

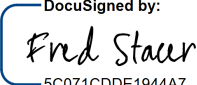
**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY
MEMORANDUM #19-060**

DATE: November 21, 2019
TO: City Commission
FROM: Planning and Zoning Board/ Local Planning Agency
SUBJECT: FLEXIBILITY UNITS – HUS Group, LLC Flex Request
700 NW 31 Avenue
P & Z #18-05000008

At the meeting of the Planning and Zoning Board/ Local Planning Agency held on November 18, 2019, the Board considered the request by **HUS GROUP, LLC** requesting an approval of forty four (41) 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 19-330, and therefore it is the recommendation of the Board that the FLEXIBILITY UNIT request be approved, subject to the following conditions of staff:

1. Prior to site plan approval the Applicant shall determine the preferred approach to meeting the affordable housing requirement pursuant to Section 154.61(E) Planning by either: providing an agreement to provide affordable housing units or by providing an in lieu of fee in accordance with Section 154.80.
2. Any future 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;
3. If a building permit is not issued within two years from the Resolution's approval date, then the approval of this Flex allocation shall become null and void.

DocuSigned by:

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Fred Stacer
Chairman
Planning and Zoning Board/ Local Planning Agency