

ORDINANCE NO. 25-14

**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 I ENTITLED,
"OFF-STREET PARKING AND LOADING"; AMENDING
SECTION 25-10(a), ENTITLED "PARKING OF
COMMERCIAL VEHICLES, RVS, AND BOATS";
ESTABLISHING CERTAIN RESTRICTIONS RELATED TO
THE USE, MAINTENANCE, PARKING, AND HEIGHT OF
BOATS AND RVS ON RESIDENTIAL PROPERTY;
PROVIDING FOR CODIFICATION; PROVIDING FOR
CONFLICTS; PROVIDING FOR SEVERABILITY; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, many City of Cooper City (the "City") residents who own a boat or recreational vehicle have expressed a desire for the City Commission to consider amending certain provisions within the City's Code of Ordinances (the "City Code") pertaining to the use, maintenance, parking, and height of boats and recreational vehicles within residential communities; and

WHEREAS, in order to collectively discuss and consider possible changes to the City Code, the City Commission held a workshop on April 22, 2025 to discuss Section 25-10 of the City's Code, entitled "Parking of Commercial Vehicles, RVS, and Boats" (the "Workshop"); and

WHEREAS, at the Workshop, the Commission received additional input from members of the public regarding boats and RVs within residential communities; and

WHEREAS, the City Commission desires to amend the City Code pursuant to the feedback it has received from City residents and the Commission's discussion during the Workshop; and

WHEREAS, 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 I entitled, "Off-Street Parking and Loading," and specifically amending Section 25-10(a), entitled "Parking of commercial vehicles, RVs, and boats" as follows:

Sec. 25-10. – Parking of Commercial Vehicles, RVs, and Boats..

(a) *Parking in residential districts.* Except as hereinafter provided, no owner or person having the use of a commercial vehicle, recreational vehicle, boat or any type of trailer, as these terms are defined in section 21-8, shall for any period of time sleep or live in, connect to a utility, park, store, or keep the vehicle or boat or any type of trailer ~~for any period of time~~ in the public street, public right-of-way or privately owned property in residentially zoned districts. This section shall not apply to the following:

- (1) Vehicles, boats or any type of trailers that are enclosed or screened from public view in one of the following ways. This subsection is not a waiver of setback requirements or any other ordinances or regulations, each of which must be complied with by any party seeking to be included under this subsection.
 - a. Vehicles, boats or any type of trailers parked entirely in a covered garage whose door(s) is closed except for actual, active and uninterrupted moving, loading or unloading;
 - b. Vehicles, boats or any type of trailers parked entirely in a carport, attached to the home, which is screened on all sides by permanent dense vegetation or other permanent material, and covered by a roof, and that such screening shall screen from view from any right-of-way abutting the property;
 - c. Commercial vehicles or any types of trailers which do not exceed ten (10) feet in total height, and which are parked within an area behind a privacy fence with a height of six (6) feet. No portion of a vehicle or trailer parked or stored pursuant to this subsection shall exceed ten (10) feet in height, nor shall it have any signage or lettering visible, or be visible from the public right-of-way.

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- d. RVs, boats or boats mounted on trailers owned by the property owner and registered to the property which do not exceed twelve (12) ten (10) feet in height, excluding a connected HVAC or other accessory structure or appurtenance that is fixed onto the top of an RV, and which are parked within an area behind a privacy fence with a height of six (6) feet. No portion of a vehicle or boat parked or stored pursuant to this subsection shall exceed twelve (12) feet in total height and must be maintained in good, clean condition such that there is no fading, tearing or holes in upholstery/fabric and no accumulated dirt, mold or debris.
- e. All vehicles or boats parked or stored pursuant to this Subsection (1) that exceed the six (6) feet privacy fence must be annually registered with the right to inspect by the city's Code Enforcement Department. Upon registering the vehicle or boat the property owner or occupant must allow the City the right to enter the property to inspect and verify the height and valid state registration of the vehicle or boat. The initial registration fee shall be fifty dollars (\$50.00) payable to the City. The annual registration is not transferable to another vehicle or boat.
 - 1. All vehicles or boats parked or stored pursuant to this subsection and that exceed the six feet privacy fence must be annually registered with the City's Police Department. Upon registering the vehicle or boat the property owner or occupant must allow the Police Department entry to the property to inspect and verify the height and valid state registration of the vehicle or boat. The initial registration fee, and subsequent annual renewal fees, are to be recommended by the chief of police reflecting the actual costs for the Police Department inspection and verification, and then approved by the City Manager. The annual registration is not transferable to another vehicle or boat.

(2) Vehicles made necessary for individual use by persons with actual physical impairments or disabilities;

(3) Any single boat or RV shall may be permitted to remain in the front of the property owner's residence for up to 36 hours during a seven (7) day period upon approval by the City of property owner's request to temporarily locate a boat or RV in front of the property owner's property, for the limited purposes of actual, active and uninterrupted loading or unloading, repairs, deliveries or maintenance.

(4) A boat or RV may temporarily remain in front of the property owner's residence for the limited purposes of actual, active, and uninterrupted loading or unloading, repairs, deliveries, maintenance, or when washing a boat or RV, which shall only be permitted to be conducted on property owner's lawn and swale area.

(45) Any prohibited vehicle or trailer parked in a prohibited area for purposes of actual, active and uninterrupted loading or unloading, repairs, deliveries or maintenance between the hours of 6:00 a.m. and 7:00 p.m.

(56) Any rowboat, canoe or sailboat not to exceed 14 feet in length, kept by the owner at the rear or interior side yard of the owner's residence or in the waterway adjacent thereto;

(67) A vehicle performing or used in the performance of a local city, county or state function;

(78) Commercial vehicles whereby signage is the only cause for classifying the vehicle as a commercial vehicle and where the signage is completely covered with a magnetic cover and provided that the magnetic cover is the same color as the commercial vehicle and the vehicle maintains the standard designed contour of the vehicle;

(89) Owners and/or occupants of residences are permitted to park or store their boat or recreational vehicle in front of a residence for a period of not more than 24 hours within any seven day period. This subsection is not a waiver of any other ordinances or regulations, each of which must be complied with by any party seeking to be included under this subsection;

Except as provided herein, the use of a tarpaulin (tarp) or other similar covers shall not satisfy the requirements of this section for a recreational vehicle, boat or trailer. A commercial vehicle or private passenger vehicle may use a form-fitting vehicle cover so long as the current automobile license tag may be visible from the right-of-way by means of clear material or an opening or otherwise make view of the tag available and that such cover is designed to conform to the standard designed contour of the vehicle. Under all circumstances covers shall be constructed of sound material and shall be maintained in good, clean condition, such that there is no fading, tearing, or holes in the cover that are not part of its intended design and no accumulated dirt, mold, debris or other material on the cover. Vinyl or canvas tarpaulin or other covers not designed for use to cover a vehicle shall be prohibited.

All properties located within the municipal boundaries of the City of Cooper City shall be brought into compliance with the provisions of Cooper City Ordinance No. 05-05-03 no later than November 23, 2005.

(910) Any properties who enjoy the protections of the special residential lifestyle overlay district as set forth in section 23-76 of this Code;

(+011) In all residential zoning districts, only one boat or one recreational vehicle is permitted per dwelling unit.

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.

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 effect 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