



PLANNING AND ZONING BOARD STAFF REPORT
January 3, 2023 Planning and Zoning Board Meeting

Fresnillo Enterprise, Inc.
Rezoning
P22-333



Project Location Map

SUMMARY

Applicant's Request:	An application to rezone the property from Industrial (IN) to Service Commercial (CS).
Applicant:	Abraham Chabab, Abraham Chabab Inc.
Property Owner:	Fresnillo Enterprise, Inc.
Location:	South of Commerce Center Dr and east of Commerce Lakes Dr
Address:	2165 NW Commerce Lakes Dr
Project Planner:	Francis Forman, Planner II

Project Description

The Applicant, Fresno Enterprise, Inc., is requesting the rezoning of the 1.35-acre property within the G.O. Team Industrial Park, Unit 3, Block B, Lot 22 from Industrial (IN) to Service Commercial (CS). The property address is 2165 NW Commerce Lakes Drive.

The site was previously approved for the construction of a 3,200 square foot warehouse back in 2017. There was an incompatibility between the zoning and land use which was not corrected at the time of this previous site plan approval. With the concurrent site plan amendment going through the process, the applicant is requesting this change to correct the inconsistency between the Zoning designation and the Future Land Use designation for the construction of a warehouse with office facility.

The property has a future land use designation of Service Commercial (CS), which is incompatible with the current zoning of Industrial and compatible with the Service Commercial zoning district.

Previous Actions and Prior Reviews

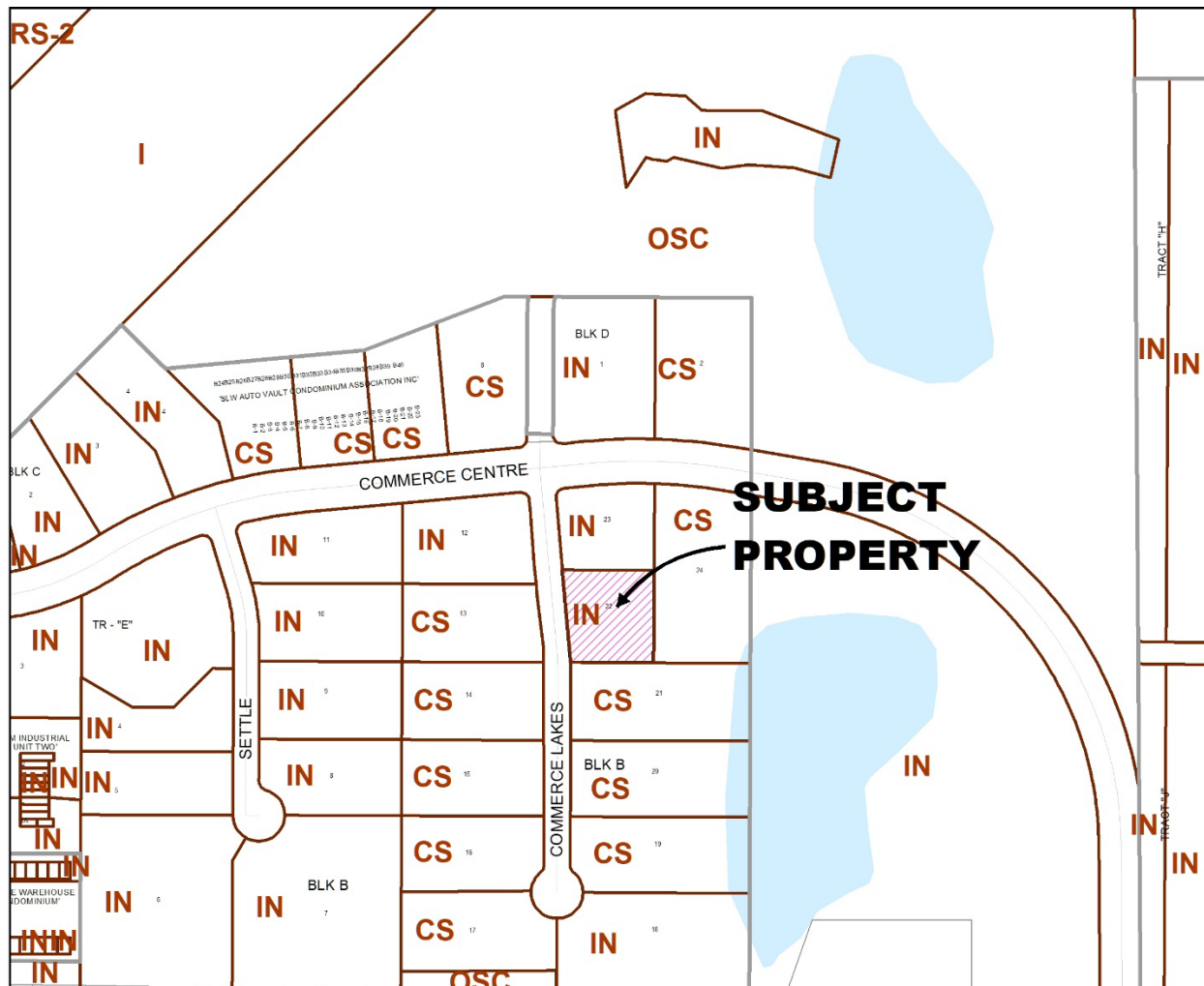
P17-247 – Sequential Services, LLC – The approval and construction of a 3,200 square foot warehouse with office building in 2017.

Location and Site Information

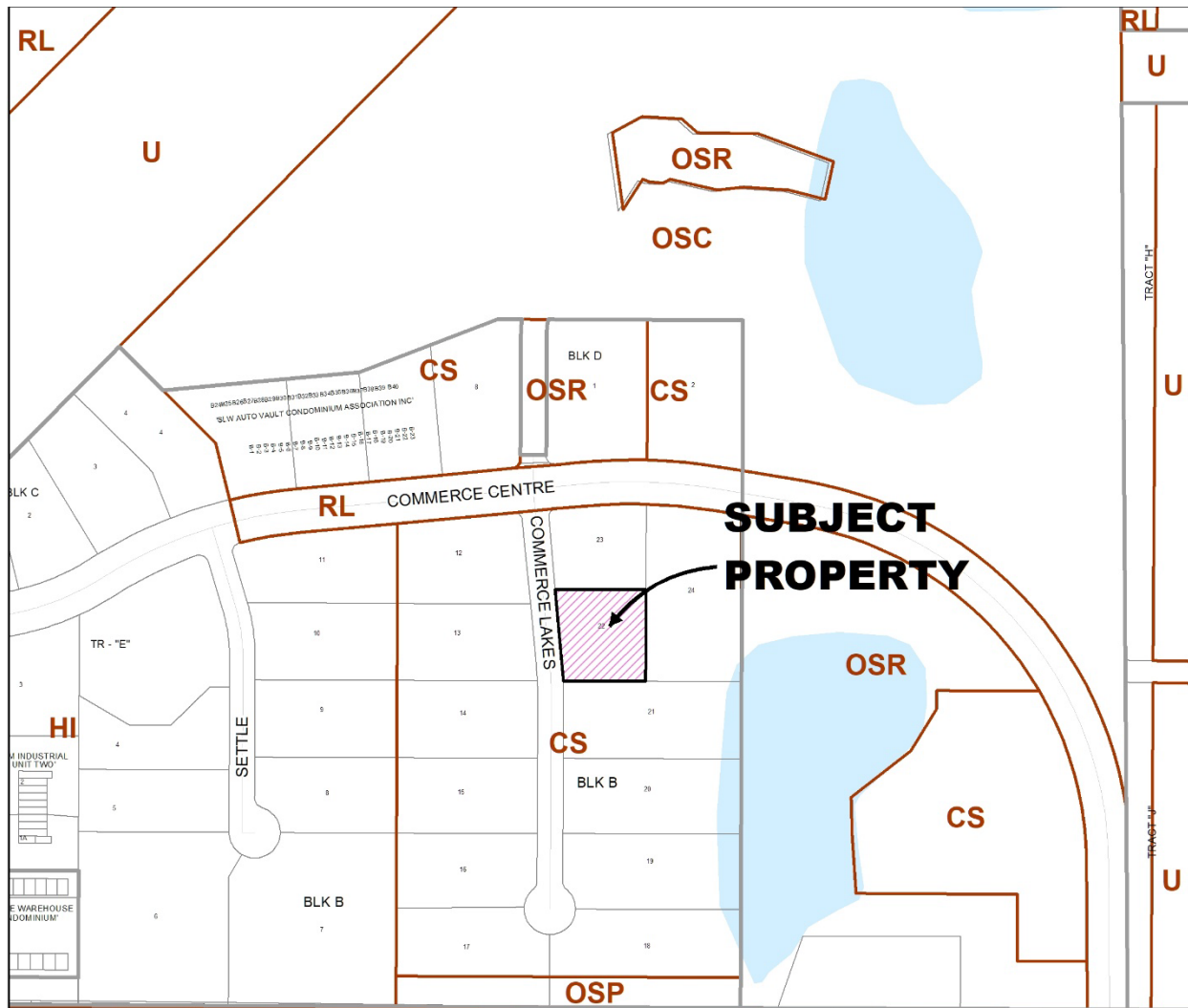
Parcel Number:	3315-703-0011-000-4
Property Size:	+/- 1.35 acres
Legal Description:	Lot 22, Block B, Unit3 of the G.O. Team Industrial Park
Future Land Use:	Service Commercial (CS)
Existing Zoning:	Industrial (IN)
Existing Use:	Warehouse/Vacant
Requested Zoning:	Service Commercial (CS)
Proposed Use:	Warehouse building

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CS	IN	Warehouse
South	CS	CS	Storage Yard
East	CS	CS	Vacant
West	CS	CS	Warehouse/ Vacant



Existing Zoning Map



Future Land Use Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element 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) future land use classification.

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
CS (Service Commercial)	CS, GU, WI

ZONING REVIEW

Applicant's Justification Statement: Requesting the site be rezoned to make the site compatible with the future land use of Service Commercial.

Staff Analysis: The applicant's proposal to rezone the subject property complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. Please note that the applicant will be required to provide a gopher tortoise survey prior to site plan approval.

RELATED PROJECTS

P17-247-A1: A major site plan amendment for the construction of an additional 8,700 square foot warehouse building.

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
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.