

ORDINANCE NO. 26-03

AN ORDINANCE OF THE CITY OF COOPER CITY, FLORIDA, AMENDING CHAPTER 19 OF THE CITY’S CODE OF ORDINANCES, ENTITLED “UTILITIES;” BY AMENDING ARTICLE IV, ENTITLED “STORMWATER MANAGEMENT UTILITY;” AMENDING SECTION 19-154, ENTITLED “DEFINITIONS;” AMENDING CHAPTER 25, ENTITLED “DEVELOPMENT STANDARDS;” BY SPECIFICALLY AMENDING ARTICLE III, ENTITLED “LANDSCAPING;” SPECIFICALLY AMENDING SECTION 25-47, ENTITLED “SUPPLEMENTAL LANDSCAPE REQUIREMENTS;” ESTABLISHING A FIFTY (50) PERCENT CREDIT TOWARDS IMPERVIOUS COVER FOR POOLS WITH AN ENGINEERED OVERFLOW THAT DRAINS EXCESS RAINFALL FROM THE POOL UNDERGROUND FOR NATURAL INFILTRATION; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Cooper City Code of Ordinances establishes certain requirements for impervious areas in the City; and

WHEREAS, the City Commission, at staff’s recommendation, seeks to establish a fifty percent (50%) credit towards impervious cover for pools with an engineered overflow that drains excess rainfall from the pool underground for natural infiltration, resulting in a net zero watershed; 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 establishing a fifty percent (50%) credit towards impervious cover, as set forth in this ordinance is in the best interest of the citizens, residents, and business establishments in the City.

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

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 19 of the City's Code of Ordinances, entitled "Utilities." Amending Article IV, entitled "Stormwater Management Utility," by specifically Section 19-154 entitled "definitions," as follows:

Sec. 19-154. - Definitions.

For the purpose of this article, the following definitions shall apply; words used in the present tense shall include the future tense. The word "shall" is mandatory and not discretionary. The word "may" is permissive. Words not defined herein shall be construed to have the meaning given by common and ordinary use.

...

Impervious area means roofed and paved areas including, but not limited to, areas covered by roofs, roof extensions, slabs, patios, porches, driveways, sidewalks, parking areas, and athletic courts/areas.

(1) Pavers set over sand shall be given 50 percent credit towards impervious area.

(2) Artificial grass/turf shall be given 80 percent credit towards impervious area.

(3) Pools with an engineered overflow that drains excess rainfall from the pool underground for natural infiltration, resulting in a net zero watershed, shall be given 50 percent credit towards impervious cover.

SECTION 3: The City Commission of the City of Cooper City hereby amends Chapter 25 of the City's Code of Ordinances, entitled "Development Standards." Amending Article III,

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entitled “Landscaping,” by specifically Section 25-47 entitled “Supplemental Landscape Requirements,” as follows:

Sec. 25-47. - Supplemental landscape requirements.

In addition to the foregoing landscaping requirements for vehicular use areas, street buffers and street swales, the following landscaping provisions shall apply to specific types of developments. Landscaping material required by other sections of this article shall not be used to meet the additional requirements of this section.

(a) *Single-family and duplex development.* Each plot of land developed for single-family and duplex purposes shall be planted with approved plant materials as designated in [section 25-49](#), plant and landscape material standards, as may be amended from time to time, in accordance with the following requirements.

(1) *Maximum impervious cover.* In no case shall the total impervious surface coverage on a lot exceed 55 percent of the lot area.

a. Pavers set over sand shall be given 50 percent credit towards impervious cover. Front yard driveway expansions shall be exempt from this 50 percent impervious area calculation if an engineered channel drain grate system is installed resulting in a net zero watershed.

b. Artificial grass/turf shall be given an 80 percent credit towards impervious cover.

[c. Pools with an engineered overflow that drains excess rainfall from the pool underground from natural infiltration, resulting in a net zero watershed, shall be given 50 percent credit towards impervious cover.](#)

SECTION 4: All sections of the City of Cooper City Code not amended hereunder shall remain in full force and effect.

SECTION 5: 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 6: All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 7: 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 8: This Ordinance shall become effective upon adoption.

PASSED AND ADOPTED on First Reading this _____ day of _____, 2026.

PASSED AND FINAL ADOPTION on Second Reading this _____ day of _____, 2026.

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

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