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8. [LN-286](#)

3100 W. ATLANTIC BLVD REZONING

Request:	Rezoning
P&Z#	22-13000005
Owner:	3100 W. Atlantic Inc.
Project Location:	3100 W. Atlantic Blvd
Folio Number:	484232000143; 484233370010
Land Use Designation:	OR (Open Space Recreation)
Zoning District:	PR (Parks and Recreation)
Agent:	Amanda Martinez
Project Planner:	Jean Dolan

Ms. Dolan introduced herself to the Board and stated the applicant is requesting to rezone the property at 3100 West Atlantic Boulevard in Palm Aire from Open Space/Recreation (OR) to Commercial Recreation (CR) to build an indoor tennis/pickleball facility and clubhouse. The Applicant is concurrently processing a change to the Land Use Plan to change the land use designation to Commercial Recreation (CR) from its current Open Space Recreation (OR) Designation. The Broward County land use plan already has the site designated “Commercial Recreation,” so no concurrent County land use plan amendment is required.

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 goals and policies assuming the Commercial Recreation land use designation is approved for the property.
- 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 and Policies listed in Section “A” of this report.

Staff recommends Alternative Motion I.

Mr. Scott provided brief additional comments.

Ms. Smith noted the Palm Aire residents she spoke to are encouraged by the development.

Ms. Aycock suggested developing an access point to the driveway off of Atlantic Boulevard.

Mr. Stacer opened the public hearing. No one came forth to speak. Mr. Stacer closed the public hearing.

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MOTION by Darlene Smith and seconded by Richard Klosiewicz that the Board find that competent, substantial evidence has been presented for the Rezoning that satisfies the review criteria, and that approval is granted. All voted in favor. The motion was approved.