

Donald F. Defenthaler and  
City of Port St. Lucie  
Rezoning Request  
(P22-366)



# Request:

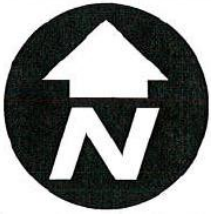
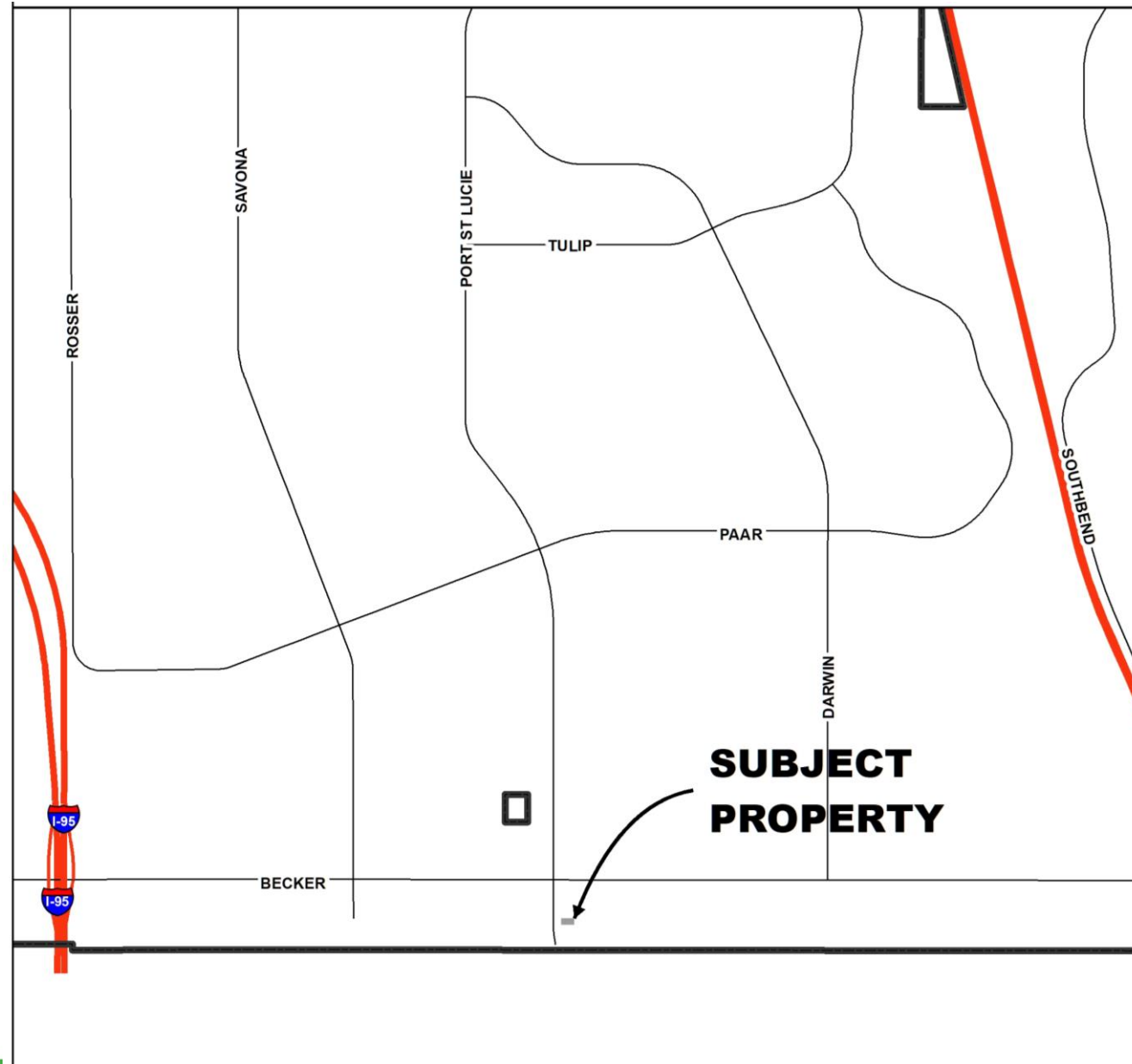
-To request approval of the rezoning of 0.69 acres (owned by Donald F. Defenthaler) and 0.29 acres (Owned by the City of Port St. Lucie); and

-This proposal is concurrent to a Comprehensive Plan Map Amendment for the Defenthaler property, which will be detailed under separate presentation; and

-Purpose of request is to allow for the Defenthaler property (3 platted lots) to be developed with 3 single-family residences and to apply a compatible zoning designation for the City of Port St. Lucie lot.



# Location Map



# Aerial



# Background:

The 0.69-acre property (3 lots) owned by Donald F. Defenthaler, is located on the southeast corner of SW Abraham Avenue and SW Port St. Lucie Boulevard. The properties addresses are 736, 742 and 750 Abraham Avenue.

The property has an existing zoning district of Limited Mixed Use (LMD) and a future land use designation of Residential, Office, Institutional (ROI). In order to accommodate the residential use proposed, the applicant is requesting to change the zoning designation to Single Family Residential (RS-2)

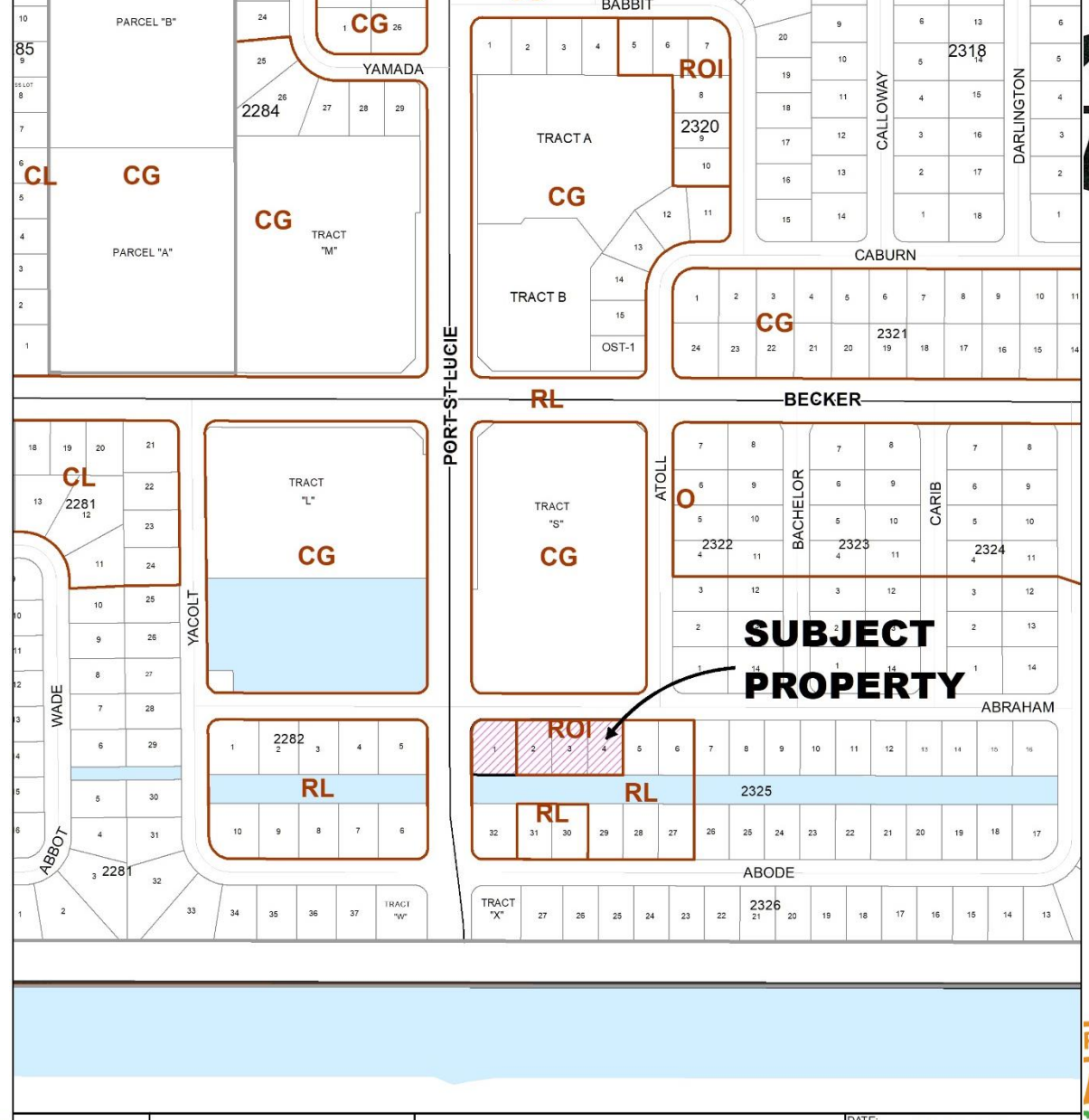
The 0.29-acre property owned by the City of Port St. Lucie is located at the southeast corner of SW Abraham Avenue and SW Port St. Lucie Boulevard. The address is 4701 SW Port St. Lucie Boulevard. The City is seeking a zoning designation compatible to the existing Low Density Residential land use. The lot is being used for landscaping and access to the cul-de-sac to the south.

Existing  
Future Land Use

*Residential, Office, Institutional (ROI)  
and Low Density Residential (RL)*



Direction	Future Land Use	Zoning	Existing Use
North	Commercial General (CG)	Commercial General (CG)	Vacant
South	Low Density Residential (RL)	Single Family Residential (RS-2)	Single Family Residences
East	Low Density Residential (RL)	Single Family Residential (RS-2)	Single Family Residences
West	Low Density Residential (RL)	Single Family Residential (RS-2)	Family Residences

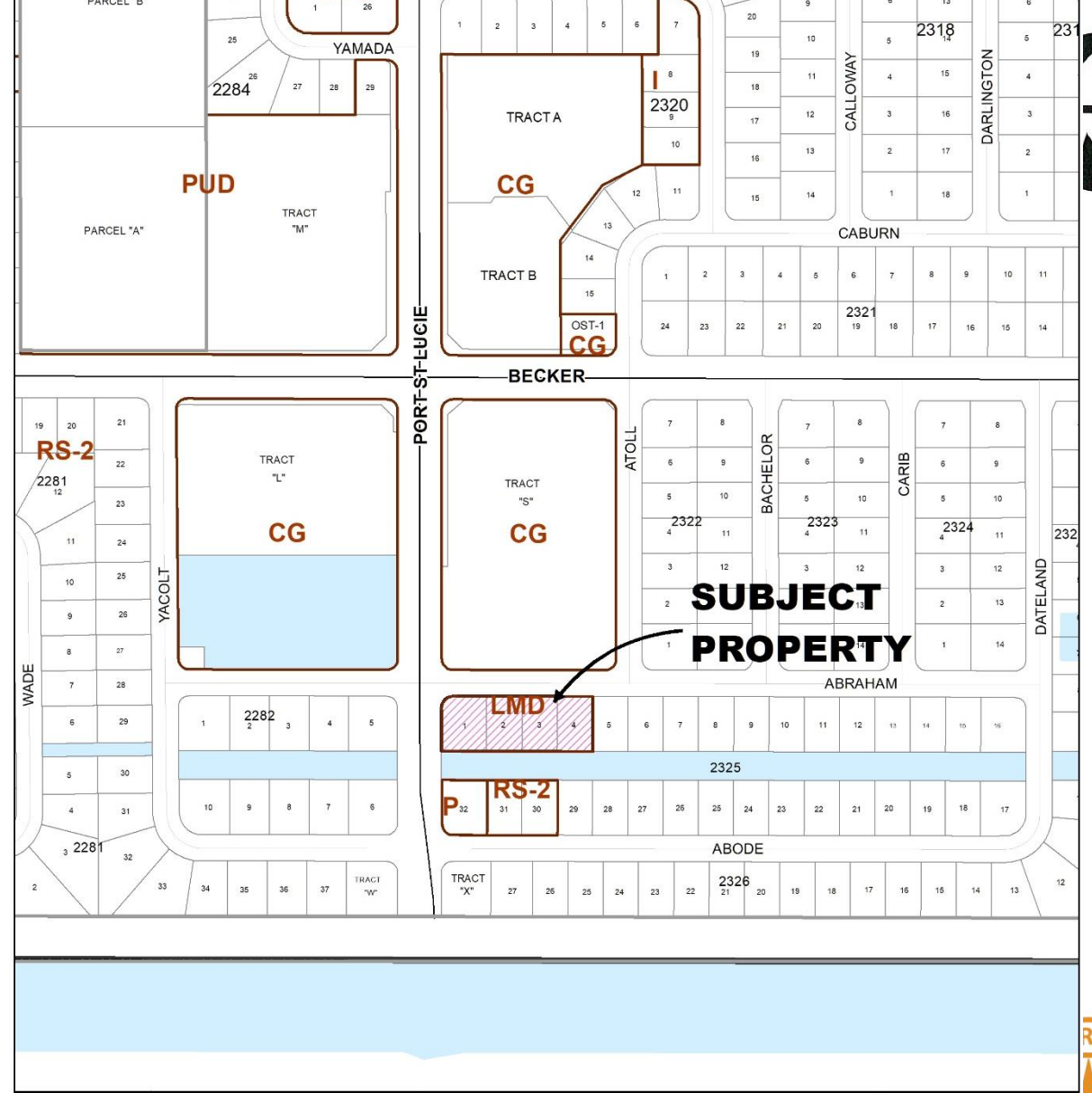


# Existing Zoning

Limited Mixed Use (LMD)



Direction	Future Land Use	Zoning	Existing Use
North	Commercial General (CG)	Commercial General (CG)	Vacant
South	Low Density Residential (RL)	Single Family Residential (RS-2)	Single Family Residences
East	Low Density Residential (RL)	Single Family Residential (RS-2)	Single Family Residences
West	Low Density Residential (RL)	Single Family Residential (RS-2)	Family Residences



## Policy 1.1.4.13 Future Land Use Element

Future Land Use Classification

Compatible Zoning District

Low Density Residential (RL)

GU, RE, RS-1, **Residential Single Family (RS-2)**, RM-5, RMH





# 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 Residential Single Family (RS-2) zoning district is listed as a compatible zoning district under the proposed/existing Low Density Residential (RL) future land use classification.



# Planning and Zoning Board Recommendation:

On February 7, 2023, the Planning and Zoning Board recommended approval of the rezoning request from Limited Mixed-Use District (LMD) to Single Family Residential (RS-2).

