



**Fresnillo Enterprises, Inc.
REZONING
P22-033**



Project Location Map

SUMMARY

Applicant's Request:	Rezoning of a 1.81-acre lot from Industrial (IN) to Service Commercial (CS)
Applicant:	Abraham Chabab
Property Owner:	Fresnillo Enterprises, Inc.
Location:	The property is located south of Commerce Center Drive, and west of Commerce Lakes Drive
Project Planner:	Stephen Mayer, Planner III

Project Description

The Applicant is requesting approval of the rezoning of an approximately 1.81-acre lot within the Go Team Industrial Park, Unit Three, Block B, Lot 13, from Industrial (IN) to Service Commercial (CS). The property address is 2174 NW Commerce Lakes Drive.

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), which is incompatible with the current zoning of Industrial and more compatible with the Service Commercial (CS) zoning district.

Previous Actions

It would be more consistent to change the zoning from industrial to Service Commercial, to match the existing Future Land Use designation.

Location and Site Information

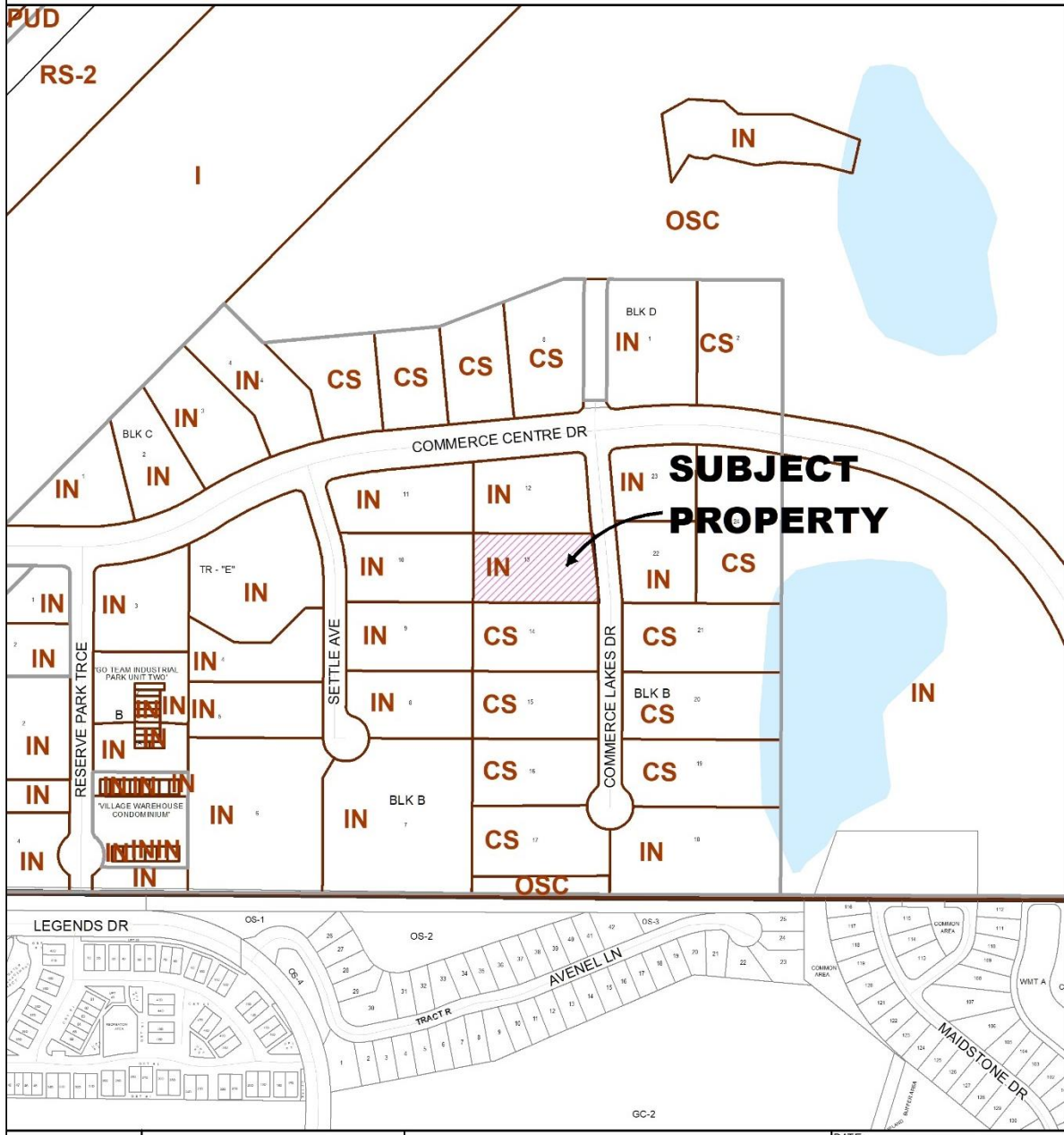
Parcel Numbers:	331570300020008
Property Size:	+/- 1.81 acres
Legal Description:	Lots 13, Block B, Unit 3 of the Go Team Industrial Park
Future Land Use:	Service Commercial (CS)
Existing Zoning:	Industrial (IN)
Existing Use:	Vacant land
Requested Zoning:	Service Commercial (CS)
Proposed Use:	Warehouse building

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	CS	IN	Warehouse
South	CS	CS	Vacant
East	CS	CS	Vacant
West	HI	IN	Industrial

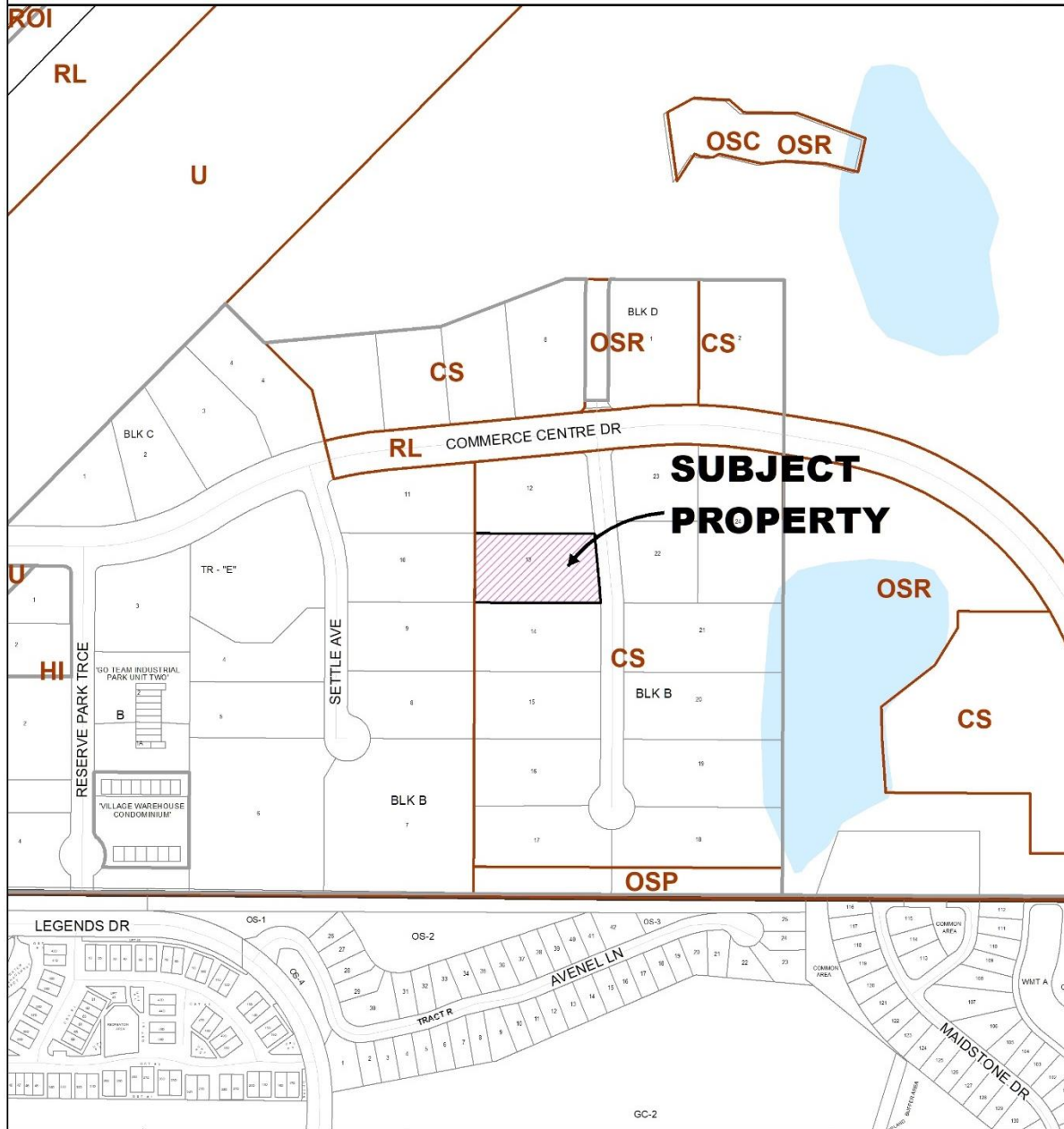
PUD - Planned Unit Development

CS - Service Commercial



Existing Zoning Map

DATE: 12/1/2020



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 Service Commercial (CS) 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

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

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. Please note that the applicant will be required to provide an upland mitigation plan, tree survey or an environmental assessment report prior to site plan approval.

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.