

July 25, 2025

Mr. Jason Chockley, Assistant Director
City of Cooper City
Community Development Department
9090 SW 50th Place
Cooper City, Florida 33328

**RE: MONTERRA SELF STORAGE
COMMENT RESPONSE LETTER
CTA PROJECT NO.: 10-0026-007-09**

Dear Mr. Chockley,

The following are responses to your comments dated June 18, 2025.

CRANEN THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects

CENTRAL BROWARD WATER CONTROL DISTRICT COMMENTS: Comments not received.

COASTAL WASTE & RECYCLING: Comments not received.

BUILDING DEPARTMENT: Comments not received.

UTILITY/ENGINEERING DEPARTMENT COMMENTS: Comments not received.

PLANNING & ZONING COMMENTS

Comment No. 1: *See attached application/justification statement comments.*

Response: **Acknowledged.**

Comment No. 2: *Provide operation plan with hours of access, security measures, office hours, cameras, etc.*

Response: **Please refer to the Operations Plan included with this submittal. Self-storage office will be open Monday through Friday from 9am-6pm and Saturday from 9am-3pm, closed Sunday (subject to change). The self-storage units are open to renters from 6am until 10pm via keypad access (subject to change). Self-storage will be equipped with a security camera system.**

Comment No. 3: *Provide an updated traffic statement with new trip calculations.*

Response: **Traffic statement has been updated and is included with this submittal.**

Comment No. 4: *Be advised City recommends meeting with neighboring property owners, HOA's and CDD to communicate proposal/obtain support prior to Planning & Zoning Board review.*

Response: **Ownership and Craven Thompson will meet with neighbors, as well as the CDD and HOA's.**

Comment No. 5: *Provide dumpster detail per code specs.*

Response: **Dumpster detail has been provided. Please see the Site Plan details sheet (SPD-1).**

Comment No. 6: *Staff recommends a secondary sidewalk connection to the west property line.*

Response: **Sidewalk has been added, connecting to the west property line (at southwest corner). Please see revised Site Plan.**

Comment No. 7: *Update west setback dimension to 25.2ft.*

Response: **Dimension on Site Plan of 26.3' is correct. Data table has been updated to match.**

Comment No. 8: *Update sidewalk dimensions to be consistent for all sheets.*

Response: **The architectural site plan has been omitted to avoid any inconsistencies between plans – please refer to Site Plan sheet SP-1.**

Comment No. 9: *Update ADA parking space locations to be consistent through all sheets.*

Response: **See response to comment #8, above. See SP-1.**

Comment No. 10: *Provide setback dimensions for ground monument sign.*

Response: **Setback dimensions have been provided on the Site Plan, see sheet SP-1.**

Comment No. 11: *Stripe a perimeter box for the loading zone and paint "loading".*

Response: **Striping has been modified as requested. Please see revised Site Plan.**

Comment No. 12: *Add thermoplastic label for SW corner stop sign yellow stripes.*

Response: **Thermoplastic label has been added for the SW corner stop sign and yellow stripes.**

Comment No. 13: *Update parking dimension on cross section CC to code required 16ft.*

Response: **Section CC has been updated to indicate a dimension of 18' parking stall with 16' comprised of asphalt and 2' comprised of Type D curbing and green space overhang.**

Comment No. 14: *Add note on cross section CC wall height to be a minimum of 8ft from highest adjacent grade.*

Response: **A note has been added to section CC as requested.**

Comment No. 15: *Update cross section AA to include 10ft U.E. on the east property line.*

Response: **The existing 10' Utility Easement (P.B 175, PG. 155, B.C.R) has been added to section AA as requested.**

Comment No. 16: Update photometric plan to include light levels around the pedestrian connection trellis/bench.

Response: **Please see revised photometric plan, which includes light levels around the pedestrian connection trellis/bench.**

Comment No. 17: Consider using the C1 ground monument sign as this parcel will now be a single use/tenant.

Response: **Callout changed to designate sign as type C-1. See revised Site Plan, sheet SP-1.**

Comment No. 18: As a reminder, be advised that CBWCD approval is required before petition will be scheduled for City Commission Approval.

Response: **Project was approved at the July 23rd CBWCD Commission meeting. Approval/meeting minutes will be forwarded as soon as they become available.**

LANDSCAPE COMMENTS

Comment No. 1: The existing conditions: the existing conditions do not match the original installation, and the existing buffers need to be enhanced 'to meet the original installation as well as replace the missing material.

There are 5 missing trees in the Swale area on the west side (Solano Ave) There are 8 missing palms in the buffer area on the west side (Solano Ave)

There are 3 missing Royal palms on the North side (Solano Ave)

Response: **As per email discussion with reviewer, larger canopy trees have been used in lieu of the Royal Palms, as well as screening hedges and plant material. Please see the revised Landscape Plan.**

There are large voids in the rear of the apartment buildings to the south, plans must include a solid buffer between the apartment buildings and the Warehouse

Response: **We are proposing a solid, 8' height wall at the south side of the property. Wall has been labeled on the Landscape Plan. In addition to the wall, the code required landscape buffer is being provided.**

Comment No. 2: On page TD 1 of the plans please provide the disposition you show (2) Royals to be relocated, what is the disposition for the rest of the existing material.

Response: **All other trees/palms are to remain other than the 2 Royal Palms indicated for relocation. The list on TD-1 has been updated to reflect this disposition, as to "Remain".**

Comment No. 3: In the beds where the Royal palms are being relocated to allow for the access roads to be built those beds need to be pushed back and rebuilt with the original plant material and Royal palms to provide the original buffers.

The replacement royal palms can be 6-8 of grey wood, they do not have to match the existing royals.

The missing trees can be installed at 14' x 6' x 3" caliper and can be Highrise or cathedral Live oaks.

Response: **See response to comment #1 – larger canopy trees are being used to enhance the buffer as per discussion with reviewer.**

Comment No. 4: *All existing irrigation in the common areas being used as buffers must be at 100% at the time of final inspection.*

Response: **Acknowledged. Note has been added to the plans – see sheet LP-1.**

Comment No. 5: *All existing plant beds must be weed free, healthy and mulched.*

Response: **Acknowledged. These requirements are already noted and specified within our standard Landscape Notes on sheet LPD-2.**

New Plans

Comment No. 1: *On the landscape legend add a line for the hedge material that the new plans must meet the specified sizes and container size in not relevant.*

Response: **Note has been added to the plans. Container sizes are not specified, only size requirements, to avoid container size issues (as per our usual plant legend).**

Comment No. 2: *Change the pine trees to groupings are sabal palms multiple heights to help offset the appearance of the wall height of the building and create a natural setting. Pines trees do not grow well in homogenized settings and are currently being attacked by several invasives species of termites. The design intent should be to screen the building.*

Response: **The pine trees along the eastern buffer have been swapped to Highrise Oaks. The remaining 5 pines at the north side of the retention area are grouped. Related to the comment about the Sabal Palms, if I am understanding it correctly, yes, we are specifying them to be staggered heights to be more natural in appearance.**

Comment No. 3: *Change the alexander palms to Veitchia Montgomery palms to provide a denser buffer, the existing alexanders can remain, and the missing alexanders can also be installed with the Veitchia palms in the backdrop to provide a visual buffer.*

Response: **Although there was only one new Alexander Palm proposed, it has been swapped to a Montgomery Palm.**

Comment No. 4: *Add accent trees such as crape myrtle to the parking lot island on the east side of the property and push the gumbo limbo back to allow for the crape myrtle trees to grow properly.*

Response: **There is an existing 30' wide gas pipeline easement that runs along the east side of the property. It is dimensioned and labeled on all plans, and we have added a distinct hatch on the Landscape Plan for clarity. No trees are permitted within the easement, that's why no trees are in the parking lot islands along the east side of the parking lot. Due to additional existing easements, including a 15' Water Easement and a 40' CBWCD Canal Easement, we have no additional space to add trees. However, in the space we do have in the east buffer, we are providing the code required number of**

trees, and we have swapped as many of the smaller trees as room allows for larger canopy trees. See revised Landscape Plan.

Comment No. 5: *In front of the buildings, change the 3 sabal palms to allow for proper growth and still not block the light, the extra palms can be incorporated into the buffers.*

Response: As per code, palms and small trees are permitted within 7.5' of light poles, while large canopy trees and palms must be a minimum 15' from the light poles. In the landscape islands, either one shade tree or a group of 3 palms is required. We are providing the Sabal Palms in groupings of 3 to satisfy code, more than 7.5' away from the light poles. The palms are being proposed at the back of the islands, as far away from the light poles as possible. It is not possible to put a large shade tree, at 15' away from the light pole in the islands – hence why palms are being used.

Comment No. 6: *Change the crape myrtles on the north buffer to an evergreen tree, i.e., Japanese blueberry to provide year-round buffers.*

Response: All but the Crapes that flank the entry drive have been swapped for larger canopy trees along the north buffer. We want to keep the Crapes at the entry, to have a flowering species flank the entry drive.

Comment No. 7: *Change the small leaf clusia to cocoplum to allow for continued maintenance, the clusia do not take pruning well and are a high maintenance species.*

Response: Understood, however the intent of the Clusia hedge is not to be pruned or shaped into a hedge form. The intent is to provide a large, screening shrub to help buffer view of the building from the residential area. We do not believe that the Cocoplum will provide this, therefore the Clusia have been kept.

Comment No. 8: *Provide a cluster of sabal palms behind the dumpster on the opposite side of the walkway in the sodded area.*

Response: Due to proposed utilities, including a hydrant and FDC assembly and associate water lines, as well as a CBWCD drainage easement (all trees must be a minimum of 3' offset from the D.E.), there is no room to put additional palms or trees in this location. A grouping of 3 Sabal Palms, a Verawood tree, plus a Podocarpus hedge around the dumpster are being provided for adequate screening.

Comment No. 9: *Add additional screening trees along the west buffer, the cypress will be deciduous for 4 months out the year and the warehouse needs to be screened year-round.*

Response: The Bald Cypress trees are not intended as buffer trees. They are located outside of the buffer and are being used along the top bank of the retention area as site required trees. They are not intended to act as screening trees, although as located, they will enhance the buffer.

Comment No. 10: *The Spanish stoppers are nice as an understory plant but the buffers need to have shade trees to act as a buffer along all perimeters, Shade trees that at maturity will be a minimum of 25' x 25'.*

Response: The Spanish Stoppers in the west buffer have been swapped for Highrise Oaks. However, the ones in the south buffer must remain, as there are several trees

adjacent to our property with large canopies. We do not feel that the addition of large canopy trees under the existing tree canopies is correct nor sustainable, and that Spanish Stoppers are better suited as understory trees as indicated in the comment. The remaining Spanish Stoppers are not within the buffers, but are parking island trees.

CONDITIONAL USE LETTER:

Comment pg. 5: *Updated statement with new numbers?*

Response: **The Conditional Use Letter has been updated to reference the revised traffic statement.**

DESIGN GUIDELINES LETTER:

Comment pg. 1: *Update letter with sign swap.*

Response: **The letter of intent/criteria letter has been revised to include the change of free-standing sign type.**

Comment pg. 4: *Update letter to include the following points: (1) Proposed building is under height requirement. (2) Significant landscape materials are being installed. (3) There will be greater setbacks than code requires.*

Response: **The letter of intent for the rezoning to B-3 has been revised to include these points.**

Comment pg. 5: *Do the trips match the new requested statement?*

Response: **An updated statement has been requested from the County.**

FIRE DEPARTMENT COMMENTS

Comment No. 1: *Fire Department Access Information as follows:*

a. All turning radii (demonstrated) of 38' inside and 50' outside

Response: **Please see the revised fire turning radii on the plans.**

b. Drive Aisle widths of 20' (demonstrate drive paths) & Vertical Clearances (noted)

Response: **Please see the revised fire access path on the plans. All of the drive isles are 24' wide and dimensions have been added to Sheet Fire-1 "Fire Access Plan".**

c. Fire Department Apparatus Access Road locations and dimensions -Apparatus dimensions: 48' overall length and a 22 feet width from center of front tires to the center of the rear tires.

Response: **Please see the fire access path on the plans.**

Comment No. 2: *Water Supply Information:*

a. Locations of all fire department connections (Siamese and Fire Hose Valves on standpipes) on the interior and exterior of the building or structure (for buildings or structures with fire sprinkler systems)

Response: **The Fire Department Connection (FDC) is located at the SW corner of the site / building. The FDC can be found on all plan sheets but in particular is called out on Sheet C-8 Water & Sewer Plan, and Sheet Fire-1 Fire Access Plan.**

Comment No. 3: Proof of Water Supply & Fire Flow Demand:

- a. *Fire Hydrant Flow Test. (Fire flow test data shall not be more than one (1) year prior to the plans, hydraulic calculations and submittals for the AFPS and/or ASS being submitted to AHJs for their review and acceptance. The results of the fire flow test shall be provided to the AHJ at the time of the submittal of the plans, hydraulic calculations and submittals for the water based AFPS and/or ASS.*

Response: **Please see enclosed fire flow analysis. An updated fire flow test was conducted on 06/24/25 and the enclosed fire flow analysis is based upon the latest flow test results.**

- b. *Fire Flow Demand Calculations Signed and Sealed by Licensed Engineer A completed application for the approval of the Fire Protection Water Supply Design.*

Response: **Please see enclosed fire flow analysis. An updated fire flow test was conducted on 06/24/25 and the enclosed fire flow analysis is based upon the latest flow test results.**

- c. *Statement of verification from the design professional of record, on official company letterhead, that the proposed water main sizing, fire hydrant spacing, and fire hydrant locations, are in compliance with the Broward County Land Use Code and the Florida Fire Prevention Code. (This document shall bear the seal and signature of the engineer).*

Response: **A statement of verification is included with the resubmittal.**

Comment No. 4: *An egress plan demonstrating and dimensioning all common paths of travel and travel distances to all exits within the buildings and/or structures.*

Response: **The building will comply with NFPA 101 Life Safety, Florida Fire Prevention Code and the Florida Building Code once the interior unit mixes are determined at a later date. All dimensions, common paths and travel distances shall be shown at said time for full compliance. As per discussion with Lt. Hurtado, Broward Fire Dept., the above statement has been added to the plans and will suffice for DRC approval.**

Comment No. 5: *Minimum Radio Signal Strength for Fire Department Communications - See details on the next page for requirement specifications. (Note: AHJ will verify emergency radio communication signal acceptance with field verification upon the last tenant build-out.)*

Response: **The proposed building design will provide 99% floor area radio coverage in critical areas as described in NFPA 72 (2019) 24.5.2.2.1 and 90% floor area radio coverage in general buildings areas as described in NFPA 72 (2019) 24.5.2.2.2" or a two-way radio communication enhancement system shall be installed as required by Florida Fire Prevention Code (8th Edition 2023) NFPA 1 (2021) 11.10.1".**

POLICE DEPARTMENT COMMENTS

Comment No. 1: Provide an operation plan for self-storage use with hours of operation, security measures, etc.

Response: Please refer to the Operations Plan included with this submittal.

If you have any questions or further comments, you may contact me at (954) 739-6400 or by email medge@craventhompson.com.

Sincerely,

CRAVEN THOMPSON & ASSOCIATES, INC.



MATTHEW R. EDGE, CNU-A
Planner

ME/ jm