

**ORDINANCE NO. 25-11**

**AN ORDINANCE OF THE CITY OF COOPER CITY, FLORIDA, AMENDING CHAPTER 23 OF THE CITY’S CODE OF ORDINANCES, ENTITLED “ZONING DISTRICTS;” BY AMENDING ARTICLE V ENTITLED, “SUPPLEMENTARY REGULATIONS;” AMENDING SECTION 23-90 ENTITLED “FENCES, WALLS AND HEDGES;” PROVIDING FOR AN EIGHT-FOOT MAXIMUM HEDGE HEIGHT UNLESS OTHERWISE PROVIDED BY LAW; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission of the City of Cooper City (“City”) seeks to establish a maximum allowable hedge height in the City; and

**WHEREAS**, the intent of this regulation is to maintain a uniform community aesthetic and to respond to concerns raised by residents within the City; and

**WHEREAS**, the City’s staff, after conducting the appropriate professional analysis, has recommended the maximum height regulation set forth in this ordinance; and

**WHEREAS**, the City’s Planning and Zoning Board, on May 19, 2025, considered the amendments set forth in this ordinance and unanimously approved the same; and

**WHEREAS**, the City Commission has held a public hearing in accordance with Florida law; and

**WHEREAS**, following proper notice to the public and after having received input and participation by interested members of the public and staff, the City Commission finds that this ordinance is in the best interest of the citizens, residents, and business establishments in the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA THAT:**

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**SECTION 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** The City Commission of the City of Cooper City hereby amends Chapter 23 of the City's Code of Ordinances, entitled "Zoning Districts," by amending Article V entitled, "Supplemental Regulations," and specifically amending Section 23-90 entitled "Fences, walls and hedges," as follows:

**Sec. 23-90. - Fences, walls and hedges.**

...

(f) *Height and location on lot.* Fence and wall heights shall be measured from the existing finished first floor level and the top of the fence or wall shall not exceed six feet above the said first floor level nor exceed seven feet above grade when abutting a residential lot. For double frontage lots along SW 100th Avenue between SW 49th Street on the north to SW 53rd Street on the south, fence and wall heights along rear property lines may not exceed six feet as measured from the finished elevation of the abutting sidewalk. Hedge height shall not exceed eight feet above grade, unless otherwise specified in this code of ordinances. For the safety of the adjacent roadways and neighborhood:

**SECTION 3:** All sections of the City of Cooper City Code not amended hereunder shall remain in full force and effect.

**SECTION 4:** It is the intention of the City Commission of the City of Cooper City that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Cooper City, Florida, and that the Sections of this Ordinance may be renumbered, re-lettered and the word "Ordinance" may be changed to "Section," "Article" or such other word or phrase in order to accomplish such intention.

**SECTION 5:** All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

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**SECTION 6:** If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given affect without the invalid provision or application, and to this end the provisions of this ordinance are to be severable.

**SECTION 7:** This Ordinance shall become effective upon adoption.

**PASSED AND ADOPTED on First Reading this \_\_\_\_\_ day of \_\_\_\_\_, 2025.**

**PASSED AND FINAL ADOPTION on Second Reading this \_\_\_\_\_ day of \_\_\_\_\_, 2025.**

\_\_\_\_\_  
JAMES CURRAN  
Mayor

ATTEST:

\_\_\_\_\_  
TEDRA ALLEN, MMC  
City Clerk

**ROLL CALL**

Mayor Curran	_____
Commissioner Shrouder	_____
Commissioner Katzman	_____
Commissioner Mallozzi	_____
Commissioner Smith	_____

APPROVED AS TO LEGAL FORM:

\_\_\_\_\_  
JACOB G. HOROWITZ  
City Attorney



# BUSINESS IMPACT ESTIMATE

8/26/2025 Meeting Date

## Ordinance: 25-11

**AN ORDINANCE OF THE CITY OF COOPER CITY, FLORIDA, AMENDING CHAPTER 23 OF THE CITY'S CODE OF ORDINANCES, ENTITLED "ZONING DISTRICTS;" BY AMENDING ARTICLE V ENTITLED, "SUPPLEMENTARY REGULATIONS;" AMENDING SECTION 23-90 ENTITLED "FENCES, WALLS AND HEDGES;" PROVIDING FOR AN EIGHT-FOOT MAXIMUM HEDGE HEIGHT UNLESS OTHERWISE PROVIDED BY LAW; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

If any of the following exceptions to the Business Impact Estimate requirements apply, check the applicable box and leave the remainder of the form blank.

- ☐ The ordinance is required for compliance with federal or state law or regulation;
- ☐ The ordinance relates to the issuance or refinancing of debt;
- ☐ The ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The ordinance is required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by the City;
- ☐ The ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or

The ordinance is enacted to implement the following:

- a. Part II of Chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;
  - b. Sections 190.005 and 190.046, regarding community development districts;
  - c. Section 553.73, relating to the Florida Building Code; or
  - d. Section 633.202, relating to the Florida Fire Prevention Code.
1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): This ordinance amends Chapter 23,

Article V, Section 23-90 of the City's Code to establish a maximum hedge height of eight feet above grade, unless otherwise specified in the City Code. The purpose is to maintain a consistent and safe community aesthetic, ensure clear visibility for traffic and pedestrians, reduce disputes between neighbors regarding hedge overgrowth, and promote orderly landscaping standards. This serves the public health, safety, and welfare by improving sight lines near roadways, fostering neighborhood harmony, and enhancing property values

2. Estimate the direct economic impact of the proposed ordinance on private, for-profit businesses in the City: Minimal. Most private, for-profit businesses are unlikely to be significantly impacted, except those that maintain tall perimeter hedges exceeding eight feet.
3. Estimate of direct compliance costs: Compliance costs for property owners would primarily involve trimming or reducing hedge heights to meet the eight-foot maximum. Costs will vary by property size, hedge length, and whether professional landscaping services are used.
4. Any new charge or fee imposed by the proposed ordinance: None. This ordinance does not create any new charge or fee.
5. Estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs. Regulatory costs are expected to be minimal and absorbed into existing Code Compliance operations. Costs would be limited to inspection, enforcement, and administrative time for complaints or violations. Since no new fees are imposed, there will be no offsetting revenue.
6. Estimate of the number of businesses impacted by the proposed ordinance: Minimal primarily those with existing hedges above eight feet or with landscaping designs relying on taller plantings. The majority of affected parties will be residential property owners.
7. Additional Information: \_\_\_\_\_  
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