

A Great Home, LLC Rezoning P22-320

City Council Meetings of
January 23, 2023 and February 13, 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:

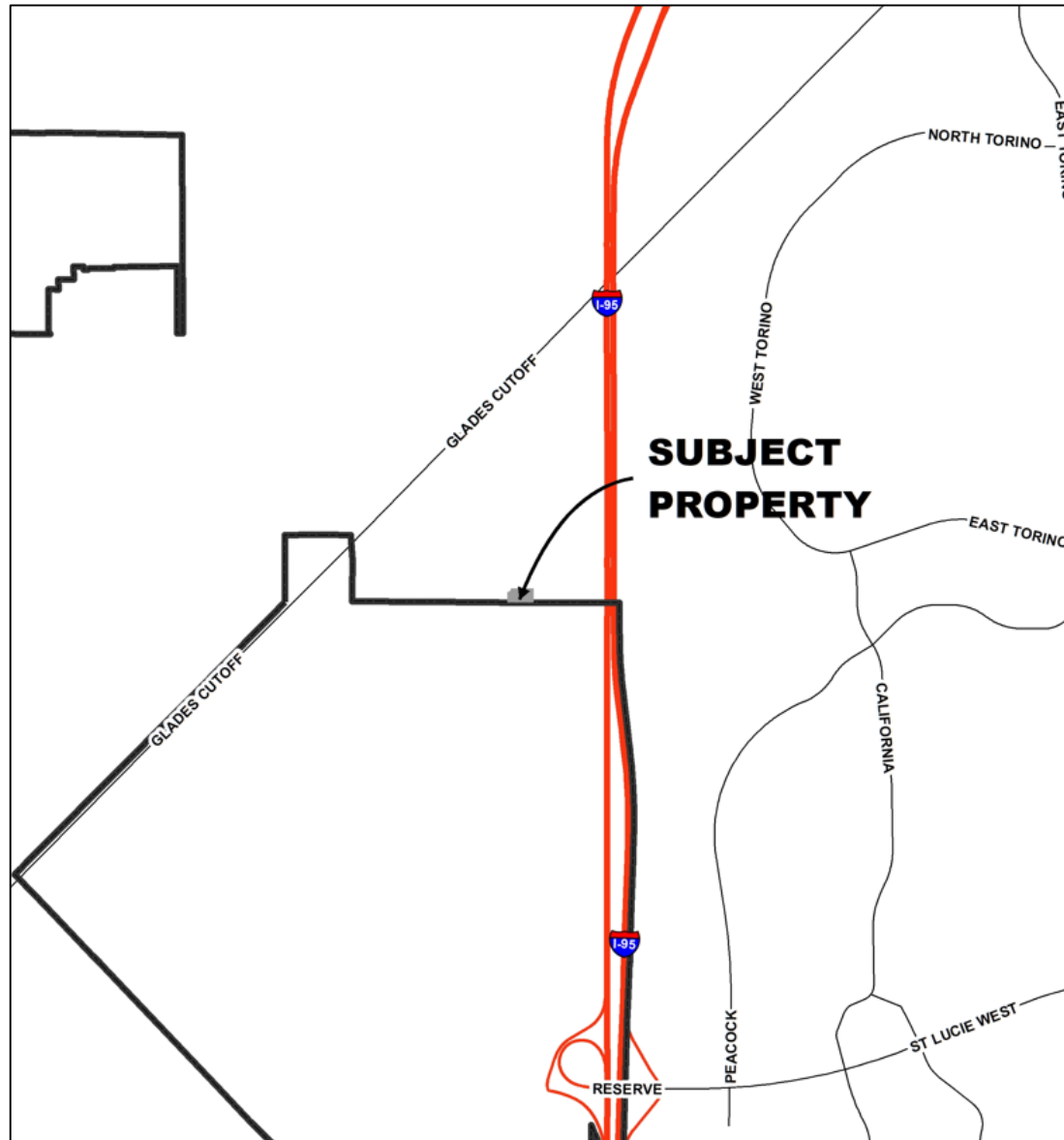
Property Owner/Applicant – A Great Home, LLC

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

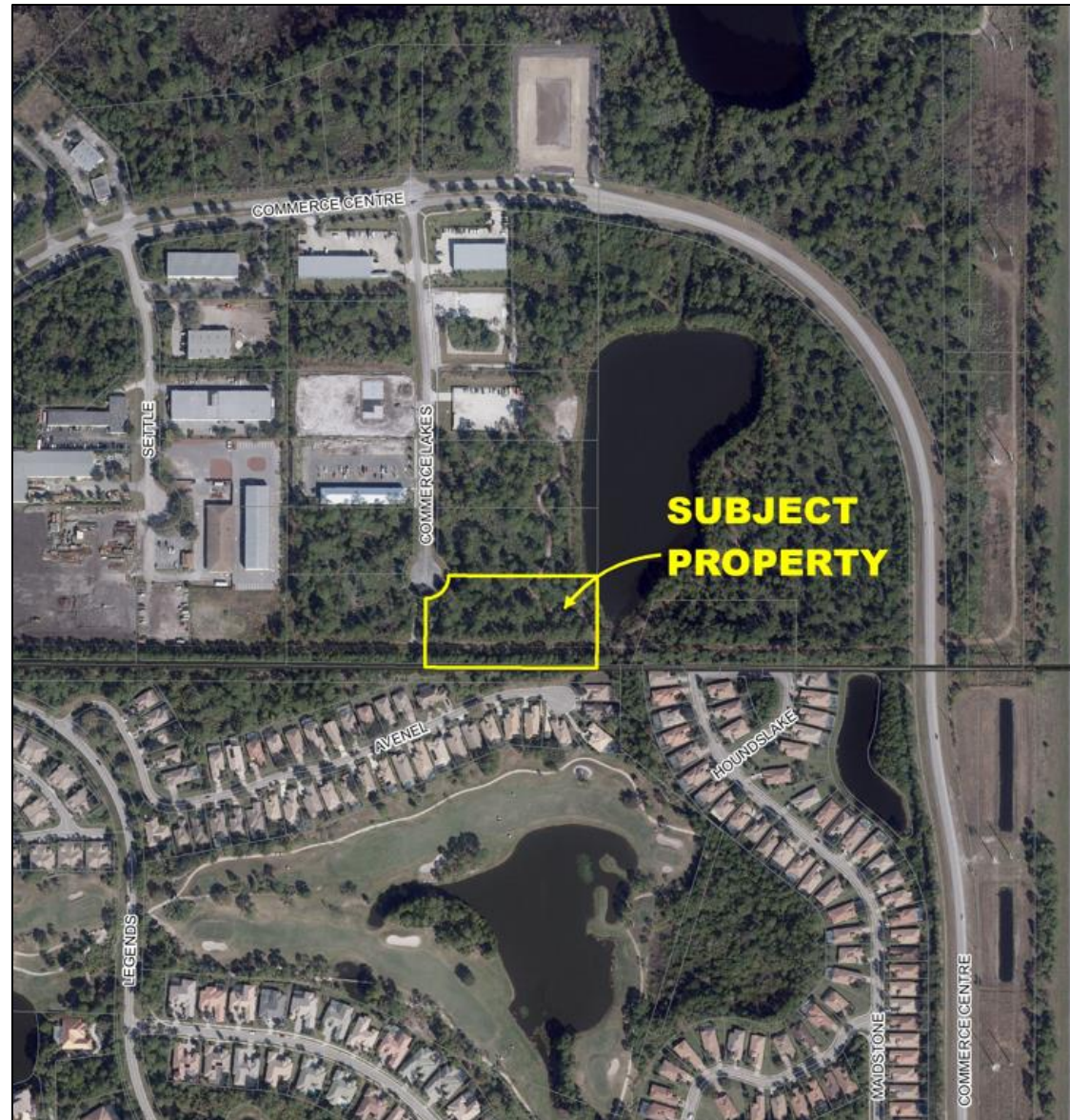


Aerial

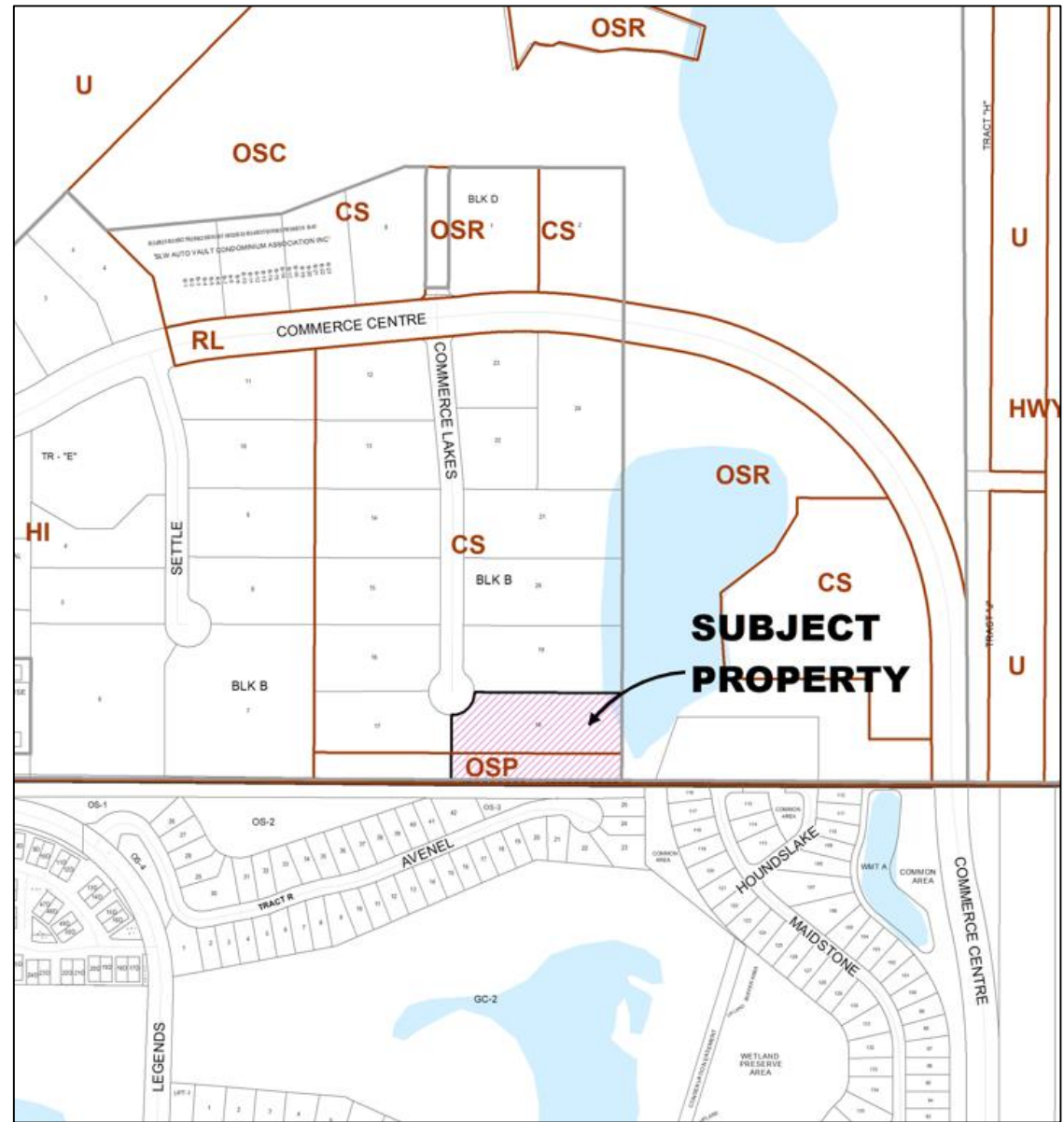


Surrounding Uses

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)

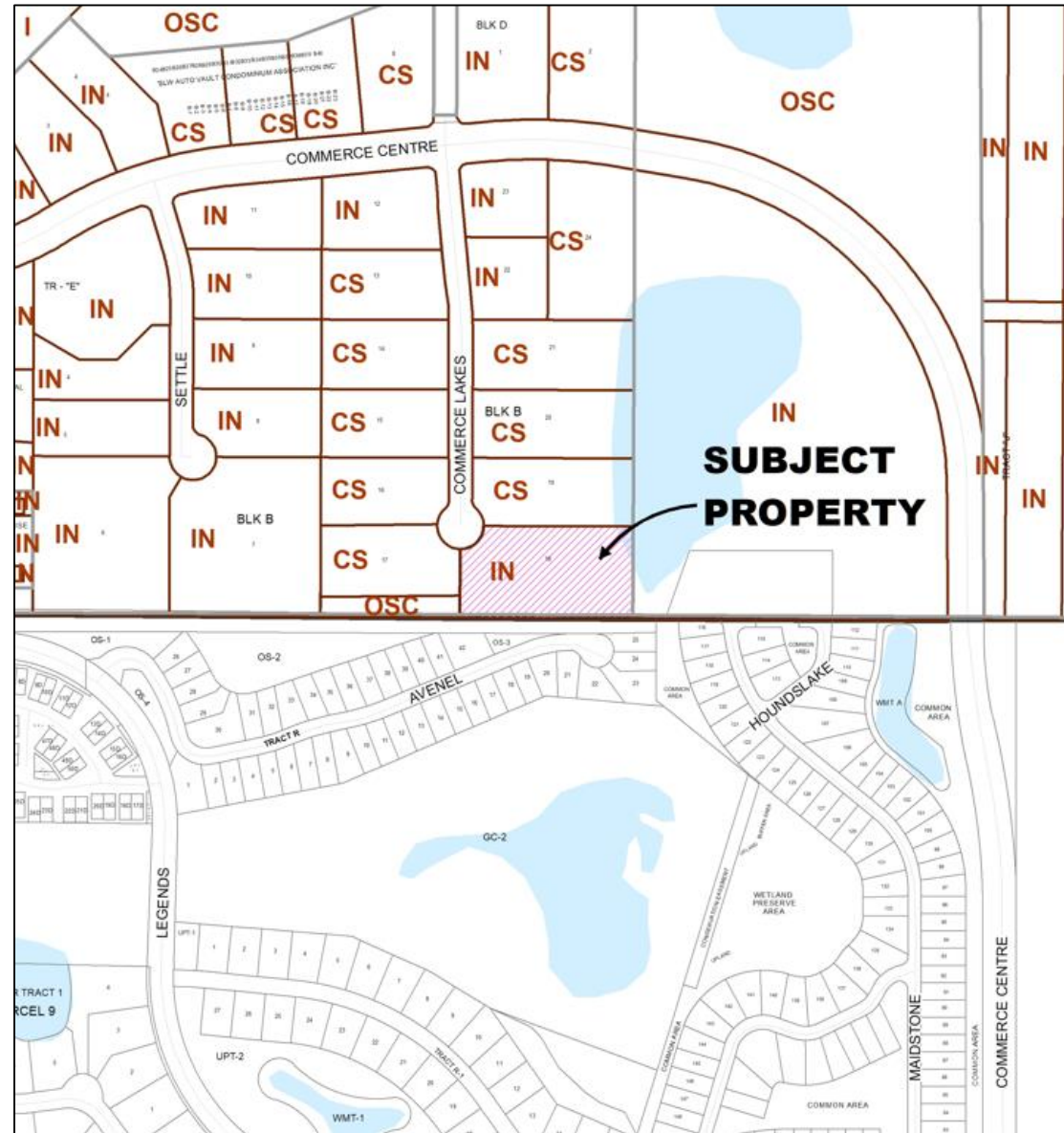


Future Land Use CS (Service Commercial) & OSP (Open Space Preservation)



Existing Zoning

IN (Industrial)



Compatibility Chart

Policy 1.1.4.13 Future Land Use Element

<u>Future Land Use Classification</u>	<u>Compatible Zoning District</u>
CS (Service Commercial)	CS, GU, WI
OSP (Open Space Preservation)	OSC, GU



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.



Recommendation

- On January 3, 2023, the Planning and Zoning Board recommended approval of the rezoning.

