



CITY OF COOPER CITY
COMMUNITY DEVELOPMENT DEPARTMENT /
PLANNING AND ZONING DIVISION

9090 SW 50 PLACE
COOPER CITY, FL 33328
(954) 434-4300

REZONING APPLICATION

ATTENTION: Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Community Development Staff to review the proposed project, the submittal and processing requirements. The submittal dates for DRC and P&Z Board can be found on the City's website at: www.coopercityfl.org. ALL ADVERTISING AND RECORDING FEES WILL BE THE RESPONSIBILITY OF THE APPLICANT.

FOR STAFF ONLY:

PETITION #: 2 2-1-24

DATE PETITION FILED:

2/28/24

Date of Pre-Submittal Meeting: 09/28/2023

INSTRUCTIONS TO APPLICANT:

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. A completed Notarized General Application must accompany this application.
3. Refer to Code Section 23-151
4. Make Checks payable to the City of Cooper City per the current Fee Schedule.

I. ZONING INFORMATION

Existing Zoning: PMUD Code Section: 23-70
Proposed Zoning: B-3 Code Section: 23-50

Land Use Plan Designation: Commercial with Dashed Line Irregular 3.663

Acreage or Square Footage: 2.57

Brief Legal Description (attach full Legal Description): MONTERRA PLAT 175-155 B

POR OF PAR C-2,DESC AS,COMM NE COR OF PAR C-2,SELY 313.93,SE 203.32 TO P/C,SELY 327.49, SW 100 TO P/C,SELY 616.54 TO POB,SELY 375.14,SW 315.07,NW 299.90

II. ADJACENT PROPERTIES

Adjacent Property	Land Use Plan Designation	Zoning Designation	Existing Use(s) of Property
NORTH	Dashed Line Irregular 3.663	PMUD	Office Building
SOUTH	Dashed Line Irregular 3.663	PMUD	Multifamily Residential
EAST		A-1 (DAVIE)	Canal/ROW
WEST	Dashed Line Irregular 3.663	PMUD	Single Family Residential

If previous approvals of adjacent properties affect the subject Petition, please include a brief description of the approved square footage or the number of dwelling units.

III. CRITERIA FOR REVIEWING REZONING REQUESTS

The applicant should address each of the following criteria in the justification of the rezoning request. Responses should be on separate sheets and attached.

(1) The proposed change is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;

(2) The proposed change would not create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;



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- (3) Existing zoning district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;
- (4) The proposed change will not adversely affect living conditions in the neighborhood;
- (5) The proposed change will not create or excessively increase automobile and vehicular traffic congestion or otherwise affect public safety;
- (6) The proposed change will not adversely affect other property values;
- (7) The proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations;
- (8) The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;
- (9) There are substantial reasons why the property cannot be used in accord with existing zoning.

IV. SUBMITTAL CHECKLIST

QTY	REQUIRED	YES
	*Submittal requirements not to be duplicated if request accompanying other Petitions.	
1	Completed Original General Application	<input checked="" type="checkbox"/>
1	Completed Original Rezoning Application	<input checked="" type="checkbox"/>
1	Certificate of Title, property deed or other proof of ownership	<input checked="" type="checkbox"/>
*14	Copies of the Signed & Sealed Surveys – 1 Signed & Sealed Survey	<input checked="" type="checkbox"/>
*14	Plats, if property is platted	<input checked="" type="checkbox"/>
*14	Site Plans or Statements of Intent of proposed use of property (Check with Staff)	<input checked="" type="checkbox"/>
*14	Aerials Photos of subject site clearly delineating site boundary lines.	<input checked="" type="checkbox"/>
*14	Subject Site Maps clearly delineating site boundary lines with adjacent and nearby street names labeled.	<input checked="" type="checkbox"/>
1	Justification Statement	<input checked="" type="checkbox"/>
1	List of Property Owners within the 400' radius	<input checked="" type="checkbox"/>
1	Sets of Mailing Envelopes (labeled with Property Owners) & Use City's Address on the return	<input checked="" type="checkbox"/>
1	Radius Map from Property Appraisers Office showing 400' radius on tax map	<input checked="" type="checkbox"/>

V. SIGN CRITERIA FOR POSTING ON PROPERTY

Please refer to the attached code, Section 23-151(e) requirement for posting of the property, which is the responsibility of the applicant. If you have any question regarding the posting or other notification requirements of the Rezoning petition, please contact the Community Development Staff.

VI. STAFF USE ONLY

Petition #: <u>2 2-1-24</u>	Staff Intake By: <u>J Checkley</u>	Intake Date: <u>2/28/24</u>
Sufficiency Completed by: <u>J Checkley</u>	Sufficiency Date: <u>2/29/24</u>	

RECEIVED

MAY 15 2024

CITY OF COOPER CITY
PLANNING DIVISION

May 8, 2024

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

**RE: MONTERRA PHASE II
REZONING TO B-3
LETTER OF INTENT/CRITERIA LETTER
CTA PROJECT NO. 10-0026-007-08**

CRANEN THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects

Dear Mr. Chockley:

Please accept this submittal on behalf of Monterra Investments, LLC. to rezone the subject site from Planned Mixed-Use Development District (PMUD) to General Business District (B-3). This site is currently vacant and is the southernmost parcel within the C-2 block of the Monterra master plan. The property is a 2.57-acre parcel located at the southwest corner of Solano Avenue and N University Drive (Parcel ID: 514104030110).

We are requesting this rezoning in order to provide a development with a mix of uses that will be a valuable asset to the Monterra community. Our site plan (submitted concurrently with this application) proposes a multi-story indoor self-storage facility with ground-level retail and restaurant uses. Self-storage facilities have become a much-needed part of the South Florida built environment. With denser residential development and smaller living spaces, residential storage space is limited. Self-service storage facilities provide convenient and secure climate-controlled storage for all types of users. Whether storing holiday decorations or temporarily storing furniture during a renovation, having a storage unit close to your home is a bonus to Monterra residents.

Instead of constructing a stand-alone self-service storage facility, we are proposing a mixed-use building that incorporates ground-level retail and restaurant space. This creates a pedestrian-scale environment at the front of the building and allows a mix of tenants that will serve the community. Many cities have begun requiring this type of building in order to create a more active site. We agree that the best way to activate a site is through a mix of uses that nearby residents and workers

3563 NW 53rd Street
Fort Lauderdale, FL 33309-6311
Phone: (954) 739-6400
Fax: (954) 739-6409

can easily access by walking or biking. This site will be inclusive of the Monterra community as well as other nearby residents and businesses.

The following explains how the proposal is consistent with the Criteria for Reviewing Rezoning Requests, as enumerated on the Rezoning Application.

- (1) The proposed change is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof.**

RESPONSE:

Future Land Use Element:

- **Policy 1.1.10** The City shall include provisions in the land development code that require proposed future development/redevelopment to be compatible with the site's topography and soil conditions to protect the water supply and minimize flooding problems. (BCO 9.10.00).

The proposed development includes several uses within a compact building footprint. Multiple bays and multiple floors allow optimal use of the land, while protecting the water supply and flood-prone areas. This development type does not require excessive travel lanes throughout the site or large swaths of asphalt parking lots.

- **Policy 1.2.1** All public and private land development should be located in areas where public facilities and services are available or are scheduled to be available in accordance with the City's adopted Capital Improvement Element prior to receiving a certificate of occupancy. (BCP 1.04.01, BCO 8.03.00)

This property is the last vacant portion of a much larger master planned development. Water and sewer facilities have already been installed throughout the commercial properties to the north and residential properties to the south and west. This portion of the master plan was always intended to be commercial, and any public facilities planning has taken this into consideration.

- **Policy 1.2.5** Promote infill development by encouraging new projects to locate adjacent to existing development where water and wastewater facilities are in place and through the provision of potable water and sanitary sewer service to those developed areas, which are currently inadequately served. (BC.P 8.03.02)

This property is surrounded by recently constructed developments. All facilities are compatible with what is proposed, and this development will serve to fill the gap in the urban fabric.

- **Policy 1.3.2** New development shall preserve and protect all valuable trees and vegetation or shall increase the canopy coverage in accordance with the City's Tree Preservation Ordinance.

All landscaping proposed on site will meet or exceed the City's landscaping requirements. The site only has existing trees along Solano Avenue.

- **Policy 1.3.5** Minimize scattered and strip commercial development by encouraging the development of shopping centers which incorporate site planning and design techniques resulting in more spacious and creatively designed centers.

The design of this site condenses the built environment in a way that allows a more logical vehicular circulation, landscaping that promotes percolation over sheeting, and walkability between businesses. Fewer drive aisles means greater space for the businesses and a better use of the land.

- **Policy 1.3.8** New developments adjacent to or in the vicinity of surface waters shall be designed so as to minimize the direct discharge of stormwater runoff into such bodies of water. (BCP 9.04.02)

All buildings, vehicular areas, and pedestrian circulation is situated away from the existing canal along University Drive. The surface waters in this canal will not be directly impacted by the construction or day-to-day business operations.

- **Policy 1.3.14** New non-residential development shall provide pre-treatment for stormwater runoff through grassy swales, wetlands filtration, ex-filtration trenches or other means consistent with Section 3.2 Basis of Review for Surface Water Management Permit Applications Within the South Florida Water Management District (April, 1987), as amended, which require use of Best Management Practices. (BCP 9.09.02)

The required pre-treatment will be provided through the use of underground exfiltration trench.

- **Policy 1.4.1** The city shall continue to implement buffering requirements in the Land Development Regulations to ensure that there is sufficient horizontal separation and/or physical barriers in order to protect the quality of lifestyle and provide visual separation of adjacent land uses and intensities.

The proposed building will be set back over 59' from the southern property line and over 45' from the west property line. This leaves around 75' between the building and the adjacent townhomes and around 130' between the building and

the closest single-family home.

- **Policy 1.4.3** The city shall continue to implement programs to encourage integration of mixed land uses by utilizing innovative zoning techniques such as PUD, PRD, Commercial/Office with Residential where suitable, to assist in fostering more balanced and energy-efficient land use.

While this rezoning will remove the planned development designation, the proposed use of the land is consistent with the remainder of the PMUD.

- **Policy 1.4.10** The City shall increase the area's attractiveness to tourists by establishing a land use pattern and development regulations aimed at enhancing the area's natural and man-made environments. (BCO 9.12.00)

The proposed development does not adversely affect any natural environment. It does, however, provide a better use of the land by providing uses that will be patronized by tourists visiting the area.

- **Policy 1.6.3** All new and existing development and redevelopment shall be required to connect to and use the public facilities when such facilities are made available by the City.

This development will connect to existing City facilities.

- (2) The proposed change would not create an isolated zoning district unrelated and incompatible with adjacent and nearby districts.**

RESPONSE: The change from PMUD to B-3 would not create an incompatible zoning district because the portion of the PMUD was completely commercial under the planned development. The uses that will be permitted under the B-3 zoning district are similar to what was already permitted, with few exceptions.

- (3) Existing zoning district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.**

RESPONSE: This is the only parcel within the Monterra development that has not been developed. The B-3 zoning district would still require a commercial development, but with a traditional development pattern and uses that it supports.

- (4) The proposed change will not adversely affect living conditions in the neighborhood.**

RESPONSE: The townhomes to the south and the single-family homes to the west were built with the understanding that this site would be developed as a commercial development. The proposal would maintain the commercial nature of the site but adds a use that is less intense and would receive less traffic than a commercial center built under the PMUD regulations might. The orientation of the commercial spaces and the existing residential buildings work well to avoid conflicts.

(5) The proposed change will not create or excessively increase automobile and vehicular traffic congestion or otherwise affect public safety.

RESPONSE: The change in zoning district keeps the commercial use of the property, but introduces a use (self-storage) that is a low-traffic, low intensity use. Traffic will not be negatively impacted and public safety will still be provided through smart design and the development review by the City. The number of commercial trips (as calculated per the Broward County TRIPS application) reduces from 513 to 459 for a total of 54 fewer anticipated trips. The self-storage use adds an additional 30 trips. Overall, this is 24 fewer trips than were previously approved for this site.

(6) The proposed change will not adversely affect other property values.

RESPONSE: All surrounding properties were developed when this parcel was designated commercial. The property will still be a commercial development but will now provide businesses that support residential uses. The impact on neighboring properties will be positive due to the nature of the businesses and the size of the commercial spaces. Self-service storage allows residents within Monterra to keep their belongings nearby. The commercial bays will be relatively small, attracting tenants that serve a more local clientele than their big-box counterparts. The restaurant will provide a dining option that residents of Monterra can visit by walking or biking, reducing the number of cars on the road and creating a local vibe.

(7) The proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations.

RESPONSE: All surrounding property has been developed. This request does not negatively impact redevelopment of any nearby lands.

(8) The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public.

RESPONSE: The change in zoning district will benefit both the developer, the City, and the public by allowing the development of a long-vacant parcel with uses that support the surrounding community and those throughout the city.

(9) There are substantial reasons why the property cannot be used in accord with existing zoning.

RESPONSE: This property has been vacant for years while the rest of the Monterra PMUD has been developed. Allowing the change in zoning will allow a traditional B-3 development to be built in a way that is harmonious with the remainder of the PMUD. The proposed uses and dimensional standards could not be constructed at this property even though the end result would be consistent with the City's vision and the community's expectations.

Thank you for taking the time to review our request for rezoning. I hope this letter clearly illustrates how our application meets the criteria required of any rezoning in the City of Cooper City.

If you have any questions or concerns, please contact me at (954) 739-6400 x 344 or by email at medge@craventhompson.com.

Sincerely,

CRAVEN THOMPSON & ASSOCIATES, INC.



MATTHEW R. EDGE, CNU-A
Land Planner



CITY OF COOPER CITY
COMMUNITY DEVELOPMENT DEPARTMENT /
PLANNING AND ZONING DIVISION

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CONDITIONAL USE APPLICATION

ATTENTION: Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Community Development Staff to review the proposed project, the submittal and processing requirements. The submittal dates for DRC and P&Z Board can be found on the City's website at: www.coopercityfl.org. ALL ADVERTISING AND RECORDING FEES WILL BE THE RESPONSIBILITY OF THE APPLICANT.

FOR STAFF ONLY:
PETITION #: CU 2-1-24
DATE PETITION FILED:
2/28/24

Date of Pre-Submittal Meeting: 09/28/2023

INSTRUCTIONS TO APPLICANT:

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. A completed Notarized General Application must accompany this application.
3. Make Checks payable to the City of Cooper City per the current Fee Schedule.

I. CONDITIONAL USE REQUEST
Pursuant to Section 23-152 of the Cooper City Municipal Code of Ordinances

Provide a brief description of proposed use(s) including density/intensity and summary of request and attach additional sheet(s) as necessary:

We are requesting approval of this conditional use applicatio in order to establish a 112,324 square-foot self-storage facility at the property located at the southwest corner of N University Drive and Solano Avenue. This facility will be constructed along with other commercial spaces as part of a site plan that is being submitted concurrently with this application. We are aslo applying to rezone from PMUD to B-3.

II. ADJACENT PROPERTIES

Adjacent Property	Land Use Plan Designation	Zoning Designation	Existing Use(s) of Property
NORTH	Dashed Line Irregular 3.663	PMUD	Office Building
SOUTH	Dashed Line Irregular 3.663	PMUD	Multifamily Residential
EAST	C (Commercial)	A-1 (Davie)	Canal/ROW
WEST	Dashed Line Irregular 3.663	PMUD	Single Family Residential

III. APPROVAL STANDARDS

A conditional use permit shall not be considered an entitlement, and shall be granted by the City Commission only if the Commission finds that all of the following standards are met. The burden of proof in demonstrating that the standards have been met shall be on the applicant. No conditional use permit shall be granted if the Commission finds any one or more of the following standards are not met.

Section 23-152(c) Approval Standards

Please address all of the following standards in order to justify the conditional use permit. (Provide responses on separate sheets and attach to this application).

(1) Nature of use. The nature and characteristics of the proposed use or structure is consistent with the type of use or structure authorized as a conditional use in the zoning district in which located.



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- (2) Plan compliance. The proposed use conforms to the provisions of the city's comprehensive plan.
- (3) Ordinance Compliance. The proposed use complies with all applicable regulations, including any specific standards for the proposed use set forth in this land development code.
- (4) Compatibility. The proposed use is compatible with adjacent uses, in terms of use, building height, bulk, scale, setback, open spaces, landscaping, drainage, access and circulation.
- (5) Traffic impact. The proposed use does not adversely affect the safety and convenience of vehicular and pedestrian circulation in the area, and will not result in a significant increase in traffic on any local residential street.
- (6) Parking adequacy. The proposed use provides adequate and convenient off-street parking and loading facilities, and will not result in overflow parking on adjacent residential streets.
- (7) Hazard protection. The proposed use reasonably protects persons and property from erosion, flooding, fire, noise, glare or similar hazards.

IV. SUBMITTAL CHECKLIST		
QTY	REQUIRED	YES <input checked="" type="checkbox"/>
1	Completed Original General Application	<input checked="" type="checkbox"/>
1	Completed Original Conditional Use Application	<input checked="" type="checkbox"/>
1	Certificate of Title, property deed or other proof of ownership	<input checked="" type="checkbox"/>
14	Signed Surveys with 1 Signed & Sealed Survey	<input checked="" type="checkbox"/>
14	Plats, if property is Platted	<input checked="" type="checkbox"/>
14	Site Plans or Statements of Intent of proposed use of property (Check with Staff)	<input checked="" type="checkbox"/>
14	Aerials Photos of subject site clearly delineating site boundary lines	<input checked="" type="checkbox"/>
14	Subject Site Maps clearly delineating site boundary lines with adjacent and nearby street names labeled	<input checked="" type="checkbox"/>
1	Justification Statements	<input checked="" type="checkbox"/>
1	List of names & addresses of property owners in the 400' radius	<input checked="" type="checkbox"/>
1	Set of Mailing Envelopes (with labels already on the envelopes)	<input checked="" type="checkbox"/>
1	Radius Map from Property Appraisers Office showing 400' radius on tax map	<input checked="" type="checkbox"/>

V. STAFF USE ONLY			
Petition #:	CU 2-1-24	Staff Intake By:	J Chockley
		Intake Date:	2/28/24
Sufficiency Completed by:	J Chockley	Sufficiency Date:	2/29/24

VI. COOPER CITY CODE

Sec. 23-152. Conditional Use.

(a) Purpose and intent.

(1) The purpose of the conditional use procedure is to provide for certain uses or structures that cannot be well adjusted to their environment in particular locations, and to offer full protection to surrounding properties by rigid application of the district regulations, and, due to the nature of the use, the importance of the relationship to the comprehensive development plan and the possible impact on neighboring properties, to require the exercise planning judgment on their location and site plan.

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MAY 15 2024

May 8, 2024

CITY OF COOPER CITY
PLANNING DIVISION

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

**RE: MONTERRA COMMERCIAL CENTER
CONDITIONAL USE
LETTER OF INTENT/CRITERIA LETTER
CTA PROJECT NO. 10-0026-007-08**

CRAIG THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects

Dear Mr. Chockley:

Please accept this submittal on behalf of Monterra Investments, LLC. to request the approval of a conditional use application. We are proposing a 112,324 square foot self-service storage facility that will be located within a 123,036 square foot multi-tenant commercial building. An application for the site plan has been submitted. Because this use is only allowed in B-3 zoning districts, this request is also accompanied by an application to rezone the property.

Self-service storage facilities play a vital role for communities across South Florida by providing a safe and secure place to store belongings without taking up precious space within the home. By constructing this facility within the Monterra community, we are allowing the residents to have a conveniently located storage solution without having to travel across the city. Though the trips generated by the use is relatively low to begin with, locating it adjacent to and near residential neighborhoods keeps the traffic impact on N University Drive to a minimum.

The proposed site layout incorporates ground-level retail, which softens the impact of the building and creates a pedestrian-scaled walkable frontage. Such mixed-use buildings create an aesthetically pleasing site and also a blend of active and passive uses with multiple peak hours. This helps with parking availability, safety, and tenant retention.

This site is currently vacant and is the southernmost parcel within the C-2 block of the Monterra master plan. The property is a 2.57-acre parcel located at the southwest corner of Solano Avenue and N University Drive (Parcel ID: 514104030110). Access to the facility will be from either the north or west of the parcel. There is circulation around the building,

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Fort Lauderdale, FL 33309-6311
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making it easy to navigate the site. Three loading spaces for the self-service storage facility will be located to the west of the building and a main entrance to the north. The self-service storage use will be separated from the other commercial uses via an internal corridor on the first floor.

Approval of a conditional use permit is only granted if certain approval standards are met. The following explains how the proposal is consistent with the approval standards for conditional use permits, as enumerated on the Conditional Use Application.

(1) Nature of use. The nature and characteristics of the proposed use or structure is consistent with the type of use or structure authorized as a conditional use in the zoning district in which located.

RESPONSE: This development is being built as a multi-tenant building with a self-service storage facility component. Because it is not a retro-fit, the design will be exactly what is needed in order for a self-service storage facility to be successful, secure, and easily accessed by the public.

(2) Plan Compliance. The proposed use conforms to the provisions of the city's comprehensive plan.

RESPONSE:

Future Land Use Element:

- **Policy 1.1.10** The City shall include provisions in the land development code that require proposed future development/redevelopment to be compatible with the site's topography and soil conditions to protect the water supply and minimize flooding problems. (BCO 9.10.00).

The proposed development includes several uses within a compact building footprint. Multiple bays and multiple floors allow optimal use of the land, while protecting the water supply and flood-prone areas. This development type does not require excessive travel lanes throughout the site or large swaths of asphalt parking lots.

- **Policy 1.2.1** All public and private land development should be located in areas where public facilities and services are available or are scheduled to be available in accordance with the City's adopted Capital Improvement Element prior to receiving a certificate of occupancy. (BCP 1.04.01, BCO 8.03.00)

This property is the last vacant portion of a much larger master planned development. Water and sewer facilities have already been installed throughout the commercial properties to the north and residential properties to the south

and west. This portion of the master plan was always intended to be commercial, and any public facilities planning has taken this into consideration.

- **Policy 1.2.5 Promote infill development by encouraging new projects to locate adjacent to existing development where water and wastewater facilities are in place and through the provision of potable water and sanitary sewer service to those developed areas, which are currently inadequately served. (BC.P 8.03.02)**

This property is surrounded by recently constructed developments. All facilities are compatible with what is proposed, and this development will serve to fill the gap in the urban fabric.

- **Policy 1.3.2 New development shall preserve and protect all valuable trees and vegetation or shall increase the canopy coverage in accordance with the City's Tree Preservation Ordinance.**

All landscaping proposed on site will meet or exceed the City's landscaping requirements. The site only has existing trees along Solano Avenue.

- **Policy 1.3.5 Minimize scattered and strip commercial development by encouraging the development of shopping centers which incorporate site planning and design techniques resulting in more spacious and creatively designed centers.**

The design of this site condenses the built environment in a way that allows a more logical vehicular circulation, landscaping that promotes percolation over sheeting, and walkability between businesses. Fewer drive aisles means greater space for the businesses and a better use of the land.

- **Policy 1.3.8 New developments adjacent to or in the vicinity of surface waters shall be designed so as to minimize the direct discharge of stormwater runoff into such bodies of water. (BCP 9.04.02)**

All buildings, vehicular areas, and pedestrian circulation is situated away from the existing canal along University Drive. The surface waters in this canal will not be directly impacted by the construction or day-to-day business operations.

- **Policy 1.3.14 New non-residential development shall provide pre-treatment for stormwater runoff through grassy swales, wetlands filtration, ex-filtration trenches or other means consistent with Section 3.2 Basis of Review for Surface Water Management Permit Applications Within the South Florida Water Management District (April, 1987), as amended, which require use of Best Management Practices. (BCP 9.09.02)**

The required pre-treatment will be provided through the use of underground exfiltration trench.

- **Policy 1.4.1** The city shall continue to implement buffering requirements in the Land Development Regulations to ensure that there is sufficient horizontal separation and/or physical barriers in order to protect the quality of lifestyle and provide visual separation of adjacent land uses and intensities.

The proposed building will be set back over 59' from the southern property line and over 45' from the west property line. This leaves around 75' between the building and the adjacent townhomes and around 130' between the building and the closest single-family home.

- **Policy 1.4.3** The city shall continue to implement programs to encourage integration of mixed land uses by utilizing innovative zoning techniques such as PUD, PRD, Commercial/Office with Residential where suitable, to assist in fostering more balanced and energy-efficient land use.

While this development will remove the planned development designation, the proposed use of the land is consistent with the remainder of the PMUD.

- **Policy 1.4.10** The City shall increase the area's attractiveness to tourists by establishing a land use pattern and development regulations aimed at enhancing the area's natural and man-made environments. (BCO 9.12.00)

The proposed development does not adversely affect any natural environment. It does, however, provide a better use of the land by providing uses that will be patronized by tourists visiting the area.

- **Policy 1.6.3** All new and existing development and redevelopment shall be required to connect to and use the public facilities when such facilities are made available by the City.

This development will connect to existing City facilities.

- (3) **The Ordinance Compliance.** The proposed use complies with all applicable regulations, including any specific standards for the proposed use set forth in this land development code.

RESPONSE: While there are no regulations specific to the operation or design of a self-service storage facility, the proposed site plan provides sufficient parking and loading

spaces for this use. The circulation of the site is also ideal for moving trucks and other vehicles that will be used to transport stored items.

- (4) **Compatibility.** The proposed use is compatible with adjacent uses, in terms of use, building height, bulk, scale, setback, open spaces, landscaping, drainage, access and circulation.

RESPONSE: A self-service storage facility is typically used by residential communities and located adjacent to a main thoroughfare. This property is located along N University Drive and is bounded to the south by townhomes and to the west by single family homes. The scale of the development is similar to the commercial buildings to the north and the site layout provides space between this building and the homes to the south and west.

- (5) **Traffic impact.** The proposed use does not adversely affect the safety and convenience of vehicular and pedestrian circulation in the area, and will not result in a significant increase in traffic on any local residential street.

RESPONSE: Access to the property is either from the main entrance to the community to the north or from a main connector road to the west. Neither is from a local residential street, and the traffic generated by the self-service storage use will be less than most other commercial uses. Since this is part of a new site plan, traffic and circulation will be taken into account specifically for this use. v

- (6) **Parking adequacy.** The proposed use provides adequate and convenient off-street parking and loading facilities, and will not result in overflow parking on adjacent residential streets.

RESPONSE: There is sufficient and convenient parking throughout the site. This development will include multiple uses, which means not all tenants will have their peak usage at the same time. Loading facilities are placed adjacent to a drive aisle which circles the property, allowing maneuvering without blocking the flow in or out of the site.

- (7) **Hazard protection.** The proposed use reasonably protects persons and property from erosion, flooding, fire, noise, glare or similar hazards.

RESPONSE: This facility will be built to the standards of the latest building and fire codes. Building and site design will include measures to prevent erosion, flooding, fire, noise, glare, and other hazards.

Mr. Jason Chockley, Assistant Director, Community Development Department
CTA Project No. 10-0026-007-08 (Conditional Use)
May 8, 2024
Page 6

Thank you for taking the time to review our request for a conditional use permit in order to construct a self-service storage facility. I hope this letter clearly illustrates how our application meets the criteria required of any conditional use in the City of Cooper City.

If you have any questions or concerns, please contact me at (954) 739-6400 x 344 or by email at medge@craventhompson.com.

Sincerely,

CRAVEN THOMPSON & ASSOCIATES, INC.



MATTHEW R. EDGE, CNU-A
Land Planner



CITY OF COOPER CITY
COMMUNITY DEVELOPMENT DEPARTMENT /
PLANNING AND ZONING DIVISION

9090 SW 50 PLACE
COOPER CITY, FL 33328
(954) 434-4300

REZONING APPLICATION

ATTENTION: Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Community Development Staff to review the proposed project, the submittal and processing requirements. The submittal dates for DRC and P&Z Board can be found on the City's website at: www.coopercityfl.org. ALL ADVERTISING AND RECORDING FEES WILL BE THE RESPONSIBILITY OF THE APPLICANT.

FOR STAFF ONLY:
PETITION #: 26-1-24
DATE PETITION FILED:
6/26/24

Date of Pre-Submittal Meeting: 09/28/2023

INSTRUCTIONS TO APPLICANT:

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. A completed Notarized General Application must accompany this application.
3. Refer to Code Section 23-151
4. Make Checks payable to the City of Cooper City per the current Fee Schedule.

I. ZONING INFORMATION

Existing Zoning: PMUD Code Section: 23-70
Proposed Zoning: PMUD/B-3 (Design Guidelines) Code Section: 23-70/23-50
Land Use Plan Designation: Commercial with Dashed Line Irregular 3.663
Acreage or Square Footage: 20.27 acres
Brief Legal Description (attach full Legal Description): MONTERRA PLAT 175-155 B
POR OF PAR C-2,DESC AS,COMM NE COR OF PAR C-2,SELY 313.93,SE 203.32 TO
P/C,SELY 327.49, SW 100 TO P/C,SELY 616.54 TO POB, SELY 375.14,SW 315.07,NW 299.90

II. ADJACENT PROPERTIES

Adjacent Property	Land Use Plan Designation	Zoning Designation	Existing Use(s) of Property
NORTH	Dashed Line Irregular 3.663	PMUD	Office Building
SOUTH	Dashed Line Irregular 3.663	PMUD	Multifamily Residential
EAST		A-1 (DAVIE)	Canal/ROW
WEST	Dashed Line Irregular 3.663	PMUD	Single Family Residential

If previous approvals of adjacent properties affect the subject Petition, please include a brief description of the approved square footage or the number of dwelling units.

III. CRITERIA FOR REVIEWING REZONING REQUESTS

The applicant should address each of the following criteria in the justification of the rezoning request. Responses should be on separate sheets and attached.

- (1) The proposed change is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;
- (2) The proposed change would not create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;



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- (3) Existing zoning district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;
- (4) The proposed change will not adversely affect living conditions in the neighborhood;
- (5) The proposed change will not create or excessively increase automobile and vehicular traffic congestion or otherwise affect public safety;
- (6) The proposed change will not adversely affect other property values;
- (7) The proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations;
- (8) The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;
- (9) There are substantial reasons why the property cannot be used in accord with existing zoning.

IV. SUBMITTAL CHECKLIST

QTY	REQUIRED	YES
	*Submittal requirements not to be duplicated if request accompanying other Petitions.	(N)
1	Completed Original General Application	<input checked="" type="checkbox"/>
1	Completed Original Rezoning Application	<input checked="" type="checkbox"/>
1	Certificate of Title, property deed or other proof of ownership	<input checked="" type="checkbox"/>
*14	Copies of the Signed & Sealed Surveys – 1 Signed & Sealed Survey	<input checked="" type="checkbox"/>
*14	Plats, if property is platted	<input checked="" type="checkbox"/>
*14	Site Plans or Statements of Intent of proposed use of property (Check with Staff)	<input checked="" type="checkbox"/>
*14	Aerials Photos of subject site clearly delineating site boundary lines.	<input checked="" type="checkbox"/>
*14	Subject Site Maps clearly delineating site boundary lines with adjacent and nearby street names labeled.	<input checked="" type="checkbox"/>
1	Justification Statement	<input checked="" type="checkbox"/>
1	List of Property Owners within the 400' radius	<input checked="" type="checkbox"/>
1	Sets of Mailing Envelopes (labeled with Property Owners) & Use City's Address on the return	<input checked="" type="checkbox"/>
1	Radius Map from Property Appraisers Office showing 400' radius on tax map	<input checked="" type="checkbox"/>

V. SIGN CRITERIA FOR POSTING ON PROPERTY

Please refer to the attached code, Section 23-151(e) requirement for posting of the property, which is the responsibility of the applicant. If you have any question regarding the posting or other notification requirements of the Rezoning petition, please contact the Community Development Staff.

VI. STAFF USE ONLY

Petition #: <u>26-1-24</u>	Staff Intake By: <u>J Checkley</u>	Intake Date: <u>6/26/24</u>
Sufficiency Completed by: <u>J Checkley</u>	Sufficiency Date: <u>6/26/24</u>	

June 21, 2024

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

**RE: MONTERRA PHASE II
REVISED DESIGN GUIDELINES
LETTER OF INTENT/CRITERIA LETTER
CTA PROJECT NO. 10-0026-007-08**

CRANEN THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects

Dear Mr. Chockley:

Please accept this submittal on behalf of Monterra Investments, LLC. to revise the Design Guidelines for the Monterra Development in order to maintain consistency with the proposed development. These design guidelines were established as part of the Planned Mixed-Use Development District (PMUD) rezoning and serve to inform the design of the structures, landscaping, layout, and circulation. This site is almost entirely built except for the southern portion of parcel C-2, a 2.57-acre parcel located at the southwest corner of Solano Avenue and N University Drive (Parcel ID: 514104030110).

The revision to the Design Guidelines proposes the following changes:

- Update to the Plat Note restrictions on page 5 and the uses on pages 6 and 7 to account for the Plat Note Amendment application currently in review.
- Update to Exhibit 2b-2 on page 8 to show the circulation in the site as it is proposed in the submitted site plan application.
- Update to Exhibit 2d on page 10, Exhibit 2g on page 13, and Exhibit 2i on page 15 to account for the new height limit in the southern parcel.
- Update to Building Height on page 20 to account for the new maximum height in the southern parcel.
- Update sign Type A and Type C-2 on page 27 to correct amount and locations of proposed signs.
- Update Exhibit 4b on page 30 to show the new sign type on the southern parcel.

3563 NW 53rd Street
Fort Lauderdale, FL 33309-6311
Phone: (954) 739-6400
Fax: (954) 739-6409

We are requesting this revision to the Design Guidelines in order to provide a development with a mix of uses that will be a valuable asset to the Monterra community. Our site plan (submitted concurrently with this application) proposes a multi-story indoor self-storage facility with ground-level retail and restaurant uses. Self-storage facilities differ from normal commercial buildings because of the height needed for each floor. Because of this, the proposed 4-story building will be 63-feet in height. The previously approved maximum height for this parcel was 45'. This would be sufficient for a 4-story commercial building. While the height would change, the floor area allowed does not increase.

Along with the height change is a change in the permitted uses. All uses listed within the Design Guidelines must follow the regulations of the Land Development Code. One of the uses proposed for the C-2 site is Self-Service Storage. This use requires the approval of a Conditional Use Permit, which has been submitted to the City for concurrent review. We feel that the uses proposed will be welcomed by the residents of the community and are appropriate for the location and size of the site.

Because the proposed development on the southern C-2 site is a mixed-use building, the sign type that is most appropriate is the Type A monument sign. This sign allows for multiple tenants and is large enough to be viewed from University Drive. No changes to the design or size of the Type A sign are proposed.

All other changes to the Design Guidelines are to ensure that the document is consistent with the revisions mentioned above. Because the revision of the Design Guidelines is processed as a rezoning, we are providing the following responses to the rezoning criteria as it relates to not only the change to the design guidelines, but the associated site plan as well.

The following explains how the proposal is consistent with the Criteria for Reviewing Rezoning Requests, as enumerated on the Rezoning Application.

- (1) The proposed change is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof.**

RESPONSE:

Future Land Use Element:

- **Policy 1.1.10** The City shall include provisions in the land development code that require proposed future development/redevelopment to be compatible with the site's topography and soil conditions to protect the water supply and minimize flooding problems. (BCO 9.10.00).

The proposed development includes several uses within a compact building footprint. Multiple bays and multiple floors allow optimal use of the land, while

protecting the water supply and flood-prone areas. This development type does not require excessive travel lanes throughout the site or large swaths of asphalt parking lots.

- **Policy 1.2.1 All public and private land development should be located in areas where public facilities and services are available or are scheduled to be available in accordance with the City's adopted Capital Improvement Element prior to receiving a certificate of occupancy. (BCP 1.04.01, BCO 8.03.00)**

This property is the last vacant portion of a much larger master planned development. Water and sewer facilities have already been installed throughout the commercial properties to the north and residential properties to the south and west. This portion of the master plan was always intended to be commercial, and any public facilities planning has taken this into consideration.

- **Policy 1.2.5 Promote infill development by encouraging new projects to locate adjacent to existing development where water and wastewater facilities are in place and through the provision of potable water and sanitary sewer service to those developed areas, which are currently inadequately served. (BC.P 8.03.02)**

This property is surrounded by recently constructed developments. All facilities are compatible with what is proposed, and this development will serve to fill the gap in the urban fabric.

- **Policy 1.3.2 New development shall preserve and protect all valuable trees and vegetation or shall increase the canopy coverage in accordance with the City's Tree Preservation Ordinance.**

All landscaping proposed on site will meet or exceed the City's landscaping requirements. The site only has existing trees along Solano Avenue.

- **Policy 1.3.5 Minimize scattered and strip commercial development by encouraging the development of shopping centers which incorporate site planning and design techniques resulting in more spacious and creatively designed centers.**

The design of this site condenses the built environment in a way that allows a more logical vehicular circulation, landscaping that promotes percolation over sheeting, and walkability between businesses. Fewer drive aisles means greater space for the businesses and a better use of the land.

- **Policy 1.3.8 New developments adjacent to or in the vicinity of surface waters**

shall be designed so as to minimize the direct discharge of stormwater runoff into such bodies of water. (BCP 9.04.02)

All buildings, vehicular areas, and pedestrian circulation is situated away from the existing canal along University Drive. The surface waters in this canal will not be directly impacted by the construction or day-to-day business operations.

- **Policy 1.3.14** New non-residential development shall provide pre-treatment for stormwater runoff through grassy swales, wetlands filtration, ex-filtration trenches or other means consistent with Section 3.2 Basis of Review for Surface Water Management Permit Applications Within the South Florida Water Management District (April, 1987), as amended, which require use of Best Management Practices. (BCP 9.09.02)

The required pre-treatment will be provided through the use of underground exfiltration trench.

- **Policy 1.4.1** The city shall continue to implement buffering requirements in the Land Development Regulations to ensure that there is sufficient horizontal separation and/or physical barriers in order to protect the quality of lifestyle and provide visual separation of adjacent land uses and intensities.

The proposed building will be set back over 59' from the southern property line and over 45' from the west property line. This leaves around 75' between the building and the adjacent townhomes and around 130' between the building and the closest single-family home.

- **Policy 1.4.3** The city shall continue to implement programs to encourage integration of mixed land uses by utilizing innovative zoning techniques such as PUD, PRD, Commercial/Office with Residential where suitable, to assist in fostering more balanced and energy-efficient land use.

The Design Guidelines of the existing PMUD are being revised to encourage building types that are a more efficient use of the land.

- **Policy 1.4.10** The City shall increase the area's attractiveness to tourists by establishing a land use pattern and development regulations aimed at enhancing the area's natural and man-made environments. (BCO 9.12.00)

The proposed development does not adversely affect any natural environment. It does, however, provide a better use of the land by providing uses that will be

patronized by tourists visiting the area.

- **Policy 1.6.3 All new and existing development and redevelopment shall be required to connect to and use the public facilities when such facilities are made available by the City.**

This development will connect to existing City facilities.

- (2) The proposed change would not create an isolated zoning district unrelated and incompatible with adjacent and nearby districts.**

RESPONSE: The revision of the Design Guidelines does not alter the boundary of the PMUD.

- (3) Existing zoning district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.**

RESPONSE: The proposed revisions are made within the confines of the PMUD and will not otherwise change the zoning designation.

- (4) The proposed change will not adversely affect living conditions in the neighborhood.**

RESPONSE: Proposed changes will allow for a very low-intensity use to be established at this location. The site plan accounts for the neighbors to the south and to the west in the design. Living conditions will not be adversely affected. Instead, the uses proposed will be a welcome addition to the community.

- (5) The proposed change will not create or excessively increase automobile and vehicular traffic congestion or otherwise affect public safety.**

RESPONSE: The changes proposed do not affect the traffic patterns.

- (6) The proposed change will not adversely affect other property values.**

RESPONSE: The proposed changes do not negatively affect neighboring properties as the proposed commercial development is very similar to the previously approved commercial uses for the site.

- (7) The proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations.**

RESPONSE: All surrounding property has been developed. This request does not negatively impact redevelopment of any nearby lands.

- (8) The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public.**

RESPONSE: The change in the Design Guidelines will benefit both the developer, the City, and the public by allowing the development of a long-vacant parcel with uses that support the surrounding community and those throughout the city.

- (9) There are substantial reasons why the property cannot be used in accord with existing zoning.**

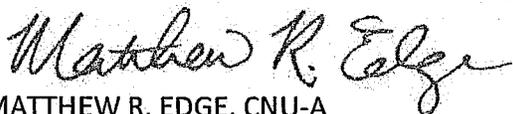
RESPONSE: The type of use that is being proposed requires additional height because of the nature of the business. Without the increase in height, it is unlikely that the use would be viable at this location. These revisions are necessary to account for the proposed site plan submitted to the City.

Thank you for taking the time to review our request for the revision of the Design Guidelines. I hope this letter clearly illustrates how our application meets the criteria required of rezoning in the City of Cooper City.

If you have any questions or concerns, please contact me at (954) 739-6400 x 344 or by email at medge@craventhompson.com.

Sincerely,

CRAVEN THOMPSON & ASSOCIATES, INC.



MATTHEW R. EDGE, CNU-A
Land Planner



CITY OF COOPER CITY
COMMUNITY DEVELOPMENT DEPARTMENT /
PLANNING AND ZONING DIVISION

9090 SW 50 PLACE
COOPER CITY, FL 33328
(954) 434-4300

PLAT/ PLAT AMENDMENT APPLICATION

ATTENTION: Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Community Development Staff to review the proposed project, the submittal and processing requirements. The submittal dates for DRC and P&Z Board can be found on the City's website at: www.coopercityfl.org.

FOR STAFF ONLY:
PETITION #: PA 2-1-24
DATE PETITION FILED:
2/28/24

Date of Pre-Submittal Meeting: 09/28/2023

INSTRUCTIONS TO APPLICANT:

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. A completed Notarized General Application must accompany this application.
3. Make Checks payable to the City of Cooper City per the current Fee Schedule.

I. PROJECT INFORMATION

NAME OF PLAT/PLAT AMENDMENT (Must match name of Plat cover sheet): Monterra Plat

TYPE OF REVIEW: (Please One)

Preliminary Plat: Final Plat: Residential: Non-Residential: Plat Amendment:

PROPOSED USE OF PROPERTY: Commercial, Self Storage, Restaurant, Office, Daycare, Bank, Residential, etc.

If Plat Amendment Provide Existing and Proposed Plat Note Language:

See attached document showing both the existing plat note and the proposed plat note.

(Commercial Uses in C-2B2 will decrease to 50,000 sq ft, 115,000 sq ft of Self-Storage use will be added)

Explain Existing and Proposed Use and/or Conditions Being Requested for Change:

Site is currently vacant, but will be developed to construct a mixed-use building with a self-storage facility and retail/restaurant bays.

IF RESIDENTIAL:

Total Number of Proposed Dwelling Units:

Total Land Area within Plat:

Residential Density of Plat (du/ac.):

IF NON-RESIDENTIAL:

Type of Proposed Use: Self-Storage; Retail; Restaurant

Total Land Area within Plat: 499.487

Proposed Maximum Building Area: 122,735 sq ft (19,705 sq ft footprint)



**CITY OF COOPER CITY
COMMUNITY DEVELOPMENT DEPARTMENT /
PLANNING AND ZONING DIVISION**

9090 SW 50 PLACE
COOPER CITY, FL 33328
(954) 434-4300

DEVELOPER'S ENGINEER:

Provide the name of professional engineer responsible for coordinating preparation of construction plans and plat ("Developer's Engineer), or professional land surveyor if submittal is for plat only.

(Please Print or Type)

Firm Name: (if applicable) Craven, Thompson & Associates, Inc.
 Address: 3563 NW 53rd Street
 City: Fort Lauderdale State: FL Zip Code: 33309-6311
 Telephone: (954) 739-6400 Fax: (954) 739-6409 Mobil: _____
 E-Mail Address: cedwards@craventhompson.com

II. SUBMITTAL CHECKLIST – PRELIMINARY/FINAL PLAT AND/OR PLAT AMENDMENT		
QTY	REQUIRED	YES (√)
	*Submittal requirements not to be duplicated if request accompanying other Petitions.	
1	Completed Original General Application	<input checked="" type="checkbox"/>
1	Completed Original Plat Application	<input checked="" type="checkbox"/>
1	Certificate of Title, property deed or other proof of ownership	<input checked="" type="checkbox"/>
*14	Sealed Surveys and 1 Signed and Signed Survey	<input checked="" type="checkbox"/>
*14	Preliminary or Final Plats and/or Plat Amendment	<input checked="" type="checkbox"/>
*14	Site Plans or Statements of Intent of proposed use of property (Check with Staff)	<input checked="" type="checkbox"/>
14	Aerials Photos of subject site clearly delineating site boundary lines.	<input checked="" type="checkbox"/>

III. STAFF USE ONLY			
Petition #: <u>PA 2-1-24</u>	Staff Intake By: <u>J Checkley</u>	Intake Date: <u>2/28/24</u>	
Sufficiency Completed by: <u>J Checkley</u>	Sufficiency Date: <u>2/28/24</u>		

RECEIVED

MAY 15 2024

May 8, 2024

CITY OF COOPER CITY
PLANNING DIVISION

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

**RE: MONTERRA COMMERCIAL CENTER
PLAT NOTE AMENDMENT
LETTER OF INTENT
CTA PROJECT NO. 10-0026-007-08**

CRANEN THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects

Dear Mr. Chockley:

Please accept this request to amend the plat note on the Monterra Plat (P.B. 175 Pg. 155). This amendment is needed in order to construct a proposed multi-tenant building on Parcel C-2B2 (Folio No: 514104030110). The site will host a 112,324 square foot self-service storage facility with ground-level commercial space. The proposed note adds 115,000 square feet of self-service storage use to the note and reduces the total amount of commercial space from 73,500 to 62,000 to account for what has already been built and provide a more appropriate amount given the change in expected uses on Parcel C-2B2. The number of commercial trips* reduces from 513 to 459 for a total of 54 fewer anticipated trips. The self-storage use adds an additional 30 trips. Overall, this is 24 fewer trips than were previously approved for this site.

The original plat note that can be found on the recorded plat stated:

This plat is restricted to 149 single family detached units on Parcel A;

445 single family detached units, 306 townhouse units, 600 high-rise units and 300 moderate income affordable high-rise units (100 one bedroom, 150 2-bedroom and 50 three-bedroom) on Parcel B;

15,000 square feet of commercial use on Parcel C-1;

170,000 square feet of commercial use and 70,000 square feet of office use on parcel C-2;

3563 NW 53rd Street
Fort Lauderdale, FL 33309-6311
Phone: (954) 739-6400
Fax: (954) 739-6409

*Trip calculations are based on the Broward County TRIPS Application effective December 8, 2009 for the following land uses:

Commercial GE 20,000 sq. ft.
Mini-warehouse

$\text{Ln}(T) = 0.66 \text{LN}(\text{FA}/1,000) + 3.403$
 $0.26(\text{FA}/1,000)$

and 15,000 square feet of commercial use on Parcel C-3.

The plat was amended six times between April 5, 2011 and July 10, 2020. The instruments that amended the note are as follows (in chronological order): 109964074, 110798441, 111254826, 112730455, 115248330, 116600770. These are provided in this submittal.

The current plat note states:

This plat is restricted to 149 single family detached units on Parcel A;

300 low income garden apartments (96 one-bedroom, 156 two-bedroom and 48 three-bedroom) on Parcel B-1;

36,000 square feet of governmental offices and 14,000 square feet of fire station on Parcel B-2;

626 single family detached units, 294 townhouse units, 252 garden apartments on the remainder of Parcel B;

17,250 square feet of commercial use on Parcel C-1A; 7,600 square feet of commercial use on Parcel C-1B;

A lake on Parcel C-1C;

31 single family detached units on parcel C-2A;

175 age-restricted mid-rise units on Parcel C-2B1;

73,500 square feet of commercial use, 63,800 square feet of office use, 6,200 square feet of bank use, and 10,000 square feet of day care use on Parcel C-2B2;

And 15,000 square feet of commercial use on Parcel C-3.

The site plan for the proposed development is wholly within Parcel C-2B2. This proposed change, therefore, would only affect the entitlements of that parcel. This amendment proposes to amend the note as follows:

This plat is restricted to 149 single family detached units on Parcel A;

300 low income garden apartments (96 one-bedroom, 156 two-bedroom and 48 three-bedroom) on Parcel B-1;

36,000 square feet of governmental offices and 14,000 square feet of fire station on Parcel B-2;

626 single family detached units, 294 townhouse units, 252 garden apartments on the remainder of Parcel B;

17,250 square feet of commercial use on Parcel C-1A; 7,600 square feet of commercial use on Parcel C-1B;

A lake on Parcel C-1C;

31 single family detached units on parcel C-2A;

175 age-restricted mid-rise units on Parcel C-2B1;

50,000 square feet of commercial use, 63,800 square feet of office use, 6,200 square feet of bank use, 10,000 square feet of day care use, and 115,000 square feet of self-storage facility use on Parcel C-2B2;

And 15,000 square feet of commercial use on Parcel C-3.

If you have any questions or concerns, please contact me at (954) 739-6400 x 344 or by email at medge@craventhompson.com.

Sincerely,

CRAVEN THOMPSON & ASSOCIATES, INC.



MATTHEW R. EDGE, CNU-A
Land Planner

MAY 15 2024



CITY OF COOPER CITY
COMMUNITY DEVELOPMENT DEPARTMENT /
PLANNING AND ZONING DIVISION

CITY OF COOPER CITY
COOPER CITY, FL 33328
(954) 434-4300

SITE PLAN APPLICATION

ATTENTION: Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Community Development Staff to review the proposed project, and the submittal and processing requirements. The submittal dates for DRC and P&Z Board can be found on the City's website at: www.coopercityfl.org.

FOR STAFF ONLY:
PETITION #: SP 2-1-24
DATE PETITION FILED:
2/28/24

Date of Pre-Submittal Meeting: 09/28/2023

INSTRUCTIONS TO APPLICANT:

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. A completed Notarized General Application must accompany this application.
3. Make Checks payable to the City of Cooper City per the current Fee Schedule.

I. PROJECT DESCRIPTION – (Attach additional sheets if necessary)

A. Please provide a narrative description of the proposed site plan or site plan amendment, which is the subject of this review. Provide enough detail to adequately describe all proposed uses on site.

This site plan application is to construct a 122,735 sq ft commercial building on a 2.57 acre lot. The site is located in the Monterra master plan, but will be rezoned to B-3 concurrently with this site plan. The commercial space will include a self-storage facility, retail/office space, and restaurant space with outdoor dining.

II. PROJECT HISTORY

List in chronological order any previous relevant development approvals. Attach additional page(s) for the following:

Petition Number:	See attached list of previous approvals.
Resolution/Ordinance #	
Request:	
Action:	
Date:	

III. ADJACENT PROPERTIES

Adjacent Property:	Land Use Designation	Zoning Designation	Existing Use(s) of Property
NORTH	Dashed Line Irregular 3.663	PMUD	Office Building
SOUTH	Dashed Line Irregular 3.663	PMUD	Multifamily Residential
EAST	C (Commercial)	A-1 (Davie)	Canal/ROW
WEST	Dashed Line Irregular 3.663	PMUD	Single Family Residential



**CITY OF COOPER CITY
COMMUNITY DEVELOPMENT DEPARTMENT /
PLANNING AND ZONING DIVISION**

9090 SW 50 PLACE
COOPER CITY, FL 33328
(954) 434-4300

IV. COMPLIANCE - (Attach Additional Sheets if Necessary)

Is property in compliance with all previous conditions of approval and/or applicable Code requirements?

Yes No If No, please explain: _____

V. TABULAR DATA

COMPLETE ALL DATA (INDICATING N/A IF NOT APPLICABLE)

PROJECT DATA	CODE REQUIREMENT	PROPOSED	DIFFERENCE
Acreage (Total Gross)	n/a	3.0449	n/a
Acreage (Total Net)	n/a	2.57	n/a
Lot Depth (Maximum)	n/a	~350'	n/a
Lot Width (Minimum)	n/a	~320'	n/a
Total Dwelling Units (DU'S)	n/a	0	n/a
Minimum Floor Area (sq. ft.)	n/a	n/a	n/a
Density	n/a	n/a	n/a
Total Sq. Footage	n/a	122,735 sq ft	n/a
Commercial (sq. ft.)	n/a	122,735 sq ft	n/a
Industrial (sq. ft.)	n/a	0	n/a
Other (sq. ft.)	n/a	0	n/a
Floor Area Ratio (FAR)	n/a	.371	n/a
% Building Coverage	n/a	30.61%	n/a
Max. Bldg. Height (ft./stories)	100'	63'	-37'
Impervious Surface Area	n/a	74,861 sq ft	n/a
Open Space Area	n/a	33,229 sq ft	n/a
Total Parking Spaces	139	139	0
Handicap Parking Spaces	4	4	0
# of Access Points/Roads	n/a	2	n/a
# of Loading Areas/Spaces	n/a	4	n/a
Accessory Structures (sq. ft.)	n/a	0	n/a
Setback – Front	n/a	85' 3"	n/a
Setback – Rear	n/a	45' 2"	n/a
Setback – Side Interior	n/a	59' 5/8"	n/a
Setback – Side Corner	25'	83' 4 1/4"	58' 4 1/4"



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COOPER CITY, FL 33328
(954) 434-4300

For Residential Show tabular data on the site plan including: Total # of Dwelling Units (DUs); and Types of Units: # of Single Family (SF); # of Zero Lot Line (ZLL); # of Townhomes (TH); and # of Multi-Family (MF).

For other projects where it would be relevant provide on the SITE PLAN: # of Rooms; # of Seats; # of Beds; # of Children; # of Drive-Thru Lanes; in addition to: Recreation Area; Preserve Area; Civic Area; and Institutional Area.

VI. APPLICANT'S STATEMENT OF JUSTIFICATION

(Attach additional sheets if necessary)

A. Reference relevant purposes, goals, objectives and policies from the City's Comprehensive Plan, which is available online at the City's web site (www.coopercityfl.org).

The proposed development is consistent with the City's Comprehensive Plan. Please see the attached letter indicating relevant purposes, goals, objectives, and policies.

B. That the proposed request is in compliance with the City's Code of Ordinances. Please specify if any variances are necessary for approval of the proposed site plan.

No variances are being sought at this time.

VIII. CONSENT STATEMENT

(Owner to complete if using agent/representative)

I/We, the aforementioned owner(s), do hereby give consent to Matt Edge / Craven, Thompson & Associates, Inc. to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the request(s) and property I/we own described in the attached application. Furthermore, as owner(s) of the subject property, I/we hereby give consent to the party designated above to agree to all terms or conditions that may arise as part of the approval of this application for the proposed use.

Signature(s) of Owner(s):

Print Name(s):

Cary Goldberg



**CITY OF COOPER CITY
COMMUNITY DEVELOPMENT DEPARTMENT /
PLANNING AND ZONING DIVISION**

9090 SW 50 PLACE
COOPER CITY, FL 33328
(954) 434-4300

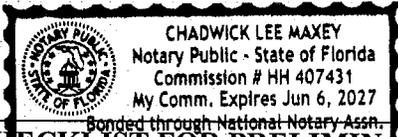
IX. NOTARY

STATE OF Florida COUNTY OF Broward

The foregoing instrument was acknowledged before me this 23 day of February 20 24

By (Name of Person Acknowledging) Cary Goldberg She/he is personally known to me or has produced as identification and did did not take an oath.

NOTARY PUBLIC SIGNATURE: [Signature]
Name – Must be typed, printed, or stamped) Chadwick Lee Maxey

My Commission Expires: 

X. SUBMITTAL CHECKLIST FOR PRELIMINARY/FINAL SITE PLAN REVIEW

QTY	REQUIRED	YES (✓)
1	Completed Original General Application	<input type="checkbox"/>
1	Completed Original Site Plan Application	<input type="checkbox"/>
1	Certificate of Title, property deed or other proof of ownership	<input type="checkbox"/>
14	Signed Surveys – with 1 Signed and Sealed Survey	<input type="checkbox"/>
14	Plats	<input type="checkbox"/>
14	Site Plans	<input type="checkbox"/>
14	Aerials Photos of subject site clearly delineating site boundary lines.	<input type="checkbox"/>
14	Subject Site Maps clearly delineating site boundary lines with adjacent and nearby street names labeled.	<input type="checkbox"/>

VI. STAFF USE ONLY

Petition #: <u>SP 24-24</u>	Staff Intake By: <u>J Chackley</u>	Intake Date: <u>2/28/24</u>
Sufficiency Completed by: <u>J Chackley</u>	Sufficiency Date: <u>2/29/24</u>	

XIV. COOPER CITY CODE

Sec. 24-41. PRELIMINARY SITE PLAN REVIEW - SUBMITTAL REQUIREMENTS

NOTE: Preliminary site development plans for parcels not previously platted and recorded shall be accompanied by a preliminary plat before the Planning & Zoning Board and the City Commission.

- The following documents shall be submitted for preliminary site plan review:
- (a) Completed applications for concurrent site plan and plat review (if platting is required) with the applicant's signature notarized;
 - (b) Fourteen (14) copies of the preliminary site development plans (and fourteen (14) copies of the preliminary plat, if applicable) signed and sealed by a registered architect or engineer, or signed by a land planner;
 - (c) Proper site plan and plat review fees;
 - (d) Schematic engineering plans;

Ordinance 2003-10-01 (ORB 36323, PG 1801 BCR) Pre-annexation & Development Agreement, 10/28/2003

Ordinance 2003-10-02 (ORB 36415, PG 1963 BCR) Annexation, 11/12/2003

Ordinance 2004-24 (ORB 37824, PG 1754 & 1759 BCR) Land Use, 7/16/2004

Ordinance 2006-03-01 (ORB 41674, PG 850 BCR) PMUD Rezoning from A-I to PMUD, 3/22/2006

Ordinance 2010-1-11 (ORB 46856, PG 626 BCR) PMUD Rezoning to Amend PMUD, 2/4/2010

Resolution No. 11-10-8 (ORB Book 48274, PG 1088) PNA affecting Commercial SF, 10/31/2011

Resolution No. 12-10-5 Site Plan for Pod 2G Vista Del Prado (incl. residential/commercial buffer), Petition #SPA 3-1-12

Resolution No. 12-10-6? (ORB Book 48804, PG 897) PNA for Parcel C-2, 06/05/2012

Ordinance 2013-12-01 (ORB 50446, PG 869 BCR) First Amendment to Pre-annexation & Dev. Agreement, 1/2/2014

Ordinance 2012-4 Rezoning and adoption of the amended PMUD Master Plan, Petition #Z 3-1-12

Resolution No. 17-10-3 (Instr# 115248330) Plat Note for Parcels C-1 and C-2

Petition #Z 5-1-18 Revisions to Design Guidelines

Resolution No. 19-11-4 Site Plan for C-2 Residential Tract. Petition #SP 6-1-18

Resolution No. 23-16 Site Plan Amendment Shoppes of Monterra Commons, Petition #SPA 5-2-23

June 21, 2024

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

**RE: MONTERRA COMMERCIAL CENTER
SITE PLAN
LETTER OF INTENT
CTA PROJECT NO. 10-0026-007-08**

CRAIG THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects

Dear Mr. Chockley:

Please accept this site plan submittal on behalf of Monterra Investments, LLC. in order to construct a 122,735 square-foot commercial building on a vacant parcel of land. The property is a 2.57-acre portion of the Monterra PMUD master plan located at the southwest corner of Solano Avenue and N University Drive (Parcel ID: 514104030110). This site plan package accompanies applications for a Rezoning, Plat Note Amendment, and Conditional Use Permit. We request a final site plan review at time of preliminary.

Monterra Commercial Center is a commercial development that consists of one multi-tenant mixed-use building with parking, drive aisles, and landscaping surrounding the building on all sides. Access to the site will be from the north and west off of Solano Avenue. The building will be 63' in height and extend over walkways, some parking spaces, and the drive aisle to the south. An outdoor seating area is also provided under cover of the building on the northwest corner of the building. Uses are expected to be self-storage, retail, and restaurant, though the tenant mix has not yet been finalized.

The site design promotes a walkable environment with frontage views from N University Drive. Pedestrian connections to Solano drive are proposed, making this an easily accessible destination for the surrounding community. The mix of a larger use like self-storage that is supported by the nearby residents with the smaller tenant bays provides a perfect addition to the overall Monterra development.

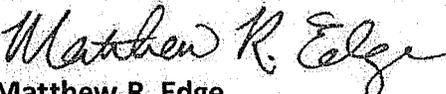
We believe that this site will be successful and an important contribution to the community and the visitors who decide to do business here by

3563 NW 53rd Street
Fort Lauderdale, FL 33309-6311
Phone: (954) 739-6400
Fax: (954) 739-6409

providing goods and services at a scale that supports the Monterra communities as well as the surrounding area. The site is thoughtfully designed as a place where visitors might patronize more than one business per trip. Providing a balanced mix of retail, restaurant, and storage uses attracts more uses than would otherwise come to a single-business development. The location of the development within the Monterra community means that despite the popularity of the businesses, the residents to the west will not have to exit the community to enjoy them. We are excited about this development and are confident that it will be embraced by the communities surrounding it.

Thank you for your review and consideration of this matter. If you would like to contact me to discuss this application, I may be reached by phone at (954) 739-6400 x344 or by email at medge@craventhompson.com.

Regards,
Craven Thompson and Associates, Inc.


Matthew R. Edge
Land Planner



CITY OF COOPER CITY
COMMUNITY DEVELOPMENT DEPARTMENT /
PLANNING AND ZONING DIVISION

9090 SW 50 PLACE
COOPER CITY, FL 33328
(954) 434-4300

SIGN WAIVER APPLICATION

ATTENTION: Prior to submission of application, the Petitioner &/or Owner must schedule a pre-submittal meeting with the Community Development Staff to review the proposed project, and the submittal and processing requirements. The submittal dates for DRC and P&Z Board can be found on the City's website at: www.coopercityfl.org.

FOR STAFF ONLY:
PETITION #: <u>SW 7-1-24</u>
DATE PETITION FILED: <u>8/14/24</u>

Date of Pre-Submittal Meeting: _____

INSTRUCTIONS TO APPLICANT:

1. Please complete all requested information on this application. If not applicable, indicate with N/A.
2. A completed Notarized General Application must accompany this application.
3. Make Checks payable to the City of Cooper City per the current Fee Schedule.

I. APPLICANT INFORMATION

Contact Name: Alan Goldberg
 Company Name: Diversified Realty Development Co.
 Address: 600 W Hillsboro Blvd, Suite 202 City Deerfield Beach ST FL Zip 33441

II. SUBJECT SIGNAGE TYPE(S)

Indicate Subject Signage Type(s): Free-standing Multi-Tenant Sign and Wall Signs at 3300 N University Dr (Parcel ID: 514104030110)

Details of Justification – Responses should be on a separate sheet of paper and attached.

See attached.

III. WAIVER REQUEST

Sign Waiver Requested: Please complete below or attach separate sheet as necessary:

CODE SECTION	REQUIREMENT	REQUEST	DEGREE OF DEVIATION
		See Attached	

IV. ADJACENT PROPERTIES

Adjacent Property	Land Use Plan Designation	Zoning Designation	Existing Use(s) of Property
NORTH	Dashed Line Irregular 3.663	PMUD	Office Building
SOUTH	Dashed Line Irregular 3.663	PMUD	Multifamily Residential
EAST		A-1 (DAVIE)	Canal/ROW
WEST	Dashed Line Irregular 3.663	PMUD	Single Family Residential



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PLANNING AND ZONING DIVISION

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V. COMPLIANCE - (Attach additional sheets if necessary)

A. Is property in compliance with all previous conditions of approval and/or applicable Code requirements?

Yes No If No, please explain: _____

B. Report on the status of all previous conditions of approval: _____

VI. OWNER ACKNOWLEDGEMENT

I/WE: Alan Goldberg, do hereby swear/affirm that I/we am/are the owner(s) of the property referenced in this application.

I/We certify that the above statements and the statements or showings made in any paper or plans submitted herewith are true to the best of my/our knowledge and belief. Further, I/we understand that this application, attachment(s) and fee become part of the official record of the Community Development Department of the City of Cooper City and the fee is not refundable. I/We understand that any knowingly false information given by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. I/We further acknowledge that additional information may be required by the City of Cooper City in order to process this application.

I/We further consent to the City of Cooper City to publish, copy or reproduce any copyrighted document for any third party submitted as part of the application.

Signature(s) of Owner(s): _____

Print Name(s): Alan Goldberg

VII. CONSENT STATEMENT

(Owner to complete if using agent/representative)

I/We, the aforementioned owner(s), do hereby give consent to Matt Edge to act on my/our behalf to submit this application, all required material and documents, and attend and represent me/us at all meetings and public hearings pertaining to the request(s) and property I/we own described in the attached application. Furthermore, as owner(s) of the subject property, I/we hereby give consent to the party designated above to agree to all terms or conditions that may arise as part of the approval of this application for the proposed use.

Signature(s) of Owner(s): _____

Print Name(s): Alan Goldberg

VIII. NOTARY

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 12th day of August 20 24

By (Name of Person Acknowledging) Alan Goldberg She/he is personally known to me or has produced _____ as identification and did/did not take an oath.

NOTARY PUBLIC SIGNATURE: Catherine A. Donn

Name - Must be typed, printed, or stamped) Catherine A. Donn

My Commission Expires: 8/29/26



CATHERINE A. DONN
Commission # HH 297245
Expires August 29, 2026



CITY OF COOPER CITY
COMMUNITY DEVELOPMENT DEPARTMENT /
PLANNING AND ZONING DIVISION

9090 SW 50 PLACE
COOPER CITY, FL 33328
(954) 434-4300

IX. SUBMITTAL CHECKLIST		
QTY	REQUIRED <i>*Submittal requirements not to be duplicated if request accompanying other Petitions.</i>	YES <input checked="" type="checkbox"/>
1	Completed Original Sign Waiver Application	<input checked="" type="checkbox"/>
1	Certificate of Title, property deed or other proof of ownership	<input checked="" type="checkbox"/>
*14	Signed Surveys and 1 Sealed & Signed Survey	<input checked="" type="checkbox"/>
*14	Architectural Plans (if applicable — check with staff)	<input checked="" type="checkbox"/>
*14	Site Plans (if applicable — check with staff)	<input checked="" type="checkbox"/>
*14	Subject Site Maps clearly delineating site boundary lines with adjacent and nearby street names labeled.	<input checked="" type="checkbox"/>
14	Justification Statements	<input checked="" type="checkbox"/>

X. STAFF USE ONLY			
Petition #: <i>SW7-1-24</i>	Staff Intake By: <i>J Charkley</i>	Intake Date:	<i>8/14/24</i>
Sufficiency Completed by:	<i>J Charkley</i>	Sufficiency Date:	<i>8/15/24</i>

XI. COOPER CITY CODE

Sec. 25-29. Waiver Procedure.

(a) Permanent window signs.

(1) Any person seeking a waiver from the provisions of this article for permanent window signs shall file a petition accompanied by a nonrefundable fee according to the current fee schedule.

(2) Applications for sign waivers for permanent window signs shall be reviewed by the Planning and Zoning Board. The Board shall make a recommendation to approve or deny the application to the City's Development Review Committee. The Development Review Committee will then, based on the City Code and the Board's recommendation, make a final decision to grant or deny the waiver. Applicants whose petitions are denied by the Development Review Committee may appeal that decision to the City Commission by filing a written request to the City Commission within thirty (30) days of such denial.

(b) All other signs.

(1) Any person seeking a waiver from the provisions of this article for signs other than permanent window signs shall file a petition accompanied by a nonrefundable fee according to the current fee schedule.

(2) Applications for waivers for signs other than permanent window signs shall be reviewed by the Planning & Zoning Board and the City's Development Review Committee. The final decision to grant or deny the waiver petition shall be made by the City Commission.

(c) Conditions for granting waivers. Waivers may only be granted by the City where at least one of the following criteria is determined to be met.

(1) Signs permitted under this article cannot be properly viewed due to physical site distinctions other than those imposed by city ordinances or created by the petitioner.

(2) The architectural design of a structure and/or site plan poses unique and extenuating characteristics whereby waiver of sign code provisions is in the city's best interests.

(3) Literal enforcement of this article would result in unreasonable and undue hardship upon the petitioner.

August 5, 2024

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

**RE: MONTERRA COMMERCIAL CENTER - 2.5 ACRE
SIGN WAIVER
LETTER OF INTENT AND CRITERIA LETTER
CTA PROJECT NO. 10-0026-007-08**

CRANEN THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects

Dear Mr. Chockley:

Please accept this application for a sign waiver in order to deviate from the standards of the Sign Code in order to construct wall signs and a free-standing sign on the property located at 3300 N University Drive (Parcel ID: 514104030110) that does not meet the dimensional standards of code. This waiver is similar in nature to the ones approved as a part of the development of the parcels to the north of the subject site and included in the Monterra Commercial Design Guidelines. It also accompanies a revision to the design guidelines that updates the sign type located on the subject parcel.

According to Section 25-29(c), sign waivers may be granted by the City if at least one of the following criteria is met:

- (1) Signs permitted under this article cannot be properly viewed due to physical site distinctions other than those imposed by city ordinances or created by the petitioner.
- (2) The architectural design of a structure and/or site plan poses unique and extenuating characteristics whereby waiver of sign code provisions is in the city's best interests.
- (3) Literal enforcement of this article would result in unreasonable and undue hardship upon the petitioner.

MONUMENT SIGN:

The most recently approved Design Guidelines proposes this sign type – referred to as a Type-A Monument Sign in the Design Guidelines - in two locations within the property located between Monterra Boulevard and Solano Avenue. The parcel to the south of Solano Avenue was approved for a type C-2 Monument Sign (as defined in the Design Guidelines). We are changing the sign type in order to allow a multi-tenant sign that would be visible from N University Drive.

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Fax: (954) 739-6409

A sign permitted by code would not be visible from the arterial road that passes by the site due to the location of the adjacent pipeline, drainage district canal, and associated easements. Signs are not permitted to be constructed on the adjacent easements. The location of the proposed sign is 10-feet from the eastern property line and serves as a way for those on N University Drive to see where the businesses are located. This parcel is also considered a part of the larger commercial development to the north, limiting the number and size of the sign located on this site. For these reasons, we find that we have met both criterium #1 and #2. The following is a break-down of the waivers requested:

Description	Code Req.	Proposed	Justification
Number of Signs	2	5	The Monterra Commercial development is made up of parcels from 3300 N University Drive to 3900 N University. This includes over 1,800 linear feet of frontage along N University Drive. Providing only 2 monument signs along this stretch wouldn't allow enough identification of the businesses. Increasing the number of signs to 5 allows proper identification of all of the tenants.
Max. Sign Area	48 sq ft	110 sq ft	A sign that is only 48 square feet in area would not provide enough space to identify the businesses located within a multi-tenant building. By increasing the total square footage allowed to 110 square feet, each tenant will be able to have a sign that is visible and legible from the street. This allows better wayfinding along N University Drive, identifying businesses that are pushed back beyond the canal, canal maintenance easement, and pipeline easement.
Max. Height	6'	18'	A 6-foot-high sign would not provide enough space for a multi-tenant building without requiring a sign so wide that it would not be legible to passing cars. The signage should be large enough for pedestrian and vehicular traffic to see, while being compact enough that discerning what tenants are located on-site is not difficult. By extending the height to 18-feet, there is enough room to provide a clear orientation of tenant signs.

Mr. Jason Chockley
CTA Project No.: 10-0026-007-08
August 12, 2024
Page 4

Sign Waiver
Letter of Intent & Criteria Letter

also match or be compatible with the existing wall signs. This provides compatibility throughout the development.

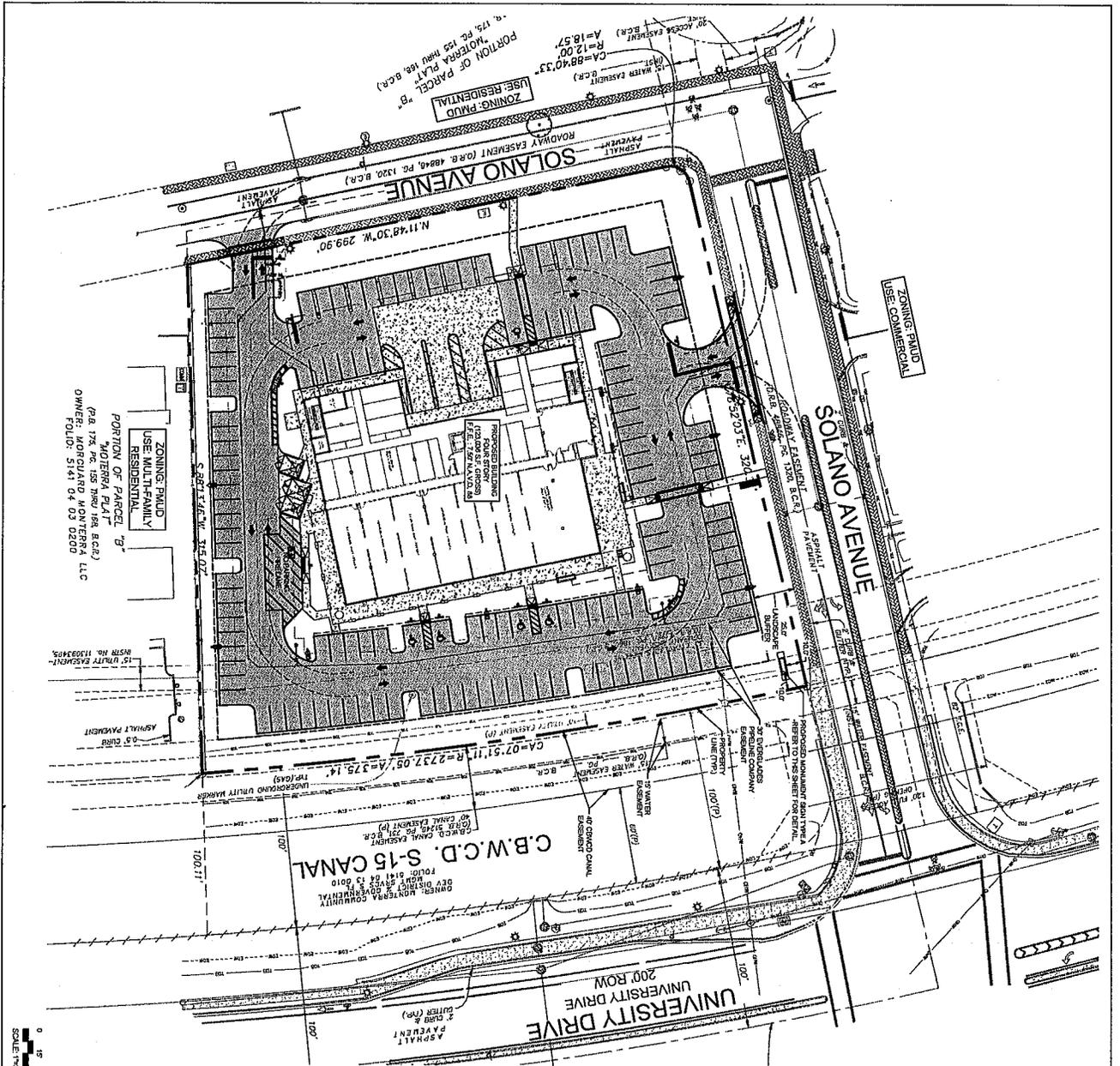
If you have any questions or further comments, you may contact me at (954) 739-6400 or by email medge@craventhompson.com.

Sincerely,
CRAVEN THOMPSON & ASSOCIATES, INC.

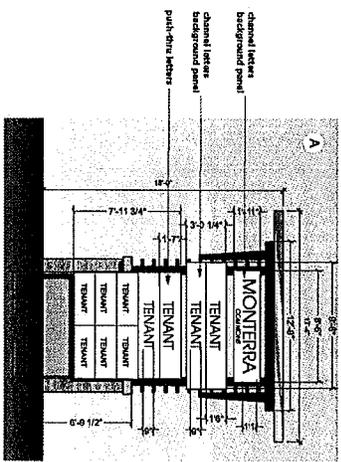


MATT EDGE, CNU-A

Land Planner



Type A sign - Proposed: 17'-4" wide x 18' tall Monument Sign. Sign may be double-faced with a Maximum 110 SF sign area per sign face. The square footage of the sign is increased by 229% to achieve the intended design.



- NOTE:**
1. SIGN TEXT MAY BE SMALLER OR LARGER THAN SHOWN.
 2. The design of the signs shall match the architectural design of Monterra Commons. Sign design to be submitted at the time of final site plan review.

CODE PERMITS:
UNIVERSITY DRIVE: 160' width of ROW 1 sign at 48 s.f. Max Sign Area.

- PROPOSED:**
- Primary Sign A- Max Height 18', Max Width 17'4", Max Sign Area 110 s.f. The square footage of the sign is increased by 229% to achieve the intended design.
- WAIVERS REQUIRED:**
- 2 signs are permitted and 5 are permitted
 - Max sign area of 48 SF is permitted and 110 SF is proposed
 - Maximum height of 6' is permitted and 18' is proposed
 - Maximum 0 tenant panel are permitted and 10 tenant panels are proposed



MONTERRA COMMERCIAL CENTER COOPER CITY, FL 33024		CRAVEN THOMPSON AND ASSOCIATES, INC. ENGINEERS + PLANNERS + SURVEYORS + LANDSCAPE ARCHITECTS 3563 HWY. 63RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 778-6208 TEL: (954) 778-8000	
PREPARED FOR: MONTERRA INVESTMENTS, LLC		PROJECT NO.: 10-0028-007-08	
SIGN LOCATION PLAN		DATE: 10/11/10 SCALE: AS SHOWN DESIGNED BY: EWP DRAWN BY: EWP CHECKED BY: EWP APPROVED BY: EWP	