

ORDINANCE NO. 22-10

**AN ORDINANCE OF THE CITY OF COOPER CITY, FLORIDA, AMENDING CHAPTER 21, ENTITLED “UNIFIED LAND DEVELOPMENT CODE;” BY SPECIFICALLY AMENDING SECTION 21-8, ENTITLED “DEFINITIONS;” AMENDING THE DEFINITION OF “SELF-SERVICE STORAGE” TO ADD FOR THE ALLOWANCE FOR SURFACE PARKING OF VEHICLES, TRAILERS, BOATS AND RECREATIONAL VEHICLES; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, self-service storage is only an option within a B-3 zoning district and requires a conditional use approval by the City Commission; and

**WHEREAS**, the City Commission seeks to amend the definition of “self-service storage” to add for the allowance for surface parking of vehicles, trailers, boats and RVs; and

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

**WHEREAS**, on April 4, 2022, the City’s Planning and Zoning Board considered the proposed code changes, as set forth herein, and recommended approval thereof; and

**WHEREAS**, the City Commission finds that amending the City Code to add for the allowance for surface parking of vehicles, trailers, boats and RVs within the definition of “self-service storage” is in the City 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 Chapter 21, entitled “Unified Land Development Code,” of the City of Cooper City Code of Ordinances is hereby amended by specifically amending Section 21-8, entitled “Definitions” as follows:

**Sec. 21-8 Definitions**

...

*Self-service storage* means an enclosed storage facility of a commercial nature containing independent, fully enclosed bays which are leased to persons exclusively for dead storage of their household goods and ~~or~~ personal property or secured surface parking for vehicles, trailers, boats and RVs.

**SECTION 4. 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Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith be, and the same are hereby repealed to the extent of such conflict.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 5. 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 6. 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 7. Effective Date.** This Ordinance shall become effective upon passage and adoption.

**PASSED AND ADOPTED on First Reading this \_\_\_\_\_ day of \_\_\_\_\_, 2022.**

**PASSED AND FINAL ADOPTION on Second Reading this \_\_\_\_\_ day of \_\_\_\_\_, 2022.**

\_\_\_\_\_  
GREG ROSS  
Mayor

ATTEST:

\_\_\_\_\_  
TEDRA ALLEN, CMC

Approved As To Legal Form:

\_\_\_\_\_  
JACOB G. HOROWITZ  
City Attorney

**ROLL CALL**

Mayor Ross \_\_\_\_\_  
Commissioner Green \_\_\_\_\_  
Commissioner Meltzer \_\_\_\_\_  
Commissioner Pulcini \_\_\_\_\_  
Commissioner Shrouder \_\_\_\_\_