



ITEM SUMMARY

MEETING DATE: December 13, 2021

FROM: Kara Irwin-Ferris, AICP, Development & Neighborhood Services Director

SUBJECT: **Ordinance 2021-16, ZTA-21-01**

Creation of New Board – Planning and Zoning Board of Appeals

BACKGROUND

The City of Greenacres in 1966 created the Planning Commission which also serves as the Local Planning Agency and a separate board known as the Zoning Board of Adjustments and Appeals (Zoning Board) which hears variances and appeals. The Planning Commission is responsible for hearing, considering and making recommendations on land and development activity within the City and the Zoning Board is responsible for hearing and deciding appeals concerning interpretations of the zoning regulations and hearing and deciding variances. Each Board consists of seven (7) volunteers and two (2) alternate members.

This Zoning Text Amendment is proposing to create a new Board called the Planning and Zoning Board of Appeals which will be responsible for all duties presently handled by the Planning Commission and the Zoning Board. Historically, state law requires municipalities to have separate boards to handle the functions currently handled by the Planning Commission and the Zoning Board. In 1985, these state laws were repealed and municipalities could combine the separate boards if desired. Currently, the following municipalities have Planning Commissions which also function as the Zoning Board of Adjustment and Appeals: Boca Raton, Coral Springs, Davie, Hallandale Beach, Jupiter, Lake Park, Lake Worth Beach, Miramar, North Palm Beach, North Lauderdale, Palm Beach Gardens, Parkland, Palm Springs, Royal Palm Beach, Sunrise, Tamarac, and Vero Beach (just to name a few).

The Land Development Staff has reviewed these text amendments and is recommending approval. The Planning Commission reviewed this staff-initiated text amendment on October 20, 2021, and recommended approval by a vote of 5-0. The City Council approved this petition on first reading November 1, 2021 by a vote of 4-0.

ANALYSIS

By merging the responsibilities of the City's Planning Commission and Zoning Board, City Staff is being more responsive to the needs of residents and businesses by increasing efficiency and decreasing redundancy in logistics, paperwork and staff time involved in two separate boards. A joint Planning Commission and Zoning Board would:

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1. Streamline the process for all development issues;
 2. Reduce confusion as to which board hears which issues;
 3. Increase frequency of one regular board meeting making zoning decisions more uniform and consistent; and
 4. Reduce staff time, costs and logistics associated with two boards versus one board.

FINANCIAL INFORMATION

N/A

LEGAL

Ordinance 2021-16 was prepared in accordance with all applicable state statutes and City Code Requirements.

STAFF RECOMMENDATION

Approval of ZTA-21-01 through the adoption of Ordinance 2021-16.