



673 & 691 SW Whitmore Drive

Rezoning
Project No. P24-115

Planning and Zoning Board Meeting
Cody Sisk, Planner II
September 23, 2024 and October 9, 2024

Request Summary

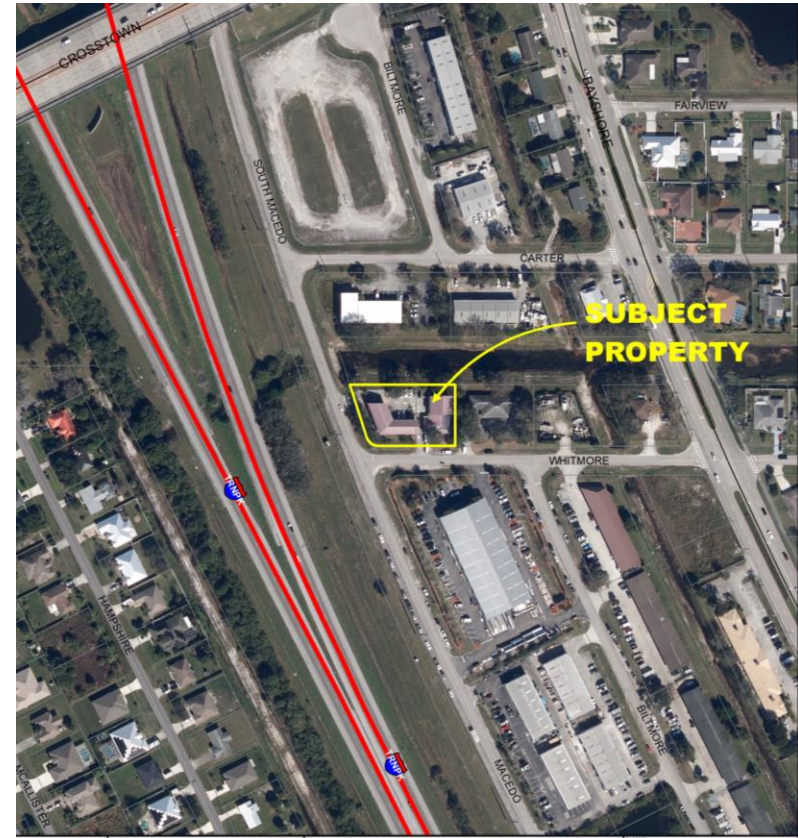
- Owner: 1306 Havana LLC
- Applicant: Vlada Peterka

- Location: 671 & 693 SW Whitmore Drive

- Request: The applicant is requesting the rezoning of approximately 0.56 acres from Professional (P) to Service Commercial (CS) to be consistent with the City's Comprehensive Plan.

Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Commercial	LI/CS	CG
South	Warehouse/manufacturing	LI/CS	CS
East	Office	LI/CS	LMD
West	Florida's Turnpike	Florida's Turnpike	Florida's Turnpike



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 Service Commercial (CS)/Light Industrial (LI) future land use classification.

Policy 1.1.4.13 Future land Use

Future Land Use Classification	Compatible Zoning District
Service Commercial (CS)	CS, GU, WI

Recommendation

The Planning & Zoning Board recommended approval of the rezoning on September 5, 2024.