

Planning and Zoning Board
Order on Appeal of Administrative Decision

Administrative Decision On Appeal:

Issued: August 1, 2023

By: Director of Sustainable Development, Scott Stoudenmire

Decision: Amendment of site plan for removal and replacement of trees where the changes substantially alter the intent and character of an approved site plan cannot be approved administratively, under 13-549, *Modifications to Approved Site Plans*.

Relevant Text:

City of Coconut Creek Land Development Code, Sec. 13-549. Modifications to approved site plan.


Modifications to an approved site plan may be permitted by the administrative approval of the director of sustainable development. Such approval will only be granted in accordance with the following standards:

- (1) The modification does not substantially alter the intent and character of an approved site plan;
- (2) Any additional structures contemplated by any modification shall clearly be accessory to a principal use or structure;
- (3) Any modification shall not generate additional off-street parking or intrude into approved off-street parking areas;
- (4) Any modification shall not substantially alter approved on- or off-site schematic engineering.
- (5) Enhancement landscape plans that do not substantially alter the intent and character of an approved landscape plan.

FINDINGS: The Planning and Zoning Board finds that the decision of the Director of Sustainable Development Director Scott Stoudenmire is correct.

The site plan amendment proposing to remove and replace trees on Sample Road, as shown on the *Existing Tree Disposition Plan Markup* cannot be approved administratively, under 13-549, *Modifications to Approved Site Plans*.


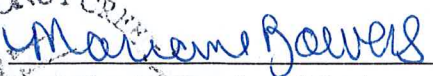
City of Coconut Creek
Planning and Zoning Board



Jeffrey Barker, Chair

8/9/23
Date

Attest:

Marianne Bowers, Board Clerk

8/9/23
Date