



CITY COMMISSION ORDINANCE/RESOLUTION

TITLE: Ordinance 26-16 (Community Development)

DATE: September 8, 2026

DESCRIPTION: AN ORDINANCE OF THE CITY OF COOPER CITY, FLORIDA, AMENDING CHAPTER 25 OF THE CITY'S CODE OF ORDINANCES, ENTITLED "DEVELOPMENT STANDARDS"; BY AMENDING ARTICLE I ENTITLED, "OFF-STREET PARKING AND LOADING"; AMENDING SECTION 25-10(a), ENTITLED "PARKING OF COMMERCIAL VEHICLES, RVS, AND BOATS"; ESTABLISHING CERTAIN RESTRICTIONS RELATED TO THE USE, MAINTENANCE, PARKING, AND HEIGHT OF BOATS AND RVS ON RESIDENTIAL PROPERTY; RESCINDING REGISTRATION REQUIREMENTS FOR RVs AND BOATS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**SUBMITTED
BY:**

Signed by:
Michelle Gonzalez
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BACKGROUND:

Section 25-10 of the City Code regulates the parking and storage of commercial vehicles, recreational vehicles (RVs), boats, and trailers in residential zoning districts. Residents who own boats or RVs have asked the City Commission to reconsider certain requirements governing the use, maintenance, parking, and height of these vehicles on residential property.

The City Commission held a workshop on April 22, 2025, to discuss potential amendments and receive public input. The Commission conducted further public discussion and considered additional public input on August 11, 2026. The proposed ordinance implements the policy direction developed through those discussions.

PROPOSED AMENDMENTS ON 1ST READING

- Registration requirements: Rescinds the annual City registration, inspection, and related fee requirements for vehicles or boats extending above a six-foot privacy fence.
- Temporary front parking: Allows a boat or RV to remain in front of the property owner's residence for up to 36 hours within a seven-day period for actual, active, and uninterrupted loading or unloading, repairs, deliveries, or maintenance.

- Tracking: Directs the City to establish a system for owners and the City to track the duration of temporary front parking.

FURTHER AMENDMENTS ON 2ND READING

Following first reading on August 25th Commission Meeting, staff reviewed the ordinance and identified four items. Three revisions have been incorporated into the ordinance for 2nd reading:

- Seven-day limit restored (Subsection (3)): At first reading the 36-hour allowance carried no recurrence limit. As written, a resident could let one 36-hour window expire and begin another immediately, permitting continuous parking in front of the residence. Subsection (3) now reads “for up to 36 hours within a seven (7) day period,” restoring the recurrence limit previously found in subsection (8).
- Daytime activity limitation clarified (Subsection (4)): Subsection (3) allows 36 continuous hours, which necessarily includes overnight, while subsection (4) limited loading, repairs, deliveries, and maintenance to the hours between 6:00 a.m. and 7:00 p.m. Subsection (4) has been revised to apply to commercial vehicles and trailers, confirming that the daytime limitation governs those vehicles and that subsection (3) governs boats and RVs. This removes an ambiguity under which an owner could assert daytime activity to avoid the permit requirement.
- Tenant eligibility (Subsection (1)d.): The screening provision applied to RVs and boats “owned by the property owner,” which left unclear whether a tenant in a rented home qualified. The words “or tenant” have been added, consistent with the “property owner or occupant” language used elsewhere in the section.

ITEM FOR COMMISSION DISCUSSION/DIRECTION:

The fourth item was not addressed in the revised ordinance because it is a policy decision for the Commission.

Subsection (3) permits parking “in the front of the property owner’s residence” and directs the City to establish a system to track the duration of that parking. The ordinance does not define the area covered. The options are:

- the driveway only
- the driveway and other paved areas on the private lot
- the driveway, front lawn, and swale or right-of-way.

Staff will incorporate the Commission’s direction into the ordinance and configure the permit and tracking system accordingly.

ANALYSIS:

The proposed ordinance balances residents’ ability to keep boats and RVs on residential property with screening, height, condition, and quantity standards designed to protect neighborhood appearance. Eliminating the annual City registration and inspection process reduces the administrative burden on qualifying owners. The revised temporary parking provision expands

the prior 24-hour allowance to 36 hours within a seven-day period and limits the allowance to specified activities.

Implementation will require staff to develop and administer a practical tracking method for the 36-hour allowance and to coordinate enforcement of the revised standards. Code Compliance and other affected departments should establish procedures and public-facing guidance before enforcement begins.

ATTACHMENTS:

- 1. Ordinance 26-16
- 2. Strike/Underline Code Section
- 3. Historical Summary Code Section

Workflow History			
User	Task	Action	Date/Time
Montoya, Jenna	NEW ITEM: Not Yet Routed	*COMPLETE: Forward to City Attorney	08/27/26 11:58 AM
Horowitz, Jacob	Assigned to Attorney	COMPLETE: Forward to City Manager	08/28/26 12:34 PM
Rey, Alex	Assigned to City Manager	COMPLETE: Forward to City Clerk	08/28/26 01:42 PM
Allen, Tedra	Assigned to City Clerk	APPROVE ITEM: End Workflow	08/28/26 03:50 PM
Allen, Tedra	END WORKFLOW - APPROVED		09/01/26 09:41 AM