

**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY
MEMORANDUM #19-005**

DATE: March 18, 2019
TO: City Commission
FROM: Planning and Zoning Board / Local Planning Agency
SUBJECT: Proposed Plat – US GATEWAY INVESTMENTS LLC
P&Z #18-14000003 HUOK PLAT

At the meeting of the Planning and Zoning Board, Local Planning Agency, held on February 27, 2019, the Board considered the proposed **HUOK PLAT** located at 1100 N. Powerline Road and 950 N. Powerline Rd.

It is the unanimous recommendation of the Board that the proposed plat be approved per the 7 staff conditions below:

1. Plat cover page shall be signed and sealed by the surveyor and signed by all owners;
2. The Mayor’s signature block shall be updated to the appropriate name;
3. The applicant shall propose off-site street improvements on NW 9th Street (examples could include strategically placed traffic calming, landscaping, curb extensions, diverters and/or roundabouts, etc.), to the satisfaction of the Development Services Director and City Engineer, that would discourage truck traffic along NW 9th Street and ensure the safe, efficient and orderly accommodation of vehicular traffic demands generated by the proposed development;
4. On the south side of the property amend the NVAL the full length of the property line along NW 9th Street;
5. The applicant shall note on the plat the construction of a sidewalk along NW 9th Street as required by Chapter 155.5101.I.1.b. of the Zoning Code;
6. As required by FDOT, a minimum driveway length of 25 feet to first conflict point or 100 feet if gated shall be provided on the Major Site Plan; and
7. As required by FDOT, the applicant shall record a cross access easement with the adjacent northern property prior to permit.

DocuSigned by:
Fred Stacer 3/21/2019
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Fred Stacer Date
Chairman
Planning and Zoning Board/ Local Planning Agency