



Cemar Realty, LLC -Rezoning
Project No. P25-108

Planning and Zoning Board Meeting
Marissa Da Breo-Latchman, Environmental Planner II
August 5, 2025

Request Summary

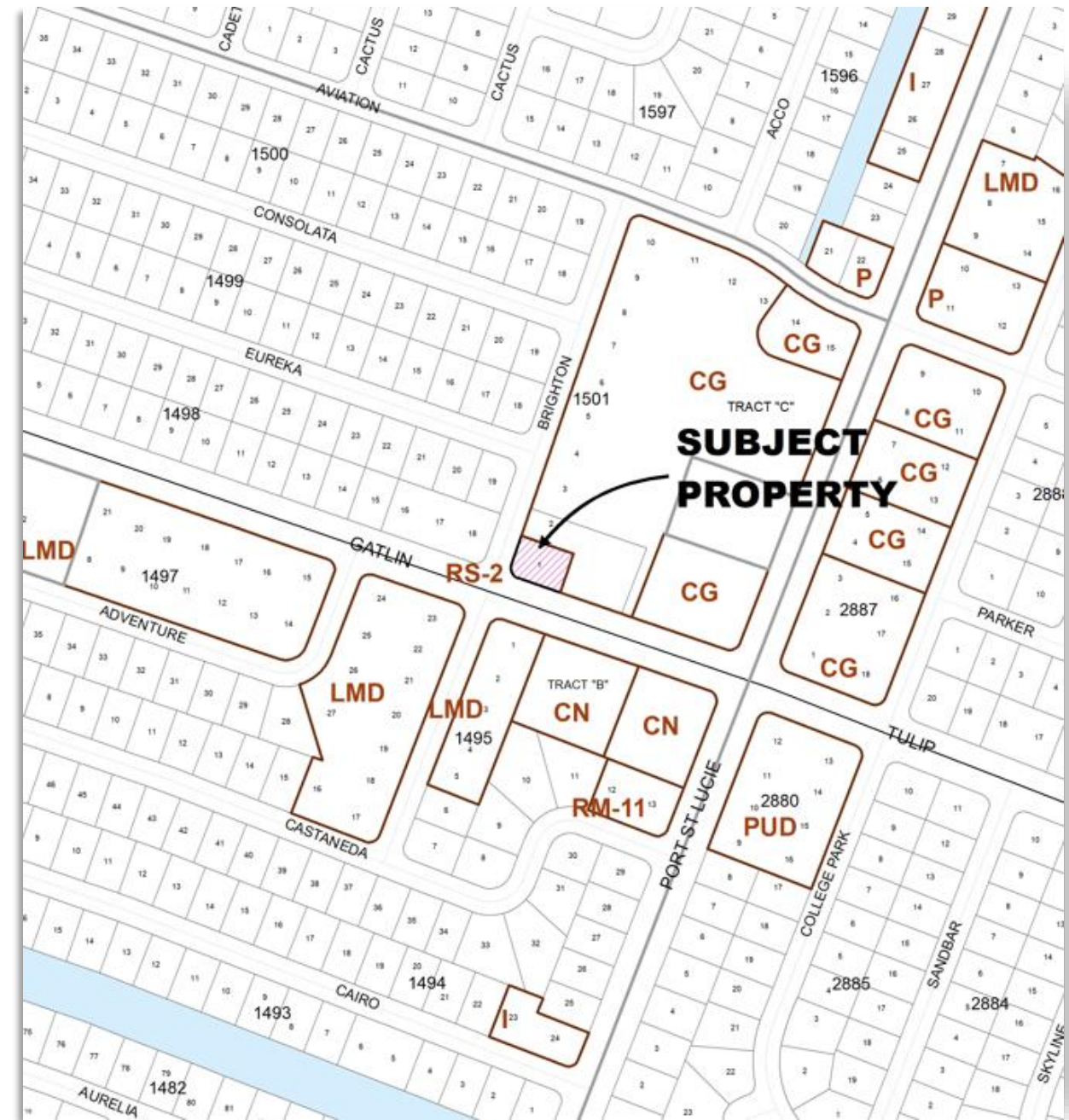
Applicant's Request:	The applicant requests to rezone the subject property from Single-Family Residential (RS-2) to General Commercial (CG) Zoning District to be consistent with the City's Comprehensive Plan and Future Land Use map. The proposed use is restaurant and retail plaza.
Applicant:	Joseph Capra, Captec Engineering. Inc.,
Property Owner:	Cemar Realty, LLC
Location:	The parcel is located at the northeast corner of SW Gatlin Boulevard and SW Brighton St.

Aerial Photograph



Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Westport Plaza	CG	CG
South	Commercial	ROI, CL	CN, LMD
East	Westport Plaza, Mobil Gas station	CG	CG
West	Gatlin Blvd ROW	OSR, RL	RS-2



Impacts and Findings

- 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 rezoning to General Commercial (CG) zoning district is compatible with the General Commercial (CG) future land use classification.
- The parcel does not meet the minimum lot size of 20,000 SF per Sec. 158.124 (E) General Commercial (CG) Minimum Lot Requirements. The parcel will require a Unity of Control or Unity of Title with the adjacent parcel prior to this application being reviewed by the City Council.

Policy 1.1.4.13 Future Land Use

Future Land Use Classification	Compatible Zoning District
General Commercial (CG)	CN, CG , P, GU, LMD

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:

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