



CITY COMMISSION ORDINANCE/RESOLUTION

TITLE: Ordinance 26-05 (Community Development)

DATE: January 29, 2028

DESCRIPTION: AN ORDINANCE OF THE CITY OF COOPER CITY, FLORIDA, AMENDING CHAPTER 25 OF THE CITY'S CODE OF ORDINANCES, ENTITLED "DEVELOPMENT STANDARDS;" BY AMENDING ARTICLE I, ENTITLED "OFF-STREET PARKING AND LOADING;" SPECIFICALLY SECTION 25-5 ENTITLED "DESIGN OF OFF-STREET PARKING;" PROVIDING FOR AMENDED LAYOUT DESIGN FOR MULTIFAMILY RESIDENTIAL PARKING SPACES; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

ANALYSIS:

This proposed code change allows multi-family residential communities to choose between single-stripe or double-stripe parking spaces. **Commercial and non-residential parking lots will still require double stripes.**

At the City Manager's "Meet with the HOAs" meeting a few months ago, this was a topic of discussion with an HOA in Rock Creek, which stated that it is more expensive at the time of installation and adds to maintenance costs. From the perspective of parking lots made with pavers, the double-striping requirement adds significant costs and is considerably more labor-intensive.

There are no changes to the dimensional standards with this change. All spaces are to be 9ft x 18ft on center.

PLANNING AND ZONING BOARD RECOMMENDATION:

At the meeting on August 4, 2025, the Planning and Zoning Board recommended an APPROVAL with an 8-0 Vote.

STAFF RECOMMENDATION:

Staff has a neutral position in this code change request, as it is just a policy decision for the individual HOAs. The double stripes may help residents stay more "centered" within the parking space, but in multiple communities, these stripes are between their own vehicles in front of their units.

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 26-05
2. Strike thru language & parking diagram