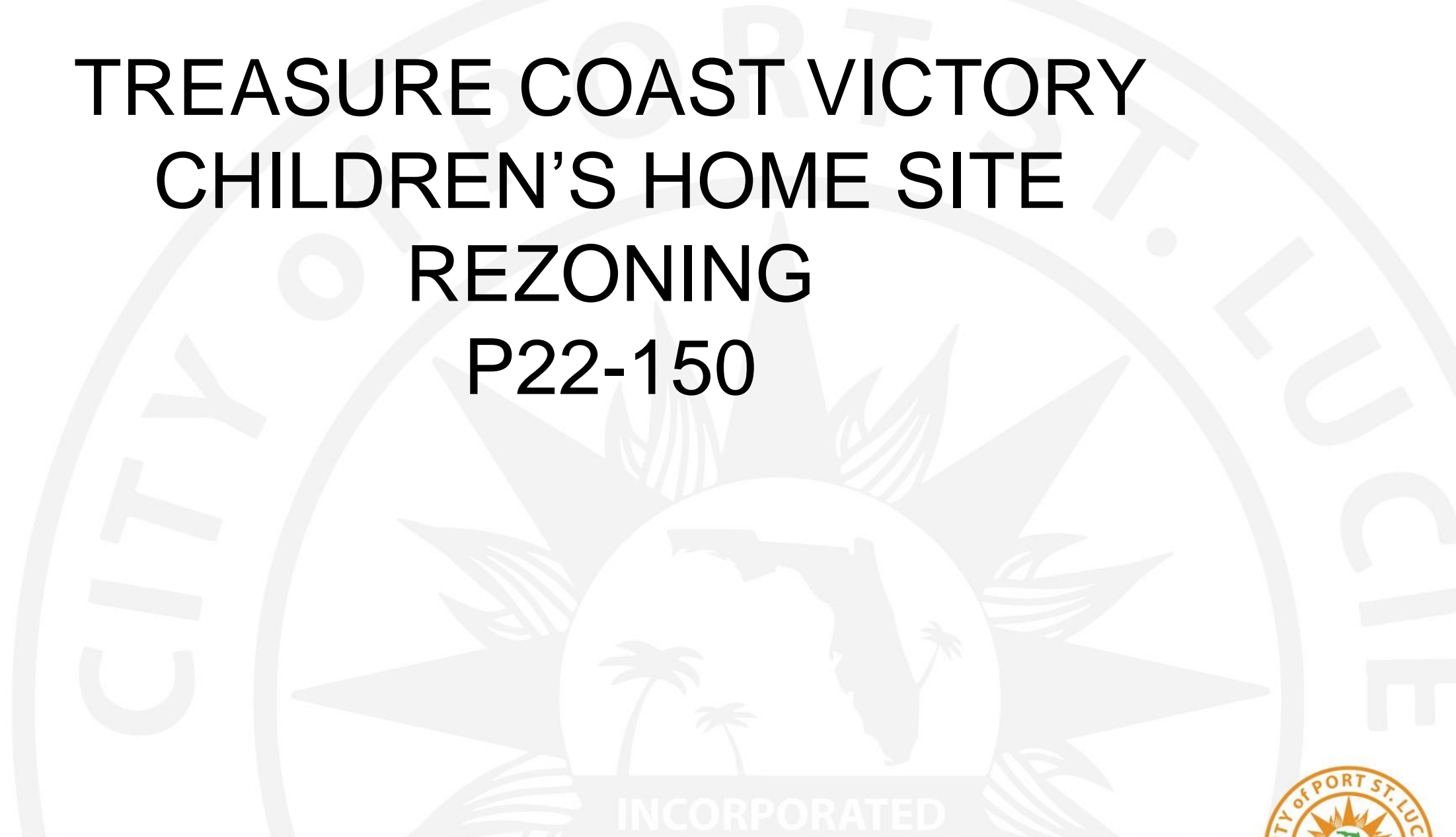


TREASURE COAST VICTORY CHILDREN'S HOME SITE REZONING P22-150



Request:

The Applicant is requesting approval of the rezoning of approximately 1.377 acres from Institutional (I) to Warehouse Industrial (WI)

Proposed Project: Redevelop existing school site as warehouse industrial use.

General Information:

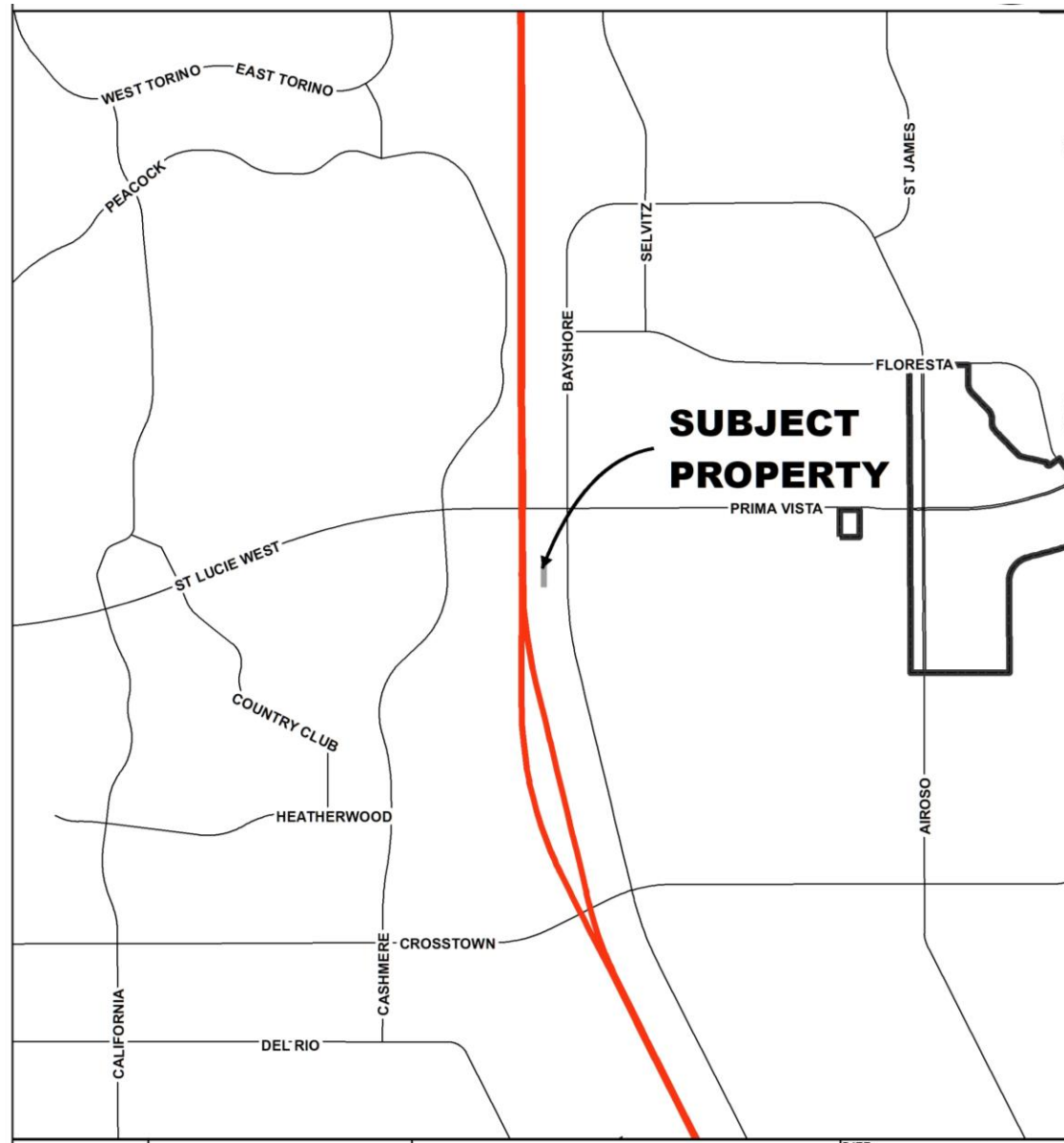
Owners – Treasure Coast Victory Children’s Home

Applicant – Engineering, Design and Construction (EDC), Inc.

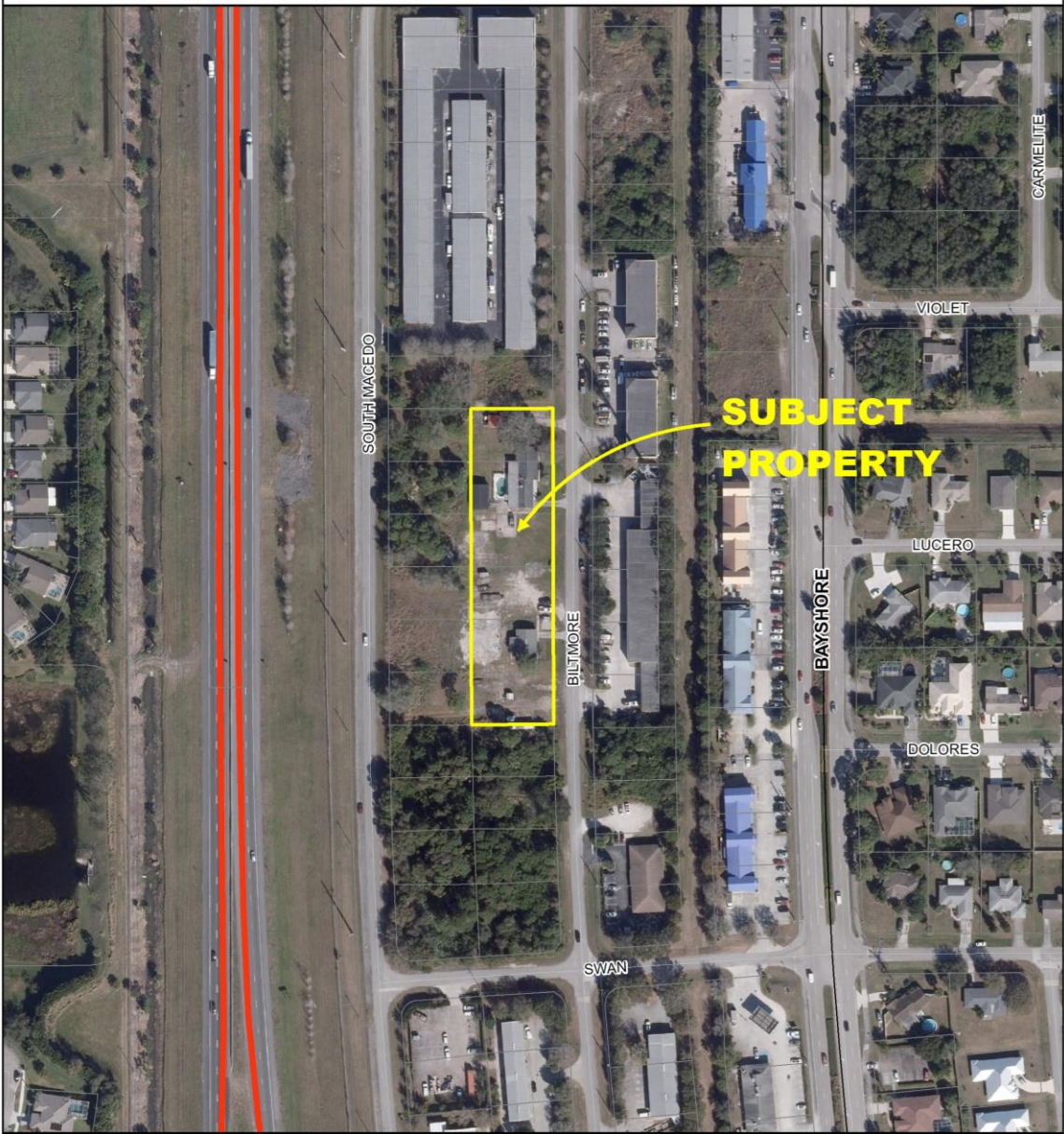
Location – The property is located at 638 and 650 SW Biltmore Street, generally west of Biltmore Street and North of Swan Avenue

Existing Use – School (Private K-12)

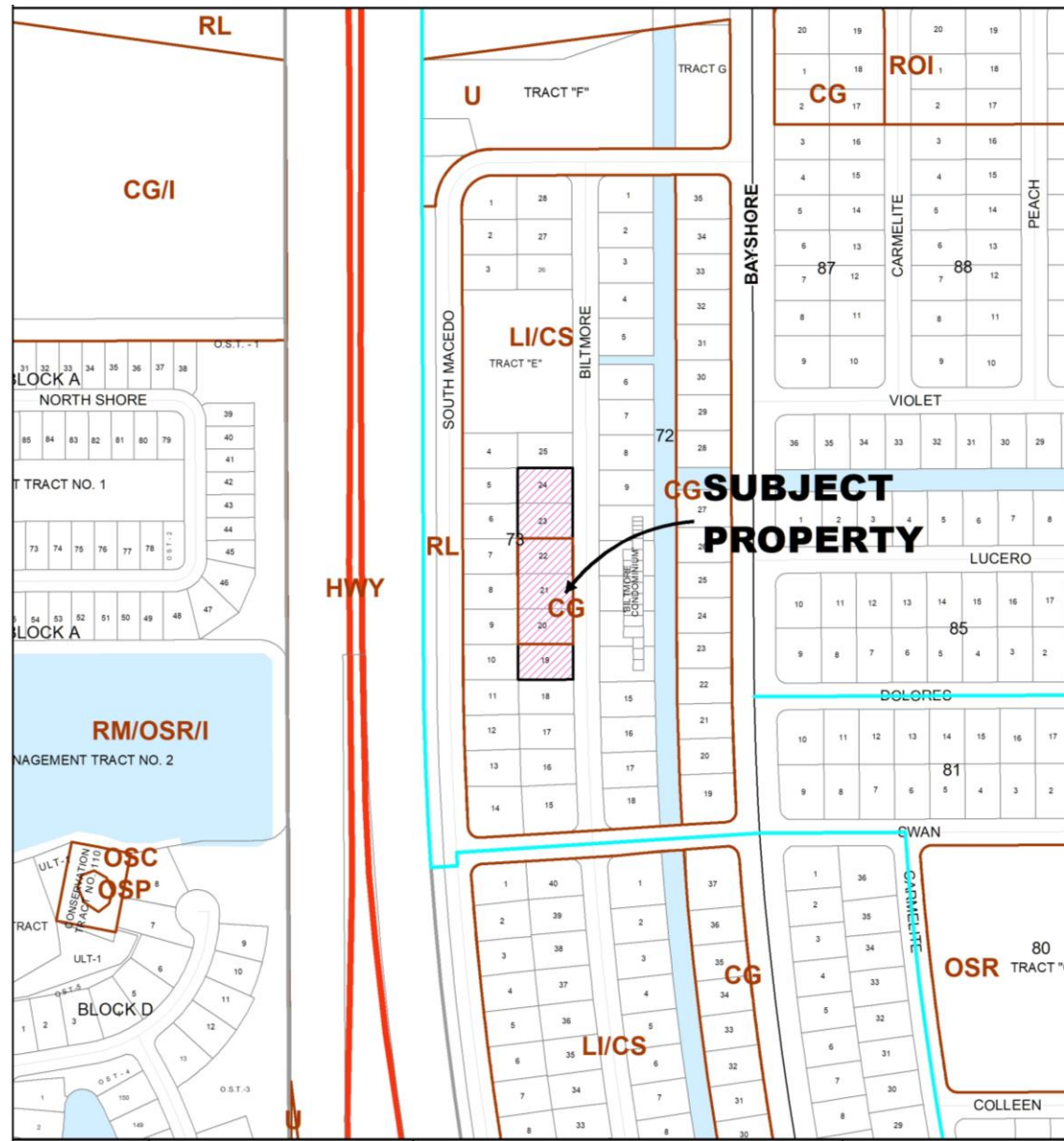
Location Map



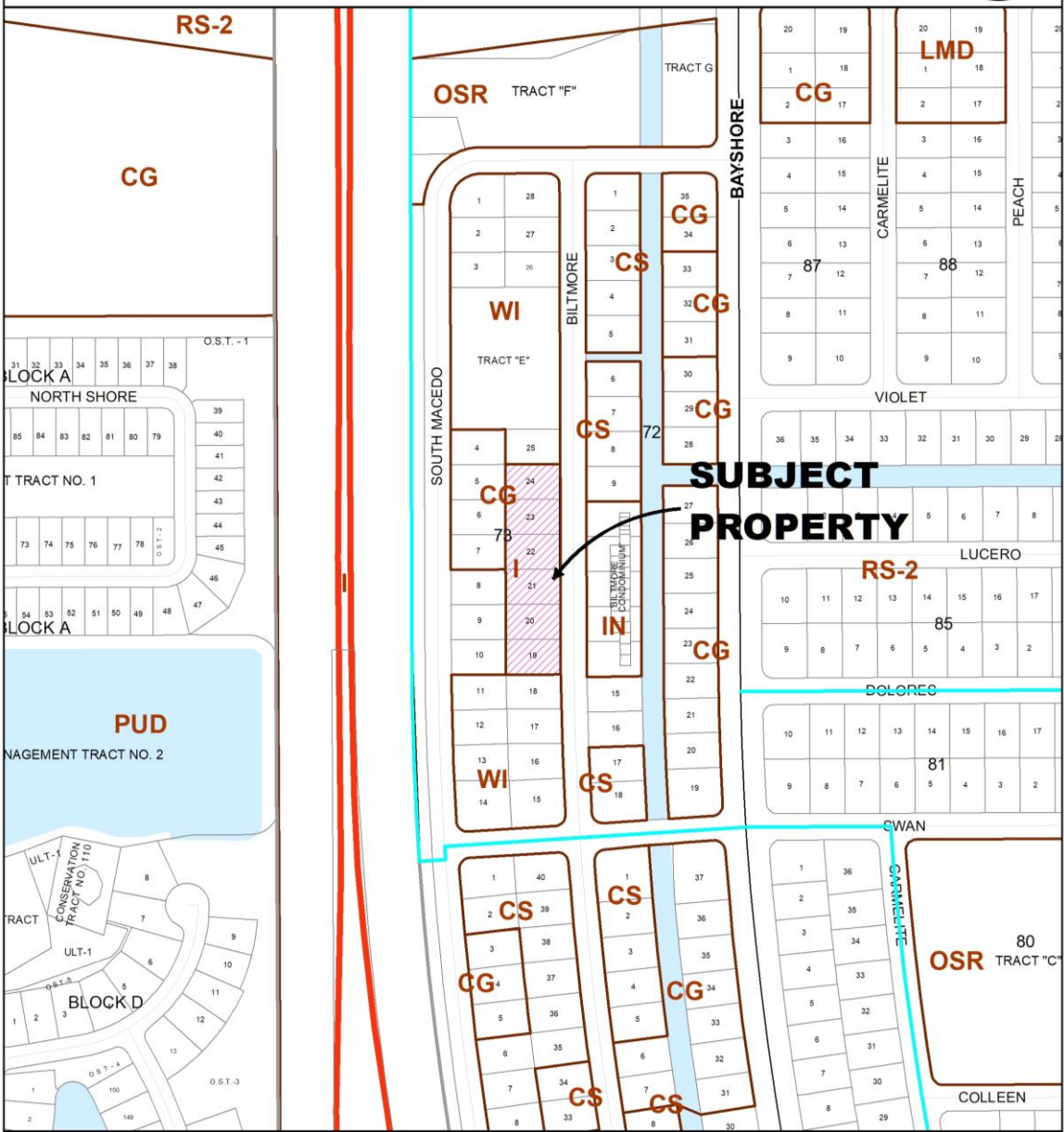
Aerial



Future Land Use



Zoning



Surrounding Uses

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



Policy 1.1.4.13 Future Land Use Element

<u>Future Land Use Classification</u>	<u>Compatible Zoning District</u>
LI (Light Industrial)	WI, GU, IN
CS (Service Commercial)	CS, GU, WI

Justification

- The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.
- The proposed Warehouse Industrial (WI) zoning district is listed as a compatible zoning district under the proposed LI/CS future land use classification.



Recommendation

- On June 7, 2022, the Planning & Zoning Board recommended approval of the rezoning request.

