

The Board observed a moment of silence.

D. APPROVAL OF THE MINUTES:

Approval of the minutes of the meeting on January 22, 2020.

MOTION by Darlene Smith and second by Carla Coleman to approve the minutes of the January 22, 2020 meeting.

Discussion:

Mr. Stacer noted a correction to be made on page 12, paragraph 7, regarding storage facilities in Oakland Park.

Vote:

All those voted in favor.

E. INDIVIDUALS TESTIFYING PLACED UNDER OATH

City staff and members of the public testifying before the Board at the meeting were placed under oath by Pamela McCleod, Assistant Planner and Notary Public in the State of Florida.

 **F. REZONING**

1. HGREG AUTOMOTIVE/HGREG POMPANO CORP.
Planning and Zoning No. 19-13000013
Commission District: 5

Consideration of the REZONING submitted by **CHRISTINA BILENKI** on behalf of **HGREG POMPANO CORP.** is requesting to rezone the subject property from General Industrial/Planned Commercial Development (I-1/PCD) to General Industrial (I-1) in order to remove the master plan requirements from the property. All parcels are legally defined as follows:

AKA: Southeast corner of SW 6th Street & SW 9th Terrace
ZONED: I-1/PCD (General Industrial/Planned Commercial Development)
PROPOSED: I-1 (General Industrial)
STAFF: Maggie Barszewski, AICP (954) 786-7921

Ms. Maggie Barszewski, Planner, introduced herself to the Board. She stated that the applicant is seeking to remove the master plan requirements from the property that was

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