



ITEM SUMMARY

MEETING DATE: August 1, 2022

FROM: Caryn Gardner-Young, Zoning Administrator

SUBJECT: **Ordinance 2022-11, ZTA-22-07**
Plat Process

BACKGROUND

A City-initiated request for a text amendment which proposes to amend Chapter 12, Article II, Divisions 1 and 2 regarding plats; and to amend Chapter 16, Articles II, Division 1, Section 16-33, Table 16-33, of the City of Greenacres Code of Ordinances to create a two (2) step plat approval process and to reflect the new plat process in Table 16-33.

The Planning and Zoning Board of Appeals voted four (4) to zero (0) to recommend approval of Zoning Text Amendment ZTA-22-07 as presented by staff on June 9, 2022. The City Council voted four (4) to zero (0) to recommend approval of Zoning Text Amendment ZTA-22-07 as presented by staff on July 18, 2022.

ANALYSIS

A plat is a guide to a tract of surveyed land created and maintained by licensed surveyors. It is a blueprint containing detailed property information used by a variety of interested parties. Plats are used for the following reasons:

- Plats provide an accurate description of a section of land, accessways, easements and items located on the tract.
- They are meant to prevent trespassing of private property by unauthorized persons.
- They ensure land for public use remains public.
- Plats ensure lots comply with zoning rules and restrictions.
- They ensures all property owners have access to utilities.

Plats are currently reviewed by City Staff and the City Council. That process is not proposed to be changed. Instead, this Zoning Text Amendment will create the two-step plat approval process to allow the development process to move quicker. The first step is the preliminary plat review which is where the full-blown plat review is accomplished and City Council approval is obtained. If the proposed final plat is not significantly different than the preliminary plat then City staff compares the plats and approves the final plat administratively. This process will allow a developer to submit for an obtain outside agency permits which can take over six months to obtain. To implement the new process, Table 16-33, which addresses notice and approval requirements must also be amended.

FINANCIAL INFORMATION

The proposed revisions to the Plat provisions may result in additional revenue being received depending on the number of plat petitions received.

LEGAL

Ordinance 2022-11 was prepared in accordance with all applicable state statutes and City Code Requirements and has been reviewed by the City Attorney.

STAFF RECOMMENDATION

Approval of ZTA-22-07 through the adoption of Ordinance 2022-11.