

**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY
MEMORANDUM #21-041**

DATE: November 10, 2021
TO: City Commission
FROM: Planning and Zoning Board/ Local Planning Agency
SUBJECT: ALLOCATION OF FLEXIBILITY UNITS – Encore Falcone Flexibility Request
3151-3251 Federal Highway
P & Z #20-05000003

At the meeting of the Planning and Zoning Board/ Local Planning Agency held on October 27, 2021, the Board considered the request by **1307 SOUTH WABASH LLC** for the allocation of 285 flexibility units for the above referenced property.

With a unanimous, the Board finds that the proposed allocation of 285 flexibility units is consistent with the goals, objectives, and policies of the Comprehensive Plan 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 final site plan must meet all code requirements with no variances. If the requested density cannot be accommodated on the site based on all applicable code requirements, any flex unit that will not fit on the site must be returned to the flex pool.
2. Prior to Building Permit approval, the Applicant shall meet the affordable housing requirement pursuant to Section 154.61(E) by providing an in lieu of fee for every flex unit allocated in accordance with Section 154.80.
3. The final site plan submitted for this project shall be substantially conforming to the submitted conceptual site plan with any amendments needed to comply with the zoning code and other relevant city codes;
4. If a building permit is not issued within two years of the Resolution's approval date, then the approval of this Flex Allocation shall become null and void.

DocuSigned by:

Fred Stacer

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Fred Stacer

Chairman

Planning and Zoning Board/ Local Planning Agency