



Villegas, John

Variance (P25-052)

Planning and Zoning Board – September 2, 2025  
Ivan Betancourt, Planner I

# Variance Request

- A variance from City of Port St. Lucie Zoning Code, Section 158.073 (H)(3), of 15.81 feet from the rear yard setback to allow the existing home to have a rear yard setback of 9.19 feet.

# Applicant/Property Owner & Location

<b>Applicant/Property Owner:</b>	John Villegas
<b>Location:</b>	2681 SW Tanforan Blvd

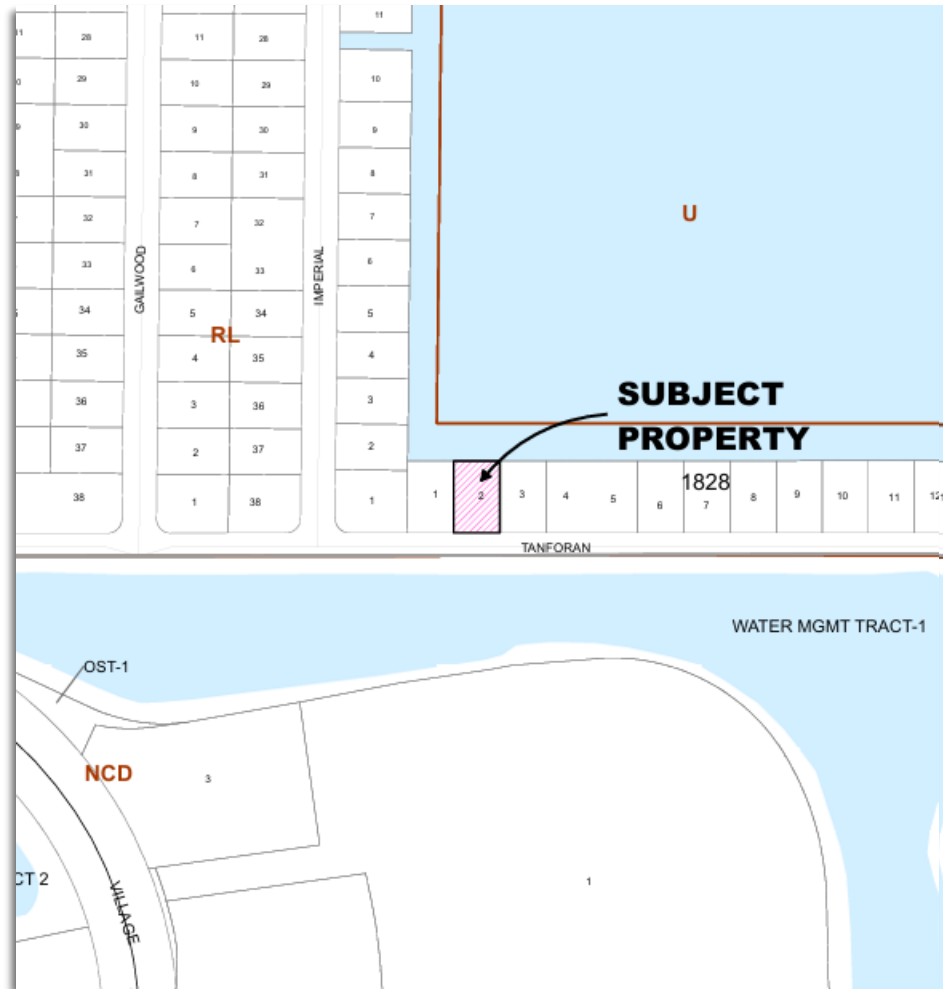


# Project Background

- The existing residence on the subject property was originally constructed in 1994 with an intended rear setback of 47 feet.
- In January 2003, an addition was made to the home; however, no survey documentation is available from the time of that construction.
- A new survey, completed on March 5, 2025, during the applicant's efforts to sell the property, revealed that the residence encroaches into the required rear setback.
- According to Public Works staff, the original surveyor inaccurately surveyed the property, which led to the home addition being constructed within the rear setback area
- An ordinance (Ord. 25-40) was granted for an Abandonment of Easement on July 28<sup>th</sup>, 2025, to abandon a portion of the twenty (20) foot wide rear utility and drainage easement.

# Future Land Use/Zoning

Direction	Future Land Use	Zoning	Existing Use
North	U	U	Water Retention Area
South	NCD	MPUD	Water Management Tract
East	RL	RS-2	Single family residential
West	RL	RS-2	Single family residential



SITE INFORMATION  
 SWALE AREA 2,000#  
 LOT 1 10,000#  
 HOUSE 1 1,000#  
 Proposed Pool Deck 1,471  
 SWD AREA 888#  
 8591#  
 LOT 3 BLOCK 1028 VACANT  
 LOT 1 BLOCK 1028 VACANT  
 NORTH  
 SCALE 1" = 20'  
 DRAINAGE RIGHT OF WAY  
 N 89° 56' 27" E  
 20' EASEMENT  
 PROPOSED POOL DECK  
 PROPOSED WELLS  
 PROPOSED 10' DRIVE  
 PROPOSED 12' X 12' INSTALL AREA  
 SWALE  
 TANFORAN BOULEVARD  
 SOUTH LINE SECTION 5-07-99  
 St. Louis County Health & Environmental Health  
 RECEIVED  
 APR 15 1994  
 FILE COPY  
 EAST 80.0'

[illegible]

# **Planning & Zoning Board Action Options**

- Make a motion to approve the variance.
- Make a motion to approve the variance with conditions.
- Make a motion to deny.
- Make a motion to table.