



MEMORANDUM

DATE: December 8, 2022

TO: Scott Reale, AICP, Senior Planner

FROM: Nguyen Tran, CRA Director
Kimberly Vazquez, Redevelopment Project Manager III

RE: PZ# 22-17000014
Special Exception Application – 140-160 NW 31st Avenue

The Community Redevelopment Agency (CRA) does not support the application request for Special Exception for 140-160 NW 31st Avenue.

The proposed use is for a Golf Cart Sales and Maintenance Facility which by City definition falls under the Motor Vehicle and Services Use category in Section 155.4219.A of the City Code and requires a Special Exception in B-3 – General Business. Although B-3 allows a variety of uses of moderate-intensity retail, service, office, recreation/entertainment etc., it does not allow for repair and maintenance and storage type facilities.

In the Northwest CRA Plan, NW 31st Avenue is recognized as an isolating factor for the Collier City neighborhood and in the Plan, the CRA encourages residential and businesses along the Avenue that help stabilize the neighborhood. If approved by Special Exception this could encourage other automotive repair and storage type uses to apply and establish business in the area which does not meet the goals and objectives of the Northwest CRA Plan.

In addition, the City is working on a Vision Plan for the NW 31st Avenue corridor and automotive repair and storage type uses is not a part of the future vision of NW 31st Avenue.