

City of Coconut Creek

InterOffice Memorandum

To: Planning and Zoning Board

Date: October 11, 2017

From: W. SCOTT STOUDENMIRE, AICP
Deputy Director of Sustainable Development

Subject: Land Development Code
Amendment – Site Plan Review
Agenda No. 10

Requested Action/Description:

The City desires to amend Chapter 13, Land Development Code (Code), by amending Section 13-16, "Planning and Zoning Board," Section 13-33, "Variances," Section 13-34, "Appeals," Section 13-37, "Aesthetic Design," Section 13-473, "Deviations," and Section 13-547, "Review Procedures," for the purpose of providing final approval authority with the City Commission.

Earlier this year, the City Commission held a workshop to discuss the MainStreet Design Standards and the site plan approval process. At the workshop, there was discussion regarding the City Commission having final approval authority for site plans within the MainStreet area and a desire to extend that authority to all site plan applications city-wide. This amendment will allow the City Commission to have final authority on all future site plans, regardless of the projects location, with the Planning and Zoning Board acting as a recommending body. Based on further discussion at the workshop and a desire to have a consistent review and approval process for all development applications, the City Commission also expressed a desire to have final authority for all variances and sign deviations. At the conclusion of the workshop meeting, the City Commission directed to staff to proceed with an amendment to Chapter 13, Land Development Code, that would provide for final authority with the City Commission on all of the above referenced development applications.

Based on the above overview and explanation, staff is recommending approval of the Chapter 13 amendments as proposed. Attached please find the proposed amendments in strikethrough/underline format which will be presented to the City Commission by ordinance.

WSS/jw
Attachments