

13. [LN-466](#) NW 31ST AVENUE TASK FORCE RELATED AMENDMENT TO THE B-4 ZONING ON THE NW 31ST AVENUE CORRIDOR

Request: Zoning Code Text Amendment to B-4 Regulations

P&Z# N/A

Owner: N/A

Project Location: N/A

Folio Number: N/A

Land Use Designation: N/A

Zoning District: N/A

Commission District: N/A

Agent: N/A

Project Planner: Jean Dolan (954-786-4045 / jean.dolan@copbfl.com)

Ms. Jean Dolan, Principal Planner, introduced herself and explained that the Economic Development Council (EDC) had created the NW 31st Avenue Task Force to make recommendation on implementation of a vision for redevelopment of the NW 31st Avenue corridor between Dr. Martin Luther King, Jr. Boulevard and Atlantic Boulevard. She presented their recommendations and explained there were two recommendations that could be implemented through the zoning code. One was to allow mixed use and residential development in the B-4 zoning districts in existence on this corridor without the need to rezone to B-3. She explained that the other relates to requiring access from NW 31st Avenue to the City's wellfields on the 11-acre park site in North Palm Aire should the B-4 zoned area between NW 31st Avenue and the wellfield be redeveloped.

Ms. Dolan noted that staff recommends the following motion: Alternative Motion 1: Recommend approval to the City Commission of the amendments to the B-4 zoning district to allow residential and mixed use development based on B-3 intensity and dimensional standards without the need to downzone to B-3.

Chair Stacer thanked all those that participated on the NW 31st Avenue Task Force, most notably Darlene Smith who represented the P&Z Board on the task force. Darlene Smith then made a motion for approval based on staff's Alternative Motion #1. Mr. Klosewitz seconded the motion. All voted in favor and the staff recommendation was unanimously approved.