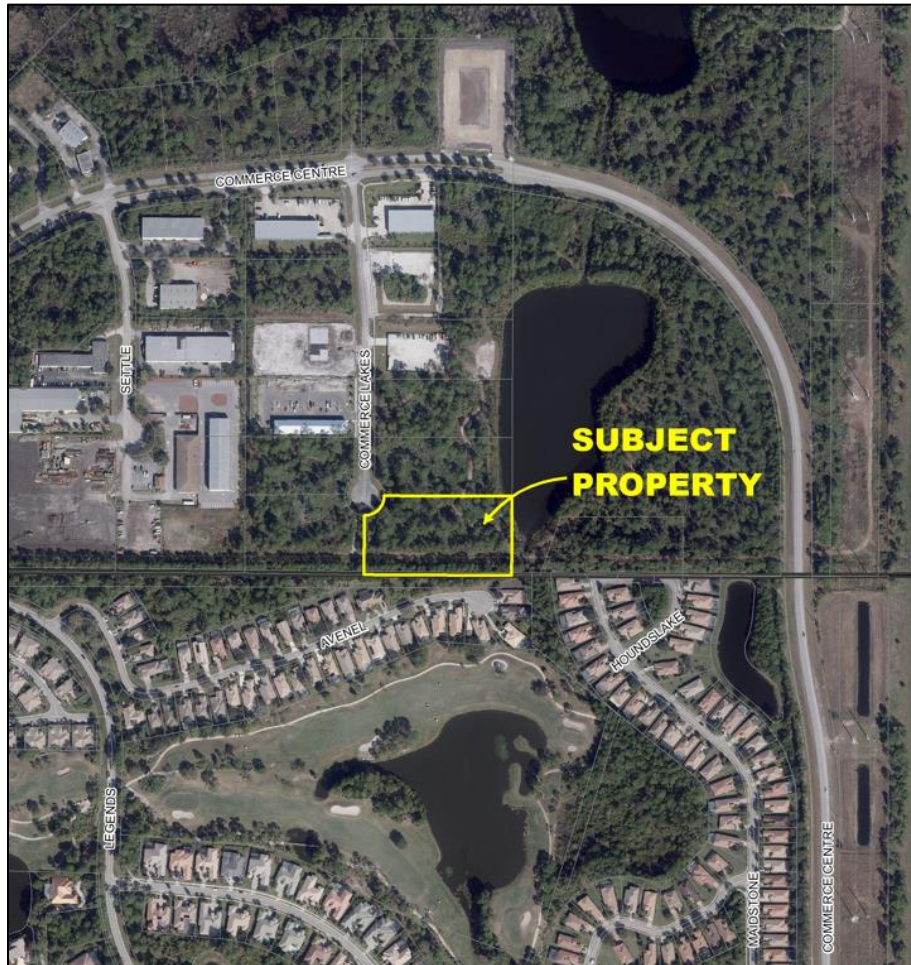




A Great Home, LLC
Rezoning
P22-320



Project Location Map

SUMMARY

Applicant's Request:	A request to rezone 3.23 acres of property from Industrial (IN) to 2.46 acres of CS (Service Commercial) and 0.77 acres of OSC (Open Space Conservation).
Applicant:	Abraham Chabab, P.E.
Property Owner:	A Great Home, LLC
Location:	The subject property is located on the east side of NW Commerce Lakes Drive at 2011 NW Commerce Lakes Drive in the Go Team Industrial Park.
Address:	Not assigned
Project Planner:	Bethany L. Grubbs, Planner III

Project Description

This is an application to rezone a vacant, 3.23-acre property from the IN (Industrial) zoning district to 2.46 acres of CS (Service Commercial) zoning district and 0.77 acres of OSC (Open Space Conservation) Zoning District. The subject property is located at NW Commerce Center Drive in the Go Team Industrial Park and within the Reserve DRI. There is an associated application for site plan approval for a 30,210-square-foot warehouse and office building (P22-253). The property has a future land use classification of CS (Commercial Service) for approximately 2.46 acres and OSP (Open Space Preservation) for approximately 0.77 acres. The OSP classification is along the rear property line to buffer adjacent residential development. A rezoning is required because the property has a zoning designation of IN (Industrial) that is not compatible with the future land use classifications of CS (Service Commercial) and OSP (Open Space Preservation).

Previous Actions and Prior Reviews

In 2003, the developer for the Reserve DRI applied and received approval for an amendment to the future land use classification for approximately 228 acres in the Go Team Industrial Park from HI/I/LI/CG (Heavy Industrial/Institutional/Light Industrial/General Commercial) to RL (Low Density Residential) and OSR (Open Space Recreation) (P03-333) to accommodate a proposed recreational activity center. The future land use amendment included the subject property. The proposed development did not come to fruition and in 2007 the developer applied for a future land use amendment that amended the future land use for the subject property and adjacent properties to CS (Service Commercial) and OSP (Open Space Preservation) (P07-088). The developer did not apply to rezone the parcels to a zoning designation compatible with the CS (Service Commercial) and OSP (Open Space Preservation) future land use classifications. Therefore, an owner/purchaser of each individual property in the Go Team Industrial Park that has the CS (Service Commercial) future land use classification, and the IN (Industrial) zoning designation must apply to rezone the property for it to be developed due to the incompatibility.

Public Notice Requirements

Notice of the rezoning was mailed to property owners within a maximum of 750 feet of the subject property on November 22, 2022.

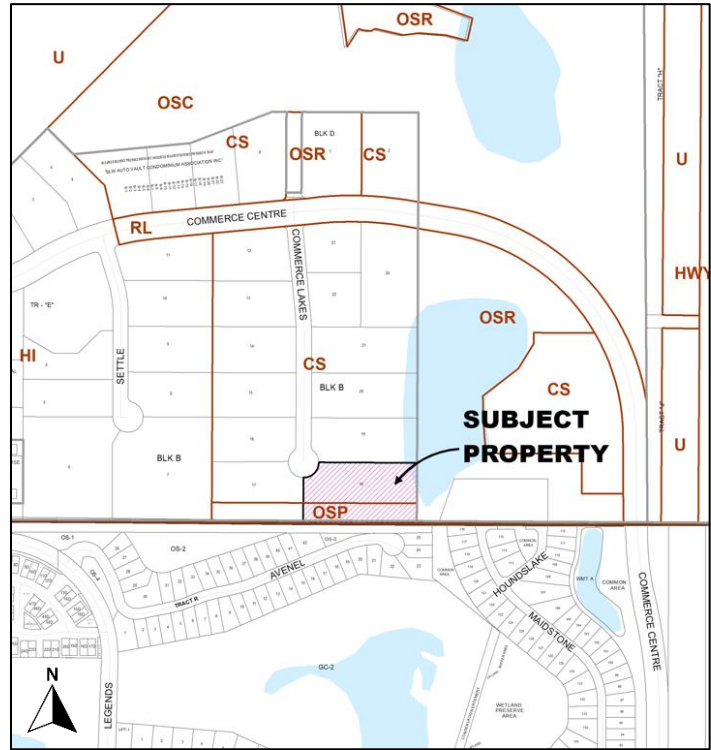
Location and Site Information

Parcel Number:	3315-703-0007-000-3
Property Size:	3.23 acres
Legal Description:	Go Team Industrial Park – Unit Three – Block B, Lot 18
Existing Future Land Use:	CS (Service Commercial) and OSP (Open Space Preservation)
Existing Zoning:	IN (Industrial)
Existing Use:	Vacant
Requested Zoning:	CS (Service Commercial) and OSC (Open Space Conservation)
Proposed Use:	30,210 square foot warehouse/office building

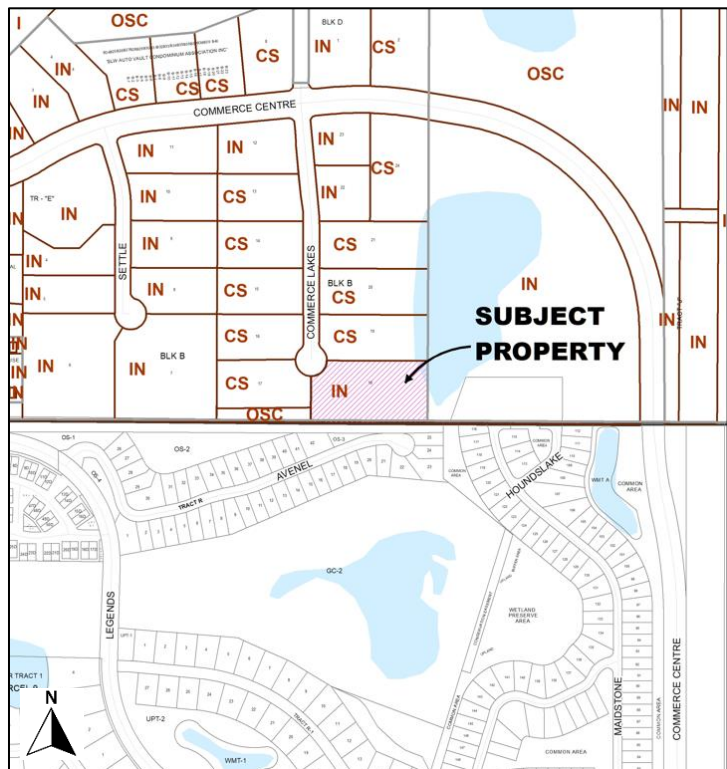
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CS	CS	Vacant (<i>approved bobcat service facility</i>)
South	RS - <i>St. Lucie County</i>	PUD	Single-family residential development (<i>Pines at the Reserve</i>)
East	OSR	IN	Vacant
West	CS/OSP	CS/OSC	Vacant (<i>approved RV storage facility</i>)

CS – Service Commercial, IN – Industrial, RS – St Lucie County Residential, PUD – Planned Unit Development, OSR – Open Space Recreation, OSP – Open Space Preservation, OSC – Open Space Conservation



Land Use Map



Zoning 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. Policy 1.1.4.13 establishes the compatible future land use and zoning categories. The Service Commercial (CS) zoning district is listed as a compatible zoning district under the CS (Service Commercial) future land use classification and the Open Space Conservation (OSC) zoning district is listed a compatible zoning district with the OSP (Open Space Preservation) future land use classification as shown in the following table:

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
CS (Service Commercial)	CS, GU, WI
OSP (Open Space - Preservation)	OSC, GU

ZONING REVIEW

Applicant's Justification Statement: The requested rezoning of the subject property is required because the property's existing IN (Industrial) zoning is not compatible with the property's CS (Service Commercial) and OSP (Open Space) future land use classifications.

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

P22-253 – Commerce Lake Warehouse – Major Site Plan

P22-319 – Commerce Lakes Warehouse - Landscape Buffer Wall Modification

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.