



**LETTER OF JUSTIFICATION  
638 and 650 SW Biltmore Street  
Rezone Application**

April 28, 2022

**REQUEST**

On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting approval of a rezone application for a project to be known as 638 and 650 SW Biltmore Street. The subject properties total 1.377 +/- acres. The properties are located at 638 and 650 SW Biltmore Street in Port St. Lucie. The petitioner is requesting approval of to change the current Zoning designation from Institutional (I) to Warehouse Industrial (WI).

**SITE CHARACTERISTICS & PROJECT HISTORY**

The subject properties are located on at 638 and 650 SW Biltmore Street in Port St. Lucie, Florida. The parcels are noted in the below table:

Parcel ID	Address	Acreege	FLU	Zoning
3420-630-0126-000-3	638 SW Biltmore St.	1.15	CG and LI / CS	INST
3420-630-0125-000-6	650 SW Biltmore St.	0.23	LI / CS	INST

The subject properties have a split Future Land Use designation of Light Industrial (LI) / Service Commercial (CS) and Commercial General (CG) and a Zoning designation of Institutional (I). The applicant is requesting approval to change the Zoning designation of the parcels to Warehouse Industrial (WI).

To the north of the subject property lies a developed commercial parcel. This parcel has a Future Land Use designation of Light Industrial (LI) / Service Commercial (CS) and an underlying Zoning designation of Warehouse Industrial (WI).

To the south of the subject parcel is another tract owned by the applicant. This parcel has a Future Land Use designation of Light Industrial (LI) / Service Commercial (CS) and an underlying Zoning designation of Institutional.

To the east of the subject parcel lies the Right-of-Way of SW Biltmore Street followed by a commercial building. This parcel has a Future Land Use designation of Light Industrial (LI) / Service Commercial (CS) with an underlying Zoning designation of Industrial (I).

West of the subject parcel are undeveloped commercial parcels. These parcels have a Future Land Use designation of Light Industrial (LI) / Service Commercial (CS). The parcels to the northwest of the subject parcel have an underlying Zoning designation of General Commercial (CG). The parcels to the southwest have an underlying Zoning designation of Single Family Residential.

***Based on the above and attached information, the applicant respectfully requests approval of the proposed application.***

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