

**Text Amendment
to
Chapter 22:
Advisory
Board
of
Adjustment**



Proposed Amendment

- **2/11/2019 City Commission called for termination of the Board of Adjustment and the Historic Preservation Board**
- **Create an Advisory Board of Adjustment and a Historic Preservation Advisory Board.**
- **Both boards comprised of 5 members appointed by the Mayor and each City Commissioner & 2 at large members appointed by the City Commission as a group.**
- **Modify existing language to create the new Advisory Board of Adjustment, its membership make up, & the standards it would use as part of review process.**
- **Technical Review Committee reviewed the amendment on March 21, 2019.**

Recommendation

Staff recommends that the Planning Board forward a recommendation of APPROVAL of the proposed Amendment to Chapter 22 for the Advisory Board of Adjustment, to the City Commission.

**Text Amendment
to
Chapter 22:
Advisory
Board
of
Adjustment**



**Text Amendment
to
Chapter 22,
Article III,
Section 22-58:
Major & Minor Site Plan
Applications**



Proposed Amendment

- **Increases the threshold for administrative review of commercial/industrial site plans from 4,000 sq. ft. to 50,000 sq. ft. & multi-family site plans from 20 units to 50 units.**
- **Clarifies submittal requirements for Major or Minor Site Plan applications and their Board review processes.**
- **New thresholds proposed by Development Review Task Force in June of 2018 as part of an evaluation of City's regulatory/permitting process.**
- **Technical Review Committee reviewed the amendment on January 17, 2019.**

Text Amendment (Site Plans)

Section 22-58. – ~~Site plan review.~~ Major and minor site plan applications

- *Strike through all of existing text.*

a) MAJOR SITE PLANS

1) Thresholds:

- i. Residential project ≥ 50 dwelling units, or
- ii. Non-residential or mixed-use project $\geq 50,000$ sq. ft. in area

2) Pre-application conference required

3) Submittal requirements:

- i. Application
- ii. Vicinity map
- iii. Site plan

4) Technical Review Committee

5) Planning Board

6) City Commission

7) City Commission public hearing

Text Amendment (Site Plans)

Section 22-58. – ~~Site plan review.~~ Major and minor site plan applications

b) MINOR SITE PLANS

1) Thresholds:

- i. Residential project between 2 and 49 units, or
- ii. Non-residential or mixed-use project less than 50,000 sq. ft. in area

2) Pre-application conference required

3) Submittal requirements:

- i. Application
- ii. Vicinity map
- iii. Site plan

4) Technical Review Committee

5) Action on Minor Site Plan

- i. In compliance: APPROVED
- ii. Not in compliance: 180 DAYS TO RECTIFY

10 Year Site Plan Study

Square Footage Thresholds

Number of Site Plans

≤ 3,999 Square Feet	6
4,000 Square Fee – 9,999 Square Feet	21
10,000 Square Fee – 14,999 Square Feet	5
15,000 Square Fee – 19,999 Square Feet	2
20,000 Square Fee – 49,999 Square Feet	8
≥ 50,000 Square Feet	4

<u>Required Public Hearings</u>			
2016	Wawa	6,119 Sq. Ft.	CC
2017	Aldi	19,787 Sq. Ft.	CC
2017	Volkswagen	7,686 Sq. Ft.	CC
2017	Chik-Fil-A	4,989 Sq. Ft.	CC
2018	Bev Smith Toyota	62,823 Sq. Ft.	CC
2018	Crabby's	7,035 Sq. Ft.	CC
2018	Camping World	32,785 Sq. Ft.	CC
2018	Gander Outdoors	47,456 Sq. Ft.	CC
2018	Publix	46,013 Sq. Ft.	CC

<u>No Required Public Hearings</u>			
2018	Starbucks	2,200 Sq. Ft.	ADMIN
2019	Dairy Queen	3,288 Sq. Ft.	ADMIN
2019	7-Eleven	3,000 Sq. Ft.	ADMIN

Recommendations

Possible actions of the Planning Board:

- Recommend APPROVAL of the proposed Text Amendment with no changes
- Recommend APPROVAL of the proposed Text Amendment with changes (i.e. revised thresholds, etc.)
- Recommend DENIAL of the proposed Text Amendment
 - ❑ This will then require a concurring four-fifths vote at City Commission.

**Text Amendment
to
Chapter 22,
Article III,
Section 22-58:
Major & Minor Site Plan Applications**

