



CITY COMMISSION ORDINANCE/RESOLUTION

TITLE: Ordinance 22-10 (Community Development)

DESCRIPTION: 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.

BACKGROUND OF ITEM:

This proposed change to the definition of self-service storage, adding the allowance for surface parking of vehicles, trailers, boats, and RVs, was approved at the May 10th Regular Commission Meeting.

Self-service storage is only an option within a B-3 Zoning District and still requires a Conditional Use approval by City Commission; it is not a by-right use.

The purpose of the conditional use procedure is to provide for certain uses or structures that cannot be well adjusted to their environment in particular locations. To offer full protection to surrounding properties by the rigid application of the district regulations and, due to the nature of the use, the importance of the relationship to the comprehensive development plan, and the possible impact on neighboring properties, to require the exercise of planning judgment on their location and site plan.

In addition to the two City, operated surface parking storage lots, Sunshine Storage located at 9881 Sheridan Street, also offers surface parking for vehicles, trailers, boats, and RVs.

ANALYSIS:

Staff recommends approval of this item as this gives a developer the option to develop surface parking storage but still gives Commission the ability to Deny a Conditional Use request if they feel the proposal is not compatible/up to City Standards.

PLANNING AND ZONING BOARD RECOMMENDATION:

At the meeting on April 4, 2022, the Planning and Zoning Board recommended **APPROVAL** of the Code Change with a 6/3 Vote.

STRATEGIC PLAN:

Continue the goal of becoming more business and resident-friendly by generating additional property tax and providing additional storage options.

FISCAL IMPACT:


There is no fiscal impact to the City with this proposed code change.

ALTERNATIVES:

If the City chooses not to approve this Code Change, it will limit current and future self-storage parking sites.

ATTACHMENTS:

- 1. Ordinance
- 2. Item Backup
 - Staff Report
 - Underline Code Language
 - P&Z Minutes

Workflow History 			
User	Task	Action	Date/Time
Allen, Tedra	NEW ITEM: Not Yet Routed	*COMPLETE: Forwar...	05/05/22 08:44 AM
Horowitz, Jacob	Assigned to Attorney	COMPLETE: Forwar...	05/12/22 10:41 AM
Napoli, Joseph	Assigned to City Manager	COMPLETE: Forwar...	05/12/22 10:42 AM
Allen, Tedra	Assigned to City Clerk	APPROVE ITEM: En...	05/12/22 10:43 AM
Allen, Tedra	END WORKFLOW - APPROV...		05/12/22 10:45 AM