



CITY COMMISSION ORDINANCE/RESOLUTION

TITLE: Resolution 26-05 (Administration)

DATE: January 13, 2026

DESCRIPTION: A RESOLUTION OF THE CITY COMMISSION OF THE CITY COOPER CITY, FLORIDA, PURSUANT TO SECTION 2-202 OF THE CITY'S CODE OF ORDINANCES, DECLARING THE APPROXIMATELY 5.15 ACRES OF REAL PROPERTY GENERALLY LOCATED AT 3300 NORTH PINE ISLAND ROAD IN COOPER CITY, FLORIDA, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" (THE "PROPERTY"), TO BE SURPLUS REAL PROPERTY; PROVIDING FOR THE DISPOSAL OF THE PROPERTY PURSUANT TO THE CITY'S PROPERTY DISPOSAL CRITERIA; AUTHORIZING AND DIRECTING THE APPROPRIATE CITY OFFICIALS TO TAKE ANY AND ALL ACTION NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

CITY MANAGER RECOMMENDATION:

The City Manager recommends approval of resolution 26-05.

BACKGROUND OF ITEM:

Cooper City was deeded the property known as the Monterra Civic Site from the Monterra CDD on October 10, 2006, as part of the annexation of the Waldrep Dairy Farm and development approvals of the Monterra community. The purpose of this site was for potential future civic use, such as a secondary fire station to provide "faster services" to the eastern areas of Cooper City. Since taking control of the property, the City has considered various options for its use, including a new fire station, additional parks and athletic fields, and an extra RV/Camper storage lot. Below, we summarize the conclusions of these different alternatives.

ANALYSIS:

Fire Station Unit Location Analysis

On October 30th, 2024, the City contracted with Emergency Services Consultants to perform a unit location analysis to assess whether response times in the City would improve if a new fire station was added at the Monterra site.

The study results were presented to the City Commission on May 27, 2025, by Chris Armstrong, the Project Manager. The study's scope included evaluating current conditions, projecting future

demand, and making recommendations on unit location and staffing. A copy of the presentation is included as Exhibit A.

The study found that adding a new station at the Monterra site would improve 4-minute coverage, but relocating resources would reduce the 8-minute coverage for the rest of the city. Service times could be improved, and a completely new set of fire suppression and EMS units would be deployed; however, current staffing levels are significantly below NFPA standards.

The recommendation was to avoid adding a new station to that site and instead invest in improving the work and living conditions at the current fire station on Stirling Road.

Parks and Recreation Master Plan

The National Recreation and Park Association (NRPA) provides benchmarks to help communities assess how their parks and recreation facility inventories compare to those of similar jurisdictions. For analysis, Cooper City is compared to the NRPA median values for jurisdictions with populations between 20,000 and 40,000. According to 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.

Create an Additional RV/Camper storage lot

On May 14, 202, a market analysis of storage lots in Cooper City was conducted by Munilytics. The study concluded that 180 spaces could be added at that site, and analyzed four scenarios for the Monterra property, as well as our other two storage properties:

1. The city maintains ownership and manages the lots as they currently exist. This option includes increasing lease rates to market or near-market rates.
2. The city contracts out the management of the lots and would get revenues minus management costs.
3. The city enters into a PPP with a private developer/management firm with a long-term lease or other partnership agreement.
4. Outright sale of the properties.

Development costs for the civic parcel were very high, with a deceleration/turn lane and a median opening required to provide full access north and south along Pine Island Road. The residents of Monterra immediately surrounding the site were not happy with the proposed storage use. The PPP made no financial sense for the City.

ATTACHMENTS:

1. Resolution 26-05