

MEETING DATE
August 28, 2017
Subject: Ordinance- Modification of Chapter 7.5 of the Code - Development Review Process Changes



AGENDA REPORT

AGENDA
Section: Decisions
Item #: 2

Department/Office: Community Development

Requested Action or Motion: Move to introduce an ordinance on first reading to modify Chapter 7.5 of the Maitland City Code to reflect development review process changes and set the public hearing date for adoption of the ordinance at September 11, 2017.

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 changes include the following items:

1. Language was added to Articles VII, X and XI to allow Development Review Committee (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.

Actions to Date:

- Ø DRC - Recommended approval on August 17, 2017.
- Ø P&Z - Held a public hearing and unanimously voted to forward the proposed Ordinance to City Council with a recommendation of approval on August 17, 2017.

Next Step:

1. * Introduce the ordinance consistent with the DRC and P&Z recommendations and set a public hearing date for adoption of the Ordinance; or
2. * Introduce the ordinance with modifications, and set a public hearing date for the proposed Ordinance; or
3. Deny the proposed ordinance.

* If the ordinance is introduced, the public hearing to adopt the ordinance will be scheduled for September 11, 2017.

Staff Recommendation:

Staff recommends Council introduce the ordinance consistent with the DRC and P&Z recommendations and set a public hearing date for adoption of the Ordinance on September 11, 2017.

Fiscal Impact:

N/A

Exhibits: Ordinance - Chapter 7.5 Modifications
(DOCX)

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Commission/Board: Planning and Zoning Commission

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Reviewed by City Attorney

Yes N/A