



PLANNING AND ZONING BOARD STAFF REPORT
February 7, 2023 Planning and Zoning Board Meeting

Donald F. Defenthaler & City of Port St. Lucie
Rezoning
P22-366



Project Location Map

SUMMARY

Applicant's Request:	An application to rezone the properties from Limited Mixed-Use District (LMD) to Single-Family Residential (RS-2)
Applicant:	Donald F. Defenthaler and City of Port St. Lucie
Property Owner:	Donald F. Defenthaler and City of Port St. Lucie
Location:	Southeast corner of SW Abraham Avenue and SW Port St. Lucie Boulevard
Address:	736, 742 and 750 SW Abraham Avenue and 4701 SW Port St. Lucie Boulevard
Project Planner:	Stephen Mayer, Planner III

Project Description

The Applicants, Donald F. Defenthaler and the City of Port St. Lucie, are requesting rezoning of two adjacent parcels (a 0.69-acre property owned by Defenthaler and a 0.29-acre parcel owned by the City of Port St. Lucie) from Limited Mixed-Use District (LMD) to Residential Single Family (RS-2). The Defenthaler property address is 736, 742 and 750 SW Abraham Avenue and the City of Port St. Lucie parcel is located at 4701 SW Port St. Lucie Boulevard. Both properties are vacant, although the City property is being utilized for street landscaping and access to the cul-de-sac located to the south. There is also a concurrent future land use map amendment application to change Lots 2-4 from the future land use designation of Residential, Office, Institutional (ROI) to Low Density Residential (RL).

Previous Actions and Prior Reviews

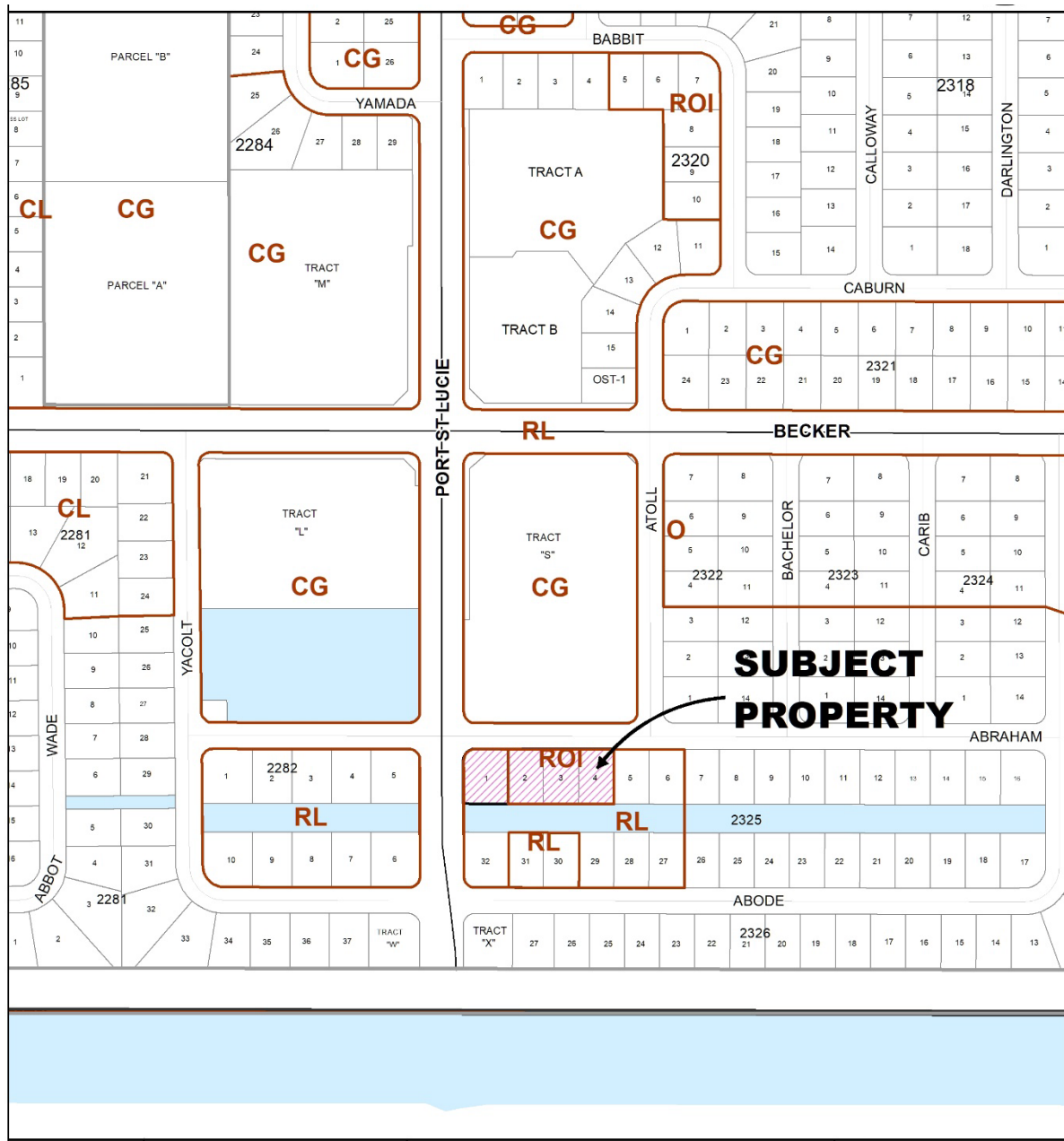
P21-010 – City of Port St. Lucie – The Future Land Use Map amendment changing the land use designation on the City- owned parcel (Lot 1) from ROI to RL via Ordinance 21-43.

Location and Site Information

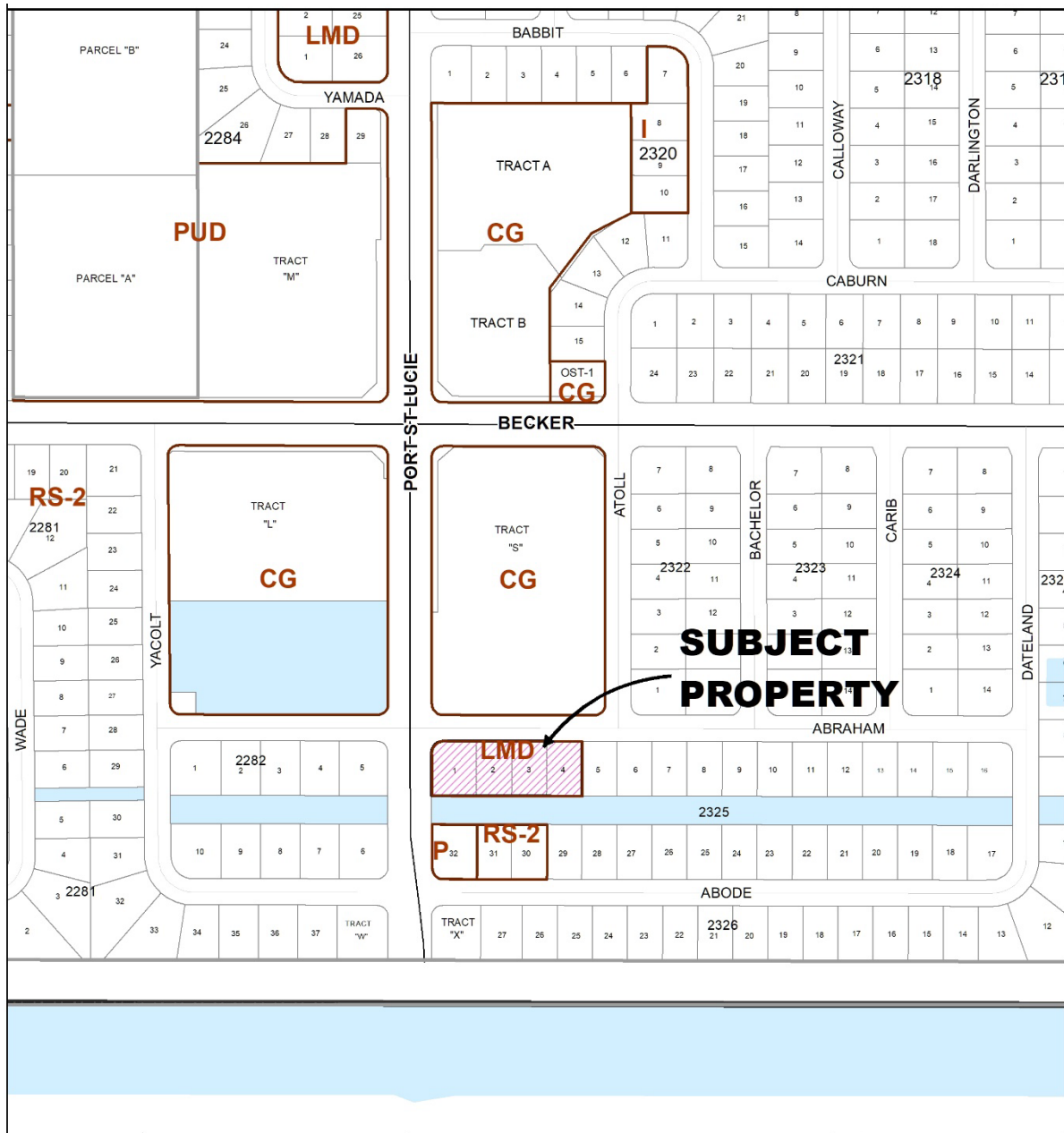
Parcel Number:	342066034950004 and 342066034960001
Property Size:	.69-acres (30,061 square feet) and .029 acres (12,632 square feet)
Legal Description:	PORT ST LUCIE-SECTION 33- BLK 2325 LOTS 1, 2,3 AND 4 (MAP 44/31S) (OR 1914-2599: 1928-728: 2113-2130)
Future Land Use:	Defenthaler - ROI (Residential, Office, Institutional) City of Port St. Lucie - RL (Low Density Residential)
Existing Zoning:	Limited Mixed-Use District (LMD)
Existing Use:	Vacant
Requested Zoning:	RL (Low Density Residential)
Proposed Use:	RS-2 (Single-Family Residential)

Surrounding Uses

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)	Limited Mixed-Use District (LMD)	City owned parcel/ vacant/ access



Future Land Use Map



Existing Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element 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 Low Density Residential (RL) future land use classification.

FUTURE LAND USE CLASSIFICATION	COMPATIBLE ZONING DISTRICT(S)
RL (Low Density Residential)	GU, RE, RS-1, Residential Single Family (RS-2) , RM-5, RMH

ZONING REVIEW

Applicant's Justification Statement: Requesting the site be rezoned to make the site compatible with the future land use of Low Density Residential.

Staff Analysis: The applicant's proposal to rezone the subject property to RS-2 is consistent with the comprehensive plan amendment application for this property. Lots 2-4 meet the minimum size requirement required by the RS-2 zoning district of 10,000 square feet. The City's Lot 1 will continue to be utilized for landscaping and access.

RELATED PROJECTS

P23-003: Comprehensive Plan Amendment – Small Scale Land use change from ROI to RL for the Defenthaler parcel.

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.