



3. PALM AIRE GROUP, LLC / POMPANO HEALTH PARK REZONING

Planning and Zoning #16-13000006

Consideration of the request by **SHALINA JAFFER** on behalf of **PALM AIRE GROUP, LLC** to rezone the property from B-2 (Community Business) to B-3 (General Business). The subject property is located at 20 SW 27 Avenue, more specifically described as follows:

PARCEL C OF LOEHMANN'S PLAZA AT PALM-AIRE ADDITION II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 105, PAGE(S) 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AKA: 20 SW 27 Avenue

ZONED: B-2 (Community Business)

TO: B-3 (General Business)

STAFF CONTACT: Maggie Barszewski, AICP (954) 786-7921

Ms. Maggie Barszewski, Planner, presented herself to the Board. She stated that the applicant desires to increase the medical uses at the existing medical facility. The applicant has offered a covenant of restriction to limit the uses allowed on the property. At the community meeting that was held, the attendees were happy with the proposal.

Ms. Barszewski provided the following alternative motions:

Alternative Motion I: Recommend approval of the rezoning request as the application is consistent with the aforementioned pertinent Future Land Use policies (as read into the record by staff).

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 the following pertinent Future Land Use policies (as found in the Staff Report).

Staff recommends Alternative Motion I.

Ms. Shalina Jaffer (3410 Stallion Lane, Weston, FL) stated that they would like to service the community with uses that are not currently allowed.

Mr. Syrek asked if there are plans for construction.

Ms. Jaffer stated that the building has been renovated and that they have no current plans to do any construction.

Mr. Tony Hill asked which medical uses are existing and what uses are proposed.

Any person who decides to appeal any decision of the PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. // ME

Ms. Jaffer stated that she does not have any specific tenants, but has received interest for some of the medical uses requested. There is currently a home health service at the location.

Mr. Stacer opened the hearing to the public. Hearing that there was no one who wished to speak, Mr. Stacer closed the public hearing.

MOTION was made by Richard Klosiewicz and seconded by Tony Hill to recommend approval of the rezoning PZ #16-13000006 subject to the restrictions stated by staff. All voted in favor of the motion; therefore, the motion passed.

The following item was postponed at the April 26, 2017 Planning and Zoning Board meeting to the May 24, 2017 Planning and Zoning Board meeting.

4. **1380 S OCEAN BOULEVARD FL, LLC / 1380 S OCEAN BOULEVARD**
Planning and Zoning #16-13000005

Consideration of the request by **STEPHANIE J. TOOTHAKER** on behalf of the **1380 S OCEAN BOULEVARD FL, LLC** to rezone the property from RM-45/HR (Multiple-Family Residence/45 High-Rise Overlay District) to PCD (Planned Commercial/Industrial District). The property is legally described as follows:

PARCEL "A" AND PARCEL "B" OF BF POMPANO PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 180, AT PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALONG WITH
A PORTION OF THE EAST ONE-HALF OF SPANISH RIVER (100 FOOT RIGHT-OF-WAY) IN SECTION 6, TOWNSHIP 49 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA, BOUNDED AS FOLLOWS: ON THE WEST BY THE CENTERLINE OF SAID SPANISH RIVER; ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTHLINE OF PARCEL "B", BF POMPANO PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 180, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; ON THE EAST BY THE WEST LINE OF SAID PARCEL "B" AND ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID PARCEL "B".

AKA: 1380 S Ocean Boulevard

ZONED: RM-45/HR (Multiple-Family Residence 45/High-Rise Overlay District)

TO: PCD (Planned Commercial/Industrial District)

STAFF CONTACT: Jae Eun Kim (954) 545-7778

Ms. Jennifer Gomez, Assistant Development Services Director, presented herself to the Board. She stated that she distributed to the Board some documents and drawings from the applicant that were submitted to staff today in order to better illustrate what is being

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