A. DISCUSSION ITEM

1. LN-165 CHICK-FIL-A DRIVE-THRU MODIFICATION

Request: Minor Administrative Adjustment

P&Z# 21-16500001

Owner: The David R Wellens revocable trust U/A

Project Location: 2250 N Federal Highway

Folio Number: 484330450010 **Land Use Designation:** Commercial

Zoning District: B-3 (General Business)

Commission District: 1

Agent: Jenny Baez (954-814-8468)
Project Planner: Lauren Gratzer (954-545-7792

/ Lauren.Gratzer@copbfl.com)

Lauren made a brief presentation to the Board, indicating that the request has been reduced & is no longer meeting the thresholds for a major administrative adjustment.

James Saunders clarified that this remained on the agenda just to notify the board.

B. NEW BUSINESS

(9:02)

1. LN-184 3050 NW 6TH COURT REZONING

Request: City Initiated Rezoning

P&Z# 21-13000005

Owner: A Brilliant Mind, LLC.
Project Location: 3050 NW 6th Ct
Folio Number: 484233120040
Land Use Designation: Commercial

Zoning District: B3 **Commission District:** 5

Agent: Maggie Barszewski

Project Planner: Maggie Barszewski (954-786-7921 / maggie.barszewski@copbfl.com)

Ms. Maggie Barszewski, Planner, introduced herself to the Board. She stated that his is a city-initiated rezoning, to change a 0.14-acre lot at 3050 NW 6th Court from B-3 to B-2 in order to allow the allocation of one Flex unit for the construction of a single-family home. This area is commercially zoned, and designated as commercial land use on both the City and the Broward County Land Use Plans. The city cannot change the land use map for this area to be rezoned for single-family as the County's Land Use Plan is also shown as Commercial land use. The current B-3 zoning designation of this property allows multi-family residential but does not allow for single-family homes while the B-2 zoning will accommodate a single-family use, with the allocation of flex. The current owner purchased the property to build a single-family home since it is surrounded by single-family uses. His permit was rejected due to the commercial land use and zoning. The lot is too small to meet minimum commercial lot standards, thus the city is facilitating this rezoning to give the lot a logical residential use. She stated shed like to clarify that in the staff report, the commercial property to the west, not the property to the east, was awarded flex units. This property is being developed as a residential project. She stated there are 4 policies in the comprehensive plan that speak to compatibility of uses. It is Staff's opinion that this rezoning will allow a single-family home to be built on the lot at 3050 NW 6th Court which is reasonable given the existing single-family homes to the east and

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.

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

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

<u>Alternative Motion 3:</u> 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)