



**ORELLANA PROPERTIES, INC.  
REZONING  
P21-083**



**Project Location Map**

**SUMMARY**

Applicant's Request:	Rezoning of three lots totaling approximately 0.74 acres from Single Family Residential (RS-2) to Warehouse Industrial (WI)
Applicant:	Randall Rogers, Velcon Engineering and Surveying, LLC
Property Owner:	Mauricio Orellana, Orellana Properties, Inc.
Location:	The property is located east of I-95 and south of Gatlin Blvd, at the corner of Conant Avenue and Domina Road
Project Planner:	Isai Chavez, Planner I

**Project Description**

The Applicant is requesting approval of the rezoning of approximately 0.74 acres (three parcels) from Single Family Residential (RS-2) to Warehouse Industrial (WI).

The applicant is requesting this change primarily to allow for a warehouse facility on this property.

The property has a future land use classification of Service Commercial (CS) and is located within the City of Port St. Lucie's "Conversion Area" (Conversion Manual, Area 24).

**Previous Actions**

Under Ordinance 85-102, City Council approved an amendment to the Comprehensive Plan, which included changing the future land use of these lots from Low-Density Residential (RL) to Service Commercial (CS).

**Location and Site Information**

Parcel Numbers:	3420-650-1164-000-0; 3420-650-1165-000-7; 3420-650-1166-000-4
Property Size:	+/- 0.74 acres
Legal Description:	Lots 23, 24, and 25, Block 1711, Port St. Lucie Section 31
Future Land Use:	Service Commercial (CS)
Existing Zoning:	Single Family Residential (RS-2)
Existing Use:	Vacant land
Requested Zoning:	Warehouse Industrial (WI)
Proposed Use:	Warehouse building

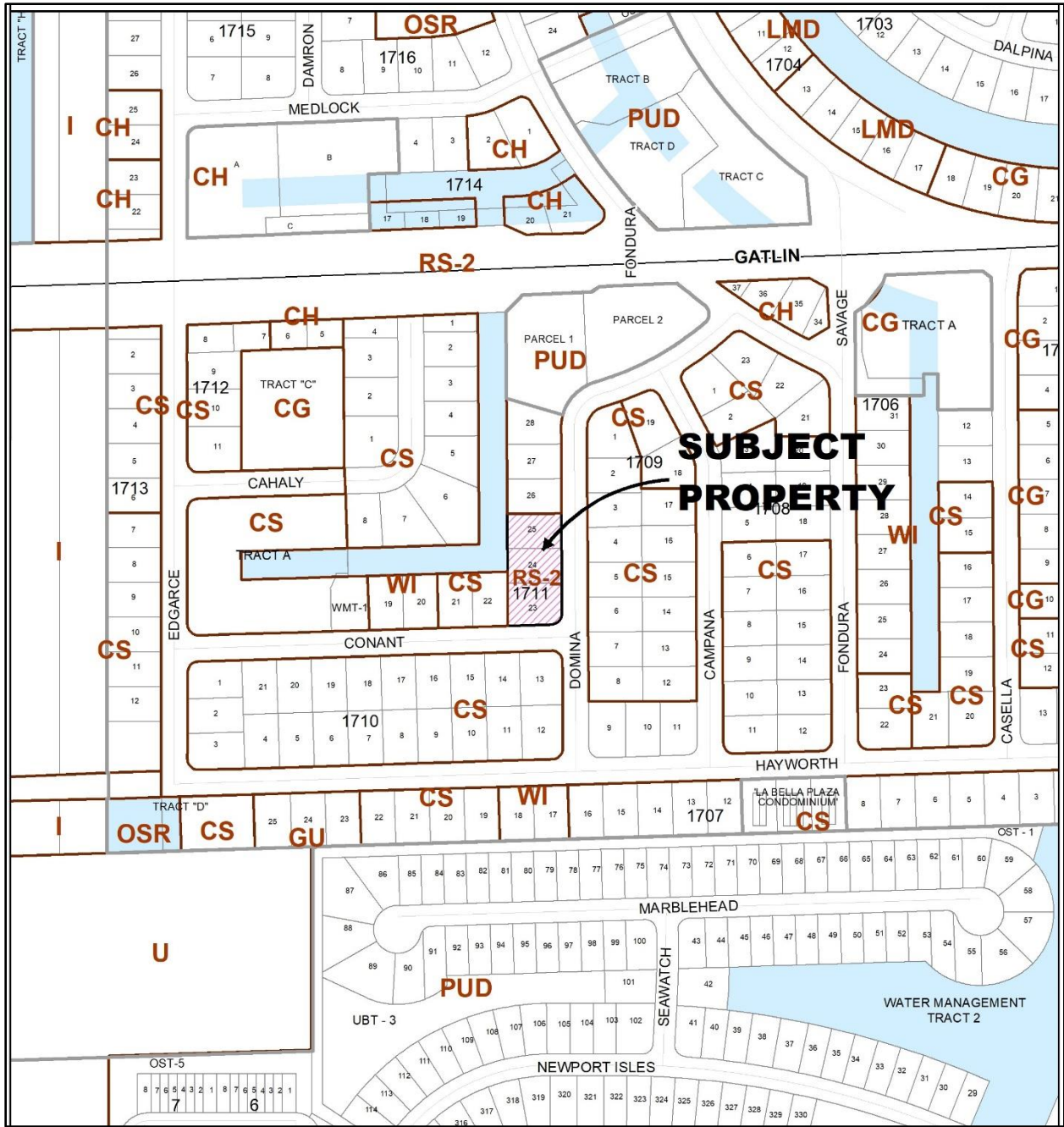
**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	PUD	CS	Vacant land
South	CS	CS	Warehouse building
East	CS	CS	Warehouse buildings
West	CS	CS	Vacant land/Warehouse building

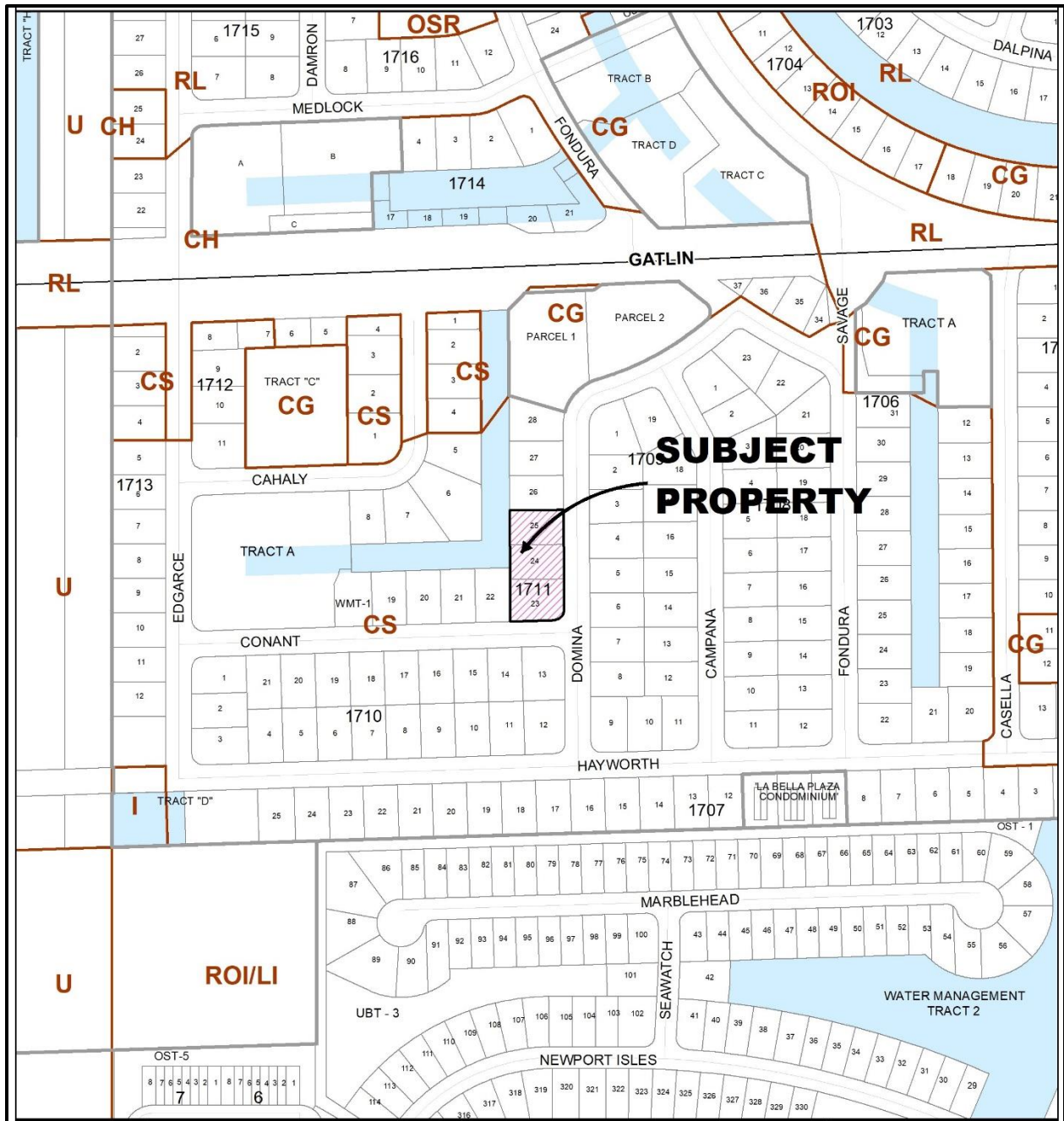
PUD - Planned Unit Development

CS - Service Commercial





Existing Zoning Map



Future Land Use Map

## IMPACTS AND FINDINGS

### COMPREHENSIVE PLAN REVIEW

**Land Use Consistency:** The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element which establishes the compatible future land use and zoning categories. The Warehouse Industrial (WI) zoning district is listed as a compatible zoning district under the Service Commercial (CS) future land use classification.

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
CS (Service Commercial)	CS, GU, WI

### ZONING REVIEW

#### COMPLIANCE WITH CONVERSION AREA REQUIREMENTS

Planning Area location per Conversion Manual	Area 24	
Is all property within planning area?	Yes	
Type of Conversion Area	Service Commercial	
Proposed rezoning	Warehouse Industrial	
Will rezoning result in isolation of lots?	No	
Has Unity of Title been submitted?	Yes	
	Required	Proposed
Minimum Frontage	160'	+/- 255' (Domina Rd)
Minimum Depth	240' or the following exceptions: Single Lot Depth May be Used if the entire rear lot line is bounded by a major drainage right-of-way or canal or non-residential use and sufficient frontage exists for development.	All exceptions to the depth requirements are being met.
Landscape Buffer Wall	N/A	N/A

**Applicant's Justification Statement:** Requesting the site be rezoned to make the site compatible with the future land use of Commercial Service.

**Staff Analysis:** The applicant's proposal to rezone the subject property complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan.

### RELATED PROJECTS

N/A

## STAFF RECOMMENDATION

The Planning and Zoning Department finds the request to be consistent with the direction and intent of the City's Comprehensive Plan and zoning regulations and thereby 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.