



CITY COMMISSION ORDINANCE/RESOLUTION

TITLE: Ordinance 23-6 (Community Development)

DESCRIPTION: AN ORDINANCE OF THE CITY OF COOPER CITY, FLORIDA, AMENDING CHAPTER 21 OF THE CITY'S CODE OF ORDINANCES, ENTITLED "UNIFIED LAND DEVELOPMENT CODE;" BY SPECIFICALLY AMENDING SECTION 21-8, ENTITLED "DEFINITIONS;" PROVIDING FOR A DEFINITION OF PERGOLAS; FURTHER AMENDING CHAPTER 23 OF THE CITY'S CODE OF ORDINANCES, ENTITLED "ZONING DISTRICTS;" BY SPECIFICALLY AMENDING ARTICLE V, SECTION 23-82, ENTITLED "ACCESSORY BUILDINGS;" PROVIDING FOR THE INCLUSION OF PERGOLAS AS AN ACCESSORY BUILDING; PERMITTING THE INSTALLATION OF CANOPIES OR FIXED AWNINGS THREE (3) FEET FROM A PROPERTY LINE WHEN BEHIND A SIX (6) FOOT PRIVACY FENCE; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

CITY MANAGER RECOMMENDATION:

The City Manager requests approval of the Planning and Zoning Board's unanimously recommendation to approve Ordinance 23-6 to amend Chapter 28 Section 21-8 to provide for a definition of pergolas and amend Chapter 23 Section 23-82 for the inclusion of pergolas as an accessory building.

BACKGROUND OF ITEM:

At the Planning & Zoning Board meeting held on August 15, 2022, unanimously recommended approval of the proposed code change 10-0.

ANALYSIS:

Below are proposed code changes to the Accessory Building Section of Code:

- 1) Including "pergola" as an accessory building and adding to the definitions section. These have become more popular, and although very similar in nature to a gazebo, pergola was not defined or included.

- 2) Added a new fixed dimension of 3ft to the allowance of building an accessory structure less than 6ft from a property line when behind a 6ft privacy fence. This change reduces the previous 6ft requirement to a defined 3 ft to still allow for maintenance/upkeep of the yard and structure without needing access from the adjacent property owner.

3) Adding the allowance of a canopy or fixed awning to be built at 3ft vs. 6ft from the property line when behind a 6ft privacy fence. This change reduces the previous 6ft requirement to a defined 3 ft to still allow for maintenance/upkeep of the yard and structure without needing access from the adjacent property owner.

These proposed code change originated from resident/contractor feedback and is compliant with the regulations of the Florida Building Code.

STRATEGIC PLAN:

This item supports Strategic Goal #4, Citywide Revitalization. It gives homeowners more options for residential improvements which promotes revitalization and increases property value.

FISCAL IMPACT:

None

ALTERNATIVES:


N/A

ATTACHMENTS:

Ex.1 Ordinance 23-6

Ex.2 Underline/Strike-Thru Code Section

Ex.3 P&Z Minutes

Workflow History 			
User	Task	Action	Date/Time
Chockley, Jason	NEW ITEM: Not Yet Routed	*COMPLETE: Forward to City Att...	03/01/23 04:16 PM
Horowitz, Jacob	Assigned to Attorney	COMPLETE: Forward to City Ma...	03/02/23 03:31 PM
<i>The "Agenda Content" section needs to be updated to include the ordinance title. This item is not a resolution.</i>			
Napoli, Joseph	Assigned to City Manager	COMPLETE: Forward to City Clerk	03/02/23 03:32 PM
<i>1. This is not a resolution - need to update 2. The staff report needs to include how it relates to Strategic Plan 3. the items are labeled wrong 4. The ordinance has the wrong sequence for roll call.</i>			
Allen, Tedra	Assigned to City Clerk	Route to City Manager	03/02/23 04:06 PM
Napoli, Joseph	Assigned to City Manager	COMPLETE: Forward to City Clerk	03/03/23 09:24 AM
Allen, Tedra	Assigned to City Clerk	APPROVE ITEM: End Workflow	03/03/23 09:29 AM
Allen, Tedra	END WORKFLOW - APPROVED		03/03/23 11:46 AM