

Coast to Coast Real Estate Holdings, Inc. Rezoning (P20-149)

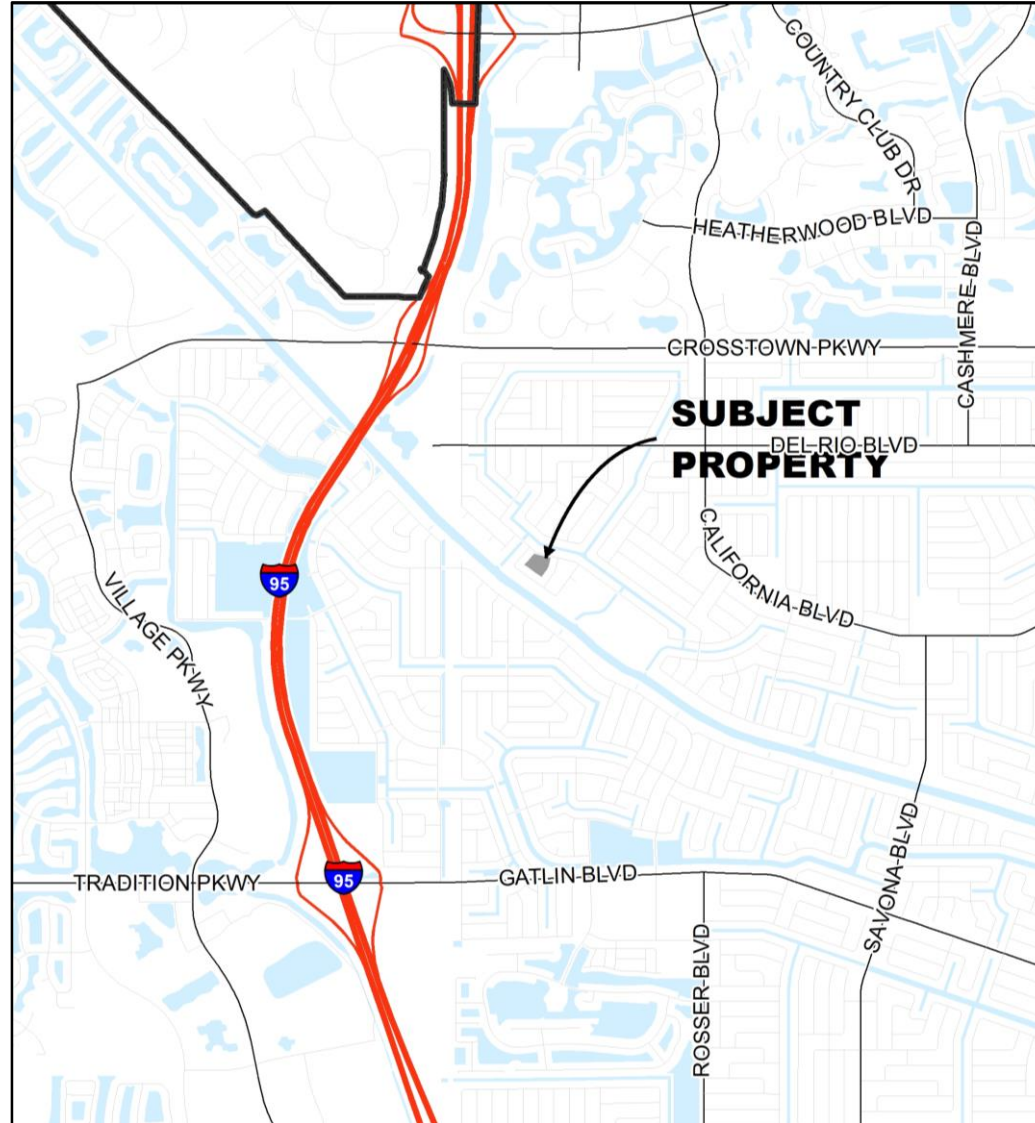
City Council Meetings of October 26, 2020 and November 9, 2020



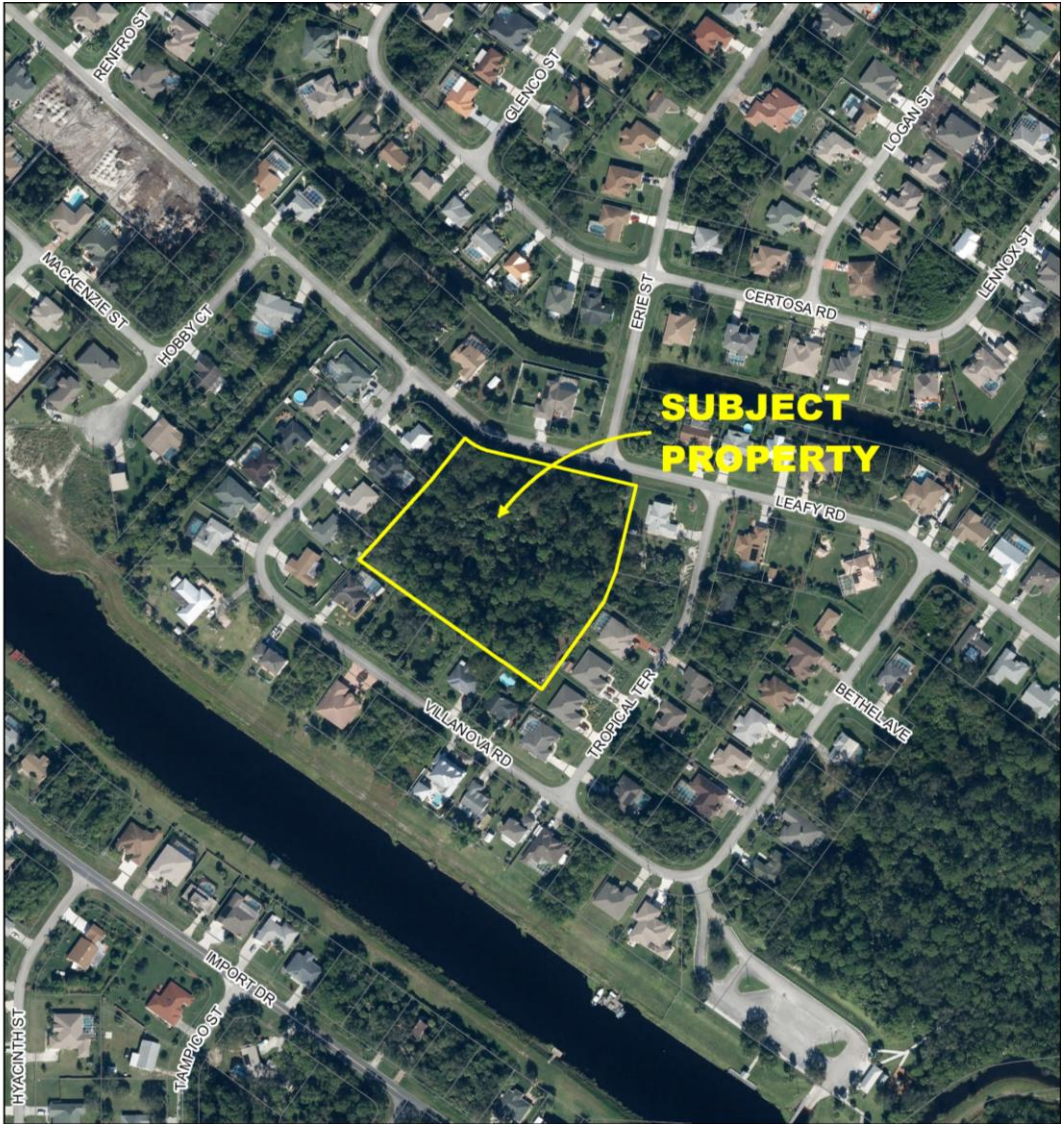
Request:

- To amend the zoning district of 3.28-acres of land from Institutional (I) to Residential Estate (RE); and
- This proposal is concurrent to a future land use map amendment request, which will be detailed under separate presentation; and
- Purpose of request: To allow for the property to be subdivided into single-family lots.

Location Map



Aerial



Background:

The property is vacant and located on the south side of SW Leafy Road between SW Tropical Terrace and SW Villanova Road (its western terminus with SW Leafy Road)

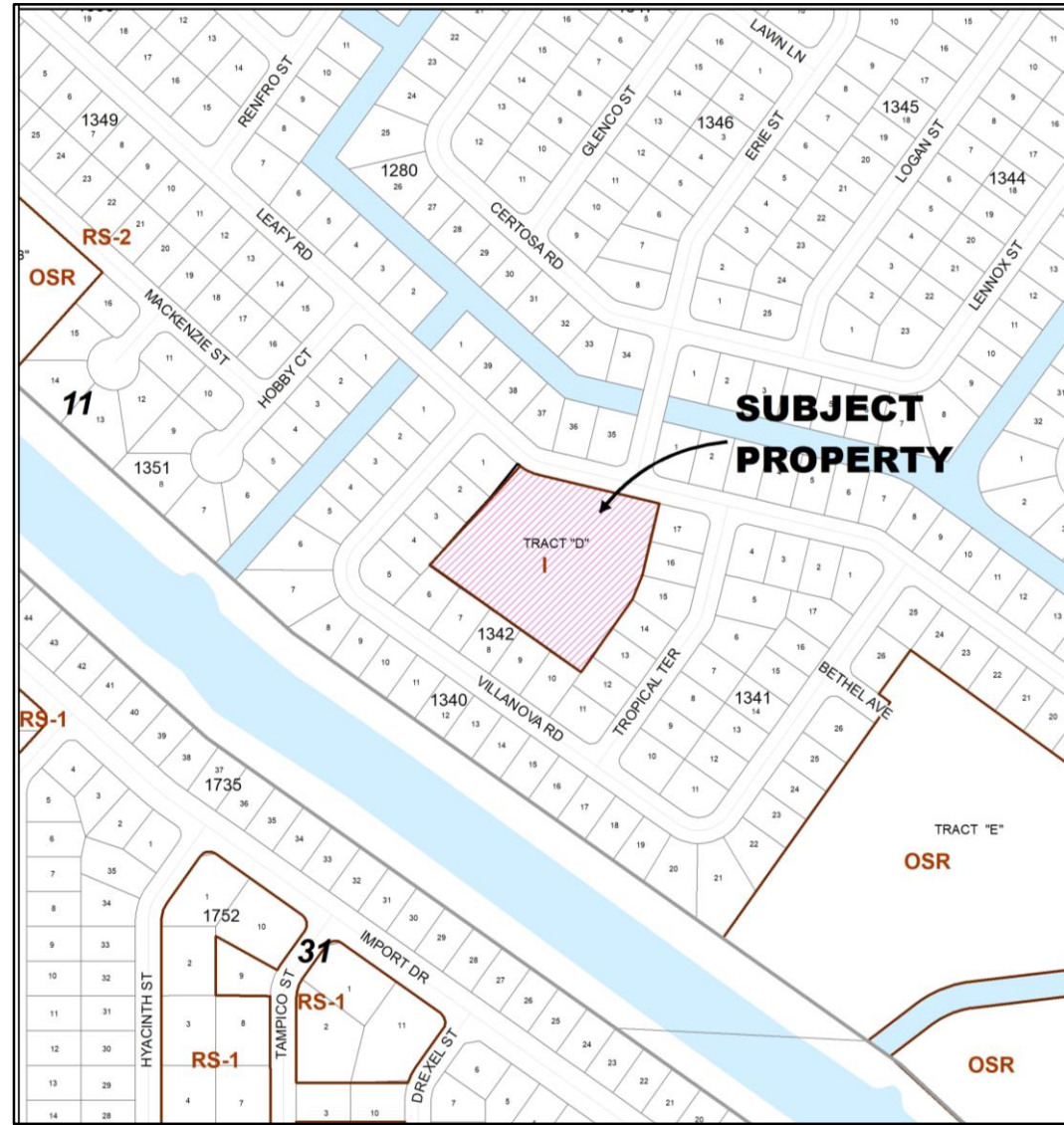
The property has an existing zoning district of Institutional (I) and a future land use designation of Institutional (I). In order to accommodate the proposed single-family dwelling units, the applicant is requesting to amend the future land use designation to Institutional (I) and zoning district to Residential, Low Density (RL).

Existing Zoning District

Institutional (I)



Direction	Future Land Use	Zoning	Existing Use
North	Low Density Residential (RL)	Single-Family Residential (RS-2)	Single-family houses & vacant
South	Low Density Residential (RL)	Single-Family Residential (RS-2)	Single-family houses & vacant
East	Low Density Residential (RL)	Single-Family Residential (RS-2)	Single-family houses & vacant
West	Low Density Residential (RL)	Single-Family Residential (RS-2)	Single-family houses & vacant



Proposed Zoning District

Residential Estate (RE)

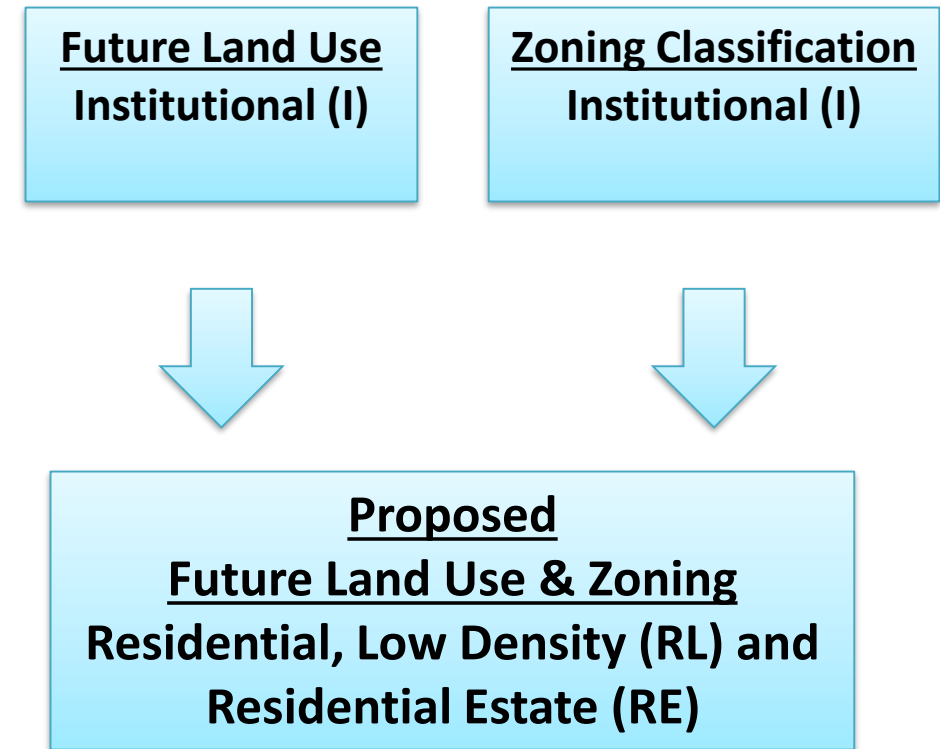
Zoning Code Sec. 158.071. Estate Residential:

“The purpose of the estate residential zoning district shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of low density residential development of an estate character.”



Finding of Fact:

- ❑ This request is for a rezoning to change 3.28-acres from Institutional (I) to Residential Estate (RE).
- ❑ A concurrent future land use map amendment request has been made upon the subject property and will be discussed as a separate presentation.



Justification:

Zoning Consistency: The applicant's proposal to rezone the property Residential Estate (RE) is consistent with those policies set forth in Zoning Code 158.071.

Residential Estate (RE) Zoning District as:

- 158.071 (A) Shall fulfill the purpose of the requested zoning district to, “establish areas within the City which are deemed to be uniquely suited for the development and maintenance of low density residential development of an estate character.



Planning and Zoning Board's Recommendation:

The Planning and Zoning Board recommended approval of the rezoning request at their October 6, 2020 meeting.

