

City of Coconut Creek InterOffice Memorandum

To: Planning and Zoning Board

Date: January 8, 2020

From: W. Scott Stoudenmire, AICP
Deputy Director of Sustainable Development

Subject: **Chapter 13 Code Amendment –
Sec. 13-348 thru Sec. 13-351
Relating to PUD's and Sec. 13-355
thru 13-358 Relating to PCD's**

The City desires to amend Chapter 13 of the Code of Ordinances, relating to Planned Unit Development Districts (PUD) and Planned Commerce Districts (PCD) by amending Sections 13-348, 13-349, 13-350 and 13-351 (PUD's) and Sections 13-355, 13-356, 13-357 and 13-358 (PCD's). Specifically, this amendment provides general cleanup to outdated provisions and definitions and more importantly, provides clarifying language more clearly defining the City Commission's authority to waive development regulations to create an enhanced design through the PUD and PCD approval processes.

Sections 13-348 thru 13-351 generally provide for purpose, definitions, requirements and procedures associated with PUD development applications. As stated above, the proposed amendments serve to update these sections to address outdated provisions and definitions. Sections 13-355 thru 13-358 generally provide for purpose, definitions, requirements and procedures associated with PCD development applications. These sections will be updated in the same manner as Sections 13-348 thru 13-351, as described above.

As it relates to specific development regulations for both PUD's and PCD's, the proposed amendments provide a very clear provision for waiver of such regulations, should the City Commission find that the proposed development regulations are compatible with adjacent neighborhoods and provide an enhanced design. Procedurally, waiver of development regulations has been a standard part of the adoption process for both PUD's and PCD's, generally provided for through the adopting ordinance of individual applications. This amendment will clarify this process by providing for a specific finding by the City Commission.

In addition, the proposed amendment deletes provisions which allowed Special Land Uses to be treated as Permitted Land Uses if they met certain standards. Under the proposed amendment, uses listed in the Master Business List as Special Land Uses will always follow the procedure in Section 13-35 of the City Code for approval with review by the Planning and Zoning Board and approval by the City Commission.

At this time, staff is presenting this item to the Planning and Zoning Board for final recommendation to the City Commission.

WSS/ae