

ORDINANCE NO. 23-12

AN ORDINANCE OF THE CITY OF COOPER CITY, FLORIDA, AMENDING CHAPTER 23, ARTICLE IV OF THE CITY’S CODE OF ORDINANCES, ENTITLED “DISTRICT REGULATIONS;” BY SPECIFICALLY AMENDING SECTION 24-14, ENTITLED “SCHEDULE OF DIMENSIONAL STANDARDS;” AMENDING SECTION 23-62, ENTITLED “X-1, CIVIC DISTRICT;” ESTABLISHING HEIGHT RESTRICTIONS FOR THE “CIVIC DISTRICT” ZONING CLASSIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Cooper City (the “City”) seeks to amend certain requirements related to building height to modernize and specify height limitations for the City’s primary Civic District; and

WHEREAS, the City Commission finds that these proposed amendments to the City’s Civic District will further enhance the district aesthetics and land development in the district; and

WHEREAS, on April 3, 2023, City’s Planning and Zoning Board considered the amendments and unanimously recommended approval thereof, with an amendment that the tallest option be limited to 83 feet, which matches the current tallest structure in the City; and

WHEREAS, in accordance with state law, the City has conducted a public hearing and considered public input; and

WHEREAS, the City Commission finds that amending the City’s Code of Ordinances, as it relates to building height and as set forth herein, 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. The foregoing “Whereas” clauses are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance.

SECTION 2. City Code Amended. That Article III entitled “Dimensional Standards,” of Chapter 23, entitled “Zoning Districts,” of the City of Cooper City Code of Ordinances is hereby amended by specifically amending Section 23-14, entitled “Schedule of Dimensional Standards” as follows:

Sec. 23-14. - Schedule of dimensional standards.

The following dimensional standards schedule summarizes the regulations of the zoning districts, with regard to minimum lot size, minimum yards, maximum density, minimum floor area per dwelling unit, maximum floor area ratio, maximum building coverage and maximum height. In the event of any conflict between the text of the zoning district regulations or supplementary regulations and the dimensional standards schedule, the text shall control.

Dimensional Standards Schedule													
Zoning District	Min. Lot Area (sq.ft.)	Min. Lot Width (feet)	Min. Lot Depth (feet)	Minimum Yards (feet)				Max. Density (UPA)	Min. Floor Area (sf/unit)	Max. FA R	Max. Bldg. Cover	Maximum Height	
				Front	Street Side	Interior Side	Rear					Feet	Stories
A-1	35,000	125	-	25	25	10	25	-	1,000	-	25%	60	2
E-3	108,900	150	-	75	75	25	25	-	2,000	-	15%	35	2
E-2	43,560	125	-	50	50	25	25	1	1,500	-	10%	35	2

E-1	35,000	125	-	50	25	25	25	2	1,500	-	20%	30	2
R-1-A	12,500	100	125	25	15	15	30	-	1,800	-	33%	30	2
R-1-B	8,000	80	100	25	15	10	20	-	1,500	-	33%	30	2
R-1-C	7,500	75	100	25	15	10	15	-	1,200	-	33%	30	2
R-1-D	6,000	60	100	25	15	7.5	15	-	1,200	-	33%	30	2
R-2	7,700	-	-	25	25	7.5	15	10	1,200	-	33%	30	2
TH-1	3,600	-	-	35	35	20	20	8	900	0.25	-	25	-
R-3	-	-	-	25	15	10	15	-	450	-	-	30	2
R-4	-	-	-	25	10	10	15	-	1,200	0.50	-	30	2
OP	87,120	-	-	60	60	25	25	-	-	-	35%	45	3
B-1	217,800	300	-	75	75	60	60	-	-	-	-	15	-
B-2	435,600	-	-	75	75	60	60	-	-	-	-	45	-
B-3	-	-	-	-	-	-	-	-	-	-	-	100	-
C-1	40,000	150	-	75	75	40	40	-	-	-	-	20	-
C-2	32,000	-	300	60	60	30	40	-	-	-	-	24	-
1-1	43,560	-	-	25	25	25	25	-	-	-	-	25	-

CODING: Words in ~~strike-through~~ type are deletions from existing law;
Words in underlined type are additions.

P-1	10,000	100	-	25	25	25	25	-	-	-	-	25	-
M/1	-	-	-	25	25	25	25	-	-	-	-	100	8
X-1	-	-	-	-	-	-	-	-	-	-	-	35	-
U-1	-	-	-	-	-	-	-	-	-	-	-	-	-
PRD	-	-	-	25	25	-	-	-	450	0.40	-	50	4
PMU D	-	-	-	75	75	-	-	-	450	0.40	-	50	4
CS	-	-	-	-	-	-	-	-	-	-	-	-	-
PCD	-	-	-	75	75	75	75	-	-	0.40	-	60	5
PID	-	-	-	75	75	75	75	-	-	0.40	-	40	3

SECTION 2. City Code Amended. That Article IV, entitled “District Regulations,” is hereby amended by specifically amending Section 23-62, entitled “X-1, Civic District” as follows:

Sec. 23-62. X-1, Civic district.

- (a) *Purpose of district.* The X-1 civic district is intended to be used for public and private school sites, churches, museums, recreational facilities, swimming pools, playgrounds, or any other type of recreational facility, public, private or commercial; as well as public type buildings and areas such as parks, City Hall, Police and Fire Departments, and other related municipal functions.
- (b) *Permitted uses.* In the X-1 district, no building or structure, or part thereof, shall be erected, altered, or used, or land or water used, in whole or in part, for other than one or more of the following uses:
 - (1) Church or place of worship subject to the supplemental regulations in section 23-95(a);

(c) *Conditional uses.* In the X-1 district, no building or structure, or part thereof, shall be erected, altered, or used, or land or water used, in whole or in part, for other than one or more of the following uses, subject to the provisions of section 23-152, conditional use:

- (1) College or university;
- (2) Cultural services;
- (3) Day care center;
- (4) Government services;
- (5) Parks and recreation, public;
- (6) Recreation, outdoor;
- (7) School, elementary or secondary.

(d) *Height.* In the X-1 district, the maximum height of buildings and structures, excluding farm buildings and structures on portions of plots occupied by a farm in A-1 Agricultural Zoning District, shall be as follows and as specified in Section 23-20 (k)(2) "Miscellaneous":

(1) No building or structure located within two hundred ~~fifty (250200)~~ feet of any plot zoned for detached one-family dwellings, two-family dwellings, or townhouses shall be erected or altered to a height exceeding thirty-five (35) feet.

(2) A building or structure may be erected or altered to a height of fifty-five (55) feet, provided the building or structure is located more than two hundred ~~fifty-one (200251)~~ feet from any plot zoned for detached one-family dwellings, two-family dwellings, or townhouses.

(3) Towers, cupolas, steeples and domes, not exceeding in gross area, at maximum horizontal section, fifteen percent (15%) of the roof area, used only for ornamental purposes, may exceed the permissible height limit by not more than fifty-five percent (55%).

~~(3) A building or structure may be erected or altered to a height of one hundred twenty (120) feet, provided the building or structure is located more than five hundred (500) feet from any residentially zoned plot.~~

SECTION 3. Conflict. All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith be, and the same are hereby repealed to the extent of such conflict.

SECTION 4. Severability. If any clause, section, or other part or application of this Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid,

such unconstitutional or invalid part or application shall be considered as eliminated and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

SECTION 5. Codification. It is the intention of the City Commission of the City of Cooper City that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Cooper City, Florida, that the Sections of this ordinance may be renumbered, re-lettered, and the word "Ordinance" may be changed to "Section", "Article" or such other word or phrase in order to accomplish such intention.

SECTION 6. Effective Date. This Ordinance shall become effective upon passage and adoption.

PASSED AND ADOPTED on First Reading this _____ day of _____, 2023.

PASSED AND FINAL ADOPTION on Second Reading this _____ day of _____, 2023.

GREG ROSS
Mayor

ATTEST:

TEDRA ALLEN, CMC

Approved as to Legal Form:

JACOB G. HOROWITZ
City Attorney

ROLL CALL

Mayor Ross _____
Commissioner Green _____
Commissioner Shrouder _____
Commissioner Katzman _____
Commissioner Mallozzi _____