

MEETING DATE
August 17, 2017
Subject: Ordinance- Modification of Chapter 7.5 of the Code



AGENDA REPORT

AGENDA
Section:
Item #: 3

Department/Office: Community Development

**Requested Action or Motion:** Forward the proposed ordinance modifying Chapter 7.5 directly to City Council for Ordinance introduction with a recommendation of approval.

**Summary Explanation & Background:**

The proposed ordinance modifies Chapter 7.5 of the Maitland City Code to reflect process changes for multiple application types. The major changes to Chapter 7.5 involve Articles VII (Planned Development), X (Site Plan and Permitted Conditional Use Review Process), XI (Subdivision Process) and XIV (Zoning Amendments). The major changes include the following items:

1. Language was added to Articles VII, X and XI to allow DRC to work with applicants to ensure that the proposal is consistent with the Land Development Code (LDC) and other applicable regulations and agreements prior to being scheduled for a DRC recommendation meeting. The result will produce a cleaner, concise and more compliant product for P&Z to review and make a recommendation. The proposed ordinance language also provides the applicant with an option to opt-out of additional DRC review cycles and proceed to the next required meeting at their discretion.
2. Time requirements are eliminated in Articles VII, X, XI, & XIV. Removal of the time elements between the date of Planning and Zoning Commission (P&Z) hearing to the date of P&Z recommendation provides opportunities to work through and resolve issues at DRC prior to forwarding a recommendation to the P&Z or City Council for final action.
3. Zoning text amendments presented by parties other than the City, will be processed administratively and subject to a majority concurrence of City Council. (Article XIV)
4. City initiated zoning amendments will not require mailed notification to property owners within 500 feet.

**Next Steps:** The DRC will meet on August 17, 2017 and will provide their recommendation at the P&Z meeting. Following the hearing, the P&Z may forward their recommendation directly to the City Council. City Council may introduce the Ordinance tentatively on August 28, 2017, with an adoption hearing to follow tentatively on September 11, 2017.

**Fiscal Impact:**

Exhibits: Chapter 7.5 Modifications (DOCX)  
 Commission/Board:

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