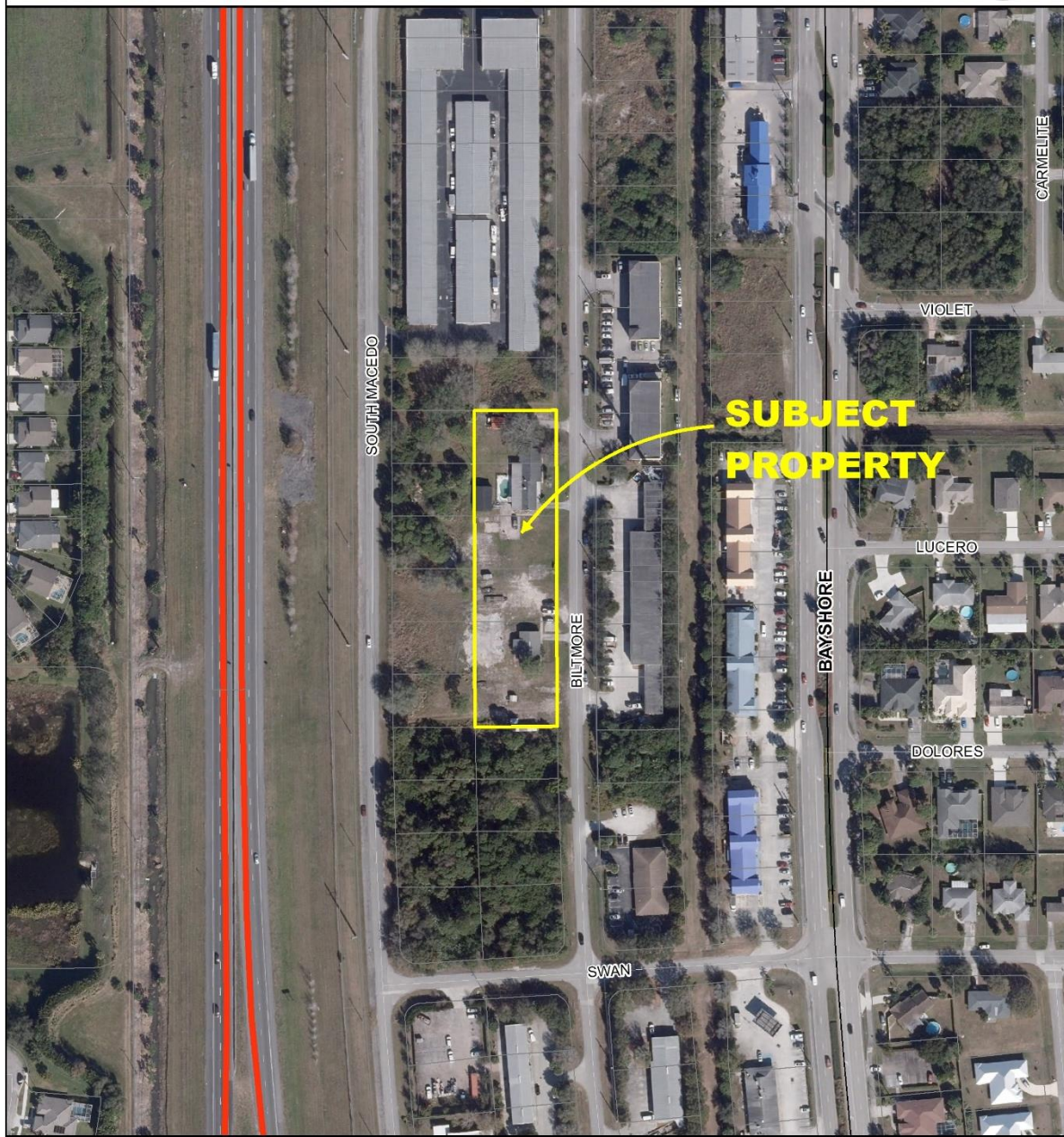




**Treasure Coast Victory Children's Home Site
REZONING
P22-150**



Project Location Map

SUMMARY

Applicant's Request:	Rezoning from Institutional (I) to Warehouse Industrial (WI)
Applicant:	Engineering, Design and Construction, Inc. (EDC)
Property Owner:	Treasure Coast Victory Children's Home
Location:	638 and 650 SW Biltmore Street
Project Planner:	Stephen Mayer, Planner III

Project Description

The applicant is requesting approval of a rezoning for 1.377 acres from Institutional (I) to Warehouse Industrial (WI), proving for consistency with the proposed land use designation of the property (LI/CS). The property is located at 638 and 650 SW Biltmore Street, generally west of Biltmore Street and North of Swan Avenue. The applicant is proposing the future land use map amendment to LI/CS, which is reverting from the existing school use on the site for the purpose of redeveloping the property to align with the warehouse industrial nature of the adjacent properties.

Previous Actions

The subject property has an existing school use, approved via P93-035 and amended/expanded by P00-204. A prior small scale future land use map amendment (P99-152) changed the property from LI/CS to General Commercial and rezoned the property to Institutional (P99-151) in order to meet the needs of the school use. The property consists of a northern portion that has continued with a Future Land use designation of Light Industrial/Service Commercial (LI/CS) and the subject southern portion (0.689 acres) currently designated Commercial General (CG). Both portions are designated Institutional zoning. The applicant desires to change the zoning designation to Warehouse Industrial, in order to match the proposed designation of the properties and redevelop the entire property in concordance with the warehouse industrial nature of the area.

Location and Site Information

Parcel Number:	3420-630-0126-000-3
Property Size:	1.377 acres
Legal Description:	Lots 19-24, Block 73, Port St. Lucie Section 27
Future Land Use:	CG
Existing Zoning:	I
Existing Use:	School
Requested Zoning	Warehouse Industrial (WI)
Proposed Use:	Redevelopment in conformance with Warehouse Industrial district
Parcel Number:	3420-630-0126-000-3

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	LI/CS	WI	Commercial Warehouse
South	LI/CS	I	School (same owner)
East	LI/CS	IN	Business Park
West	LI/CS	CG	Vacant

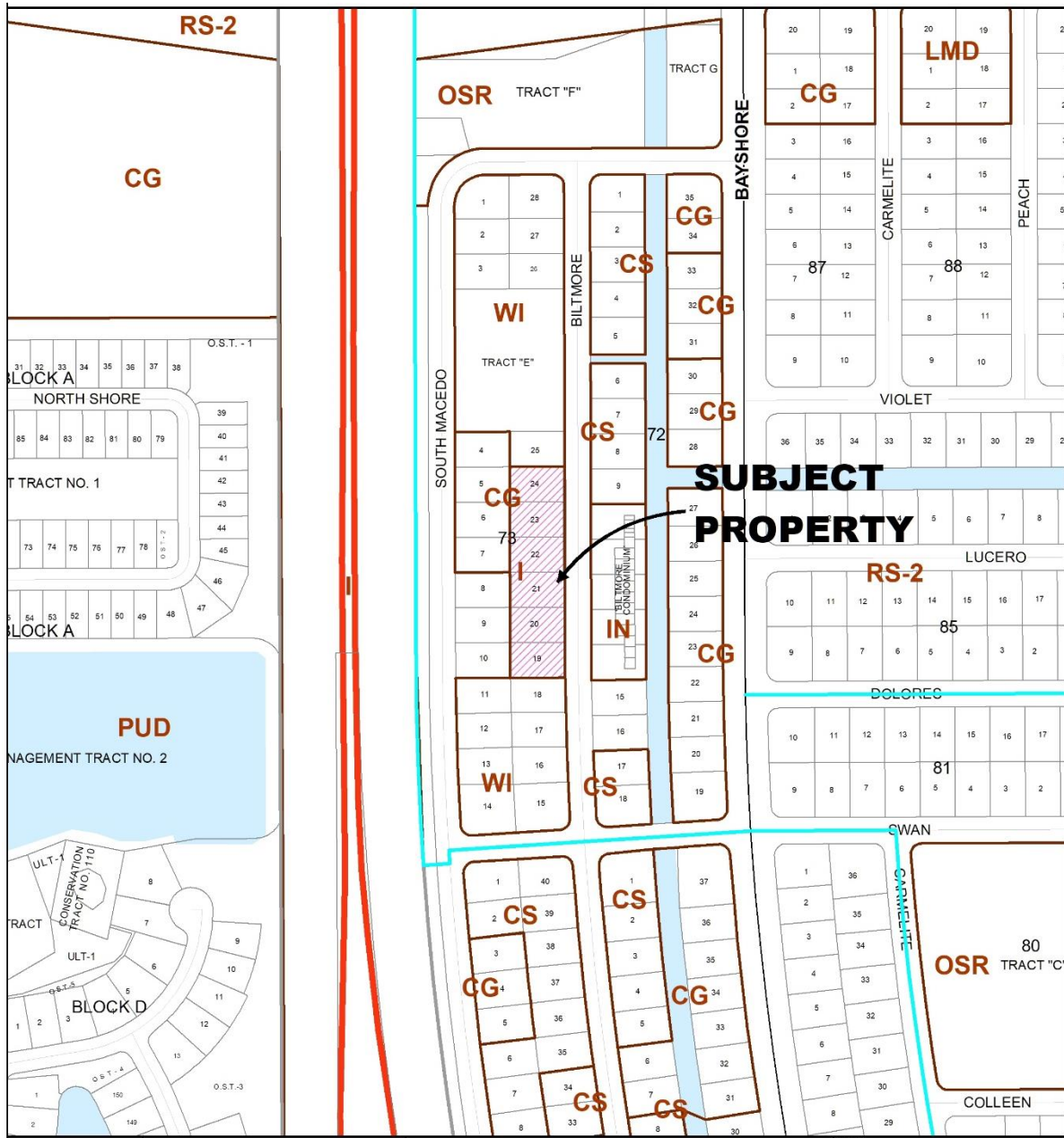
CG – General Commercial

LI/CS – Light Industrial/ Service Commercial

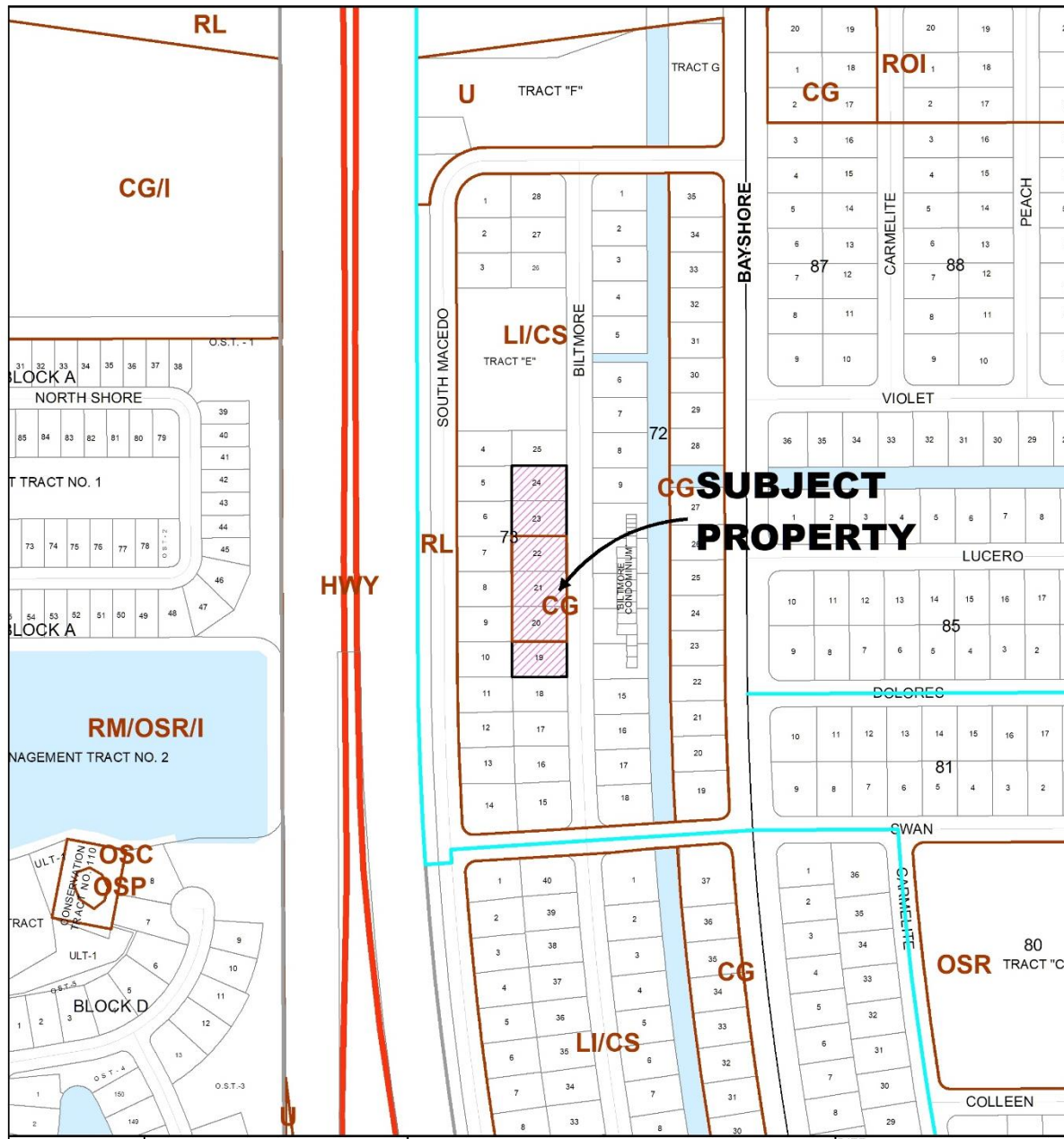
INS – Institutional

IND - Industrial

WI – Warehouse Industrial



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 zoning district of Warehouse Industrial (WI) is listed as a compatible zoning district under both the proposed Light Industrial (LI) and Service Commercial (CS) future land use classifications.

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
LI (Light Industrial)	WI, GU, IN
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 LI/CS

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

P22-149 Treasure Coast Victory Children’s Home Comprehensive Plan Amendment

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.