



Legislation Text

File #: ORD 2018-032, Version: 1

AGENDA ITEM REPORT

TITLE:

AN ORDINANCE APPROVING THE REZONING REQUEST OF LYONS 7600, LLC TO REZONE FROM AGRICULTURAL (A-1) TO COMMUNITY FACILITY (CF) FOR THE PROPERTY LOCATED AT 7650 LYONS ROAD. (QUASI-JUDICIAL)(FIRST PUBLIC HEARING)

BACKGROUND:

At the October 25, 2018, City Commission Meeting, this item was tabled to a time certain of January 24, 2019. During the meeting, there was considerable discussion regarding the child care use and the fact that there was not a specific operator identified for such a use. Since the initial meeting in October, the applicant has decided not to include a child care use as part of the overall development program. As such, all references to the child care use have been removed from the applications and revised plans and an updated PowerPoint presentation have been included in the backup.

The applicant, Debra Hernandez, IBI Group, on behalf of the owner, Lyons 7600, LLC, is requesting a rezoning approval from Agricultural (A-1) to Community Facility (CF) for the development of a 198 seat house of worship for the subject property located at 7650 Lyons Road, on the east side of Lyons Road and north of NW 74th Street.

Concurrently with this application, the applicant is also seeking plat and site plan approval.

DISCUSSION:

The subject property, approximately 1.563 +/- gross acres in size, is generally situated on the north side of the northernmost entrance to North Broward Preparatory School. While a single family residence currently exists on the subject property, previous property owners have used the site for agricultural type uses, including landscape nurseries and ancillary storage.

PUBLIC INVOLVEMENT:

Per Section 13-36 (c), property owners within 500 feet of the subject property were notified by mail of the rezoning request and invited to attend the City Commission meeting. One hundred forty-eight (148) public notices were mailed by the City on October 11, 2018. A notice of rezoning public hearing sign was also posted on the property 14 days prior to the City Commission meeting. To date, staff has not received any public inquiries related to the project.

RECOMMENDATION:

The Planning and Zoning Board, at its September 12, 2018, meeting, recommended approval of the rezoning application subject to the condition that outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit. Outstanding DRC comments are included in the Planning & Zoning Board Agenda backup and are available online for your review.

FISCAL IMPACT: N/A