

**Garrick, Gladwyn and Latoya
Rezoning
P24-080**



SUMMARY

Applicant's Request:	An application to rezone the subject properties from Single-Family Residential (RS-2) to Warehouse Industrial (WI).
Property Owners:	Gladwyn & Latoya Garrick
Location:	East on SW Campana Street and south of SW Gatlin Boulevard
Address:	2721 & 2741 SW Campana Street
Project Planner:	Sofia Trail, Planner I

Project Description

The Owners, Gladwyn and Latoya Garrick, are requesting the rezoning of approximately 0.74-acre properties legally described as Port St. Lucie Section 31, Block 1708, Lots 3, 4, and 5 from Single-Family Residential (RS-2) to Warehouse Industrial (WI). The property address is 2721 and 2741 SW Campana Street.

The properties have a future land use designation of Service Commercial (CS). The WI zoning district is compatible with the CS future land use designation.

Public Notice Requirements

Public notice was mailed to owners within 750 feet of the property and the item was included in the ad for the August 6, 2024, Planning & Zoning Board meeting.

Location and Site Information

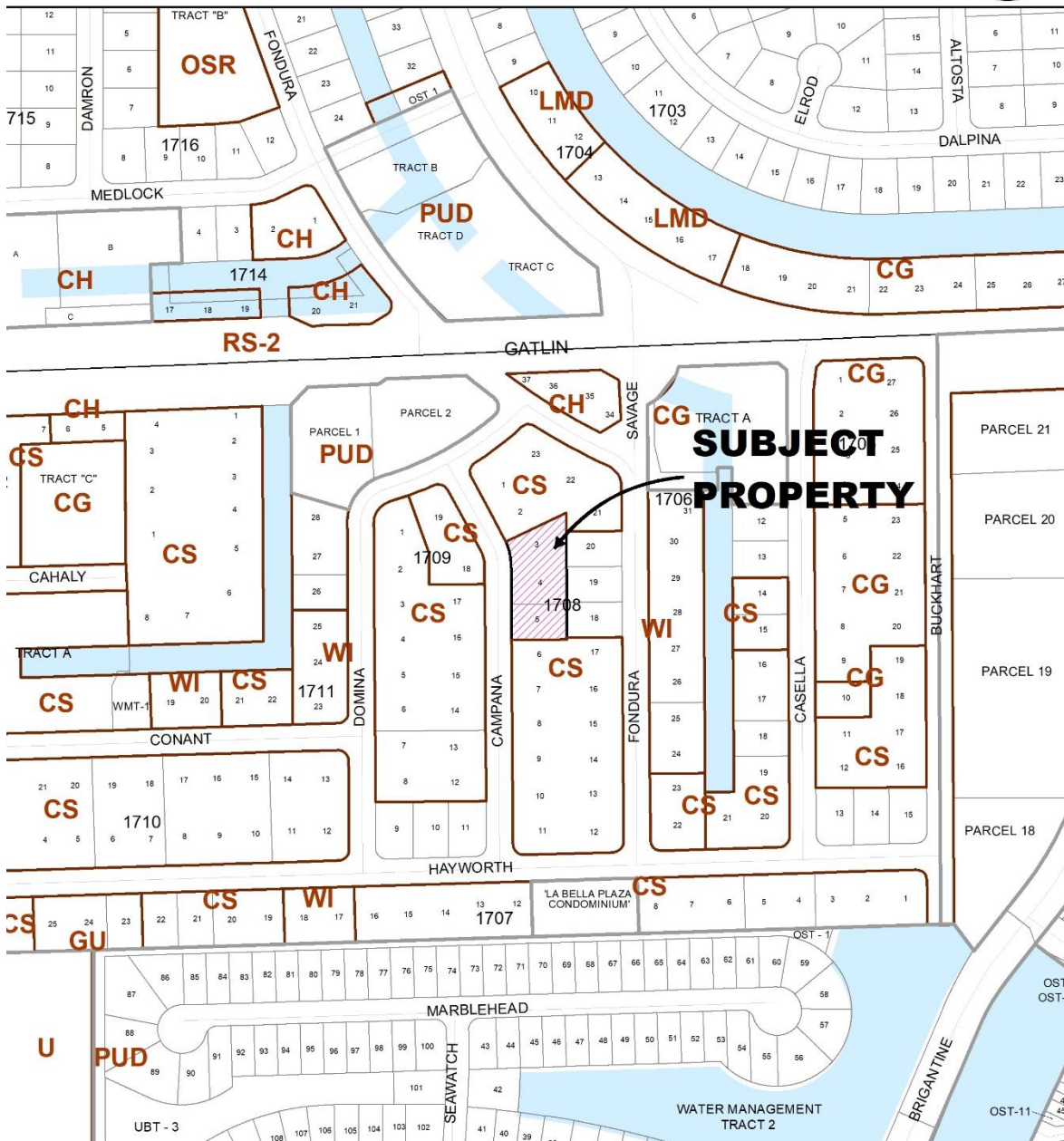
Parcel Number(s):	1. 3420-650-1081-000-4 2. 3420-650-1083-000-8
Property Size:	+/- 0.74 acres
Legal Description:	Port St. Lucie Section 31, Block 1708, Lots 3, 4, and 5
Future Land Use:	Commercial Service (CS)
Existing Zoning:	Single Family Residential (RS-2)
Existing Use:	Vacant lots
Requested Zoning:	Warehouse Industrial (WI)
Proposed Use:	Commercial warehousing

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CS	CS	Vacant
South	CS	CS	Self-Storage Business
East	CS	RS-2	Vacant
West	CS	CS	Warehouse/Vacant

CS - Service Commercial, RS-2 - Single-Family Residential

EXISTING ZONING



IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency (Policies 1.1.4.2 and 1.1.4.13): Policy 1.1.4.2 of the Future Land Use Element states the City shall provide the CS Future Land Use Designation Intended for the most intensive commercial development including wholesale, warehouses, vehicle sales, lumber yards, etc. Adequate buffering may be required based on subsequent site plan reviews. In addition, the proposed rezoning is consistent with Policy 1.1.4.13 in which the Commercial Services (CS) zoning district is listed as a compatible zoning district under the Service Commercial (I) future land use classification.

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
Service Commercial (CS)	CS, GU (General Use), & WI (Warehouse Industrial)

ZONING REVIEW

Applicant’s Justification Statement: The applicant requests to rezone the parcels from RS-2 to WI to support development of a commercial warehousing type facility. WI’s zoning permits the development and maintenance of warehousing facilities while the current RS-2 does not permit such facilities.

Staff Analysis: The proposed rezoning to WI is consistent with the future land use CS and surrounding zoning designations including WI and CS. In addition, the current RS-2 is not compatible with the CS designation to the north, west, and south. Further, nearby land uses include maintenance and contractor facilities in the CS zoning to the west of SW Campana Street and a self-storage facility in the CS designation to the immediate south.

Compliance with Conversion Area Requirements

Planning Area location per Conversion Manual	24	
Is all property within planning area?	Yes	
Type of Conversion Area	CS	
Proposed rezoning	Warehouse Industrial District	
Will rezoning result in isolation of lots?	No	
Has Unity of Title been submitted?	Yes	
	Required	Proposed
Minimum Frontage	160’	224’
Minimum Depth	240’ (Single lot depth, 125’ may be used if the entire rear lot line is bounded by a major drainage right-of way or non-residential use and sufficient frontage exists for development)	125’ (abutting a non-residential use) single lot depth
Landscape Buffer Wall	Not required	

STAFF RECOMMENDATION

The Planning and Zoning Department recommends approval of the proposed rezoning.

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.