardizing amenities across parks to create a more consistent and functional system.

Sports Fields & Courts

Sports fields and courts are well-maintained overall, though some show signs of wear from heavy use. Fields at major complexes are regularly groomed for soccer, football, baseball, and softball, but high-traffic areas may need turf restoration. Outdoor basketball courts show surface cracking and faded lines, while tennis and pickleball courts, especially at the Pool & Tennis Center, are in better condition. Lighting supports evening play, but some fixtures and seating areas could be upgraded. Overall, the facilities are functional, with opportunities to improve turf, resurface courts, and add shade and spectator amenities.

Accessibility

Cooper City is dedicated to making its parks accessible to all residents, with many offering wheelchair-friendly mulch and concrete pathways and conveniently located accessible parking. Recent efforts, such as adding ADA-accessible playground equipment at Suellen H. Fardelmann Sports Complex and Ellie Kozak Park, reflect this commitment. However, there are still opportunities to improve circulation paths and surfacing around playgrounds and fitness areas to enhance overall accessibility.

The Following table provides a complete assessment of the existing conditions found within the City's 24 parks. The top (≥70%) highest-scoring parks were Flamingo West Park, Memorial Park, and Michael City Mike Riordan Park. These parks scored higher because of their overall ambiance and multitude of amenities. The lowest scoring parks (<50%) were Dawn Park and Pioneer Middle School. These parks scored lower due to the lower scoring of comfort amenities and their condition.

Scoring was assigned as follows:

- 0 = Not Functioning / Non-Existing
- 1 = Below Expectations
- 2 = Meets Expectations
- 3 = Exceeds Expectations

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Table 2.2 **City Parks Inventory Score Summary**

Park Name	Overall (Design & Ambiance, Community & Neighborhood Value)	Comfort & Convenience	Component Condition	Total Score	Combined % Score	Funded CIP Life-cycle	Adjusted Score
1. Bill Lips Sports Complex Park	5	20	12	37	56%	3	**58%**
2. Chase Park	6	17	6	29	64%		**64%**
3. Christie Schafale Park & Dog Park	6	23	14	43	65%		**65%**
4. Colony Park	5	14	4	23	55%		**55%**
5. Cooper's Point Park	5	16	4	25	60%		**60%**
6. Dawn Park	4	10	4	18	42%		**43%**
7. Diamond Head Park	6	18	10	34	60%		**60%**
8. Ellie Kozak Park	5	20	10	35	61%		**61%**
9. Encore Park	5	12	4	21	64%		**64%**
10.Flamingo West Park	9	24	18	51	81%	3	**86%**
11. Forest Lake Park	6	19	20	45	63%		**63%**
12. Homes of Forest Lakes Park	5	13	4	22	56%		**56%**
13. Jerry Morgan Park	6	14	7	27	69%		**69%**
14. Memorial Park	6	24	17	47	68%	3	**73%**
15. Michael "City Mike" Riordan Park	6	19	10	35	65%	3	**70%**
16. Monterra Community Dog Park	5	13	2	20	56%		**56%**
17. Natalie's Cove Park	6	15	4	24	60%		**57%**
18. Pine Lake Park	6	12	3	21	64%		**64%**
19. Poinciana Park	6	12	3	21	64%		**64%**
20. Pool & Tennis Center Park	6	26	16	46	61%		**61%**
21. Stirling Palm Park	6	17	8	31	65%		**65%**
22. Suellen H. Fardelmann Sports Complex	6	26	18	50	62%	3	**65%**
23. Tamarind Park	6	18	15	39	62%		**62%**
24. Ted Ferone Park	6	20	15	41	59%		**59%**
25. Pioneer Middle School	3	8	7	18	35%		**35%**

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2.2.5. Program Participation & Facility Usage

The Cooper City's Parks and Recreation Department (CCPRD) offers a variety of recreation programs to engage residents of all ages. From youth sports leagues to adult fitness classes, there's something for everyone to stay active and connect socially. The CCPRD also hosts special events throughout the year, such as community festivals, holiday celebrations, and outdoor movie nights, which help foster a strong sense of community.

Together with the programs offered by the CCPRD and the Optimist Club of Cooper City provides additional youth sports activities. The Optimist is a non-profit organization and long-standing programming partner with the City, offering 8 sports programs that include soccer, basketball, baseball, and cheerleading.

Table 3.3 summarizes the annual participation levels for the Cooper City Optimist Club's youth and adult sports programs from 2018–2019 through 2023–2024. Participation levels vary by sport and season, with several programs, such as soccer, baseball, basketball, and volleyball, consistently drawing the highest number of participants. A noticeable decline occurs in the 2019–2020 and 2020–2021 seasons across nearly all sports, reflecting the significant impact of COVID-19 on league operations and registration. Despite these disruptions, most programs show strong recovery in the 2021–2022 and 2022–2023 seasons, demonstrating sustained community interest and continued demand for organized sports in Cooper City.

Table 2.3 **Optimist Club League Participant**

Sport	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
Football-Flag	336	318	294	305	318	282
Baseball	668	715	439	647	673	627
Softball	178	163	136	125	132	148
Basketball	1204	370	811	1245	1322	474
Volleyball - Adult	295	238	115	265	300	278
Soccer	1425	1253	822	1155	1078	
Travel Baseball			52	581	645	627
Travel Soccer			265	267	312	299
Flag Football - Youth	259	271	305	327	366	
Flag Football - Adult	0					
5 X 5 Soccer	841		736	903	769	
Volleyball (Youth)	216		327	191	445	
Football-Tackle	188		255	250		
Cheerleading	101		112	96		
Total Participants:	**5,711**	**3,328**	**4,669**	**6,357**	**6,360**	**2,735**

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2.3. Level of Service Analysis

2.3.1. Acreage LOS

Acreage Level of Service (LOS) compares the total amount of park and open space acreage in a community to its current and projected population, expressed as acres per 1,000 residents. Cooper City's Comprehensive Plan establishes a minimum standard of 6 acres of park and open space per 1,000 residents, while County and State standards require 3 acres per 1,000 residents.

Based on the City's current estimated population of 61,137 (2024), the citywide acreage LOS is:

- 15.53 acres per 1,000 residents when including Cooper Colony Golf Course and Brian Piccolo Regional Park.
- 8.36 acres per 1,000 residents when excluding these two facilities.

Both calculations exceed City, County, and State acreage LOS requirements.

Using the 2035 projected population of 39,069, the future acreage LOS is as follows:

- 13.68 acres per 1,000 residents including Cooper Colony Golf Course and Brian Piccolo Regional Park.
- 7.36 acres per 1,000 residents excluding these facilities.

Even with anticipated population changes, Cooper City will continue to exceed all adopted acreage LOS standards.

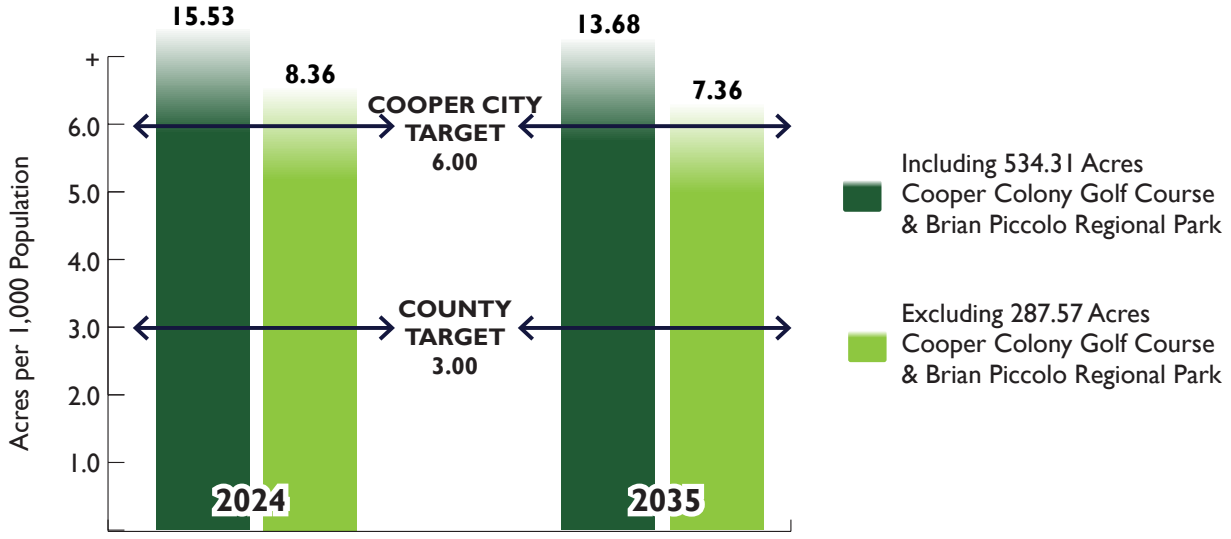


Figure 2.11: Park System Acreage Level of Service

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2.3.2. Access LOS

Access Level of Service (LOS) evaluates how easily residents can walk to parks and recreational facilities throughout Cooper City. This analysis uses geospatial mapping of quarter-mile (5-minute walk) and half-mile (10-minute walk) radii around each park to illustrate walkable access. The resulting GIS maps visually display coverage areas and highlight neighborhoods that have strong walkability as well as those with limited access.

The 5-minute walkshed maps show that most City parks provide small, localized pockets of walkable access, primarily clustered in the northern and central neighborhoods of Cooper City. When County and Community Facilities are added to the analysis, walkable access expands slightly but remains concentrated around the same areas.

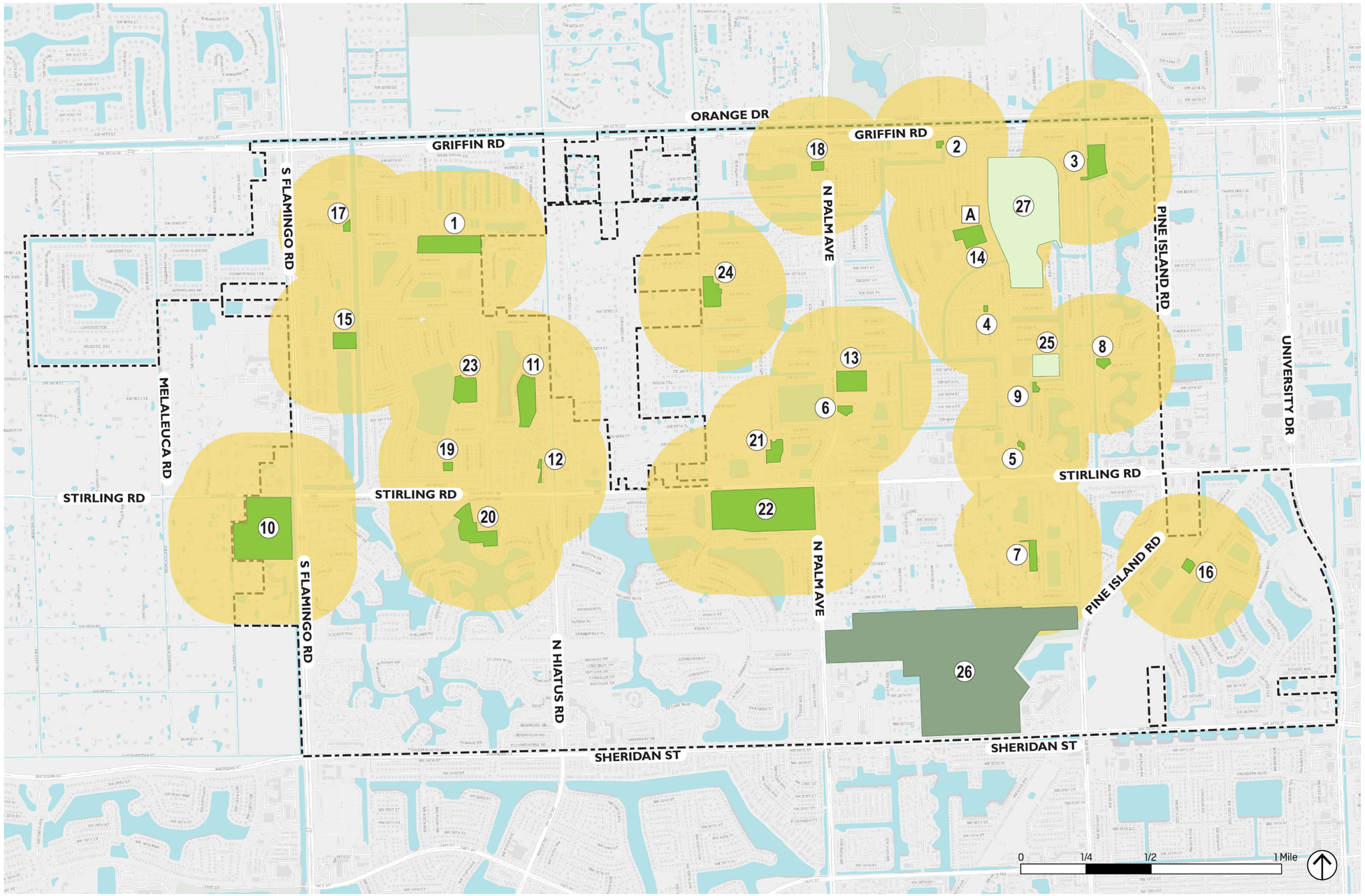
The 10-minute walkshed maps reveal a broader picture of walkable coverage. Under this expanded radius, much of northern and central Cooper City is within a 10-minute walk of at least one park, particularly around Bill Lips Sports Complex, Christie Schafale Park, Suellen H. Fardelmann Sports Complex, and the network of parks east of Pine Island Road. Including County facilities, such as Brian Piccolo Regional Park, further enlarges the overall coverage area within the City.

Across all mapping scenarios, the most prominent coverage gaps occur in the southern portion of Cooper City, especially near Sheridan Street and the surrounding subdivisions. These gaps are primarily caused by the presence of large land holdings such as Cooper Colony Golf Course and adjacent private recreation areas, which limit the distribution of walkable public park facilities in this part of the City.

Overall, the Access LOS maps show that while many neighborhoods enjoy strong walkable access to parks, southern Cooper City remains underserved, identifying a key opportunity area for future improvements or strategic partnerships.

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1. Bill Lips Sports Complex
2. Chase Park
3. Christie Schafale Park & Dog Park
4. Colony Park
5. Cooper's Point Park
6. Dawn Park
7. Diamond Head Park
8. Ellie Kozak Park
9. Encore Park
10. Flamingo West Park
11. Forest Lake Park
12. Homes of Forest Lakes Park
13. Jerry Morgan Park
14. Memorial Park
15. Michael "City Mike" Riordan Park
16. Monterra Community Dog Park
17. Natalie's Cove Park
18. Pine Lake Park
19. Poinciana Park
20. Pool & Tennis Center Park
21. Stirling Palm Park
22. Suellen H. Fardelmann Sports Complex
23. Tamarind Park
24. Ted Ferone Park
25. Pioneer Middle School
26. Brian Piccolo Park
27. Cooper Colony Golf Course

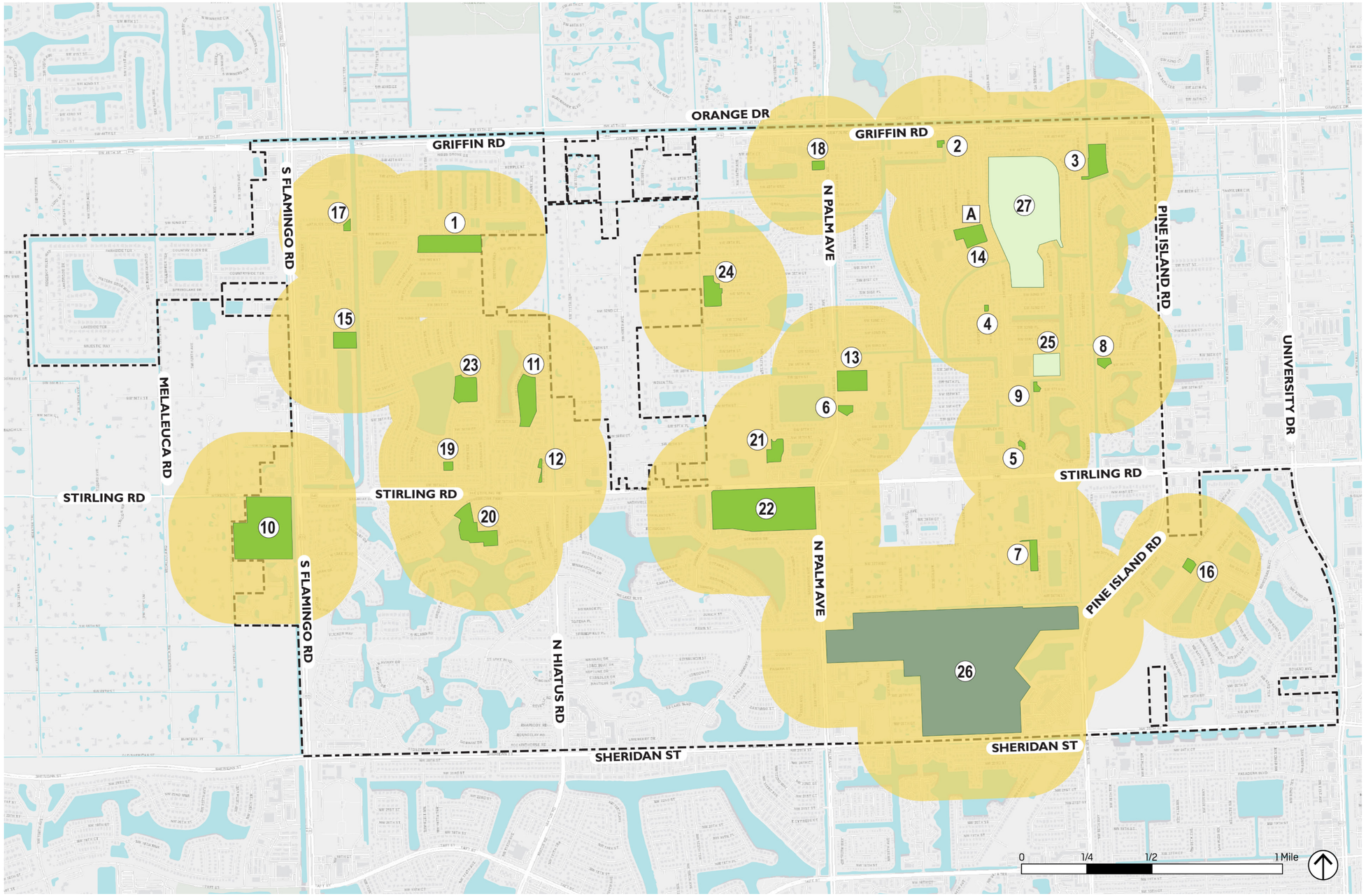
A. Community Center

LEGEND:

- Cooper City Boundary
- City Parks
- Community Facilities
- County Parks
- 5-Minute Walking Distance

Figure 2.12 **City Park Walkability (5-min Parkshed)**

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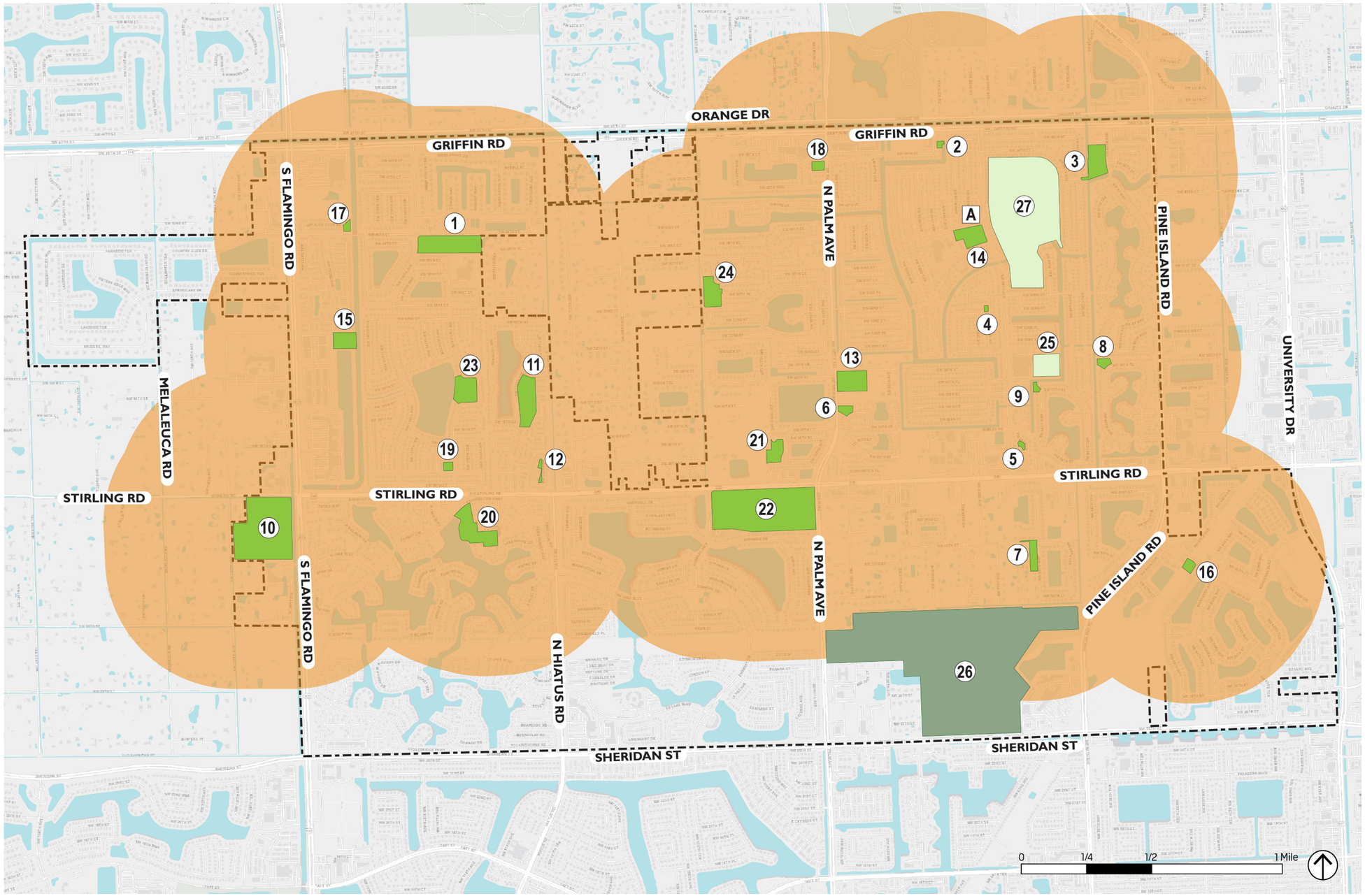
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23. Tamarind Park
24. Ted Ferone Park
25. Pioneer Middle School
26. Brian Piccolo Park
27. Cooper Colony Golf Course

A. Community Center

LEGEND:

- Cooper City Boundary
- City Parks
- Community Facilities
- County Parks
- 5-Minute Walking Distance

Figure 2.13 **City, County & Federal Park Walkability (5-min Parkshed)**

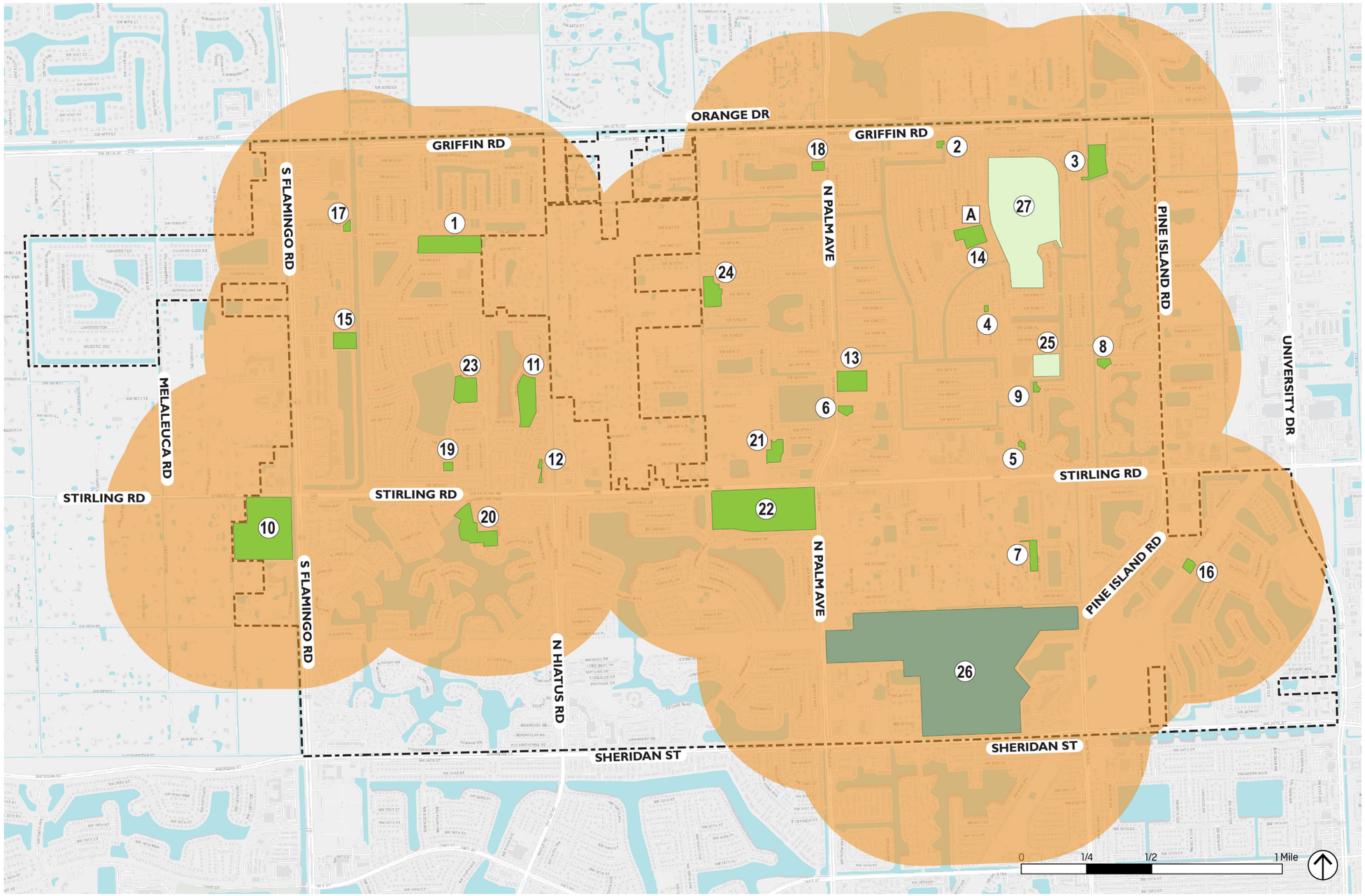


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24. Ted Ferone Park
25. Pioneer Middle School
26. Brian Piccolo Park
27. Cooper Colony Golf Course

A. Community Center

Figure 2.14 **City Park Walkability (10-min Parkshed)**

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1. Bill Lips Sports Complex
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24. Ted Ferone Park
25. Pioneer Middle School
26. Brian Piccolo Park
27. Cooper Colony Golf Course

A. Community Center

LEGEND:

- Cooper City Boundary
- City Parks
- Community Facilities
- County Parks
- 10-Minute Walking Distance

Figure 2.15 **City, County & Federal Park Walkability (10-min Parkshed)**

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2.3.3. State Comprehensive Outdoor Recreation Plan (SCORP) Benchmarks

The Statewide Comprehensive Outdoor Recreation Plan (SCORP) is Florida's official framework for evaluating and planning outdoor recreation facilities. Updated every five years, SCORP provides benchmark Level of Service (LOS) metrics that compare the number of facilities available to the number of annual participants for each activity. LOS is calculated using the formula:

LOS = Number of Facilities ÷ (Participants Annually / 1,000)

The City's LOS was compared against the SCORP 2025 benchmark ranges to identify areas where Cooper City meets or exceeds statewide expectations. As shown in the table, Cooper City exceeds SCORP's 2025 LOS guidelines in every activity category.

- Swimming – Outdoor Pool: Cooper City's LOS is 0.068, slightly above the SCORP guideline of 0.045.
- Tennis: The City provides an LOS of 0.885, higher than the SCORP guideline of 0.78
- Football: Cooper City's LOS of 1.661 greatly surpasses the SCORP standard of 0.20.
- Baseball/Softball: The City's LOS of 1.800 is well above the SCORP benchmark of 0.49.
- Basketball: Cooper City achieves an LOS of 2.699, more than four times the recommended SCORP LOS of 0.63.
- Soccer: With an LOS of 1.517, the City far exceeds the SCORP guideline of 0.07.

Overall, Cooper City is providing a significantly higher level of service than statewide averages, particularly for field sports and basketball, where the City's LOS is multiple times above the recommended SCORP standards. This demonstrates strong provision of active recreation facilities relative to community participation levels.

Table 2.4 **SCORP Population Guidelines for Select Outdoor Recreation Activities**

Activity	Facility Type	Current # of Facilities	Participants Annually	Cooper City LOS	SCORP LOS 2025
Swimming Outdoor Pool	Pool	1	14792	0.068	0.045
Tennis	Court	17	7912	0.885	0.78
Football	Field	10	7224	1.661	0.2
Baseball/ Softball	Field	13	7224	1.800	0.49
Basketball	Court	13	4816	2.699	0.63
Soccer	Field	10	7912	1.517	0.07

Legend: Meets NRPA Benchmarks Below NRPA Benchmarks

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2.3.4. National Recreation and Parks Association (NRPA) Benchmarks

The National Recreation and Park Association (NRPA) provides national benchmarks to help communities evaluate how their parks and recreation facility inventories compare to similar jurisdictions. For this analysis, Cooper City is compared to the NRPA median values for jurisdictions with populations between 20,000 and 40,000.

Based on the NRPA benchmarks, Cooper City exceeds the median standard in nearly every major facility category, particularly in active recreation amenities such as playgrounds, courts, and athletic fields.

Table 2.5 **Comparison of City Facilities & NRPA Benchmarks**

Type of Facility	Cooper City	Median for Jurisdictions between 20,000 and 40,000 Population
Playgrounds/Totlots	22	10
Basketball Courts	13	4
Tennis Courts (outdoor only)	17	5
Diamond Fields	13	12
Rectangular Fields: multi-purpose	10	10
Dog park	2	1
Swimming pools (outdoor only)	1	1
Pickleball (outdoor only)	12	2
Splashpads/Spraygrounds	1	1
Community gardens	0	1
Volleyball	12	2
Community/Recreation Centers	2	1
Performance Amphitheater/ Outdoor Stage	0	1

Legend: Meets NRPA Benchmarks Below NRPA Benchmarks

Overall, Cooper City provides an exceptionally high level of recreation amenities, especially in active-use facilities, courts, and fields, and meets or exceeds nearly all NRPA benchmark standards.



CHAPTER 3

CHAPTER 3: COMMUNITY NEEDS ASSESSMENT

3.1. Recreation Trends

3.2. Stakeholder Involvement

3.3. Community Involvement

3.4. Key Input Findings Summary

COMMUNITY NEEDS ASSESSMENT



Cooper City residents participating in parks and recreation workshop

3.1. Recreation Trends

3.1.1. Introduction

This trends report highlights an analysis of recreation expenditures, local participation in recreation activities recreation trends across the United States based on the following annual reports:

- Academy of Sports Medicine (ACSM), Worldwide Fitness Trends, 2024
- National Parks and Recreation Association (NRPA), Top Trends in Parks and Recreation, 2024
- NRPA, Engagement with Parks Report, 2023
- NRPA, Agency Performance Review, 2024
- Sports & Fitness Industry Association (SFIA), Topline Participation Report, 2024

This report aims to provide Cooper City with a high-level overview of the state of parks and recreation nationwide, including trends in the following categories:

- Facilities
- Programming
- Policies and procedures
- Engagement
- Participation

By exploring these trends, the agency can gain valuable insights into communities' evolving habits and preferences regarding recreation. These insights can assist the agency in learning more about potential areas for growth, opportunities, improvement, and inclusivity.

Estimated Local Participation

Figures 3.1 and 3.2 compare the level of participation by adults for fitness and sport activities respectively for Cooper City and the state of Florida .

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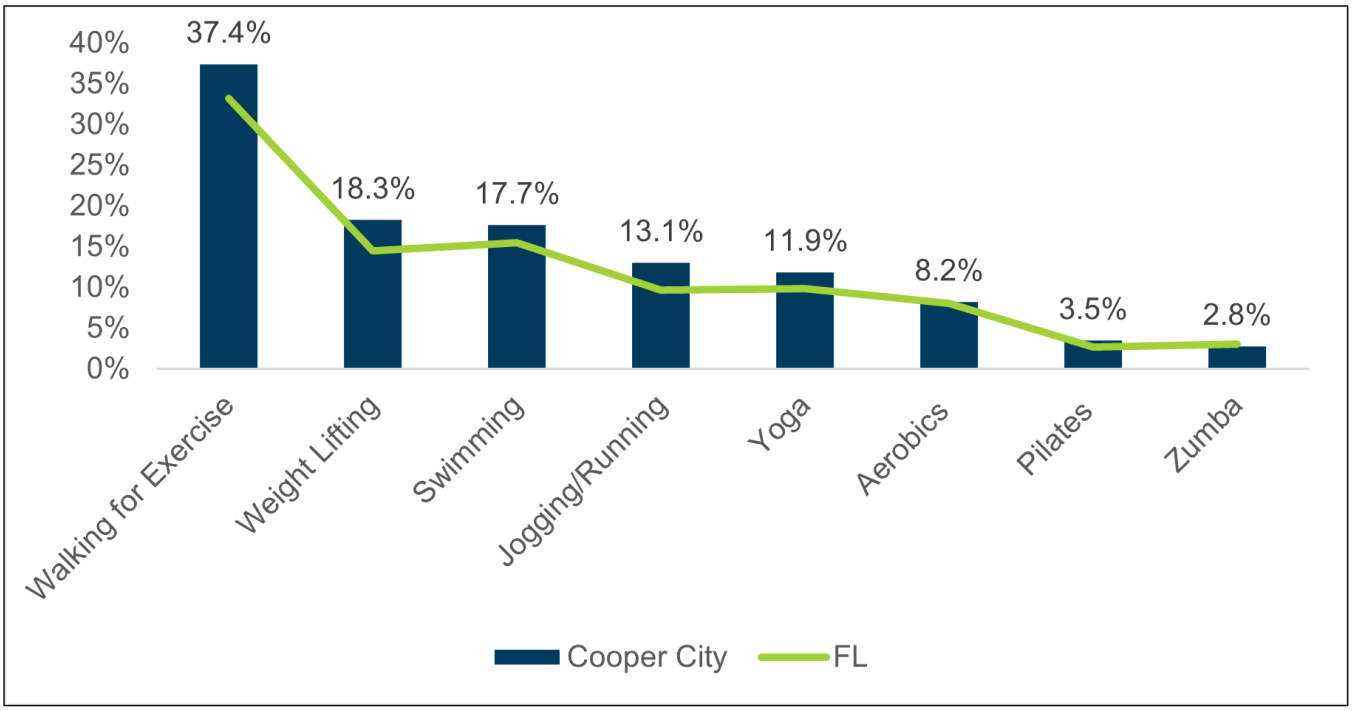


Figure 3.1: Local Participation in Fitness Activities

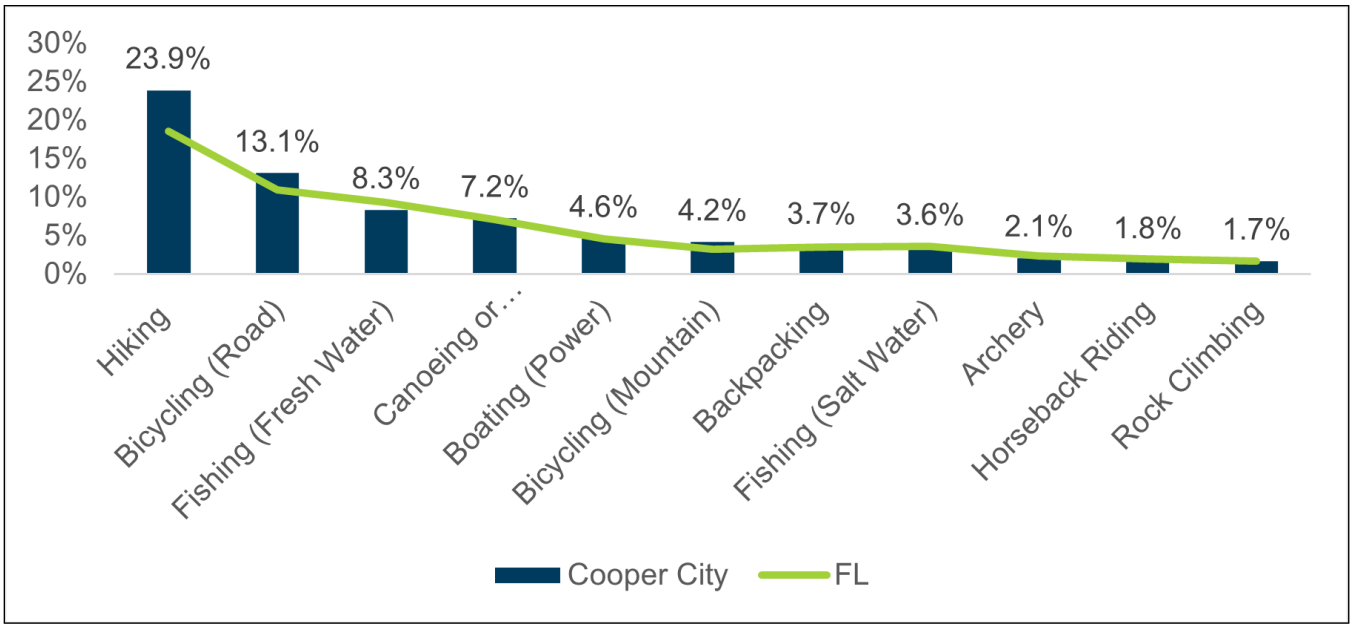


Figure 3.2: Local Participation in Sports Activities

Source 1: SFIA. November 27, 2024. Sports/activities participation data was retrieved from ESRI Business Analyst, using U.S. Market Potential data. This data provides details about the types of goods, services, and activities consumers use and demand, based on survey data from MRI-Simmons.

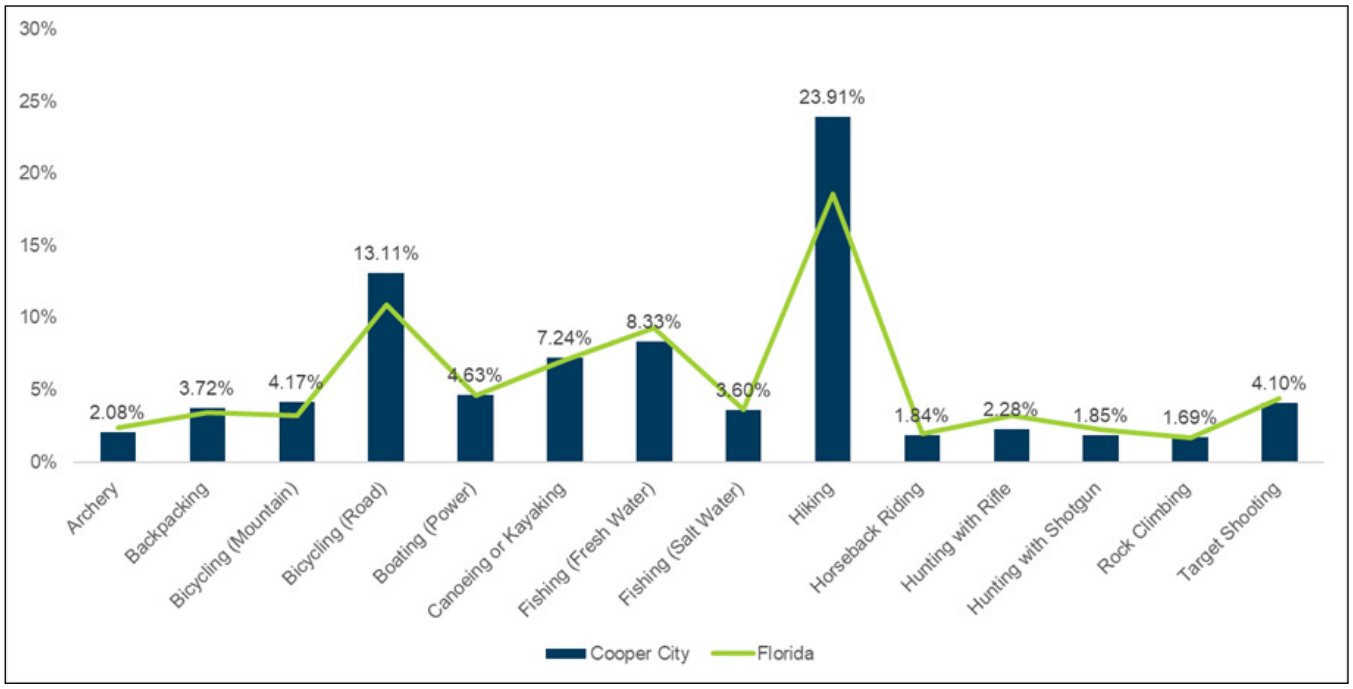


Figure 3.3: Local Participation in Outdoor Recreation

3.1.2.Local Recreation Expenditures

In 2024, the average expenditure by each City resident on membership fees for social, recreation, and/or health clubs was an estimated $443.34. Sports, recreation, and exercise equipment expenditures averaged $445.34. Additional information regarding the average and total recreational expenditures is shown in Tables 3.1 and 3.2.

Table 3.1 **Estimated Average Recreational Expenditures Per Resident, 2024**

Average Expenditures	Cooper City	FL
Sports/Rec/Exercise Equipment	$445.34	$293.75
Membership Fees for Social/Recreation/Health Clubs	$443.97	$272.73
Recreational Lessons	$302.77	$152.62
Participant Sports Excluding Trips	$201.94	$124.93
Admission to Sports Events Excluding Trips	$108.53	$69.07
Bicycles	$122.03	$75.09
Hunting & Fishing Equipment	$68.59	$59.22
Tickets to Parks or Museums	$56.79	$34.64
Camping Equipment	$23.72	$16.84
Water Sports Equipment	$17.90	$12.17
Other Sports Equipment	$13.81	$10.42

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Table 3.2 **Estimated Total Recreational Expenditures, 2024**		
Total Expenditures	**Cooper City**	**FL**
Sports/Rec/Exercise Equipment	$5,074,188	$2,668,698,532
Membership Fees for Social/Recreation/Health Clubs	$5,058,581	$2,477,705,488
Recreational Lessons	$3,449,785	$1,386,521,575
Participant Sports Excluding Trips	$2,300,907	$1,135,000,709
Admission to Sports Events Excluding Trips	$1,236,589	$627,498,059
Bicycles	$1,390,373	$682,139,122
Hunting & Fishing Equipment	$781,566	$538,014,286
Tickets to Parks or Museums	$647,043	$314,739,813
Camping Equipment	$270,249	$152,967,420
Water Sports Equipment	$203,897	$110,526,918
Other Sports Equipment	$157,339	$94,700,717

3.1.3.Florida SCORP Trends

The following trends were highlighted in Florida's Statewide Comprehensive Outdoor Recreation Plan (SCORP) for 2023 to 2027.

COVID-19 and Outdoor Recreation

During the 2020 pandemic, people sought local outdoor activities for physical and psychological well-being. More than half of Americans participated in outdoor experiences—many for the first time—leading to record visitation at parks like the Canaveral National Seashore. This trend boosted the outdoor equipment industry; however, many participants are considered casual, which might lead to declines in future outdoor engagement. Florida's SCORP surveyed 2,122 residents and 114 visitors between March and July 2021. Most respondents, particularly residents, participated in trail activities such as running, walking, and bicycling, with greenways and trails being the most desired recreation facilities. Camping, especially tent camping, was popular, though providers saw higher demand for RV camping. Among residents, 42% reported increased outdoor activity during the pandemic, while 98% of visitors and 97% of residents valued access to recreation through greenways and trails.

Source 2: Florida Department of Environmental Protection. June 14, 2023. 2023-2027 Statewide Comprehensive Outdoor Recreation Plan. Tallahassee: Florida Department of Environmental Protection. https://floridadep.gov/sites/default/files/SCORP-FINAL-May2024_GovLetter_0.pdf

E-Bikes, Scooters, and Other Electric Mobility Devices

A wide variety of electric mobility devices, including e-bikes, scooters, skateboards, and unicycles, have gained popularity in recent years, offering new ways for people to enjoy the outdoors, especially those with mobility challenges. E-bikes come in several types, such as cruisers and mountain bikes, and are categorized into classes based on speed/assist functions, with some capable of reaching 40 miles per hour. Although e-bikes expand access to backcountry areas, concerns have emerged about their safety and impact on wildlife, especially on shared-use trails. E-bike regulations vary across local, state, and federal levels, with some areas implementing speed limits of 15 to 20 miles per hour. Electric scooters, skateboards, and unicycles also come in a range of models and offer different speeds and features, with scooters capable of reaching up to 56 miles per hour. Despite the growing popularity of these devices, safety and regulatory challenges remain, especially regarding their compatibility with traditional trail use and enforcement of speed limits. Hoverboards and other novel devices like electric unicycles and hovershoes continue to expand the electric mobility market.

Pump Tracks

A pump track is a small circular trail with rollers and berms designed for wheeled sports—like biking, skating, and scootering—where users maintain momentum through a pumping motion after the initial push. Suitable for both children and adults, pump tracks can be permanent or temporary structures made from materials like dirt, wood, or concrete. They improve bike handling skills, spatial awareness, and cooperation, and require a space only slightly larger than a baseball diamond.

Technology Innovations and Outdoor Recreation

Technology is increasingly impacting outdoor recreation, from online trip planning and map downloads to purchasing gear and learning outdoor skills through instructional videos. Digital devices are becoming the primary tools for finding recreation locations and guiding users once there, while printed materials are becoming less common. Recreation providers use technology like trail counters to track activity types and online reservation systems to simplify access. Emerging trends, such as drones and remote-controlled vehicles, are also influencing outdoor recreation, providing new ways to engage with the outdoors and monitor environmental impacts. While these hobbies might not offer high physical activity, they encourage outdoor participation.

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Pickleball

Pickleball appeals to all ages and is the fastest growing sport among players under 24 years old; therefore, demand for more courts has increased. The game—played with solid racquets and a whiffle-like ball on a half-size tennis court—emphasizes finesse over power due to its unique rules like underhand serves and the "kitchen" no-slam zone. Pickleball is also easier on the body, allowing older adults to compete effectively with younger players.

Facilities

A typical parks and recreation agency will manage approximately 22 parks and seven buildings. The type and number of facilities and parks an agency can manage vary greatly; however, the NRPA Agency Performance Review for 2024 provides insight into what most agencies offer across the nation. [3]

3.2 Stakeholder Involvement

To develop the Cooper City PRMP, an extensive public engagement process was undertaken that included stakeholder interviews, focus groups, surveys of residents and other park/ recreational users, and a series of public workshops and presentations. The process began with stakeholder focus groups that provided direct feedback for consideration in the plan's development. The planning team hosted interviews with individuals and groups to gather their perspectives on the vision, challenges, opportunities, and strategies for the master plan's development. Beginning in March 2024, a series of fourteen stakeholder interviews were conducted in-person at City Hall and the Cooper City Community Center. This section provides an overview of the interview process, including main topics of discussion and feedback. Stakeholder interviews were conducted with representatives from the following groups:

- Cooper City Commission
- Cooper City Parks & Recreation Staff
- Recreation Advisory Board
- Cooper City Optimist Club
- Tot Parent
- Pickleball Group

Each focus group was asked questions and guided through a meaningful conversation by a facilitator from the planning team. General topics of discussion included:

- Expectations of the Master Plan
- Key Issues or Values in the Cooper City Community
- Utilization of Parks and Recreation Facilities
- Comparison with Other Municipalities
- Future Facilities/Amenities Improvements
- Strengths and Weaknesses of the Parks and Recreation Department
- Adequacy of Current Budget

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3.2.1. Cooper City -City Commission

The Cooper City Commission, a board of five elected officials, sets policy, approves budgetary and financial activities, and sets strategic direction and vision for the Cooper City. Each member of the Cooper City Commission was interviewed individually.



Mayor
James Curran



Commissioner
Ryan C. Shrouder



Commissioner
Jeremy Katzman



Commissioner
Lisa Mallozzi



Commissioner
Jason Smith

The following list summarizes recurring comments received consistently throughout these interviews:

- Pickleball and volleyball should be prioritized: These sports have rapidly grown in popularity, and Cooper City should invest in regulation courts to accommodate demand and attract competitions.
- Optimist Club is a key community asset: The Optimist Club has been a vital part of the community for decades and should be supported by the city. Their role in youth sports and recreation is essential to Cooper City's identity.
- Small passive parks need upgrades: Many smaller parks are underutilized due to a lack of shade, amenities, and updated equipment. Adding shade structures, seating, and interactive features can encourage more use.
- Parks should offer something for everyone: Recreation spaces should be designed to accommodate all ages and interests. There should be a balance between active and passive recreation opportunities, ensuring accessibility for all residents.
- A multipurpose sports complex is needed: Facilities should be designed to host multiple sports and recreational activities, including basketball, soccer, and community events, with a focus on multi-generational use.

3.2.2. Cooper City Parks & Recreation Staff

In determining the Goals and Objectives of the City for its Parks and Recreation Master Plan, Miller Legg conducted a workshop style meeting with the Town's Parks and Recreation staff. The purpose of the workshop was to involve the staff in the Parks & Recreation Master Plan process by gathering their thoughts on the current conditions and future needs of parks, facilities, and programs.

The following list summarizes comments made during the interview:

- Favorite Parks – Why
  - Suellen Park: diverse amenities; needs improved power, lighting, restrooms, entryway.
  - Forest Lake: high potential, ample green space, strong community appeal.
  - Memorial Park: serene, hometown feel, under-maintained but high potential.
  - Flamingo Park: popular amenities but lacks adjacent parking.
- Least Favorite Parks – Why
  - Natalie's Cove: tiny, no amenities.
  - Memorial Park: underutilized, maintenance issues, limited parking.
  - Bill Lips Park: poor appearance, next to water plant, outdated facilities.
- Systemwide Issues
  - Insufficient parking & restrooms citywide.
  - Non-resident usage pressure.
  - Need to revisit joint-use agreements with schools.
  - Inconsistent planning, short-term fixes instead of long-term solutions.
  - Budget planning historically weak.
- Facilities & Program Priorities
  - Upgrade pool/tennis center; replace outdated kitchen.
  - Potential gym expansion; expand splashpad.

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- Need consistent recreation operating standards.
- Staffing shortages and heavy event workloads.
- High demand for rentals but limited supply.

- Strengths
  - Highly dedicated staff; “all hands on deck” operations.
  - High youth program participation & revenue recovery post-COVID.
- Challenges
  - Lack of true needs-based planning.
  - Pressure from residents without understanding operations.
  - Need for cost-recovery and operations analysis.
  - Maintenance transferred from Public Works creates backlog.

3.2.3. Optimist Group of Cooper City

Key Issues by Sport

- Baseball:
  - 7 fields, 62 teams; need more batting cages, shade, safety netting.
  - Drainage and dugout flooding issues.
  - Softball:
  - 4 fields; using soccer fields as overflow.
  - Need additional cages and improved surfaces.
- Soccer:
  - 2,500 kids; adult pickup players causing security issues.
  - Need better security lighting, cameras, lightning procedures.
- Basketball:
  - Need covered courts for shared City events.

- Systemwide Issues
  - Shade, safety from foul balls.
  - Odors from water/sewer plant at Bill Lips.
  - Consistency of field surfaces.
  - Need more practice fields and multipurpose areas.
- Priority Needs
  - Dedicated adult turf field.
  - Lighting passive spaces for practice.
  - Water fountains & restrooms at more parks.
  - Repurposing racquetball & tennis courts into multi-use courts.
- Additional Suggestions
  - 1 batting cage per field minimum.
  - Consolidate baseball at one park & soccer at another.
  - Need a Recreation Program Plan (RPP).
- Challenges
  - Non-resident participation ratios; balancing capacity with demand.

3.2.4. Recreation Advisory Board

- Key Issues
  - Need more playground variety and updated equipment.
  - High demand for pickleball; space/noise concerns.
  - Desire for misters, bottle fillers, dog bowls, and improved equipment.
- Priority Items
  - Events are successful and well attended.
  - Pickleball courts are a major priority.

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- Replacement of rusted exercise equipment at Tamarind.

- Suggested Additions
  - More creative and artistic programs.
  - Additional playground shade, especially at Flamingo West.
  - Disc golf; more free-play spaces.
  - Accessible/handicap-friendly playground equipment.
- Challenges
  - Maintenance issues: swings, water fountains, dog-friendly features.
  - Need better advertising of existing amenities and programs.

3.2.5. Senior Advisory Board

- Key Issues
  - Aging population (many in their 90s); need age-friendly features.
  - Need more ADA accommodations & handicapped parking.
  - Desire for a Cooper City historical room.
- Priority Items
  - Improved parking at Community Center.
  - Expanded park amenities (benches, shelters).
  - Senior-focused pickleball opportunities.
- Suggested Additions
  - More space for senior games.
  - CPR, CERT, and COPS educational programs.
- Challenges
  - Preparing and organizing the Senior Expo.

3.2.6. Tot Parent

- Key Issues
  - Outdated playgrounds; lack modern equipment & color variety.
  - Kids prefer other cities' parks (e.g., Pine Island).
  - No restrooms near playgrounds.
  - Shade still insufficient.
  - Splashpad at Pool & Tennis is limited and disrupted by programming.
- Priority Program Needs
  - More youth/tot programs; better variety & more frequent offerings.
  - Improved communication on programs (website issues).
  - Better accessibility and program promotion.
  - Suggested Additions
  - More events & giveaways for families.
  - Dedicated art & gymnastics programs for ages 10 and under.
  - Improved tots classes (like Mrs. Grace's).
  - Parent-friendly park layouts (enclosed areas).
  - Parent-night-out programs.
  - Concierge-style information desk.
- Parent Challenges
  - Hard to navigate website; inconsistent communication.
  - Confusing Optimist vs. City programming access.
- Other Notes
  - Families want spaces where kids can play while parents relax.
  - Interest in golf-cart-friendly events.

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3.2.7. Pickleball Ambassador

- Key Issues
  - Rapid growth in pickleball; tennis/basketball declining.
  - Only 8 courts citywide—not enough to meet demand.
  - Need land or redevelopment opportunities (Bill Lips example).
  - Courts often overcrowded and unpredictable in use patterns.
- Priority Needs
  - Temporary courts at Rock Creek or gymnasium.
  - Additional splashpad option beyond Rock Creek.
  - Open space suitable for new courts (with constraints like retention).
  - Shade, bottle fillers, comfort amenities.
- Suggestions for Expansion
  - T-ball/under-10 opportunities.
  - More event promotion (current timing not ideal).
  - Improve Suellen Complex (walking trail, shade structures).
  - Indoor recreation opportunities.
- Challenges
  - Maintenance issues after Public Works transfer.
  - Limited open space due to water retention areas & powerlines.

3.3. Community Involvement

This process of engaging the public promotes civic participation and empowerment, encouraging citizens to take an active role in shaping the future of their communities so the Cooper City can develop a more responsive, resilient, and equitable plan reflective of the needs of the residents. Cooper City residents had the opportunity to participate in the master planning process through both the public workshop and the open access survey.

3.3.1. Public Workshop #1 Input

The purpose of Workshop #1 was to involve the residents of Cooper City in the Parks & Recreation Master Plan process by gathering their thoughts on the current conditions and future needs of parks and facilities in the Cooper City.

The workshop was held at the Cooper City Community Center and was open to all Cooper City residents. Approximately 80 residents attended the workshop. Workshop participants were greeted with a sign in sheet and comment cards for those who chose to speak at the end of the meeting. The workshop began with a presentation by the Miller Legg team that covered the following topics:

- Current and Upcoming Projects
- Master Plan Process
- Demographic Profile
- Existing Parks & Facilities Inventory
- Level of Service Standards
- Online Public Survey
- Public Workshop #1 Activity Session

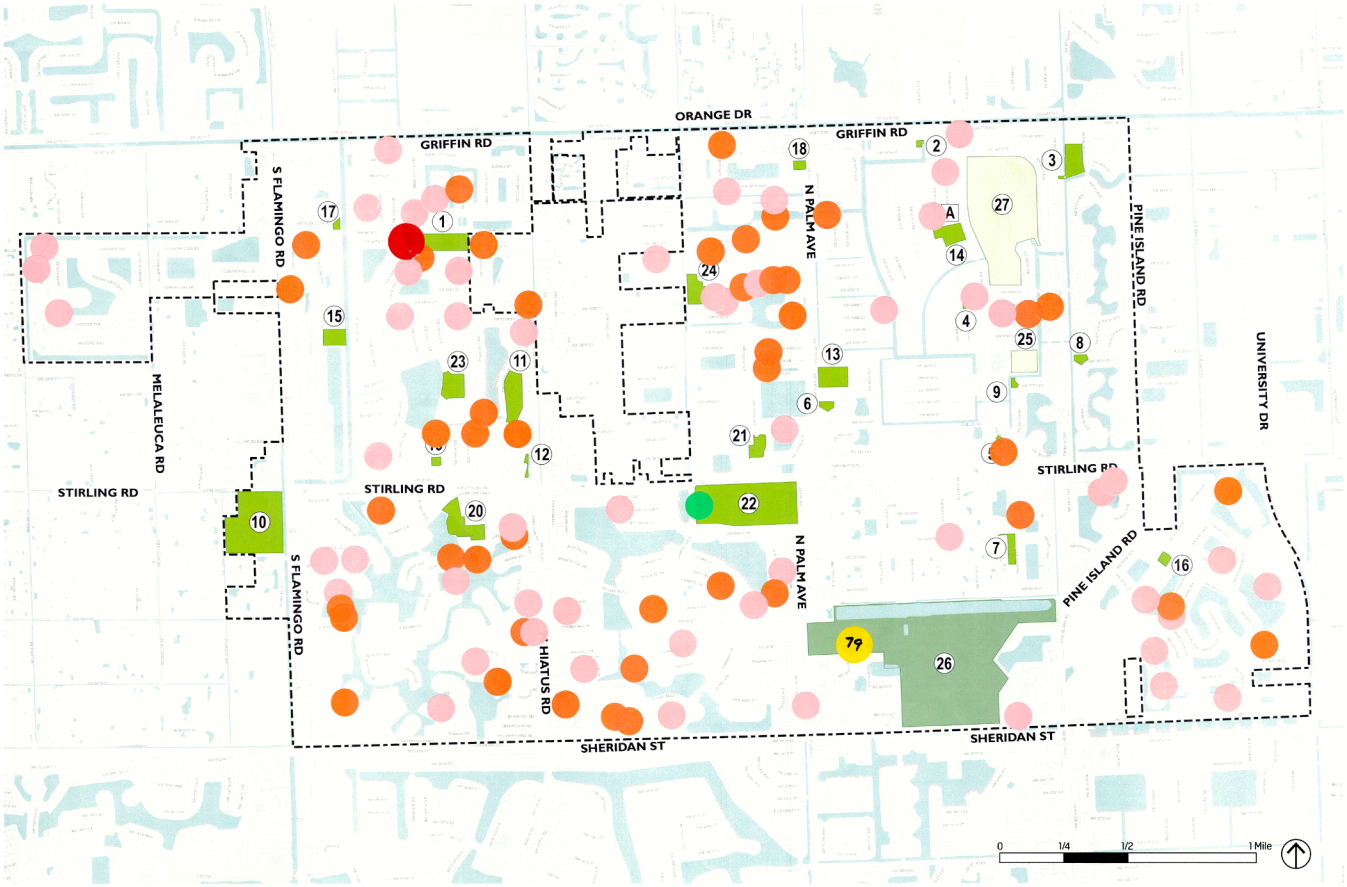
Once the presentation was complete, Miller Legg invited workshop participants to participate in the following activities:

Activity #1: Participants were directed to place an orange sticker on the location map identifying where they live in the Cooper City. The results of this activity determined that participants attending the workshop lived throughout Cooper City.

Meeting Date: 02/24/2026 Item #12.

Where in Cooper City do you live?

(If you do not live in the Cooper City, please fill out a comment card)



LEGEND

- Cooper City Boundary
- City Parks
- Community Facilities
- County Parks

1. Bill Lips Sports Complex
2. Chase Park
3. Christie Schafale Park & Dog Park
4. Colony Park
5. Cooper's Point Park
6. Dawn Park
7. Diamond Head Park
8. Ellie Kozak Park
9. Encore Park
10. Flamingo West Park
11. Forest Lake Park
12. Homes of Forest Lakes Park
13. Jerry Morgan Park
14. Memorial Park
15. Michael "City Mike" Riordan Park
16. Monterra Community Dog Park
17. Natalie's Cove Park
18. Pine Lake Park
19. Poinciana Park
20. Pool & Tennis Center Park
21. Stirling Palm Park
22. Suellen H. Fardelmann Sports Complex
23. Tamarind Park
24. Ted Ferone Park
25. Pioneer Middle School
26. Brian Piccolo Park
27. Cooper Colony Golf Course

A. Community Center

Figure 2.16: Workshop Activity #1: Where in Cooper City do you live?

Activity #2: Using 3 colored stickers, participants were asked to identify their favorite park, their least favorite park, and where they would like a new facility or improvement to an existing facility. They were handed a comment card and instructed to write what new facility they would like for the City.

The following is a summary of participant feedback:

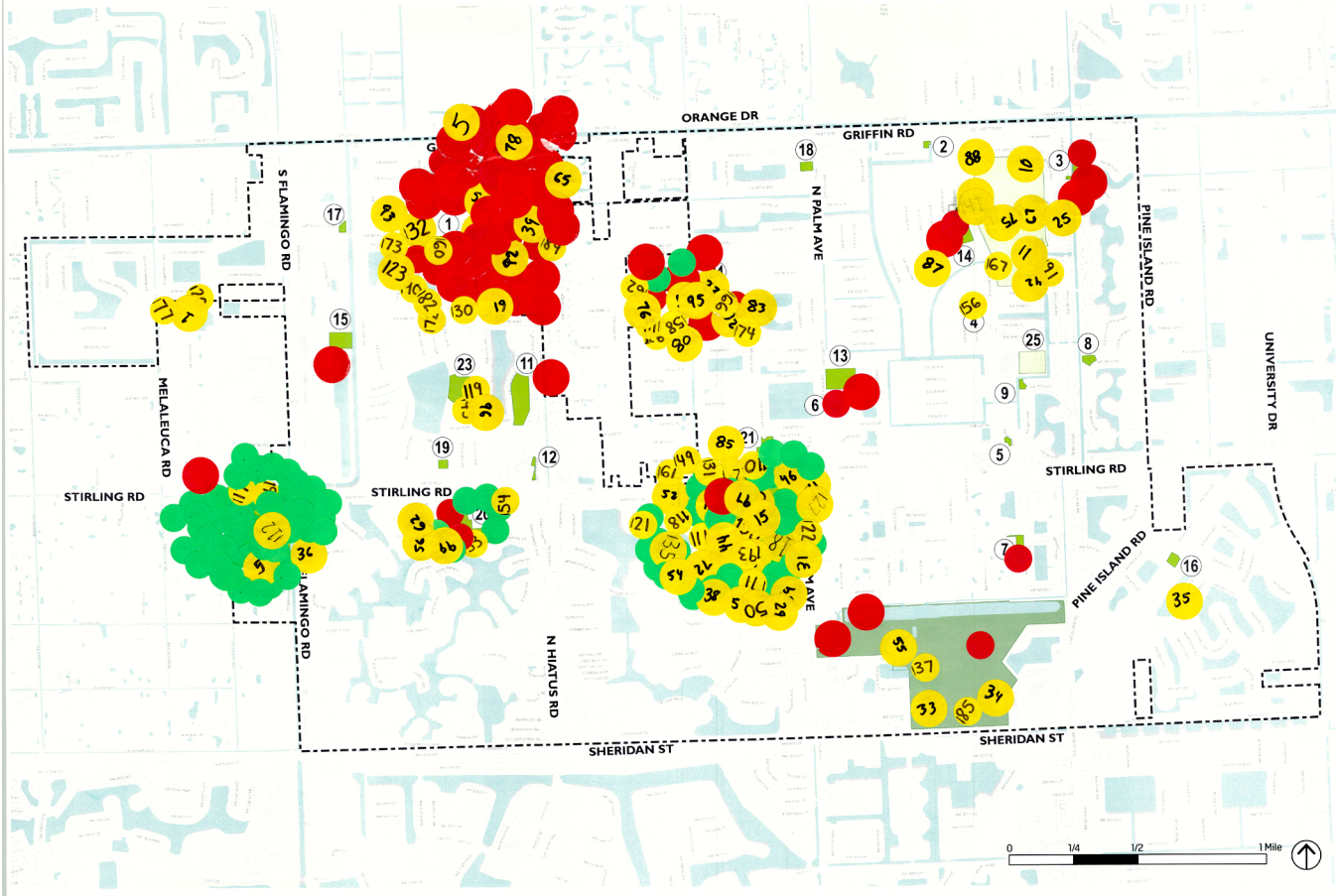
- Flamingo West Park received the most votes for favorite park (57 votes), followed by Suellen H. Fardelmann Sports Complex (30 votes) and the Pool & Tennis Center (6 votes).
- Ted Ferone Park received 2 votes for favorite park.
- Bill Lips Sports Complex received 1 vote for favorite park.
- Bill Lips Sports Complex received the most votes for least favorite park (57 votes), followed by Ted Ferone Park (6 votes), Christie Schafale Park & Dog Park (3 votes), and Pool & Tennis Center Park (2 votes).
- Dawn Park, Diamond Head Park, Flamingo West Park, Forest Lake Park, Jerry Morgan Park, Michael "City Mike" Riordan Park, and Suellen H. Fardelmann Sports Complex each received 1 vote for least favorite park
- Any parks or facilities not mentioned by name did not receive any votes for most or least favorite park.

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Select your most favorite park

Select your least favorite park
(Write in comment card the reason)

New facility / Improvements to existing facilities
(Write in comment card what type of facility)



LEGEND

- Cooper City Boundary
- City Parks
- Community Facilities
- County Parks

1. Bill Lips Sports Complex
2. Chase Park
3. Christie Schafale Park & Dog Park
4. Colony Park
5. Cooper's Point Park
6. Dawn Park
7. Diamond Head Park
8. Ellie Kozak Park
9. Encore Park
10. Flamingo West Park
11. Forest Lake Park
12. Homes of Forest Lakes Park
13. Jerry Morgan Park
14. Memorial Park
15. Michael "City Mike" Riordan Park
16. Monterra Community Dog Park
17. Natalie's Cove Park
18. Pine Lake Park
19. Poinciana Park
20. Pool & Tennis Center Park
21. Stirling Palm Park
22. Suellen H. Fardelmann Sports Complex
23. Tamarind Park
24. Ted Ferone Park
25. Pioneer Middle School

A. Community Center

Figure 2.17: Workshop Activity #2: Select your most favorite park, least favorite park, new facility/improvements.

Activity #3: Participants were given 2 sets of 5 stickers per person (blue and red), and instructed to place them on charts as follows: five red dots for their top 5 favorite activities and five blue dots for their top 5 facilities. Figure 2.18 graphically represents the participants prioritization of their top 5 activities and facilities:

- The activity that had the most votes was soccer followed by baseball/softball and then basketball. The activities with the least votes were disc golf, extreme sports, indoor social gatherings, and performances.
- The facility that received the most votes was multi-purpose fields followed by baseball/softball fields and indoor sports courts. The facilities with the least votes were art/music rooms, outdoor fitness equipment, performance stages, and recreation centers.

Top Activity or Program

1. Soccer
2. Baseball/Softball
3. Basketball
4. Pickleball
5. Swimming
6. Walking/Running
7. Football
8. Biking
9. Golf
10. Fitness/Weight Training
11. Volleyball

Top Facility

1. Multi-purpose Field
2. Baseball/Softball Field
3. Indoor Sports Courts
4. Swimming Pool
5. Outdoor Sports Court
6. Pickleball
7. Volleyball
8. Splashpad/Sprayground
9. Nature Preserve
10. Golf Course
11. Picnic Areas

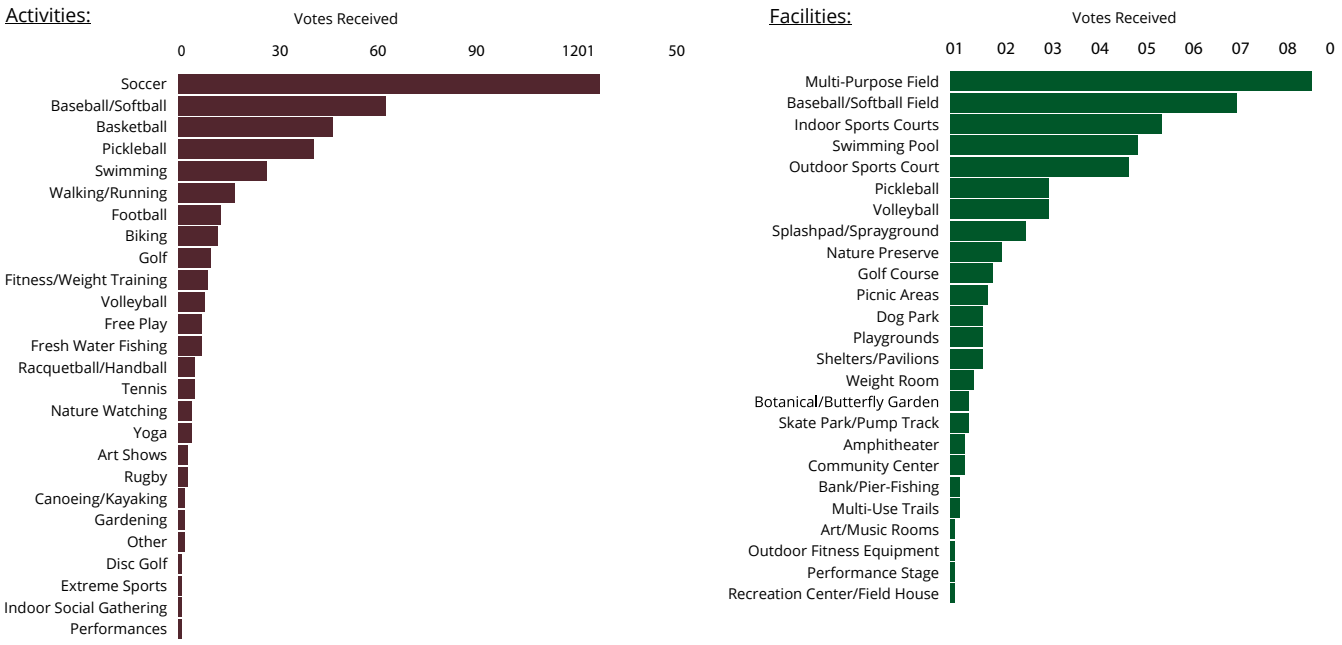


Figure 2.18: Workshop #1 Activity #3 Results - Activities and Facilities.

Meeting Date: 02/24/2026 Item #12.

Activity #4: Participants who chose a comment card were asked to provide their insight and opinions on the vision for Cooper City Parks and Facilities. As an alternative to this, participants were encouraged to leave a comment in an Idea Box if they had any additional desired needs not addressed by the above categories.

The following is a summary of comments that were provided by Cooper City residents:

- Several residents noted that baseball fields are aging and in need of renovation, including improved drainage and regrading.
- It was mentioned that concession stands at sports facilities are outdated and in poor condition.
- Multiple comments indicated that travel soccer requires additional field space to support program growth, with Flamingo West Complex frequently referenced.
- Residents expressed interest in converting certain athletic fields to synthetic turf to reduce weather-related cancellations.
- A concern was raised that basketball lacks a dedicated indoor facility and currently relies on school spaces.
- Several residents asked that basketball courts remain basketball-exclusive and not be converted to multipurpose use.
- Residents stated that there is a shortage of pickleball courts and that additional dedicated or multipurpose spaces would be beneficial.
- Residents encouraged maximizing and creatively repurposing existing park facilities before pursuing new development.



Figure 2.19: Residents participating in an activity at the workshop



Figure 2.20: Residents speaking during the public workshop

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3.3.2. Online Public Survey Input

To assist with developing the Goals and Objectives for the Cooper City PRMP, an online public survey was conducted. The purpose of this survey was to gather information from residents about use of parks and recreation facilities, communication preferences, demographics, and any future improvements or recommendations they may have. The convenience of an online survey encourages greater participation, overcoming barriers such as time constraints and geographical limitations that may hinder involvement in traditional outreach methods. Full survey and results are available in the Appendix.

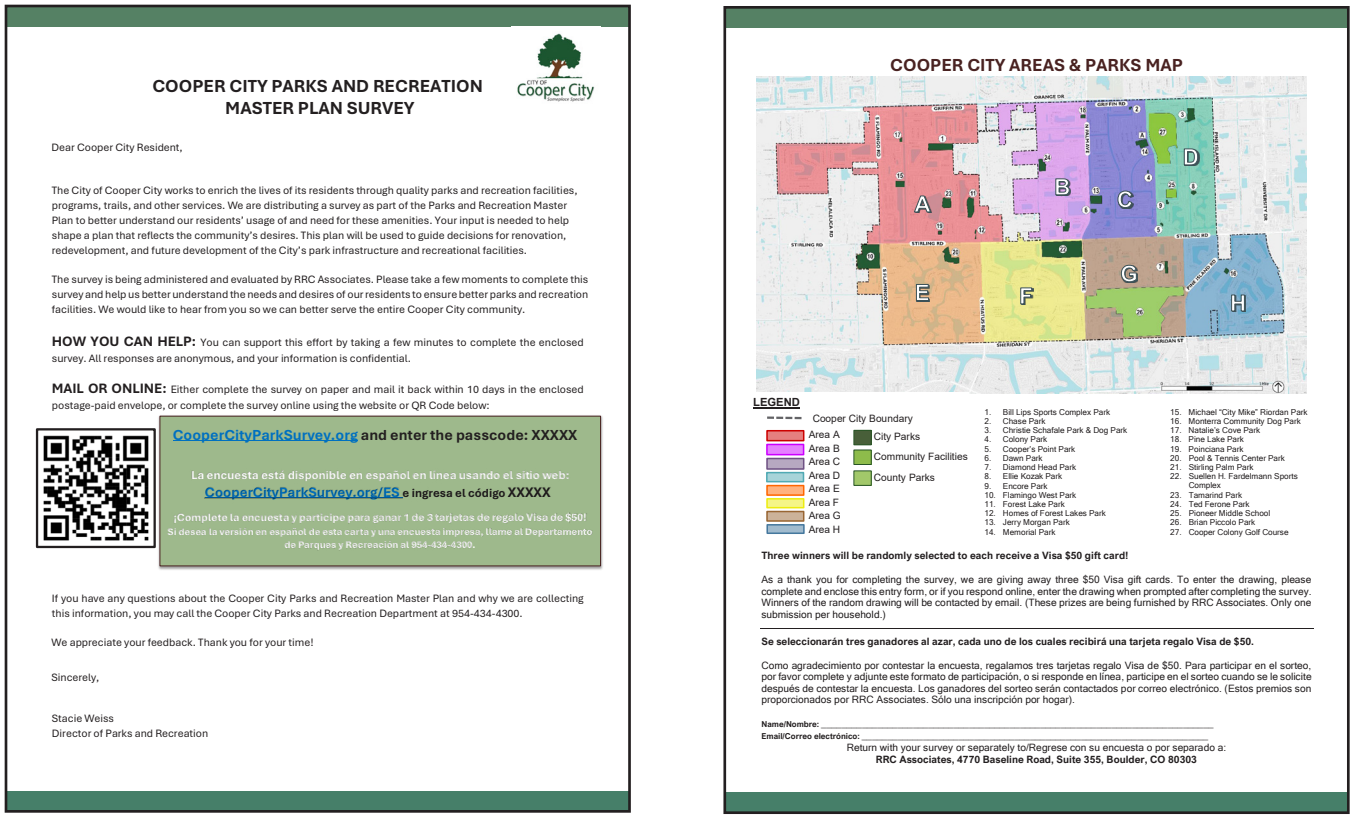
Cooper City administered a survey through RRC, a survey research firm. The survey was advertised on the Cooper City website, social media platforms, and through other methods. The five-page survey questionnaire provided residents the opportunity to rate and prioritize parks and recreation facilities and services. The survey was distributed as an open link survey, which was available online. The survey was available to all residents of Cooper City from December 12, 2024 to January 31, 2025. There was an option to take the survey in English or Spanish to accommodate a greater range of participants. In total, 963 surveys were completed. The margin of error is plus or minus four percentage points around any given percentage point reported for the entire sample.

The data collected from the survey was weighted so that the respondent's housing tenure, housing unit type, race, ethnicity, gender, and age were represented in proportions reflective to the Cooper City based on data from the U.S. Census.

Survey Key Findings:

Most Cooper City residents are familiar with the City's parks and recreation facilities and services.

- Survey participation was strong, from both the statistically valid Invite sample, and the publicly available Open link sample. The Invite sample provides a representative and disperse sample of the diverse residents of Cooper City, while the Open link captures opinions from the City's passionate and active participants.
- Core parks and facilities, including Brian Piccolo County Park, Suellen H. Fardelmann and Bill Lips Sports Complexes, Pool and Tennis Center Park, and Flamingo West, are heavily favored by respondents, with high shares who report using these locations frequently.
- Both the Invite and Open heavily use walking paths, playgrounds, and exercise trails;



COOPER CITY PARKS AND RECREATION MASTER PLAN SURVEY

Dear Cooper City Resident,

The City of Cooper City works to enrich the lives of its residents through quality parks and recreation facilities, programs, trails, and other services. We are distributing a survey as part of the Parks and Recreation Master Plan to better understand our residents' usage of and need for these amenities. Your input is needed to help shape a plan that reflects the community's desires. This plan will be used to guide decisions for renovation, redevelopment, and future development of the City's park infrastructure and recreational facilities.

The survey is being administered and evaluated by RRC Associates. Please take a few moments to complete this survey and help us better understand the needs and desires of our residents to ensure better parks and recreation facilities. We would like to hear from you so we can better serve the entire Cooper City community.

HOW YOU CAN HELP: You can support this effort by taking a few minutes to complete the enclosed survey. All responses are anonymous, and your information is confidential.

MAIL OR ONLINE: Either complete the survey on paper and mail it back within 10 days in the enclosed postage-paid envelope, or complete the survey online using the website or QR Code below:

CooperCityParkSurvey.org **and enter the passcode: XXXXX**

La encuesta está disponible en español en línea usando el sitio web: CooperCityParkSurvey.org/ES **e ingresa el código XXXXX**

¡Complete la encuesta y participe para ganar 1 de 3 tarjetas de regalo Visa de $50! Si desea la versión en español de esta carta y una encuesta impresa, llame al Departamento de Parques y Recreación al 954-434-4300.

If you have any questions about the Cooper City Parks and Recreation Master Plan and why we are collecting this information, you may call the Cooper City Parks and Recreation Department at 954-434-4300.

We appreciate your feedback. Thank you for your time!

Sincerely,

Stacie Weiss
Director of Parks and Recreation

COOPER CITY AREAS & PARKS MAP

LEGEND

Cooper City Boundary

Area A, Area B, Area C, Area D, Area E, Area F, Area G, Area H

City Parks, Community Facilities, County Parks

1. Bill Lips Sports Complex Park
2. Chase Park
3. Christie Schafale Park & Dog Park
4. Colony Park
5. Cooper's Point Park
6. Dawn Park
7. Diamond Head Park
8. Ellie Kozak Park
9. Encore Park
10. Flamingo West Park
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20. Pool & Tennis Center Park
21. Stirling Palm Park
22. Suellen H. Fardelmann Sports Complex
23. Tamarind Park
24. Ted Ferone Park
25. Pioneer Middle School
26. Brian Piccolo Park
27. Cooper Colony Golf Course

Three winners will be randomly selected to each receive a Visa $50 gift card!

As a thank you for completing the survey, we are giving away three $50 Visa gift cards. To enter the drawing, please complete and enclose this entry form, or if you respond online, enter the drawing when prompted after completing the survey. Winners of the random drawing will be contacted by email. (These prizes are being furnished by RRC Associates. Only one submission per household.)

Se seleccionarán tres ganadores al azar, cada uno de los cuales recibirá una tarjeta regalo Visa de $50.

Como agradecimiento por contestar la encuesta, regalamos tres tarjetas regalo Visa de $50. Para participar en el sorteo, por favor complete y adjunte este formato de participación, o si responde en línea, participe en el sorteo cuando se le solicite después de contestar la encuesta. Los ganadores del sorteo serán contactados por correo electrónico. (Estos premios son proporcionados por RRC Associates. Sólo una inscripción por hogar).

Name/Nombre: _____

Email/Correo electrónico: _____

Return with your survey or separately to/Regrese con su encuesta o por separado a:
RRC Associates, 4770 Baseline Road, Suite 355, Boulder, CO 80303

Figure 2.21: Survey Cover Letter and Survey Sample Page

RESEARCH METHODS

1

Statistically Valid (Invitation Survey)

Survey packets were mailed to a random sample of all residential address in Cooper City, with a paper survey and return envelope, along with a cover letter, in English and Spanish, which provided instructions to complete the survey online through a password protected website (1 response per household).

656 Invitation surveys completed
+/- 3.8% Margin of Error

963
Total Surveys Completed

2

Open Link Survey

Later, the online survey was made available to <u>all</u> Cooper City stakeholders, including non-residents (e.g., commuters, residents of nearby communities)

307 Open Link surveys completed

5,000 Surveys Mailed
(4,940 delivered)

RRC

4

Figure 2.22: Invite Sample Survey Respondents

however, the Open sample shows slightly higher usage of certain amenities, suggesting that these respondents use a greater variety of amenities—likely reflecting a more engaged user base.

- Respondents from both samples report moderate to high levels of familiarity with Cooper City's parks, facilities, recreation programs and services. On average, Invite respondents rated their familiarity a 3.7 on a 5-point scale, while Open link respondents averaged 4.1.

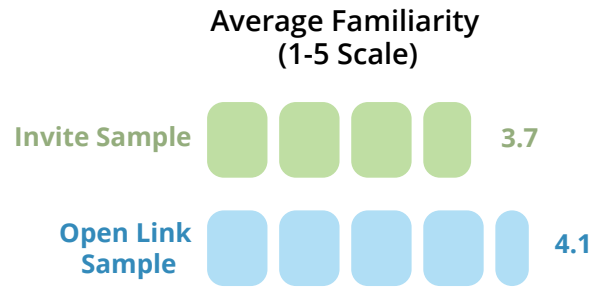


Figure 2.23: Average Familiarity with Parks and Recreation Facilities, Programs, and Services

- Word of mouth, email, the City of Cooper City website, and social media are the most prominent forms of communication used by respondents. High engagement in social media and word of mouth among both samples indicates a highly engaged community, however, respondent ratings indicate only moderate effectiveness in reaching residents with parks and recreation information (average rating 3.2 out 5 for Invite and 3.0 for Open).

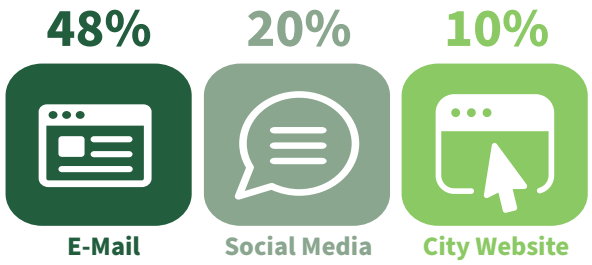


Figure 2.24: Preferred Communications

- Email is the most preferred form of communication for respondents in both samples by a large margin. This is the followed by other online platforms, including social media and the City website. Despite word of mouth being the most common form of communication, respondents generally disfavor it, suggesting that users are eager for more direct communication from the City.
- Respondents from both samples rate Amenities at City Parks the highest among the most important facilities or services, followed by City parks and open spaces, trails and pathways, and community events. These facilities and services are notably the most accessible to all members of the community while specialized programs, such adult, teen, senior and afterschool/summer camp programs were rated as less important.

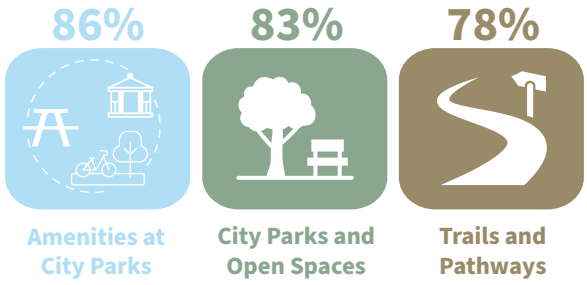


Figure 2.25: Facilities & Services Importance Ratings Between 4-5

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- While respondents express generally high levels of satisfaction, amenities that were rated as highly important, such as amenities at City parks, and trails/pathways, received lower scores in terms of meeting the needs of the community.
- City parks and open spaces, community events, athletic courts, youth sports & programs, athletic fields were identified as important amenities that currently meet community needs.
- Trails and pathways, fitness and wellness programs, amenities at City parks, and athletic fields were identified key areas for improvement by either Invite or Open link respondents. Enhancing these facilities/programs could significantly improve overall community satisfaction.
- When looking to the next 5 to 10 years, Invite and Open respondents strongly favor improvements among facilities and amenities that focus on enhancing existing facilities over entirely new or more specialized amenities, such as increasing shade, expanding walking/biking trails. These interests suggest a focus on comfort, connectivity, and upgrading current parks to maximize community impact.
- Among programs and services, Invite respondents seek programs focused on fitness, wellness and health most while Open respondents place a high level of importance on youth sports & programs, followed closely by teen and adult programs.
- Invite and Open sample respondents share similar interests, with holiday celebrations, festivals, and food/culinary events being rated the most important events.
- Across all three categories (facilities and amenities, programs and services, and events), residents identify improvements as their top priorities, including shaded outdoor areas, additional walking/biking trails and improvements/renovations to existing amenities.



Figure 2.26: Top Priorities for Improvements

Additional findings:

- Both the Invite and Open heavily use walking paths, playgrounds, and exercise trails. However, the Open sample shows slightly

higher usage of certain amenities, suggesting that these respondents use a greater variety of amenities—likely reflecting a more engaged user base.

- In both samples, roughly half prefer a walk of less than 10 minutes, and around a third are comfortable with 10–14 minutes. Only a small minority (fewer than 1 in 6) are willing to walk 15 minutes or more.
- The vast majority of respondents drive vehicles to visit Cooper City parks or facilities, but a substantial portion walk or run as well. Over half of the Invite sample (55%) indicate they walk or run while approximately a quarter bike. Only 4% of the Invite sample responded that they do not sue parks or recreation facilities.

The following are specific key results for parks, facilities, and amenities:

Most Used Recreation Facilities:

- Suellen H. Fardelmann Sports Complex
- Brian Piccolo County Park
- Bill Lips Sports Complex
- Flamingo West Park
- Pool and Tennis Center Park

Least Used Recreation Facilities:

- Natalie's Cove Park
- Chase Park
- Encore Park
- Homes of Forest Lake Park
- Dawn Park

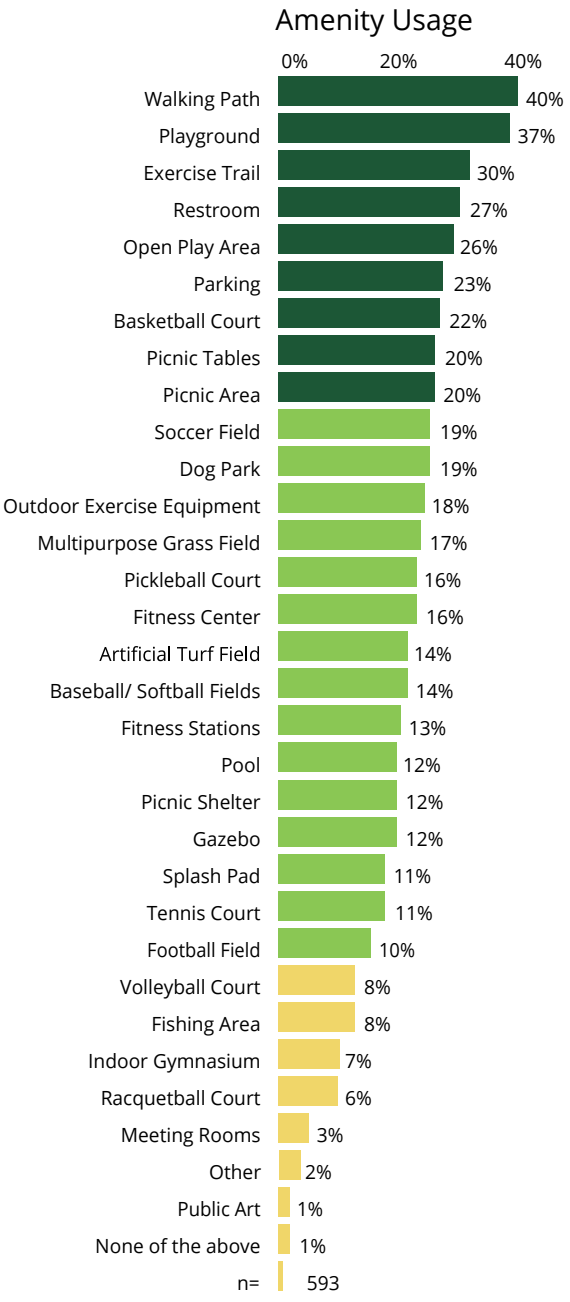


Figure 2.27: Amenity Usage

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What to Improve - Facilities & Amenities:

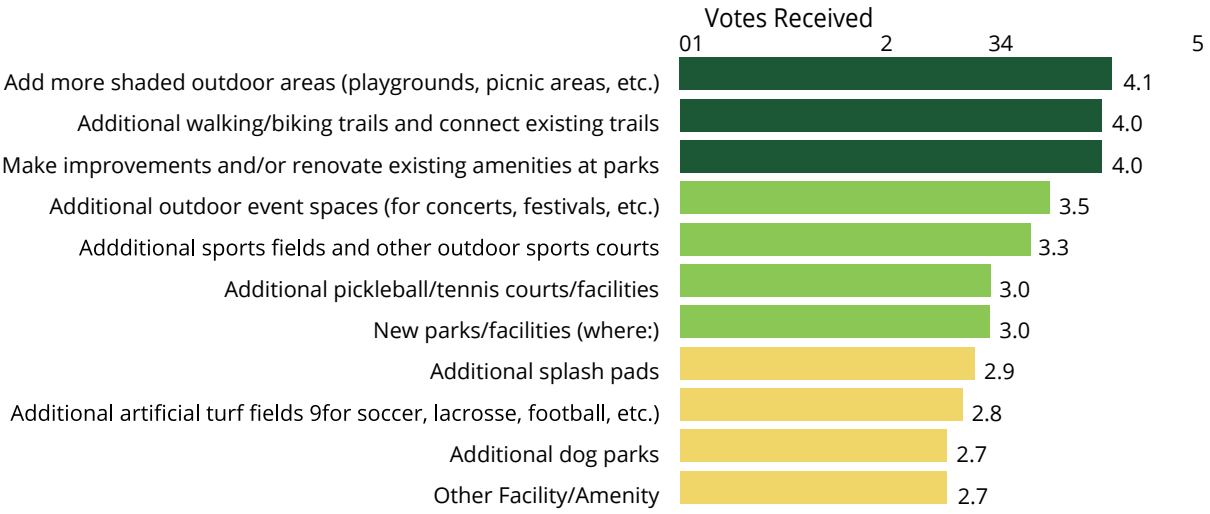


Figure 2.28: What to Improve - Facilities & Amenities

What to Improve - Programs & Services:

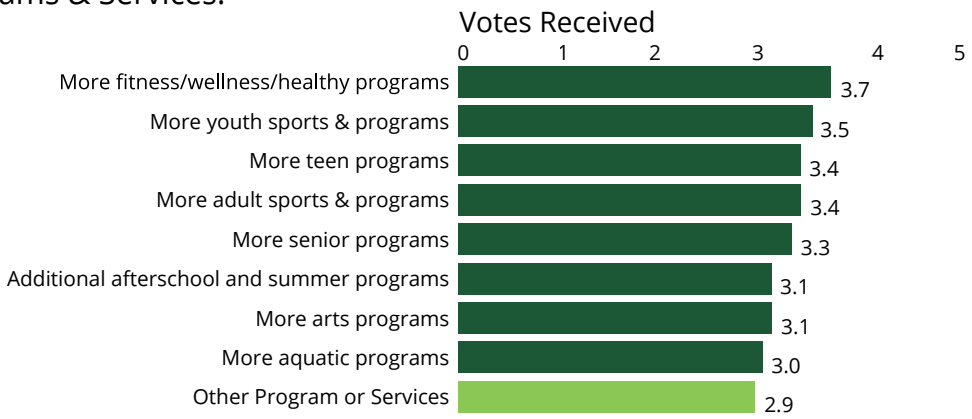


Figure 2.29: What to Improve - Programs & Services

What to Improve - Events:

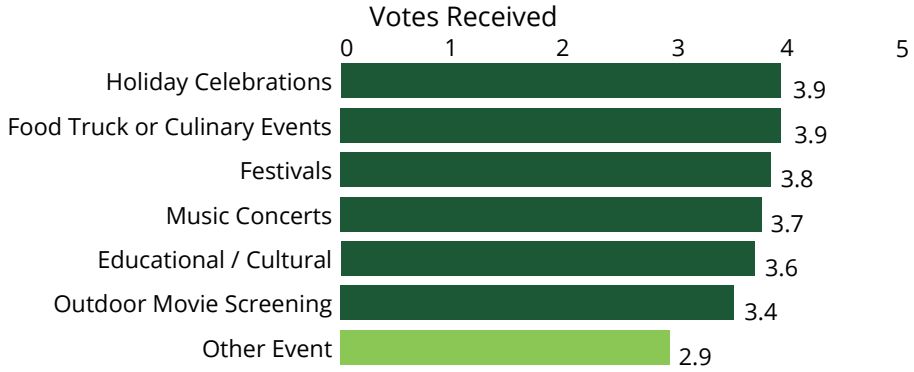


Figure 2.30 What to Improve - Events

3.4. Key Input Findings Summary

To further review and synthesize the findings from the survey, stakeholder engagement and public meetings, key issues were identified to evaluate for potential recommendations. Key issues were further organized by category and data source, then inserted in a data matrix for analysis. Data sources, both qualitative and quantitative, indicate where the issue was heard or identified. These sources include staff input, public/ stakeholder input, interviews with City leadership, community survey, and the park inventory and LOS analysis. A blank matrix cell means the issue didn't come up or wasn't specifically addressed. Each key issue was assigned a value based upon the desired priority from each stakeholder input.

NRPA and SCORP level-of-service (LOS) benchmarks were incorporated into the key evaluation matrix to provide an objective, nationally and statewide recognized comparison framework. Based on this analysis, the City is currently meeting the majority of its LOS standards, with only targeted gaps identified for future planning consideration.

Because the public workshop and surveys represent a larger sampling of stakeholders, the key issues identified through these methods were weighted more heavily, with public workshop key issues assigned 2x the number of points, and public survey key issues assigned 3x the number of points.

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Table 3.13 **Overall Key Matrix.**

Key Issue - Rating Scale First Priority = 3 pts Second Priority = 2 pts Third Priority = 1 pt *Public Workshop counted for 2x times the pts *Public Survey counted for 3x times the pts Note: A community center typically offers a variety of social, educational, and cultural activities for all ages, while a recreation center focuses more on physical activities and sports programs.	TOTAL	Qualitative									Quantitative		
		COMMISSIONERS	PARKS AND REC STAFF	REC. ADVISORY BOARD	SENIOR CITIZEN ADV. BOARD	OPTIMIST	TOT PARENT	PICKLEBALL GROUP	PUBLIC WORKSHOP	RECREATION TRENDS	PROGRAM PARTICIPATION	SURVEY	NRPA & SCORP BENCHMARKS
Improve existing facilities/amenities	**29**	3	3	2	2	3	2	2	3			9	
Additional shaded outdoor areas	**22**	1	2	2	2	3		3				9	
Additional walking/biking trails and connect existing trails	**20**	1	1	2				2	2	3		9	
Expand pickleball courts	**19**	3	3	3	3			3	4				
Upgrade sports fields and outdoor courts	**17**								6	2	3	6	
Playgrounds (e.g. inclusive, destination, upgrades)	**16**	2	2	3		1	3		2			3	
Amenities (e.g. picnic areas, seating, drinking fountains, restrooms, parking)	**15**	1		2			3	3				6	
Autism and ADA-friendly features	**15**	3	3	3	3							3	
Improve park maintenance	**15**					3		3				9	
Develop a new aquatics facility (e.g. splash pad)	**15**	2	2	2				2	2	2		3	
Advertising/marketing parks and facilities better (e.g. email, social media, website)	**14**			2			3					9	
Security improvements (e.g. lighting, security cameras)	**12**			3		3						6	
Parking improvements	**10**	1	3	3	3								
Expand youth programs	**10**						3	1				6	
Expand senior, teen, and adult programs	**6**											6	
More holiday celebrations, festivals, culinary events	**6**											6	
More fitness/wellness/health programs	**6**											6	
Recreation Center/Field House	**6**	1						2					3
Increase senior programming and expand space	**5**			2	3								
Community garden and associated programming	**4**			1									3
Art in parks (murals, sculptures)	**3**	1	1	1									
Outdoor games and activities (e.g. chess, tables)	**3**	1	1	1									
Increase staff	**3**	3											
Promote and enhance safety initiatives (home safety, CPR courses, CERT presentations)	**3**				3								
Field drainage improvements	**3**					3							

CHAPTER 4

CHAPTER 4: VISION

4.1. Overall Park System Vision For The Future
4.2. Master Plan Vision - Goals and Objectives
4.3. Master Plan Visions - Capital Improvements

VISION



Flamingo West Park

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4.1. Overall Park System Vision For The Future

The PRMP planning process included the gathering and analysis of observational, quantitative, and qualitative data on issues affecting the condition and use of City parks and recreational facilities.

Survey data obtained through the PRMP process provided additional insight. Respondents indicated most facilities and amenities are satisfactory for the needs of the community, identifying amenities, City parks and open spaces, trails and pathways, and community events as the most important elements. Respondents felt strongly about the need to improve and upgrade particularly shade structures and playgrounds. Respondents also emphasized a desire for connectivity to parks with trails and pathways, noting that 35% of residents indicated a willingness to walk 10-14 minutes to parks and another 32% willing to walk 5-9 minutes. Overall, 41% of respondents indicated that additional shade elements would help increase their use of parks and recreational facilities.

Based on the data, input, and analysis, there are twelve general recommendations that have been developed to guide the PRMP.

They are as follows:

- **Maintain and improve existing City parks & facilities**
- **Additional shaded outdoor areas**
- **Develop interconnected open space system of parks, greenways, and trails**
- **Expand pickleball courts**
- **Provide additional multi-purpose fields and courts**
- **Update and improve playgrounds (e.g. inclusive, destination**
- **Provide and improve comfort amenities (e.g., restrooms, lighting, seating, parking)**
- **Provide and improve autism and ADA-friendly features**
- **Improve park maintenance**
- **Develop a new aquatic feature (splashpad/sprayground)**
- **Advertising/marketing parks and facilities better (e.g. email, social media, website)**
- **Security improvements (e.g. lighting, security cameras)**

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4.2. Master Plan Vision - Goals and Objectives

Based on the key findings derived through the PRMP planning process, and with consideration of other City plans and priorities, a series of four high-level "Vision Goals" have been developed for the City's park and recreation system as follows:

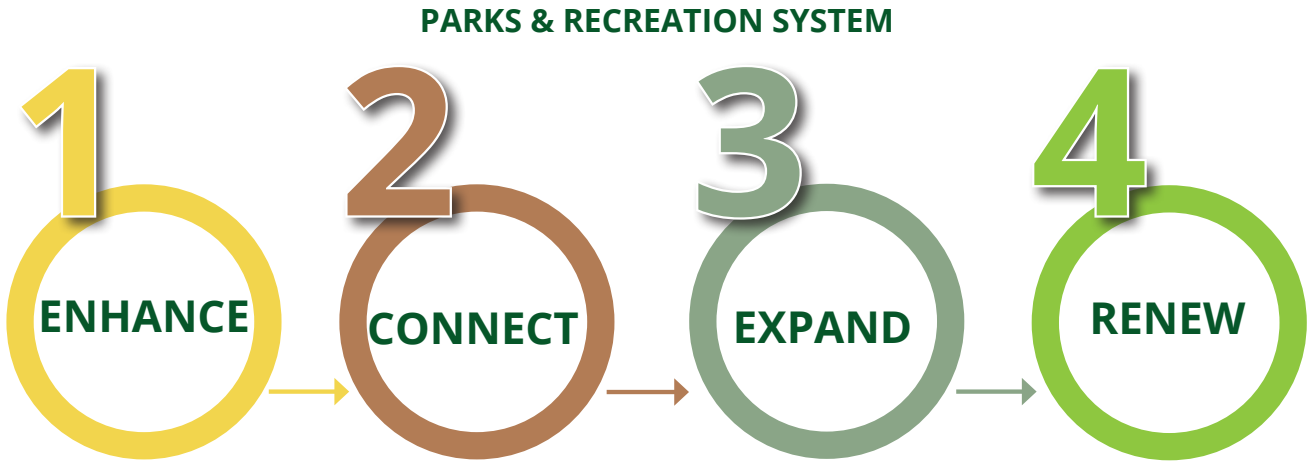


Figure 4.2: Parks & Recreation System - Vision Goals.

1. **Enhance** existing facilities and amenities to update and maximize user comfort and convenience. Enhancement focuses on athletic fields, courts, playgrounds, shade structures, pavilions, restrooms, and parking.
2. **Connect** the park system's bicycle, pedestrian and parking facilities seamlessly within the parks and throughout the community. Connections focus on greenways, bike paths, multi-purpose paths and trails.
3. **Expand** the City's outdoor and indoor recreation Recreation facilities to keep pace with the City's growth. Expansion focuses on the indoor recreation multipurpose space.
4. **Renew** management & operational systems to ensure efficient and effective stewardship of park and recreation lands, facilities and programs. Renew focuses on maintenance, communications methods, marketing, partnerships, signage, accessibility, and funding.

These four vision goals are supported by a series of objectives that are derived from the key recommendations. Together, the vision is intended to help guide the development, improvement, and maintenance of the City's parks, facilities, and amenities to achieve or exceed the current and future levels of service as envisioned by the City.

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4.2.1. Enhance Facilities and Amenities

Objective 1.1 – Establish regular facility inspections, evaluations, and protocols for repair and replacement of existing amenities.

Prioritize continued improvement, repair, and upgrading of existing facilities and amenities through daily, monthly, and annual evaluation of current conditions using formal criteria and checklists. Recommended maintenance standards are provided in the Appendix.

Objective 1.2 - Renovate or replace outdated facilities and amenities

Using the PRMP park inventory and park ratings, create a lifecycle replacement plan to address outdated playgrounds, renovate outdated sport surfaces, and upgrade or replace existing restroom facilities and aging amenities in parks and facilities. Improve field drainage issues throughout sport parks.

Objective 1.3 – Continually refine recreational facilities to respond to current and future population demands.

Explore opportunities for appropriate future facility expansion and redesign, including multipurpose uses and re-purposed spaces in prioritized neighborhood parks and sports-oriented community parks. Improve storage capacity for maintenance and recreational sports programming and add more rental picnic pavilions.

Objective 1.4 – Develop new facilities and amenities based on level of service analysis.

Identify opportunities to add new facilities and amenities to better serve Cooper City residents to maintain level of service standards as Cooper City's population expands.

Objective 1.5 –Identify and implement partnerships for expansion of recreation amenities and programming.

Identify and implement opportunities for expansion of recreation amenities and programming through partnerships with public and private entities (e.g., Broward County Brian Piccolo Park).

Objective 1.6 – Upgrade convenience and customer service and destination amenities in existing facilities.

As prioritized through stakeholder engagement and inventory assessment, add shade, storage, public art, security lighting, and destination park amenities (e.g., outdoor exercise stations, splashgrounds/spraygrounds) as appropriate across Cooper City's park system.

Objective 1.7 – Continue to improve Autism Friendly and ADA accessibility at parks.

Identify and address Autism and ADA needs to provide universal access to facilities.

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4.2.2. Connect the park system's facilities and its bicycle, pedestrian, and parking facilities seamlessly within the parks and throughout the community

Objective 4.2.1 – Expand greenways and trails connectivity.

Build upon the City's network of greenways to enhance connections to parks and between neighborhoods, and natural areas and consider incorporating fitness stations at suitable locations along trails.

Objective 4.2.2 - Connectivity within parks.

Improve pedestrian connections within parks with the addition of pathways, lighting, and shade elements as appropriate. Provide dedicated areas for golf cart parking within community parks.

4.2.3. Expand the City's Outdoor/Indoor Recreation Facilities to keep pace with the City's Growth

Objective 3.1 – Identify and implement expansion of indoor and outdoor recreation spaces.

Identify and implement opportunities to expand indoor, multi-purpose recreation spaces, including athletic, and special events recommended in the Master Plan.

4.2.4. Renew Management & Operational Systems

Objective 4.1 Develop a comprehensive facility and lifecycle maintenance program with sustainable funding to ensure all improvements are maintained in a first-class condition.

- Create a 3-tiered Maintenance plan for daily/routine, lifecycle replacement and capital improvements.
- Prioritize replacement of Irrigation systems.
- Recommended maintenance standards are provided in the Appendix.

Objective 4.2 – Continue to improve marketing and external communication.

The City is currently undergoing enhancements to its marketing strategy and will continue to make improvements.

- Continue to review and update marketing strategies annually to evaluate their effectiveness and impact.
- Responding to the community's preference for emails and social media, implement expanded parks/recreation-focused social media advertising and communications to expand outreach.

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Objective 4.3 – Expand access to technology at parks and recreational facilities.

- Prioritize expanding technological enhancements in recreation facilities and parks establishing a robust network infrastructure across major recreational facilities.
- Explore innovative uses of technology, such as advanced mobile navigation apps for parks and trails, and enhanced social media engagement.
- Seek partnership opportunities to support and expand technology-driven initiatives.

Objective 4.4 – Expand access to recreational facilities and programs through partnerships.

- Expand utilization of joint operating agreements to maximize resident's access to recreational facilities and programs.
- Continue to work with the School District, educational providers, athletic organizations, County Parks, and other service providers

Objective 4.5: Staff, equip, and train to meet demand and maintain high-quality - service levels.

- As parks and facility upgrades are implemented, ensure that staffing levels are adequate to maintain current performance standards.
- The intensity of maintenance practices required for improved facilities and amenities requires staffing standards to be used to maintain fidelity to lifecycle and daily maintenance programs.
- Identify and facilitate training programs and equipment upgrades.
- Utilize contractual services for part-time, seasonal, and instructional roles.
- Identify opportunities for greater volunteer engagement and training.

Objective 4.6: Conduct annual review of departmental policies, procedures, and processes.

Review and update all departmental policies, procedures, and processes annually using staff and user feedback where appropriate

Objective 4.7: Pursue additional grant, private and philanthropic funding opportunities.

Pursue all grant opportunities at the federal, state, regional, and local levels (refer to List of Applicable Grants in Chapter 5) and identify opportunities (e.g., naming, sponsorships). that could be used to encourage financial and in-kind contributions and support.

Objective 4.8 – Develop a cost recovery and pricing policy.

Develop and implement a cost recovery and pricing policy to guide and support program and service delivery including, an annual review process to adjust for the Consumer Price Index (CPI), fee schedules, percentage of operating costs coverage, participation rates, a comparison of resident and non-resident fees, and economic indicators.

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4.3. Master Plan Vision - Capital Improvements

Cooper City's ultimate goal is to be a "special place" community that preserves its unique character, history, and vibrant small-City feel. This vision extends to its parks and open spaces, which are seen as essential components of the City's identity and quality of life.

To help achieve this vision, the Parks and Recreation Master Plan plays a supporting role for policy guidance, investment, and implementation. The PRMP was developed comprehensively, with a systematic evaluation of the community's needs, both today and going forward, with a detailed analysis of the programming capacity of the City's recreational facilities.

Table 4.1 provides a general summary of potential amenity modifications and enhancements listed by park.

Table 4.1 **Park Improvements**

Park	Recreational Facility / Amenity Modifications & Additions	
Cooper City Community Center	• Electronic upgrade (projector & screen) • Security cameras	• Outdoor terrace area (seating, added shade, game tables) • Repainting (2026)
Bill Lips Sports Complex	• Shaded Playground upgrade 2023 - Add PIP and shade • Softball fields upgrade 2025 - clayed and temporary fencing • Multipurpose field upgrade 2025 • Lighting upgrade (2027)	• Side parking pavers (2026) (40 spaces) • Improve landscape buffer residential side • Add shade structure areas • Site Amenities (20) (2026) • Wayfinding signage (2027)
Chase Park	• Shaded Playground upgrade	• Site Amenities (4)
Christie Schafale Park & Dog Park	• Add splashpad • Add restroom (1,000 SF) • Shaded Playground upgrade (destination) • Basketball upgrade	• Dog park upgrade • Sand Volleyball upgrade • Site Amenities (15) (2026) • Wayfinding signage (2026)
Colony Park	• Shaded Playground upgrade (teen age group)	• Site Amenities (4)
Cooper's Point Park	• Shaded Playground upgrade (older age group)	• Site Amenities (4)
Dawn Park	• Playground upgrade	• Site Amenities (4)

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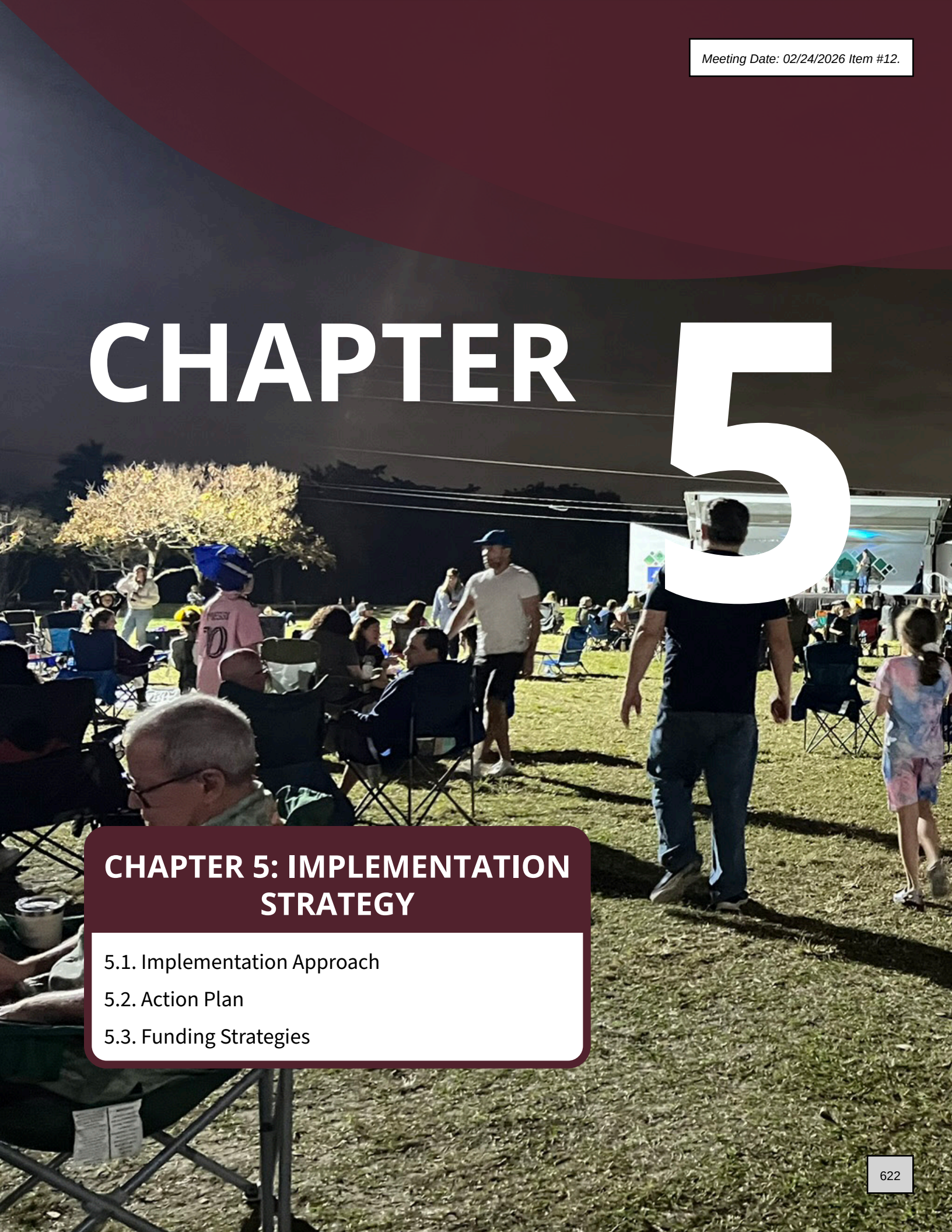
Table 4.1 **Park Improvements**		
Park	**Recreational Facility / Amenity Modifications & Additions**	
Diamond Head Park	• Shaded Playground upgrade • Basketball upgrade • Add (2) Shelters	• Racquet Courts to pickleball courts • Site Amenities (8)
Ellie Kozak Park	• Shaded Playground upgrade (2030) • Add (2) Shelters	• Site Amenities (4)
Encore Park	• Shaded Playground upgrade	• Site Amenities (4)
Flamingo West Park	• Outdoor Exercise Area • Enhance Landscape tree canopy	• Site Amenities (15)
Forest Lake Park	• Shaded Playground upgrade • Basketball courts upgrade • Side parking pavers (30 spaces)	• Sand Volleyball upgrade • Site Amenities (10)
Homes of Forest Lakes Park	• Shaded Playground upgrade	• Site Amenities (4)
Jerry Morgan Park	• Wayfinding	• Site Amenities (10)
Memorial Park	• Upgrade event space	• Site Amenities (15)
Michael "City Mike" Riordan Park	• Trail improvements • Dog park improvements	• Side parking pavers (10 spaces) • Site Amenities (10)
Natalie's Cove Park	• Shaded Playground upgrade	• Site Amenities (4)
Pine Lake Park	• Shaded Playground upgrade	• Site Amenities (4)
Poinciana Park	• Playground upgrade	• Site Amenities (4)
Pool & Tennis Center Park	• Electronic upgrade • Playground upgrade (destination) • Splash pad expansion upgrade • Add shade structure areas	• Pavilion/restroom upgrade • Court upgrades • Wayfinding signage
Stirling Palm Park	• Shaded Playground upgrade • Basketball courts upgrade	• Sand Volleyball upgrade • Site Amenities (5)

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Table 4.1 **Park Improvements**		
Park	**Recreational Facility / Amenity Modifications & Additions**	
Suellen H. Fardelmann Sports Complex	• Shaded Playground upgrade (2025) • Baseball fields upgrade (2025) • Multipurpose field upgrade • Sand Volleyball upgrade • Pickleball courts (2) addition	• Restroom Upgrade • Covered Outdoor space • Fitness Area • Landscape Buffer • Site Amenities (20) • Wayfinding signage
Tamarind Park	• Shaded Playground upgrade • Sand Volleyball upgrade • Tennis courts upgrade	• Trail improvements • Site Amenities (10) • Side parking pavers (20 spaces)
Ted Ferone Park	• Basketball court nets • Shaded Playground upgrade • Sand Volleyball upgrade • Racquet Courts to pickleball courts	• Fitness area upgrade • Trail improvements • Side parking pavers (30 spaces) • Site Amenities (10)
Pioneer Middle School	• Basketball courts upgrade • Field track upgrade • Baseball fields upgrade • Multipurpose filed upgrade	• Sports lighting • 1 Tennis court upgrade • 1 Tennis court refurbish to pickleball

Through the planning process, some park amenities have been identified to modernize the City's recreational facilities and broaden their appeal to Cooper City's demographics. For example, outdoor fitness trails have risen in popularity over the past decade as have "ninja courses" that provide challenging obstacle courses that cater to a younger demographic. Each of these elements has been added to the recommended capital improvements presented in Chapter 4.

CHAPTER 5



CHAPTER 5: IMPLEMENTATION STRATEGY

5.1. Implementation Approach

5.2. Action Plan

5.3. Funding Strategies

IMPLEMENTATION STRATEGY



Eat to the Beat @ Suellen H. Fardelmann Sports Complex

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5.1. Implementation Approach

The Master Plan has been developed with a ten-year planning horizon. To assist the City in evaluating, prioritizing, and budgeting for the recommendations, a ten-year conceptual Recommended Capital Projects and Parks/Recreation Action Plan have been developed that prioritize improvements in three time intervals:

- Short-term: 1-3 years
- Mid-term: 4-6 years
- Long-term: 7-10 years

Legend:

- Planned in City's 2025-2029 CIP
- Modification to City's 2025-2029 CIP
- Master Plan - New Project

Table 5.1 on the following page details the recommended capital improvements. This composite listing includes those improvements contained within the City's current CIP (from 2025 through 2029) as well as new recommended improvements that have been identified as part of the Parks Facilities Master Plan process.

Table 5.1 **Recommended Capital Projects**

Park & Facility	SHORT TERM				MID-TERM			LONG TERM			
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Cooper City Community Center											
Electronic upgrade (projector & screen)											
Security cameras											
Outdoor terrace area (seating, added shade, game tables)											
Repainting (2025)											
Bill Lips Sports Complex											
AED's stand-alone units											
Exterior paint											
Lighting system upgrades											
Sports lighting											
Playground add PIP and shade											
Softball fields upgrade - clayed and temporary fencing											
Multipurpose field upgrade											
Side parking pavers (40 spaces)											
Improve landscape buffer residential side											
Add shade structure areas											
Site amenities (20)											
Wayfinding signage											
Restroom / storage upgrade											
Chase Park											
Shaded playground upgrade											
Landscape improvements											
Site amenities (4)											
Christie Schafale Park & Dog Park											
Add splashpad											
Add restroom (1,000 SF)											

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Table 5.1 **Recommended Capital Projects**

Park & Facility	SHORT TERM				MID-TERM			LONG TERM			
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Shaded playground upgrade (destination)											
Basketball upgrade											
Dog park upgrade											
Sand volleyball upgrade											
Site amenities (15)											
Wayfinding signage											
Colony Park											
Shaded playground upgrade (teen age group)											
Site amenities (4)											
Cooper's Point Park											
Shaded playground upgrade (older age group)											
Site amenities (4)											
Dawn Park											
Playground upgrade											
Site amenities (4)											
Diamond Head Park											
Shaded playground upgrade											
Basketball upgrade											
Add (2) Shelters											
Racquet courts to pickleball courts											
Site amenities (8)											
Ellie Kozak Park											
Shaded playground upgrade											
Add (2) shelters											
Site amenities (4)											
Encore Park											
Shaded playground upgrade											
Site amenities (4)											
Flamingo West Park											
AED's stand-alone units											
Outdoor exercise area											
Site amenities (15)											
Landscape and irrigation enhancement											
Forest Lake Park											
Shaded playground upgrade											
Basketball courts upgrade											
Side parking pavers (30 spaces)											
Sand volleyball upgrade											
Site amenities (10)											
Homes of Forest Lakes Park											
Shaded playground upgrade											
Site amenities (4)											
Jerry Morgan Park											
Wayfinding											
Site amenities (10)											

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Table 5.1 **Recommended Capital Projects**

Park & Facility	SHORT TERM				MID-TERM			LONG TERM			
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Memorial Park											
Playground replacement (installed)											
Upgrade event space											
Site amenities (15)											
Michael "City Mike" Riordan Park											
Playground replacement (installed)											
Trail improvements											
Dog park improvements											
Site amenities (10)											
Side parking pavers (10 spaces)											
Natalie's Cove Park											
Shaded playground upgrade											
Site amenities (4)											
Pine Lake Park											
Shaded playground upgrade											
Site amenities (4)											
Poinciana Park											
Shaded playground upgrade											
Site amenities (4)											
Pool & Tennis Center Park											
Electronic upgrade											
Pump room											
Flooring											
Playground upgrade (destination)											
Splash pad expansion upgrade											
Add shade structure areas											
Pavilion/restroom upgrade											
Court upgrades											
Sports lighting											
Wayfinding signage											
Gazebo upgrades											
Shelter upgrades											
Parking improvements											
Stirling Palm Park											
Shaded playground upgrade											
Basketball courts upgrade											
Sand volleyball upgrade											
Site amenities (5)											
Suellen H. Fardelmann Sports Complex											
AED's stand-alone units											
Playground replacement											
Lighting system upgrades											
Sports lighting											
Baseball fields upgrade (2025)											
Multipurpose field upgrade											
Sand volleyball upgrade											

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Table 5.1 **Recommended Capital Projects**

Park & Facility	SHORT TERM				MID-TERM			LONG TERM			
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Pickleball courts (2)											
Restroom upgrade											
Maintenance facility including utilities											
Covered outdoor space											
Fitness area											
Landscape buffer											
Shaded structures											
Lighting parking lot											
Site amenities (20)											
Wayfinding signage											
Tamarind Park											
Shaded playground upgrade											
Sand volleyball upgrade											
Tennis courts upgrade											
Trial improvements											
Site amenities (10}											
Side parking pavers (20 spaces)											
Ted Ferone Park											
Basketball court nets											
Shaded playground upgrade											
Sand volleyball upgrade											
Racquet courts to pickleball courts											
Fitness area upgrade											
Trail improvements											
Side parking pavers (30 spaces)											
Site amenities (10)											
Pioneer Middle School											
Basketball courts upgrade											
Field track upgrade											
Baseball fields upgrade											
Multipurpose filed upgrade											
Sports lighting											
1 Tennis courts upgrade											
1 Tennis court refurbish to pickleball											

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Table 5.2 **Action Plan**

1. Enhance Facilities and Amenities

OBJECTIVES	SHORT TERM (1-3YRS)	MID-TERM (4-6YRS)	LONG TERM (7-10YRS)	TEN YEAR TOTAL
Objective 1.1 – Establish regular facility inspections, evaluations, and protocols for repair and replacement of existing amenities.				
1.1.a Continual evaluation of current facilities and amenities	Department Staff	Department Staff	Department Staff	N/A
1.1.b Continue to implement existing projects, capital improvement plan, and preventative maintenance to address underperforming facilities and amenities.	Department Staff	Department Staff	Department Staff	N/A
Objective 1.2 – Renovate or replace outdated or failing facilities, amenities, parks, and open spaces.				
1.2.a Renovate existing restrooms (1,000 SF @ $250/SF) (Suellen, Bill Lips, Pool & Tennis Center, Flamingo West)	$500,000	$250,000	$250,000	$1,000,000
1.2.b Update convenience amenities ($20,000 per year)	$60,000	$60,000	$80,000	$200,000
Objective 1.3 – Continually refine recreational facilities to respond to current and future population demands.				
1.3.a Continual evaluation of current facilities and future population demands.	Department Staff	Department Staff	Department Staff	N/A
1.3.b Facilities and amenities enhancements				
Community Center		$121,800		$121,800
Bill Lips Sports Complex Park	$1,863,000		$4,680,000	$6,543,000
Chase Park		$489,000		$489,000
Christie Schafale Park & Dog Park	$1,506,000			$1,506,000
Colony Park			$396,000	$396,000
Cooper's Point Park		$396,000		$396,000
Dawn Park	$396,000			$396,000
Diamond Head Park		$720,000		$720,000
Ellie Kozak Park		$744,000		$744,000
Encore Park	$396,000			$396,000
Flamingo West Park		$540,000		$540,000
Forest Lake Park	$852,000			$852,000
Homes of Forest Lakes Park			$396,000	$396,000
Jerry Morgan Park			$60,000	$60,000
Memorial Park			$90,000	$90,000
Michael "City Mike" Riordan Park		$228,000		$228,000
Natalie's Cove Park			$396,000	$396,000
Pine Lake Park			$396,000	$396,000
Poinciana Park			$396,000	$396,000
Pool & Tennis Center Park		$2,844,000		$2,844,000
Stirling Palm Park			$606,000	$606,000
Suellen H. Fardelmann Sports Complex		$3,183,000		$3,183,000

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Table 5.2 **Action Plan**

1. Enhance Facilities and Amenities

OBJECTIVES	SHORT TERM (1-3YRS)	MID-TERM (4-6YRS)	LONG TERM (7-10YRS)	TEN YEAR TOTAL
Tamarind Park	$1,104,000			$1,104,000
Ted Ferone Park	$1,080,000			$1,080,000
Pioneer Middle School	$2,100,000			$2,100,000
TOTAL:	$9,297,000	$9,265,800	$7,416,000	$25,978,800
1.3.c Evaluate opportunities for destination amenities based on demand.	Department Staff	Department Staff	Department Staff	N/A
1.3.c Continue to engage Optimist and the community in amenities development.	Department Staff	Department Staff	Department Staff	N/A
Objective 1.4 – Develop new facilities and amenities based on level of service analysis.				
1.4.a Proposed facilities and amenities				
New splashpad/sprayground per term			$300,000	$700,000
Objective 1.5 – Identify and implement partnerships for expansion of recreation amenities and programming				
1.5.a Evaluate potential expansion of recreation amenities through County Partnership	Department Staff	Department Staff	Department Staff	N/A
1.5.b Implement recreation amenities expansion opportunities.	Department Staff	Department Staff	Department Staff	N/A
1.5.c Continual evaluation of potential expansion of recreation amenities.	Department Staff	Department Staff	Department Staff	N/A
Objective 1.6 – Upgrade convenience and customer service amenities to existing facilities.				
1.6.a Develop a process to evaluate current facilities	Department Staff	Department Staff	Department Staff	N/A
1.6.b Continual evaluation of current facilities	Department Staff	Department Staff	Department Staff	N/A
1.6.c Continue to implement existing capital projects (Fiscal Year 2025-2029), and preventative maintenance to address underperforming amenities.	Department Staff	Department Staff	Department Staff	N/A
Objective 1.7 – Continue to improve ADA accessibility at parks.				
1.7.a Address non-compliant elements within City-owned recreational facilities, parks, and trails based on the ADA and Autism Friendly standards.	Department Staff	Department Staff	Department Staff	N/A
1.7.b Continual evaluation of ADA and autism needs for parks, facilities, and trails.	Department Staff	Department Staff	Department Staff	N/A
Subtotal of 1. Enhance:	**$9,607,000**	**$10,075,800**	**$8,046,000**	**$27,728,800**

Table 5.2 **Action Plan**

2. Connect the park system's facilities and its bicycle, pedestrian, and parking facilities seamlessly within the parks and throughout the community.

OBJECTIVES	SHORT TERM (1-3YRS)	MID-TERM (4-6YRS)	LONG TERM (7-10YRS)	TEN YEAR TOTAL
Objective 2.1 – Expand greenways and trails connectivity.				
2.1.a Annually develop greenways and expand to connect neighborhoods and parks. (1/2 mile per year @ $750,000)	$2,250,000	$2,250,000	$4,000,000	$8,500,000
2.1.b Consider adding fitness stations and family fun stations in appropriate locations on trails throughout parks and new greenways. Dedicated golf cart parking areas. @ $20,000 per station (6 stations per year)	$360,000	$360,000	$480,000	$1,200,000
Objective 2.2 – Connectivity within Parks				
2.2.1 Expand and improve existing parking areas and construct new parking areas.	$350,000	$350,000	$450,000	$1,150,000
Subtotal of 2. Connect:	**$2,960,000**	**$2,960,000**	**$4,930,000**	**$10,850,000**

3. Expand the City's Outdoor/Indoor Recreation Facilities to keep pace with the City's Growth

OBJECTIVES	SHORT TERM (1-3YRS)	MID-TERM (4-6YRS)	LONG TERM (7-10YRS)	TEN YEAR TOTAL
Objective 3.1 – Identify and implement expansion of indoor and outdoor recreation spaces.				
3.1.a Proposed Indoor Recreation space				
New Recreation Center (40,000 sf @ $650/sf)	$0	$0	$26,000,000	$26,000,000
3.1.b Develop indoor program space (furniture, sport equip., computers, etc.) ($500,000 initial setup + $10,000/ year)	$0	$0	$520,000	$520,000
3.1.c Additional staff for Indoor Spaces	Department Staff	Department Staff	Department Staff	N/A
3.1.d New event space (amphitheater)			$1,500,000	
3.1.e Continue to partner with Broward County to provide programming at Brian Piccolo Park.	Department Staff	Department Staff	Department Staff	N/A
Subtotal of 3. Expand:	**$0**	**$0**	**$28,020,000**	**$28,020,000**

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Table 5.2 **Action Plan**

4. Renew Management & Operational Systems

OBJECTIVES	SHORT TERM (1-3YRS)	MID-TERM (4-6YRS)	LONG TERM (7-10YRS)	TEN YEAR TOTAL
Objective 4.1 – Develop a comprehensive facility and lifecycle maintenance program with sustainable funding to ensure all improvements are maintained in a first-class condition.				
4.1.a Create a 3-tiered Maintenance plan for daily routine, lifecycle replacement and capital improvements.	Department Staff	Department Staff	Department Staff	N/A
4.1.b Prioritize replacement of irrigation system.	Department Staff	Department Staff	Department Staff	N/A
4.1.c Continue to identify additional maintenance needs	Department Staff	Department Staff	Department Staff	N/A
Objective 4.2 – Continue to improve marketing and external communication.				
4.2.a Continue to update the Department's marketing and advertisement strategy annually	Department Staff	Department Staff	Department Staff	N/A
4.2.b Continue to evaluate previous marketing strategies and public outreach methods effectiveness	Department Staff	Department Staff	Department Staff	N/A
4.2.c Continue to explore increased resident engagement to create advocacy in the community	Department Staff	Department Staff	Department Staff	N/A
Objective 4.3 – Expand access to technology at parks and recreational facilities.				
4.3.a Expand Wi-fi throughout major parks	Department Staff	Department Staff	Department Staff	N/A
4.3.b Continue to expand Mobile Application opportunities	Department Staff	Department Staff	Department Staff	N/A
4.3.c Explore opportunities for Placer.ai by partnership (Placer.ai is an AI-powered location analytics platform that provides detailed insights into consumer foot traffic and behavior to help businesses make informed decisions)	Department Staff	Department Staff	Department Staff	N/A
Objective 4.4 – Expand access to recreational facilities and programs through partnerships.				
4.4.a Explore additional partnership opportunities and build on existing partnerships with schools, private and non-profit organizations	Department Staff	Department Staff	Department Staff	N/A
4.4.b Ensure all existing and future partnerships are memorialized in a signed partnership agreement	Department Staff	Department Staff	Department Staff	N/A
Objective 4.5 – Staff, equip, and train to meet demand and maintain high-quality - service levels.				
4.5.a As parks and facility upgrades are implemented, ensure staffing levels are adequate to maintain current performance standards.	Department Staff	Department Staff	Department Staff	N/A
4.5.b Evaluate staffing levels to maintain current and desired performance standards.	Department Staff	Department Staff	Department Staff	N/A
4.5.c Review current volunteer program and look for additional volunteer opportunities.	Department Staff	Department Staff	Department Staff	N/A

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Table 5.2 **Action Plan**

4. Renew Management & Operational Systems

OBJECTIVES	SHORT TERM (1-3YRS)	MID-TERM (4-6YRS)	LONG TERM (7-10YRS)	TEN YEAR TOTAL
4.5.d Improve training and tailor to specific positions and job duties. Ensure that staff have adequate and appropriate tools to perform their jobs.	Department Staff	Department Staff	Department Staff	N/A
4.5.e Assess the advantages and disadvantages of using contractual services for part-time, seasonal, and instructional positions.	Department Staff	Department Staff	Department Staff	N/A
Objective 4.6 – Conduct annual review of departmental policies, procedures, and processes.				
4.6.a The Department should review and update all departmental policies, procedures, and processes annually.	Department Staff	Department Staff	Department Staff	N/A
4.6.b As part of that review, the department should engage staff in the review process, and users where appropriate.	Department Staff	Department Staff	Department Staff	N/A
Objective 4.7: Pursue additional grant, private and philanthropic funding opportunities.				
4.7.a Develop strategy to seek alternative funding sources that includes donations, grants, and sponsorships.	Department Staff	Department Staff	Department Staff	N/A
4.7.b Continue using existing grant writing services to research, submit, and track federal, state, and local grants.	Department Staff	Department Staff	Department Staff	N/A
4.7.c Explore additional sponsorship opportunities and build on existing sponsorships	Department Staff	Department Staff	Department Staff	N/A
Objective 4.8 – Develop a cost recovery and pricing policy.				
4.8.a Develop a resource allocation and cost recovery philosophy, model, and policy that is grounded in the values, vision, and mission of Cooper City.	Department Staff	Department Staff	Department Staff	N/A
4.8.b Establish a pricing methodology that continuously reflects community values, while generating adequate revenues to sustain Cooper City facilities and parks. Reviewed annually.	Department Staff	Department Staff	Department Staff	N/A
Subtotal of 4. Renew	Department Staff	Department Staff	Department Staff	N/A
Total:	**SHORT TERM (1-3YRS)**	**MID-TERM (4-6YRS)**	**LONG TERM (7-10YRS)**	**TEN YEAR TOTAL**
	$12,567,000	**$13,035,800**	**$40,996,000**	**$66,598,800**

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5.3. Funding Strategies

Implementation of Cooper City's 10 year horizon Parks and Recreation Master Plan is anticipated to cost up to appx. $69 Million for park development, event space, indoor recreation facilities and amenities. This includes escalated 5% annual inflation rate based on 2025 cost.

In order to implement the vision and objectives of the PRMP, the funding strategies focus on identifying available funding sources for priority projects and exploring alternative options. The City may leverage or "stack" potential grants and bond sales for parks and recreation improvements, as well as sources that have been utilized in the past. Analyzing both existing and potential funding sources established the basis for phasing recommendations, which are based on estimated costs. In Section 5.1 Implementation, the phasing recommendations were categorized into short-term CIP recommendations to be completed within the next three (3) years, mid-term four (4) to six (6) years, and long-term seven (7) to ten (10) years.

The priorities for implementation and potential funding sources for the Cooper City Parks and Recreation Master Plan have been established based on input from City staff, consultants and Commission members.

Funding Approach

Common methods for funding parks and recreation capital improvements include:

- General Fund/ CIP (budget allocation)
- Infrastructure Sales Tax (approved by voters County-wide) allocation
- Park Impact Fees
- Grants
- User Fees
- Special Assessments
- General Obligation Bonds (backed by property tax)
- Revenue Bonds

The most feasible means of generating the necessary funds for the projects outlined in the Cooper City Parks and Recreation Master Plan are budget allocation, grants, and/or user fees, all of which are listed as potential sources.

Funding for the Cooper City Parks and Recreation Master Plan has been divided into Three (3) categories including:

- General Fund/ CIP (budget allocation)
- User Fees
- Grants

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The next section will provide a summary for each type of funding.

Recent CIP Funding

Between the years of 2022 - 2025 Cooper City spent approximately $348,382 annually ($17.42 per resident) on parks and recreation capital improvements. The category includes projects that are budgeted and funded from existing City reserves, plus future monies to be collected through user fees.

Year	Capital Budget for Parks and Recreation	Population Estimate	Dollars Spent Per Resident on Parks
2025	$225,000	34,685	$6.49
2024	$1,104,000	34,321	$32.17
2023	$567,334	34,166	$16.61
2022	$490,794	34,106	$14.39
Avg.:	$348,382	Average:	$17.42

Table 5.1: Capital budget for parks and recreation compared to the City's population for years 2022 - 2025.

It is important to note that additional funding needs to be allocated from the City's general fund for the operations and maintenance (O&M) of new facilities as they are constructed and opened. City staff should estimate projected O&M costs for each new project, and request additional O&M funding concurrent with approval for capital funding.

Grants Funding

One of the best ways to fund parks and recreation projects is through grants. There are several benefits to using grants to pay for parks and recreation projects:

- Access to additional funding: Grants provide additional funding that can be used to supplement existing budgets for parks and recreation projects. This allows for more comprehensive and extensive projects to be completed.
- Encourages innovation and creativity: Grant funding often requires innovative ideas and approaches to be implemented, encouraging creativity and originality in park and recreation design and development.
- Supports community involvement: Grant funding can help support community involvement in park and recreation projects, allowing for greater input and participation in the planning and development process.
- Promotes sustainability: Many grant programs prioritize projects that promote sustainability and environmentally friendly practices, helping to ensure that parks and recreation areas are designed and maintained with a long-term perspective in mind.
- Boosts local economy: Parks and recreation areas can help drive tourism and stimulate local economies. By funding these projects with grants, it can provide a boost to the local economy through increased tourism and recreational activity.

Overall, using grants to fund parks and recreation projects can provide a wide range of benefits to

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communities and help support the development of sustainable, innovative, and engaging outdoor spaces.

The sub-vision has identified several grants that can be utilized to fund proposed projects. Many of these grants offer annual options for application, providing multiple opportunities for communities to secure funding. It's important to note that individual grants may apply to multiple projects, resulting in overlapping grants being used to fund different projects. To help communities maximize funding, the concept of "Grant Stacking" has emerged as a practical approach. This involves combining grants of varying levels (federal, state, and local) to support a single project, with careful selection of grants potentially resulting in one grant providing the matching funds requirement for another grant and vice versa.

The below Table provides a list of potential grants applicable to Cooper City, along with summarized descriptions of project-based potential funding sources. It's essential to remember that eligibility for these grants is based on the municipality's ability to apply for them. However, prior awards or current projects may impact a municipality's ability to obtain these grants. Additionally, grant amounts are typically based on the maximum award possible, with the actual cost of project elements ultimately determining the maximum amount that can be obtained.

While the grants listed in chart represent stable programs that occur annually, it's important to note that other funding opportunities may also be available. For example, it's crucial for communities to research and explore all potential funding sources, including line item appropriations from local, state, and federal governments, to maximize their funding options fully.

By utilizing multiple funding sources, communities can more effectively fund their parks and recreation projects, allowing for more significant innovation, community involvement, and long-term sustainability. The grant stacking approach, combined with careful research and planning, can help communities achieve their project goals in a timely and cost-effectively.

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List of Applicable Grants

Funding Program	Grant Amount	Match Requirement	Types of Eligible Elements	Anticipated Deadline
American Dermatology Academy Grants	$500-$8,000	50%	Projects developing shade structures in high-use public areas, with a concentration on facilities that serve children and seniors.	15-Dec
Community Development Block Grants (CDBG)	n/a	n/a	Rehabilitation and preservation of housing, water and sewer improvements, street improvements, economic development activities, downtown revitalization, parks and recreation projects, and drainage improvements.	Estimated November
Complete Streets and Local Initiatives	$1,500,000	0%	Pedestrian and bicycle trails and greenways	January
Cultural Facilities Grant Program	$500,000	200%	Educational, amphitheater, nature, art elements	June
Environmental Education Grants	$91,000	25%	Educational elements, signage, nature trails, internet applications	April
Florida Communities Trust (FCT)	$5,000,000	25%	Facilities including those for unique and disabled persons	
Florida Forever Program (FCT)	$6.6 million maximum	Communities with less than 10,000- no required match Communities with more than 10,000- 75:25 match	Acquisition of land for community-based parks, open spaces and greenways that were identified as needs in local government comprehensive plans.	Estimated July 31st
Florida Recreation Development Assistance Program (FRDAP)	$200,000	100%	Fields, courts, trails, playgrounds, restrooms, shade structures, lighting and landscaping	September
Florida Recreation Development Assistance Program	$200,000 maximum	Grants up to $50,000- no match requirement Grants more than $50,000 and up to $150,000- 75:25 Grants over $150,000- 50:50	Acquisition and development of recreational facilities.	Estimated August

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Florida Small Matching Grant Program	$50,000	100%	Restoration of historic structures, education facilities	June
Florida Special Category Grant Program	$350,000	100%	Acquisition and Development of historic structures	December
Florida Urban Forest Health Initiative	$24,000	No match required	Tree plantings, remedial pruning, removal of hazardous trees.	Estimated November
FRDAP (Disabled & Unique Abilities)	$500,000	0%	Any outdoor trail and greenway elements that enhance opportunities for disabled or person with unique abilities	July
Great Urban Parks	$575,000	0%	Active and passive facilities, stormwater, environmental	April
Historic Preservation-Special Category Grant	$350,000	50:50:00	Acquisition, preservation, protection, restoration, rehabilitation and stabilization of historical and archaeological sites, investigation of archaeological sites, photography, the preparation of measured drawings and other records that record historical/archaeological sites and properties threatened with damage or destruction, planning for eligible Acquisition and Development activities, such as the preparation of plans and specifications.	June 1st
Land and Water Conservation Grant (LWCF)	$200,000	100%	Acquisition or development of recreational facilities. Cultural facilities, fields, courts, trails, playgrounds, restrooms, shade structures, signage, lighting, landscaping, and parking	March
Lowe's Neighborhood Grants	Varies	n/a	Neighborhood beautification projects, education programs and community resources such as parks and safety programs.	February
MLB Tomorrow Fund	$40,000	100%	Renovation and development of ball field related elements	Rolling
OGT Land Acquisition Program	$1,000,000	0%	Acquisition of trails/greenways that enhance the state system	October

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Our Town Grant	$200,000	100%	Innovative public projects including heritage trails	October
Outdoor Recreation Legacy Partnership Program (ORLPP)	$750,000	100%	Ballfields, courts, trails, playgrounds, restrooms, shade structures, lighting and landscaping	May
Pre-Disaster Mitigation	$3,000,000	25%	Stormwater, including open space and trails	October
Preserve America	200,000	100%	Signage, wayfinding	TBD
Public Art Challenge	$1,000,000	25%	Art in Public Places	December
Recreation Trails Programs (RTP	$200,000	20%	Trails, trailside, trailhead facilities. Any outdoor trail and greenway elements that enhance opportunities for disabled or person with unique abilities	April
State Energy Efficiency Grant Program	Category 1: may not exceed 10% of $12.4 million Category 2: small counties (<50,000) and small cities (<15,000) may not exceed $250,000	no match required	Programs that contribute to sustainable market transformation, achieve significant energy and cost savings and create jobs, result in new or innovative approaches to reduce fossil fuel emissions, reduce total energy use and increase energy efficiency, and are capable of being financially self-sustaining.	Estimated rolling application
Transportation Enhancement Program (TEP)	$500,000	80:20:00	Facilities for pedestrians and bicycles, safety and educational activities for pedestrians and cyclists, acquisition of scenic easements and scenic or historic sites, scenic or historic highway programs, landscaping and other scenic beautification rehabilitation and operation of transportation buildings, structures or facilities, preservation of abandoned railway corridors, control and removal of outdoor advertising.	Rolling application until funds are gone

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U.S. Soccer Foundation Grants	$50,000	100%	Field turf, lighting, irrigation and program equipment	October, February, June
Urban & Community Forest	$10,000-$25,000	50:50:00	Tree ordinances, tree inventories, management plans, master plans, in-house training, staffing, student internships, tree planting, tree protection, and maintenance projects, educational programs, Arbor day programs, developing brochures and purchasing exhibits.	Estimated November
Urban Forestry Grant Program (UFC)	$10,000	100%	Tree plans/programs and planting	March
USTA Public Facilities Grant	$50,000	80%	Renovation and/or construction of public tennis facility	Rolling
Water Project Funding	$3,000,000	100%	Stormwater, water quality, alternative water	November

Utilities Department

Proposed Interlocal Agreement between Broward County and City of Cooper City to Fund the Design of a Regional Biosolids Solutions Facility

February 2026

Akin Ozaydin, Utilities Director/City Engineer

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What are Biosolids?

Biosolids are the cleaned and treated solids that come from the wastewater treatment process.

When wastewater is processed to remove contaminants, the remaining material (organic matter) are carefully treated, stabilized, and dewatered.

The result is a nutrient-rich material called *biosolids*, which can be safely reused for beneficial purposes, such as improving soil quality or supporting land reclamation.



Cooper City Production (Class B):

Current:

2,423 wet tons of biosolids per year (about 484.6 dry tons);

Projected:

2,665 wet tons per year by 2045 as population and flows rise;

Wastewater Permit Capacity (4.27 MGD):

How We Manage Them Today:

Biosolids are dewatered to about 21% solids using a centrifuge, then hauled off-site by private contractors for land application or landfill disposal.

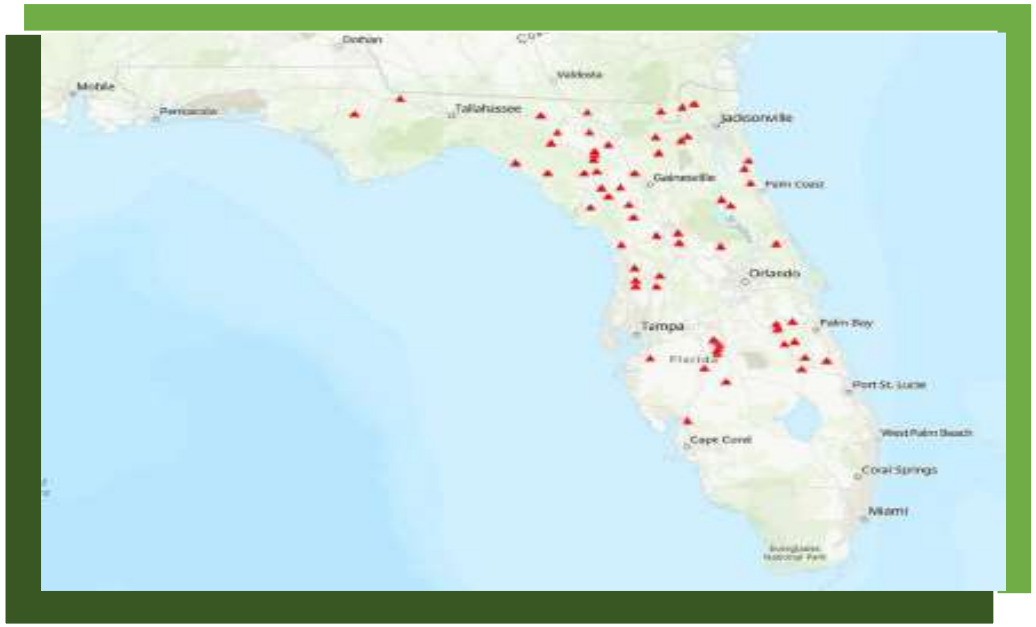
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Biosolids in Florida

There are over 4,100 individually permitted domestic wastewater facilities throughout the state of Florida.



2025: 40 permitted land application sites in Florida



2019 - 140 Land Application Sites
2021 - 130 Land Application Sites
2024 - 65 Land Application Sites
2025 - 40 Land Application Sites

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Biosolids Regulations

State (Florida DEP) – 1990

- 1990 – Chapter 62-640, Florida Administrative Code (F.A.C.) Florida established its own biosolids management rule, aligning with federal standards while adding permitting and land application requirements.
- 2020 – Florida Statute 403.0855 **Restricted land application of Class B biosolids** within Basin Management Action Plan (BMAP) areas and required nutrient management plans.
- 2021 – House Bill 1309 Signed into Law: Expanded FDEP oversight, required advanced treatment, enhanced Polyfluoroalkyl Substances (PFAS) and nutrient testing, **and limited Class B land application statewide.**
  - ***Effective July 1, 2024****: represents the state's most significant biosolids reform in over a decade—pushing utilities toward Class A or advanced thermal treatment and away from land application, which has dropped statewide from about 130 sites in 2021 to just 40 in 2025.*

Federal (EPA 40 CFR Part 503) - 1987

- National standards for the treatment, quality, and disposal (reuse) of biosolids, including pathogen and metal limits.
- The EPA can take enforcement action against any WWTP not meeting **Part 503** EPA Regulations, even without a specific biosolids permit.
- Treatment facilities must submit annual biosolids reports by February 19th each year detailing biosolids treatment and management practices.

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Regional Biosolids Solution(s) Working Group

In Broward County there are 31 municipalities and 11 wastewater treatment plants.

Initiated in **2021** by Broward County in collaboration with 11 utilities:

- Cities of Sunrise, Cooper City, Miramar, Coral Springs Improvement District (CSID), Pembroke Pines, Plantation, Davie, Fort Lauderdale, Hollywood, and Margate
- Invites consideration for a multi-utility regional approach that will allow cost-share for advanced biosolids treatment facility and disposal.

In **2023,** these 11 participating utilities entered into an Interlocal Agreement to jointly fund a Regional Conceptual Study ("Study ILA");

In **2024,** a Conceptual Study was completed, which **confirmed the technical and financial feasibility** of constructing a Regional Biosolids Facility to:

- *Process wastewater residuals*
- *Reduce landfill dependence*
- *Ensure compliance with current and future Florida Department of Environmental Protection (FDEP) regulations.*



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Recommended Technology – **Thermal Drying**

Thermal Drying process heats Biosolids to 350°F–500°F:

destroying pathogens, bacteria, and viruses.

The result is a **Class A, Exceptional Quality:**

- *Pathogen-free and odor-stable.*
- *Safe for public use, commercial and residential landscaping, turf, agriculture, and soil conditioning.*
- *Marketable — often pelletized and sold as fertilizer.*

Class A product will help utilities maintain compliance with EPA Part 503 and Florida DEP Chapter 62-640, ensuring future permit renewals even under stricter regulations.

Significant mass reductions (4-5 times)

Suitable technology to accept Biosolids from all participating utilities (11+)

If PFAS regulation on Biosolids is implemented, Thermal Drying is a necessary 1st step in the process of PFAS removal.

Capital cost range: $200 million – $500 million (higher estimate includes redundancy).

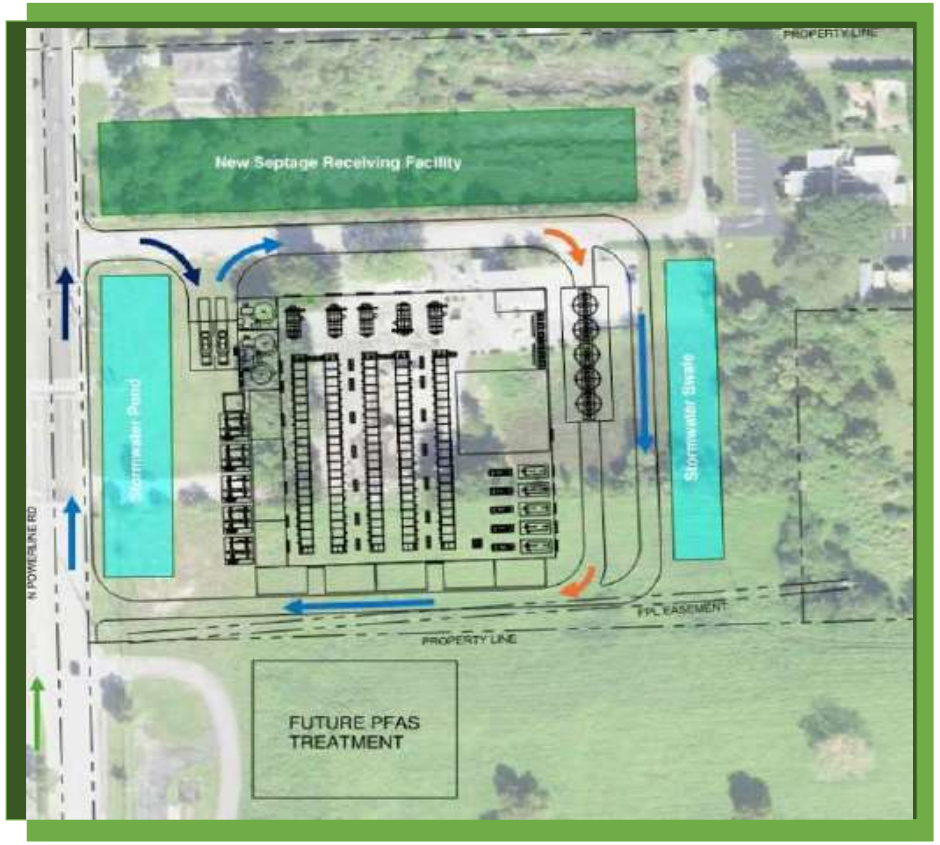


Proven, reliable process with hundreds of installations across the U.S. since 1950's:
Palm Beach County
Solid Waste Authority (SWA) - 2009

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Cooper City's Participation Cost

- % of Regional Facility
  - *.0092%*
- Design Cost: $50M (24-30 months)
  - *City's contribution not to exceed $460,000*
- Construction Cost: $200M-$500M (Depending on final design)
  - *Separate ILA*
  - ***City's contribution $1.8M-4.6M***
- Coverage
  - *Current 4.27 MGD permit only;*
  - *Future additional allocation would require an ILA amendment and additional capacity purchase at higher cost.*



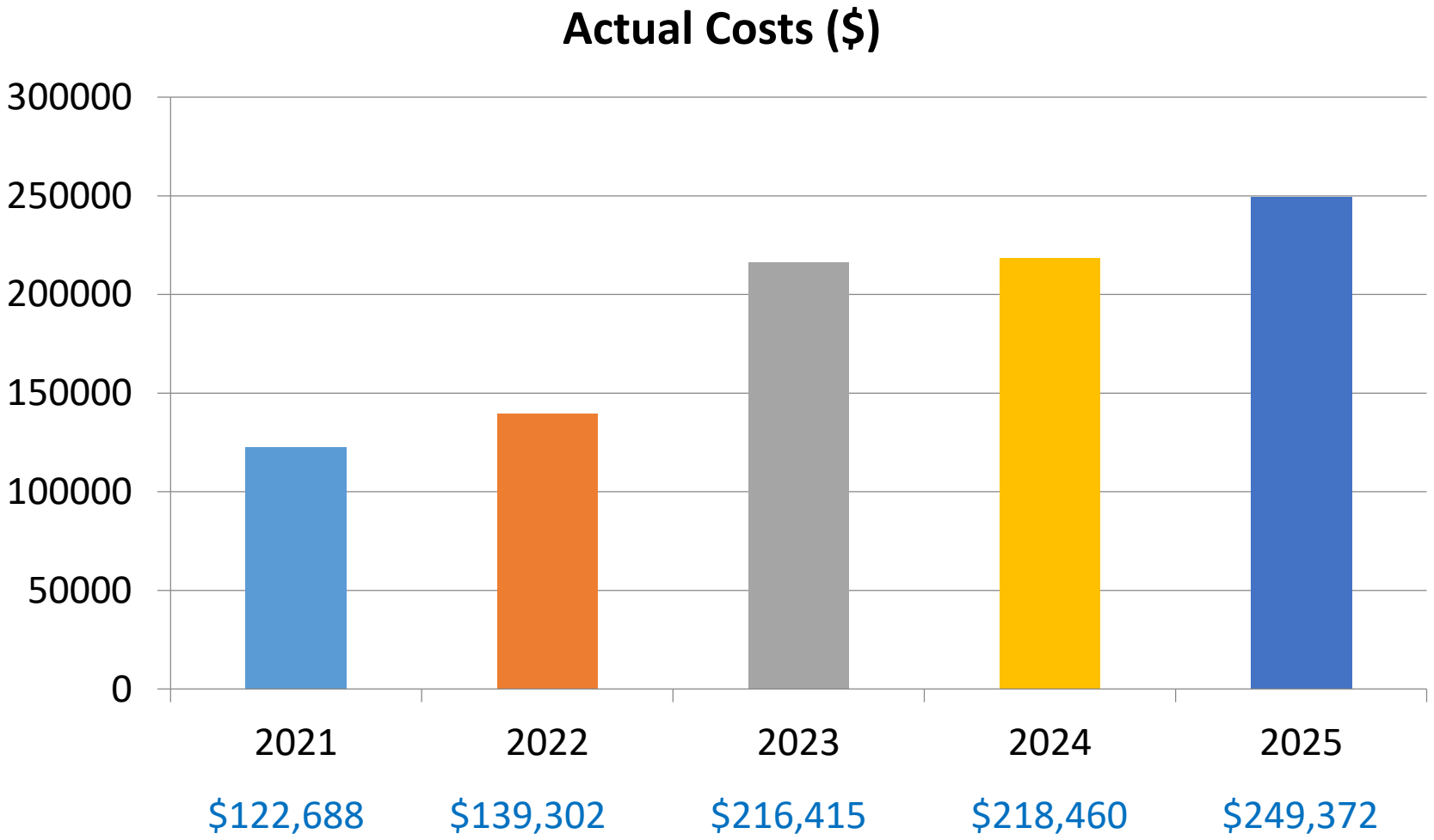
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Yearly Cost Analysis

Actual Yearly Costs & Cost per Wet Ton

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Actual Yearly Costs



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Key Cost Trends & Observations

- *Actual yearly costs increased from $122,688 in 2021 to $249,372 in 2025.*
- *Costs remained relatively stable per wet ton from 2021–2022 at $31.95.*
- *Largest year-over-year increase in total costs occurred between 2022 and 2023.*
- *Significant escalation began in 2024, rising to $37.50 per wet ton.*
- *Costs per wet ton more than doubled between 2024 and 2025.*
- *Continued cost pressure is projected into 2026, reaching $95.62 per wet ton.*

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Comparison

Option 1 Palm Beach County-ILA Facility	Option 2 Miami-Dade County	Option 3 Broward County Water and Wastewater Services (WWS)	Option 4 Current Disposal Method

• **Location/Ownership**: Palm Beach County
• **Facility Developed**: 2005
• **Owner**: Solid Waste Authority (SWA)
• **Operator**: Synagro
• **Eligibility**: Accepts biosolids **only from Palm Beach County municipalities**
• **Assessment**: No access for non-Palm Beach municipalities
• **Viability: Not a viable option**
	• **Location**: Miami-Dade County
	• **Project Status**: In planning stages
	• **Eligibility**: Will only accept biosolids from **Miami-Dade County wastewater facilities**
	• **Current Practice**: Biosolids currently shipped **out of state (Georgia)**
	• **Assessment**: No third-party acceptance anticipated
	• **Viability: Not a viable option**
		• **Agency:** Broward County Water and Wastewater Services
		• **Project Status**: ILA currently in planning stages
		• **Eligibility**: Biosolids accepted **only from ILA partner agencies**
		• **Estimated Operating Cost:**
		  ○ **$52.00 per wet ton**
		  ○ **Projected annual cost**: $126,000
		• **Capital Cost Commitments:**
		  ○ **Design Cost**: $50 million
		  ○ City Contribution: **$460,000**
		  ○ **Construction Cost**: $200-$500 million
		  ○ City Contribution: **$1.8M-$4.6M**
		• **Assessment**: Lower long-term operating cost but **significant upfront capital investment** and partnership commitment required
		• **Viability: Viable, subject to ILA participation and capital approval**
			• **Current Cost:**
			  ○ **$77.56 per wet ton (PWT)**
			  ○ **Annual cost**: $249,372
			• **Vendor Requested Increase: 2/2026**
			  ○ **33.3% increase to $95.62 per wet ton (PWT)**
			• **Assessment**: No capital investment required, but highest operating cost and exposure to continued rate increases & limited land application sites remaining/decreasing
			• **Viability: Viable but cost-intensive. Future dumping costs are unknown and likely to exponentially increase.**

Recommendations & Next Steps

Approve the Interlocal Agreement (ILA) between the City of Cooper City and Broward County Water and Wastewater Services (WWS) to participate in the Regional Biosolids Management Facility Design Phase.

Reserve 2,665 Wet Tons Per Year (WTPY) allocation, which includes a 10% projected growth.

Covers 4.27 MGD (current permit).

Design Cost: ≈ Not to exceed $460,000 (Cooper City's share of $50M).

Construction Cost: Separate ILA.

Secures long-term regional Biosolids treatment capacity and ensures disposal reliability.

Maintains regulatory compliance (Class A quality) and operational flexibility through 2050 and beyond.

Prevents future cost escalation by locking in proportional capacity and funding now.

BROWARD COUNTY FLORIDA

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