



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

City Council Meeting
Marissa Da Breo-Latchman, Environmental Planner II
August 25, 2025

Request Summary

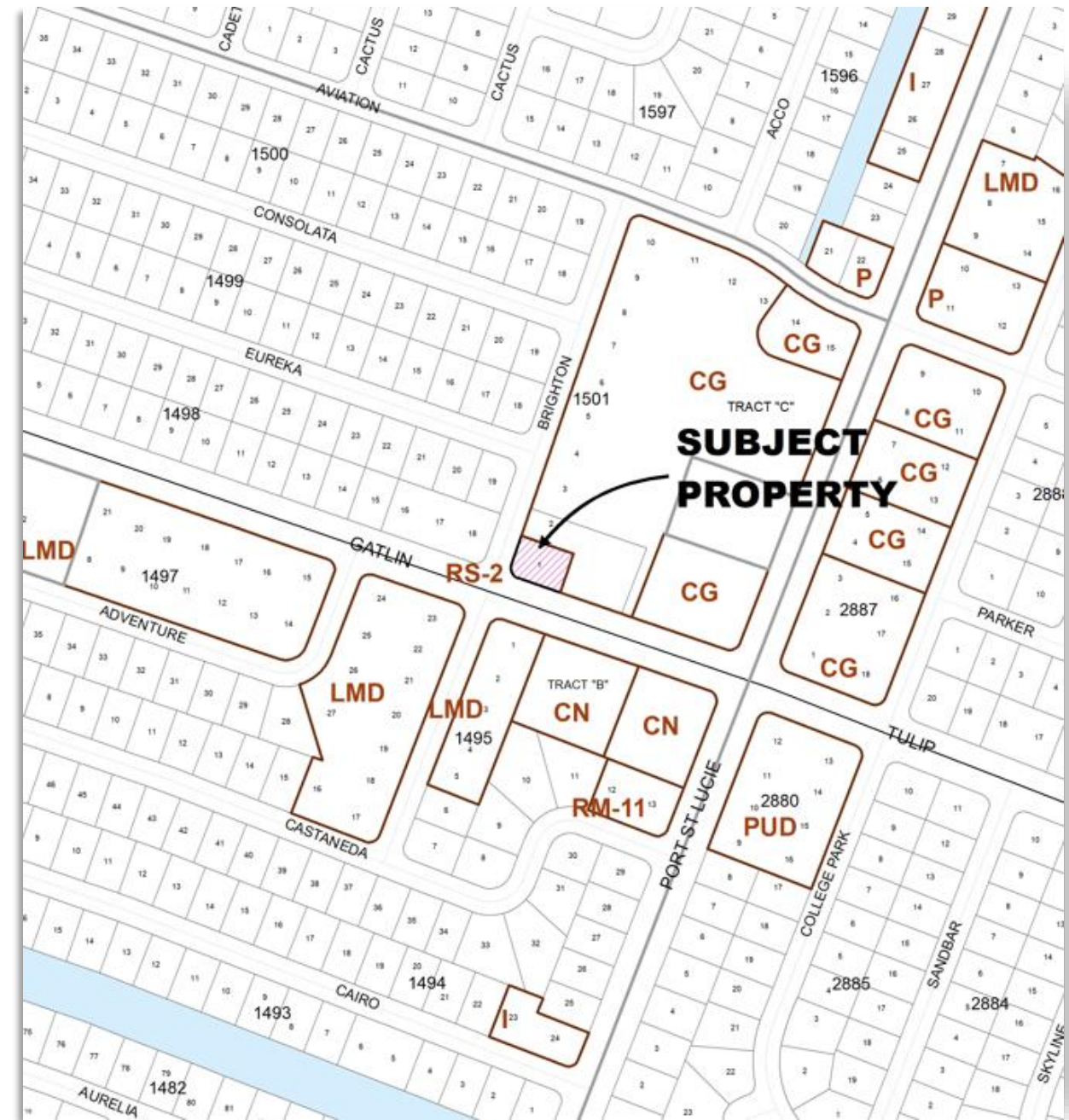
Applicant's Request:	The applicant requests to rezone the subject property from Single-Family Residential (RS-2) to General Commercial (CG) Zoning District to be consistent with the City's Comprehensive Plan and Future Land Use map. The proposed use is restaurant and retail plaza.
Applicant:	Joseph Capra, 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. A Unity of Control has been submitted and will be recorded in conjunction with the rezoning.

Policy 1.1.4.13 Future Land Use

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

Recommendation

The Planning and Zoning Board recommended approval of the rezoning at their August 5th meeting.