

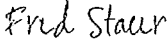
**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY
MEMORANDUM #19-010**

DATE: April 10th, 2019
TO: City Commission
FROM: Planning and Zoning Board/ Local Planning Agency
SUBJECT: FLEXIBILITY ALLOCATION – St. Elizabeth Gardens Flex
801 NE 33 Street
P & Z #19-05000001

At the meeting of the Planning and Zoning Board/ Local Planning Agency held on March 27, 2019, the Board considered the request by **ST. ELIZABETH GARDENS, INC** requesting an allocation of fifteen (15) 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 ALLOCATION request be approved, subject to the following conditions of staff:

1. Prior to placement on a City Commission Agenda, the applicant shall provide a Declaration of Restrictive Covenant requiring that 140 units shall have maintain affordability for 15 years per County Policy 2.16.3
2. Prior to placement on a City Commission Agenda, the applicant shall provide a Declaration of Restrictive Covenant requiring affordability for 11 out of 15 units be maintained for 30 years per Section 154.61(E)(3)(c)5.
3. The parcel must be rezoned to allow a maximum of 22.1 units per acre prior to building permit issuance;
4. Any future site plan submitted for this project shall be substantially conforming to the submitted conceptual site plan; and
5. The allocation of the approved flex units shall become null and void upon two years from the resolution's approval date if permits are not issued for renovation.

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Fred Stacer
Chairman
Planning and Zoning Board/ Local Planning Agency