

**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY
MEMORANDUM #18-005**

DATE: January 30, 2018
TO: City Commission
FROM: Planning and Zoning Board/ Local Planning Agency
SUBJECT: REZONING – From RS-4 (Single-Family Residential 4) to B-3 (General Business)
1628, 1642, 1656, 1670, 1684, and 1698 NE 28 Court
P & Z #17-13000005 POMPANO FORD LINCOLN, INC / NE 28 COURT REZONING

At the meeting of the Planning and Zoning Board/ Local Planning Agency held on January 24, 2018, the Board considered the request by **POMPANO FORD LINCOLN, INC** requesting REZONING of the above referenced property.

With a vote of 4 – 2, the Board finds that the proposed rezoning is consistent with the goals, objectives, and policies of the Comprehensive Plan stated in Administrative Report 18-009, and therefore it is the recommendation of the Board that the REZONING request be approved, subject to the following conditions of staff:

The rezoning is recommended for approval with the following conditions:

- (1) Subject to approval of the nonresidential flexibility application to allow commercial development in a residential land use category without a City and County Land Use Plan amendment;
- (2) Subject to the recordation of a Declaration of Restrictive Covenants limiting the permitted B-3 uses on the area to be rezoned to:
 - Dwelling, live/work* **Subject to the allocation of flexibility units*
 - Dwelling, multi-family*
 - Arboretum or botanical garden
 - Community garden
 - Parking deck or garage
 - Parking lot
- (3) Subject to the site plan showing no left turn from the proposed access drive connection to NE 17th Avenue.
- (4) Subject to the commitment that no loading or unloading of car carrier trucks will occur in the right-of-way of NE 28th Street or any other public right-of-way and car carrier trucks will be required to exit the site through the parking structure travelling north on NE 17th Avenue to eliminate cut through car carrier trucks deeper into the Cresthaven neighborhood. This condition must be specified on the site plan ultimately approved for the garage.



Fred Stacer
Chairman
Planning and Zoning Board/ Local Planning Agency