

**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY
MEMORANDUM #18-003**

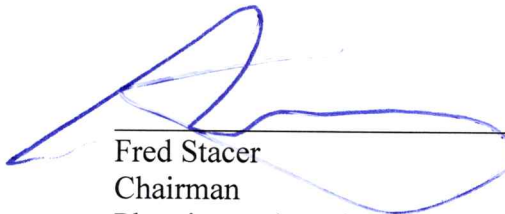
DATE: January 30, 2018
TO: City Commission
FROM: Planning and Zoning Board/ Local Planning Agency
SUBJECT: FLEX ALLOCATION – ALLTECH GROUP PARCEL 1
2606 Palm Aire Drive
P & Z #17-05000004

At the meeting of the Planning and Zoning Board/ Local Planning Agency held on January 24, 2018, the Board considered the request by the **ALLTECH GROUP PARCEL 1** requesting an allocation of a maximum of ninety-nine (99) flex units for the property located at 2606 Palm Aire Drive.

It is the unanimous recommendation of the Board that the ALLOCATION OF A MAXIMUM OF NINETY-NINE (99) FLEX UNITS be approved.

This approval recommendation is conditioned upon the following:

1. The site plan ultimately approved for this site shall be generally consistent in regard to building placement, setbacks and buffering with the Conceptual Plan (Attachment 1). Minor revisions that are necessary to meet the City's Code and/or do not affect the density or intensity of the site, such as (but not limited to) building dimensions, stormwater retention and access locations, will be allowed without additional public hearings.
2. Provide a boundary survey with the site plan submittal that is not limited to "mortgage purposes".
3. Prior to site plan approval, abandon all unnecessary utility easements on the site and determine the preferred approach to meeting the affordable housing requirement.



Fred Stacer
Chairman
Planning and Zoning Board/ Local Planning Agency