



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

RECEIVED

JUN 04 2025

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

B-3

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](http://www.coopercityfl.org). ALL ADVERTISING AND RECORDING FEES WILL BE THE RESPONSIBILITY OF THE APPLICANT.

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

FOR STAFF ONLY:

PETITION #: 76-1-25

DATE PETITION FILED:

6/04/2025

**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	C (Commercial) (DAVIE)	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 (√)
	<b>*Submittal requirements not to be duplicated if request accompanying other Petitions.</b>	
1	Completed Original General Application	<input type="checkbox"/>
1	Completed Original Rezoning Application	<input type="checkbox"/>
1	Certificate of Title, property deed or other proof of ownership	<input type="checkbox"/>
*14	Copies of the Signed & Sealed Surveys – 1 Signed & Sealed Survey	<input type="checkbox"/>
*14	Plats, if property is platted	<input type="checkbox"/>
*14	Site Plans or Statements of Intent of proposed use of property (Check with Staff)	<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"/>
1	Justification Statement	<input type="checkbox"/>
1	List of Property Owners within the 400' radius	<input type="checkbox"/>
1	Sets of Mailing Envelopes (labeled with Property Owners) & Use City's Address on the return	<input type="checkbox"/>
1	Radius Map from Property Appraisers Office showing 400' radius on tax map	<input 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>26-1-25</u>	Staff Intake By: <u>T. MARKLEY</u>	Intake Date: <u>6/4/25</u>
Sufficiency Completed by:		Sufficiency Date:

JUN 04 2025

CITY OF COOPER CITY  
PLANNING DIVISION

June 4, 2025

Mr. Jason Chockley  
Assistant Director, Community Development Department  
City of Cooper City  
9090 SW 50<sup>th</sup> 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 develop the southernmost parcel of the Shoppes at Monterra Commons. Our site plan (submitted concurrently with this application) proposes an indoor climate-controlled self-storage facility. 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 home renovation, having a conveniently-located storage unit is a bonus to Monterra residents.

While the facility will be visible from N University Drive, access will be from the west and north, creating easy access for nearby residents. As part of the Monterra Commons development, we are proposing a site that integrates pedestrian and bicycle access, allowing users of nearby businesses to also visit the site.

The following explains how our 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 a multi-story building, which maximizes the use of the land while allowing for plenty of landscaping to encourage the absorption of rainwater.

- **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

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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 and landscaping that promotes percolation over sheeting. Fewer drive aisles means greater space for the business 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 are situated away from the existing canal that borders 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 69' from the southern property line and over 45' from the west property line. This leaves around 85' 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 1.6.3 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 the 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.

- (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

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calculated per the Broward County TRIPS application) reduces from 973 to 529 for a total of 444 fewer anticipated trips. The self-storage use adds an additional 21 trips. Overall, this is 423 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 be able to provide an additional business type that supports residential uses more than any other. The impact on neighboring properties will be positive due to the nature of the business and the reduction of potential traffic. Self-service storage allows residents within Monterra to keep their belongings nearby.

**(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 properties have 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 a use that supports 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 designation will allow a traditional B-3 development to be built in a way that is harmonious with the remainder of the PMUD. The proposed use and dimensional standards could not be constructed at this property without this change 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.

Mr. Jason Chockley, Assistant Director, Community Development Department  
CTA Project No. 10-0026-007-08 (Rezoning)  
June 4, 2025  
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If you have any questions or concerns, please contact me at (954) 739-6400 x 344 or by email at [medge@craventhompson.com](mailto:medge@craventhompson.com).

Sincerely,

**CRAVEN THOMPSON & ASSOCIATES, INC.**



MATTHEW R. EDGE, CNU-A  
Land Planner

Mr. Jason Chockley, Assistant Director, Community Development Department  
CTA Project No. 10-0026-007-08 (Rezoning)  
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Sincerely,

**CRAVEN THOMPSON & ASSOCIATES, INC.**

A handwritten signature in black ink that reads "Matthew R. Edge". The signature is fluid and cursive, with the first name "Matthew" being the most prominent.

MATTHEW R. EDGE, CNU-A  
Land Planner