

City of Cocoa Beach Commission
Agenda Item Summary (Adopted on January 2014)

1. DEPARTMENT MAKING REQUEST/NAME:

Randy Stevenson, Director of Development Services
 Sue Ryan, City Planner
 Christie Hawkins, Associate Planner

2. MEETING DATE:

February 7, 2019

3. REQUESTED MOTION/ACTION (SUMMARY THAT WILL APPEAR ON THE AGENDA):

Approve first reading of Ordinance 1627, which provides updates to the City's Land Development Code (LDC) in the form of amendments to Chapter 1 Sections 1-20 and 1-40, amendments to Chapter II Section 2-26, amendments to Chapter III All sections, amendments to Chapter IV Section 4-01, the creation of Chapter VII and the deletion of Appendix C. The updates provide greater clarity of language for building permit reviews and proposed land development; adds more definitions; provides for the creation of a planned development; and combines all sections related to the management of stormwater into a new chapter within the land development code rather than in a separate appendix.

4. AGENDA

- STAFF PRESENTATION
- CONSENT
- SITE PLAN CONSENT
- UNFINISHED BUSINESS
- NEW BUSINESS

5. IS THIS ITEM BUDGETED (IF APPLICABLE)?: YES NO **IF NO, CITY ACTION REQUIRED**

N/A

DETAILED ANALYSIS ATTACHED?: YES NO

BACKGROUND: (WHY IS THE ACTION NECESSARY, WHAT ACTION WILL BE ACCOMPLISHED, (WHO, WHERE, WHEN & HOW))

Over the last several months, city staff members have been working with the Planning Board to provide some updates to the City's Land Development Code (LDC). The updates are intended to revise and clarify some outdated language and improve the ability of citizens to understand land development regulations within the City. The changes are summarized below.

- Chapter I Purpose and General Provisions
 - Section 1-20, some definitions were added and others were clarified or deleted
 - Section 1-40, some language related to Board alternate positions was revised.
- Chapter II Zoning Districts
 - Section 2-26, the language related to the creation of a special development overlay district was deleted and replaced with guidelines for the creation of a planned development (PD).
- Chapter III Design Standards
 - All sections were reorganized for improved organization, language was clarified and outdated requirements were revised.
- Chapter IV Application and Review Process
 - Section 4-01, the site plan submittal procedures were revised
- Chapter VI Stormwater Management and Flood Control
 - A new chapter within the LDC, which was created by relocating Appendix C and moving the stormwater and erosion control sections from Chapter III.

The Planning Board discussed this item on multiple occasions, with final consideration occurring on January 7, 2019, whereby the Board recommended approval. Legal advertising for Ordinance 1627 occurred on January 24, 2019. Ordinance 1627 and the proposed LDC updates are attached.