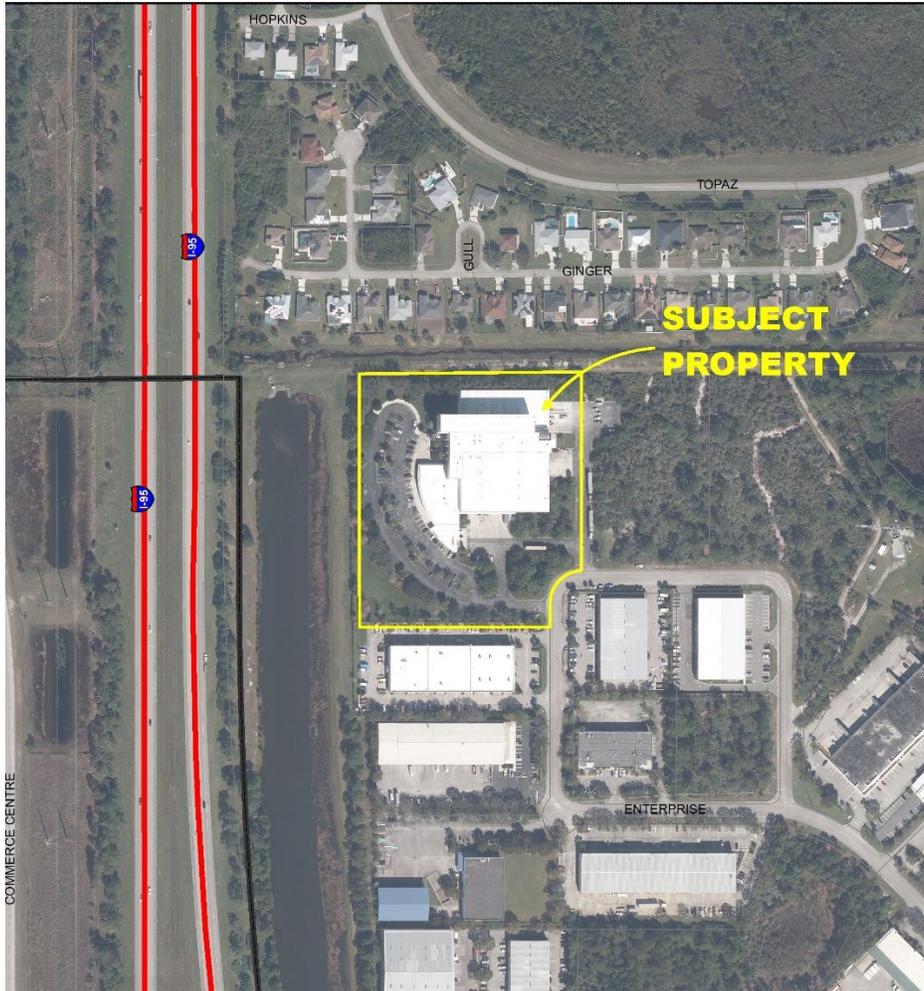




SLW-TAV Port St. Lucie, LLC
Rezoning
P25-087



Project Location Map

SUMMARY

Applicant's Request:	Rezoning from the Industrial Zoning District (IN) to the Warehouse Industrial (WI) Zoning District
Applicant:	Alejandro Toro, Haley Ward, Inc
Property Owner:	TAV Port St Lucie LLC
Location:	The property is generally located northwest side of NW Enterprise Drive
Address:	760 NW Enterprise Dr
Project Planner:	Cody Sisk, Planner III

Project Description

The applicant is requesting the rezoning of an 8.31-acre parcel, from the Industrial Zoning District (IN) to the Warehouse Industrial (WI) Zoning District. The property is legally described as All of Lot 6, of St. Lucie West Plat No. 133, St. Lucie West Industrial Park. The parcel’s address is 760 NW Enterprise Drive, which is located north of NW Enterprise Drive. There is currently a 124,000 square-foot building and 159 parking spaces shown on the approved site plan. The Applicant proposes to change the zoning district to potentially allow a different set of uses on the property.

Previous Actions and Prior Reviews

The Site Plan Review Committee approved a site plan amendment for the property, P02-359-A1 SLW-TLH, to remove Lot 5 from the P02-359 site plan. A new site plan was submitted and approved for the adjacent Lots 4 and 5 for proposed warehouses (P24-093).

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 **July 1, 2025**, Planning & Zoning Board meeting.

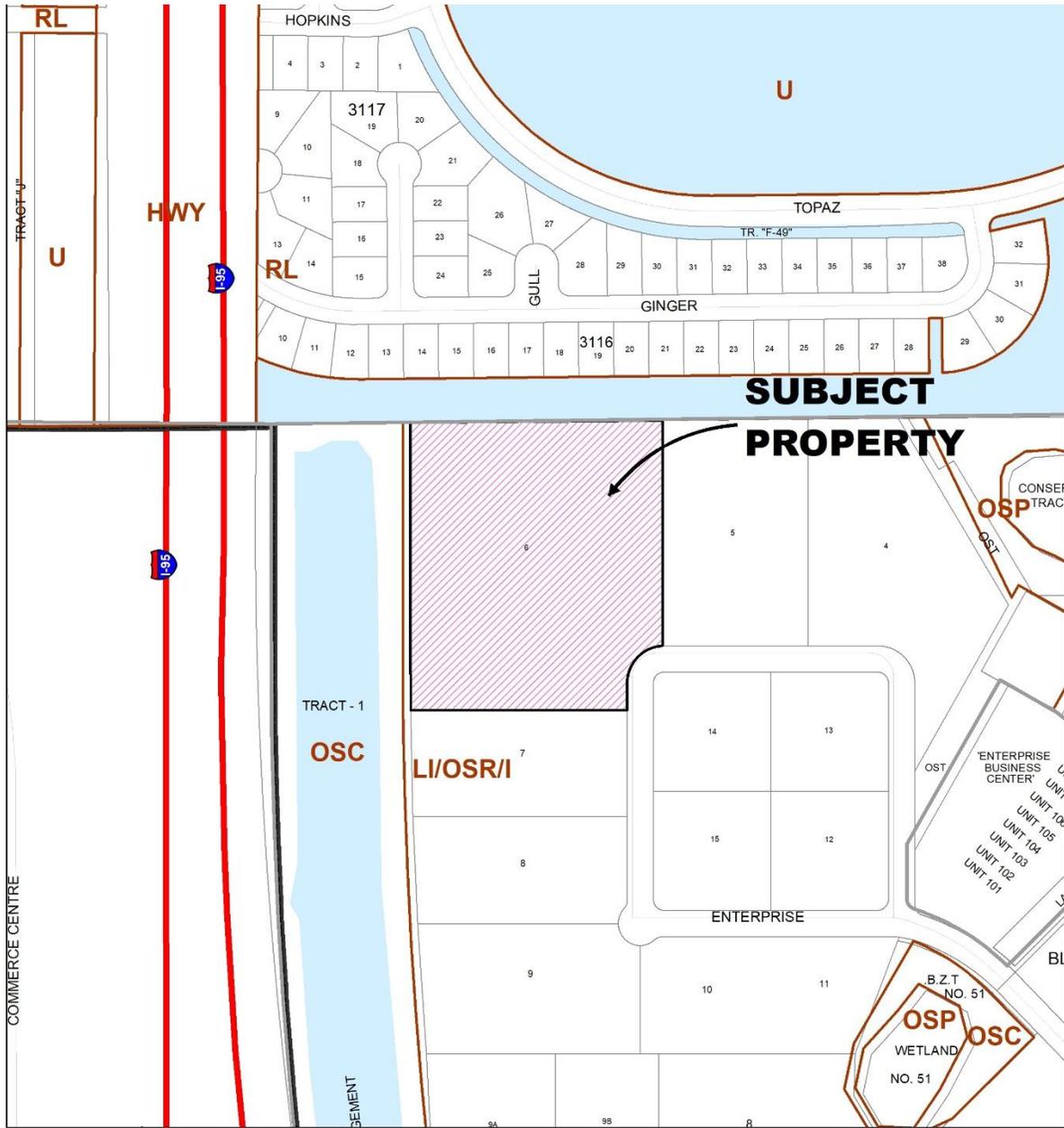
Location and Site Information

Parcel Number:	3323-947-0011-000-9
Property Size:	8.31 acres
Legal Description:	St Lucie West Plat #133 St Lucie West Industrial Park (PB 39-40) Lot 6
Future Land Use:	Light Industrial (LI), Open Space Recreational (OSR), Institutional (I)
Existing Zoning:	Industrial (IN)
Existing Use:	Warehouse use per Approved Site Plan
Requested Zoning:	Warehouse Industrial (WI)
Proposed Use:	Use consistent with the WI zoning district

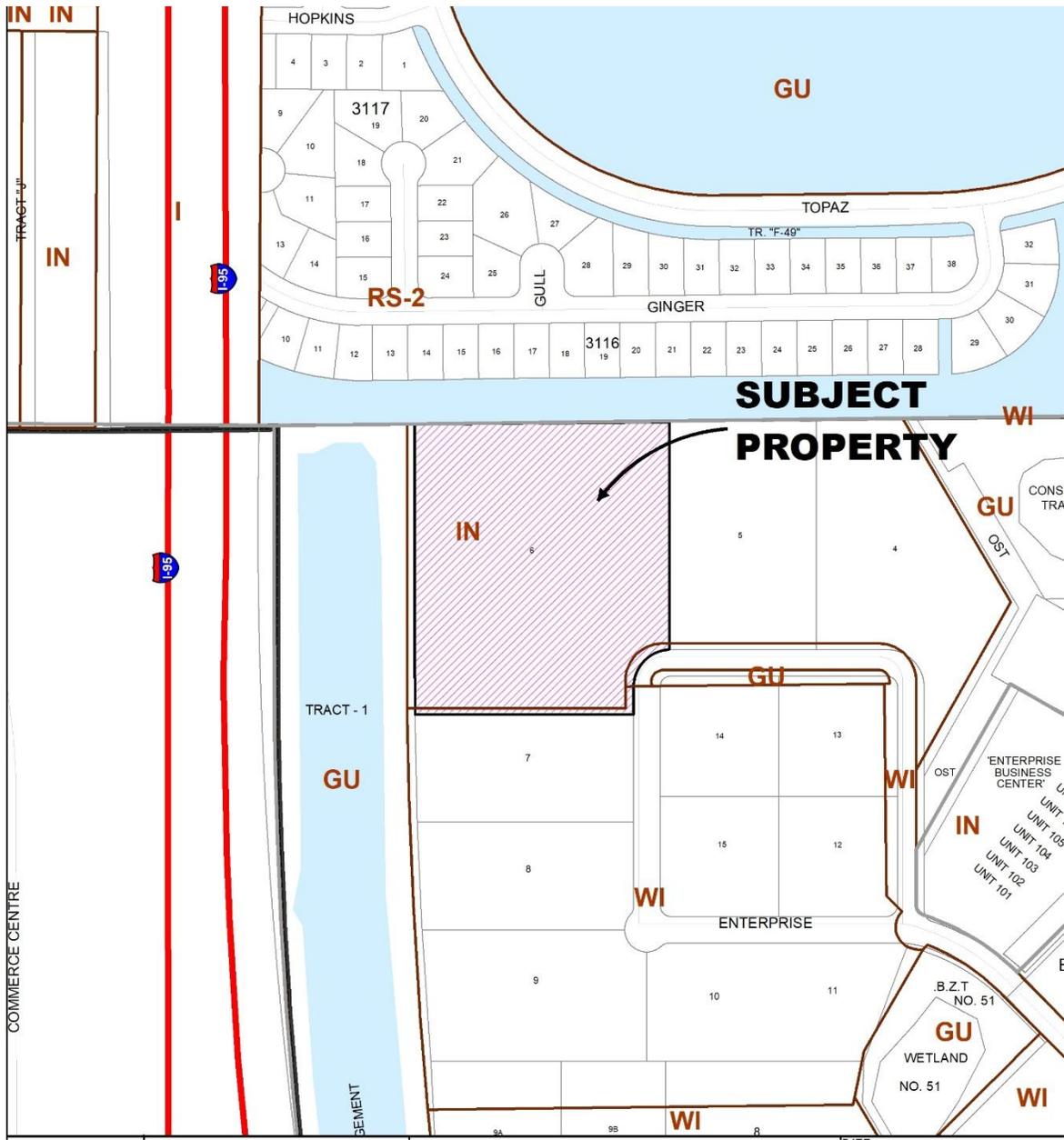
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	OSC	RS-2	Single Family Residential
South	IL/OSR/I	WI	Warehouse
East	IL/OSR/I	IN	Vacant
West	OSC	GU	Water Management Tract/I-95

CS-Service Commercial, RS-2-Single Family Residential, Warehouse Industrial (WI), Industrial (IN), General Use (GU), Light Industrial (IL), Open Space Recreational (OSR), Institutional (I), Open Space Conservation (OSC)



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: Proposed zoning of Warehouse Industrial is compatible with Policy 1.1.4.13 and future land use classification of Light Industrial (IL).

ZONING REVIEW

Justification Statement: The property owner requested as a condition of the tenant on the lease agreement that the tenant will process a rezoning application to the WI Zoning District. The WI Zoning District has a larger variety of uses available. Additionally, all surrounding properties are zoned Warehouse Industrial.

Staff Analysis: The rezoning classification complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. The Warehouse Industrial Zoning District (WI) is compatible with the Light Industrial (IL) future land use classification per Policy 1.1.4.13 of the Future Land Use Element.

ENVIRONMENTAL REVIEW

The site was previously cleared and is developed.

RELATED PROJECTS

P02-359-A1: SLW-TLH (fka Scripps Treasure Coast Publishing), Site Plan Amendment approved February 28, 2024

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.