

Imperium Construction Co., LLC

Rezoning Application

Project No. P23-126

Planning & Zoning Board

September 5, 2023

Francis Forman, Planner II

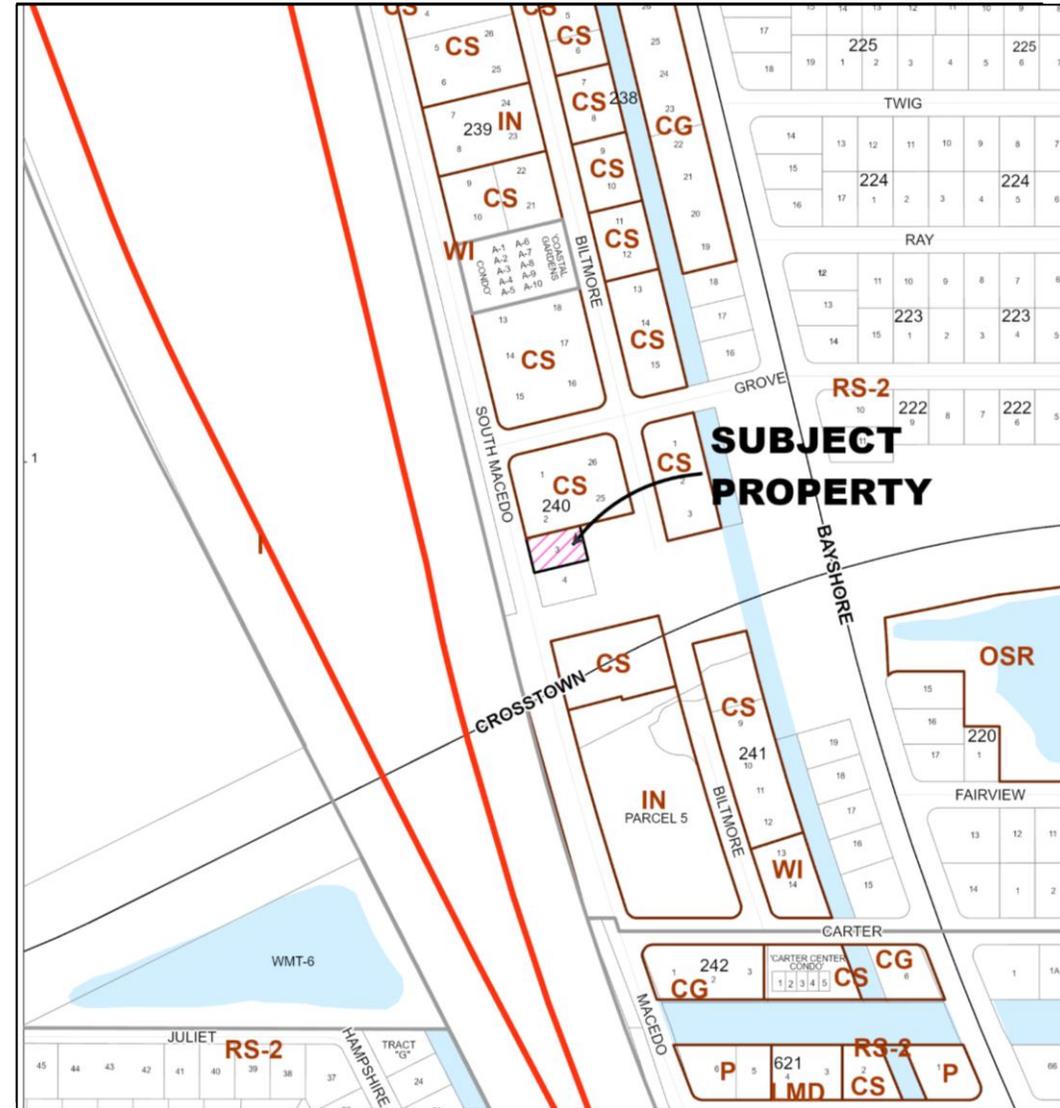


Request Summary

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



Staff Recommendation

Staff recommends approval of the rezoning request.

