

DAVID A. BROWN
2799 SW ENSENADA TERR.
PORT ST LUCIE, FLA. 34953
CALL- 301 8656
561

Zoning Appeal
12-3

TO:

The CITY CLERK, PSL, FLA. 34984

FROM DAVID BROWN (P12-025) APPLICATION
THE VARIANCE WAS DENIED BY THE PLANNING
& ZONING BOARD ON MAY 1ST 2012.

I WOULD LIKE TO APPEAL TO THE ZONING
BOARD OF APPEALS TO RE-CONSIDER MY APPLICATION.
PLEASE NOTE THAT THE SHED AND OPEN GARAGE
ARE PRE-MANUFACTURED.

MAY 4 12 PM 2:17



CITY OF PORT ST. LUCIE

CITY CLERK'S OFFICE

.....
A CITY FOR ALL AGES

May 11, 2012

CERTIFIED MAIL

Mr. David Brown
2799 SW Ensenada Terrace
Port St. Lucie, FL 34953

Dear Mr. Brown,

RE: ZONING APPEAL 12-3, Appeal the decision of the Planning & Zoning Board on May 1, 2012, to appeal the decision of the Planning & Zoning Board on May 1, 2012, to grant 1) a variance to Chapter 158.217(C)(2)(i) to allow a second garage, where only one garage is permitted, 2) a variance to Chapter 158.217(C)(2)(i) to allow the second garage to be over 300 square feet that does not conform in appearance, material, and design of the house, and 3) a variance to Chapter 158,217(c)(2)(h) to allow an unattached storage building over 300 square feet that does not conform in appearance, material, and design to the house, P12-025.

Please consider this a notice of **Public Hearing** before the City Council serving as Board of Zoning Appeals to be held on **Monday, June 18, 2012, at 1:30 p.m.** or as closely thereafter as business permits, at the Port St. Lucie Council Chambers, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Any back-up material you wish to have put into the meeting packet should be in the City Clerk's office by 12:00 noon on Wednesday, June 13, 2012.

If you should have any questions, please do not hesitate to contact me at 871-7325.

Sincerely,

Karen A. Phillips, CMC
City Clerk

cc: Daniel Holbrook, Director Planning & Zoning
Pam E. Booker, Assistant Sr. City Attorney
John Finizio, Planner

A. P11-071 CITY OF PSL - PRINEVILLE WWTP TOWER - SITE PLAN

Chair Blazak said, "P11-071, Prineville WWTP Tower, Site Plan has been pulled at the request of the applicant, and will be rescheduled for the Planning and Zoning Board meeting of June 5, 2012."

B. P12-032 CROSTOWN TOWER - MINOR SITE PLAN

Vice Chair Martin stated, "I move to pull P12-032, Crosstown Tower, Minor Site Plan, until after we've heard the Special Exception Use application." Mr. Battle **seconded** the motion, which **passed unanimously** by roll call vote.

7. PUBLIC HEARINGS

Chair Blazak stated, "The applicant or agent for the applicant must be present. If no representative is present for the application, it may be tabled to the following month's meeting. Anyone wishing to speak on any item may approach the podium after the issue has been opened for the public to comment. Each person wishing to speak may do so for not more than three minutes. Please state your name when you come to the podium. You may speak only once for each agenda item. Your comments and concerns are very welcome. However, we must maintain order and provide time for everyone."

A. P12-025 DAVID BROWN - VARIANCE

Ms. Kuruvilla said, "The applicant and owner is David Brown, and the property is located at 2799 SW Ensenada Terrace. The legal description is Lots 24 and 25, Block 1360, Port St. Lucie Section 14, and the size is 0.71 acres. The existing zoning is RS-2, and the existing use is a single-family house. The surrounding properties are single-family residential. The requested variance is to allow the following: 1) a second garage, as only one garage is permitted per Section 158.217(C)(2)(i); to allow the second garage that is over 300 square feet in size, and does not conform in appearance, material, and design to the house per Section 158.217(C)(2)(i); and to allow an unattached storage building over 300 square feet in size that does not conform in appearance, material, and design to the house per Section 158.217(C)(2)(h). The applicant has two adjacent lots on Block 1360 that have been combined legally by exemption from a platting application in 2002. He has a house and several sheds on his property. The latest survey prepared by Bloomster Professional Land Surveyors, Inc., dated March 2, 2012, is Exhibit 1, and shows the setbacks, the square footage of the house, and the sheds. The applicant states on the

application form that the sheds have been on his premises for over two years and are prefabricated. Staff feels that the applicant has to limit the area of the sheds to 300 square feet. If the shed exceeds 300 square feet, it has to conform in appearance, material, and design to the principal structure. The allowable numbers of sheds are not specifically mentioned in the City's Code."

Ms. Kuruvilla continued, "Exhibit 2, received in the Building Department, shows the permit for the house on Lot 24. Exhibit 3 shows the permit for the existing shed behind the house on Lot 24. It's 288.84 square feet, and there are no issues with this shed. The issues are for the second garage and the permanent shed on Lot 25. With Variance #1, the applicant did not pull a permit for the second garage. With Variance #2, the size of the second garage is >300 square feet, and does not conform in appearance. With Variance #3, Exhibit #4 shows the permit for the existing shed. It's 482.4 square feet, and is on Lot 25. The permit was approved on April 8, 2002, but does not conform in appearance, material, and design to the house per the Zoning Code Section 158.217(C)(2)(h). The applicant has two canopy sheds with tubular columns and metal frames for additional storage. It's understood from the Building Department that a permit is not required for the canopy sheds with soft materials. The applicant generally maintains his house, but the open storage needs to be removed or appropriately stored. It is understood from the Field Inspection Division of the Building Department that there is a complaint case on this property against the numerous sheds in the rear and side with no permits. Exhibit #5 is the paperwork for the complaint. The City's Engineering Department noted that the two temporary canopy sheds are in the City's easement, and an illegal plastic pipe is in the City's right-of-way, with rocks over it being used as a driveway. The Engineering Department has informed the owner to remove the driveway and to apply for a driveway permit."

Ms. Kuruvilla stated, "If anything in the six-foot side easement causes a drainage issue, it will have to be removed and the swale has to be restored at the owner's expense. The Engineering and Building Departments have no objection to process the variance application for the permanent sheds. Although the combined area is 0.71 acres and is substantially larger than the minimum lot requirement, aesthetics is important as previously stated in the staff review. Aesthetics will impact the community value and is reflected throughout the Zoning Code. Staff feels that the requested variances are not in harmony with the general interest and purpose of the chapter, and is detrimental to public welfare. The Planning and Zoning Department finds the requests to be inconsistent with the variance criteria as

stipulated in Section 158.295(C) of the Zoning Code and recommends denial of all of the variances."

DAVID BROWN, applicant, noted, "I was going to get a permit, but the Building Department wouldn't give a permit unless you had. . . . In other words, I had too much footage. On their books it says 500 feet. My shed or garage is 576, so I asked for a variance, so that the Code. . . . to get a permit was over the 500 feet. It has nothing to do with the driveway. It went from \$145 to almost \$3,000. The pictures I took are correct. It has been cleaned up a lot since then. With the driveway, I took out all of the gravel and put in dirt and sod. The picture of the driveway is not what's really there. It's not attached to my house. It's over 200 feet from my house. It's not like any other lot in the area. The garage does meet the requirements from the property line, from the drain, and all of that. I'm asking for a variance to include the extra footage in the carport/garage or whatever you want to call it." Mr. Battle asked, "Is the variance just to create enough room for your RV?" Mr. Brown replied, "I'm not going to change anything or add to it. It's just that I can't get a permit, because of the footage that's already there. Normally, I would have tried to get a permit, but I wasn't here, and the workers were there. It was just the circumstances. Right now to get a permit, it has to be a difference in the footage I now have to what they will permit." Mr. Battle asked, "Why do you need the additional footage?" Mr. Brown replied, "I don't need any more. I just need a permit for what is there." Mr. Battle stated, "But what is there is 76 square feet more than what you're allowed. Is that what the issue is?" Mr. Holbrook replied, "The first issue is that only one garage is permitted, and this will be a second garage."

Mr. Holbrook continued, "Then you have two additional issues, which are essentially the same but for two different structures. Since both of those structures are over 300 square feet, they have to be in the same or similar material as the primary structure, which is the house, and they're not. There are three issues for three variances that this Board needs to consider today." Mr. Brown stated, "I'm not asking for a variance for the two canopies. They are not permanent structures. The other two items have been escalated up. I don't really know why they're an issue." Secretary Ojito asked, "Does the structure meet the wind load requirements?" Mr. Brown replied in the affirmative. Secretary Ojito asked, "Do you have all of the product approvals?" Mr. Brown replied in the affirmative, and pointed out, "When Mr. Bedell went to approve it he couldn't, because of the square footage." Mr. Holbrook remarked, "The applicant addressed and raised the issue as far as the two metal framed canopies. Neither of those is part of this variance request, so

we're not addressing that. What has been stated in the review by the other departments is that there are other issues with this property that do need to be addressed, not by this variance request. Those items, if they're in the easement, need to be relocated or they may have to be relocated at a future time. The Engineering Department has also stated that the driveway needs to be permitted. Those things have to be corrected."

Mr. Brown remarked, "I redid the driveway. That wasn't mentioned to begin with. This came about because of all of this. The other things could be taken down, but they're not on anyone's property. There is no way that these are interfering with anyone." Mr. Holbrook said, "And we're not saying that those are the issues being addressed. We're reviewing and evaluating everything that staff has identified. Staff is from Code Enforcement, Engineering, the Building Department, as well as Planning and Zoning. When Planning and Zoning reviewed this situation, when you presented your application to us, and we went out to inspect the site, the three items we identified were that you had a second garage and Code only allows for one garage. The other two items are the two structures that you have. The metal carport that is 583 square feet and the metal shed that is 482 square feet; both of those structures are required by the City's Code to be of similar/same type of finish as the primary structure. What type of finish does your house have?" Mr. Brown replied, "Stucco and block." Mr. Holbrook stated, "It has to be stucco. You have to have the same type of color. That's the requirements of Code. Since that's an existing situation that you have on your property, those issues were identified in this report." Mr. Brown noted, "I have a permit for the other sheds that are not the same structure, because they're not attached to the house. That's what I was told when I got those permits."

Mr. Holbrook commented, "The shed that is 482 square feet needs to be consistent with the house." Secretary Ojito asked, "Which one has a permit? The one that doesn't comply has a permit?" Mr. Holbrook replied, "Correct. It was the same year that the Code was changed. The Code was approved by City Council in February 2002, and the permit was then issued in April 2002. The permit wasn't issued consistent with the Code at that time, so that issue still needs to be addressed. That's why that information was included in the variance, in staff's report." Vice Chair Martin asked, "Can you run us through the photos of these different structures, so that we can get our bearings on what we're voting on?" Ms. Kuruvilla replied, "We're not talking about the canopy shed. It's the other two sheds." Vice Chair Martin asked, "Is the teepee thing in question?" Ms. Kuruvilla replied in the negative. Vice Chair Martin asked, "What about

the structure next to it?" Ms. Kuruvilla replied, "This is the back side of the shed." Vice Chair Martin asked, "That the RV is in?" Ms. Kuruvilla replied in the negative. Mr. Holbrook pointed out, "The structure that you have to the left is the metal shed. To the right of it is the metal carport. The temporary structures which aren't being discussed, but are visible, is the one that you have the car under. There's also another one behind the carport." Mr. Brown remarked, "We're in Florida, and that's just to protect it from the sun." Vice Chair Martin said, "I don't think anyone is questioning your carport. You're asking us for a variance for structures that aren't consistent with your home, and that's the Code. Whether or not this permit was issued after the fact is something else you're going to have to resolve." Chair Blazak asked, "Where is the photo from?" Ms. Kuruvilla replied, "From the front of his house." Mr. Holbrook replied, "It's to the right of his house. The exact language from the ordinance with two of the variances that we're dealing with is as follows: 'It's for the maximum size of 500 square feet whether it's a garage or attached to an accessory structure. These uses shall conform in appearance, material, and design of the principle structure (house if it's over 300 square feet).' That's two of the variance issues that staff has identified. Ultimately, you're looking for approval by the City. As part of staff review, you have a whole series of issues that have been identified. Some of them aren't for this Board to consider and others are, and those are the three that the Planning and Zoning staff has identified for the Board to consider."

Chair Blazak opened the Public Hearing.

OSCAR BRAVO stated, "I live at 2791 SW Ensenada Terrace, next door to this property. I think you need to look at this photograph, which probably will give you a better perception about what they're talking about. (**Clerk's Note:** Mr. Bravo submitted a photograph of the area). The one structure is a carport to shelter the RV that he has. When he ordered that structure, he assumed the people who came to put up the structure had requested the permit, which he found out later that he didn't have the permit. He went to request the permit, they came out, said it wasn't going to be a problem, and that it was going to cost him \$90. He went through the process, and they said that it wasn't the appropriate size. They told him he had to pay an additional \$200. They sent someone else who told him it was considered a garage. Something like that is not considered a garage. It's not attached to the house. It's the same color as the house. I also believe that we are just wasting a tremendous amount of resources. Every City is stretching the dollars. With a simple issue like this, I can guarantee you that

if I order an audit and they find out how much was spent on this, it would be approximately \$5,000. It's already \$2,000 that he has to spend to get a permit to shelter his RV. To make sure he could get over there, he put in some gravel. They said it was a driveway, so he took the gravel out. A little bit of common sense will go a long way, and we will save a tremendous amount of money. I'm concerned about the two or three houses that are empty, and that's what's lowering the value of our houses. This guy spends a tremendous amount of money to keep his house up. If people like this leave the City, what are we going to get next? I know that we have rules and regulations, and they were put in place to control certain things. However, this has gotten out of hand. In order to get those photos that they are showing, they had to go over the canal on the other side to take those photos. You don't see that from the street."

Mr. Battle noted, "Earlier you had said that only one garage per lot is allowed. Is that correct?" Mr. Holbrook replied in the affirmative. Mr. Battle asked, "Is this two lots?" Mr. Holbrook replied, "These are two lots, and they have been combined." There being no further comments, Chair Blazak closed the Public Hearing. Mr. Garrett asked, "If the structures were under 300 square feet, could he do as many under 300 square feet sheds as possible?" Mr. Holbrook replied, "Yes, but not the carports or the garages." Mr. Garrett asked, "Would those not have to match the architectural appearance of his home?" Mr. Holbrook replied, "That's correct." Vice Chair Martin asked, "How many square feet of this garage would you have to cut off to bring it within?" (**Clerk's Note:** Mr. Brown's response was inaudible). Vice Chair Martin said, "If the width of this thing is 20 feet, you have to take four feet off of it to comply. Is this something you would consider doing?" (**Clerk's Note:** Mr. Brown's response was inaudible). Chair Blazak commented, "We're not here to solve the problem. We're here to deal with the issue before us, and I think that's what we need to deal with. The owner is going to have to work this out, depending on what happens with the vote of this Board today. I don't think we're here to negotiate a solution to this problem." Vice Chair Martin pointed out, "I suggest we table it and let the man cut off four feet of the building and then there's no issue." Secretary Ojito asked, "Do you have any other variances? Is this a precedent if you were to approve this, or have you given similar variances to other types of structures in the City?" Mr. Holbrook replied, "Not exactly like this scenario. There have been other requests going ten plus years back, but not exactly as this scenario is." Secretary Ojito asked, "But not recently with the new Code?" Mr. Holbrook replied, "Correct."

Mr. Battle asked, "Have there been any complaints?" Mr. Holbrook replied, "We have not received any correspondence or calls. The property has been posted. We have complied with the public notice requirement as required by the Zoning Code, but we haven't had any correspondence." Mr. Battle remarked, "I agree. I think we should table it to give the guy some time." Vice Chair Martin asked, "Would that satisfy the concerns of the City if he literally cut off four feet from this structure?" Mr. Holbrook replied, "There are three issues for the Board to consider. One is having more than one garage, and then the two structures need to be in compliance, using similar materials as the house. One action will not resolve the three issues. I would encourage the Board to actually take a vote on what's being presented to the Board today." Ms. Booker said, "I would ask that these be taken as separate items for whoever makes the motion." Vice Chair Martin asked, "We have three variances that we're voting on, and you're asking that we take them separately?" Ms. Booker replied in the affirmative. Mr. Garrett asked, "The requested Variance #1 is only for the ability to have a second garage, and not the aesthetics?" Mr. Holbrook replied, "That's correct. That's Variance #1." Secretary Ojito asked, "Are you clear on the definition that it is a second garage?" Mr. Holbrook replied, "I can say that our Zoning Code is not the sharpest that it could be in this area, but it is functioning as a garage, and would be considered. If I had to define it that would be the closest." Mr. Battle asked, "Does it have two sides and a back?" Mr. Holbrook replied, "I believe it has partial sides."

Mr. Garrett **moved** to approve P12-025, variance application, Variance #1, to allow permission for a second garage. Secretary Ojito **seconded** the motion, which **failed** by roll call vote, with Mr. Battle, Mr. Garrett, Secretary Ojito, and Vice Chair Martin voting in favor, and Chair Blazak voting against. Vice Chair Martin **moved** to deny Variance #2, size of garage exceeds 300 feet and does not conform to appearance, materials, and design. Mr. Garrett **seconded** the motion, which **passed** by roll call vote, with Mr. Garrett, Secretary Ojito, Vice Chair Martin, and Chair Blazak voting in favor, and Mr. Battle voting against. Vice Chair Martin **moved** to deny Variance #3, the 482 square-foot shed that does not conform to appearance, materials, and design. Mr. Garrett **seconded** the motion, which **passed** by roll call vote with Mr. Garrett, Vice Chair Martin, and Chair Blazak voting in favor, and Secretary Ojito and Mr. Battle voting against. Mr. Holbrook stated, "For the applicant's benefit, you have the right to appeal the denial of the variance and the lack of approval on the first variance to the City Council Zoning Board of Appeals. You have 15 days, and that information is included

in the report. If you have any questions, please get with Ms. Kuruvilla."

B. AFAF REAL ESTATE MANAGEMENT - SIGN VARIANCE

Ms. Huntress said, "SignARama, USE is the applicant, acting as the agent for the owner AFAF Real Estate Management, LLC, c/o Mazin Shikara. The property is located at 672 SW Prima Vista Blvd., and is 1.57 acres. The existing zoning is LMD, and there is a 3,598 square-foot two-story professional office building on the site. The requested variance is to Chapter 155.08(E)(1)(f) of the Sign Code of the City of Port St. Lucie Land Development Regulations to allow a 13.25-foot increase in the maximum allowable height from the finished floor elevation of the building to the top of the façade sign on the north side of the building. The Sign Code allows a maximum height measured from the finished floor elevation to the top of the façade sign of 20 feet, whereas the applicant is proposing a maximum height measured from the finished floor elevation to the top of the façade sign of 33.25 feet. The Sign Code was revised on March 8, 2010, and changed the allowable height for façade signs to be up to 20 feet. Prior to that, the allowable height was 15 feet and was covered under the Design Standards, which were adopted on September 9, 1997. The Planning and Zoning Department records indicate that there was a variance granted in 2003 for Fidelity Federal at this location for the height of the building, but no variance for the height of the sign. The Fidelity Federal Site Plan Amendment was approved in 2003 after the variance was granted, and was subject to the Design Standards. The elevations indicated a central tower with the wording 'Fidelity Federal' located in approximately the same location as this request for signage."

Ms. Huntress continued, "However, approval of the Site Plan does not constitute approval of any signage. The Planning and Zoning Department and the Building Department have no record of any approvals for any façade signage or sign variances for Fidelity Federal at this location. The next tenant to submit any sign applications for this location was National City. Our records indicate that there was no application for a façade sign on the north elevation, which is what they're requesting this variance for. The applicant has provided two examples with photographs of buildings, which appear to have façade signs higher than 20 feet. Both examples, Bank Atlantic located at 147 SW Port St. Lucie Boulevard and Seacoast National Bank located at 9698 South US 1, had Site Plans that were approved prior to being subject to the Design Standards. Chapter 158.296(B) states that in its consideration of a request for a variance, the Planning and Zoning Board or the Zoning Administrator shall not utilize the



City of Port St. Lucie

Planning and Zoning Department Memorandum

TO: PLANNING AND ZONING BOARD - MEETING OF MAY 1, 2012

FROM: THRESIAMMA KURUVILLA, PLANNER *JK*

RE: VARIANCE APPLICATION (PROJECT NO. P12-025)
DAVID BROWN

DATE: APRIL 24, 2012

APPLICANT: David Brown

OWNER: David Brown

LOCATION: It is located at 2799 SW Ensanada Terrace, Port St. Lucie.

LEGAL DESCRIPTION: Lots 24 and 25, Block 1360, Port St. Lucie Section 14.

SIZE: 0.71 Acres (30,928 square feet)

EXISTING ZONING: RS-2 (Single Family Residential)

EXISTING USE: Single family house.

REQUESTED VARIANCE: Variances requested are to allow the following

- 1) A second garage whereas only one garage is permitted as per Section 158.217 C (2) (i).
- 2) The second garage is over 300 sq. ft. in size and does not conform in appearance, material, and design of the principal structure (house) as per section 158.217 (C) (2) (i).
- 3) An unattached storage building over 300 sq. ft. in size that does not conform in appearance, material, and design to the house per Section 158.217 (C) (2) (h).

SURROUNDING USES: North = RS-2 (Single Family Residential), houses; East = RS-2 (Single Family Residential), house and vacant lots; South = RS-2 (Single Family Residential), and drainage right-of-way; and West = RS-2 (Single Family Residential), house.

IMPACTS AND FINDINGS**Evaluation of Variance Criteria (Section 158.295(C):**

A) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

a) Applicant response: "The applicant says that the shed is 16'x36'x10' metal building. It's a combination of enclosed garage/open car port. Erected approximately 200 feet from house's main structure. Adjacent to it, there is an existing shed structure of same material."

b) Staff evaluation: The applicant has two adjacent lots on Block 1360 which have been combined legally by exemption from platting application per (P02-093). He has a house and several sheds on his property. The latest survey prepared by Bloomster Professional Land Surveyors, Inc. dated 03/02/12 Exhibit (1) shows a house (2,353.4 sq. ft.), a metal shed (288.84 sq. ft.), a metal car port/garage (583.12 sq. ft.) , another metal shed (482.4 sq. ft.), and two canopy sheds. As per the Zoning Code only one garage is permitted as per Section 158.217 C (2) (i). The detached or attached garage shall conform in appearance, materials, and design to the principal structure (house) if over 300 sq. ft. in size as per section 158.217 (C) (2) (i). The size of the second garage is 583.12 sq. ft. and does not conform in appearance, material, and design of the principal structure (house). As per the Zoning Code Section 158.217 (C) (2) (h), unattached accessory building for storage shall conform in appearance, materials, and design to the principal structure (house) if over 300 sq. ft. in size. The metal shed of 482.4 sq. ft. area does not conform in appearance, material, and design of the principal structure (house).

The applicant states on the application form that the sheds are on his premises for over two years and are prefabricated.

Staff feels that there are no special circumstances existing which are peculiar to the building involved. The applicant has to limit the area of the sheds to 300 sq. ft. If the sheds exceed 300 sq. ft., it has to conform in appearance, material, and design of the principal structure (house). The allowable numbers of sheds are not specifically mentioned in the City's Code.

B) That the special conditions and circumstances do not result from any action of the applicant.

a) Applicant response: "The applicant states that the structure was purchased from TNT metal buildings Inc. and built to Dade County Standards and erected on property on 4-5-2010. A permit was not obtained by installer and owner was notified of deficiency

by PSL Code personnel on 1-19-2012.”

b) Staff evaluation: Exhibit 2 received in the Building Department shows the permit for the house on lot 24. Exhibit 3 shows the permit for the existing shed behind the house (288.84 sq. ft.) on lot 24. There are no issues with this shed.

Variance # 1. The applicant did not pull a permit for the second garage (583.12 sq. ft.) on lot 25 (photo of the allegro motor coach is attached). As per the Zoning Code only one garage is permitted as per Section 158.217 C (2) (i).

Variance # 2. The size of the second garage is >300 sq. ft. and does not conform in appearance, material, and design of the principal structure (house).

Variance # 3. Exhibit 4 shows the permit for the existing shed (482.4 sq. ft.) on lot 25 (permit was approved on 4/8/2002), but this does not conform in appearance, material, and design to the house per the Zoning Code Section 158.217 (C) (2) (h).

The applicant has two canopy sheds with tubular columns and metal frame for additional storage. It is understood from the Building Department that a permit is not required for canopy sheds with soft materials. As per the email from the Code Enforcement staff on 3/30/12, the applicant is aware of the open storage and has agreed to remove the canopy sheds within 5 days. Staff visited the site on 4/17/12 and found that all the canopy sheds are still there (see attached photos). As per the email from the Engineering Department staff, it is understood that the applicant placed plastic pipe in the city right-of-way with rocks over it being used as a driveway (see attached photos). And the temporary canopy shed on the south side is encroaching into a 6' utility and drainage easement. The Engineering Department will notify the homeowner to remove the driveway, and if anything in the 6-foot side easement causes a drainage issue, it will have to be removed at the owner's expense.

C) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district.

a) Applicant response: “Structure is installed in an area that doesn't encumber in any rights of other's buildings or property.”

b) Staff evaluation: The applicant generally maintains his house, but open storage needs to be removed or appropriately stored. It is understood from Field Inspection Division of Building Department that there is a complaint case #14867 on this property against the numerous sheds in rear and side with no permits (see attached complaint case-Exhibit 5).

Granting the variances will confer on the applicant special privileges that are denied to other buildings/houses. The City does not have any precedence (variance application) for accessory uses/sheds that do not conform in appearance, materials, and design to the principal structure (house). The applicant has to limit the area of the sheds to 300 sq. ft. If the sheds exceed 300 sq. ft., it has to conform in appearance, material and design of his house. The allowable numbers of sheds are not specifically mentioned in

the City's Code.

D) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter, and would work unnecessary and undue hardship on the applicant.

a) Applicant response: "The interpretation of said provisions will serve no particular purpose and owner will incur extraordinary changes without additional benefits to anyone."

b) Staff evaluation: The literal interpretation would not deprive the applicant of rights enjoyed by others nor create undue hardship. The existing use of a single family home could still be enjoyed by the applicant.

E) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

a) Applicant response: "Used the land in within any legal refinements and does not infringe in others right of use."

b) Staff evaluation: Staff does not agree with the applicant's comment. Reasonable use of land, building, or structure already exists. Though the combined area is 0.71 acres and is substantially larger than the minimum lot requirement, aesthetics is important as previously stated in the staff review. Aesthetics will impact the community value and is reflected throughout the zoning code.

F) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

a) Applicant response: "The applicant states that the granting of variance will be within the requirements of other structures and does not affect immediate adjacent land and is not detrimental in any way to the public welfare."

b) Staff evaluation: Staff feels that the requested variances are not in harmony with the general interest and purpose of the chapter, and detrimental to the public welfare.

G) That there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which the variance is required shall be begun or completed, or both.

a) Applicant response: "The applicant agrees that there will be full compliance with any additional reasonable conditions and safeguards requested by the P&Z and administrators."

b) Staff evaluation: The applicant has agreed to comply with any additional conditions.

Other: The City Engineering Department noticed that the two temporary canopy sheds are in the city's easement and an illegal plastic pipe in the city right-of-way with rocks over it being used as a driveway. The Engineering Department is sending a letter to the homeowner stating that the driveway needs to be removed and if anything in the 6-foot side easement causes a drainage issue, it will have to be removed at the owner's expense. The Engineering Department and Building Department have no objection to process the variance application for the permanent sheds.

STAFF RECOMMENDATION

The Planning and Zoning Department finds the requests to be inconsistent with the variance criteria as stipulated in Section 158.295(C) of the Zoning Code and recommends denial of all the variances.

NOTE TO APPLICANT: *Any request for a variance that is denied by the Planning and Zoning Board may be appealed to the City Council. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing.*

Section 158.302 APPEAL FROM DECISION

A decision of the Planning and Zoning Board or the Zoning Administrator to deny or approve a request for a variance may be appealed by an affected party with standing to the Board of Zoning Appeals within 15 days of the date of the Planning and Zoning Board's or the Zoning Administrator's decision; provided that written notice of the appeal shall be filed with the City Clerk within that period of time. Decisions by the Board of Zoning Appeals, or unappealed decisions by the Planning and Zoning Board or Zoning Administrator, shall be considered final.

Planning and Zoning Board Action Options:

- Motion to recommend approval
- Motion to recommend approval with conditions
- Motion to recommend denial

*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.

SITE LOCATION



GATLIN BLVD

SAVONA BLVD

PORT ST LUCIE BLVD

**SUBJECT
PROPERTY**



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ 2012.DWG

VARIANCE

LOTS 24 & 25 BLOCK 1360
PORT ST LUCIE SECTION 14

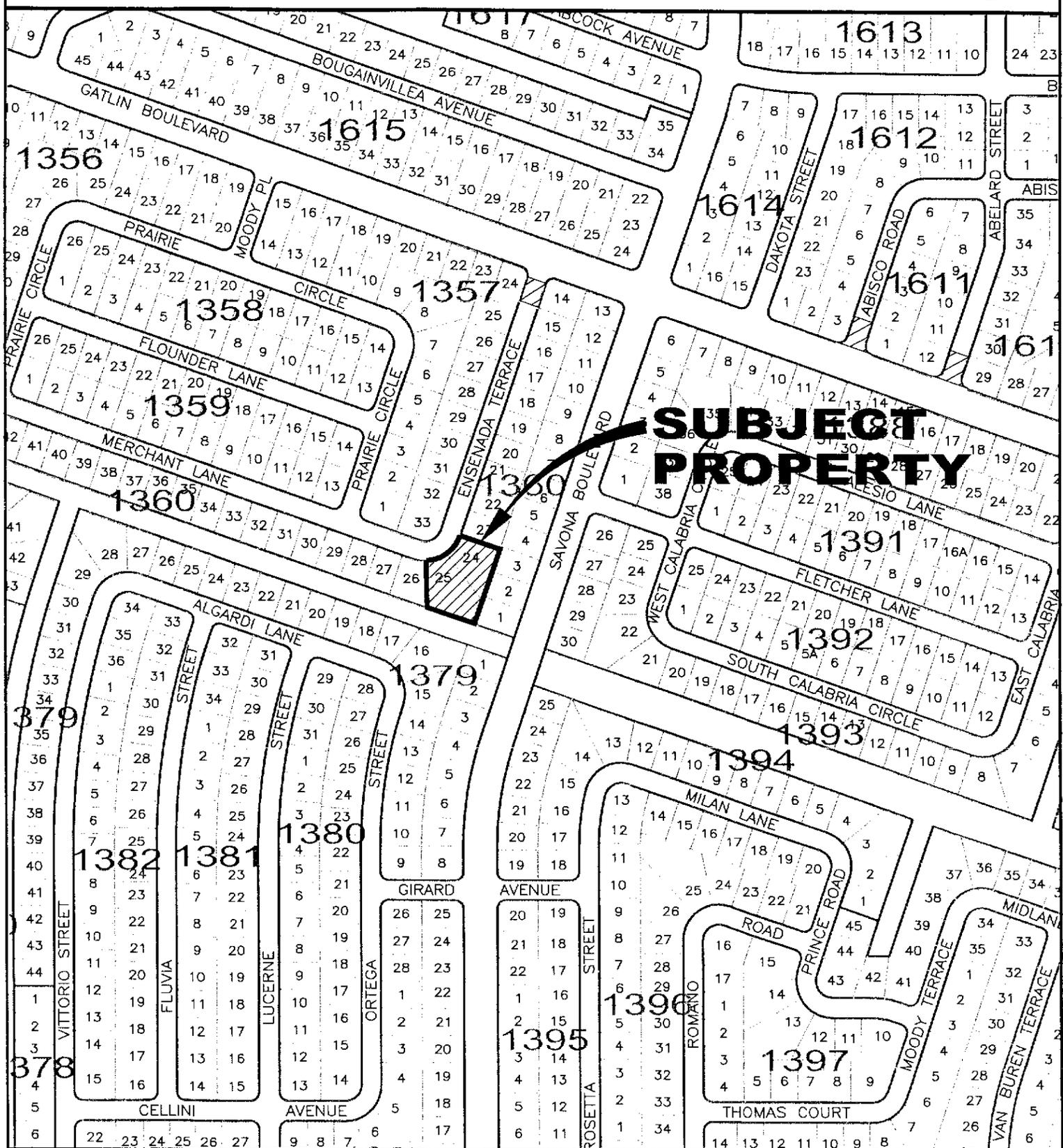
DATE: 3/5/2012

APPLICATION NUMBER:
P12-025

CADD FILE NAME:
P12-025L

SCALE: 1" = .5 MI

SITE LOCATION



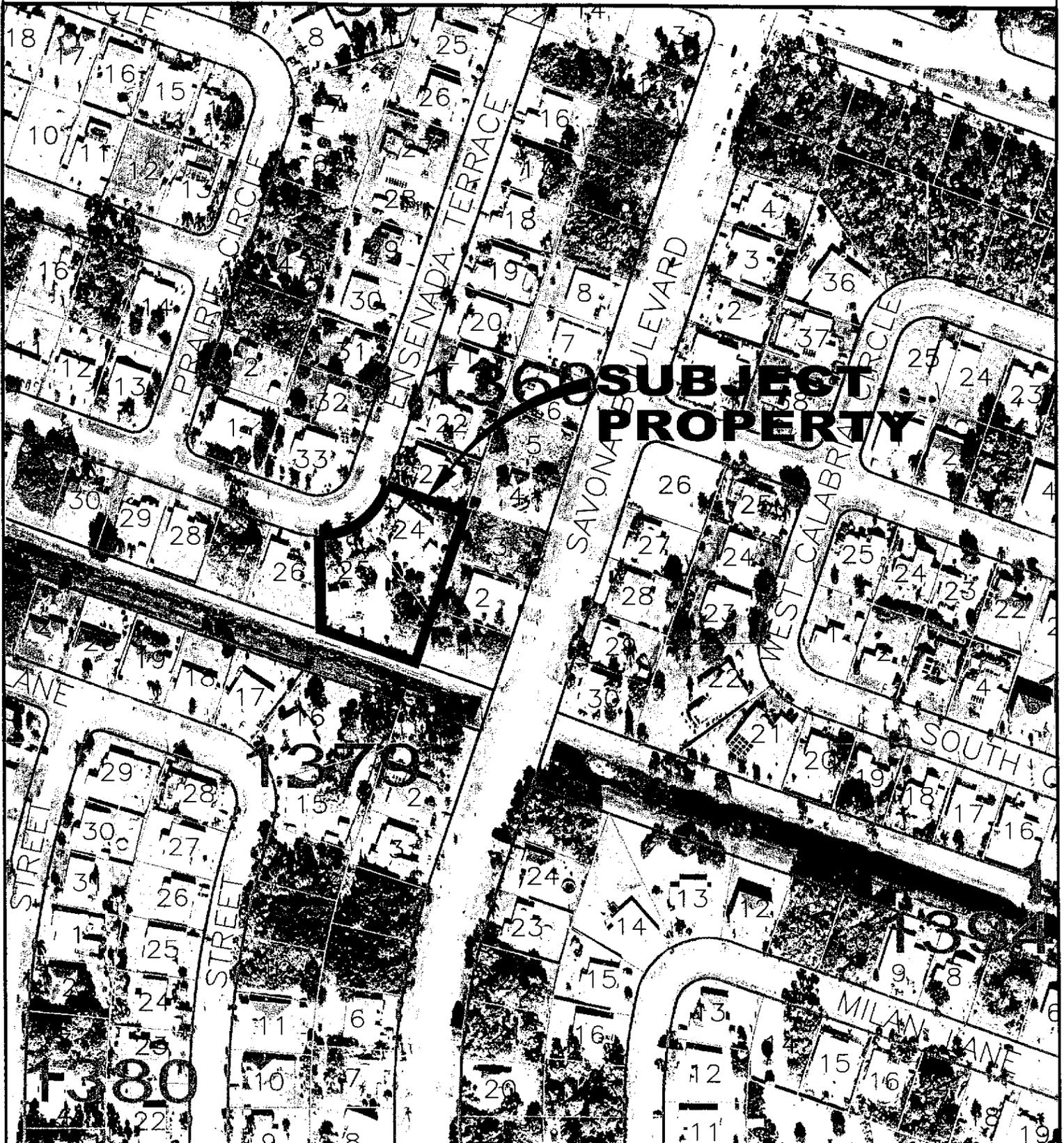
CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT PZ 2012.DWG

VARIANCE
LOTS 24 & 25 BLOCK 1360
PORT ST LUCIE SECTION 14

DATE: 3/5/2012
APPLICATION NUMBER:
P12-025
CADD FILE NAME:
P12-025M
SCALE: 1"=400'

SITE LOCATION



**SUBJECT
PROPERTY**



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ 2012.DWG

VARIANCE

LOTS 24 & 25 BLOCK 1360

PORT ST LUCIE SECTION 14

AERIAL DEC 2010

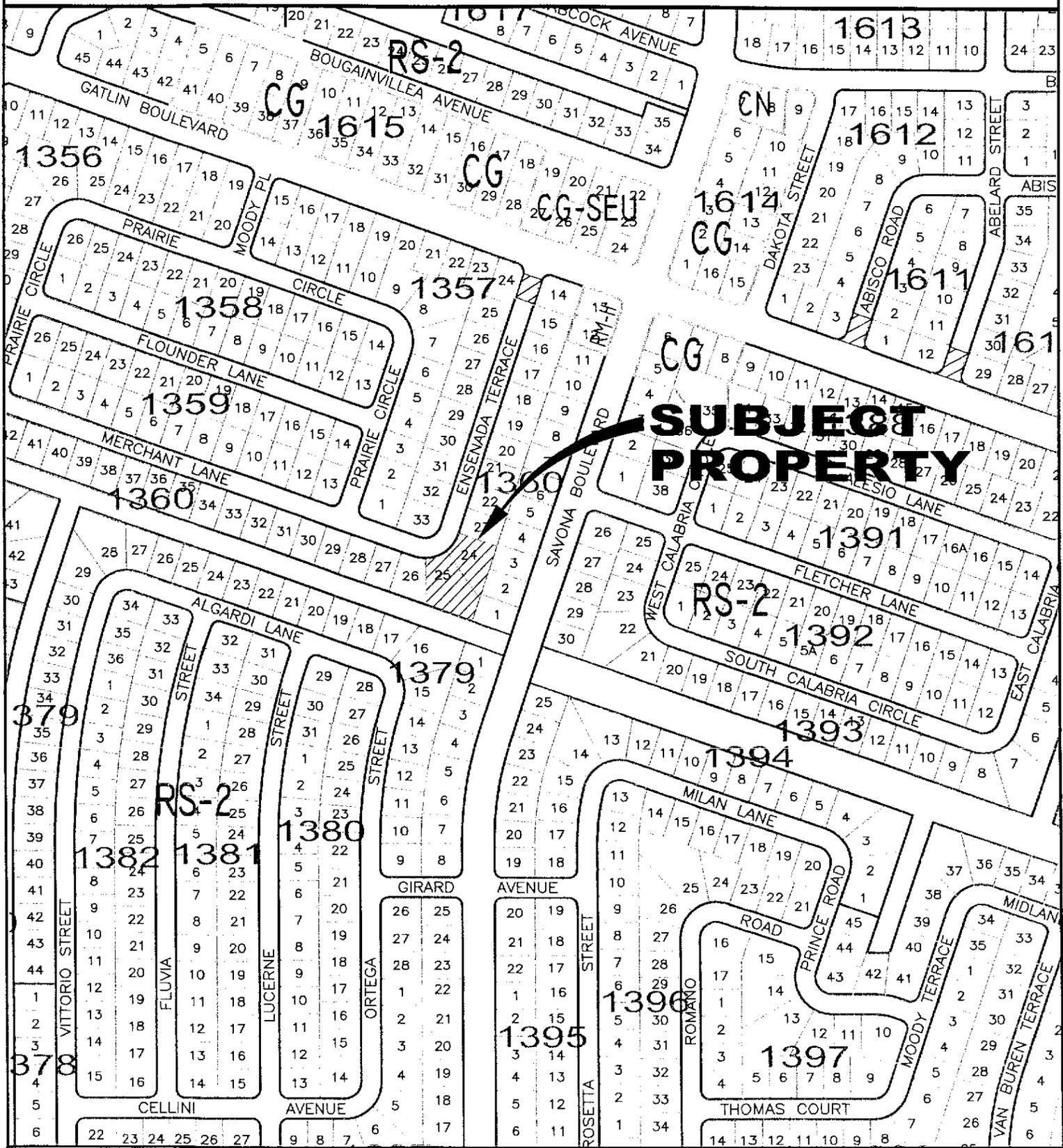
DATE: 3/5/2012

APPLICATION NUMBER:
P12-025

CADD FILE NAME:
P12-025A

SCALE: 1"=200'

EXISTING ZONING



SUBJECT PROPERTY



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT PZ 2012.DWG

VARIANCE
LOTS 24 & 25 BLOCK 1360
PORT ST LUCIE SECTION 14

DATE: 3/5/2012
APPLICATION NUMBER:
P12-025
CADD FILE NAME:
P12-025M
SCALE: 1"=400'

VARIANCE APPLICATION

FOR OFFICE USE ONLY

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port ST. Lucie Blvd.
Port St. Lucie, Florida 34984
(772)871-5212 FAX: (772)871-5124

Planning Dept P12-025
Fee (Nonrefundable)\$ 1,635.00
Receipt # 11581

Refer to "Fee Schedule" for application fee. Make check payable to the "City of Port St. Lucie. Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g., warranty deed, affidavit), a copy of recent survey and a statement addressing each of the attached criteria.**

PRIMARY CONTACT EMAIL ADDRESS: (DAVID BROWN 22 @ BELL SOUTH NET)

PROPERTY OWNER:

Name: DAVID A. BROWN
Address: 2799 S.W. ENSENADA TERR. P.S.L, FLA. 34953
Telephone No. 561 301 8654 Fax No. _____

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: _____
Address: _____
Telephone No. _____ Fax No. _____
RECEIVED
FEB 22 2012
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

SUBJECT PROPERTY:

Legal Description: PORT ST LUCIE - SECTION 14 BLK 1360 LOTS
24 RD 25 MAP 43/13N OR 1505-1806
Parcel I.D. Number: 3420-565-0254-0000
Address: 2799 SW ENSENADA TERR. PORT ST LUCIE FLA 34953-4153
Current Zoning Classification RS-2

Description of requested variance and applicable conditions/circumstances justifying request (continue on separate sheet, if necessary): Provide documentation that the attached variance criteria have been met.

THE PROPOSED VARIANCE IS FOR A STRUCTURE ALREADY ON PREVIOUSLY FOR OVER TWO YEARS.
THE STRUCTURE IS NOT ATTACHED TO THE HOUSE IT MATCHES THE COLOR AND SURROUNDING CRITERIA.
IT IS A CLOSED SHED WITH ROLL UP DOOR MADE OF GALV METAL AND STEEL WHICH IS A BOGE
STANDARDS FOR THIS TYPE OF STRUCTURE. IT IS 12' HIGH, 16 X 36 FT WHICH IS 576 SQ FT.
TO TEAR DOWN THIS STRUCTURE WILL SERVE NO PURPOSE TO ANYONE NOT THE OWNER NOT THE
NEIGHBORHOOD NOT THE COMMUNITY. I AM ASKING FOR A VARIANCE TO THE NECESSARY USE AND
STRUCTURE SEE - 158-21? A PERMIT + VARIANCE THAT ALLOWS THE STRUCTURE TO STAY AS IS.
THANK YOU.

Signature of Applicant _____ Hand Print Name DAVID A. BROWN Date 2-22-2012
Mr. David A. Brown

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.
H:\PZ\SHARED\APPLCTN\VAR\APPL (06/21/11)

VARIANCES

The Planning and Zoning Board and Zoning Administrator may authorize the variance from the provisions of this chapter as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the Planning and Zoning Board or Zoning Administrator will consider the variance criteria in § 158.295 (C) 1-7 and consider your responses to the following when making a determination.

(1) Please explain special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

STRUCTURE IN QUESTION IS 16 X 36 X 10 METAL BUILDING. COMBINATION ENCLOSED SHED / OPEN CAMPPOST. ERECTED APPROXIMATELY 200 FEET FROM HOUSE'S MAIN STRUCTURE. ADJACENT TO AN ALREADY EXISTING SHED STRUCTURE OF SAME MATERIAL.

(2) Please explain if these conditions and circumstances result from actions by the applicant;

STRUCTURE WAS PURCHASED FROM TMT METAL BUILDINGS INC AND BUILT TO DADE COUNTY STANDARDS AND ERECTED ON PROPERTY 4-5-2010. A PERMIT WAS NOT OBTAINED BY INSTALLER AND OWNER WAS NOTIFIED OF DEFICIENCY BY P.L. CODE PERSONAL ON 1-19-2012

(3) Please explain how granting the variance requested will not confer on the applicant special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district;

STRUCTURE IS INSTALLED IN AN AREA THAT DOESN'T INCUMBER IN ANY RIGHTS OF OTHERS, BUILDINGS OR PROPERTY

(4) Please explain how a literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant;

INTERPRETATION OF SAID PROVISIONS WILL SERVE NO PARTICULAR PURPOSE AND OWNER WILL INCUR EXTRAORDINARY CHANGES WITHOUT ADDITIONAL BENEFITS TO ANYONE

(5) Please illustrate and explain if the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure;

USE LAND IN WITHIN ANY LEGAL REQUIREMENTS AND DOES NOT INFRINGE IN OTHERS RIGHTS OF USE.

(6) Please indicate how granting variance will be in harmony with the general intent and purpose of the chapter and that granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare; THE GRANTING OF VARIANCE

WILL BE WITHIN THE REQUIREMENTS OF OTHER STRUCTURES AND

DOES NOT AFFECT IMMEDIATE ADJACENT LAND AND IS NOT
DETRIMENTAL IN ANY WAY TO THE PUBLIC WELFARE

(7) Please indicate that there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both:

There will be Full Compliance with any additional conditions

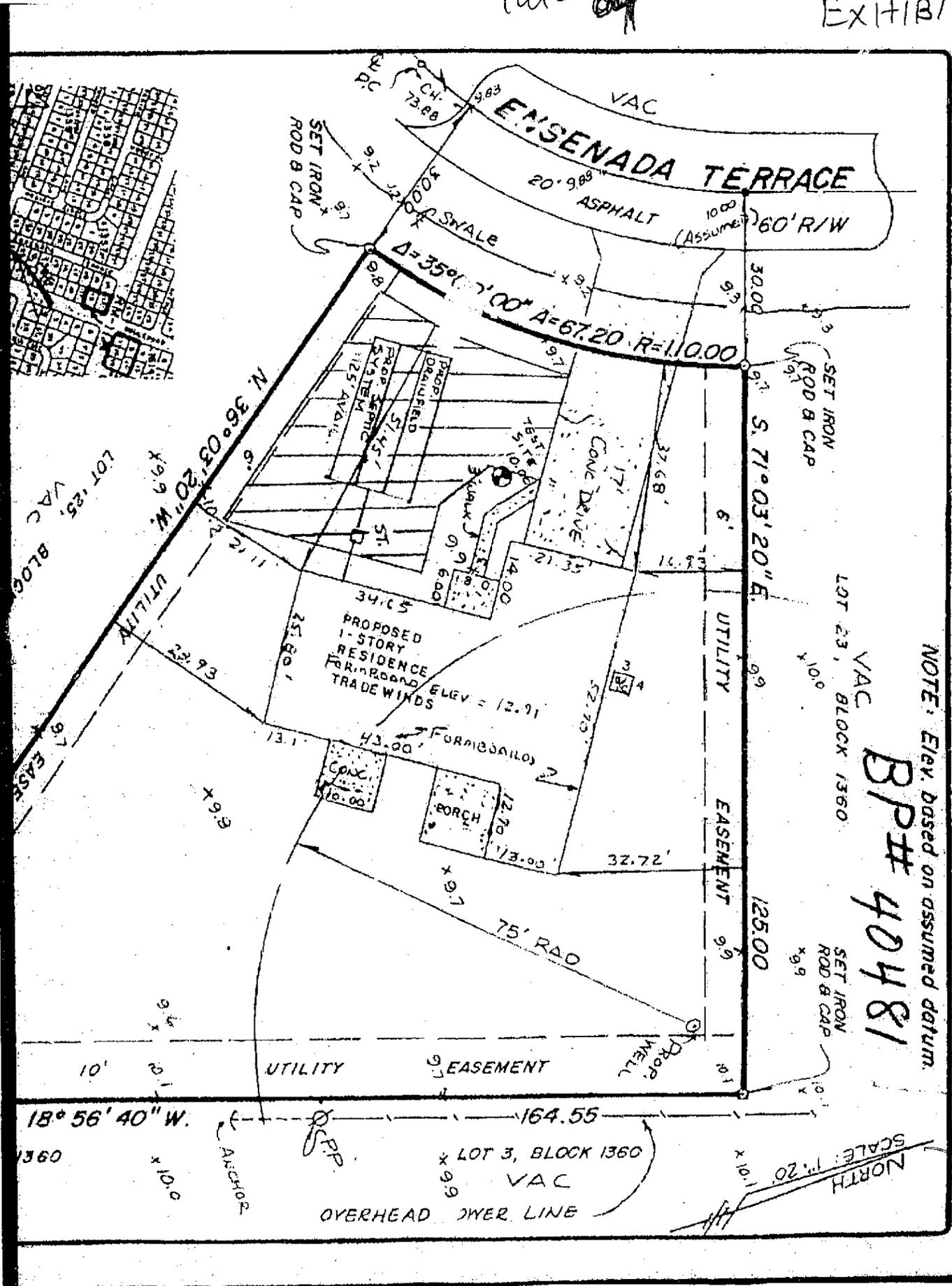
Mr. David A. Brown
Signature of Applicant

DAVID A. Brown
Hand Print Name

2-21-2012
Date

House Survey
property title # 40481
late 89¹⁵

EXHIBIT 2



NOTE: Elev. based on assumed datum.

BPT# 40481

HOUSE SURVEY

NORTH
SCALE: 1" = 20'

18° 56' 40" W.
1360

OVERHEAD WYER LINE
VAC
LOT 3, BLOCK 1360

VAC
LOT 23, BLOCK 1360

LOT 25, VAC, BLOCK 1360

UTILITY
EASEMENT
125.00

UTILITY
EASEMENT
10'

UTILITY
EASEMENT
10'

UTILITY
EASEMENT
10'

PROPOSED 1-STORY RESIDENCE
TRADE WINDS
ELEV = 12.91

FORM BAILLO
CONC.
10.00'

PORCH
12.70'

UTILITY
EASEMENT
10'

UTILITY
EASEMENT
10'

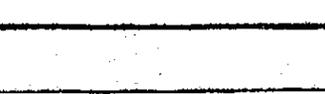
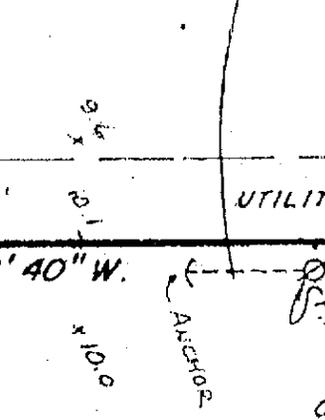
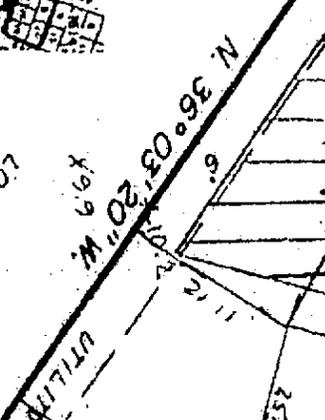
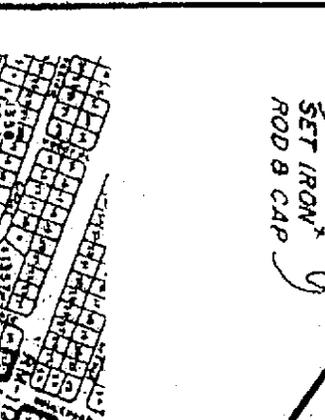
ENSENADA TERRACE
VAC
20' 9.89" ASPHALT (Assumed) 60' R/W
SNAIL
A=359' 7.00" A=67.20 R=110.00

CONC. DRIVE
UTILITY
EASEMENT
125.00

UTILITY
EASEMENT
125.00

UTILITY
EASEMENT
10'

UTILITY
EASEMENT
10'



2003 SURV
12/23/2003

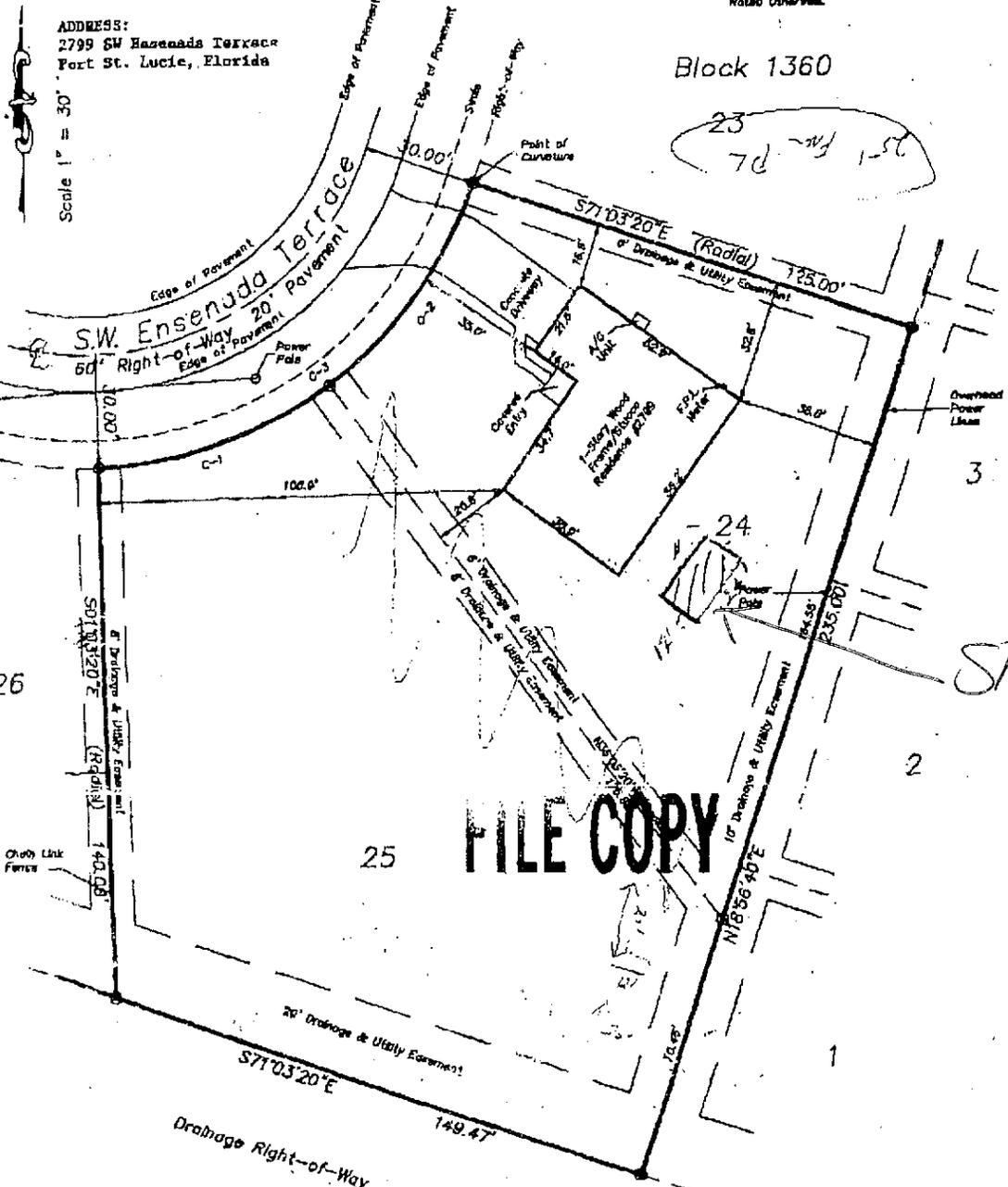
EXHIBIT 3

BOUNDARY SURVEY

Note: All Bearings & Distances
Are As Per Plat Unless
Noted Otherwise.

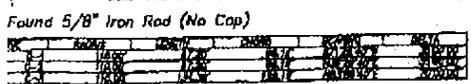
ADDRESS:
2799 SW Hazards Terrace
Fort St. Lucie, Florida

Block 1360



DESCRIPTION: Lots 24 and 25, Block 1360, PORT ST. LUCIE SECTION FOURTEEN, according to the Plat thereof, as recorded in Plat Book 13, Pages 5, 5A through 5F of the Public Records of St. Lucie County, Florida.

FILED TO: MARGARET A. BROWN AND DAVID A. BROWN;
MECHANIC MORTGAGE GROUP, INC., ITS SUCCESSORS AND/OR ASSIGNS;
STANDARD FEDERAL BANK WHOLESALE MORTGAGE, ITS SUCCESSORS AND/OR ASSIGNS;
TITLE 2000, LTB;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



FLOOD ZONE "B"

4 - Lots 24&25 - Blk. 1360

DATE	BY	REMARKS
		LAWRENCE SURVEYING, INC. CONDUCTED SURVEY TO VERIFY THE CORNER OF LOT 24 OF THE BLOCK

03-36262

2002 *Shel*
4/8/02

Boundary Survey

02-20552

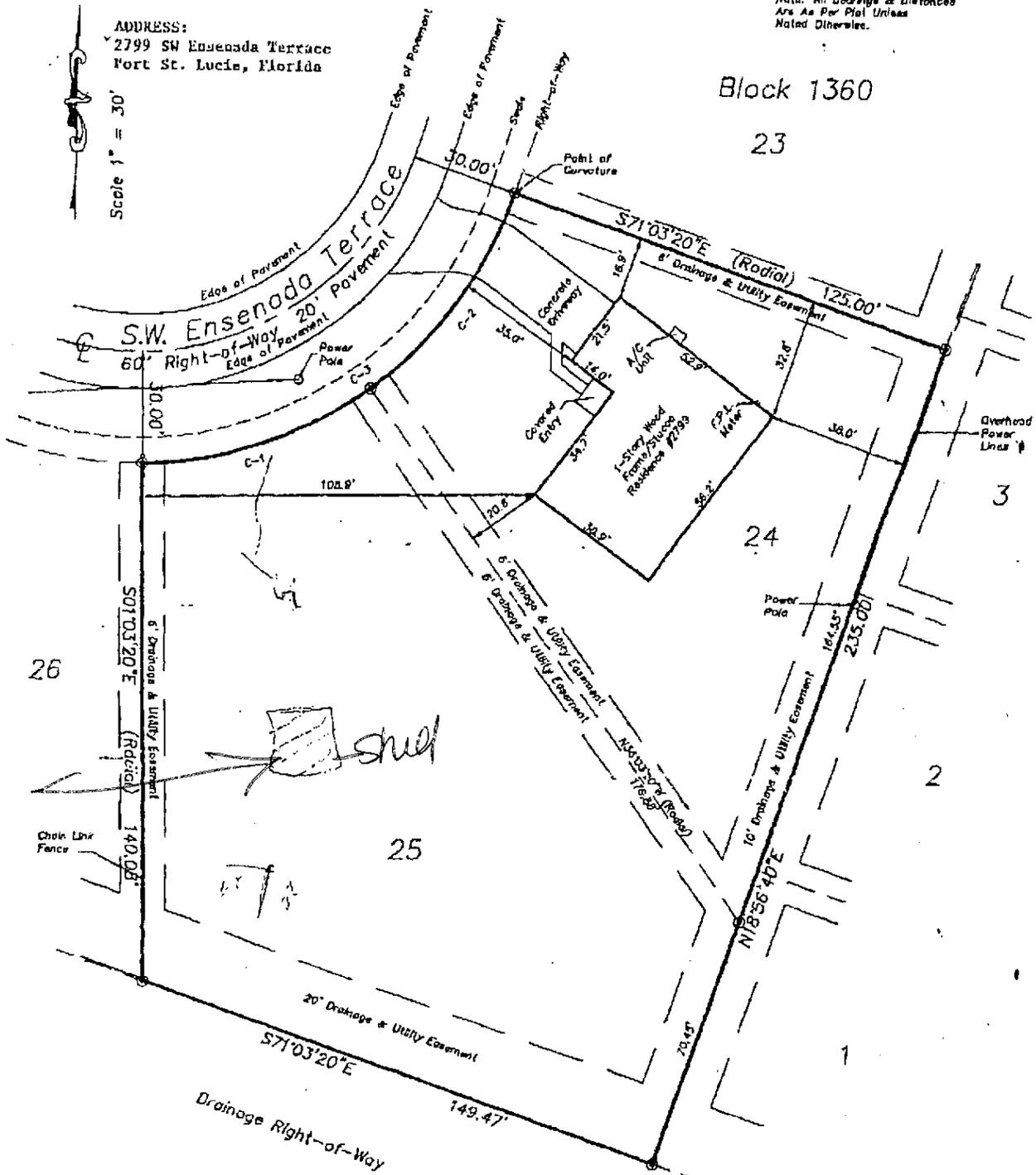
Note: All Bearings & Distances
Are As Per Plat Unless
Noted Otherwise.



ADDRESS:
2799 SW Ensenada Terrace
Fort St. Lucie, Florida

Block 1360

23



LEGAL DESCRIPTION: Lots 24 and 25, Block 1360, PORT ST. LUCIE SECTION FOURTEEN, according to the Plat thereof, as recorded in Plat Book 13, Pages 5, 5A through 5F of the Public Records of St. Lucie County, Florida.

CERTIFIED TO: MARGARET A. BROWN AND DAVID A. BROWN;
MECHANIC MORTGAGE GROUP, INC., ITS SUCCESSORS AND/OR ASSIGNS;
STANDARD FEDERAL BANK WHOLESALE MORTGAGE, ITS SUCCESSORS AND/OR ASSIGNS;
TITLE 2000, LTD;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

FILE COPY

D = Found 5/8" Iron Rod (No Cap)

DATE	BOOK	PAGE	FILED	RECORD	BY
11/20/01	13	5	1411	11/20/01	11/20/01
11/20/01	13	5A	1411	11/20/01	11/20/01
11/20/01	13	5B	1411	11/20/01	11/20/01

FLOOD ZONE "B"

Complaint Case# 14867

Location Desc		
Address	2799 SW ENSENADA TER	
Lot/Blk/Sect	24, 25 / 1360 / 14	Parcel Id# 342056502540000
Status	PENDING	Priority
Category	DEPARTMENT ISSUED	Problem Type PERMIT INVESTIGATIONS
Premises	RESIDENCE	Permit#
Complainant	EMAIL - JACK	Phone#
Contractor		Phone#
Owner		Address
Home Phone#		Work Phone#
Investigator	PIERCE, KEVIN	Department BUILDING
Date Created	1/18/2012 4:23:00 PM	Date Assigned 1/18/2012 4:24:27 PM
Date Recheck		Date Completed
Description	MANY ADDITIONAL BLDGS/SHEDS IN REAR & SIDE NO PERMITS.	
Notes		

Visit Information	Comments
3/20/2012 8:30 AM INFORMATION RECORD INFORMATION RECORD	RETURNED FILE TO RUSTY. FILE TO BE FORWARDED BACK TO DEBORAH. ISSUES FROM P&Z NEED TO BE ADDRESSED
PIERCE, KEVIN 3/1/2012 2:45 PM PHONE CALL INFORMATION RECORD	SPOKE TO ANNE COX. SHE WANTED INFORMATION ABOUT THE SHED. DISCUSSED THE REQUIREMENTS. PROVIDED HER WITH PICTURES
BEDELL, RUSTY 2/1/2012 9:30 AM	KEVIN P. AND I MET WITH THE H/O ON SITE AND WENT OVER ALL THE POSSIBLE WAYS TO COMPLY WITH THE CITY ORDINANCE AND CODES. THE H/O IS GOING TO GO TO P&Z FIRST TO SEE ABOUT A VARIANCE. KEVIN WILL RECHECK IN 30 DAYS.
BEDELL, RUSTY 1/31/2012	E-MAIL FROM JOEL, ASKED ME TO GO OUT AND MEET H/O TO DISCUSS POSSIBLE FIX TO HIS SITUATION. I CALLED AND TALKED WITH H/O AND SET UP AN APPOINTMENT WITH HIM A/M TOMORROW 2/1/12. KEVIN WILL ALSO BE THERE FOR AN INVESTIGATION. (JACK KELLY IS INVOLVED)

PIERCE, KEVIN FOUND PERMITS FOR TWO SHEDS BUT NOT FOR CARPORT. SPOKE TO MR. BROWN, H.O. HE CONFIRMED THE CARPORT HAD BEEN INSTALLED 2 TEARS AGO. TOLD HIM PERMIT WAS REQUIRED. HE CALLED ME BACK AFTER I LEFT AND SAID HE WOULD BE COMING IN NEXT WEEK FOR THE PERMIT

1/19/2012 9:45 AM

PREMISE VISIT

INFORMATION RECORD

Thresiamma Kuruvilla

From: Mike Lubeck
Sent: Friday, March 30, 2012 4:12 PM
To: Thresiamma Kuruvilla; Anthony Veltre; Mary Mastro
Subject: FW:

Mike Lubeck
Building Department
Code Compliance Division Supervisor
City of Port St Lucie
Cell 772-201-4290
Office 772-873-6319

CONFIDENTIALITY NOTICE: The email message and all attachments transmitted with it may contain legally privileged and confidential information intended solely for the use of the addressees. If the reader of this message is not the intended recipient, you are hereby notified that any reading, dissemination, distribution, copying, or other use of this message and its attachments is strictly prohibited. If you have received this message in error, please notify me immediately by telephone or by electronic means and delete this message and all copies and backups.

From: ToniAnn Damico
Sent: Friday, March 30, 2012 4:07 PM
To: Mike Lubeck
Subject: RE:

Good afternoon,
I wanted to tell you that I went to the property and spoke to the owner.

He did have minor open storage, I explained what open storage was and everything will be cleaned up in 5 days.

Thanks,

ToniAnn D'Amico
Code Compliance
Office 772-344-4246
Cell 772-201-4600
Hours 8-5 Mon-Fri

From: Mike Lubeck
Sent: Friday, March 30, 2012 1:07 PM
To: ToniAnn Damico
Subject: RE:

OK, I will send you an email that relates to this case, just respond to us on it.

Mike Lubeck
Building Department

Thresiamma Kuruvilla

From: Edith Majewski
Sent: Thursday, April 19, 2012 2:32 PM
To: Thresiamma Kuruvilla
Subject: Variance 2799 SW Ensenada

Thres,

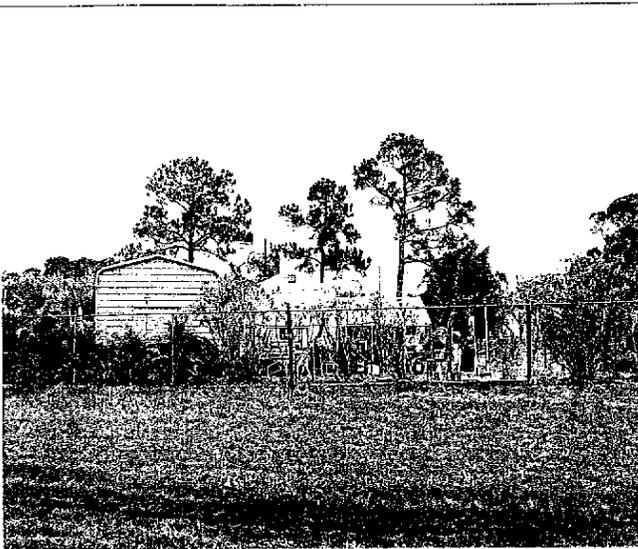
I am working on this variance and have some concerns. After receiving the variance package I noticed that there were 2 metal frame canopies in the city easements, one on the side and one in the rear. I went out to the property today and noticed an illegal plastic pipe in the city right of way with rocks over it being used as a driveway. This was never permitted and is not allowed by city code. I will be putting a letter together to the homeowner stating that the driveway needs to be removed and if anything in the 6-foot side easement causes a drainage issue, it will have to be removed at the owner's expense.

Engineering does not have an issue with the car port that this variance is for, but will not sign off on it until we put the letter together. I will work on it today.

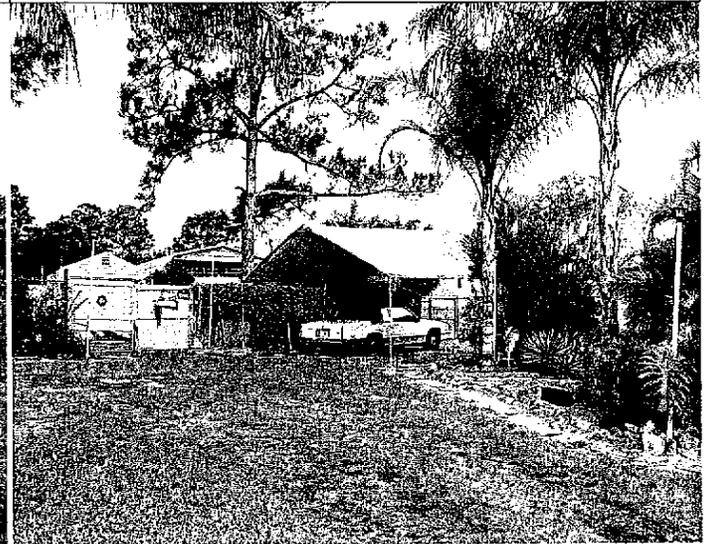
Edith Majewski
City of Palmdale
Engineering Department
1000 N. Palmdale Blvd.
Palmdale, CA 93550
emajewski@cityofpsl.com

Photos taken by P&Z staff on 4/17/12 –for Item #7A (P12-025)

Rear view of the two sheds and temporary shed
from the canal behind the property



Front view of the temporary shed, driveway, and the two
sheds from Ensanada Terrace



Photos taken by P&Z staff on 4/17/12 –for Item #7A (P12-025)

Front view of the 482.4 sq. ft. shed from Ensanada Terrace, which has a permit.

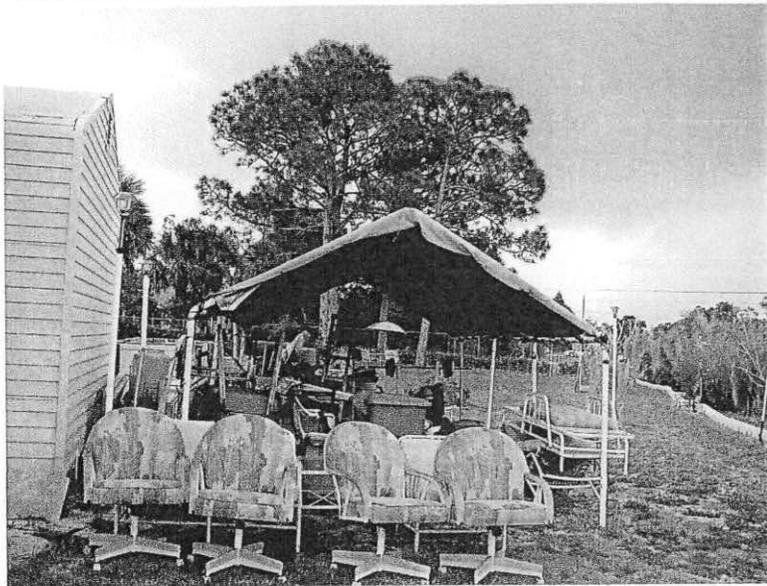


Front view of the 583.5 sq. ft. garage from Ensanada Terrace, which has no permit.



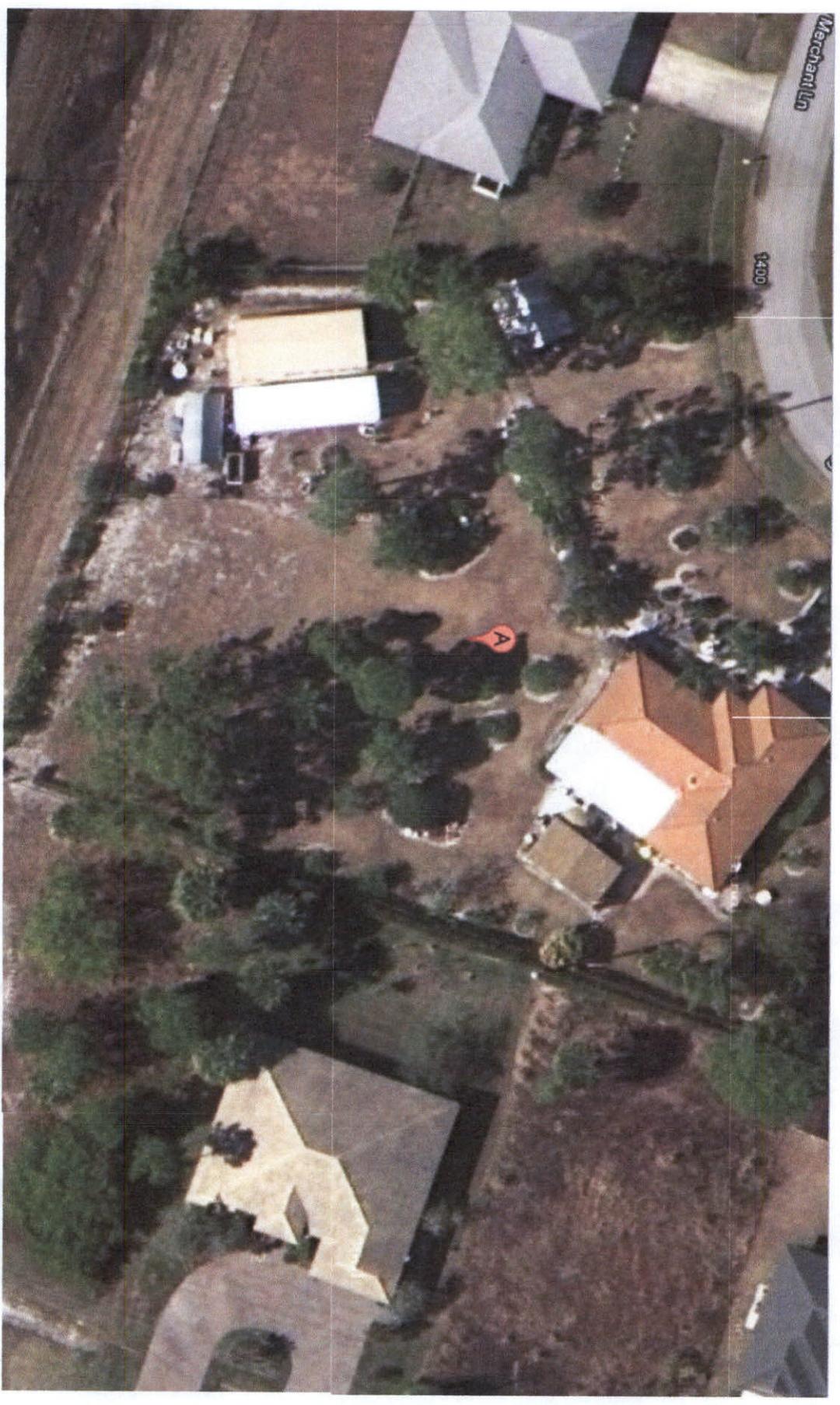
Photos taken by P&Z staff on 4/17/12 – for Item #7A (P12-025)

Backyard of lot 25 with the temporary shed and collectibles



Picture showing the plastic pipe with rocks over it in the City's easement, for using as a driveway.





To see all the details that are visible on the screen, use the "Print" link next to the map.

BOUNDARY SURVEY

LEGAL DESCRIPTION:
 LOTS 24 AND 25, BLOCK 1360, PORT ST. LUCIE SECTION 14, ACCORDING TO THE
 PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 5, OF THE PUBLIC
 RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SURVEYORS NOTES:

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD EXCEPT AS SHOWN ON THE RECORD PLAT IF ANY.
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
3. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF S71°03'20"E ALONG THE CENTERLINE OF MERCHANT LANE.
4. THIS SITE LIES IN FLOOD ZONE "X" AS SCALED AND INTERPOLATED ON FEMA MAP NO. 12111C-0275-1, DATED: NON PRINTED MAP.
5. SITE AREA:
 LOT 24 - 15638.82 SQUARE FEET AND 0.36 ACRES MORE OR LESS
 LOT 25 - 22144.66 SQUARE FEET AND 0.51 ACRES MORE OR LESS.
6. LEGAL DESCRIPTION FURNISHED BY CLIENT.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

CERTIFICATION:

1. DAVID BROWN

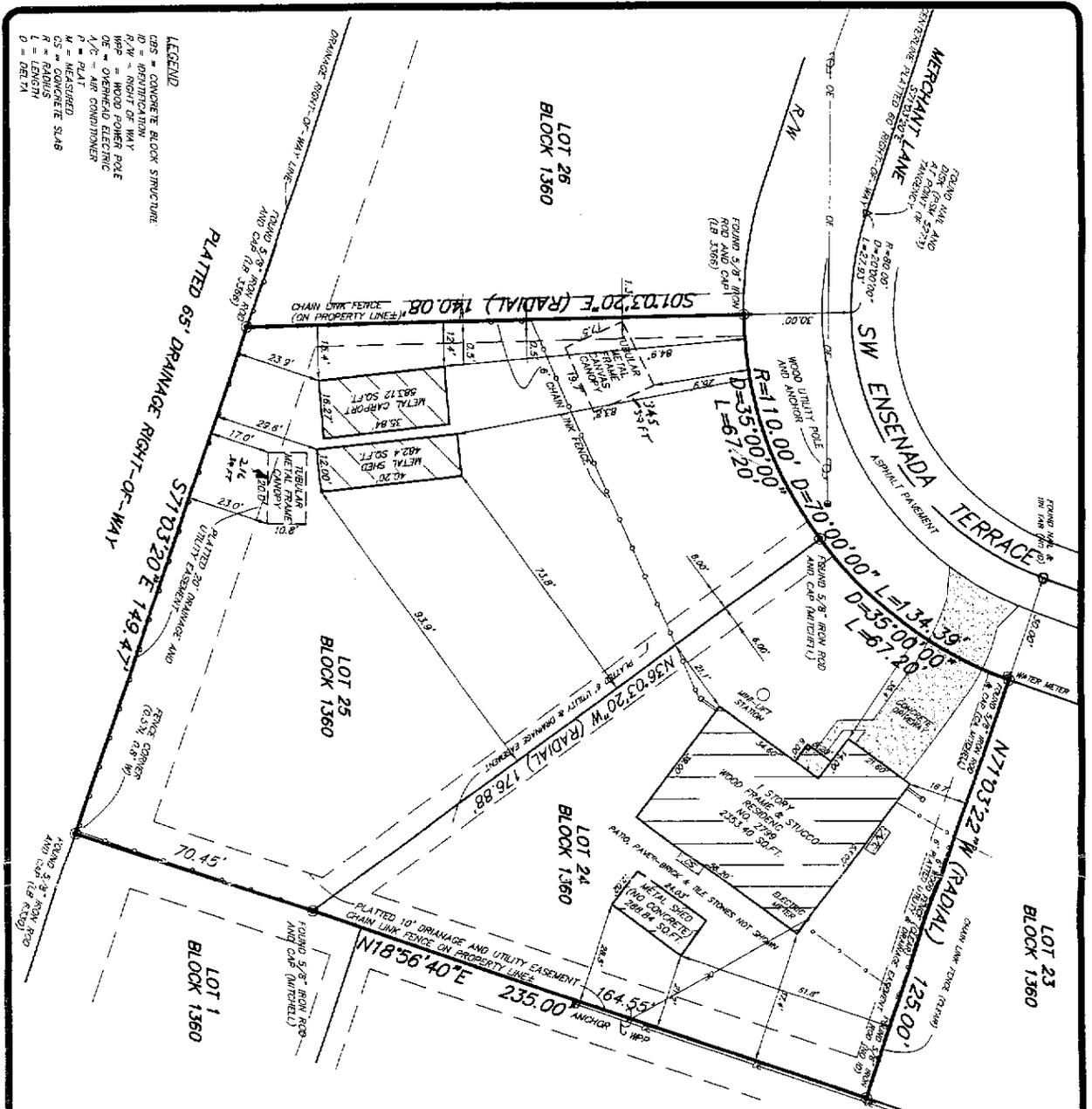
SURVEYORS' CERTIFICATION:
 THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ROBERT BLOOMSTER, JR.
 PROFESSIONAL LAND SURVEYOR
 NO. 4134 STATE OF FLORIDA

<p>BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC. LB #9018</p>		<p>SHEET 1 OF 1</p>
<p>641 NORTHEAST SPENCER STREET JENSEN BEACH, FLORIDA, 34957 PHONE 772-334-0958</p>		<p>DATE: 03-22-2012 F.W. SHERIDAN JOB NO. 115827 REVISIONS</p>

PREPARED FOR: DAVID BROWN
 2799 SW ESENADA TERRACE
 PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

- LEGEND**
- CGS = CONCRETE BLOCK STRUCTURE
 - HP = HOOD POWER POLE
 - OE = OVERHEAD ELECTRIC
 - A/C = AIR CONDITIONER
 - P = PLAT
 - K = MEASURED
 - CS = CONCRETE SLAB
 - L = LENGTH
 - D = DIAMETER



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MR. DAVID BROWN
2799 SW ENSENADA TERRACE
PORT ST. LUCIE, FL 34953

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature] Agent Addressee

B. Received by (Printed Name)

Anthony DiPietro 5/19/12

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail Express Mail
- Registered Return Receipt for Merchandise
- Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
(Transfer from service label)

7011 2970 0001 7855 6407

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

U.S. Postal Service™

CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

7011 2970 0001 7855 6407

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
Here

Sent To

DAVID BROWN
Street, Apt. No. or PO Box No. 2799 SW ENSENADA TERRACE
City, State, ZIP+4 PSC FL 34953

PS Form 3800, August 2006

See Reverse for Instructions

The proposed variance is for a structure already on premises for over two years with no problems. The structure is not attached to the house. It matches the color and surrounding criteria. It is a closed shed with roll up door, made of gauged metal and steel which is above standards for this type of structure. It is 12 ft high, 16ft x 36ft which is 576 sq. ft.

To tear down this structure will serve no purpose to anyone, not the owner, not the neighborhood, not the community.

We are asking for a variance to the structure section 158.217 and permit that allows the structure to stay as is.

The structure meets all requirements but the size. It is 576 sq ft, while the permit book only allows up to 500 sq ft. The structure is used as a shed for my mowers and tools. The other end is to park my motor home under. So it is a shed and a carport.

I have fixed the driveway and taken down my 20ft x 30ft cover (300 sq ft) which was used to keep the sun from damaging my cars. I enclosed pictures.

There have been no complaints in anyway from my neighborhood. I would like to get the okay for the variance so I can get the permit.

I have had a great deal of expense, over three thousand dollars and I am sure the city has too.

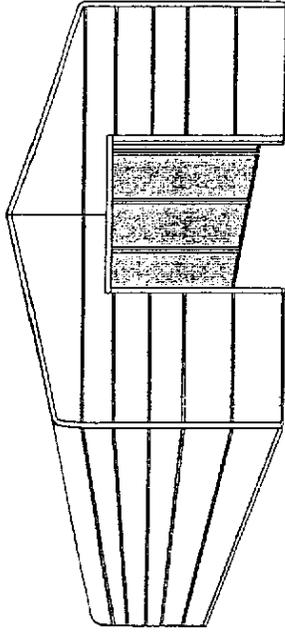
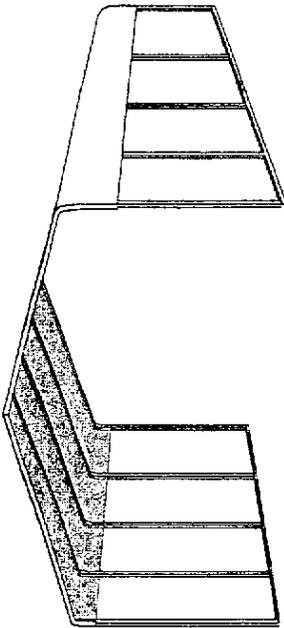
Thank You,
David Brown



Address Southwest Ensenada Terrace / Southwest Merchant Lane

Address is approximate





REGULAR/A-FRAME - VERTICAL/HORIZ.
 12' THRU 30' CARPORTS
 (STATE OF FLORIDA)
 AS PER DESIGN CRITERIA

PREPARED BY:



A & A ENGINEERING
 CIVIL • STRUCTURAL
 SINCE 1976

5911 Renaissance Pl., Suite B
 Toledo, Ohio 43623
 Tel: (419) 292-1983
 Fax: (419) 292-0955

FOR:



FNF Metal Buildings Inc.
 1050 Worth St.
 Mount Airy, NC 27030
 1-800-597-3597
 MAIN - 1-336-785-3818
 FAX - 1-336-789-4122

PROJECT NUMBER: 039-1 0-0076

DESIGN NOTES

- ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH FBC 2007 AND 2009 AMENDMENTS, OSHA, AISC, ASCE7-05, AWS D1.1 CODES AND ALL APPLICABLE LOCAL REQUIREMENTS.
- SHELTER BASE CONNECTIONS SHALL BE PROVIDED AS SHOWN ON SHEET 8
- ALL MATERIALS IDENTIFIED BY MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
- ALL SHOP CONNECTIONS SHALL BE WELDED CONNECTIONS.
- ALL FIELD CONNECTIONS SHALL BE TEKS #3 (1/4" X 1").
- STEEL SHEATHING SHALL BE 29GA. CORRUGATED GALV. OR PAINTED STEEL - MAIN RIB HT. 3/4" (FY=80KSI) OR EQ.
- ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE GRADE 50 STEEL.

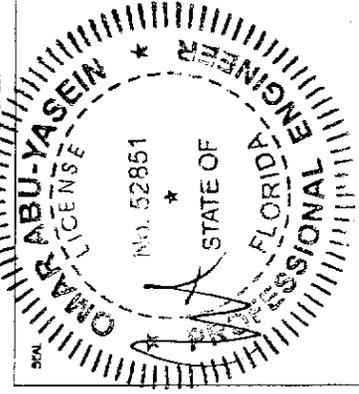
DESIGN CRITERIA

PREVAILING CODE: FBC 2007 AND 2009 AMENDMENTS
 USE GROUP: U (CARPORTS, BARN)
 BASIC WIND VELOCITY: 120-130 MPH (SEE SCHEDULE)
 EXPOSURE: C
 ROOF DEAD LOAD: 2.0 PSF
 ROOF LIVE LOAD: 20 TO 25 PSF
 GROUND SNOW LOAD: 20 TO 40 PSF
 IMPORTANCE FACTOR = SNOW 0.8
 WIND 0.87
 SEISMIC DESIGN CATEGORY: A
 LOAD COMBINATIONS:
 DL+LL 0 6DL+WL
 DL+0.75LL+0.75WL

DRAWING INDEX

-COVER SHEET
-FLOOR PLAN
-REGULAR / AFRAME BLDG. SECTIONS
-SIDE ELEVATIONS
-SECTION DETAILS
-END WALL DETAILS
-OPENING DETAILS
-ANCHORAGE OPTIONS

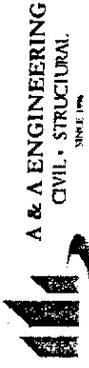
THE INFORMATION CONTAINED IN THESE DRAWINGS ARE THE SOLE PROPERTY OF A & A ENGINEERING. ANY REPRODUCTION IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF A & A ENGINEERING IS PROHIBITED.



LICENSE EXPIRES: 2/28/2011

DATE SIGNED:

2/3/2010



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 CIVIL - STRUCTURAL
 SINCE 1966

5911 Renaissance Pl., Suite B
 Toledo, Ohio 43623
 Tel: (419) 292-1983
 Fax: (419) 292-0955

FOR:

TNT
Metal Buildings Inc.
 1050 Worth St.
 Mount Airy, NC 27030
 1-800-992-3397
 MAIN - 1-336-786-3818
 FAX - 1-336-789-4122

OWNER: **TNT METAL BLDG.**

LOCATION:

STATE OF FLORIDA:
AS PER DESIGN CRITERIA

DESCRIPTION:

Regular / A-Frame - Vertical / Horiz.

DRAWING NO.: **TNT 12 TO 30**

DATE: **2/3/2010**

PROJECT NUMBER: **039-10-0076**

DRAWN BY: **JMS**

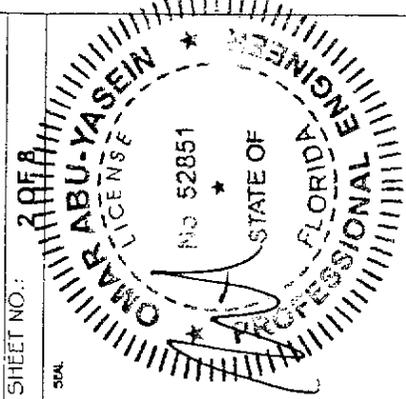
CHECKED BY: **OA**

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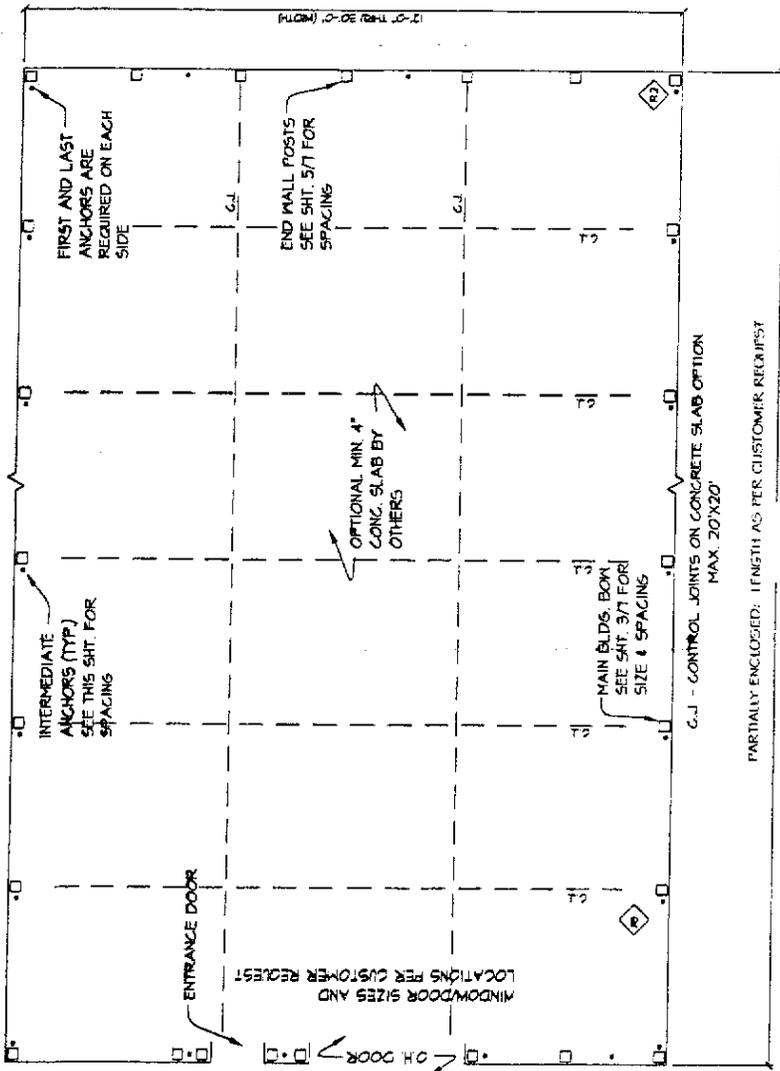
FLOOR PLAN

SHEET NO.:

SCALE:

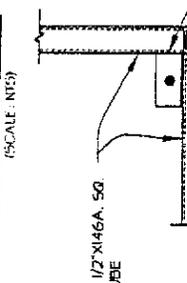
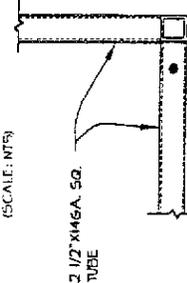
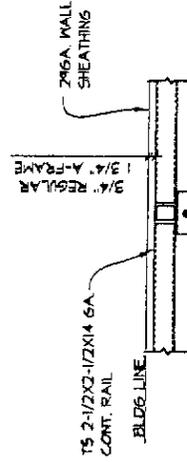
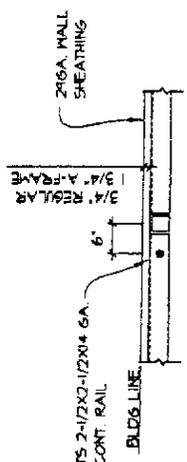


DATE SHD: **2/3/2010**



PARTIALLY ENCLOSED: LENGTH AS PER CUSTOMER REQUEST
 FULLY ENCLOSED: 12" THRU 20' MAX. LENGTH = 50'-0"
 22" THRU 30' MAX. LENGTH = 100'-0"

FLOOR PLAN
 (SCALE: NTS)



ANCHOR SPACING

WIND SPEED (MPH)	CARPORT WIDTH
120	12' THRU 20' BLDGS. NEXT TO EVERY OTHER BOW - MIN 4'
130	22' THRU 30' BLDGS. NEXT TO EVERY BOW

ANCHOR, SEE OPTION AND SPACING SHEET 7/7

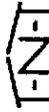
FIRST AND LAST ANCHORS ARE REQUIRED IN EACH SIDE



A & A ENGINEERING
 CIVIL - STRUCTURAL
SINCE 1974

5911 Remembrance Pl., Suite B
 Toledo, Ohio 44023
 Tel: (419) 292-1983
 Fax: (419) 292-0555

FOR:



Metal Buildings Inc.
 1050 Worth St.
 Mount Airy, NC 27030
 1-800-973-3397
 MAIL - 1-336-798-3111
 FAX - 1-336-798-4172

OWNER: TNT METAL BLDG.

LOCATION:

STATE OF FLORIDA:
 AS PER DESIGN CRITERIA

DESCRIPTION:
 Regular / A-Frame - Vertical / Horiz.

DRAWING NO.: TNT 12 TO 30

DATE: 02/3/2010

PROJECT NUMBER: 039-10-0076

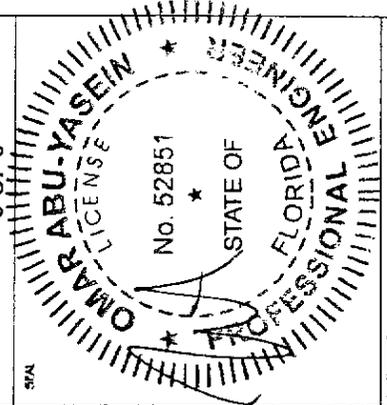
DRAWN BY: JMS

CHECKED BY: OA

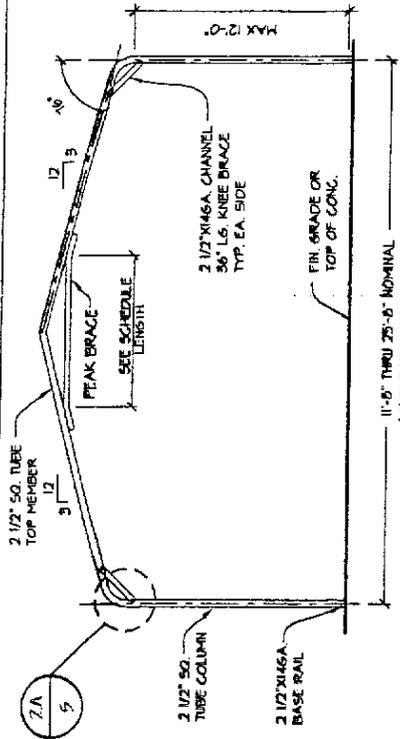
DRAWING TITLE:

TYP BLDG. SECTION

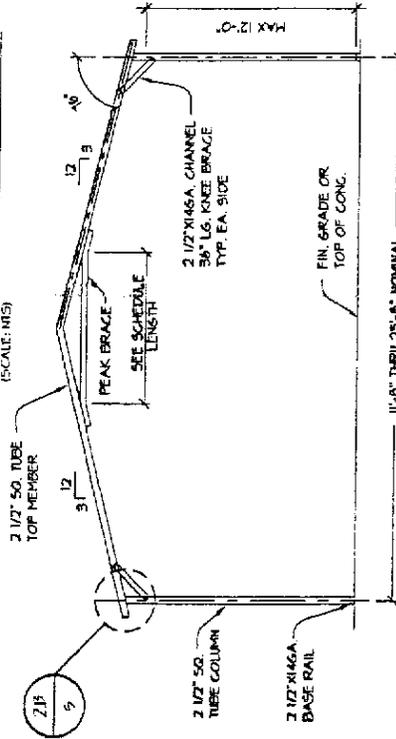
SHEET NO.: 3 OF 8



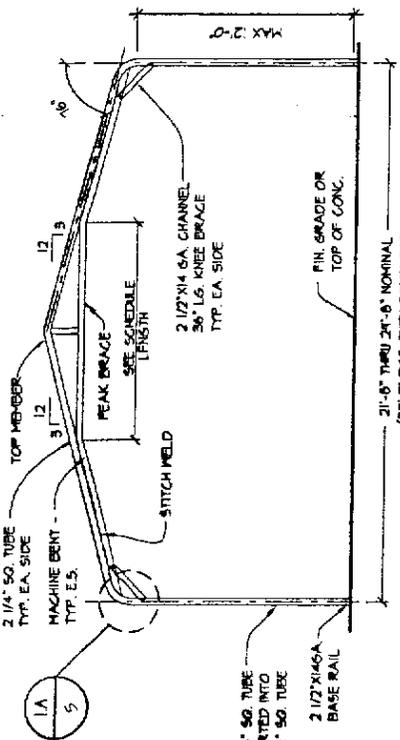
DATE: 2/3/2010



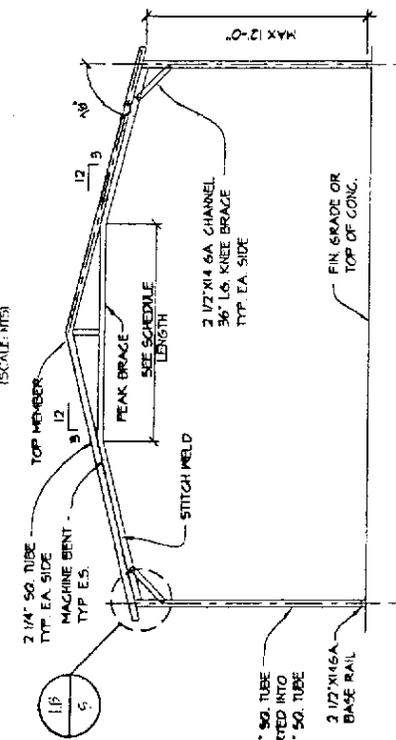
REGULAR SINGLE BOW "SB" BUILDING SECTION
(SCALE: NTS)



A-FRAME SINGLE BOW "SB" BUILDING SECTION
(SCALE: NTS)



REGULAR DOUBLE BOW "DB" BUILDING SECTION
(SCALE: NTS)



A-FRAME DOUBLE BOW "DB" BUILDING SECTION
(SCALE: NTS)

* INSERT TO BE FULL HEIGHT, FIELD BOLT W/ TEKS
 # 1/2x1 @ 12" C/C - STAGGER OPPOSITE FACE

PEAK BRACE SCHEDULE

WIDTH	SIZE	LENGTH
12	2 1/2"x14GA. CHANNEL	2'-0"
14	2 1/2"x14GA. CHANNEL	4'-0"
16	2 1/2"x14GA. CHANNEL	4'-0"
18	2 1/2"x14GA. CHANNEL	4'-0"
20-22	2"x14GA. SQ. TUBE	10'-0"
24-26	2"x14GA. SQ. TUBE	14'-0"
28-30	2"x14GA. SQ. TUBE	16'-0"

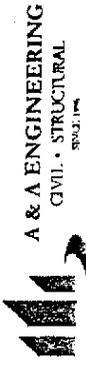
S.B. = SINGLE BOW
 D.B. = DOUBLE BOW
 F = FULLY ENCLOSED (CLOSED)
 P = PARTIALLY ENCLOSED (OPEN)
 G.S. = GROUND SNOW
 L.L. = LIVE LOAD

BOW SCHEDULE (TOP & COLUMN MEMBERS GAUGE AND SPACING)

WIND (MPH)	120		130	
	BLDG. & WIDTH		BLDG. & WIDTH	
65 / LL	12-20	22-26	28-30	22-26
	F 14GA. 5.0. @ 50"	12GA. 5.0. @ 50"	14GA. 5.0. @ 40"	14GA. 5.0. @ 40"
20 / 20	P 14GA. 5.0. @ 54"	12GA. 5.0. @ 40"	14GA. 5.0. @ 40"	14GA. 5.0. @ 40"
	F 12GA. 5.0. @ 54"	14GA. 5.0. @ 54"	12GA. 5.0. @ 54"	14GA. 5.0. @ 40"
30 / 20	P 12GA. 5.0. @ 40"	14GA. 5.0. @ 40"	12GA. 5.0. @ 42"	14GA. 5.0. @ 40"
	F 12GA. 5.0. @ 40"	14GA. 5.0. @ 40"	12GA. 5.0. @ 40"	14GA. 5.0. @ 42"
40 / 25	P 12GA. 5.0. @ 42"	14GA. 5.0. @ 30"	12GA. 5.0. @ 42"	12GA. 5.0. @ 42"
	F 12GA. 5.0. @ 42"	14GA. 5.0. @ 30"	12GA. 5.0. @ 42"	12GA. 5.0. @ 42"

* 2 1/4" SQ. TUBE
 INSERTED INTO
 2 1/2" SQ. TUBE

* 2 1/4" SQ. TUBE
 INSERTED INTO
 2 1/2" SQ. TUBE



A & A ENGINEERING
 CIVIL - STRUCTURAL
 SINCE 1983

5911 Renaissance Pl., Suite B
 Toledo, Ohio 43623
 Tel: (419) 292-1983
 Fax: (419) 292-0955

FOR:

TNT
Metal Buildings Inc.
 1050 Worth St.
 Mount Airy, NC 27030
 1-800-997-3597
 MAIN - 1-336-789-3818
 FAX - 1-336-789-4172

OWNER: **TNT METAL BLDG.**

LOCATION:

**STATE OF FLORIDA:
 AS PER DESIGN CRITERIA**

DESCRIPTION:

Regular / A-Frame - Vertical / Horiz.

DRAWING NO.: **TNT 12 TO 30**

DATE: **2/3/2010**

PROJECT NUMBER: **039-10-0076**

DRAWN BY: **JMS**

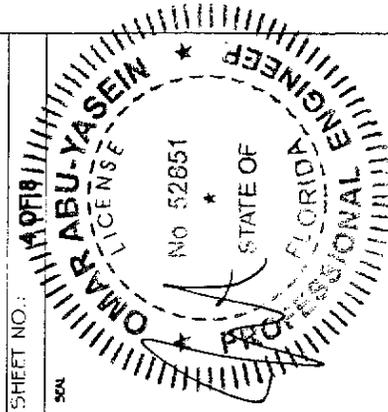
CHECKED BY: **OA**

DRAWING TITLE:

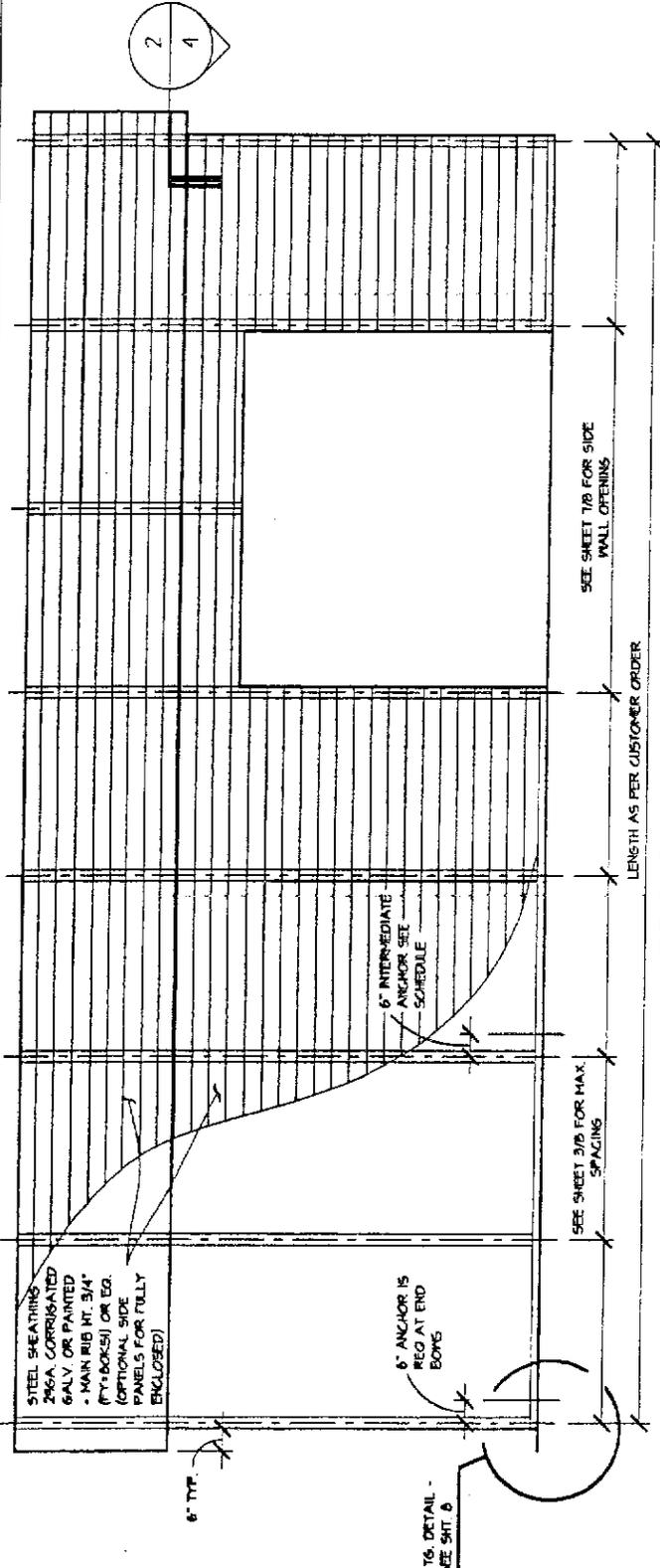
SIDE ELEVATIONS

SHEET NO.:

50A

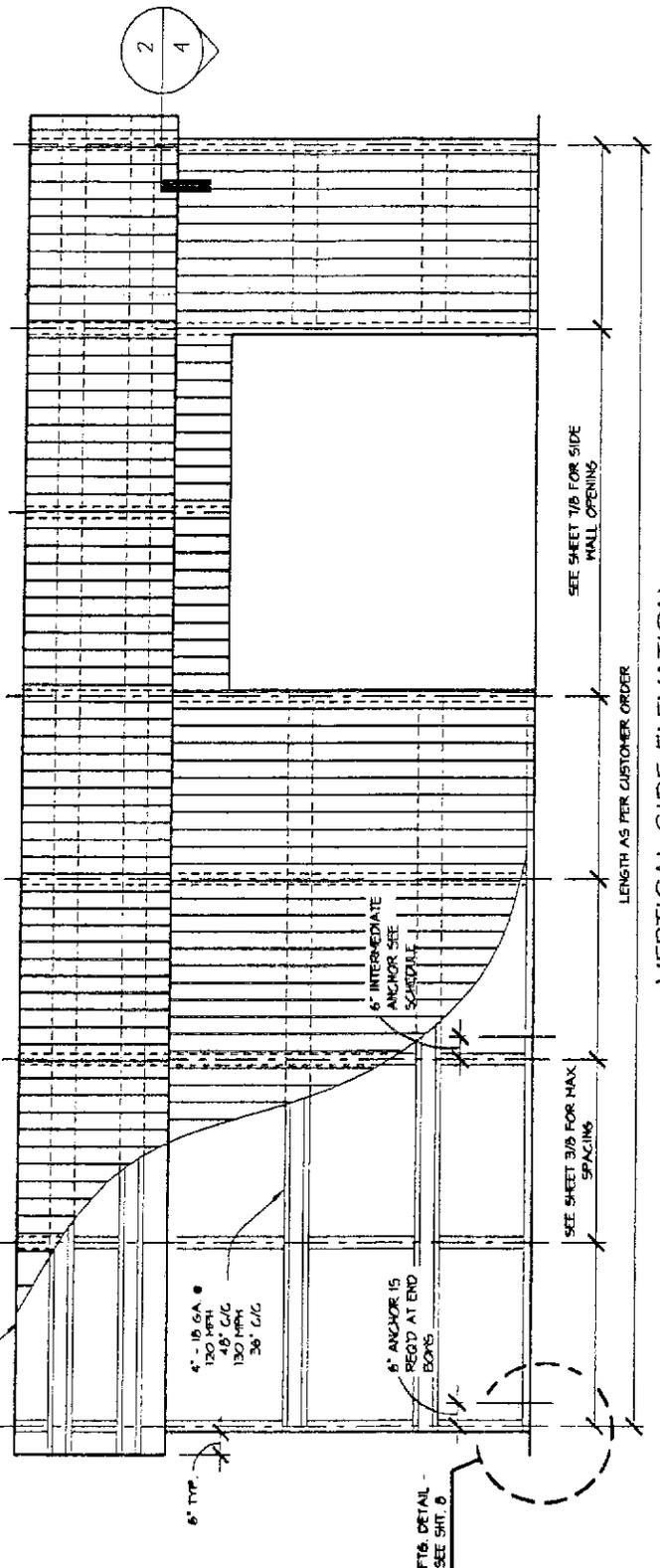


DATE SIGNED: **2/3/2010**



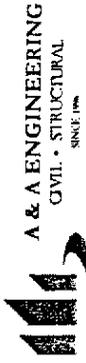
HORIZ. SIDE ELEVATION
 (SCALE: NTS)

FURLING SEE
 SCHED SHT. 5/8



VERTICAL SIDE ELEVATION
 (SCALE: NTS)

FT6 DETAIL -
 SEE SHT. 8



A & A ENGINEERING
 CIVIL - STRUCTURAL
 SINCE 1988

5911 Renaissance Pl., Suite B
 Toledo, Ohio 43623
 Tel: (419) 292-1983
 Fax: (419) 292-9555



Metal Buildings Inc.
 1050 Worth St.
 Mount Airy, NC 27030
 1-800-597-3597
 MAIN - 1-336-789-3818
 FAX - 1-336-789-4122

OWNER: TNT METAL BLDG.

LOCATION:

STATE OF FLORIDA:
 AS PER DESIGN CRITERIA

DESCRIPTION:
 Regular / A-Frame - Vertical / Horiz.

DRAWING NO.: TNT 12 TO 30

DATE: 2/3/2010

PROJECT NUMBER: 039-10-0076

DRAWN BY: JMS

CHECKED BY: OA

DRAWING TITLE:

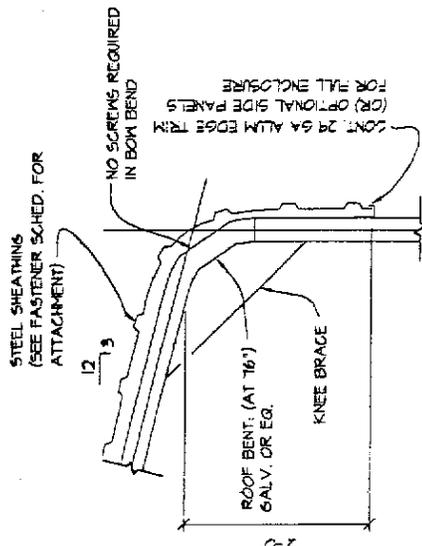
SECTION DETAILS

SHEET NO.: 5 OF 8

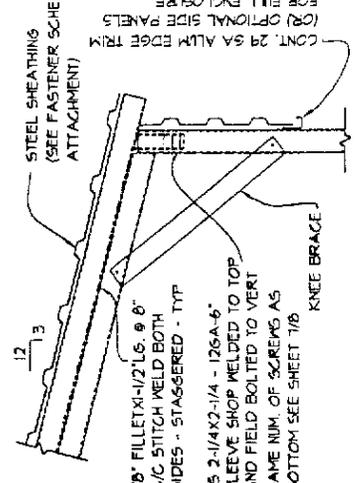


DATE SIGNED: 2/3/2010

PURLIN SCHED.	
SNOW LOAD	HAT CHANNEL SPACING
20	48" C/C
30	48" C/C
40	36" C/C

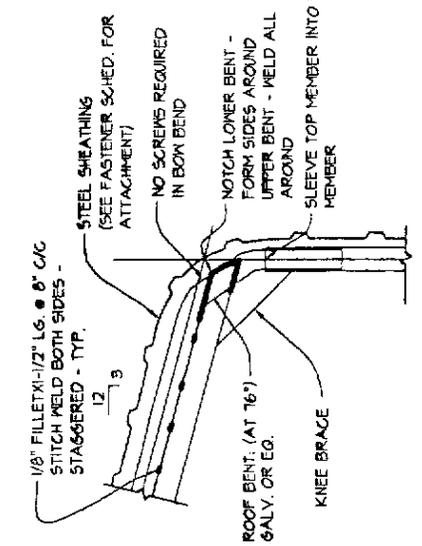


1.A
 REGULAR DOUBLE BOW SECTION DETAIL
 (SCALE: NTS) 3

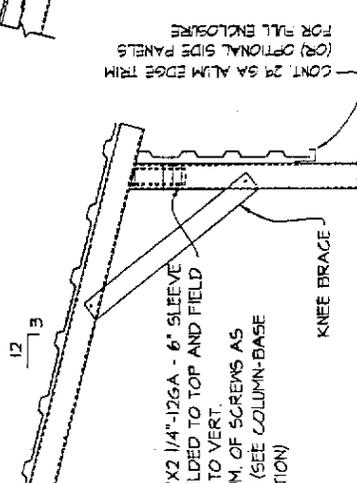


1.B
 A-FRAME DOUBLE BOW SECTION DETAIL
 (SCALE: NTS) 3

FASTENER SCHED:
 TYPE: TEKS #12X17 SCREWS W/ NEOPRENE/STEEL WASHER @ 6" C/C OF CORNER PANEL AND 8" C/C ELSEWHERE.
 MIN. ONE FAST. PER SPAN AT SIDE LAP PANELS.
 MIN. 4" C/C AT EDGE LAP PANELS W/ SILICONE CAULK IN BETWEEN PANELS.

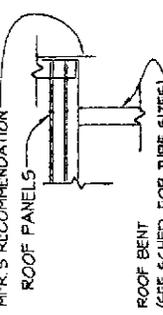


2.A
 REGULAR SINGLE BOW SECTION DETAIL
 (SCALE: NTS) 3

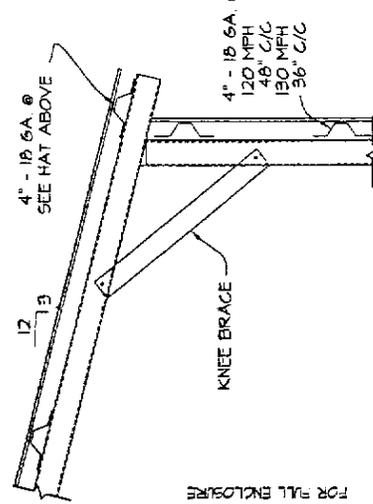


2.B
 A-FRAME SINGLE BOW SECTION DETAIL
 (SCALE: NTS) 3

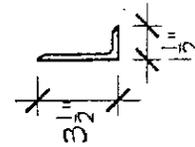
CONT. EDGE TRIM 24X24-286A ALUM ANGLE ATTACH W/ TEKS SCREW W/ NEOPRENE/STEEL WASHER EVERY 2 RIBS AS NEEDED PER SHEET MFR'S RECOMMENDATION



2
 EDGE DETAIL
 (SCALE: NTS) 4



TYPICAL A-FRAME VERTICAL SECTION DETAIL
 (SCALE: NTS)



TRIM DETAIL
 (SCALE: NTS)

FOR:

TNT
Metal Buildings Inc.
 1050 Worth St.
 Mount Airy, NC 27030
 1-800-997-3397
 MAIN - 1-336-796-3818
 FAX - 1-336-796-4122

OWNER: **TNT METAL BLDG.**

LOCATION:

STATE OF FLORIDA:
 AS PER DESIGN CRITERIA

DESCRIPTION:

Regular / A-Frame - Vertical / Horiz

DRAWING NO.: **TNT 12 TO 30**

DATE: **2/3/2010**

PROJECT NUMBER: **039-10-0076**

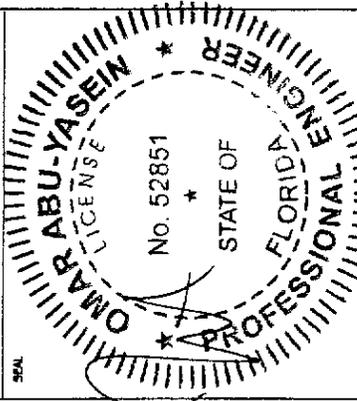
DRAWN BY: **JMS**

CHECKED BY: **OA**

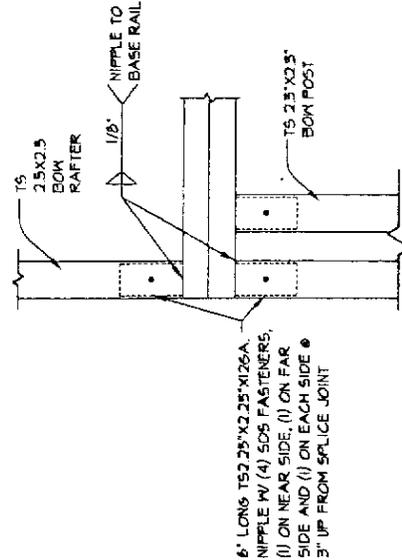
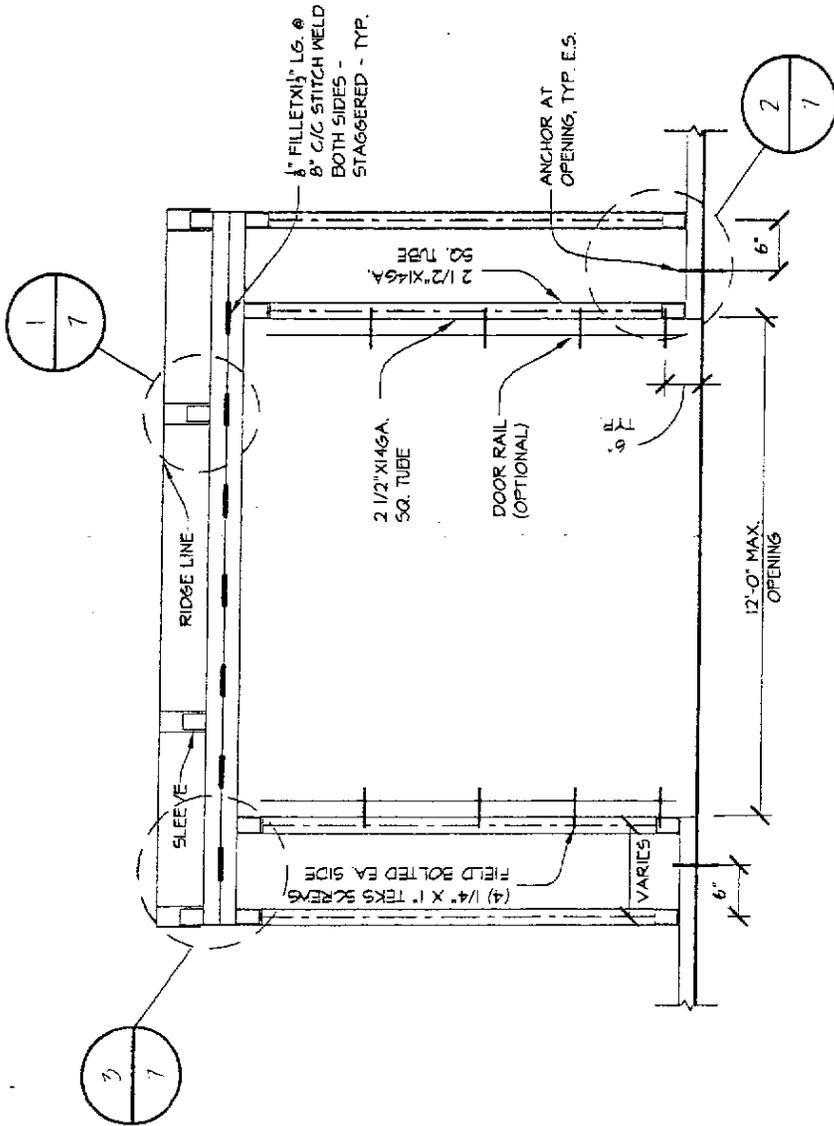
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FLOOR PLAN

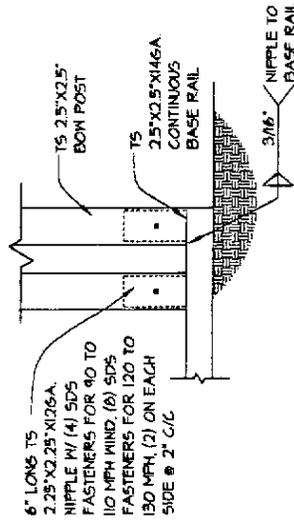
SHEET NO.: **7 OF 8**



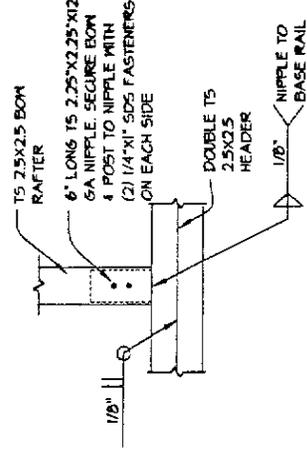
DATE SIGNED: **2/3/2010**



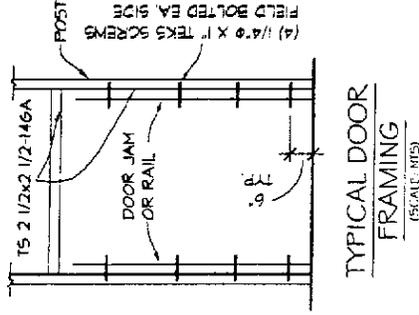
BOW/POST DETAIL
 (SCALE: 1/16")



BOW/BASE RAIL CONN. DETAIL
 (SCALE: 1/16")



BOW/HEADER DETAIL
 (SCALE: 1/16")



TYPICAL DOOR FRAMING
 (SCALE: 1/16")

FOR: **F-N-T**
Metal Buildings Inc.
 1050 Worth St.
 Mount Airy, NC 27030
 1-800-597-3397
 MARY - 1-336-789-3818
 FAX - 1-336-789-4122

OWNER: **TNT METAL BLDG.**

LOCATION: **STATE OF FLORIDA:
 AS PER DESIGN CRITERIA**

DESCRIPTION: **Regular / A-Frame - Vertical / Horiz.**

DRAWING NO.: **TNT 12 TO 30**

DATE: **2/3/2010**

PROJECT NUMBER: **039-10-0076**

DRAWN BY: **JMS**

CHECKED BY: **OA**

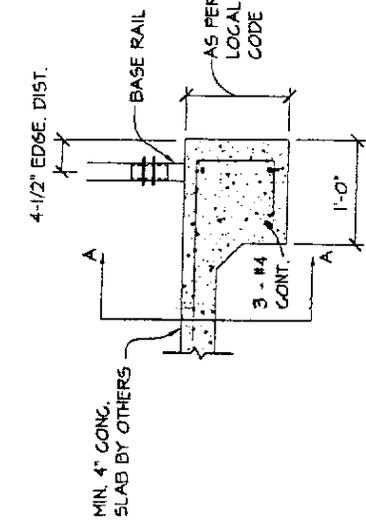
DRAWING TITLE: **ANCHOR OPTIONS**

SHEET NO.: **8 OF 8**

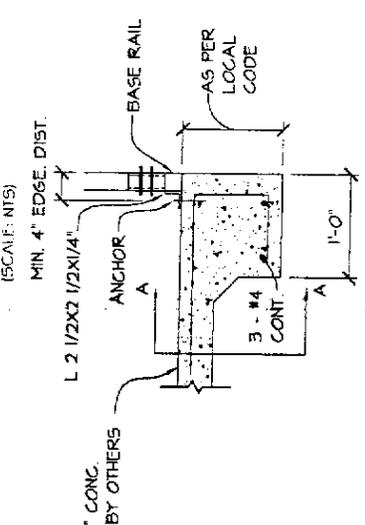
SCALE: **3/4"**

DATE SIGNED: **2/3/2010**

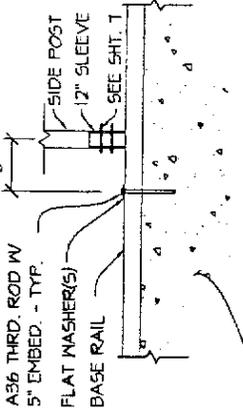
OMAR ABU-YASEIN
 LICENSE
 No. 52851
 STATE OF
 FLORIDA
 PROFESSIONAL ENGINEER



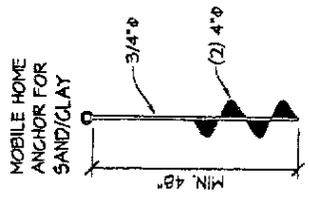
**BASE OPTIONAL ANCHOR
 ON CONC. SLAB**
 SECTION
 (SCALE: NTS)



**ALTERNATE, FRAME
 FLUSH W/ CONC.**
 SECTION A-A
 (SCALE: NTS)

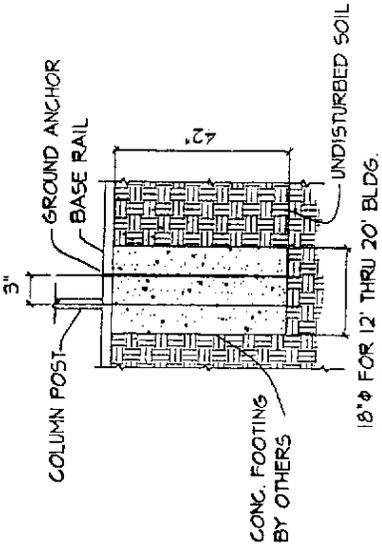


SECTION A-A
 (SCALE: NTS)



NOTE: HELICAL ANCHORS ARE NOT TO BE USED IF DRIVING TORQUE INTO GROUND IS LESS THAN 150 FT-LBS

**OPTIONAL
 HELICAL ANCHORS**
 (SCALE: NTS)



NOTE: ON LEVEL GRADE DIG A 1.875\"/>

**OPTIONAL
 PIN ANCHOR DETAIL ON
 CONCRETE PIER FOOTING**
 (SCALE: NTS)

NOTE:
 1: SEE SHT. 2 AND 6 FOR ANCHOR REQUIREMENTS
 2: ASSUMED SOIL BEARING CAPACITY IS 1500 PSF
 3: CONCRETE STRENGTH TO BE 2500 PSI AT 28 DAYS

ANCHOR OPTIONS SCHEDULE

	WIND SPEED (MPH)		REMARKS	CARPORT WIDTH
	120	130		
1	5/8"ØX20"	3/4"ØX20"	THRD. ROD EMBED IN CONC.	ALL SIZES
2	5/8"ØX7"	3/4"ØX10"	INSERT W/ EPOXY IN CONC.	ALL SIZES
3	5/8"ØX7"	3/4"ØX10"	EXPANSION BOLTS	ALL SIZES
4	1/2"ØX7"	3/4"ØX10"	WEDGE ANCHORS IN CONC.	ALL SIZES
5	MOBILE HOME			12' THRU 24' ONLY

COUPRE01

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City Hall Plaza
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

NOTICE OF PUBLIC HEARING

The City Council of the City of Port St. Lucie serving as the Board of Zoning Appeals will consider these appeals on June 18, 2012, at 1:30 p.m., or as closely thereafter as business permits, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida, as follows:

Zoning Appeal #12-2
Legal Description: Port St. Lucie Section 13, Block 622, Lots 15 & 17
Location: 691 SW S. Macedo Blvd., Port St. Lucie, Florida
Action Sought: Appeal the decision of the Planning & Zoning Board on April 3, 2012, denying a variance to Chapter 158.221 Off-Street Parking and Lighting - Handicapped Parking Spaces of the Zoning Code to allow 12 fewer parking spaces than required, P12-029
Appellant: Owner: John Pankraz
Applicant: John Pankraz, Elite Electric & Air, Inc.

The City Council of the City of Port St. Lucie serving as the Board of Zoning Appeals will consider an appeal on June 18, 2012, at 1:30 p.m., or as closely thereafter as business permits, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida, as follows:

Zoning Appeal #12-3
Legal Description: Port St. Lucie Section 14, Block 1360, Lots 24 & 25
Location: 2799 SW Ensenada Terrace, Port St. Lucie, Florida
Action Sought: Appeal the decision of the Planning & Zoning Board on May 1, 2012, denying 1) a variance to Chapter 158.217(C)(2)(i) to allow a second garage, where only one garage is permitted, 2) a variance to Chapter 158.217(C)(2)(i) to allow the second garage to be over 300 square feet that does not conform in appearance, material, and design of the house, and 3) a variance to Chapter 158,217(c)(2)(h) to allow an unattached storage building over 300 square feet that does not conform in appearance, material, and design to the house, P12-025
Appellant: Owner: David Brown
Applicant: David Brown

Copies of the above appeal documents are available in the City Clerk's office for public inspection Monday through Friday between the hours of 8:00 a.m. and 4:30 p.m. Interested parties may appear at the meeting and be heard with respect to the appeal.

No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal any decision

involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based.

Karen A. Phillips, CMC
City Clerk

PUBLISH: June 1, 2012

Foreign Account Number : 11515278
Ad # : 2401916
Ad Net Cost : \$132.79
Name (Primary) : CITY OF PORT ST. LUCIE
Company (Primary) : CITY OF PORT ST. LUCIE
Street 1 (Primary) : 121 SW PORT ST. LUCIE BLVD
City (Primary) : PORT ST LUCIE
State (Primary) : FL
ZIP (Primary) : 34984
Phone (Primary) : (772) 344-4390
Class Code : 9424SC - Notice of Meeting
Start Date : 6/1/2012
Stop Date : 6/1/2012
Prepayment Amount : \$0.00
Ad Sales Rep. : 190 - Barbara Wentzel
Width : 1
Depth : 184

NOTICE OF
PUBLIC HEARING

The City Council of the City of Port St. Lucie serving as the Board of Zoning Appeals will consider these appeals on June 18, 2012, at 1:30 p.m., or as closely thereafter as business permits, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida, as follows:

Zoning Appeal #12-2

Legal Description: Port St. Lucie Section 13, Block 622, Lots 15 & 17

Location: 691 SW S. Macedo Blvd., Port St. Lucie, Florida

Action Sought: Appeal the decision of the Planning & Zoning Board on April 3, 2012, denying a variance to Chapter 158.221 Off-Street Parking and Lighting - Handicapped Parking Spaces of the Zoning Code to allow 12 fewer parking spaces than required, P12-029

Appellant: Owner: John Pankraz
Applicant: John Pankraz, Elite Electric & Air, Inc.

The City Council of the City of Port St. Lucie serving as the Board of Zoning Ap-

NOTICE OF
PUBLIC HEARING

The City Council of the City of Port St. Lucie serving as the Board of Zoning Appeals will consider these appeals on June 18, 2012, at 1:30 p.m., or as closely thereafter as business permits, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida, as follows:

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Legal Description: Port St. Lucie Section 13, Block 622, Lots 15 & 17

Location: 691 SW S. Macedo Blvd., Port St. Lucie, Florida

Action Sought: Appeal the decision of the Planning & Zoning Board on April 3, 2012, denying a variance to Chapter 158.221 Off-Street Parking and Lighting - Handicapped Parking Spaces of the Zoning Code to allow 12 fewer parking spaces than required, P12-029

Appellant: Owner: John Pankraz
Applicant: John Pankraz, Elite Electric & Air, Inc.

The City Council of the City of Port St. Lucie serving as the Board of Zoning Appeals will consider an appeal on June 18, 2012, at 1:30 p.m., or as closely thereafter as business permits, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida, as follows:

Zoning Appeal #12-3

Legal Description: Port St. Lucie Section 14, Block 1360, Lots 24 & 25

Location: 2799 SW Ensenada Terrace, Port St. Lucie, Florida

Action Sought: Appeal the decision of the Planning & Zoning Board on May 1, 2012, denying 1) a variance to Chapter 158.217(C)(2)(h) to allow a second garage

where only one garage is permitted, 2) a variance to Chapter 158.217(C)(2)(i) to allow the second garage to be over 300 square feet that does not conform in appearance, material, and design of the house, and 3) a variance to Chapter 158.217(c)(2)(h) to allow an unattached storage building over 300 square feet that does not conform in appearance, material, and design to the house, P12-025

Appellant: Owner: David Brown
Applicant: David Brown

Copies of the above appeal documents are available in the City Clerk's office for public inspection Monday through Friday between the hours of 8:00 a.m. and 4:30 p.m. Interested parties may appear at the meeting and be heard with respect to the appeal.

No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based.

Karen A. Phillips,
CMC
City Clerk

Publish: June 1, 2012
2401916

peals will consider an appeal on June 18, 2012, at 1:30 p.m., or as closely thereafter as business permits, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida, as follows:

Zoning Appeal
#12-3

Legal Description:
Port St. Lucie Section 14, Block 1360, Lots 24 & 25

Location:
2799 SW Ensenada Terrace, Port St. Lucie, Florida

Action Sought:
Appeal the decision of the Planning & Zoning Board on May 1, 2012, denying 1) a variance to Chapter 158.217(C)(2)(i) to allow a second garage, where only one garage is permitted, 2) a variance to Chapter 158.217(C)(2)(i) to allow the second garage to be over 300 square feet that does not conform in appearance, material, and design of the house, and 3) a variance to Chapter 158.217(c)(2)(h) to allow an unattached storage building over 300 square feet that does not conform in appearance, material, and design to the house, P12-025

Appellant:
Owner: David Brown
Applicant:
David Brown

Copies of the above appeal documents are available in the City Clerk's office for public inspection Monday through Friday between the hours of 8:00 a.m. and 4:30 p.m. Interested parties may appear at the meeting and be heard with respect to the appeal.

No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at said meeting upon which any appeal is to be based.

Karen A. Phillips,
CMC
City Clerk

Publish: June 1, 2012
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