

**Tri- County – Biltmore Properties**  
**Rezoning**  
**P25-111**



## SUMMARY

<b>Applicant's Request:</b>	To rezone the subject property from General Commercial (CG) to the Service Commercial (CS) Zoning District.
<b>Property Owners:</b>	Tri-County Realty Holdings LLC
<b>Applicant:</b>	Connor Kennedy, Haley Ward, Inc.
<b>Location:</b>	The property is generally located east of SW Biltmore St
<b>Address:</b>	801 SW Biltmore St and 817 SW Biltmore St
<b>Project Planner:</b>	Ivan Betancourt, Planner I

## Project Description

The applicant, Connor Kennedy, Haley Ward, Inc., acting as the agent for the property owner, Tri-County Realty Holdings LLC is requesting to rezone the property from the General Commercial (CG) zoning district to the Service Commercial (CS) zoning district. The property is located at 801 and 817 SW Biltmore Street. The property is legally described as Port St. Lucie Section 28, Block 75, Lots 6 and Lot 7.

The property has a future land use designation of Light Industrial/Service Commercial (LI/CS) which is compatible with the proposed Service Commercial (CS) zoning district.

## Public Notice Requirements

Public notice was mailed to owners within 750 feet of the subject property on July 24<sup>th</sup>, 2025 for the August 5<sup>th</sup>, 2025, Planning & Zoning Board meeting.

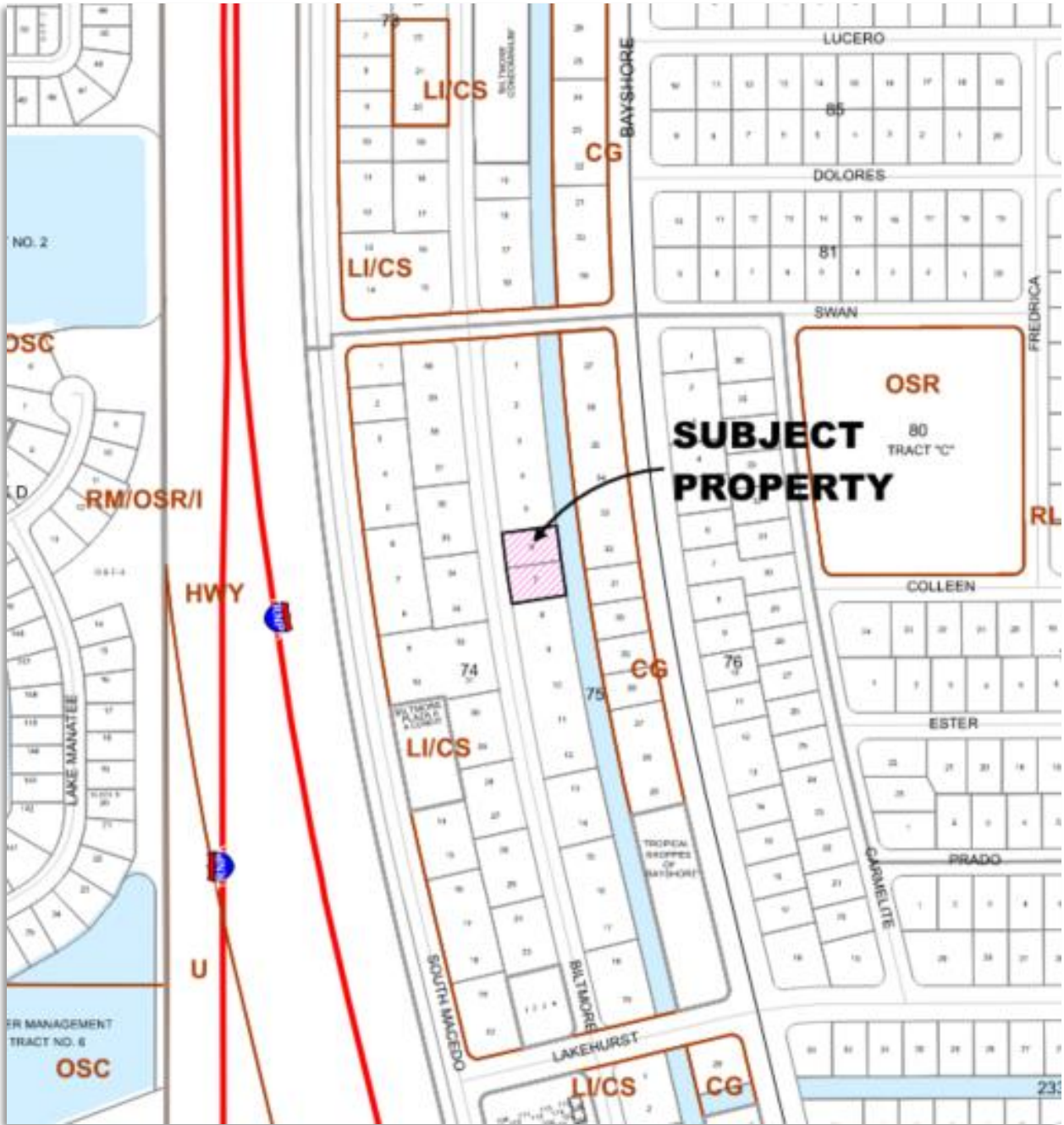
## Location and Site Information

<b>Parcel Number(s):</b>	3420-635-0046-000-3 & 3420-635-0047-000-0
<b>Property Size:</b>	0.46 acres
<b>Legal Description:</b>	Port St. Lucie Section 28, Block 75, Lots 6 and Lot 7
<b>Future Land Use:</b>	Light Industrial/Service Commercial (LI/CS)
<b>Existing Zoning:</b>	General Commercial (CG)
<b>Existing Use:</b>	Towing Business
<b>Requested Zoning:</b>	Service Commercial (CS)
<b>Proposed Use:</b>	Towing Business

## Surrounding Uses

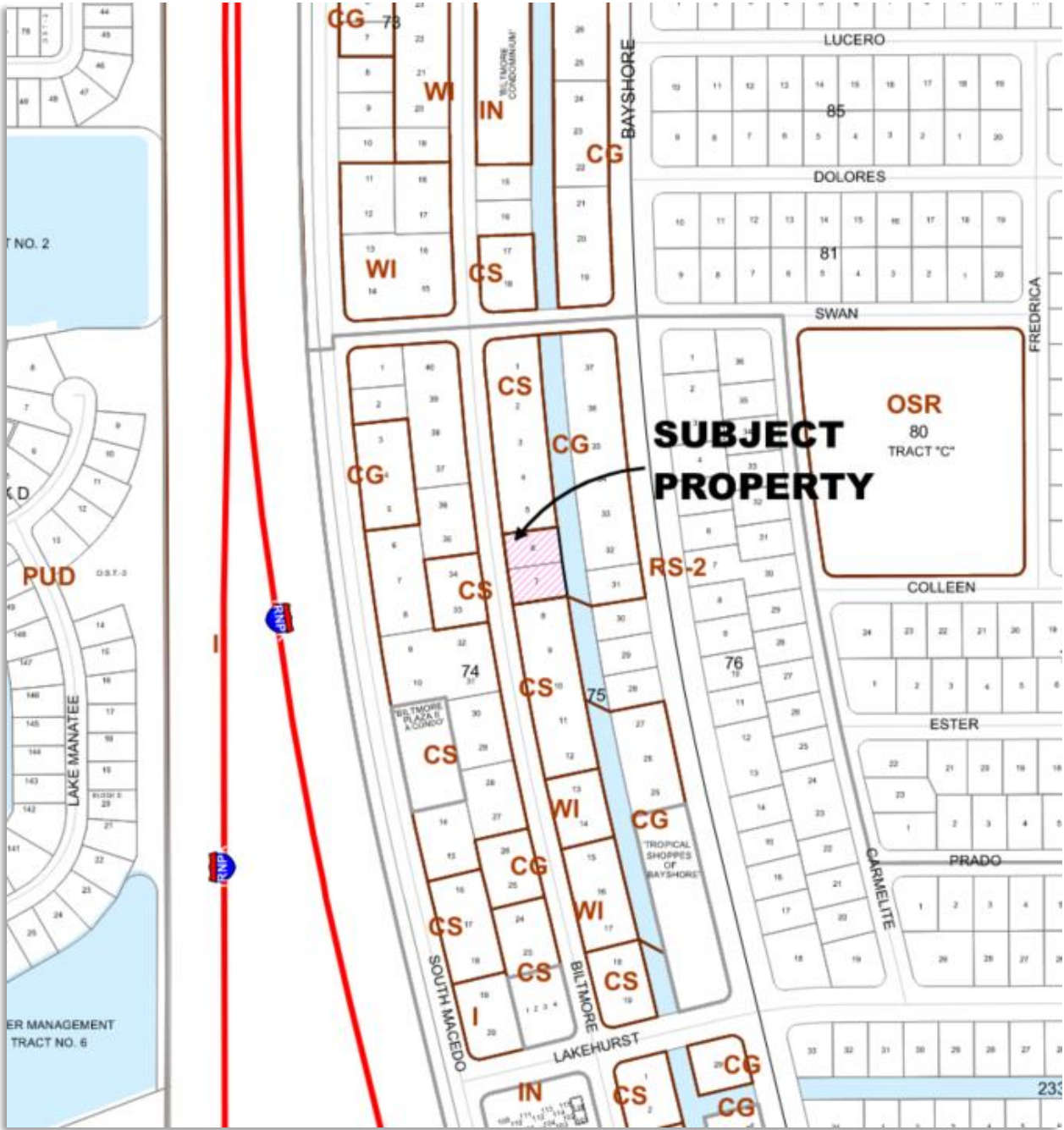
<b>Direction</b>	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
North	LI/CS	CS	Vacant Land
South	LI/CS	CS	Automobile Repair Shop
East	CG	CG	Retail Plaza
West	LI/CS	CS	Storage Yard

CG - General Commercial, ROI-Residential Office Institutional, CL- Limited Commercial, OSR-Open Space- Recreation, RL-Low Density Residential, CN-Neighborhood Commercial, LMD-Limited Mixed Use, RS-2 - Single-Family Residential



## FUTURE LAND USE MAP





**EXISTING ZONING MAP**

## IMPACTS AND FINDINGS

### COMPREHENSIVE PLAN REVIEW

**Land Use Consistency (Policies 1.1.4.2 and 1.1.4.13):** The proposed zoning of Service Commercial is compatible with Policy 1.1.4.13 and future land use classification of Light Industrial/Service Commercial (LI/CS).

### ZONING REVIEW

**Applicant's Justification Statement:** Applicant is seeking to rezone his property from General Commercial (CG) to Service Commercial (CS) for his existing towing business that is located on site. This is a permitted use under the proposed Service Commercial (CS) Zoning designation. This zoning district also aligns with the existing Light Industrial/Service Commercial (LI/CS) Future Land Use.

**Staff Analysis:** The rezoning classification complies with the direction and intent of the City of Port St. Lucie Comprehensive Plan. The Service Commercial Zoning District (CS) is compatible with the Service Commercial (CS) future land use classification, Policy 1.1.4.13 of the Future Land Use Element.

### Minimum Lot Requirements

	Required	Proposed
Minimum Lot Size	20,000 square feet	20,037.6 square feet
Minimum Frontage	160 feet	161.42 feet

### Compliance with Conversion Area Requirements

Planning Area location per Conversion Manual	26	
Is all property within planning area?	Yes	
Type of Conversion Area	LI/CS	
Proposed rezoning	Service Commercial Zoning District	
Will rezoning result in isolation of lots?	No	
Has Unity of Title been submitted?	No (Unity of Title is in process)	
	Required	Proposed
Minimum Frontage	160 feet	161.42 feet
Minimum Depth	125 feet (abutting a major drainage R/W)	125 feet
Landscape Buffer Wall	N/A	

### ENVIRONMENTAL REVIEW

The property is developed.

### RELATED PROJECTS

N/A

## STAFF RECOMMENDATION

The Planning and Zoning Department recommends approval of the proposed rezoning.

### Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council with the following:
- 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.