

Summary boat & RVs regulatory changes by P&Z Board

1. Require boats & RVs on the side of the house to be parked on a hard surface (concrete slab or pavers). Gravel, mulch and steppingstones under the wheels are very common right now.
 - P& Z board feedback: Not in favor of requiring boats and RVs to be parked on a hard surface space which would require permits along with a 3ft setback requirement per the City's engineering standards. Despite properties having to meet impervious area calculations as part of a building permit review, the board had concerns with water runoff to neighbors and additional hard surface area.
 - Staff feedback:
 - Pros – Provide stable surface, more durable, does not require periodic maintenance, keep vehicles cleaner, prevents muds and puddles, maintains tires.
 - Cons – More expensive, requires permits, less permeable.
 - Options – some cities require concrete along the tire path; you get a lot of the benefits at a lower cost. Parking ribbons have criteria in code section 25-8(a) – “Alternative Parking Spaces”
2. Require setback distance on the side yards for the hard surface parking/boats & RVs. 1.5ft or 3ft is being considered (attached is a color-coded map with general setbacks throughout Cooper City to show the possible significance of this change).
 - P&Z feedback: Most of the board was not in favor of significantly impacting the ability of homeowners to store a boat or RV on the property (adding a setback requirement). Ms. Bilotti was in favor of reducing the number of boats and RVs in the City to keep Cooper City “special”.
 - Staff feedback: Supports not making this a requirement for existing vehicles but it can be considered for new registrations.
3. Reduce the height limit from 12ft to 10ft
 - P&Z board feedback: Board was in favor of having a “grandfathering” period via the registration process for existing properties with a current boat or RV. The grandfathering would go away with the sale of the property or the sale of that specific boat or RV.
 - Staff feedback: Staff concur with the P&Z board recommendation.
4. Other comments

- Multiple board members mentioned requiring additional screening requirements such as shrubs or allowing homeowners to have fences up to 10ft in height if it is to conceal a boat or RV.
- Multiple board members were in favor of adding back the requirement of form fitting covers to better conceal boats/RVs. Staff do not recommend that.
- The board felt that more aggressive enforcement should be taking place boat boats and RVs that are not being kept in “good condition”. The implementation of the code required registration process will help with this.
- Board did not have much discussion/strong feelings towards a registration for logging/establishment of times for a boat or RV being kept in the front yard.