



CITY COMMISSION ORDINANCE/RESOLUTION

TITLE: Ordinance 25-11 (Community Development)

DATE: August 26, 2025

DESCRIPTION: 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.

CITY MANAGER RECOMMENDATION:

The City Manager recommends approval of an increase in the maximum hedge height to 8 feet on 2nd reading.

ANALYSIS:

We received directions from the Commission to look at going up to 10ft in height, however, in the opinion of our arborist, that height becomes very difficult for the homeowners to maintain without hiring professional help or someone with a lift which would result in an enforcement issue.

The title of the section 23-90 code reads "Fences, Walls and Hedges" and many of the subsections in this chapter refer to fences, walls and hedges. However, when it gets to the subsection that talks about heights and location it only calls out fences and walls and the word hedges is left out but has been interpreted and enforced as applying to hedges as well.

The proposed code change is to set a maximum hedge height of 8ft unless otherwise specified by Code (medians and corner lots with line of sight/sight triangle safety concerns). The code previously only addressed the maximum fence height in this section, not the max height for hedges. This will be a benefit to the residents and assist some with privacy and concealing boats and RVs.

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 helps promote beautification and public safety.

FISCAL IMPACT:

None.

ALTERNATIVES:

Keep current code requirements.

ATTACHMENTS:

1. Ordinance 25-11
2. Code section 23-90 with the new change with Strike-thru/underline language
3. Planning & Zoning Board minutes