

Imperium Construction Co., LLC

Rezoning Application

Project No. P23-126

City Council Board Meetings
September 25 & October 9, 2023
Francis Forman, Planner II

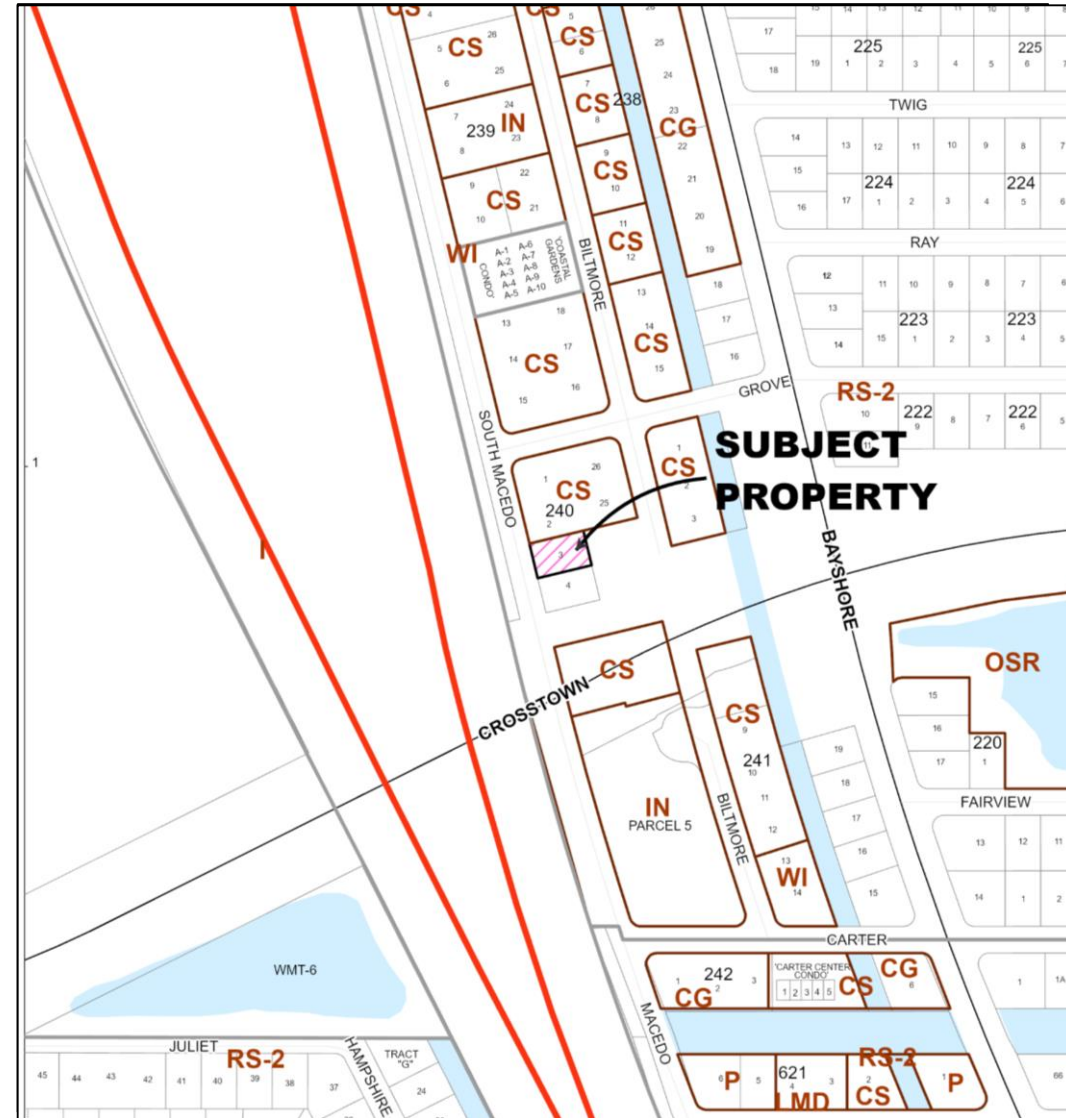


Request Summary

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|----------------------------|------------------------------------------------------------------------------------------------------------------------------|
| Applicant's Request: | A request to rezone 0.23 acres of property from Single-Family Residential (RS-2) to Service Commercial (CS) zoning district. |
| Applicant /Property Owner: | George Ruiz Ortiz of Imperium Construction Co., LLC |
| Location: | The subject property is located on the east side of SW South Macedo Boulevard and north of Crosstown Parkway. |

Surrounding Areas

| Direction | Future Land Use | Zoning | Existing Use |
|-----------|---------------------------------------------|--------------------------------------------------------------|------------------|
| North | Light Industrial/Service Commercial (LI/CS) | Service Commercial (CS) | Warehousing |
| South | Light Industrial/Service Commercial (LI/CS) | Single-Family Residential (RS-2) | Vacant |
| East | Light Industrial/Service Commercial (LI/CS) | Single-Family Residential (RS-2) and Service Commercial (CS) | Vacant |
| West | Highway (HWY) | Highway (HWY) | Florida Turnpike |
| Existing | Light Industrial/Service Commercial (LI/CS) | Single-Family Residential (RS-2) | Vacant |



Justification

- The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.
- The proposed CS (Service Commercial) zoning district is listed as a compatible zoning district under the CS (Service Commercial) future land use classification.

Policy 1.1.4.13 Future Land Use Element

Future Land Use Classification

Compatible Zoning District

Service Commercial (CS)

CS, GU, WI



Recommendation

- A variance to the City Land Use Conversion Manual, Area 26 lot size and frontage requirements for the purposes of rezoning the single lot was approved by the City Council on July 24, 2023.
- On September 5, 2023, the Planning and Zoning Board recommended approval of the rezoning.

