

south and the recently approved townhouse project to the west. Staff is, therefore, of the opinion that there is a reasonable basis to support this request for rezoning since it is compatible with the surrounding existing uses, the underlying Commercial land use category and the goals, objectives and policies in the Comprehensive Plan.

Given the information provided to the Board, as the finder of fact, staff provides the following recommendation and alternative motions, which may be revised or modified at the Board's discretion.

Alternative Motion 1: Recommend approval of the rezoning request as the board finds the rezoning application is consistent with the aforementioned pertinent Future Land Use policies.

Alternative Motion 2: Table this application for additional information as requested by the Board.

Alternative Motion 3: Recommend denial as the Board finds that the request is not consistent with the aforementioned Future Land Use policies.

Staff recommends Alternative Motion 1.

Mr. Stacer asked if there were any questions of staff. There were none. He asked if the Applicant or owner wanted to make a presentation. He declined.

Mr. Stacer asked if anyone from the public wished to speak on this item. There were none. Mr. Stacer closed the public hearing.

(13:57)

MOTION by Carla Coleman and seconded by Joan Kovac that the Board find that competent, substantial evidence has been presented for application PZ #21-13000005 that satisfies the review standards for granting a Rezoning, and that approval is recommended to the City Commission. All voted in favor of the motion.

(14:52)