

**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY
MEMORANDUM #23-037**

DATE: September 27, 2023

TO: City Commission

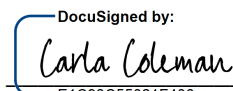
FROM: Planning and Zoning Board/ Local Planning Agency

SUBJECT: ALLOCATION OF 40 RESIDENTIAL FLEXIBILITY UNITS
PZ #21-05000013 Covent Gardens Flex; 90 – 140 NW 27th Ave

At the meeting of the Planning and Zoning Board/ Local Planning Agency held on September 27th, 2023 the Board considered the request by the Andrea Harper / Carlos Ushdi on behalf of the **ICG CGP 58, LLC.** for the allocation of 40 residential flexibility units for the above referenced property.

With a unanimous vote, the Board finds that the proposed allocation of 40 residential flexibility units is consistent with the goals, objectives, and policies of the Comprehensive Plan and recommends approval subject to the following two (2) conditions:

1. The final site plan approved 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;
2. If a building permit is not issued within two years from the Resolutions approval date, the Applicant must request an extension or the approval of this Flex Allocation will become null and void.

DocuSigned by:
 9/29/23
E1C93C55021F406...

Carla Coleman Date
Acting Chair
Planning and Zoning Board/ Local Planning Agency