

Approval of the minutes of the meeting on November 18, 2019.

MOTION by Darlene Smith and second by Ann Marie Growblewski to approve the minutes of the November 18, 2019 meeting.

Discussion:

Ms. Coleman pointed out a clarification to be made under the Board discussion section.

Mr. Stacer also pointed out what appears to be an error in the first staff condition listed for agenda item #3, since the number of units described exceed the total number of units proposed for the project. He noted that the second listed condition for that same item also might be an error because it requires a time period of 30 years while the first describes one of only 15 years. Lastly, he also clarified the comment he made on page 9 regarding a “tunnel effect” at the Hidden Harbor project would have been something he stated at the rezoning hearing and not the site plan hearing, because the site plan hearing hasn’t happened yet.

Vote:

All those voted in favor with the noted amendments.

E. INDIVIDUALS TESTIFYING PLACED UNDER OATH

City staff and members of the public testifying before the Board at the meeting were placed under oath by Pamela McCleod, Assistant Planner and Notary Public in the State of Florida.

F. REZONING

1. DARLENE HOLMES / COLLIER CITY SF LOT REZONING
Planning and Zoning No. 19-13000014
Commission District: 5

Consideration of the REZONING submitted by **JEAN DOLAN** on behalf of **DARLENE HOLMES** is requesting to rezone the subject property from B-3 (General Business) to B-2 (Community Business) in order to allow the allocation of one flex unit for construction of a single-family home.

AKA: 2955 NW 1 Street

ZONED: B-3 (General Business)

PROPOSED: B-2 (Community Business)

STAFF CONTACT: Jean Dolan, AICP (954) 786-4045

Ms. Jean Dolan, Principal Planner, presented herself to the Board. She explained that the City is acting as the applicant for this rezoning of a single-family lot from B-3 to B-2 to

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allow the allocation of one flex unit for the construction of a single-family home. She explained that the current zoning is likely a mistake, but since the County land use plan also has this property designated with a Commercial land use, the City is unable to correct the land use map and rezone the block residential without undergoing both a City and County Land Use Plan Amendment. She stated that the owner of the property has been unable to develop the lot for a single-family residential use because of the zoning, nor for a commercial use because it is too small. This action is requested in order to allow for the reasonable use of the property as a single-family dwelling. She stated that this rezoning meets all required review standards.

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.

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 number I.

Mr. Stacer asked if anyone in the audience wished to speak. There were none.

MOTION was made by Darlene Smith and seconded by Joan Kovac to recommend approval of the Rezoning PZ #19-13000014 as described in the staff report per Alternative Motion I. All voted in favor of the motion.

G. FLEX

**2. POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY
/SPORTS RESIDENCE 300
Planning and Zoning No. 18-05000004
Commission District: 5**

Consideration of the FLEXIBILITY UNITS submitted by **ROBERT SHERMAN** on behalf of the **POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY**