



**City of Port St. Lucie
Planning and Zoning Department
A City for All Ages**

TO: PLANNING & ZONING BOARD - MEETING OF JULY 2, 2019

FROM: DANIEL ROBINSON, PLANNER

RE: HORIKOSHI, TOYOKO REZONING APPLICATION
PROJECT NO. P19-085

DATE: JUNE 21, 2019

REQUEST: The application proposes to change the zoning designation of approximately 3.04 acres from Institutional (I) to Warehouse Industrial (WI).

APPLICANT: Bradly Currie, Engineering Design & Construction, Inc., is acting as the agent for the owners.

OWNER: Masahiro & Toyoko Horikoshi

LOCATION: The property is located on the southwest corner of NW Peacock Boulevard and NW Enterprise Drive.

LEGAL DESCRIPTION: The property is legally described as St. Lucie West--Plat No. 21, 2nd Replat in Commerce Park, Block 2, Lot B-11A.

SIZE: Approximately 3.04 acres

FUTURE LAND USE: Light Industrial/Open Space Recreational/Institutional (LI/OSR/I)

EXISTING ZONING: Institutional (I)

EXISTING USE: Vacant

SURROUNDING USES:

Direction	Future Land Use	Zoning	Existing Use
N	LI	WI	Self-Storage Facility
S	LI	IN	Self-Storage Facility
E	CS	CS	Commercial Buildings
W	OSC	WI	Vacant

IN – Industrial CS - Service Commercial LI – Light Industrial
 WI – Warehouse Industrial OSC – Open Space Conservation

REQUESTED ZONING: Warehouse Industrial (WI)

IMPACTS AND FINDINGS:

Land Use Consistency: The rezoning of this property to WI is consistent with the direction and policies of the City’s Comprehensive Plan. In particular, Policy 1.1.4.13 identifies WI as a compatible zoning district with the LI Future Land Use designation.

Compliance With The Conversion Area Requirements: This property is not located within the City’s Conversion Area, and as such is not bound by the requirements of the City’s Conversion Manual.

Sewer/Water Service: The St. Lucie West Service District is the water and sewer service provider.

Environmental: The St. Lucie West Development of Regional Impact DO requires upland habitat preservation/mitigation per Chapter 157 of the City’s Land Development Regulations. At the time of site plan review an environmental survey and a gopher tortoise survey will be required.

School Concurrency: N/A

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:

If the Board finds the rezoning application consistent with the City’s Comprehensive Plan, then the Board may:

- Motion to recommend approval to the City Council.

If the Board finds the rezoning application inconsistent with the City’s Comprehensive Plan, then the Board may:

- 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.