



## INTEROFFICE MEMORANDUM FROM THE DEVELOPMENT SERVICES DEPARTMENT

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TO: Planning and Zoning Board

FROM: Liz Taschereau, Development Services Director

DATE: May 21, 2021

RE: Rezoning Application – 603 Melaleuca Drive

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Before the Board on the June 1, 2021 meeting agenda is a rezoning application for 603 Melaleuca Drive, to rezone from R-1 and R-3 to CF-1.

Section 31-34 of the Code of the City of Margate provides that the Development Review Committee (DRC) shall review all applications for a rezoning, and shall provide a statement to the Planning and Zoning Board assessing the adequacy of the proposal as to all city ordinances.

Section 31-36 of the Code of the City of Margate provides that when reviewing applications for a rezoning on platted property, the DRC shall review the application to determine if the conditions of Section 31-35 of the Code of the City of Margate have been met.

The DRC reviewed the application to rezone 603 Melaleuca Drive to CF-1 on **October 13, 2020**. At this meeting, the **DRC recommended denial**.

The DRC comments have been attached to the agenda packet for your review. The Department of Environmental and Engineering Services (DEES) was unable to make specific findings due to insufficient information provided, and the Development Services Department (DSD) found several nonconformities with Code and inconsistencies with the Margate Comprehensive Plan.

After the DRC meeting, the applicant submitted a second traffic statement on February 4, 2021. Upon receipt of the additional information, DEES provided a second review, and again, was not able to make specific findings. Those comments are also available on the agenda packet for your review.

On Wednesday, April 28, 2021 the applicant submitted two documents in response to the March 16, 2021 DEES traffic review comments. The documents are included in the agenda package, however, due to the late submittal DEES did not have the opportunity to review and provide immediate comments. The Tuesday May 4, 2021 meeting was postponed by the applicant pending the DEES Traffic Review comments. The DEES Traffic review comments are now attached to the agenda package for the re-scheduled June 1, 2021 Planning and Zoning meeting.

Additionally, attached for your convenience is a summary listing of all of the attachments.