



**Fresnillo Enterprises, Inc.
Site Plan Amendment
P17-247-A1**



Project Location Map

SUMMARY

Applicant's Request:	An application for a site plan amendment for a major revision to the site.
Applicant:	Abraham Chabab, P.E., Abraham Chabab, INC.
Property Owner:	Jose Fresnillo, Fresnillo Enterprises, INC.
Location:	The property is generally located on the east side of Commerce Lakes Drive in the G.O. Team Industrial Park.
Address:	2165 NW Commerce Lakes Dr
Project Planner:	Francis Forman, Planner II

Project Description

The Applicant, Fresno Enterprise Inc., has applied for site plan amendment for a major revision to the Sequential Services LLC, previously approved plans. The major revision is to add 8,700 square feet of warehouse with office. The site currently contains a 3,200 square foot warehouse/office building on the northern portion of the site, the proposed use would be located on the south side of the property.

Previous Actions and Prior Reviews

P17-247 – Sequential Services, LLC – Site plan approval for a 3,200 square foot warehouse with office space in 2017.

P22-333 – Fresno Enterprise, LLC, Rezoning – A concurrent rezoning application to change the zoning district from Industrial (IN) to Service Commercial (CS).

The Site Plan Review Committee recommended approval of the proposed site plan at their August 24, 2022 meeting.

Location and Site Information

Parcel Number:	3315-703-0011-000-4
Property Size:	1.35 acres, more or less
Legal Description:	Lot 22, Block B of G.O. Team Industrial Park Unit 3
Future Land Use:	CS (Service Commercial)
Existing Zoning:	IN (Industrial), proposed CS
Existing Use:	Vacant land

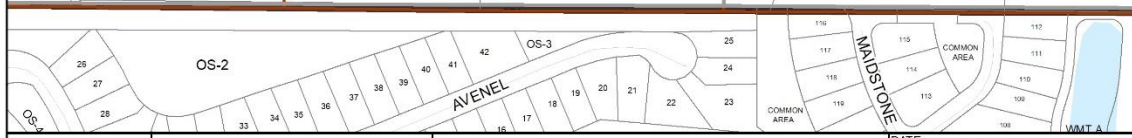
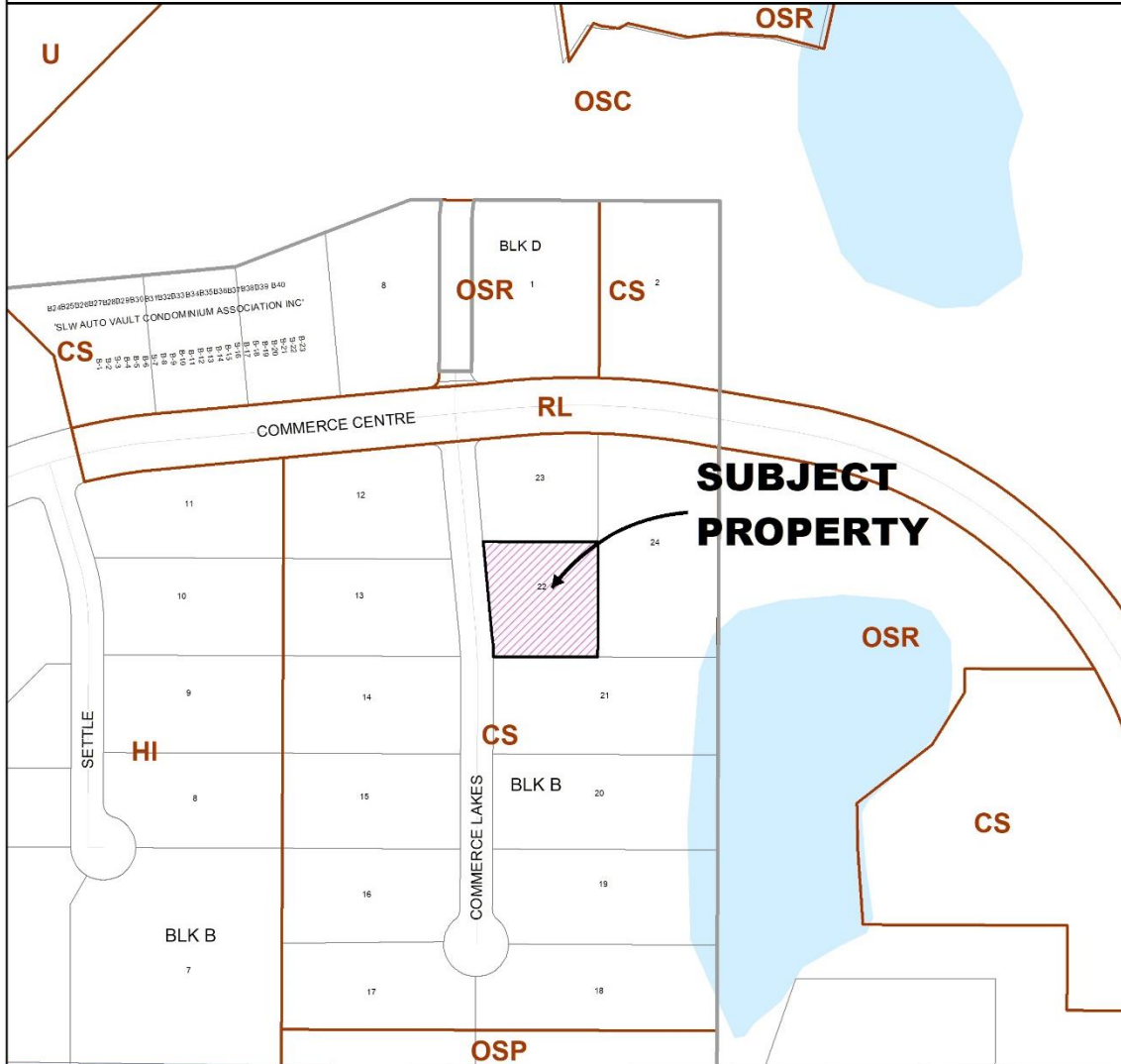
Surrounding Uses


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

CS – Service Commercial

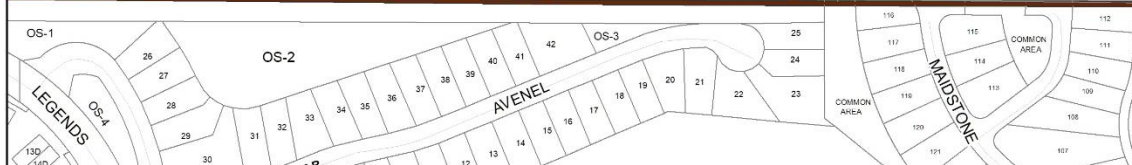
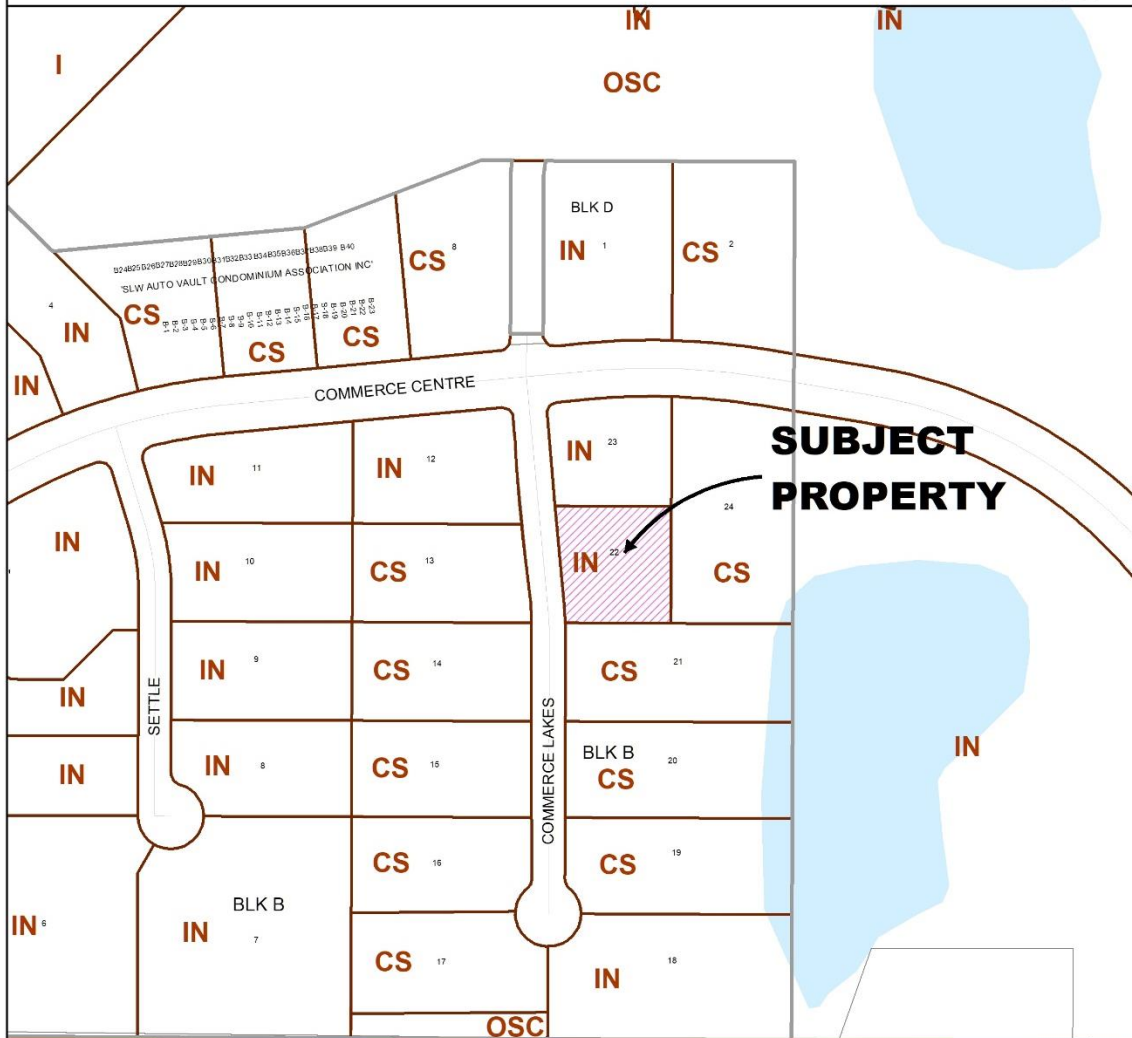
IN – Industrial


FUTURE LAND USE



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SITE PLAN FRESNILLO ENTERPRISES, INC. BLOCK 'B' UNIT 3 LOT 22 GO TEAM IND PK	DATE: 10/31/2022
			APPLICATION NUMBER: P17-247-A1
			USER: patricias
			SCALE:

EXISTING ZONING



	CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.	SITE PLAN FRESNILLO ENTERPRISES, INC.	DATE: 10/31/2022
			APPLICATION NUMBER: P17-247-A1
			USER: patricias

IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	The property is located within the G.O. Team Industrial Park comprised of predominantly warehouse and industrial uses. The proposed use of additional warehouse spaces to a parcel that currently possesses a warehouse structure is consistent with the permitted uses of the CS zoning district.
DUMPSTER ENCLOSURE	The site plan provides a 12 X 24- foot dumpster enclosure for general and recyclable refuse for the existing 3,200 and proposed 8,700 square feet building.
ARCHITECTURAL DESIGN STANDARDS	The proposed building elevations comply with the Citywide Design Standards.
PARKING REQUIREMENTS	The proposed use requires a total of 28 parking spaces while 31 spaces with 2 handicap spaces are proposed.
BUILDING HEIGHT	Maximum building height for the CS Zoning District is 35 feet while the proposed building height is 20 feet.
SETBACKS	Building setback lines depicted on site plan are consistent with the Code requirements.

CONCURRENCY REVIEW: The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
SEWER/WATER SERVICES	The Reserve Utility will provide water and sewer service.
TRANSPORTATION	The staff review indicates that this project will generate 14 daily vehicle trips and 2 pm peak hour trips on the road adjacent to the project. It will not adversely affect the transportation level of service for the adjacent roads. See attached Public Works memo.
PARKS/OPEN SPACE	Since this is a commercial project, parks and open space compliance with Chapter 160 is not applicable.
STORMWATER	Proposed stormwater drainage systems will comply with the requirements as presented by all pertinent agencies.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

OTHER

NATURAL RESOURCE PROTECTION (CHAPTER 157)

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code, and documented as follows:

Tree Protection: This site contains protected trees that are proposed to be removed. Payment into the Tree Mitigation Fund will be required prior to issuance of a site work permit.

Wildlife Protection: A gopher tortoise survey will be required prior to the issuance of a site work permit to prevent impacts on any protected wildlife.

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Public Art (Chapter 162): This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit. The three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu. At this time, the applicant has identified the fee in lieu as the preferred option.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval. The Site Plan Review Committee reviewed the request at their meeting on August 24, 2022 and recommended approval.