

(53:29)

**MOTION** by Tundra King and seconded by Darlene Smith that the Board finds that competent, substantial evidence has been presented for the Plat that satisfies the review criteria, and move approval of the item, subject to the two (2) conditions provided by staff. All voted in favor. The motion was approved.

(54:15)

4. [LN-409](#)

**ROZIER REZONING**

<b>Request:</b>	Rezoning
<b>P&amp;Z#</b>	22-13000006
<b>Owner:</b>	Delois Rozier
<b>Project Location:</b>	3061 NW 4th CT
<b>Folio Number:</b>	484233045630
<b>Land Use Designation:</b>	Commercial
<b>Zoning District:</b>	B-3 (General Business)
<b>Agent:</b>	N/A
<b>Project Planner:</b>	Jean Dolan

Ms. Jean Dolan, Principal Planner, introduced herself to the Board and stated this is a rezoning from B-3 to B-2 for the lot at 3061 NW 4th Court. The rezoning will allow for the allocation of one Flex unit for the construction of a single-family home. 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.

This single-family lot is part of a strip of properties running north/south included in the commercially designated corridor east of and along NW 31st Avenue. This area is designated as commercial land use on both the City and the Broward County Land Use Plans. The owner would like to build one single-family home on the lot. This rezoning will allow that to happen without precluding the frontage parcel on NW 31st Avenue from being developed either as a commercial use or as a residential project allowed through a flex unit request. It must be noted that several of the commercial frontage parcels on the east side of NW 31st Avenue have received flex units and if they are all developed as planned, the character of this block face will be predominantly residential. The proposed B-2 Zoning is consistent with the Commercial land use category and does allow for the construction of a single-family home if a flex unit is granted administratively. The residential use of the parcel is consistent with the built condition of the block face characterized by the existing single-family homes on the south side of NW 4th Street. Regardless of how the frontage property on NW 31<sup>st</sup> Avenue is developed, it will not be significantly impacted by this 50 foot wide lot being developed as a single-family home. As noted previously, several of the frontage properties along NW 31st Avenue have already been granted flex units and when those are all developed, the block face of the east side of NW 31st Avenue will be residential in character which increases the likelihood that the frontage parcel on NW 31st Avenue adjacent to the subject property to the west will also be developed as a residential project.

It is Staff's opinion that this rezoning will allow a single-family home to be built on the lot at 3061 NW 4th Court which is reasonable given the existing single-family homes to the south and the changing character of the frontage of NW 31st Avenue.

Staff is, therefore, of the opinion that there is a reasonable basis to support this request for rezoning since it is compatible with the block face to the south fronting on NW 4th Street and the underlying Commercial land use category.

Staff recommends approval of this rezoning.

Chair Stacer asked the Board if there were any questions for staff.

Chair Stacer opened the public hearing. No one came forth to speak. Chair Stacer closed the public hearing.

(57:30)

**MOTION** by Derek Lewis and seconded by Tundra King that the Board finds that competent, substantial evidence has been presented for the Rezoning that satisfies the review criteria and move approval of the item.

Chair Stacer noted he asked the Commission to consider postponing new rezonings on NW 31<sup>st</sup> Avenue until the EDC's NW 31<sup>st</sup> Avenue Task Force has made recommendations. He stated this is considered a downzoning so it would not need to be postponed.

All voted in favor. The motion was approved.

(59:36)