

City of Cooper City
9090 SW 50th Place
Cooper City, FL 33328

RE: Monterra Phase II Self-Storage Project

To Whom It May Concern:

We are the Board of Directors of the Cascada Isle Homeowners' Association (CIHOA) in the Monterra Community of Cooper City. Our community is directly opposite and adjacent to the proposed Monterra Phase II self-storage project located at the SW corner of University Drive and Solano Avenue.

Currently, vehicular traffic on Solano Avenue off of University Drive is a nightmare. With increased traffic due to the Brightstar Credit Union during the day, and delivery drivers and rideshare drivers stopping along Solano Avenue, navigating entering or exiting our community is a very high stress event.

While we understand from our residents that we would all prefer that nothing be built on the empty piece of land as it has been 13+ years since Cascada Isle has been developed in 2012 and residents have grown used to having that space empty we understand that the land was bought as a business decision to be eventually developed.

We do not wish to have an increase of traffic right opposite the only entrance and exit to our community at Cascada Isle.

Diversified Companies, the developer, had met with CIHOA Board of Directors and we understand the following changes are being made from the initial plans presented in 2024.

Compared to the developer's first suggestion, we greatly appreciate the move to a storage only facility that would reduce the foot traffic by removing the retail aspect initially presented.

While not ideal, we understand that traffic to a storage facility is vastly less than any sort of retail or shopping facility that relies on foot traffic.

We also were told that access to the storage facility would be from 6AM to 10PM, thereby greatly reducing night time traffic from 10PM to 6AM. This would also allay any safety concerns during the night time when most residents are asleep.

While the residents closest to the proposed structure may consider the building an eyesore directly from their property, we also we believe that the building will reduce the amount of road noise from University Drive for those same residents. However, the residents closest to the proposed structure are going to be greatly affected by construction noise and it should be required that construction can only be done during regular business hours so as not interfere with peace and quiet of the environment when families are usually at home.

Additionally, the reduction of the height of the building from 4 stories to 3 stories should also make the building less of an eyesore.

The design of the building is to be changed to a more modern design hopefully aiding in it being less than an eyesore.

We understand landscaping changes were made to incorporate a thicker and taller landscaping fence to mask the building from residents. We trust that the City will enforce this landscaping requirement be upheld for the lifetime of the structure and any replacement structure in the future.

We would also prefer that there are no entrances on the West side of the lot where the proposed structure will be built and all entrances and exits be on the north of the site of the proposed storage facility. If there must be an entrance/exit on the West side of lot we request it should be only for emergency purposes with a gate, similar to what Cascada Isle has on our property at various points, including right across from the site of the proposed development.

To summarize, we would really prefer that nothing be built on the land as vehicular traffic is already too much and negatively affects the residents at Cascada Isle in our daily lives.

We believe that a storage facility would be the best option for something to be built if something had to be built to minimize the increase of vehicular traffic. Any sort of retail structure will be a disaster for vehicular traffic in the daily lives of the Cascada Isle residents and more than likely have a detrimental effect on our property values.

In the event the storage facility is built, we understand the following changes are being made to the initial plans:

- **Reduced height:** Reduced building from 4 stories to 3 stories (42' on east side, 40' on west side)
- **Removed retail:** Significantly reduces traffic impact on community
- Access to storage is from 6AM to 10PM

- **Removed west drive aisle:** Removed to incorporate a landscape buffer
- **Landscaping changes:** Changed plant types to mask building from residents
- **Façade:** Changed façade to a more modern design based upon resident feedback

Furthermore we would like to request the following changes be made

- **Entrance and Exit:** None on the West side of the land All on the North side. If there must be an entrance on the West side of the land, it should only be for emergency purposes and include an emergency entrance/exit gate similar to what is around the Cascada Isle property, one of them being right opposite the site of the proposed development.
- **Construction hours:** Construction will take place only during business hours and vehicular traffic due to construction should not take place during the morning and evening times of residents leaving to go to work or returning home.

While we would definitely prefer that nothing be built, we believe that if something had to be built, these latest plans presented by the developer would be in the best of interest of all. With these changes, the Cascada Isle HOA supports the Monterra Phase II self-storage project.

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