



CITY COMMISSION ORDINANCE/RESOLUTION

TITLE: Ordinance 25-13 (Community Development)

DATE: August 26, 2025

DESCRIPTION: AN ORDINANCE OF THE CITY OF COOPER CITY, FLORIDA, AMENDING CHAPTER 2 OF THE CITY'S CODE OF ORDINANCES, ENTITLED "ADMINISTRATION;" BY AMENDING ARTICLE IX ENTITLED, "COST RECOVERY;" AMENDING SECTION 2-243 ENTITLED "COST RECOVERY FOR STAFF REVIEW OF ADMINISTRATIVE AMENDMENT APPLICATIONS;" PROVIDING FOR COST RECOVERY RELATED TO THE ADMINISTRATIVE REVIEW OF SITE PLAN AMENDMENTS BY THE DEVELOPMENT REVIEW COMMITTEE TO INCLUDE RECENT AMENDMENTS TO THE CITY'S CODE OF ORDINANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

ANALYSIS:

This proposed code change is an update & clean up item for code section 2-243, related to administrative review of site plan amendments by DRC staff from all departments/disciplines to include new allowances approved by City Commission during recent Code Changes and clean-up/remove outdated language or references to old fees. The code section strike-thru and underline attachment is included in your backup. This Ordinance was approved on 1st reading.

Updated administrative review allowances include:

- Minor deviations to parking lot layouts
- Garage enclosures if required onsite parking spaces are being met
- Trademark logos being allowed for center wall signs
- Sign package amendments for commercial properties if code requirements are being met (change in wall sign colors)
- Sign waivers if code deviation is under 20%
- Outdoor seating at restaurants if all code requirements are being met
- Site fencing on non-residential properties (ex: perimeter fencing around synagogues/churches/schools)

STAFF FINDING:

Staff recommend approval of the proposed code change as this is just a clean-up item.

PLANNING AND ZONING BOARD RECOMMENDATION:

At the meeting on May 19, 2025, the Planning and Zoning Board recommended an APPROVAL with a 9-0 Vote

STRATEGIC PLAN:

This proposed code change streamlines the timeline and simplifies the process of reviewing these requests vs. petitions having to go before the P&Z Board and City Commission.

FISCAL IMPACT:

None.

ALTERNATIVES:

Keep current code requirements.

ATTACHMENTS:

1. Ordinance 25-13
2. Strike-thru/underline language
3. P&Z minutes