

RESOLUTION NO. 25-04

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, GRANTING THE REQUEST FOR VARIANCE PETITION #V10-2-24, ATTACHED HERETO AS EXHIBIT “A” AND INCORPORATED HEREIN, SUBMITTED BY MONTERRA INVESTMENTS, LLC (OWNER) FOR THE PROPERTY GENERALLY LOCATED AT 3600 N. UNIVERSITY DRIVE IN COOPER CITY, FLORIDA, TO DECREASE THE REQUIRED PARKING AS SET FORTH IN SECTION 25-4(g) OF THE CITY’S CODE OF ORDINANCES BY TWELVE (12) SPACES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Monterra Investments, LLC, through its agent, Craven Thompson, (collectively, the “Applicant”), filed an application for a variance (#V10-2-24) from Section 25-4(g) of the City’s Code of Ordinances (the “Code”), to decrease the required parking as set forth in Sec. 25-4(g) of the City’s Code of Ordinances by twelve (12) spaces; and

WHEREAS, a Public Hearing on this request was held by the Planning & Zoning Board on December 16, 2024, after due notice of publication; and

WHEREAS, the Planning & Zoning Board has submitted to the City Commission their recommendation of denial, a copy of which is included in the Staff Report attached hereto as Exhibit “B,” and recommends approval of the requested variance; and

WHEREAS, public notice was provided in accordance with law; and

WHEREAS, the City Commission has reviewed the Applicant’s request and considered the recommendation of the Planning and Zoning Board and finds that granting the Applicant’s request for a variance is in the best interests of the citizens and residents of the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION
OF THE CITY OF COOPER CITY, FLORIDA:**

Section 1: **Recitals Adopted.** That each of the above stated recitals is hereby adopted and confirmed. All exhibits to this resolution are incorporated herein and expressly made a part hereof.

Section 2: **Approval.** That the Applicant's request (#V10-2-24) is hereby approved and in accordance with Section 23-153 of the Code of Ordinances of the City of Cooper City a variance is granted from Section 25-4(g) for the property generally located at 3600 N. University Drive in Cooper City to decrease the required amount of parking as set forth in Section 25-4(g) by twelve (12) spaces.

Section 3: Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 4. **Conflicts.** All resolutions inconsistent or in conflict herewith shall be and are hereby repealed insofar as there is conflict or inconsistency.

Section 5. **Severability.** If any section, sentence, clause, or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this resolution.

Section 6. **Effective Date.** This Resolution shall become effective upon its passage and adoption by the City Commission.

PASSED AND ADOPTED this ____ day of _____, 2025.

JAMES CURRAN
Mayor

ATTEST:

TEDRA ALLEN
City Clerk

APPROVED AS TO LEGAL FORM:

OFFICE OF THE CITY ATTORNEY

ROLL CALL

Mayor Curran _____
Commissioner Shrouder _____
Commissioner Katzman _____
Commissioner Mallozzi _____
Commissioner Smith _____