



## Legislation Text

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File #: 2023-4618, Version: 1

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### Title

**PAS-22-00005, Rapid Building Solutions, LLC**

### Requested Motion/Action

### Department Making Request

### Community Development

Approve an Ordinance, pursuant to Section 163.3187, Florida Statutes, to adopt a Small Scale Plan Amendment to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Medium Density Residential (MDR) to Commercial (COM) for 2.066 acres of property generally located north of SR 776, south of E 2nd Street, west of Manor Road, and east of Hickory Drive, in the Englewood area; Commission District III; Petition No. PAS-22-00005; Applicant: Rapid Building Solutions, LLC; providing an effective date. Located in Commission District III.

### Legislative

### Agenda Item Type

Public Hearing

### Budgeted Action:

No action needed.

### Background (Why is this Action Necessary, and What Action will be accomplished)

#### Background:

The applicant, Rapid Building Solutions, LLC is requesting a small-scale plan amendment from Medium Density Residential (MDR) to Commercial (COM) for approximately 2.066 acres of the subject property. The applicant is currently requesting a Planned Development (PD) rezoning from Residential Multi-family 10 (RMF-10) and Commercial General (CG) to Planned Development (PD).

The stated purpose of these applications is to develop a self-storage facility with outdoor storage as an accessory use. .

The Framework designation for the subject property is Revitalizing Neighborhood on the 2050 Framework Map. The subject property has direct access on SR 776, which is one of the County's' thoroughfares. The adoption of this Future Land Use Map amendment to COM for a portion of the subject property which will be used only for a stormwater management area and the PD rezoning for the entire site would not be contrary to the definition of Revitalizing Neighborhoods.

The proposed small scale plan amendment and its companion PD rezoning would only allow for a stormwater management area located in the area currently designated as MDR with RMF-10 zoning, three one-story buildings in the remaining area of the subject property, and covered parking area up to 20,881 square feet located in the southeast portion of the subject property.

Therefore, it is staff's professional opinion that the proposed changes are consistent and

supported by various goals, objectives, and policies as set forth in the County's Comprehensive Plan.

**What Action will be accomplished?**

If the Board of County Commissioners approves this small-scale plan amendment and its associated PD rezoning with conditions, it will allow for a self-storage facility with outdoor storage as an accessory use on the subject property.