



BrightStar Credit Union

3400 N University Drive

Cooper City, FL 33024

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Date: October 7, 2025

To:

City Clerk

City of Cooper City

9090 Southwest 50th Place

Cooper City, FL 33328

Subject: Objection to Rezoning and Conditional Use Application – Monterra Commercial Self Storage/Retail

Dear City Clerk and Planning & Zoning Board Members,

On behalf of BrightStar Credit Union I am writing to formally object to the proposed rezoning and conditional use application submitted by Monterra Investments LLC for the development of a three-story, 45-foot-tall self-storage facility and retail space at the southwest corner of N. University Drive and Solano Avenue.

We have several concerns regarding this proposal:

1. Incompatibility with Surrounding Area:

The proposed rezoning from PMUD to B-3 and the construction of a large self-storage facility is inconsistent with the character and intended use of the surrounding residential and community-oriented developments. This type of commercial use may negatively impact the aesthetic and cohesion of the neighborhood.

2. Lack of Community Benefit:

A self-storage facility does not provide meaningful community engagement or benefit. Unlike parks, schools, or community centers, it serves a limited commercial purpose and does not enhance the quality of life for Cooper City residents.

3. Precedent for Future Development:

Approving this rezoning may set a precedent for further commercial encroachment into residential zones, potentially altering the long-term vision and planning goals of Cooper City.

I respectfully urge the Planning & Zoning Board and City Commission to deny the rezoning and conditional use requests associated with this project. I also request that this letter be entered into the public record and considered during the hearing scheduled for October 13, 2025.

Thank you for your attention to this matter and for your continued commitment to preserving the integrity and livability of Cooper City.

David Diaz

Sincerely,

David Diaz