

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 19 2004

South Florida Ceiling Systems
Joe Chambliss
201 NW 127th Av.
Plantation, FL 33325

Re: Case #ZON2004-02065 (Rezoning)
South Florida Ceiling Systems (Joe Chambliss , Agent)
Property on the North side of Bruns Drive, 50'± West of its East terminus, and property

Dear Applicant(s) / Property Owner(s):

At its meeting on November 18, 2004, the Planning Commission considered your request for a change in zoning from B-2, Neighborhood Business, to B-3, Community Business, for unspecified commercial use.

After discussion it was decided to recommended the approval of this change in zoning to the City Council subject to the following conditions:

- 1) **dedication of any necessary right-of-way to provide 50-feet from the centerline of Cody Road, a planned major street;**
- 2) **coordination with and approval by both Urban Development and Traffic Engineering for the location, number and design of all curb cuts;**
- 3) **full compliance with the City Engineering Comments (Engineer/developer to provide contours and all drainage features of site, all areas receiving public water be defined to properly evaluate site for development and drainage easement requirements, compliance with all stormwater and flood control ordinances, any work performed in the right of way will require a right of way permit);**
- 4) **full compliance with all municipal codes and ordinances including but not limited to compliance with the landscaping and tree planting requirements of the Zoning Ordinance, provision of buffers where the site adjoins residential zoning, and provision of sidewalks; and**
- 5) **full compliance with the Voluntary Conditions and Use Restrictions as submitted by the applicant.**

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The advertising fee for this application is \$571.28. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Victor McSwain, Secretary

By: /s/ Richard Olsen, Planner II