

**ORDINANCE NO. 25-17**

**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.**

**WHEREAS**, Petition #Z 6-2-25 (the “Petition”) has been submitted by Monterra Investments, LLC, the Owner, through its agent, Craven Thompson, (collectively, the “Applicant”) to amend the Monterra Commercial Design 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 (the “Property”) to provide for the development of a proposed structure comprised of 114,735 sq. ft of self-storage facing North University Drive. A copy of the Petition is attached hereto as Exhibit “A;” and

**WHEREAS**, the Guidelines were adopted pursuant to a zoning ordinance and operate as a function of the zoning district and any changes thereto are considered a rezoning in accordance with Sec. 166.041, F.S.; and

**WHEREAS**, the City’s professional staff has reviewed the Petition and confirmed that it meets the minimum sufficiency requirements for consideration by the City Commission, as set

forth in greater detail in the staff report attached hereto as Exhibit “B” and incorporated herein;  
and

**WHEREAS**, the Planning and Zoning Board of the City of Cooper City considered the Petition for rezoning of the Property on December 16, 2024 and recommended approval; and

**WHEREAS**, the City Commission of the City of Cooper City (“City Commission”) has conducted a public hearing in accordance with Florida law; and

**WHEREAS**, after said hearing, the City Commission deems it to be in the best interests of the citizens and residents of the City of Cooper City that the Guidelines be amended to provide for the development of a proposed structure comprised of 114,735 sq. ft of self-storage facing North University Drive

**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 attached hereto are incorporated herein and made a part hereof.

**Section 2:**     That the Petition is hereby granted to amend the Monterra Commercial Design 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 to provide for the development of a proposed structure comprised of 114,735 sq. ft of self-storage facing North University Drive.

**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:** The amendment set forth in Section 2 hereof shall be entered in the official zoning map of the City of Cooper City, by the Community Development Director, subsequent to the effective date of this Ordinance.

**Section 5:** All sections or parts of the Code of Ordinances, all ordinances or parts of ordinances and all resolutions or parts of resolutions in conflict herewith, be and the same, are hereby repealed to the extent of such conflicts.

**Section 6:** Should any section or provision of this Ordinance, or any portion thereof, of any paragraph, sentence or word, be declared by a Court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof, as a whole or a part thereof other than the part declared to be invalid.

**Section 7:** This Ordinance shall become effective upon adoption.

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**PASSED AND ADOPTED on First Reading this \_\_\_\_\_ day of \_\_\_\_\_, 2025.**

**PASSED AND FINAL ADOPTION on Second Reading this \_\_\_\_\_ day of \_\_\_\_\_, 2025.**

\_\_\_\_\_  
JAMIE CURRAN  
Mayor

ATTEST:

\_\_\_\_\_  
TEDRA ALLEN  
City Clerk

Approved As To Legal Form:

\_\_\_\_\_  
JACOB G. HOROWITZ  
City Attorney

**ROLL CALL**

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