



## CITY COMMISSION ORDINANCE/RESOLUTION

**TITLE:** Ordinance 26-07 (Community Development)

**DATE:** February 10, 2026

**DESCRIPTION:** AN ORDINANCE OF THE CITY OF COOPER CITY, FLORIDA, APPROVING REZONING PETITION #Z 6-2-25; PROVIDING FOR AN AMENDMENT TO THE MONTERRA COMMERCIAL DESIGN GUIDELINES (THE "GUIDELINES") PERTAINING TO 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; AMENDING THE GUIDELINES TO ALLOW FOR THE DEVELOPMENT OF A THREE-STORY BUILDING COMPRISED OF 114,735 SQ FT OF SELF STORAGE FACING UNIVERSITY DRIVE; 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 item is a rezoning request for Parcel C-2B2 of the Monterra Master Plan to update the Commercial Design Guidelines for the parcel. Since the Design Guidelines are tied to the zoning district, the changes are technically considered a rezoning.

### **ANALYSIS:**

This parcel has been designated for commercial use since the Monterra master planned development was created. All infrastructure needed 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 the City's zoning for permitted uses and densities must comply with, or be more restrictive than, the requirements of the City Land Use Plan. Therefore, the request is consistent with the Comprehensive Plan.

### Overview of Changes:

The exhibit titled "MONTERRA Parcel C-2 Design Guidelines" in the backup material provides narrative and graphic descriptions of the proposed changes related to this request. The currently approved Monterra Master Plan shows Commercial Parcel C-2 Block 3, located at the southwest corner of N. University Drive and Solano Avenue, Cooper City, Florida. Under this request and the accompanying Site Plan, the parcel is planned for development of a three-story, 42-foot-tall building with 114,735 sq. ft. of self-storage facing N. University Drive.

**The design guidelines proposed with this request include:**

1. Update the Plat Note restrictions on page 5 and the uses on pages 6 and 7 to reflect the current review of the Plat Note Amendment application.
2. Update Exhibit 2b-2 on page 8 to reflect the circulation as shown in the submitted site plan application.
3. Update Exhibit 4b on page 30 to include the C-1 sign type for the southern parcel.

Land Use Compatibility:

The proposed B-3 Zoning District aligns with the current C-Commercial Land Use Plan designation and is compatible with the surrounding zoning districts and land uses. The accompanying Site Plan and Plat applications would permit up to 116,000 sq. ft. of self-storage, subject to approval of the conditional use request.

Living Conditions and Property Values:

The surrounding area will experience mixed impacts from this rezoning request. The property is already zoned for non-residential use. The proposed self-storage, aside from the larger size of the building, is generally considered a less intensive use compared to more traditional commercial options when assessing traffic on nearby properties. The site plan indicates there will be no outdoor storage related to the use. However, since no operational plan has been submitted yet, details such as hours of operation, security measures, and facility maintenance remain unknown. The 42-foot height complies with the established design guidelines, and the project will include a 20-foot landscape buffer to shield the building from homeowners to the west.

Traffic Impacts:

The rezoning and conditional use request for the above-described uses would 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.

Staff Findings:

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

**PLANNING AND ZONING BOARD RECOMMENDATIONS:**

At the December 16, 2024, meeting, the Planning and Zoning Board unanimously approved the recommendation, 7-0.

**FISCAL IMPACT:**

N/A

**ALTERNATIVES:**

If the proposed rezoning is not approved, the property will have to be developed within the current Design Guideline allowances.

**ATTACHMENTS:**

1. Ordinance 26-07
2. Design Guidelines
3. Applications & Justification Sheets

Workflow History			
User	Task	Action	Date/Time
Allen, Tedra	NEW ITEM: Not Yet Routed	*COMPLETE: Forward to City Att...	01/29/26 10:23 AM
Horowitz, Jacob	Assigned to Attorney	COMPLETE: Forward to City Man...	01/29/26 03:07 PM
Rey, Alex	Assigned to City Manager	COMPLETE: Forward to City Clerk	02/02/26 04:02 PM
Allen, Tedra	Assigned to City Clerk	APPROVE ITEM: End Workflow	02/02/26 04:11 PM
Allen, Tedra	END WORKFLOW - APPROVED		02/03/26 11:00 AM