

City of Coconut Creek InterOffice Memorandum

To: Planning and Zoning Board

Date: October 1, 2024

FROM: Justin Proffitt, AICP 
Director of Sustainable Development

Subject: Land Development Code Amendment-
Water and Wastewater Facilities
Extension Regulations

Request

This is a request to amend the City's Land Development Code to update the Water and Wastewater Facilities Extension Regulations.

Background

The City's Code of Ordinances, Section 13-169, "Water and wastewater extension regulations," sets forth provisions pertaining to the installation of water and wastewater service facilities and the execution of the "water and wastewater agreement" with the City. The City is committed to ensuring continuity and expansion of utilities within its service area; therefore, property owners, within the City's utility service area, who wish to develop or redevelop, may be required to extend the City's water and/or wastewater infrastructure to their property line(s) to provide for future connections to unserved adjacent lot(s) or tract(s).

Discussion

The regulations for extension of the City's water and/or wastewater infrastructure to provide for future connections to unserved adjacent lot(s) or tract(s) have been applied to previous property owners and developers as a Utilities and Engineering Department policy. Staff recommends adding provisions to the City's Code of Ordinances, Section 13-169, to clearly define the property owner's responsibility for extending water and wastewater infrastructure within the City's service area. All water and wastewater extensions will be at the property owner's sole expense. Exceptions to the adjacent property access will be considered by the City Engineer, or designee, if the real property owner can demonstrate an unfair, disproportionate, or inordinate burden upon the individual's property.

Recommendation

Recommend to the City Commission approval of the Land Development Code amendment.

EC/JP/ae

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