

**PLANNING AND ZONING BOARD/ LOCAL PLANNING AGENCY
MEMORANDUM #22-035**

DATE: August 24, 2022
TO: City Commission
FROM: Planning and Zoning Board/ Local Planning Agency
SUBJECT: ALLOCATION OF COMMERCIAL FLEXIBILITY – Fiberbuilt Umbrellas & Cushions
Flexibility Request
6 Residential lots north of 2201 W. Atlantic Boulevard
P & Z #22-05000001

At the meeting of the Planning and Zoning Board/ Local Planning Agency held on August 24, 2022, the Board considered the request by **2201, LLC.** for the allocation of commercial flexibility for the above referenced property.

With a unanimous vote, the Board finds that the proposed allocation of commercial flexibility is consistent with the goals, objectives, and policies of the Comprehensive Plan and therefore it is the recommendation of the Board that the COMMERCIAL FLEXIBILITY request be approved, subject to the following conditions of staff:

1. Prior to being placed on a City Commission agenda, the Applicant will include the required Type C buffer on the north property line adjacent to the existing single-family homes and correct the setback measurements on the conceptual site plan.
2. Prior to being placed on a City Commission agenda, the Applicant will submit Unity of Title documents to unify all of the individual lots with 2201 West Atlantic Boulevard.
3. Prior to site plan approval, the Applicant will need to submit for an abandonment of the existing 25' access easement along the north property line of the area subject to the commercial flexibility.

DocuSigned by:

Fred Stacer

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Fred Stacer

Chairman

Planning and Zoning Board/ Local Planning Agency