



CITY COMMISSION ORDINANCE/RESOLUTION

TITLE: Ordinance 23-12 (Community Development)

DESCRIPTION: 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.

CITY MANAGER RECOMMENDATION:

The City Manager requests approval of the Planning & Zoning Board's unanimous recommendation to amend Chapter 23 establishing height restrictions for the "Civic District" zoning classification with an amendment that the tallest option be limited to 83ft which matches the current tallest structure in the City (1st Baptist Church of SW Broward)

BACKGROUND OF ITEM:

Currently, the X-1 District does not have a maximum height allowance. This proposed change is based on Broward County's Approach, "the further the building is away from the residentially zoned property, the taller the building can be". The items highlighted below in **RED** have been updated since 1st reading. The word "building" was added for clarification, and the radius distances were increased by an additional 50ft which match the setback of 1st Baptist Church of SW Broward, and a height allowance was added for ornamental structures.

ANALYSIS:

The proposed changes are to the City's X-1 District and relate to setting height maximums. The proposed language would set "tiers" of height. These changes will help minimize the potential of having very large buildings in the City and also help avoid RLUIPA conflicts.

- 1) **35ft Max Building Height** if the structure is **within 250ft** of any plot zoned for detached one-family dwellings, two-family dwellings, or townhouses.
- 2) **55ft Max Building Height** if the structure is **more than 251ft** from any plot zoned for detached one-family dwellings, two-family dwellings, or townhouses.

~~3) **83ft* 120ft Max Height** if the building is more than 500ft away from any plot zoned for detached one-family dwellings, two-family dwellings, or townhouses.~~

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%).

STRATEGIC PLAN:

The proposed code changes would limit the height of proposed structures when close to residential properties to be complete with the residential character of Cooper City promoting a strong sense of place.

FISCAL IMPACT:

N/A

ALTERNATIVES:

Keep current height allowances

ATTACHMENTS:

1. P&Z Staff Report
2. Ordinance 23-12