



**CITY COMMISSION
ORDINANCE/RESOLUTION**

TITLE: Resolution 26-06 (Community Development)

DATE: January 29, 2026

DESCRIPTION: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, GRANTING THE REQUEST FOR VARIANCE PETITION #V11-1-25, ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN, SUBMITTED BY ANA HARDING, FOR THE PROPERTY GENERALLY LOCATED AT 5786 SW 89th WAY, COUNTRY ADDRESS ENCORE SUBDIVISION, IN COOPER CITY, FLORIDA; GRANTING A VARIANCE FROM SECTION 25-100(d)(1)/25-5(e)(1)(c) OF THE CITY'S CODE OF ORDINANCES TO INCREASE THE PRIMARY DRIVEWAY WIDTH FROM 24-FEET TO 26-FEET AT ONE POINT AND 36-FEET AT ITS GREATEST POINT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

<u>PETITIONER/OWNER</u>	Ana Harding
<u>LOCATION</u>	5786 SW 89 TH Way, Country Address Encore Subdivision
<u>LOT SIZE</u>	9,305 square feet
<u>FUTURE LAND USE PLAN DESIGNATION:</u>	L-3, Residential 1-3 DU/AC
<u>ZONING DESIGNATION:</u>	R-1-C, Single Family (7,500 S.F. lot) District

ANALYSIS:

This item is a variance petition requesting a deviation from Section 25-100(d)(1)/25-5(e)(1)c, Driveway Standards of the Municipal Code to increase the primary driveway width from 24 feet to 26 feet at one point and up to 36 feet at its widest. The applicant aims to add an extra parking space through this option rather than a secondary circular driveway or a separate secondary driveway, which are allowed by code, to preserve three mature canopy trees, maintain open space, and avoid conflicts with an above-ground cable TV box.

VARIANCE JUSTIFICATION:

The applicant has addressed the variance review criteria to justify approval of the variance. The justification explains that, due to the needs of her disabled son and the petitioner’s goal to preserve three mature trees at the southern end of her property, she is requesting a different driveway design rather than a secondary circular driveway to accommodate three or four cars. This proposal results in less total driveway square footage than constructing the code-mandated circular or secondary driveway at 12 feet wide. The applicant’s son was born with cerebral palsy and requires a wheelchair or wheeled walker for mobility. A note from his doctor is included in the backup.

Further justification is provided by the City’s comprehensive plan, which encourages retaining trees, landscaping, and drainage; hence, the petitioner is requesting this specific driveway design. An attached photo shows the locations and corresponding sizes of the mature canopy trees on the property.

The petitioner believes this proposed design will improve the beauty and usability of the surrounding area and thinks it will help reduce flooding risks by having less paved surface area on the lot than code-permitted alternatives.

STAFF FINDING:

Staff has determined that the application meets all the submittal requirements for review and processing of a variance petition and may therefore be recommended for approval. If this variance is approved and constructed, the homeowner would no longer be eligible for an additional secondary driveway.

PLANNING AND ZONING BOARD RECOMMENDATION:

At the meeting on January 5, 2026, the Planning and Zoning Board recommended an APPROVAL with a 7-0 Vote.

STRATEGIC PLAN:

N/A

FISCAL IMPACT:

N/A

ALTERNATIVES:

Toll Brothers would be limited to the currently approved models only.

ATTACHMENTS:

1. Staff Report
2. Applications & Justification Statement
3. Resolution
4. Survey sheets (current, proposed, alternative, tree photos)

Workflow History

User	Task	Action	Date/Time
Chockley, Jason	NEW ITEM: Not Yet Routed	*COMPLETE: Forward to City Att...	01/13/26 09:43 AM
Horowitz, Jacob	Assigned to Attorney	COMPLETE: Forward to City Man...	01/15/26 09:50 AM
Rey, Alex	Assigned to City Manager	COMPLETE: Forward to City Clerk	01/19/26 12:53 PM
Allen, Tedra	Assigned to City Clerk	APPROVE ITEM: End Workflow	01/20/26 10:19 AM
Allen, Tedra	END WORKFLOW - APPROVED		01/20/26 11:14 AM