

**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY
MEMORANDUM #21-007**


DATE: February 3, 2021
TO: City Commission
FROM: Planning and Zoning Board/ Local Planning Agency
SUBJECT: COMMERCIAL FLEXIBILITY – Imeca Commercial Flexibility Request
2429 NW 4 Street
P & Z #20-05000005

At the meeting of the Planning and Zoning Board/ Local Planning Agency held on January 27, 2021, the Board considered the request by **COCCHIOLA, LLC** requesting commercial flexibility for the above referenced property.

With a 5-1 vote, the Board finds that the proposed allocation of commercial flexibility is consistent with the goals, objectives, and policies of the Comprehensive Plan stated in Administrative Report 20-271, and therefore it is the recommendation of the Board that the COMMERCIAL FLEXIBILITY request be approved, subject to the following conditions of staff:

1. Prior to being placed on a City Commission agenda, the Applicant will add a note on the Conceptual Site Plan that states:

“No semi-trucks will make deliveries to the property. The route from NW 31st Avenue to Powerline along NW 4th Street shall not be used as a delivery route to the site. All deliveries will access the site to and from Powerline Road and will not travel west of the site on NW 4th Street.”

DocuSigned by:

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Fred Stacer
Chairman
Planning and Zoning Board/ Local Planning Agency