

P25-204

Navarro, Yuraima Garcia

| TYPE | STATUS | BUILDING TYPE |
|------|-----------------------|---------------|
| VAR | P&Z MEETING SCHEDULED | RES |

ASSIGNED TO

Sofia Trail

ADDRESS

455 SW Kestor Drive

| SECTION | BLOCK | LOT |
|---------|-------|-----|
| 34 | 2378 | 25 |

LEGAL DESCRIPTION

port st lucie section 34 BLK2378 lot 25 MAP 44/35

SITE LOCATION

BACK YARD

PARCEL #

3420-665-1340-000-4

| CURRENT LANDUSE | PROPOSED LANDUSE | CURRENT ZONING | PROPOSED ZONING |
|-----------------|------------------|----------------|-----------------|
| RL | | RS-2 | |

| ACREAGE | NON-RESIDENTIAL SQ. FOOTAGE | NO. OF RESIDENTIAL UNITS |
|---------|-----------------------------|--------------------------|
| 0.23 | | |

| NO. OF LOTS OR TRACTS | NO. OF SHEETS IN PLAT |
|-----------------------|-----------------------|
| 0 | 0 |

UTILITY PROVIDER

DESCRIBE REQUEST

I requesting a variance to allow the permit installation of two back yard gazebo size 10x10 and 14x 24 they were installed whit_in the city set back the pergolas are open and decorative structure intended for shade and out door enjoyment.

Primary Contact Email

yuraimagn83@gmail.com

AGENT/APPLICANT

| FIRST NAME | LAST NAME |
|------------|----------------|
| YURAIMA | GARCIA NAVARRO |

Business Name

OWNER

ADDRESS

455 SW KESTOR DR

| CITY | STATE | ZIP |
|------|-------|-------|
| PSL | FL | 34953 |

| EMAIL | PHONE |
|-----------------------|------------|
| yuraimagn83@gmail.com | 5025102320 |

AUTHORIZED SIGNATORY OF CORPORATION

| FIRST NAME | LAST NAME |
|------------|-----------|
| | |

ADDRESS

| | | |
|-------------|--------------|------------|
| CITY | STATE | ZIP |
|-------------|--------------|------------|

| | |
|--------------|--------------|
| EMAIL | PHONE |
|--------------|--------------|

PROJECT ARCHITECT/ENGINEER

| | |
|-------------------|------------------|
| FIRST NAME | LAST NAME |
|-------------------|------------------|

Business Name

ADDRESS

| | | |
|-------------|--------------|------------|
| CITY | STATE | ZIP |
|-------------|--------------|------------|

| | |
|--------------|--------------|
| EMAIL | PHONE |
|--------------|--------------|

PROPERTY OWNER

Business Name

YURAIMA GARCIA NAVARRO

ADDRESS

455 SW KESTOR DR

| | | |
|-------------|--------------|------------|
| CITY | STATE | ZIP |
|-------------|--------------|------------|

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|-----|----|-------|
| PSL | FL | 34953 |
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|--------------|--------------|
| EMAIL | PHONE |
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| | |
|-----------------------|----------------|
| yuraimagn83@gmail.com | (502) 510-2320 |
|-----------------------|----------------|

FINAL PERMIT INSPECTION REQUIRED BY:

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)871-5213

Planning Dept _____
Fee (Nonrefundable) \$ _____
Receipt # _____

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: Yuraimagn83@gmail.com

PROPERTY OWNER:

Name: Yuraima Garcia Navarro
Address: 455 SW Kestor Dr Port St Lucie FL 34953
Telephone No. 502 510 2320

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

Name: _____
Address: _____
Telephone No. _____ Email _____

SUBJECT PROPERTY:

Legal Description: Port St. Lucie - Section 34-BLK 2378 lot 25 MAP 44/25
Parcel I.D. Number: 3420 -665- 1340- 0004
Address: 455 SW Kestor Dr Port St Lucie 34953
Current Zoning Classification RS-2 PSL

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.

I'm requesting a variance to allow the permit installation of two backyard gazebo (Size 14x24 and 10x10) they were installed with-in city set-back.

Signature of Applicant: [Signature] Hand Print Name: Yuraima Garcia Date: 11/30/20

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. 03/02/20

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;

While the property has adequate overall space, the layout and existing placement of the home make it difficult to utilize the backyard efficiently. The location of the terraces are the most practical area

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

It was assembled by the owner without knowledge that it required permission

(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;

Granting this variance will not be contrary to the public interest. The pergolas are on an open air, non-enclosed structure that does not block light, air, or visibility

(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;

The need for this variance is not self-created as it results from original placement of the home and lot configuration determined by developer. The limited rear yard depth leave little flexibility for placing outdoor improvement.

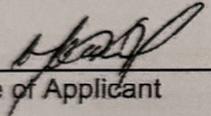
(5) Please illustrate and explain if the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure;

The requested reduction of feet from property line on my owner lot the minimum variance necessary to allow them for a functional and estetically pleasing pergola while maintaining open space.

(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; *Granting this variance will be in harmony with the general intent and purpose of the zoning ordinance. That the requested variance provides minimal encroachment that does not impair access or privacy for adjacent properties. The structure will continue to function as a typical residential accessory structure and will not alter the character of the surrounding neighborhood. Will allow reasonable use of the property, not affect traffic safety or utilities, and will not be detrimental to the public health safety or welfare, and the same not will it create safety concern*

¹⁷² (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.

"Acknowledged"



Signature of Applicant

Yuraima Garcia

Hand Print Name

11/20/25

Date