



CITY COMMISSION ORDINANCE/RESOLUTION

TITLE: Ordinance 25-17 (Community Development)

DATE: December 9, 2025

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 amend the Commercial Design Guidelines for that parcel. Since the Design Guidelines depend on the zoning district, these changes are technically considered a rezoning.

ANALYSIS:

This parcel has been designated for commercial use since the creation of the Monterra master-planned development. All the 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 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 includes 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 being developed for a three-story, 42-foot-tall building consisting of 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 Plat Note Amendment application currently under review.
- 2) Update Exhibit 2b-2 on page 8 to reflect the proposed site circulation as shown in the submitted site plan application.
- 3) Update Exhibit 4b on page 30 to show the C-1 sign type on the southern parcel.

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 attached Site Plan and Plat applications would permit up to 116,000 sq. ft. of self-storage uses, subject to approval of the conditional use request.

Living Conditions and Property Values: The surrounding area will experience mixed effects from this rezoning request. The property is already designated for non-residential use. The proposed self-storage, aside from the larger building's bulk and massing, is generally seen as less intense than traditional commercial uses when considering traffic impacts on nearby properties. The site plan indicates there will be no outdoor storage, but since no operational plan has been submitted, details like hours of operation, security measures, and facility maintenance remain unknown. The 42-foot height complies with existing design guidelines, and a 20-foot landscape buffer will help shield the building for 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 Finding: Staff acknowledge that the applicant has addressed the review criteria and has met the submittal requirements for the rezoning request to be considered. DRC staff have no outstanding comments.

PLANNING AND ZONING BOARD RECOMMENDATION:

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

STRATEGIC PLAN:

This project will increase the commercial tax base for the City.

FISCAL IMPACT:

N/A

ALTERNATIVES:

If the proposed rezoning is not approved, the property must be developed according to the existing Design Guideline allowances.

ATTACHMENTS:

- 1) Design Guidelines
- 2) Applications/Justification Statements
- 3) Ordinance 25-17

Workflow History				^
User	Task	Action	Date/Time	
Allen, Tedra	NEW ITEM: Not Yet Routed	*COMPLETE: Forward to City Attorney	11/20/25 10:25 AM	
Horowitz, Jacob	Assigned to Attorney	COMPLETE: Forward to City Manager	11/25/25 02:36 PM	
Rey, Alex	Assigned to City Manager	COMPLETE: Forward to City Clerk	11/25/25 03:49 PM	
Allen, Tedra	Assigned to City Clerk	APPROVE ITEM: End Workflow	12/01/25 11:46 AM	
Allen, Tedra	END WORKFLOW - APPROVED		12/01/25 11:54 AM	