



Kells, Michael

Rezoning

Project No. P26-019

Planning and Zoning Board Meeting

Francis Forman, Planner III

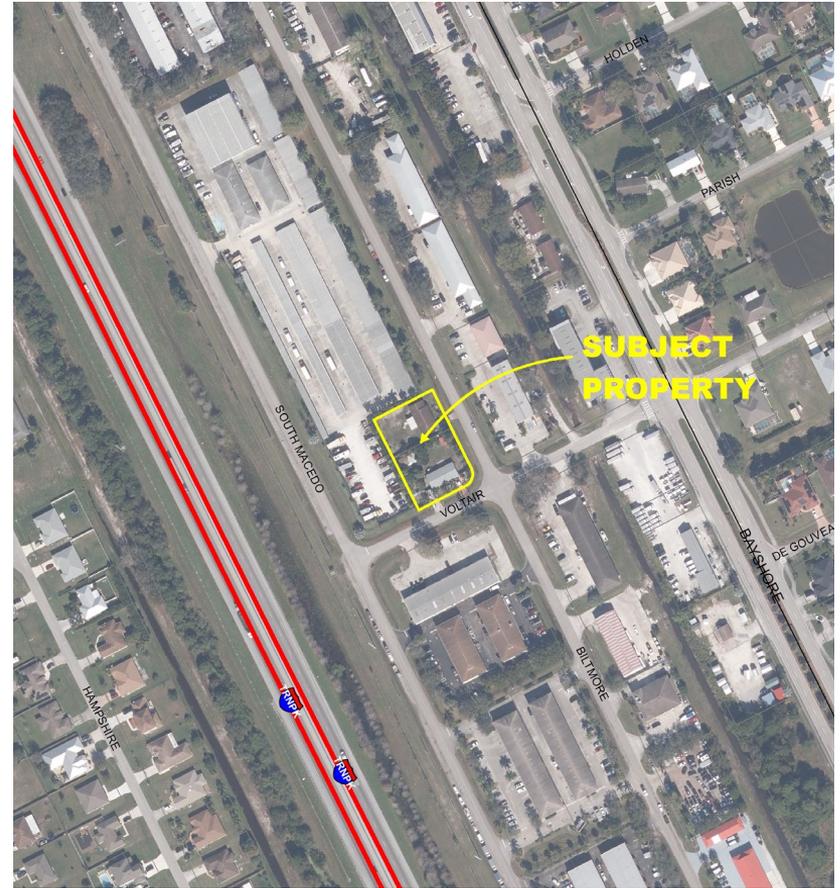
March 3, 2026

Request Summary

- Owner: Michael Kells/EKIM Enterprises, LLC
- Applicant: Raeann Sells Florida, LLC
- Location: 1892 SW Biltmore Street & 481 SW Voltair Terrace
- Request: The applicant is requesting the rezoning of approximately 0.55 acres from Single-Family Residential (RS-2) to the Service Commercial (CS) Zoning District.

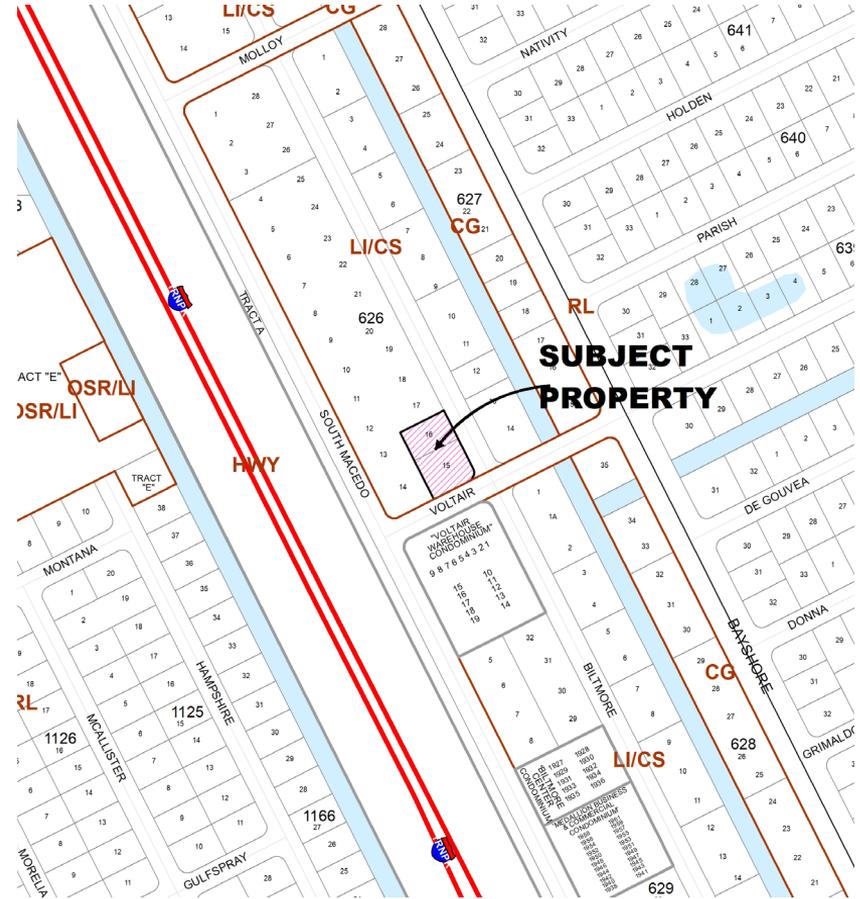
Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Warehousing	LI/CS	CS
South	Warehouse	LI/CS	CS
East	Warehousing	LI/CS	CS
West	Warehousing	LI/CS	CS



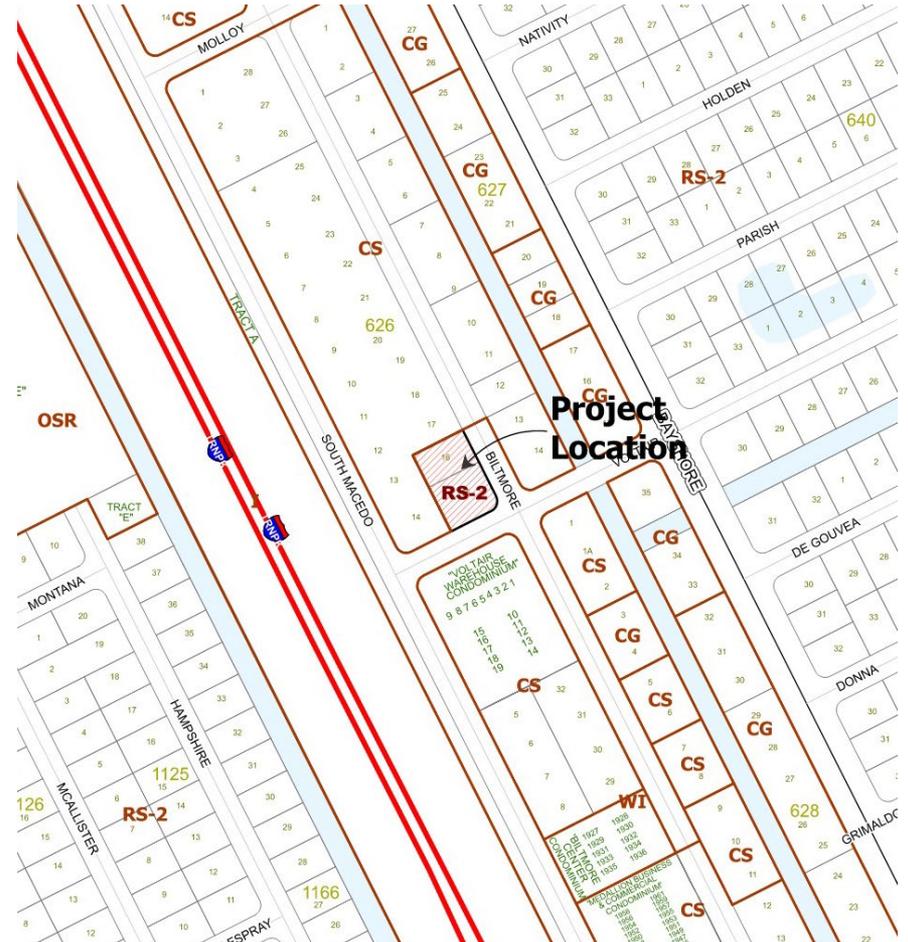
Future Land Use of Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Warehousing	LI/CS	CS
South	Warehouse	LI/CS	CS
East	Warehousing	LI/CS	CS
West	Warehousing	LI/CS	CS



Zoning of Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Warehousing	LI/CS	CS
South	Warehouse	LI/CS	CS
East	Warehousing	LI/CS	CS
West	Warehousing	LI/CS	CS



Project Background

- The project site is located within Conversion Area 25
- This is the last remaining parcel within Block 626 to be rezoned from RS-2 to a zoning district that is compatible with the LI/CS future land use designation.

Land Use Conversion Manual

FACTOR		
Planning Area Location	Conversion Area #25	
Is all property within planning area?	Yes	
Type of Conversion Area	CS	
Proposed rezoning	CS	
Will rezoning result in isolation of lots?	No	
Has Unity of Title been submitted?	Submitted into legal intake	
	Required	Proposed
Minimum Frontage	160'	160'
Minimum Depth	240' (Single lot depth, 125' may be used if the entire rear lot line is bounded by a major drainage right-of-way or non-residential use and sufficient frontage exists for development)	125' (abutting a non-residential use) single lot depth.
Landscape Buffer Wall	Not required	

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 Service Commercial (CS) Zoning District is listed as a compatible zoning district under the Light Industrial/Service Commercial (LI/CS), future land use classification.

Policy 1.1.4.13 Future land Use

Future Land Use Classification	Compatible Zoning District
Light Industrial (LI), Service Commercial (CS)	CS, GU, WI, IN

Staff Recommendation

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Make a motion to recommend approval to the City Council.
- Make a motion to recommend denial
- Make a motion to table