



CITY COMMISSION ORDINANCE/RESOLUTION

TITLE: Ordinance 25-16 (Community Development)

DATE: November 18, 2025

DESCRIPTION: 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.

BACKGROUND OF ITEM:

This request is to rezone the Monterra Commercial parcel located at the southwest corner of N. University Drive and Solano Avenue from the current zoning of PMUD - Planned Mixed Use Development District to B-3 - General Business District. This project was submitted to the P&Z Board on November 18, 2024, and received an overall unfavorable recommendation. The project has since been redesigned with changes such as decreasing the building height, increasing the landscape area on the west side of the building, adding windows and glass to create an "office building" appearance, and removing the previously proposed mixed-use retail and office space on the ground floor. At the meeting on December 16, 2024, the Planning and Zoning Board recommended approval with a 7-0 vote.

ANALYSIS:

The subject site covers approximately 2.57 acres and is the last vacant parcel of the Monterra Commercial tract. It is located at the southwest corner of N. University Drive and Solano Avenue, between Brightstar Credit Union and Monterra Apartments. Rezoning is needed for the lot to be developed with the proposed building, which includes 114,735 square feet of self-storage facing N. University Drive.

The property is bordered on the north by Brightstar Credit Union, on the east by N. University Drive, on the south by the 3-story Monterra Apartments, and on the west by single-family homes and a lake.

Consistency with Adopted Comprehensive Plan: This parcel has been designated for commercial use since the Monterra master-planned development was established. All infrastructure necessary to support a B-3 District on this site has been installed, 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 comply 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 can be considered consistent with the Comprehensive Plan.

Land Use Compatibility: 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 requested Site Plan and Plat applications would permit a maximum of 116,000 sq. ft. of self-storage uses, subject to approval of the conditional use request. The general area along University Drive features a mix of residential and commercial uses. With a proposed height of 42 feet, this building will blend with the surrounding structures. The BrightStar 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 its roof.

Living Conditions and Property Values: The surrounding area will experience mixed effects from this rezoning request. The property is already zoned for non-residential use. The proposed self-storage, aside from the bulk and massing of a larger building, is generally considered a less intensive use than traditional commercial uses when it comes to traffic impact on nearby properties. The site plan indicates there will be no outdoor storage associated with the facility. Currently, we do not know which operator may manage the facility, but there are general operation hours and security measures that are reasonable for this location. The height of the proposed building at 42 feet is 3 feet below the current 45-foot limit set by the Design Guidelines.

Traffic Impacts: The rezoning and conditional use request for the described self-storage facility would significantly reduce the number of daily trips to and from the site compared to the potential 33,000 sq. ft. of shopping plaza use currently permitted by the plat. The location of the proposed use has access to a primary arterial road at University Drive via Solano Avenue, which also connects Sheridan Street to the south.

Staff Finding: Staff acknowledge that the applicant has addressed the review criteria and has met the submittal requirements for the rezoning request to be considered. DRC staff has no outstanding comments.

PLANNING AND ZONING BOARD RECOMMENDATION:

At the December 16, 2024, meeting, the Planning and Zoning Board recommended approval with a 7-0 vote.

STRATEGIC PLAN:

This project will increase the City's commercial tax revenue.

FISCAL IMPACT:

N/A

ALTERNATIVES:

If the proposed rezoning is not approved, the property would need to be developed in accordance with the PMUD zoning regulations.

ATTACHMENTS:

1. Site Plan Sheets
2. Applications/Just. Statements
3. DRC Comments
4. Brightstar Objection Letter
5. Proposed Operations Plan

Workflow History			
User	Task	Action	Date/Time
Allen, Tedra	NEW ITEM: Not Yet Routed	*COMPLETE: Forward to City Attorney	11/03/25 04:42 PM
Horowitz, Jacob	Assigned to Attorney	COMPLETE: Forward to City Manager	11/06/25 05:23 PM
Rey, Alex	Assigned to City Manager	COMPLETE: Forward to City Clerk	11/06/25 05:31 PM
Allen, Tedra	Assigned to City Clerk	APPROVE ITEM: End Workflow	11/07/25 03:04 PM
Allen, Tedra	END WORKFLOW - APPROVED		11/07/25 03:22 PM