

**Imperium Construction Co., LLC  
Variance Application  
P23-088**

City Council Meeting

July 26, 2023

Francis Forman, Planner II

INCORPORATED

[CityofPSL.com](http://CityofPSL.com)



# PROJECT SUMMARY & VARIANCE REQUEST

- A variance to Area 26 of the Land Use Conversion Manual for lot size and frontage requirements for the purposes of requesting a rezoning to the Service Commercial (CS) Zoning District.



# APPLICANT AND OWNER

- Owner/Applicant – George Ruiz Ortiz, Imperium Construction Company, LLC
- Location – East side of SW South Macedo Blvd and north of Crosstown Parkway
- Existing Use – Vacant



# Request Summary

- The Comprehensive Plan identifies the individual conversion areas. The plan specifies the frontage and depth requirements, minimum lot size, minimum curb-cut separation, maximum height, and rear yard requirements for each individual conversion area.

Area 24 Dimension Requirements		
	Required	Provided
Lot Size	20,000 s.f.	10,000 s.f.
Frontage	160 feet	80 feet



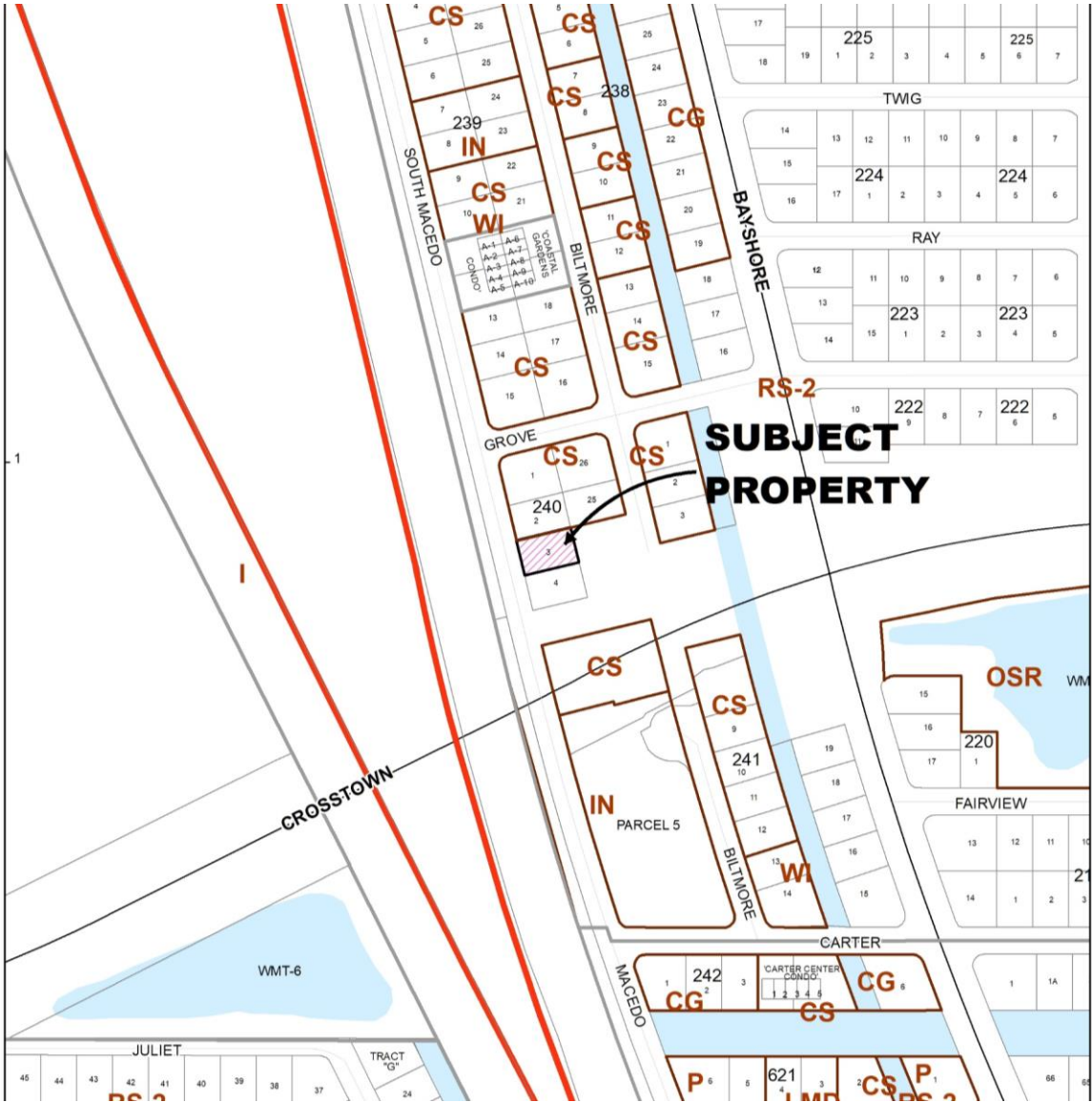
# AERIAL MAP

Direction	Future Land Use	Zoning	Existing Use
North	LI/CS	CS	Warehouse
South	LI/CS	RS-2	Vacant
East	LI/CS	RS-2	Vacant
West	HWY	HWY	Florida Turnpike

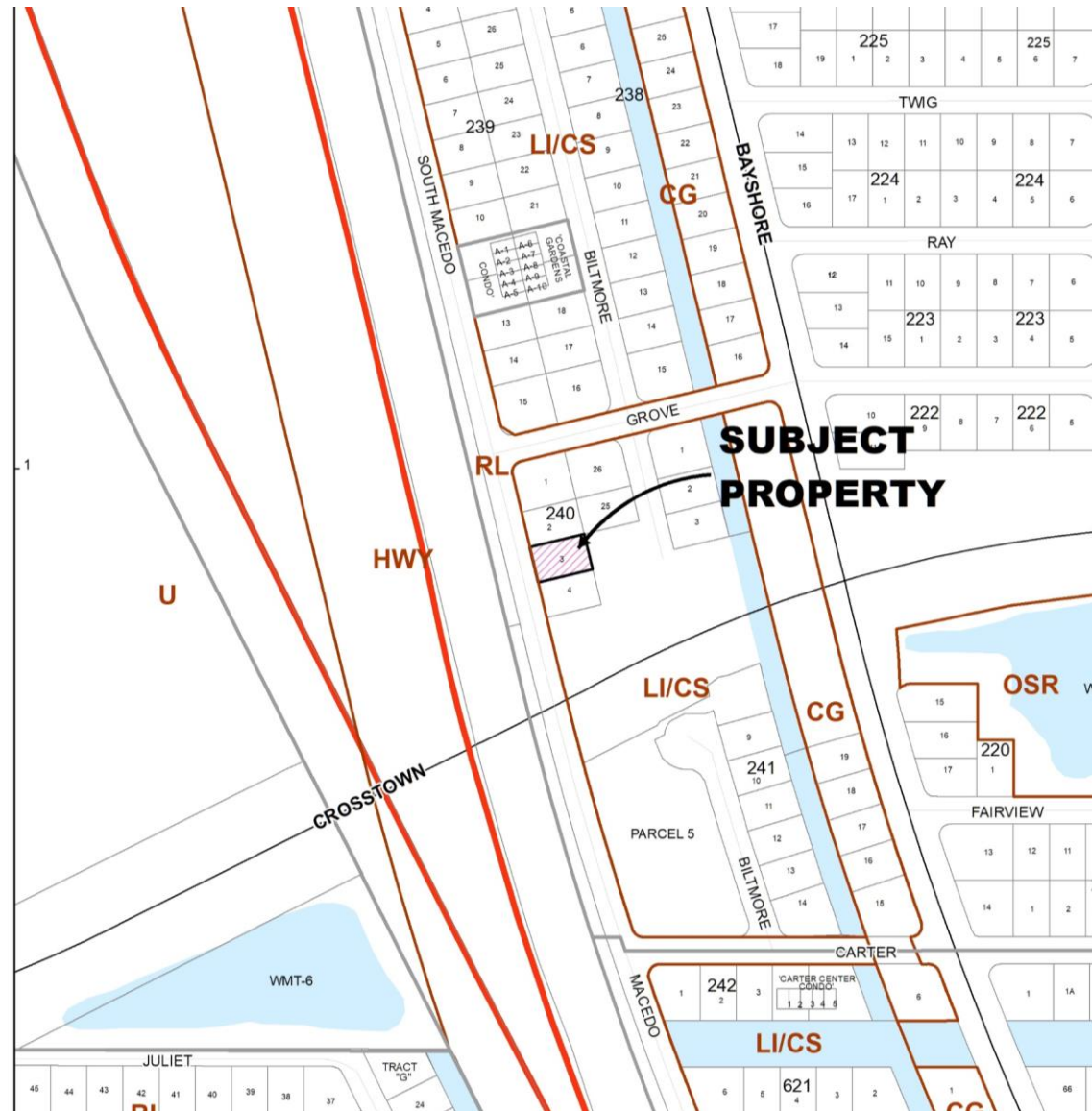




# Zoning Map



# Future Land Use Map



# Staff Findings

- The applicant has applied for the variance since they are not able to acquire the adjacent City-owned lot and apply for a rezoning to an industrial or service commercial zoning district in order to use their property for a non-residential use.
- Section III of the Land Use Conversion Manual states that the property must be at least 20,000 square feet in size and have 160 feet of frontage.
- The variance granted is the minimum for the property owner to be able to use the lot for a Service Commercial use.





## Planning and Zoning Board Recommendation

- On July 5, 2023, the Planning and Zoning Board unanimously recommended approval of the variance.

