

**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY
MEMORANDUM #19-023**

DATE: July 1st, 2019
TO: City Commission
FROM: Planning and Zoning Board/ Local Planning Agency
SUBJECT: FLEXIBILITY UNITS – Usman Palmaire Flex Request
1001 SW 26 Avenue
P & Z #19-05000002

At the meeting of the Planning and Zoning Board/ Local Planning Agency held on June 26, 2019, the Board considered the request by **USMAN PALMAIRE LLC** requesting an approval of fifty eight (58) flex units for the above referenced property.

With a unanimous vote, the Board finds that the proposed allocation of flex units is consistent with the goals, objectives, and policies of the Comprehensive Plan stated in Administrative Report 18-297, and therefore it is the recommendation of the Board that the FLEXIBILITY UNIT request be approved, subject to the following conditions of staff:

1. The site plan ultimately approved for this site shall be generally consistent in regard to building placement, setbacks and buffering with the Conceptual Plan (Attachment 1). Minor revisions that are necessary to meet the City’s Code and/or do not affect the density or intensity of the site, such as (but not limited to) building dimensions, stormwater retention and access locations, will be allowed without additional public hearings.
2. Prior to site plan approval the Applicant shall determine the preferred approach to meeting the affordable housing requirement pursuant to Section 154.61(E) Planning by either: providing an agreement to provide affordable housing units; or by providing an in lieu of fee in accordance with Section 154.80.
3. If a building permit is not issued by two years from the Resolution’s approval date, then the approval of this Flex Allocation shall become null and void.

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Fred Stacer
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Fred Stacer
Chairman
Planning and Zoning Board/ Local Planning Agency