

ORDINANCE NO. 25-11

AN ORDINANCE OF THE CITY OF COOPER CITY, FLORIDA, AMENDING CHAPTER 23 OF THE CITY’S CODE OF ORDINANCES, ENTITLED “ZONING DISTRICTS;” BY AMENDING ARTICLE V ENTITLED, “SUPPLEMENTARY REGULATIONS;” AMENDING SECTION 23-90 ENTITLED “FENCES, WALLS AND HEDGES;” PROVIDING FOR AN EIGHT-FOOT MAXIMUM HEDGE HEIGHT UNLESS OTHERWISE PROVIDED BY LAW; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Cooper City (“City”) seeks to establish a maximum allowable hedge height in the City; and

WHEREAS, the intent of this regulation is to maintain a uniform community aesthetic and to respond to concerns raised by residents within the City; and

WHEREAS, the City’s staff, after conducting the appropriate professional analysis, has recommended the maximum height regulation set forth in this ordinance; and

WHEREAS, the City’s Planning and Zoning Board, on May 19, 2025, considered the amendments set forth in this ordinance and unanimously approved the same; and

WHEREAS, the City Commission has held a public hearing in accordance with Florida law; and

WHEREAS, following proper notice to the public and after having received input and participation by interested members of the public and staff, the City Commission finds that this ordinance is in the best interest of the citizens, residents, and business establishments in the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA THAT:

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SECTION 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The City Commission of the City of Cooper City hereby amends Chapter 23 of the City's Code of Ordinances, entitled "Zoning Districts," by amending Article V entitled, "Supplemental Regulations," and specifically amending Section 23-90 entitled "Fences, walls and hedges," as follows:

Sec. 23-90. - Fences, walls and hedges.

...

(f) *Height and location on lot.* Fence and wall heights shall be measured from the existing finished first floor level and the top of the fence or wall shall not exceed six feet above the said first floor level nor exceed seven feet above grade when abutting a residential lot. For double frontage lots along SW 100th Avenue between SW 49th Street on the north to SW 53rd Street on the south, fence and wall heights along rear property lines may not exceed six feet as measured from the finished elevation of the abutting sidewalk. Hedge height shall not exceed eight feet above grade, unless otherwise specified in this code of ordinances. For the safety of the adjacent roadways and neighborhood:

SECTION 3: All sections of the City of Cooper City Code not amended hereunder shall remain in full force and effect.

SECTION 4: 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, and 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 5: All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

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SECTION 6: If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given affect without the invalid provision or application, and to this end the provisions of this ordinance are to be severable.

SECTION 7: This Ordinance shall become effective upon adoption.

PASSED AND ADOPTED on First Reading this _____ day of _____, 2025.

PASSED AND FINAL ADOPTION on Second Reading this _____ day of _____, 2025.

JAMES CURRAN
Mayor

ATTEST:

TEDRA ALLEN, MMC
City Clerk

ROLL CALL

Mayor Curran _____
Commissioner Shrouder _____
Commissioner Katzman _____
Commissioner Mallozzi _____
Commissioner Smith _____

APPROVED AS TO LEGAL FORM:

JACOB G. HOROWITZ
City Attorney