



CITY COMMISSION ORDINANCE/RESOLUTION

TITLE: Ordinance 26-03 (Community Development)

DATE: January 29, 2026

DESCRIPTION: 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.

ANALYSIS:

This proposed change would grant a 50% credit to pools with an engineered drain overflow toward impervious surface area. Example: a 400 sq. ft. pool would be counted as 200 sq. ft.

Currently, pools are considered impervious surfaces because rainwater does not "fall from the sky and drain through to ground" unless the pool overflows, which can cause sheet flow or water runoff issues for neighboring properties. This proposed change allows the pool engineer to design an overflow pipe that would direct excess rainfall from the pool to an underground gravel area for dispersion. This code change is similar to the allowance for driveways with a perimeter drain system to disperse water beneath the driveway.

This code change would help homeowners on smaller lots have more options for pool design while preventing pool overflow issues during heavy rainfall events. Attached are two engineered plans designed by Essig Pools to give you an example of how this works and what it looks like.

PLANNING AND ZONING BOARD RECOMMENDATION:

At the meeting on November 3, 2025, the Planning and Zoning Board recommended an APPROVAL with an 8-0 Vote.

STAFF RECOMMENDATION:

Staff recommend approving the proposed code change as it benefits residents with smaller back yards without compromising flood management requirements.

STRATEGIC PLAN:

This code change helps support/increase residential property values.

FISCAL IMPACT:

N/A

ALTERNATIVES:

Keep current code regulations in place.

ATTACHMENTS:

1. Ordinance 26-03
2. Strike thru language & engineering examples