

# A Great Home, LLC Rezoning P22-320

Planning & Zoning Board Hearing  
January 3, 2023  
Bethany Grubbs  
Planner III



## Request:

The Applicant is requesting approval 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).

Purpose: To provide compatibility between the zoning districts and land use classifications to develop the property.

# General Information:

**Property Owner/Applicant** – A Great Home, LLC

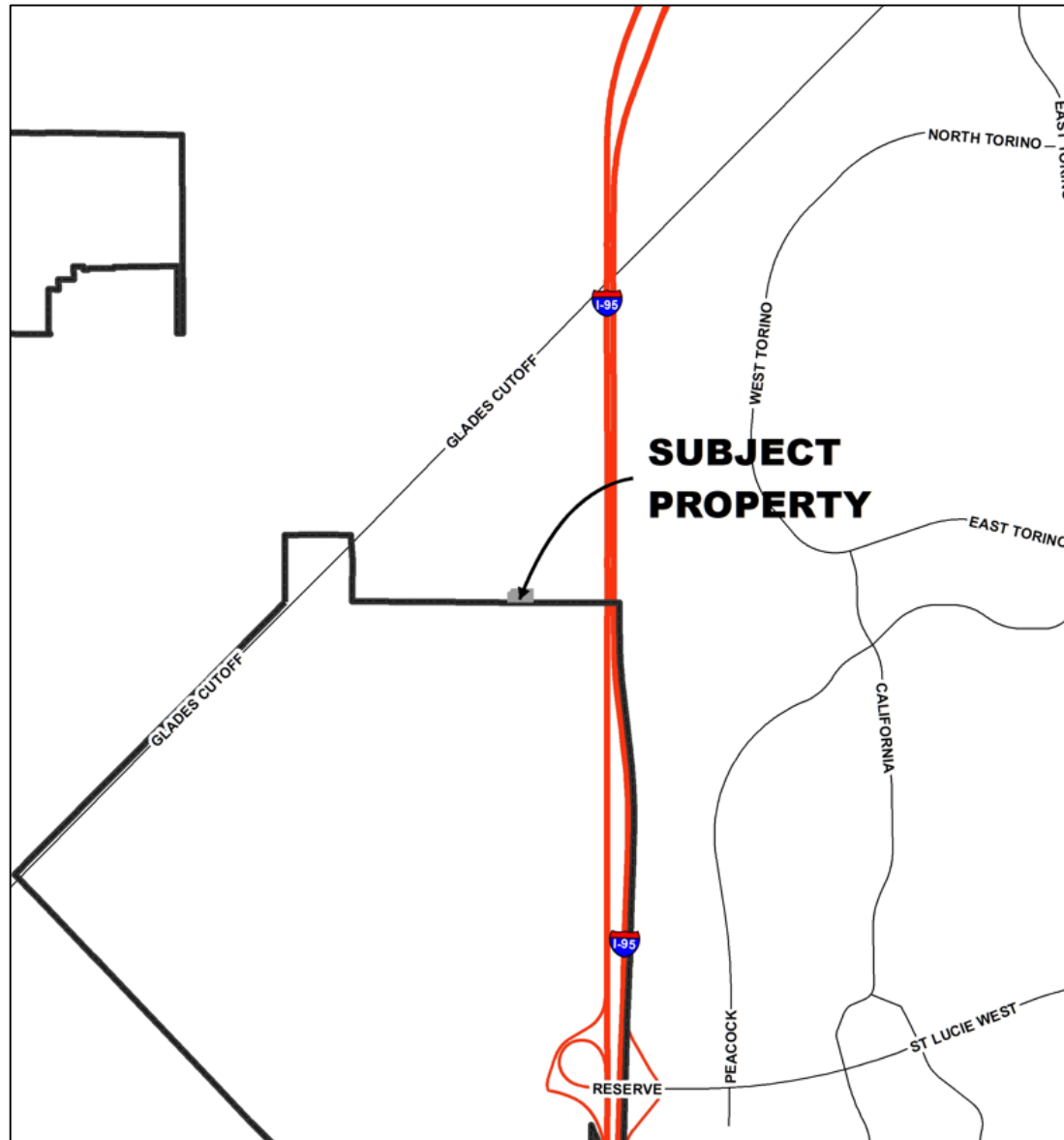
**Agent** – Abraham Chabab, P.E.

**Location** – The property is located south of NW Commerce Center Drive and at the southeast corner of NW Commerce Lakes Drive in the Go Team Industrial Park.

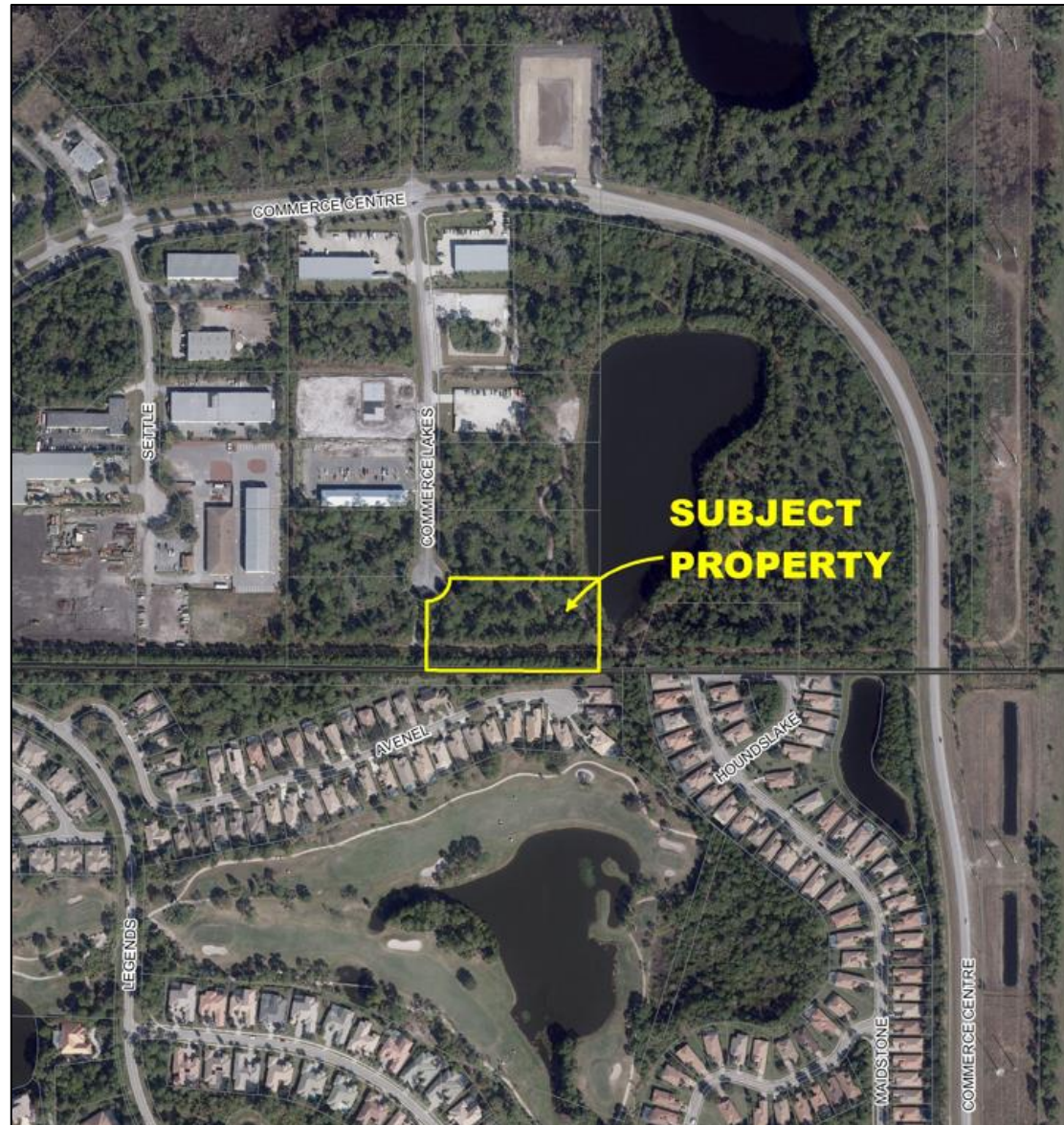
**Existing Use** – Vacant Land



# Location Map

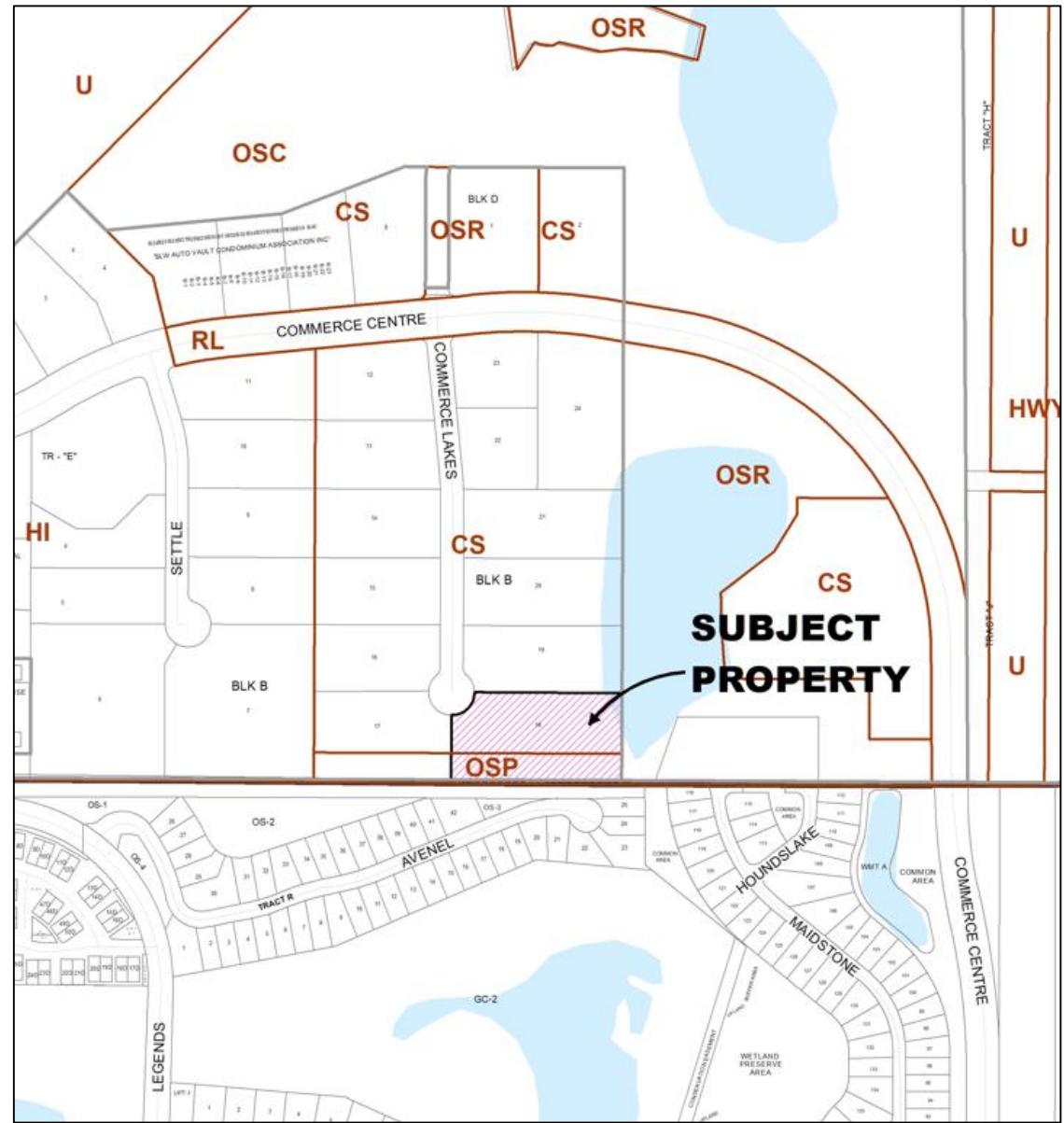


# Aerial



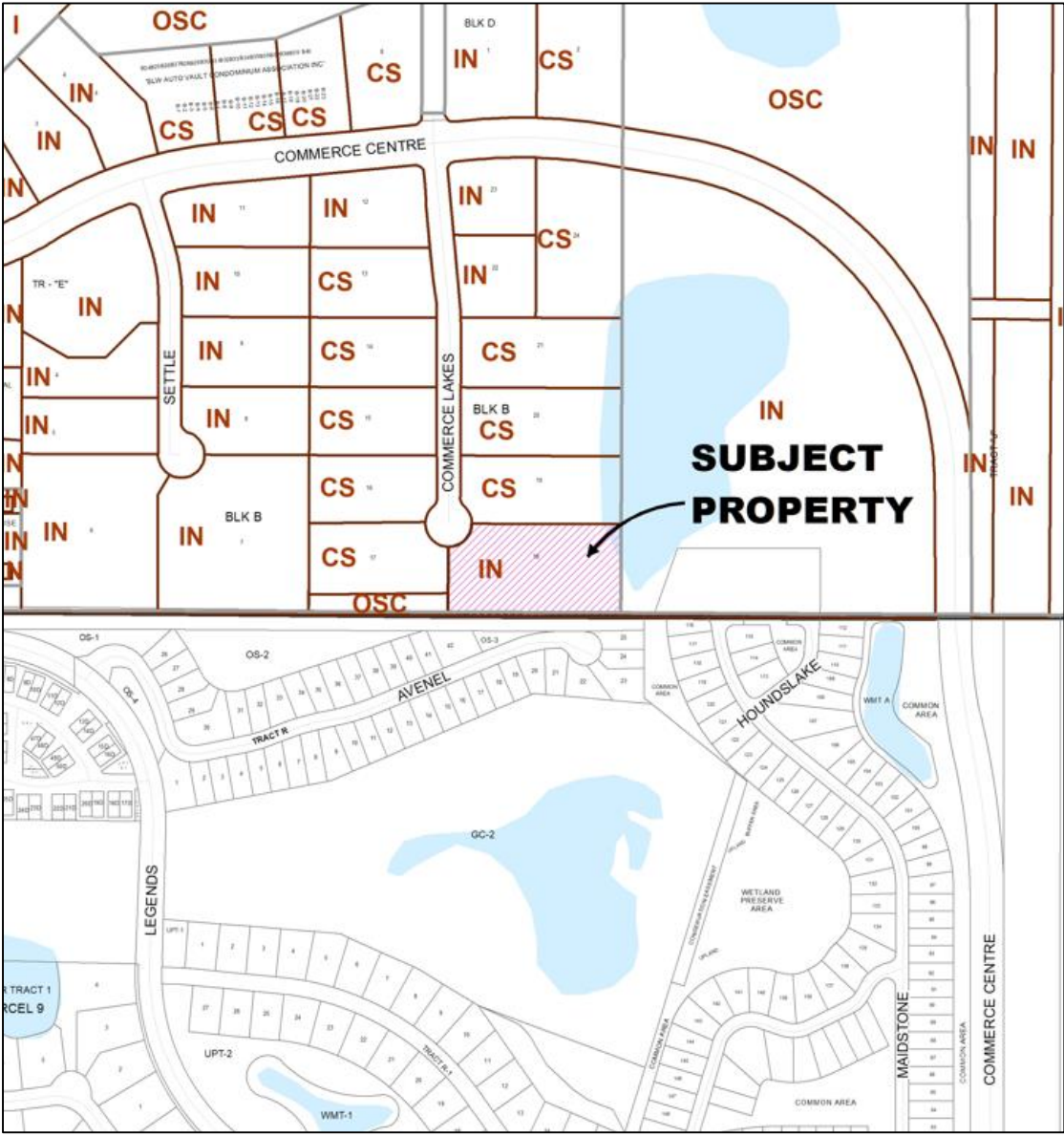
# Future Land Use

CS (Service Commercial &  
OSP (Open Space Preservation)



# Zoning

IN (Industrial)



# Surrounding Uses

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



## Policy 1.1.4.13 Future Land Use Element

Future Land Use Classification

CS (Service Commercial)

Compatible Zoning District

**CS, GU, WI**



# Justification

- The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.
- The proposed CS (Service Commercial) zoning district is listed as a compatible zoning district under the CS (Service Commercial) future land use classification.
- The proposed OSC (Open Space Conservation) zoning district is listed as a compatible zoning district under the OSP (Open Space Preservation) future land use classification.



# Planning & Zoning Staff Recommendation

- The Planning & Zoning Department staff recommends approval of the rezoning request.

