



## CITY COMMISSION ORDINANCE/RESOLUTION

**TITLE:** Ordinance 26-06 (Community Development)

**DATE:** February 10, 2026

**DESCRIPTION:** AN ORDINANCE OF THE CITY OF COOPER CITY, FLORIDA, APPROVING REZONING PETITION #Z 6-1-25; PROVIDING FOR THE REZONING OF THE APPROXIMATELY 2.57 ACRES OF REAL PROPERTY GENERALLY LOCATED ON THE S.W. CORNER OF NORTH UNIVERSITY DRIVE AND SOLANO AVENUE IN COOPER CITY, FLORIDA; REZONING THE SUBJECT PROPERTY FROM PLANNED MIXED USE DEVELOPMENT DISTRICT (PMUD) TO B-3 (GENERAL BUSINESS DISTRICT); PROVIDING FOR AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

### **BACKGROUND OF ITEM:**

This request aims to rezone the Monterra Commercial parcel located at the southwest corner of N. University Drive and Solano Avenue from its current zoning of PMUD - Planned Mixed Use Development District to B-3 - General Business District. The project was presented to the P&Z Board on November 18, 2024, and overall did not receive a favorable recommendation. Since then, the project has been redesigned with changes such as reducing the building height, increasing the landscape area on the west side, adding windows and glass to create an "office building" appearance, and removing the previously proposed mixed-use retail and office space on the ground floor. At the meeting on December 16, 2024, the Planning and Zoning Board recommended approval with a 7-0 vote.

### **ANALYSIS:**

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

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

**Consistency with Adopted Comprehensive Plan:** This parcel has been designated for commercial use since the creation of the Monterra master planned development. All infrastructure necessary to support a B-3 District on this site has been completed, and the site has been cleared and prepared for development in accordance with plan standards. Policy 1.4.4 of the City's Comprehensive Plan states that city zoning regarding permitted uses and densities must align with or be more restrictive than the requirements of the City Land Use Plan.

The applicant's full justification statement, included in the backup, references compatibility with other policies of the City's Comprehensive Plan. Therefore, the request can be considered consistent with the Comprehensive Plan.

**Land Use Compatibility:** The proposed B-3 Zoning District aligns with the existing C - Commercial Land Use Plan designation and is compatible with surrounding zoning districts and land uses. The accompanying Site Plan and Plat applications would allow for up to 116,000 sq. ft. of self-storage uses upon approval of the conditional use request. The area along University Drive features a mix of residential and commercial uses. With a proposed height of 42 feet, this building will blend in with neighboring structures. The Brightstar Credit Union to the north has a building height of 45 feet, and the apartment building to the south reaches a height of 35 feet at the roof peak.

**Living Conditions and Property Values:**

The surrounding area will experience mixed effects due to this rezoning request. The property is already zoned for non-residential use. The proposed self-storage use, aside from the building's bulk and size, is generally considered less intense than traditional commercial uses with respect to traffic impacts on neighboring properties. The site plan indicates there will be no outdoor storage associated with the operation. Currently, we do not know which operator will run the facility, but the general operational hours and security measures are reasonable for this location. The new building's 42-foot height is 3 feet below the current 45-foot height limit in the Design Guidelines.

**Traffic Impacts:**

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

**Staff Finding:**

Staff confirm that the applicant has met the review criteria and submission requirements for the rezoning request to be considered. DRC staff have no outstanding comments.

**Pros for the project:**

- Significantly less traffic on Solano Road than in areas with more retail, restaurants, or offices.
- Potentially higher tax base. The building's total square footage and value are very high for self-storage.

- Loss of privacy for surrounding properties. The design guidelines allow a 45 ft. tall building on this parcel. This self-storage building meets that requirement; however, it does not have any windows on the south or west sides that would overlook neighboring residential areas.

Cons of the project:

- Requires modifications to the zoning district and design guidelines.
- Very low employment creation.
- It does not function as a gathering place or destination for residents.
- Only provides a single service or need for residents compared to a retail or office use that can meet multiple needs.
- Self-storage is often viewed negatively due to concerns about crime and site cleanliness or dumping.
- The project does not have a proposed operator, tenant, or buyer who can commit to the operational aspects of the facility.
- Although recently redesigned to resemble an office building, it remains a large and bulky structure relative to the overall size of the parcels.
- There is no shortage of self-storage options in the “very near” area. The attached map shows 9 facilities within 2 miles, along with many others just outside that range.

PLANNING AND ZONING BOARD RECOMMENDATION:

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

**STRATEGIC PLAN:**

This project will add to the City's commercial tax base.

**FISCAL IMPACT:**

N/A

**ALTERNATIVES:**

If the proposed rezoning is not approved, the property would have to be developed within the PMUD zoning allowances.

**ATTACHMENTS:**

1. Ordinance 26-06
2. Site Plan Sheets
3. Applications & Justification Sheets
4. DRC Comments
5. Brightstar Objection Letter
6. Proposed Operations

## Workflow History

User	Task	Action	Date/Time
Allen, Tedra	NEW ITEM: Not Yet Routed	*COMPLETE: Forward to City Att...	01/27/26 11:52 AM
Horowitz, Jacob	Assigned to Attorney	COMPLETE: Forward to City Man...	01/29/26 02:16 PM
Rey, Alex	Assigned to City Manager	COMPLETE: Forward to City Clerk	01/29/26 02:18 PM
Allen, Tedra	Assigned to City Clerk	APPROVE ITEM: End Workflow	02/02/26 04:08 PM
Allen, Tedra	END WORKFLOW - APPROVED		02/03/26 10:55 AM