

ORDINANCE NO. 25-12

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.

WHEREAS, the City Commission of the City of Cooper City (“City”) has recently granted sign waivers for certain ground monument signs, including waivers related to the installation of tenant panels; and

WHEREAS, the City has received positive feedback related to these sign waivers; and

WHEREAS, the City strives to be business friendly and the help businesses identify themselves within shopping centers while still maintaining a uniform and aesthetic look along City roadways; and

WHEREAS, the City’s professional staff has recommended a number of revisions to the ground monument sign requirements in the City’s permanent sign code; 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:

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 25 of the City's Code of Ordinances, entitled "Development Standards," by amending Article II entitled, "Signs," and specifically amending Section 25-23 entitled "Permanent Signs," as follows:

Sec. 25-23. - Permanent signs.

Only such permanent signs as are listed in this section shall be permitted to be erected or maintained upon any building lot, plot or parcel of land, for the following types of land uses;

...

(b) *Nonresidential land uses.* Nonresidential land uses shall be limited to the following types of permanent signs.

...

(5) *Shopping center ground signs.* One ground box sign or ground sign shall be permitted in a shopping center ~~indicating the name of the center,~~ not to exceed the size limitations as delineated herein below. A second ground box sign or ground sign will be permitted ~~indicating the name of the center~~ if said center fronts on two main thoroughfares of at least secondary arterial designation (80 foot right-of-way). Ground sign with tenant parcels must have a uniform background color and lettering must match shopping center sign package or approved trademark. Ground signs need to display the center name and address or address range. No shopping center ground sign shall ~~contain more than one logo or~~ exceed the size delineated below:

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Width of Right-of-Way (feet)	<u>Min./</u> Max. Height of Letters/Symbols (inches)	Max. Sign <u>w/</u> <u>Max Sign</u> <u>w/ Center Name</u> <u>Tenant</u> <u>Panels</u> (square feet) <u>(sq.ft.)</u>	<u>Sign Height</u> <u>Sign Height</u> <u>w/ Center Name</u> <u>w/ Tenant</u> <u>Panels</u> (feet) <u>(feet)</u>
0—50	<u>8/10</u>	18 <u>24</u>	<u>6</u> <u>6</u>
51—80	<u>8/14</u>	26 <u>35</u>	<u>6</u> <u>7</u>
81—100	<u>8/16</u>	32 <u>43</u>	<u>6</u> <u>8</u>
101—120	<u>8/20</u>	42 <u>56</u>	<u>6</u> <u>9</u>
121 and above	<u>8/23</u>	48 <u>64</u>	<u>6</u> <u>10</u>

SECTION 3. The City Commission of the City of Cooper City hereby amends Chapter 25 of the City’s Code of Ordinances, entitled “Development Standards,” by amending Article II entitled, “Signs,” and specifically amending Section 25-28 entitled “Construction, Maintenance, and Location Requirements,” as follows:

Sec. 25-28. - Construction, maintenance and location requirements.

(a) Structural requirements.

(1) All structural members utilized in the construction or erection of signs shall be concealed except for vertical supports or other supporting members which are designed and arranged so as to be an integral part of the aesthetic composition of a sign.

(2) Ground signs and ground box signs permitted by this article shall not exceed the height set forth in table 25-23(b)(5)~~six feet in height~~ above the crown of any abutting road or nearest road, with means of support concealed.

SECTION 4: All sections of the City of Cooper City Code not amended hereunder shall remain in full force and effect.

SECTION 5: 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

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

SECTION 7: 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 8: 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

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BUSINESS IMPACT ESTIMATE

8/26/2025 Meeting Date

Ordinance: 25-12

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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 25, Article II of the City's Code to update requirements for shopping center ground monument

signs in Section 25-23 and revise structural and height provisions in Section 25-28. The changes adjust allowable sign sizes, tenant panel configurations, and design uniformity standards to provide greater flexibility for businesses while preserving a consistent, attractive appearance along City roadways. The public purpose is to enhance business visibility and wayfinding, promote economic vitality, and maintain an orderly and aesthetically pleasing streetscape, thereby serving the public health, safety, and welfare.

2. Estimate the direct economic impact of the proposed ordinance on private, for-profit businesses in the City: The amendments expand design options for shopping center signage, which may improve tenant visibility and customer access, potentially increasing sales. The reduced need for waivers will also lower administrative burdens, time and costs for property owners and tenants impacting the businesses in a positive manner.
3. Estimate of direct compliance costs: Minimal to moderate, depending on whether the Commercial centers choose to replace or modify existing signs to take advantage of the new standards. For those updating signs, costs would primarily involve fabrication, installation and permitting. There is no mandatory requirement to replace compliant signs.
4. Any new charge or fee imposed by the proposed ordinance: None. The ordinance does not create any new charges or fees; existing sign permit fees remain unchanged.
5. Estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs. Regulatory costs will be limited to standard plan review and inspection associated with sign permit applications. These costs will be covered by existing permit fee structures, with no additional revenue generated beyond current fees.
6. Estimate of the number of businesses impacted by the proposed ordinance: Potentially 50 or more businesses, primarily those located within shopping centers who may opt to update or add tenant panels to monument signs under the revised guidelines. The actual number will depend on property owner participation.
7. Additional Information: _____
