



CITY COMMISSION ORDINANCE/RESOLUTION

TITLE: Ordinance 25-12 (Community Development)

DATE: August 26, 2025

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 II ENTITLED, "SIGNS;" AMENDING SECTION 25-23 ENTITLED "PERMANENT SIGNS;" AMENDING SECTION 25-28, ENTITLED "CONSTRUCTION, MAINTENANCE, AND LOCATION REQUIREMENTS;" AMENDING THE REQUIREMENTS FOR GROUND MONUMENT SIGNS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

CITY MANAGER RECOMMENDATION:

The City Manager recommends approval of this proposed amendment to the code on 2nd reading.

ANALYSIS:

This proposed code change will allow an option for tenant panels in shopping center monument signs promoting and identifying businesses within shopping centers while still maintaining a uniform look along the city roadways. This has been requested by the business community.

The Monterra Commercial center was the first to install tenant panels (sign waiver granted by the City Commission) and the feedback from those signs has been positive.

The attachments show examples that are more restrictive than code and examples that are more relaxed than the proposed change.

The proposed changes include - (based on the business request to have tenant panels) :

- Sign area increases by 50%
- Sign height Increase based off the width of the right of way (Flamingo Rd, Griffin Rd, Sheridan St would be 10ft, Stirling Rd, Palm Ave, Hiatus Rd would be 9ft)
- Creating a minimum letter size to prevent the signs having copy too small for motorists to easily read
- Allow sign package colors or approved trademarks to be used on tenant panels
- Tenant panel background colors are required to be a uniform color

- Mandatory requirement to have the address/address range of the plaza both for emergency response and way finding.

The strikethrough and underline are also attachment in your backup:

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 APPROVAL with a 9-0 Vote.

STRATEGIC PLAN:

This proposed code change helps promote business identification and way finding in the City of Cooper City.

FISCAL IMPACT:

None.

ALTERNATIVES:

Keep current code requirements.

ATTACHMENTS:

1. Ordinance 25-12
2. Sign examples/photos
3. Strike-thru/underline language
4. P&Z minutes