



CITY COMMISSION ORDINANCE/RESOLUTION

TITLE: Ordinance 24-18 (Community Development)

DATE: August 27, 2024

DESCRIPTION: AN ORDINANCE OF THE CITY OF COOPER CITY, FLORIDA, AMENDING CHAPTER 25 OF THE CITY'S CODE OF ORDINANCES, ENTITLED, "DEVELOPMENT STANDARDS;" BY SPECIFICALLY AMENDING ARTICLE I, SECTION 25-5, ENTITLED "DESIGN OF OFF-STREET PARKING;" REDUCING THE REQUIRED WIDTH DIMENSIONS FOR A PARKING SPOT IN A RESIDENTIAL DRIVEWAY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

CITY MANAGER RECOMMENDATION:

The City Manager recommends approving Ordinance 24-18 as it reduces impervious surface areas on residential lots, which, in many cases, are unnecessary extra driveway widths. All carport/garage conversion plans will still need to meet three exterior parking spaces, but if approved, will now be at the minimum 9ft x 18ft dimension. Homeowners who may have "larger" vehicles still have the ability to request a 24ft wide driveway. Ordinance 24-18 was passed on 1st reading at the July 23, 2024 City Commission Meeting.

PLANNING AND ZONING BOARD RECOMMENDATION:

At the August 15, 2022 meeting, the Planning and Zoning Board had a recommendation of APPROVAL for the code change, but the vote was 2-8 in opposition. Discussion with the Board members who were against supporting the code change was more in favor of individual variance requests vs. a code change.

ANALYSIS:

This code change reduces the required width dimensions for a parking spot in a residential driveway. This change will allow the same dimension used for a commercial parking spot (9ft x 18ft) to be applied when calculating residential parking for the front yard driveway/exterior parking. The required dimension of 12ft x 20ft will still apply for a 1-car garage space to accommodate for the opening of car doors within the enclosed garage area.

"Original developer" driveway widths of 18ft are common throughout the City, and two vehicles can comfortably park side by side. Since the allowance of carport/garage conversions was allowed by the City Commission, we have had twenty-two homeowners apply for permits, many of which required the widening of the driveway to 24ft because under the attached code section, specifically for

enclosure requirements, the 12ft x 20ft dimension meant for interior garage parking is applied to the exterior driveway space.

STRATEGIC PLAN:

This code change can reduce the amount of impervious surface area on residential lots, helping promote public safety related to reducing watershed/flooding.

FISCAL IMPACT:


None

ALTERNATIVES:

Keep the existing dimension of 12x20 for a residential parking space when enclosing a garage or carport.

ATTACHMENTS:

1. Ordinance 24-18
2. Strike-thru Code Section
3. P&Z Minutes

Workflow History 			
User	Task	Action	Date/Time
Allen, Tedra	NEW ITEM: Not Yet Routed	*COMPLETE: Forward to City ...	07/31/24 04:28 PM
Horowitz, Jacob	Assigned to Attorney	COMPLETE: Forward to City M...	08/05/24 02:39 PM
Rey, Alex	Assigned to City Manager	COMPLETE: Forward to City Cl...	08/05/24 02:39 PM
Allen, Tedra	Assigned to City Clerk	APPROVE ITEM: End Workflow	08/13/24 01:48 PM
Allen, Tedra	END WORKFLOW - APPROVED		08/13/24 01:51 PM