



Planning and Zoning Advisory Board

2019 Annual Report to City Commission

Pursuant to City Administrative Code Section 4-7 - Reports, all boards shall provide a verbal or written report to the City Commission including the previous year's activities and goals for the upcoming year. The following was approved by the Planning and Zoning Advisory Board to forward to Commission.

While 2018 was the most active for several years, with a resurgence of growth in the West Villages, 2019 was a busy year as well, with only 3 fewer items being heard by the board. The items that were brought to PZAB reflected an increase in large-scale development, indicating the beginning of a new development cycle. A recap of the 2019 PZAB petitions and other agenda items compared to 2018 is shown in the following table:

PZAB Agenda Items

	2018	2019
Final Plat	8	7
Rezone	3	2
Village Pattern Plan	0	4
Large Scale Comp Plan Amendment	1	2
Small Scale Comp Plan Amendment	4	0
Village Index Map Amendment	1	1
Village Pattern Book Amendment	0	1
Development Master Plans	3	5
Development Master Plan Amendment	1	1
Special Exceptions	0	0
Vacation of Easement	3	1
General Petitions	0	0
Annexation	1	0
Text Amendments	8	7
Variance	0	3
Training	4	3
Presentations	2	0
Discussions	1	0
Joint Meeting with Commission	1	1
Total	41	38

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The number of petitions reviewed by the Planning and Zoning Advisory Board decreased by 7% compared to the prior year, however the complexity of the items heard increased. There were also trainings and a Joint Meeting with the Commission on the ULDC rewrite.

The Goals of the Planning and Zoning Advisory Board for the 2020 year include:

1. To continue to revise and improve development regulations by reducing redundancy and perceived obstacles, to be developer friendly and supportive of economic development.
2. To support the expansion of critical infrastructure so it is available to support new industry.
3. To continue to have training opportunities for both the Board and Staff.
4. To promote principles and policies regarding actions affecting development in the City.