



Kells, Michael
Rezoning
P26-019



Project Location Map

SUMMARY

Applicant's Request:	Rezoning from the Single-Family Residential (RS-2) Zoning District to the Service Commercial (CS) Zoning District
Applicant:	Raeann Laratro, Raeann Sells Florida, LLC
Property Owner:	Michael Kells
Location:	The property is located at the northwest corner of SW Biltmore Drive & SW Voltair Terrace
Address:	1892 SW Biltmore Street & 481 SW Voltair Terrace
Project Planner:	Francis Forman, Planner III

Project Description

The city has received a request from Raeann Larato, acting as agent on behalf of the applicant, Michael Kells to rezone two parcels, totaling 0.55 acres, from the Single-Family Residential (RS-2) Zoning District to the Service Commercial (CS) Zoning District. The property is legally described as Port St. Lucie Section 13, Block 626, Lots 15 & 16. Each property currently contains a single-family residence.

Public Notice Requirements

Public notice was mailed to owners within 750 feet of the property, and the item was included in the ad for the **March 3, 2026**, Planning & Zoning Board meeting.

Location and Site Information

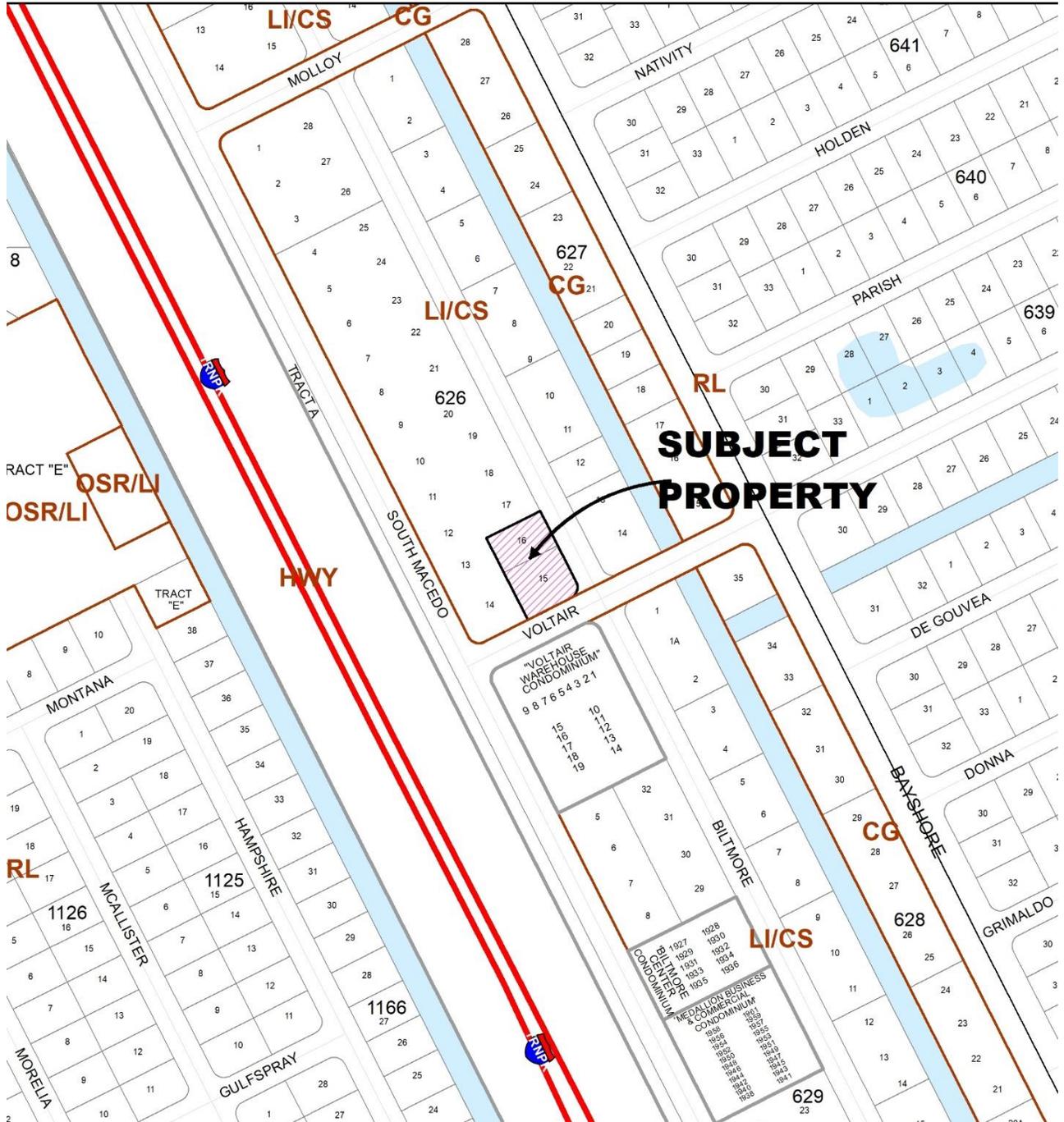
Parcel Number:	3420-560-2370-000-8 & 3420-560-2369-000-8
Property Size:	0.55 acres
Legal Description:	Port St. Lucie Section 13, Block 626, Lots 15 & 16
Future Land Use:	Light Industrial/Service Commercial (LI/CS)
Existing Zoning:	Single-Family Residential (RS-2)
Existing Use:	Single-Family Residences
Requested Zoning:	Service Commercial (CS)
Proposed Use:	Use consistent with the CS zoning district

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	LI/CS	CS	Warehouse
South	LI/CS	CS	Warehouse
East	LI/CS	CS	Warehouse
West	LI/CS	CS	Warehouse

CS - Service Commercial, LI/CS - Light Industrial/Service Commercial

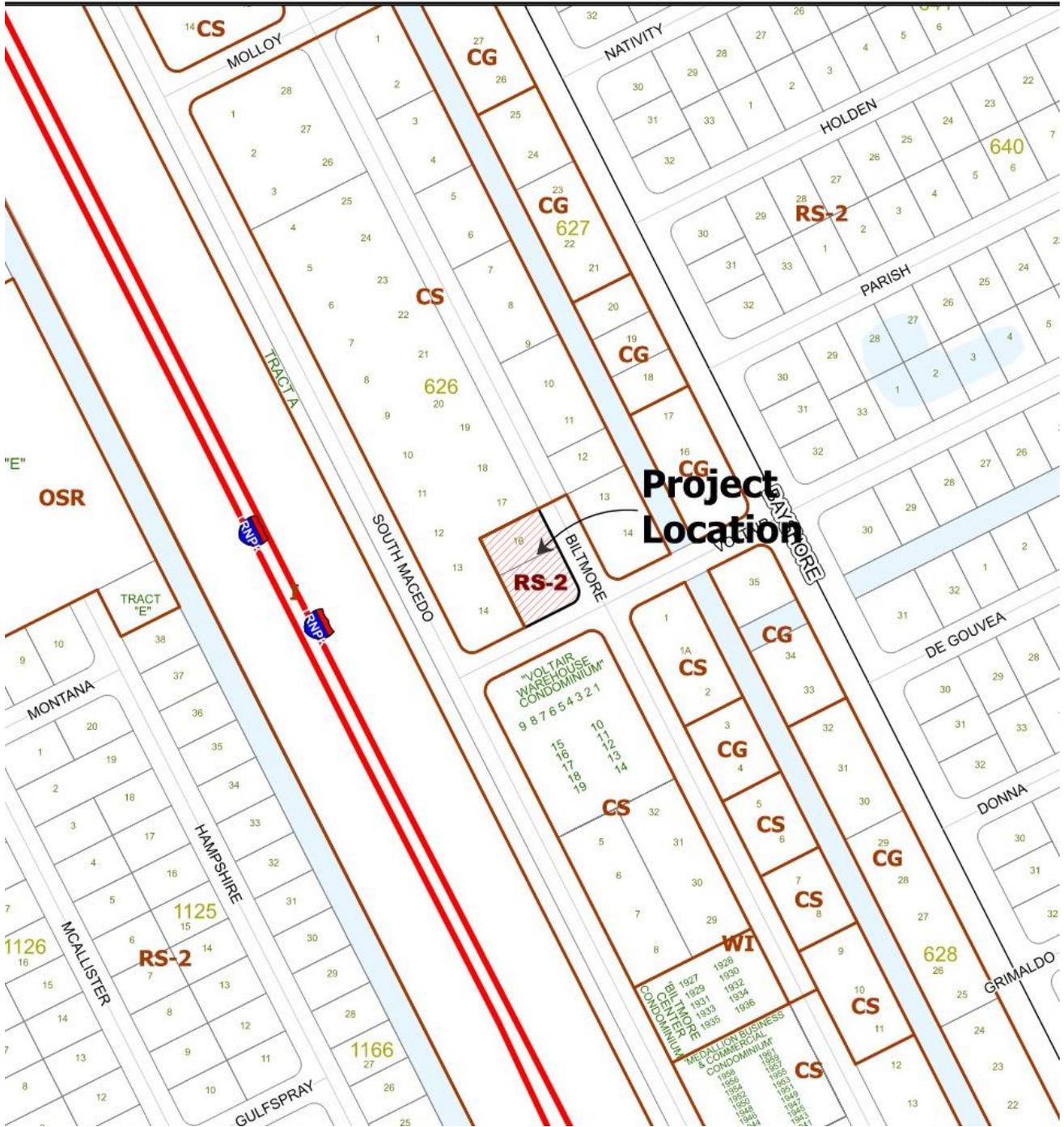
FUTURE LAND USE



Future Land Use Map

- Zoning
- Project Boundary

ZONING



Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

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

ZONING REVIEW

Justification Statement: The property owner is requesting the rezoning to CS since the subject property is the last remaining lots still zoned Single-Family Residential in the area. The applicant intends to sell the property and CS Zoning District is compatible with all of the surrounding properties, which are zoned CS. The area is not conducive to single-family residential uses.

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 Light Industrial/Service Commercial (LI/CS) future land use classification per Policy 1.1.4.13 of the Future Land Use Element.

Compliance with Conversion Area Requirements

Planning Area location per Conversion Manual	25	
Is all property within planning area?	Yes	
Type of Conversion Area	CS	
Proposed rezoning	CS	
Will rezoning result in isolation of lots?	No	
Has Unity of Title been submitted?	Submitted into Legal intake	
	Required	Proposed
Minimum Frontage	160'	160'
Minimum Depth	240' (Single lot depth, 125' may be used if the entire rear lot line is bounded by a major drainage right-of way or non-residential use and sufficient frontage exists for development)	125' (abutting a non-residential use) single lot depth
Landscape Buffer Wall	Not required	

ENVIRONMENTAL REVIEW

The site was previously cleared and is developed with single-family residences on each lot respectively.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and 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.