

PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY
MEMORANDUM #18-004

DATE: January 30, 2018

TO: City Commission

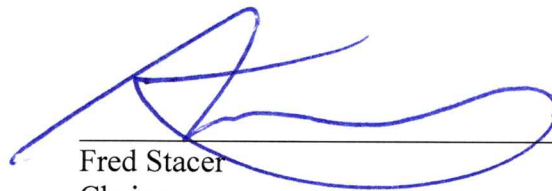
FROM: Planning and Zoning Board/ Local Planning Agency

SUBJECT: FLEX ALLOCATION – POMPARO FORD LINCOLN, INC
1628, 1642, 1656, 1670, 1684 and 1698 NE 28 Court
P & Z #17-05000003

At the meeting of the Planning and Zoning Board/ Local Planning Agency held on January 24, 2018, the Board considered the request by the **POMPARO FORD LINCOLN, INC** requesting COMMERCIAL FLEX for the properties located at 1628, 1642, 1656, 1670, 1684 and 1698 NE 28 Court.

As it is consistent with the goals, objectives, and policies of the Comprehensive Plan stated in Administrative Report 18-004, the Board recommends, with a vote of 4 – 2, the approval of the flex allocation subject to the following conditions of staff:

1. The design team shall obtain the B-3 rezoning and subsequently, site plan and building design approvals.
2. The site plan ultimately approved for this site shall be generally consistent in regard to setbacks and buffering with the Conceptual Plan (Attachment 1) for both the Phase 1 surface parking lot and the ultimate parking structure.
3. The parking structure façade design facing north and west (at a minimum) will create the impression that the structure is a multifamily residential building. The parking structure design will be required to meet the City's adopted design standards for parking structures.
4. The Commercial Flex Allocation shall be limited to the B-3 uses noted in the Declaration of Restrictive Covenants recorded as a condition of approval of the B-3 rezoning.



Fred Stacer
Chairman
Planning and Zoning Board/ Local Planning Agency