

established in 2013 which envisioned using the property for vehicle sales and storage. The proposed redevelopment of the site would be limited to the storage of high-end vehicles. The surrounding properties are currently zoned I-1, which would make this rezoning compatible with the immediate area.

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

Alternative Motion I

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 II

Postpone this application for additional information as requested by the Board.

Alternative Motion III

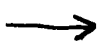
Recommend denial as the Board finds that the request is not consistent with the Future Land Use Goals, Objectives and Policies listed in Section 'A' of this report.

Staff recommends alternative motion number I.

Ms. Christina Bilenki (14 S. 4th Street, Boca Raton 33432) presented herself as the applicant's attorney. She stated that the current building on the property was built in 1975 and has been sitting vacant for quite some time. The rezoning that took place back in 2013 was meant to add a few stories to the building and to allow rooftop parking. The applicant has since opened a similar use on Sample Road and so no longer intends to pursue such a use at this property, nor are additional stories proposed to be added to the building because it is not economically feasible. The request is to remove the master plan requirement so as to develop the property in compliance with the base I-1 zoning district.

Mr. Stacer asked if anyone in the audience wished to speak. There were none.

MOTION was made by Joan Kovac and seconded by Richard Klosiewicz that the Board finds that competent, substantial evidence has been presented for Rezoning PZ #19-13000013 that satisfies the review standards and that the Board recommends approval of the request to the City Commission per alternative motion I, as described in the staff report. All voted in favor of the motion.



2. **FESTIVAL INDUSTRIAL /FESTIVAL REAL ESTATE LLC.**
Planning and Zoning No. 19-13000011
Commission District: 4

Consideration of the REZONING submitted by **CHRIS COLLINS** on behalf of **FESTIVAL REAL ESTATE LLC** is requesting to rezone the subject property from General Industrial/Planned Industrial Overlay (I-1/PCI) to General Industrial (I-1) in order to remove the master plan requirements from the property. All parcels are legally defined as follows:

AKA: 2900 W. Sample Road (The parking lot south of Festival Flea Market)
ZONED: I-1/PCD (General Industrial/Planned Industrial Overlay)
PROPOSED: I-1 (General Industrial)
STAFF: Maggie Barszewski, AICP (954) 786-7921

Ms. Barszewski, Planner, stated that this 10.2 acre subject property is seeking a rezoning to I-1 General Industrial. She stated that the property is currently vacant and described the zoning and current use of surrounding properties. She noted that there are two policies of the Comprehensive Plan, included in the staff report, that support the proposed rezoning.

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

Alternative Motion I

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 II

Table this application for additional information as requested by the Board.

Alternative Motion III

Recommend denial as the Board finds that the request is not consistent with the Future Land Use Goals, Objectives and Policies listed in Section 'A' of this report.

Staff recommends alternative motion number I.

Mr. Chris Collins (696 NE 125 St, North Miami) presented himself on behalf of the property owner and stated that the proposed zoning is consistent with the property and surrounding area.

Ms. Carla Coleman asked if this is the entire Festival Flea Market parcel.

Mr. Collins responded that it is just the southernmost piece that is rarely, if ever, used for parking.

Mr. Stacer asked if anyone in the audience wished to speak. There were none.

MOTION was made by Carla Coleman and seconded by Richard Klosiewicz that the Board finds that competent, substantial evidence has been presented for Rezoning PZ #19-1300011 that satisfies the review standards and that the Board recommends approval of the request to the City Commission per alternative motion I, as described in the staff report. All voted in favor of the motion.

G. MAJOR SITE PLAN

**3. CYPRESS POINT DISTRIBUTION CENTER / BRE POMPANO INDUSTRIAL OWNER LLC
Planning and Zoning No. 19-1200029
Commission District: 5**

Consideration of the MAJOR SITE PLAN submitted by **JORGE RIOS** on behalf of the **BRE POMPANO INDUSTRIAL OWNER LLC** in order to construct a new 1-story warehouse buildings along with associated parking areas, loading bays, and landscaping. The property is currently vacant. The total footprint of the proposed building is 153,436 sq. ft. on a 400,487 sq. ft. (9.19 acre) site (a lot coverage of 38%).

AKA: 1899 SW 13 Court (located at the end of SW 13 Court, west of S Andrews Avenue)
ZONED: I-1 (General Industrial)
STAFF: Pamela Stanton, RLA (954) 786-5561

Ms. Pamela Stanton, Planner presented herself to the Board and explained that the applicant is requesting a major site plan approval on what is currently a vacant lot. The site plan was reviewed by the DRC and received AAC approval on January 27, 2020.

Pursuant to §155.2304.C, Applications Subject to Staff Recommendation, the Development Services Director has compiled the department reports from the Development Review Committee (DRC) meeting which are recorded on file with the Department of Development Services. Should the Board find that the application has provided competent, substantial evidence to satisfy the review standards for Major Site Plan approval, the Development Services Department recommends approval of the Major Site Plan subject to the following comments and conditions:

1. Illustrate and provide details, specifications and notes for the access gate at the south buffer for maintenance purposes.
2. Standard Conditions of Approval and/or Specifications required prior to Building Permit/ Zoning Compliance Permit issuance: