

**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY
MEMORANDUM #26-003**

DATE: February 25, 2026

FROM: Planning and Zoning Board/ Local Planning Agency

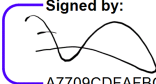
SUBJECT: ALLOCATION OF RESIDENTIAL FLEXIBILITY
Parents Information & Resource Center 817 N Dixie Hwy
PZ #25-05000005

At the meeting of the Planning and Zoning Board/ Local Planning Agency held on February 25th, 2026 the Board considered the request by Joselyn Aldas on behalf of the **PARENTS INFORMATION & RESOURCE CENTER INC** for the allocation of 12 residential flex units for the above referenced property.

MOTION by Richard Dally and seconded by Robert Hartsell, the Board finds that the proposed allocation of 12 residential flex units is consistent with the goals, objectives, and policies of the Comprehensive Plan and recommends approval to the City Commission subject to the following three conditions:

1. Should compliance with any code requirement result in changes to the site that necessitate Site Plan approval, a new Development Order for a Site Plan for the property shall be required.
2. The following must be provided prior to building permit:
 - (a) a Retroactive Landscape Plan
 - (b) a site plan with tabular data that demonstrates compliance with all applicable zoning regulations; (lot coverage, pervious, impervious area, minimum unit sizes, etc.);
 - (c) an approved Broward County drainage permit;
 - (d) utility plans showing internal and external utility infrastructure and connections approved by the City Utility Department;
 - (e) a Life Safety Plan
 - (f) a CPTED Plan
 - (g) Approval of a change of use permit
 - (h) all fencing must be brought up to code
 - (i) all trash management must be code compliant
 - (j) plans that show all unnecessary pavement to be removed
 - (k) complete the right-of-way dedication for the NW 8th Court to provide the required 50' width (25' to the centerline of the roadway);
 - (l) plans that include a side walk along NW 8th Court;
 - (m) plans that meet all code requirements including DRC comments issued for this flex unit allocation;
3. If a building permit is not issued within two years of the approval date, the Applicant must request an extension or the approval of this Flex Allocation will become null and void.

It is the unanimous recommendation of the Board that the proposed flex allocation be approved.

Signed by:

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Fred Stacer
Chair
Planning and Zoning Board/ Local Planning Agency