

CITY OF FLORENCE, KENTUCKY  
PLANNING AND ZONING COMMITTEE

IN RE: AGREED ADDITIONAL CONDITIONS - REQUEST OF KATHY HINKEBEIN (APPLICANT) FOR GOMEZ FAMILY LLC – OCTAVIO CORRERA (OWNER) FOR A CHANGE IN APPROVED CONCEPT DEVELOPMENT PLAN IN COMMERCIAL TWO/PLANNED DEVELOPMENT (C-2/PD) ZONE FOR A 2.78 ACRE SITE LOCATED ON THE EAST SIDE OF BILL WENTZ DRIVE, BETWEEN THE PROPERTIES LOCATED AT 8509 AND 8519 U.S. 42, FLORENCE, KENTUCKY. THE REQUEST IS FOR A CHANGE IN APPROVED CONCEPT DEVELOPMENT PLAN TO PERMIT A CAR WASH AND A RESTAURANT.

The Planning and Zoning Committee has recommended and the Applicant has agreed that the following additional conditions will apply to the request described above.

Condition #1 of the Florence Planning Commission Zone Change/Concept Plan Committee Report shall be as follows:

The final architectural details, building materials, and colors shall be evaluated and approved by the City of Florence prior to the major site plan approval. Any modifications to the existing site plan and/or architectural renderings shall be approved by the City of Florence prior to any construction. The City of Florence reserves the right to allow substitutes to finished building materials, colors and design details that are consistent with requirements in the Boone County Zoning Regulations. EIFS shall not be incorporated as a predominant building material on any structures constructed on the site. Brick, stone veneer, cementitious board, shall be the predominate building material for all structures.

Condition #2 of the Florence Planning Commission Zone Change/Concept Plan Committee Report shall be as follows:

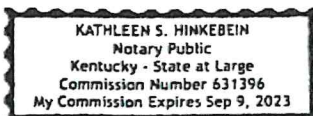
Sidewalks shall be constructed, per specifications in the Boone County Zoning Regulations, within the public right-of-way, along Bill Wentz Drive.

Agreed to this 1<sup>st</sup> day of September, 2021.

BY *Octavio Correa*  
OCTAVIO CORREÑA (OWNER)

COUNTY OF Franklin STATE Kentucky

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of September, 2021, by Octavio Correa, the Member, on behalf of the company.



*Kathleen S. Hinkebein*  
NOTARY PUBLIC, State at Large  
My Commission Expires: September 9, 2023