

# **City of Port St. Lucie**

121 SW Port St. Lucie Blvd.  
Port St. Lucie, Florida 34984



## **Meeting Agenda**

**Monday, October 13, 2025**

**12:30 PM**

**Council Chambers, City Hall**

### **Board of Zoning Appeals**

*Shannon M. Martin, Mayor*

*Jolien Caraballo, Vice Mayor, District IV*

*Stephanie Morgan, Councilwoman, District I*

*Dave Pickett, Councilman, District II*

*Anthony Bonna, Sr., Councilman, District III*

*Please visit [www.cityofpsl.com/tv](http://www.cityofpsl.com/tv) for new public comment options.*

**1. Call to Order****2. Roll Call****3. Public Hearings**

- 3.a** Quasi-Judicial, Public Hearing, an Appeal of the Planning and Zoning Board Denial of a Request for the Following Variances:  
1) a Variance of 745 SF to Allow the Construction of a 945 Square Foot Carport, 2) a Variance of Four (4) Feet to Allow for a Six (6) Foot Side Yard Setback on the West Side of the Property, and 3) a Variance to Allow the Proposed Carport to Extend Beyond the Front Corners of the House.

[2025-973](#)**4. Adjourn**

Notice: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, if a person decides to appeal any decision made by the City Council, board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

Notice: Public and Press are invited to review all the backup for Council Meetings. Copies are available in the City Clerk's Office on Wednesday, Thursday, Friday, and Monday before Council Meetings. On Meeting nights, a copy of backup material is available in the reception area of City Hall for public review. Please leave the agenda and backup material in good order for others to review.

Notice: Anyone wishing to speak during Public to be Heard is asked to fill out a yellow Participation Card and submit it to the City Clerk. Anyone wishing to speak on any Agenda Item is asked to fill out a green Participation Card and submit it to the City Clerk. Participation Cards are available on the side table in Council Chambers, at the reception desk in City Hall lobby, and in the City Clerk's Office.

Notice: In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's Office at 772-871-5157.

As a courtesy to the people recording the meeting, please turn all cell phones to silent or off. Thank you.



## Agenda Summary

2025-973

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**Agenda Date:** 10/13/2025

**Agenda Item No.:** 3.a

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Placement: Other Public Hearings

Action Requested: Motion / Vote

Quasi-Judicial, Public Hearing, an Appeal of the Planning and Zoning Board Denial of a Request for the Following Variances: 1) a Variance of 745 SF to Allow the Construction of a 945 Square Foot Carport, 2) a Variance of Four (4) Feet to Allow for a Six (6) Foot Side Yard Setback on the West Side of the Property, and 3) a Variance to Allow the Proposed Carport to Extend Beyond the Front Corners of the House.

Submitted By: Ivan Betancourt, Planner I

Strategic Plan Link: The City's Vision to put residents first.

Executive Summary (General Business): The applicant requests the Board of Zoning Appeals review the following variances, which were denied by the Planning and Zoning Board on August 5, 2025: 1) a variance of 745 square feet to allow the construction of a 945 square foot carport, 2) a variance of four (4) feet to allow for a 6-foot side yard setback on the west side of the property, and 3) a variance to allow the proposed carport to extend beyond the front corners of the house. Section 158.217 (C)(2)(p) allows for a maximum size of 200 square feet for a carport. Sections 158.217 (C)(1) and 158.073 (H) state that accessory structures in the RS-2 (Single-Family Residential) zoning district must maintain a 10-foot setback from the side property line. Section 158.217(C)(1) of the Zoning Code prohibits accessory structures within the area extending from the front corners of the principal structure to the front property line. In accordance with Sections 158.302 and 158.335 of the City Code, a decision of the Planning and Zoning Board may be appealed to the City Council serving as the Board of Zoning Appeals. The Board of Zoning Appeals is to be, to the extent possible, upon the record of the Planning and Zoning Board and not be a hearing de novo. The Board of Zoning Appeals is to review the minutes of the hearing before the Planning and Zoning Board together with the application for variances and related supporting documents and any other tangible evidence considered by the Planning and Zoning Board in arriving at its decision. The Board of Zoning Appeals may also entertain any additional testimony or evidence that was not brought out at the Planning and Zoning Board hearing.

Presentation Information: Staff will provide a presentation

Staff Recommendation: Move that the Council review the decision made by the Planning and Zoning Board on August 5<sup>th</sup>, 2025, and determine whether that decision is affirmed or reversed.

Background: On November 3<sup>rd</sup>, 2020, the subject property was granted a six-foot variance to permit a zero-foot side yard setback along the western boundary for the installation of a proposed solar panel roof supported by poles. Additionally, the existing residence encroaches into the side yard setback on both the east



and west sides of the property.

Issues/Analysis: On August 5, 2025, the Planning and Zoning Board denied the applicant's request for the three variances. Subsequently, on August 13, 2025, a formal appeal was filed with the Clerk's Office by the applicant, Mr. Jared Greenberg.

Financial Information: N/A

Special Consideration: n/a

Location of Project: 702 SW Abode Ave

Attachments:

- Planning and Zoning Board Minutes
- Variance Appeal
- Staff Report
- Application and Responses to Variance Criteria
- Applicant Carport Concept Submittal
- Deed
- Staff Presentation
- Appellant Presentation

*NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.*

Internal Reference Number: 25218-05

Legal Sufficiency Review:

Reviewed by Russell Ward, Deputy City Attorney. Approved as to Legal form and sufficiency by Richard Berrios, City Attorney.

# City of Port St. Lucie

## Planning and Zoning Board

### Meeting Minutes - Final

121 SW Port St. Lucie  
Blvd.  
Port St. Lucie, Florida  
34984

Jim Norton, Vice Chair  
Peter Previte, Chair Pro-Tem  
Eric Reikenis, At-Large  
John "Jack" Doughney, At-Large  
Greg Pettibon, At-Large  
Peter Louis Spatara, At-Large  
Rose Mocerino, Alternate  
Douglas Harvey, Alternate

Please visit [www.cityofpsl.com/tv](http://www.cityofpsl.com/tv) for new public comment options.

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**Tuesday, August 5, 2025**

**6:00 PM**

**Council Chambers, City Hall**

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1. Meeting Called to Order

A Regular Meeting of the PLANNING AND ZONING BOARD of the City of Port St. Lucie was called to order by Vice Chair Norton at 6:00 p.m., on August 5, 2025, at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Council Chambers, Port St. Lucie, Florida.

2. Roll Call

Members Present:

Jim Norton, Vice Chair  
John "Jack" Doughney  
Peter Previte, Chair Pro Tem  
Eric Reikenis  
Greg Pettibon  
Peter Spatara  
Doug Harvey, Alternate

Members Not Present:

Melody Creese, Chair

3. Determination of a Quorum

4. Pledge of Allegiance

Vice Chair Norton led the assembly in the Pledge of Allegiance.

5. Approval of Minutes

**5.a** Approval of Minutes: July 1, 2025[2025-714](#)

There being no corrections, Mr. Spatara moved to approve the minutes. Mr. Pettibon seconded the motion, which passed unanimously by voice vote.

**6.** Consent Agenda

There was nothing to be heard under this item.

**7.** Public Hearings - Non Quasi-Judicial

There was nothing to be heard under this item.

**8.** Public Hearing - Quasi-Judicial

The Senior Deputy City Attorney read the Quasi-Judicial Rules into the record for items 8.a through 8.e and the Deputy City Clerk swore in staff and applicants.

**8.a** P24-231 Coyne, Dale P. & Gail A. (McDonald's) - Special Exception Use[2025-404](#)

Location: The property is located at 10180 S. US Highway 1, on the northeast corner of S. US Highway 1 and SE Jennings Road.

Legal Description: St. Lucie Gardens, Block 4, Lot 10

This is a request for a special exception to allow a restaurant with drive-through service lanes, in the General Commercial (CG) zoning district.

Vice Chair Norton inquired if there was any ex-parte communication, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Bethany Grubbs, Planner, stated that she was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. She presented to the Board and stated that the request was for approval of a Special Exception Use (SEU) to allow a restaurant with drive-through service lanes in the General Commercial (CG) Zoning District per Section 158.124(c)(13) of the Zoning Code. She discussed the surrounding uses, Conceptual Site Plan, elevations, drive-thru queuing, and the evaluation of SEU criteria.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Craig McDonald, Corporate Property Services, LLC, represented the applicant and presented to the Board. He discussed the request, compliance, proposed Site Plan, elevations, and SEU criteria.

Mr. Harvey inquired if the majority of the trees to be preserved are on the property to the north, or if they were going to identify and protect the trees that are to be preserved, to which Mr. McDonald replied that they would be

taking out 20 trees but replacing them with 42 perimeter trees. Mr. Harvey stated that there were 2 traffic studies in the Board Member's package and asked if it was duplicated, to which Ms. Grubbs replied that one was from the Public Works traffic engineer, and one was from the applicant's traffic engineer. Ms. Grubbs also noted that regarding the landscaping, they were meeting City Code and it would be reviewed at the time of the formal Site Plan submittal, and that mitigation was required for the landscaping that was being removed.

Mr. Previte inquired as to how far off the elevations were from what was originally requested, to which Mr. McDonald stated that it was quite a bit because the height of the building was raised and more architectural features were added than normal. Vice Chair Norton inquired if all the queuing was in the center, to which Ms. Grubbs responded in the affirmative, stating that there would be no impact to US1.

Vice Chair Norton opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no further discussion, Mr. Reikenis moved to recommend approval of P24-231 Coyne, Dale P. & Gail A. (McDonald's) – Special Exception Use to the City Council. Mr. Spataro seconded the motion which passed unanimously by voice vote.

**8.b** P25-086 Jared Greenberg - Variance

[2025-089](#)

Location: The property is located at 702 SW Abode Avenue.

Legal Description: Port St. Lucie Section 33, Block 2326, Lot 21

This request is to grant the following variances: 1) a variance of 745 SF to allow the construction of a 945 square foot carport, 2) a variance of four (4) feet to allow for a six (6) foot side yard setback on the west side of the property, and 3) a variance to allow the proposed carport to extend beyond the front corners of the house.

Vice Chair Norton inquired if there was any ex-parte communication, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Ivan Betancourt, Planner, stated that he was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. He presented to the Board and stated that the request was for the following 3 variances; to allow a carport to be constructed in the area extending from the front corners of the principle structure to the front property line, for a variance of 745 sq ft was needed to allow for the construction of the carport, and for a variance of 4 ft to allow for a 6 ft side yard setback on the west side of the property. He discussed the background of the project, future land use & zoning, and he exhibited a 2005 survey.

Per inquiries of the Board, Mr. Betancourt further discussed the sizing of the carport and the lot, clarified the 3 variance requests, and informed that the Planner assigned to the project transcribed the handwritten notes and inputs them into the 'Facts & Findings' reports. Mr. Harvey inquired if the previous solar panel variance had been approved, to which Mr. Betancourt responded in the affirmative.

Applicant Jared Greenberg clarified that this was not in front of the house, it was in front of the garage which is to the side. Vice Chair Norton opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. Mr. Previte read the 'Impacts & Findings' document into the record.

There being no discussion, Mr. Reikenis moved to deny P25-086 Jared Greenberg – Variance. Mr. Pettibon seconded the motion which passed unanimously by voice vote.

**8.c** P25-096 Verano South POD H PUD - Amendment No. 1 -

**[2025-725](#)**

Planned Unit Development (PUD) Amendment

Location: The property is located south of Glades Cut Off Road, east of Range Line Road, north of Crosstown Parkway, and west of Sundance Vista Boulevard.

This request is to amend the PUD to add a 24-hour free standing emergency department as a permitted use, update the street tree requirements, and to update the conceptual plan to show the ingress/egress location off of Crosstown Parkway to a commercial parcel.

Vice Chair Norton inquired if there was any ex-parte communication, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Daniel Robinson, Planner, stated that he was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. He presented to the Board and stated that the request was for an amendment to the Verano South POD H Planned Unit Development (PUD) to revise the PUD Concept Plan, update the permitted uses, and update the street tree requirements. He discussed the proposed update, proposed PUD Concept Plan, and impacts and findings.

Mr. Harvey asked for clarification on how the new update would be an upgrade to the landscaping/trees if they were separated, to which Mr. Robinson replied that it was downgraded, but not farther than what is standard for the PUD. Mr. Harvey inquired if the PUD and subdivision were

in the residential area or were there different regulations for the residential and commercial, to which Planning & Zoning Director Mary Savage-Dunham replied that the subdivision regulation provides only one regulation level, and she explained that they've had to work with developers on flexibility for the street tree language.

Pete Hofheinz, Cotleur & Hearing, represented the applicant

Vice Chair Norton opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Mr. Doughney moved to recommend approval of P25-096 Verano South POD H PUD – Amendment No. 1 – Planned Unit Development (PUD) Amendment to the City Council. Mr. Reikenis seconded the motion which passed unanimously by voice vote.

**8.d** P25-108 Cemar Realty, LLC - Rezoning

[2025-715](#)

Location: The property is located on the northeast corner of SW Gatlin Boulevard and SW Brighton Street.

Legal Description: Port St. Lucie Section 16, Block 1501, Lot 1

This is a request to rezone property from Single-Family Residential (RS-2) to the General Commercial (CG) Zoning District.

Vice Chair Norton inquired if there was any ex-parte communication, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Marissa Da Breo-Latchman, Planner, stated that she was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. She presented it to the Board and stated that the request was to rezone from Single-Family Residential (RS-2) to General Commercial (CG) to be consistent with the City's Comprehensive Plan and Future Land Use Map. She discussed the surrounding areas and impacts & findings. She noted that this would require a Unity of Control.

Mr. Harvey inquired as to why the property was there when everything around it was CG, to which Ms. Da Breo-Latchman replied that she could not find specific information as to why it was left out, but it was never incorporated by the previous owners.

Joe Capra, CapTec Engineering, represented the applicant and stated that they met with the City Attorney's to discuss the paperwork to sign for the Unity of Control. He noted that Cemar Realty also owned the Bravo Supermarket were a partner with the other LLC, so the accumulation of those properties puts it above the minimum requirements.

Vice Chair Norton opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Mr. Reikenis moved to recommend approval of P25-108 Cemar Realty, LLC – Rezoning to the City Council. Mr. Doughney seconded the motion which passed unanimously by voice vote.

**8.e** P25-111 Tri-County - Biltmore Properties - Rezoning

[2025-719](#)

Location: The property is located at 801 and 817 SW Biltmore Street

Legal Description: Port St. Lucie Section 28, Block 75, Lots 6 and Lot 7

This is a request to rezone the property from the General Commercial (CG) Zoning District to the Service Commercial (CS) Zoning District.

Vice Chair Norton inquired if there was any ex-parte communication, to which the Board responded in the negative.

(Clerk's Note: A PowerPoint presentation was shown at this time.) Ivan Betancourt, Planner, stated that he was sworn in and that the file was submitted to the City Clerk's Office 5 days prior to the meeting and requested that it be entered into the record. He presented to the Board and stated that the request was to rezone the subject property from General Commercial (CG) to Service Commercial (CS) Zoning District. He exhibited an aerial view of the property and discussed the surrounding zoning districts and justifications.

Mr. Harvey inquired as to why the business had been allowed to go here if it was non-conforming, to which Ms. Savage-Dunham replied that they try to work with the applicant when it's non-conforming to help bring them into compliance, and she informed that this was a more appropriate zoning designation and staff supports the request.

Connor Kennedy, Haley Ward, represented the applicant. Vice Chair Norton opened the Public Hearing. There being no public to be heard, he closed the Public Hearing. There being no discussion, Mr. Spatara moved to recommend approval of P25-111 Tri-County – Biltmore Properties – Rezoning to the City Council. Mr. Reikenis seconded the motion which passed unanimously by voice vote.

**9. New Business**

Ms. Savage-Dunham informed the Board that staff were working on updates for Public Building Impact Fees, Mobility Fee schedule, and engineering standards, and she invited the Board to attend the various public workshops.

**10. Old Business**

There was nothing to be heard under this item.

**11. Public to be Heard**

Resident Jared Greenberg spoke on an issue of having permission for his fence that is within the South Florida Water Management property. Ms. Savage-Dunham advised that they would look into this and follow up.

Resident Diana Cowon spoke on acquiring more trash receptacles in Tradition Square Plaza. Mr. Pettibon suggested reaching out to the Master Property Owners Association.

12. Adjourn

There being no further business, the meeting adjourned at 7:08 p.m.

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Jim Norton, Vice Chair/Acting Chair

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Jasmin De Freese, Deputy City Clerk





**Jared Greenberg - Variance**  
**Project No. P25-086**



**SUMMARY**

Applicant's Request:	Variances from Section 158.217(C)(1) of the Zoning Code which prohibit accessory structures within the area extending from the front corners of the principal structure to the front property line, Section 158.217 (C)(2)(p) which restricts the maximum size of carports to either 200 square feet or 400 square feet, depending on lot size, and Sections 158.217 (C)(1) and 158.073 (H), which in combination, require that accessory structures in the RS-2 (Single-Family Residential) zoning district maintain a 10-foot setback from the side property line.
Application Type:	Variance, Quasi-Judicial
Applicant/Owner:	Greenberg, Jared

Location:	702 SW Abode Ave
Project Planner:	Ivan Betancourt, Planner I

### **Project Description**

The City of Port St. Lucie has received a request from Jared Greenberg, the property owner, to grant the following variances: 1) to allow a carport to be constructed in the area extending from the front corners of the principal structure to the front property line, 2) a variance of 745 square feet to allow the construction of a 945 square foot carport, 3) a variance of four (4) feet to allow for a 6-foot side yard setback on the west side of the property. Section 158.217(C)(1) of the Zoning Code prohibits accessory structures within the area extending from the front corners of the principal structure to the front property line. Section 158.217 (C)(2)(p) allows for a maximum size of 200 square feet for a carport. Sections 158.217 (C)(1) and 158.073 (H) state that accessory structures in the RS-2 (Single-Family Residential) zoning district must maintain a 10-foot setback from the side property line. The property subject to the variances request is located at 702 SW Abode Ave. The property is legally described as Port St. Lucie Section 33, Block 2326 Lot 21.

### **Background**

The subject property was granted a variance of 6 feet to allow a 0-foot side yard setback on the west of the property for a proposed solar panel roof with poles on November 3, 2020. Additionally, the existing home encroaches into the side yard setback on both sides.

### **Review Criteria**

An application for a variance is reviewed for consistency with Article XV of the Zoning Code, Sections 158.295 through 158.299. Final action on the application (approval or denial) is in the form of an Order of the Planning and Zoning Board following a quasi-judicial public hearing. A vote of approval by five (5) members of the Planning and Zoning Board is required to grant a variance.

### **Public Notice Requirements (Section 158.298 (B))**

Public notice was mailed to owners within 750 feet on June 20, 2025, and the file was included in the ad for the Planning & Zoning Board's agenda.

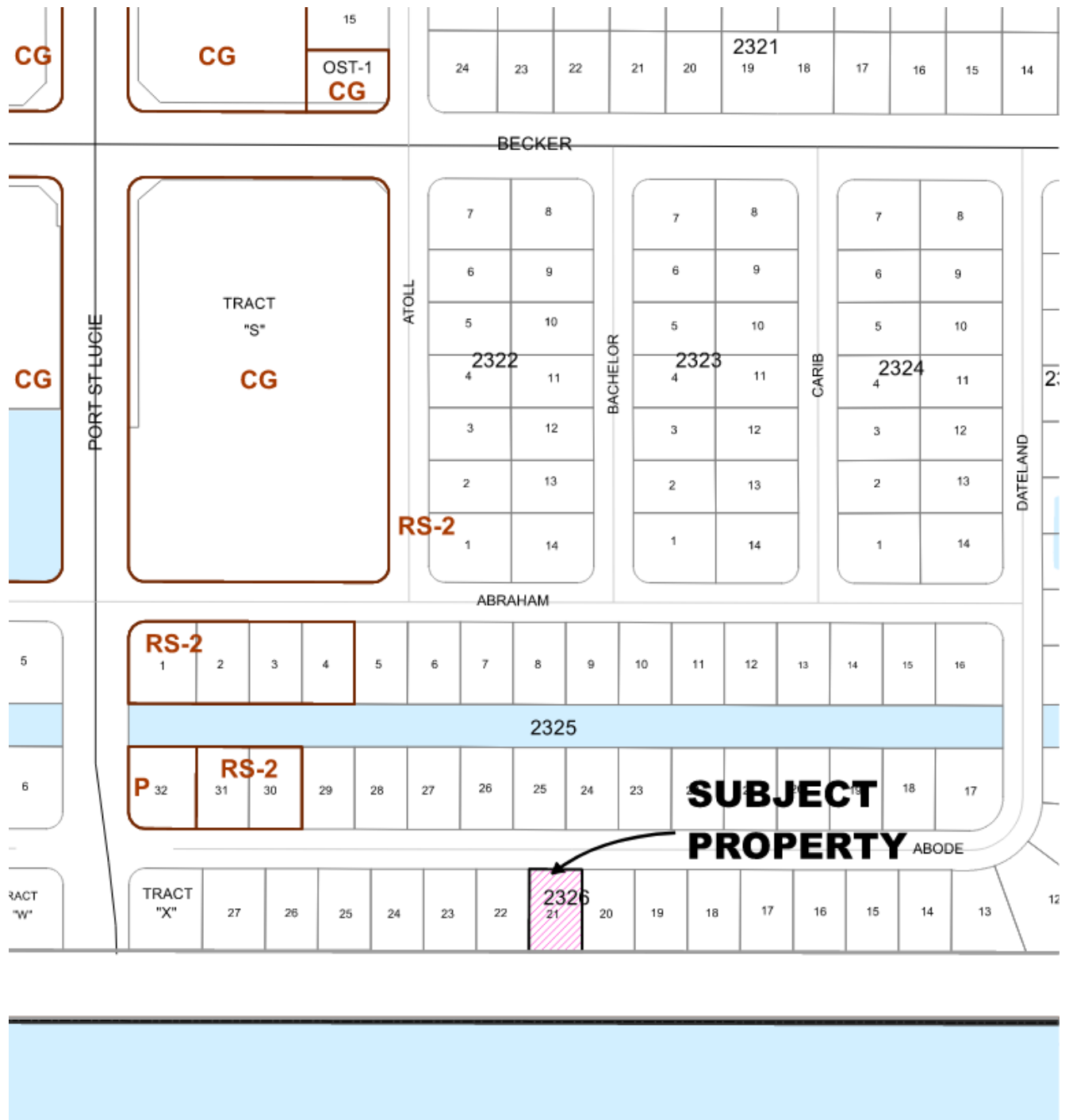
### **Location and Site Information**

Parcel Number:	3420-660-3547-000-4
Property Size:	0.23 acres (10,000 SF)
Legal Description:	Port St. Lucie Section 33, Block 2326 Lots 21
Address:	702 SW Abode Ave
Future Land Use:	RL – Low Density Residential
Existing Zoning:	RS-2 – Single-Family Residential
Existing Use:	Single-Family Home

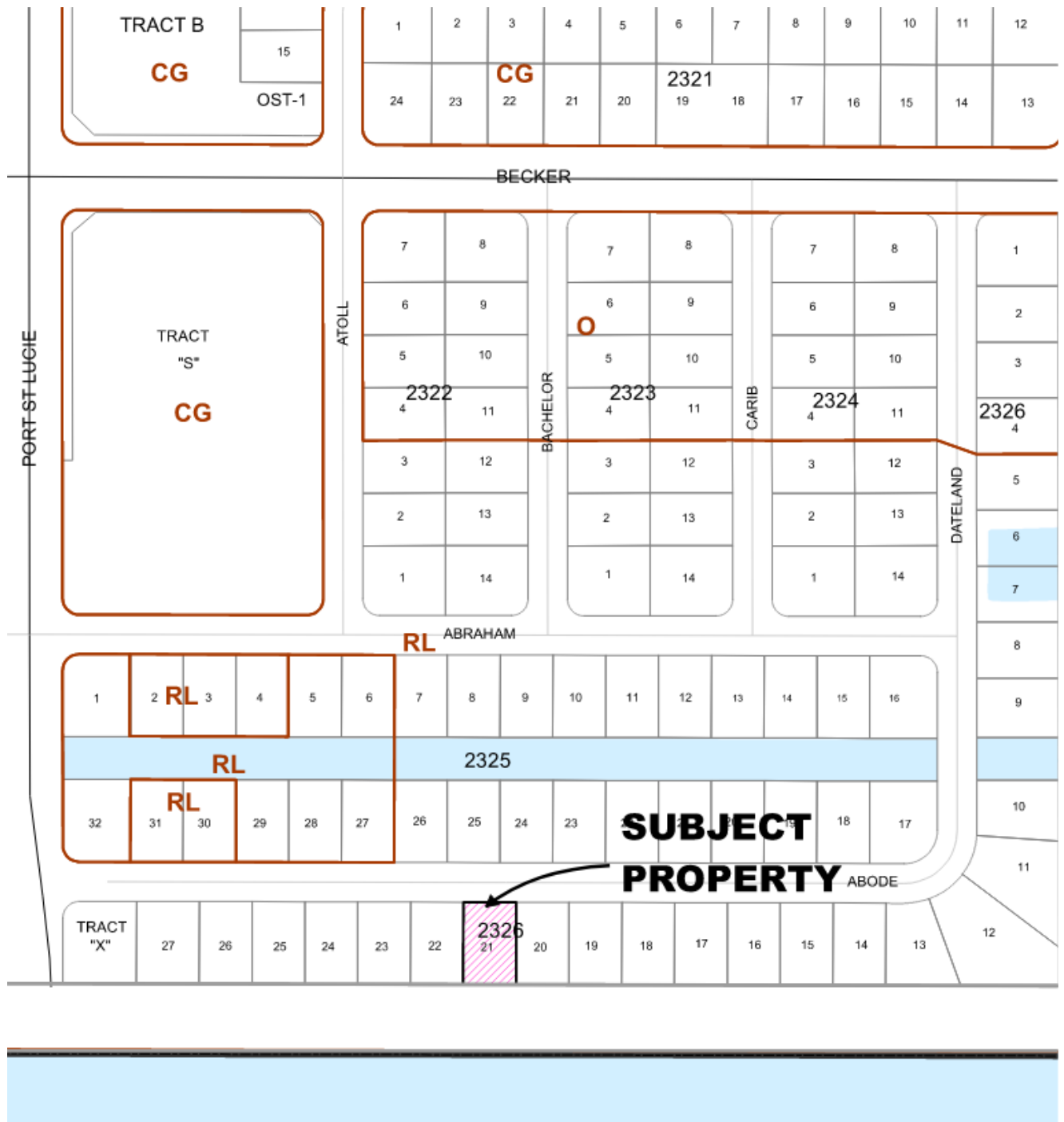
### **Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single-Family Home
South	NA	NA	C-23 Canal
East	RL	RS-2	Single-Family Home
West	RL	RS-2	Single-Family Home

RL (Low Density Residential) – RS-2 (Single Family Residential) – NA (Not Applicable)



Zoning Map



Future Land Use Map

## IMPACTS AND FINDINGS

Section 158.295 (B) of the Zoning Code establishes the duties of the Planning and Zoning Board in authorizing a variance. The Planning and Zoning Board may authorize a variance from the provisions of the Zoning Code 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. Pursuant to Section 158.296, a variance is authorized only for height, area, and size of structure, yard size, building setback, lot size requirements, and other applicable development regulations, excluding use. To authorize a variance, the Planning and Zoning Board should consider the criteria listed under Section 158.295 (B) (1) through (7) of the Zoning Code. The applicant's response to this criterion is attached to the application. Staff's review is provided below:

### **Compatibility with variance criteria Section 158.295 (B).**

- 1) 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.
  - Applicant's Response: *Due to the lots being so small, and the restrictions that zoning department puts on what you are allowed to do a carport that is recommended by the zoning department is to small to do anything under it. I don't want to get wet when it rains under my carport.*
  - Staff Findings: *There are no special conditions or circumstances which are peculiar to the land, structure or building involved which are not applicable to other properties in the same zoning district. The subject property is a standard RS-2 zoned lot measuring 80 feet in width by 125 feet in depth, consistent with the typical parcel size found throughout the zoning district.*
- 2) That the special conditions and circumstances do not result from any action of the applicant.
  - Applicant's Response: *I have no idea what this question is asking.*
  - Staff Findings: *There are no special conditions and circumstances. See response to number 1.*
- 3) 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.
  - Applicant's Response: *Nothing, others can apply for this variance or the planning and zoning department can update the code to allow for carports that are normal size and not have so many restrictions on peoples property that they own. If you own your property you should be able to build what every you want on your property.*
  - Staff Findings: *The granting of the variances will confer special privileges on the current owners that are denied to other lands in the Single-Family (RS-2) Zoning District. Properties within this zoning district are required to abide by Section 158.217 (C)(2)(p), which restricts carports in size, so they do not exceed 200 square feet or 400 square feet, depending on the lot size. Additionally, Section 158.217 (C)(1) prohibits accessory structures within the area extending from the front corners of the principal*

*structure to the front property line. Furthermore, Section 158.073 (H), in combination with Section 158.217 (C)(1), require that accessory structures maintain a 10-foot setback from the side property line.*

- 4) 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.

- *Applicant's Response: If you deny my application then you are restricting my rights to be able to enjoy my property and build what I want on my own land and to live my life the way I want to live. You will be depriving me of my God given rights to enjoy life and enjoy my property on my property.*
- *Staff Findings: The literal interpretation of the provisions of Chapter 158, Zoning Code, would not deprive the applicant of rights commonly enjoyed by other properties in the RS-2 zoning district. The applicant could reduce the size of the proposed carport to meet the size, location, and setback requirements.*

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

- *Applicant's Response: Please see the attached pictures that I have attached to the file. I am currently in the process of redoing my roof with a 1.5" standing seam 24 gauge metal roof and I would like to also install the Sky Lift supports while we do the roof replacement so when I get the carport permit I have the one side done and I don't have to take apart my new metal roof to do the carport concept.*
- *Staff Findings: The applicant currently has reasonable use of the land.*

- 6) 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.

- *Applicant's Response: I am still staying 25feet from the front set back of my property.*
- *Staff Findings: Granting the variance will not be in harmony with the general intent and purpose of the Zoning Code.*

- 7) 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.

- *Applicant's Response: I will comply with what is reasonable to do. If planning and zoning act like they did with my rear fence then we have major problems.*
- *Staff Findings: Acknowledged.*

## **PLANNING AND ZONING BOARD ACTION OPTIONS**

The Board may choose to approve, deny or table the proposed variance. If the Board finds that the variance application is consistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code (listed above), then the Board may make a:

- Motion to approve the variances
- Motion to approve with conditions

If the Board finds that the variance application is inconsistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code, then the Board may make a:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may make a:

- Motion to table or continue the hearing or review to a future meeting

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



VARIANCE APPLICATION

CITY OF PORT ST. LUCIE  
Planning & Zoning Department  
121 SW Port ST. Lucie Blvd.  
Port St. Lucie, Florida 34984  
(772)871-5213

FOR OFFICE USE ONLY

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: Greenberg, Jared@gmail.com

PROPERTY OWNER:

Name: Jared + Emily Greenberg  
Address: 702 SW Abode Ave PSL 34953  
Telephone No. 352-514-6426

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

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone No. \_\_\_\_\_ Email \_\_\_\_\_

SUBJECT PROPERTY:

Legal Description: PSL - section 33-BLK 2326 Lot 21 (MAP 44/315)  
Parcel I.D. Number: 3420-660-3547-000-4  
Address: 702 SW Abode Ave PSL 34953  
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.

To but the size of the carport and where I want to put the carport  
per section 158.217. According to PdZ this is a variance that is allowed  
Also see P78-016, P80-002, P97-120

[Signature] Jared M Greenberg 5/14/2025  
Signature of Applicant Hand Print Name Date

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

### § 158.295 PLANNING AND ZONING BOARD OR ZONING ADMINISTRATOR (DIRECTOR OF PLANNING AND ZONING) TO HEAR VARIANCES; POWERS AND DUTIES OF BOARD AND ZONING ADMINISTRATOR

(C) Duties of the Zoning Administrator and Planning and Zoning Board in authorizing a variance. 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 should consider:

- (1) 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;
- (2) That the special conditions and circumstances do not result from any action of the applicant;
- (3) 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;
- (4) 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;
- (5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;
- (6) 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;
- (7) 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.



## 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;

Due to the lots being so small, and the restrictions that zoning department puts on what you are allowed to do a carport that is recommended by the zoning department is so small to do anything under it. I don't want to get wet when it rains under my carport.

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

I have no idea what this question is asking.

(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;

Nothing, others can apply for this variance or the planning and zoning department can update the code to allow for carports that are normal size and not have so many restrictions on peoples property that they own! If you own your property you should be able to build what ever you want on your 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;

If you deny my application then you are restricting my rights to be able to enjoy my property and build what I want on my own land and to live my life the way I want to live. You will be depriving me of my God given rights to enjoy life and enjoy my property on my property.

(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;

Please see the attached pictures that I have attached to the file. I am currently in the process of redoing my roof with a 1.5" standing seam 24 gauge metal roof and I would like to also install the Sky Lift supports while we do the roof replacement so when I get the carport building permit I have the one side done and I don't have to take apart my new metal roof to do the carport concept.



(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;

I am still staying away from the front set back and not  
going all the way to the road.

(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.

I will comply with what is reasonable to do. If planning & zoning  
act like they did with my rear fence then we have major  
problems.

  
 Signature of Applicant

Seered Greenberg  
 Hand Print Name

5/14/2028  
 Date

## 702 SW Abode Carport concept

I would like to add the SkyLift system while my roof gets replaced so it would be easier to build

My ~~38' x 25'~~ carport ~ ~~950 SQFT~~

**35' x 27'**

**945 SQFT**

<https://www.skylifthardware.com/18-36-inch-heavy-duty-roof-risers-p/hd-extended.htm>

# The Sky Lifts would go along the roof line East to West

Carport has been revised to 35' x 27' as shown on the attached survey, so it does not extend to the side property line

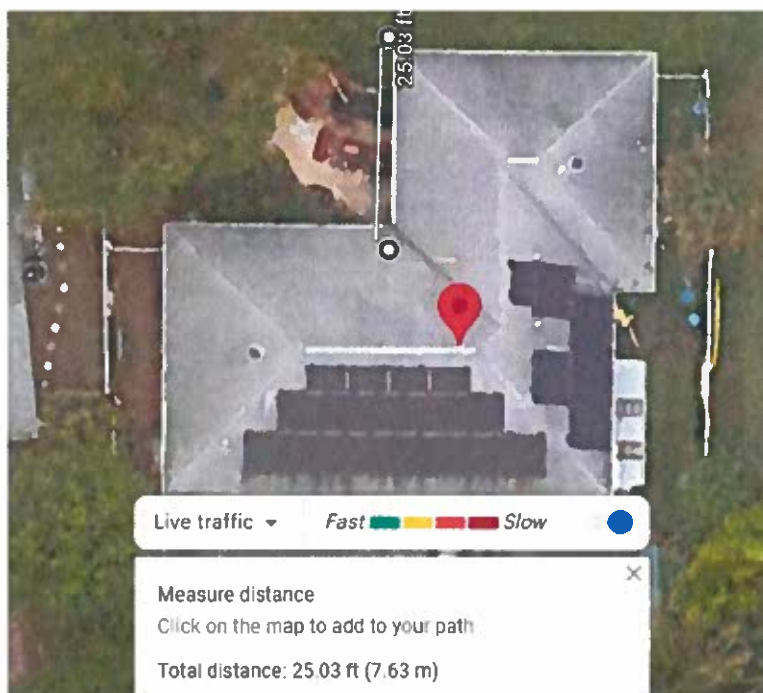
The skylift would be placed along the roof that is shown on the picture to the right.

The carport would be at least 15 feet high so a Uhaul could back up to the door.



The carport would span the driveway to the edge of the roof line

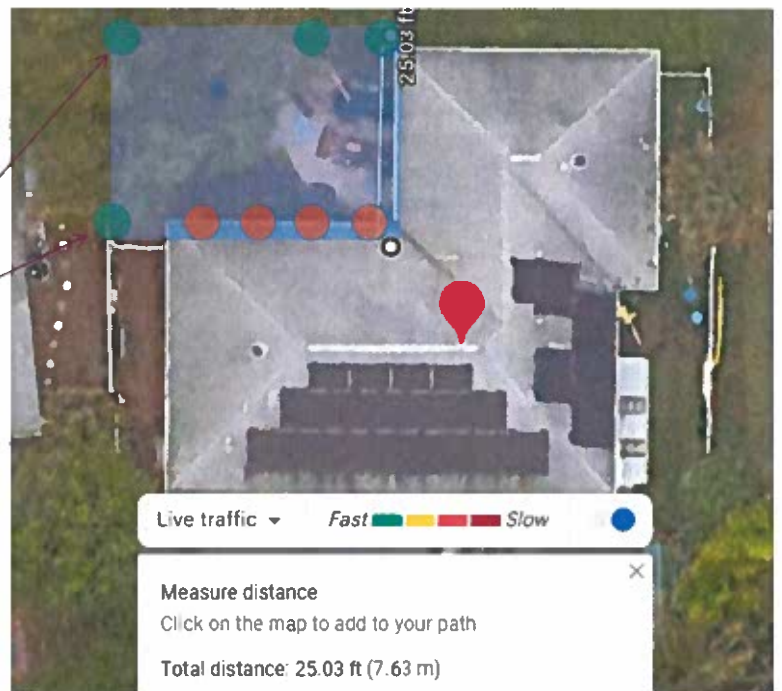
The carport would be about 25 feet wide.



# The General Layout of the carport

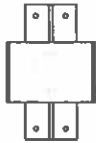
- 6x6 posts
- Skylift system

Posts have been revised as shown on the attached survey to keep it out of the 6' UE easement

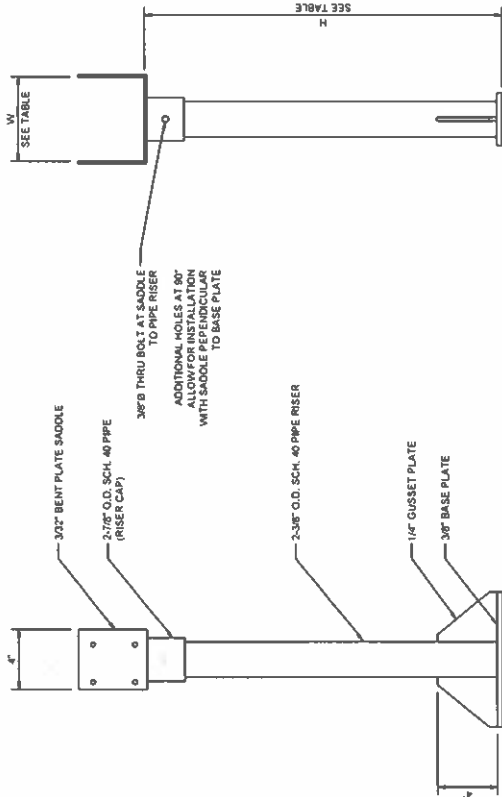


SKY LIFT HEAVY DUTY RISER					NOTES
SERIES RISER HT.	MODEL #	WEIGHT	DIMENSIONS		
			W	H	
SK18-HD	SK18-HD 3.5	15.1BS	3-1/2"	18"	SADDLE WIDTH SIZED FOR FULLSAW OR ROUGHSAW BEAMS
	SK18-HD 5.5	15.2BS	5-1/2"	18"	
	SK18-HD 6R	15.1BS	6"	18"	
	SK18-HD 6L	15.2BS	6"	18"	
SK24-HD	SK24-HD 3.5	16.6BS	3-1/2"	24"	SADDLE WIDTH SIZED FOR FULLSAW OR ROUGHSAW BEAMS
	SK24-HD 5.5	17.1BS	5-1/2"	24"	
	SK24-HD 6R	16.6BS	6"	24"	
	SK24-HD 6L	17.1BS	6"	24"	
SK30-HD	SK30-HD 3.5	19.1BS	3-1/2"	30"	SADDLE WIDTH SIZED FOR FULLSAW OR ROUGHSAW BEAMS
	SK30-HD 5.5	19.2BS	5-1/2"	30"	
	SK30-HD 6R	19.1BS	6"	30"	
	SK30-HD 6L	19.2BS	6"	30"	
SK36-HD	SK36-HD 3.5	21.1BS	3-1/2"	36"	SADDLE WIDTH SIZED FOR FULLSAW OR ROUGHSAW BEAMS
	SK36-HD 5.5	21.2BS	5-1/2"	36"	
NOTES:					1. ALL SKY LIFT RISER ASSEMBLIES IS POWDER-COATED BLACK, UNLESS NOTED OTHERWISE. 2. USE PROVIDED FASTENERS FOR INSTALLATION. DO NOT SUBSTITUTE FASTENERS. 3. REQUIRED SADDLE SIZE IS FOUND BY USING COLUMN W/ ON TABLE ABOVE (VALUE EQUALS BEAM WIDTH. 1/8" ADDED TO MANUFACTURED WIDTH TO ALLOW FOR INSTALLATION). 4. BECAUSE STRUCTURAL CODE REQUIREMENTS VARY GREATLY BETWEEN INSTALLATION SITES AND JURISDICTIONS, ALL PURCHASER, SKY LIFT ROOF RISES AND FRAME BRACKET SOLUTIONS, LLC MAINTAINS AND ACCEPTS NO RESPONSIBILITY FOR SKY LIFT FOR SKY LIFT PROVIDED ASSEMBLIES OR HARDWARE THAT IS NOT INSTALLED PER OFFICIAL SKY LIFT ROOF RISER INSTALLATION INSTRUCTIONS (REV 6/14/2). LOCAL CODE REQUIREMENTS ARE LOCATED BY EACH ENGINEER INSTRUCTIONS AND CALCULATIONS. INSTALLATION OF SKY LIFT PRODUCTS REQUIRE OBTENTION OF LOCAL BUILDING PERMITS AND IS INTENDED TO BE USED WITHIN A STRUCTURAL SYSTEM DESIGNED BY A LOCALY-LICENSED PROFESSIONAL ENGINEER.

NOTES:  
 1. FINISH OF ALL SKY LIFT RISER ASSEMBLIES IS POWDER-COATED BLACK, UNLESS NOTED OTHERWISE.  
 2. USE PROVIDED FASTENERS FOR INSTALLATION. DO NOT SUBSTITUTE FASTENERS.  
 3. REQUIRED SADDLE SIZE IS FOUND BY USING COLUMN "W" ON TABLE ABOVE. VALUE EQUALS BEAM WIDTH. 1/8" ADDED TO MANUFACTURED WIDTH TO ALLOW FOR INSTALLATION.  
 4. BEAM TYPE: FULLSAW OR ROUGHSAW. CREATING BETWEEN INSTALLATION SIZES AND JURISDICTIONS. ALL PERMITTING, STRUCTURAL DESIGN, STAMPED DRAWINGS, CALCULATIONS AND INSPECTIONS ARE SOLE RESPONSIBILITY OF PURCHASER. SKYLIFT ROOF RISER HARDWARE AND SAGE BRACKET SOLUTIONS, LLC MAINTAINS AND ACCEPTS NO RESPONSIBILITY FOR SKYLIFT PROVIDED ASSEMBLIES OR HARDWARE THAT IS NOT INSTALLED PER OFFICIAL SKYLIFT ROOF RISER INSTALLATION INSTRUCTIONS (PART #27). LOCAL CODE REQUIREMENTS AND ALL LOCALLY LICENSED ENGINEERS MUST BE CONSULTED FOR ANY LOCAL CODE REQUIREMENTS. SKYLIFT ROOF RISER HARDWARE IS NOT A STRUCTURAL MEMBER AND IS INTENDED TO BE USED WITHIN A STRUCTURAL SYSTEM DESIGNED BY A LOCALLY LICENSED PROFESSIONAL ENGINEER.

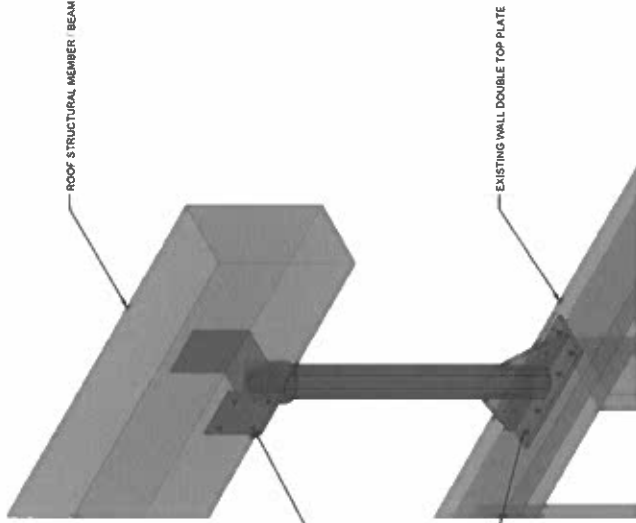


TOP VIEW



FRONT VIEW

SIDE VIEW



THREE-DIMENSIONAL VIEW

FOR ILLUSTRATIVE PURPOSES ONLY



PART NUMBERS:  
 SK18, SK24  
 SK30, SK36  
 DRAWING NAME:  
 SKY LIFT  
 HEAVY DUTY RISER

LEGEND PROJECT NO. SK1		REVISIONS	
NO.	DATE	BY	DESCRIPTION
1	11/15/2022	SK	ISSUED FOR REVIEW
2	11/15/2022	SK	REVISION

SHEET TITLE  
 SPECIFICATIONS  
 (CLIENT)  
 SHEET NO.  
 SP-1





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## Technical Evaluation Report

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(Subject to Renew August 1, 2023 or next code cycle)

EVALUATION SUBJECT: STEEL SADDLE RISER - STD., HEAVY DUTY & DESIGNER LINE W/ STABILIZER

TER-21-42319

### REPORT HOLDER:

SKYLIFT HARDWARE

1160 Vista Avenue SE

Salem, OR 97302 USA

Phone: (503) 361-2274 | SkyLiftHardware.com

SCOPE OF EVALUATION (compliance with the following codes):

THIS IS A STRUCTURAL PERFORMANCE EVALUATION OF THE COMPONENTS LISTED HEREIN ONLY. NO OTHER PERFORMANCE RATINGS OR CERTIFICATIONS ARE OFFERED OR IMPLIED HEREIN.

This Product Evaluation Report is being issued in accordance with the requirements of the \*International Building & Residential Codes (2012, 2015, & 2018),

California Building & Residential Codes (2019), & the \*Florida Building Code Seventh Edition (2020) per FBC/IBC Section 104.11, FBC/IBC Building Ch. 16, and ASCE 7. The product noted on this report has been tested and/or evaluated as summarized herein.

### SUBSTANTIATING DATA:

#### Product Evaluation Documents

Substantiating documentation has been submitted to provide this report and is summarized in the sections below.

#### Test Reports

No testing data has been provided and this analysis is based on 360-16 Specifications for Structural Steel Building - AISC and 2018 National Design Specification - NDS standards.

### DESIGN:

1. Positive and negative design pressures calculates for use with this system shall be determined by others on a job-specific basis using ASD method of ASCE 7-10 or ASCE 7-16 as applicable.
2. Contractor shall investigate and confirm to all local building code amendments which may apply. Design criteria beyond stated herein require additional site specific sealed engineering.

### INSTALLATION:

Installation shall be made in accordance with the manufacturers published installation instructions and this report.

- remove roofing materials carefully as required and save for reinstall whenever is possible. Cut an access hole through the roof directly over the exterior bearing wall. Do not cut any roof trusses or rafters.
- Verify existing surface and structure for deficiencies, cracks or other imperfections that will create rotation on the system. Design is based on full contact of base plate to host surface.
- Determine approximate positioning or layout of all SkyLift roof riser brackets prior cutting any access holes. SkyLift positioning shall be directly over exterior load bearing walls.
- Center base plate on top of existing host structure with minimum anchoring edge and end distances required.
- Integrity of existing host structure shall be verified by others for new vertical and horizontal imposed loads including re-installation of removed material from access hole.
- If the SkyLift column does not extend above the roofline, you may need to purchase a different SkyLift product. Raising SkyLift with additional blocking will create rotation on the system and it is not covered under this report.
- Install anchoring (by others) as required according to designer and manufacturer's specifications.
- Additional bracing and/or shoring (by others) may required during erection and installation process.
- Connect steel bucket to wood beam as shown and as per manufacturer's specifications. Use of wood post for upright support shall be designed by others. Dry wood may split more easily. If wood tends to split, pre-boring holes shall be used with diameters not exceeding 3/4 of the anchor diameter or use a 5/32" bit for SDS screws. A fastener that splits the wood shall be reevaluated prior loading the connection.
- SkyLift Lateral Stabilizer Strap This device will be used as an ALTERNATE

METHOD of stabilizing a stand-off, riser, stanchion, electrical weather head, Satellite Dish, Solar Installations, et al. There may be other uses, but the strap is intended to add lateral stability to a SkyLift Riser or other device at the roof plane/diaphragm assembly.



NOTE: THE GRAPHICAL DEPICTIONS IN THIS REPORT ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY DIFFER IN APPEARANCE.

### LIMITATIONS & CONDITIONS OF USE:

Use of this product shall be in strict accordance with this report as noted herein. See remaining pages for complete limitations and conditions of use. Use provided fasteners for installation. DO NOT SUBSTITUTE FASTENERS.

### FINISH:

All SkyLift risers are in powder-coated black.

### MATERIAL:

Steel pipes schedule 40 conform to ASTM A53 grade B,  $F_y = 35$  ksi and  $F_u = 60$  ksi. Steel base plates conform to ASTM A36,  $F_y = 36$  ksi and  $F_u = 58$  ksi. Carbon Steel. Steel plate stabilizer conform to ASTM A653,  $F_y = 33$  ksi and  $F_u = 45$  ksi. SDS screws conform to ICC-ES ESR-2236. Thru bolts to conform to ASTM A307 and SAE J429.

### OPTIONS:

This evaluation is valid for the SkyLift Risers sizes listed herein. See following tables and drawings.

**STRUCTURAL PERFORMANCE:** This report is based on individual force direction capacity referred by the standards above. User / designer shall combine forces on more than one direction to find allowable capacity of riser. No allowable stress increase has been used in the preparation of this document.

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**DRAFT SET**  
**Full Set to Include**  
**Seal & Stamp**

IF CHECKED, CERTIFYING ENGINEER AND PE# APPEAR ABOVE

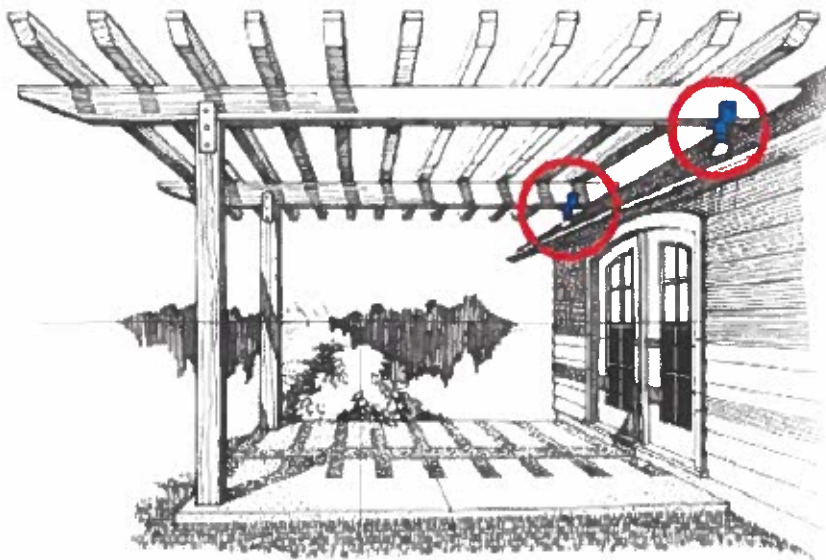
FL PE #0046549 FLCA #9885

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## SECTION 1: TYPICAL INSTALLATION DETAILS

**CONTENTS**

1 Designer Riser, Black  
Part No. SK-DR 3.5

12" Long with  
3.5" Saddle & Plate

(16) 1/4x3 Galv. Hex Head  
Wood Screws

(4) Simpson SDS Strong Tie  
1/4x3 T-40 Torx® Screws

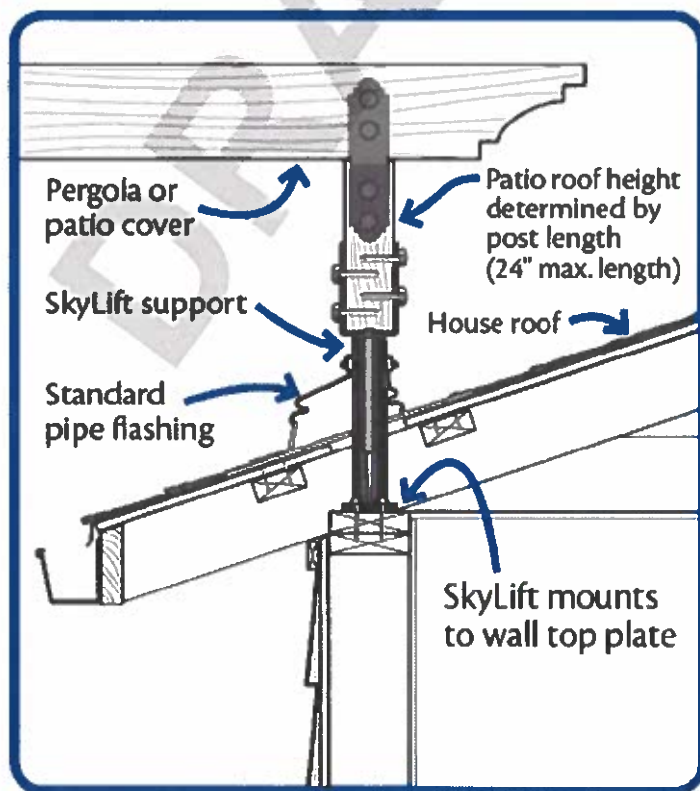
(1) Torx® Bit

(4) Simpson Outdoor  
Accents Hex Head Washers

Installation instructions

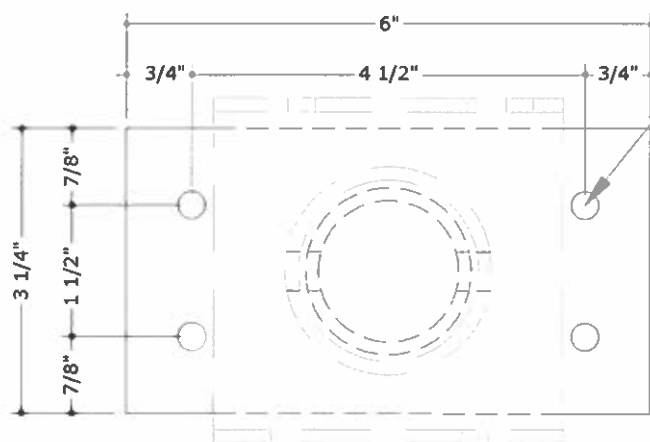
Patent Pending

NOTE: FASTENERS SHOWN ABOVE MAY VARY FOR EACH RISER TYPE.



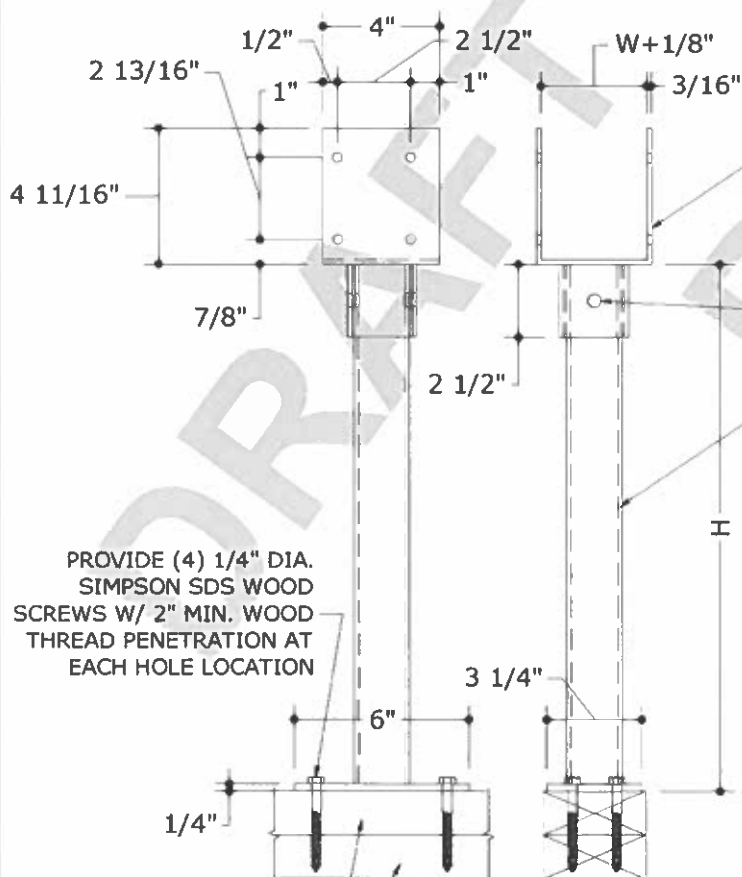
**IN ALL CONDITIONS IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER TO ENSURE THE HOST STRUCTURE IS CAPABLE OF WITHSTANDING THE LOAD RATING HEREIN. NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, IS OFFERED BY ENGINEERING EXPRESS AS TO THE INTEGRITY OF THE HOST STRUCTURE TO CARRY DESIGN FORCE LOADS INCURRED BY THIS PRODUCT.**

## STANDARD RISER



PROVIDE 1/4" DIA. SIMPSON SDS WOOD SCREWS WITH 2" MIN. WOOD THREAD PENETRATION AT EACH HOLE LOCATION OR FOR CONCRETE APPLICATIONS PROVIDE 1/4" DIA. DEWALT ULTRACON+S OR EQ., 1-3/4" EMBED. INTO CONCRETE, 2-1/2" FROM ANY CONCRETE FACE

## BASE PLATE



NOTE: TOP BRACKET SIZE AND BOLT LOCATIONS MAY VARY AS FIELD CONDITIONS DICTATE. TOP BRACKET CONNECTION SHALL BE VERIFIED BY OTHERS

3/8" DIA. THRU BOLT ASTM A325

1-1/2" DIA. (1.90" O.D.x0.145" THICK WALL) STEEL PIPE SCH. 40 ASTM A53 GR. B

PROVIDE (4) 1/4" DIA. SIMPSON SDS WOOD SCREWS W/ 2" MIN. WOOD THREAD PENETRATION AT EACH HOLE LOCATION

PROVIDE (4) 1/4" DIA. DEWALT ULTRACON+ OR EQ., 1-3/4" EMBED. INTO CONCRETE, 2-1/2" FROM ANY CONCRETE FACE

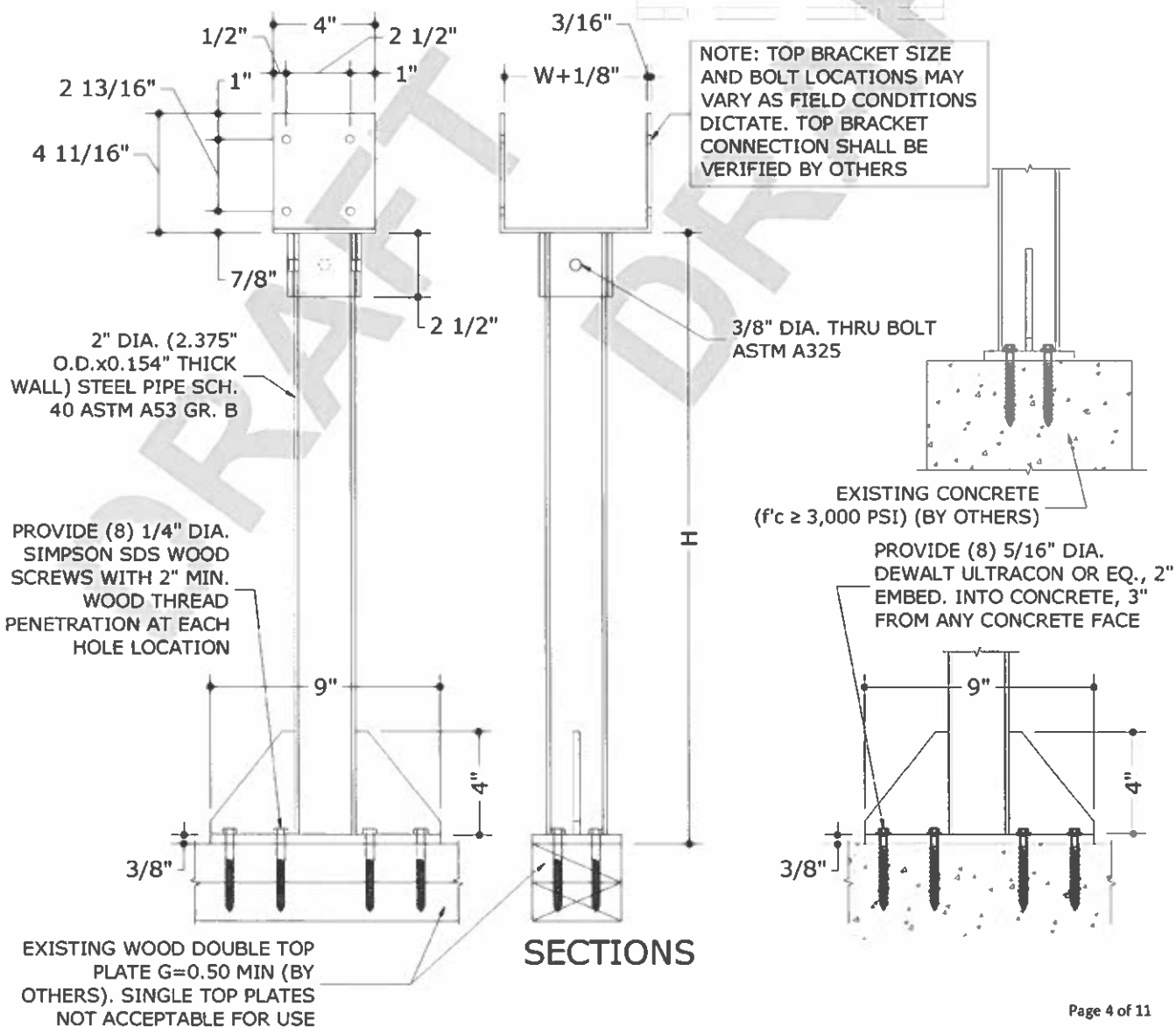
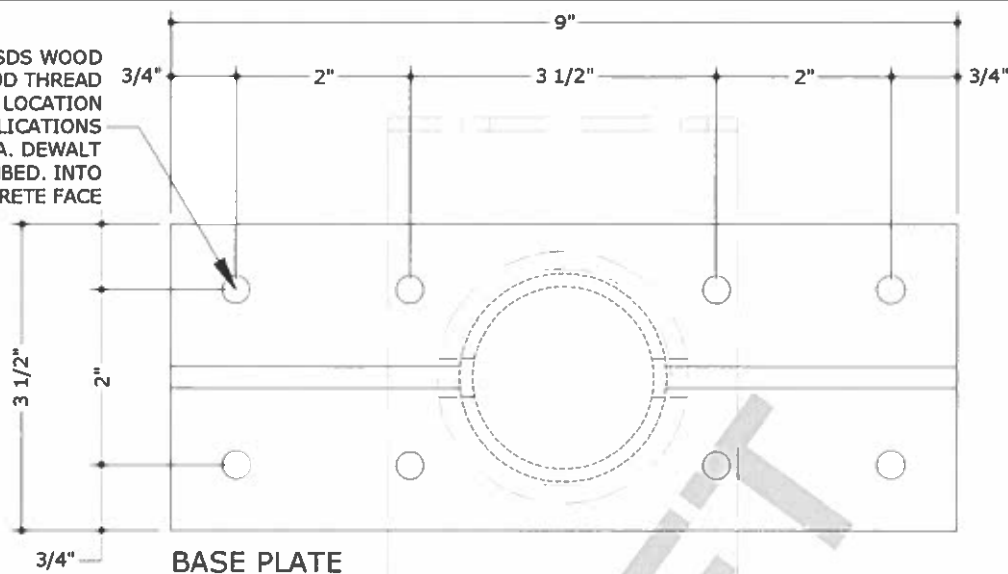
EXISTING WOOD DOUBLE TOP PLATE, G=0.50 MIN (BY OTHERS). SINGLE TOP PLATES NOT ACCEPTABLE FOR USE

## SECTIONS

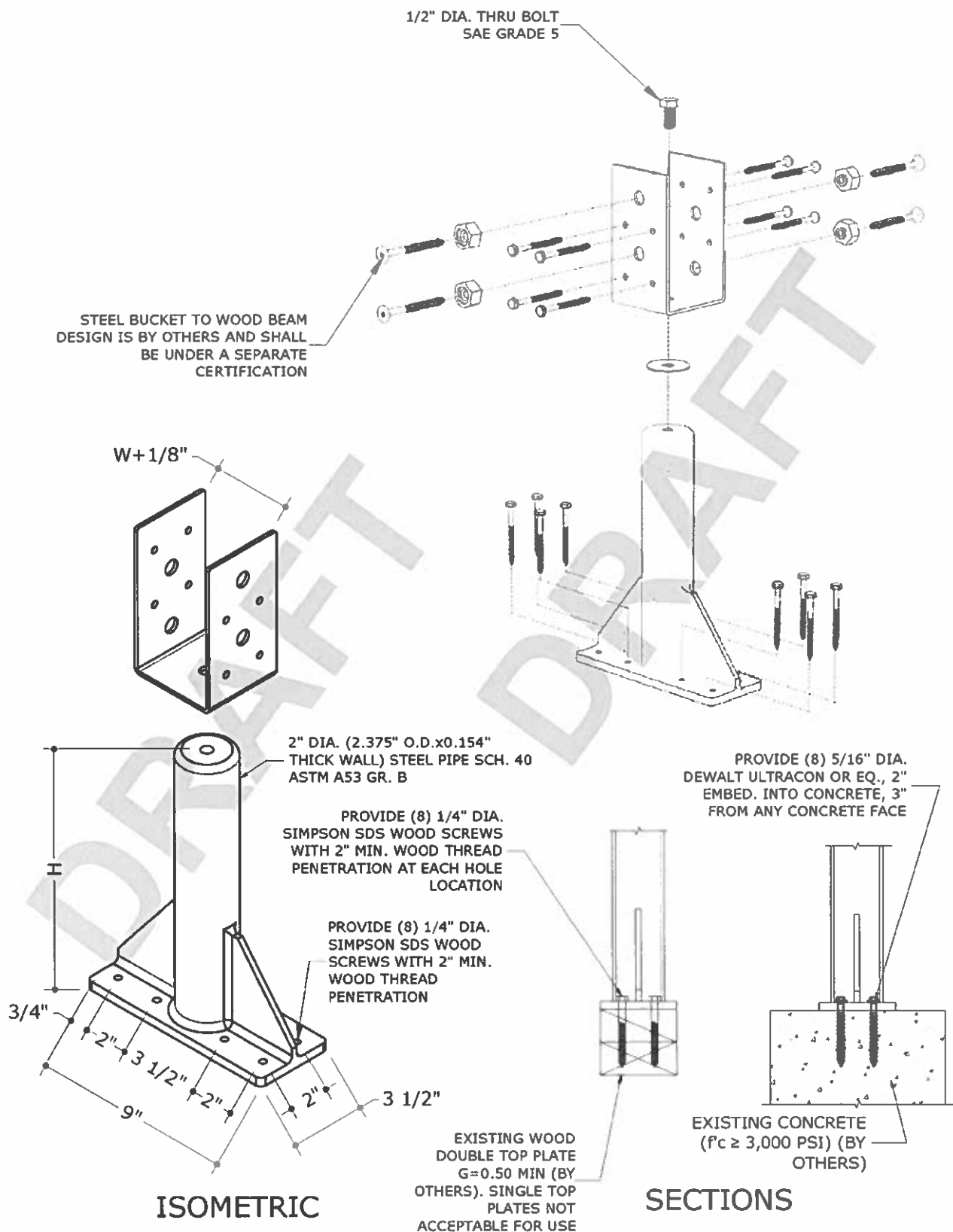
EXISTING CONCRETE (f'c ≥ 3,000 PSI) (BY OTHERS)

**HEAVY DUTY RISER**

PROVIDE 1/4" DIA. SIMPSON SDS WOOD SCREWS WITH 2" MIN. WOOD THREAD PENETRATION AT EACH HOLE LOCATION OR FOR CONCRETE APPLICATIONS PROVIDE (8) 5/16" DIA. DEWALT ULTRACON OR EQ., 2" EMBED. INTO CONCRETE, 3" FROM ANY CONCRETE FACE



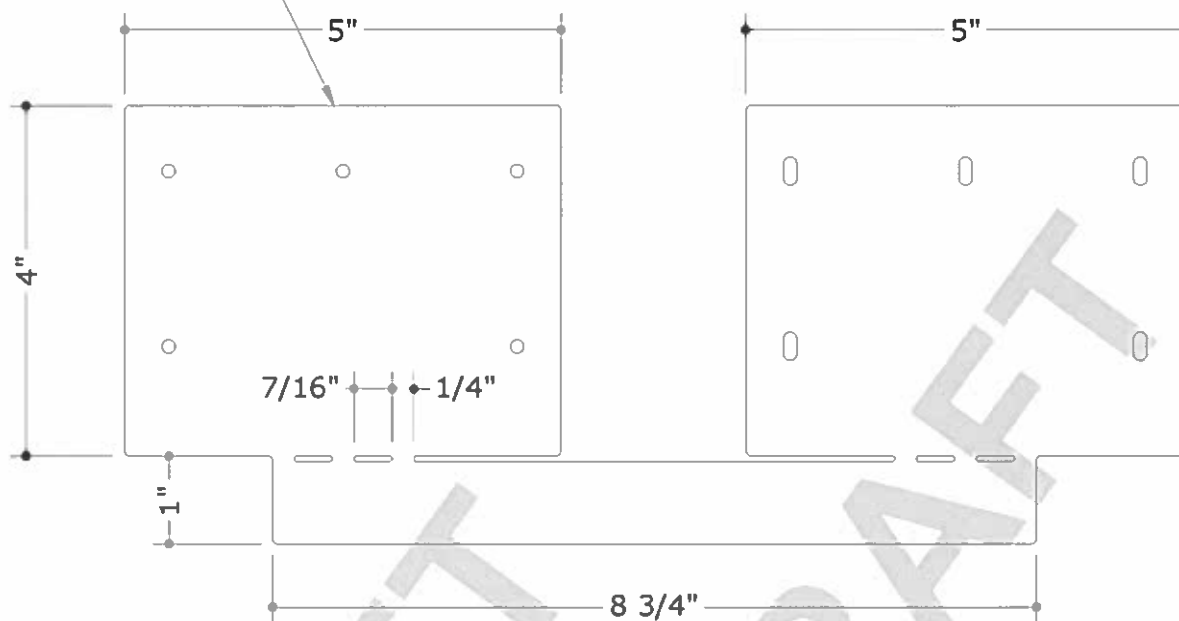
## DESIGNER RISER



## DESIGNER RISER

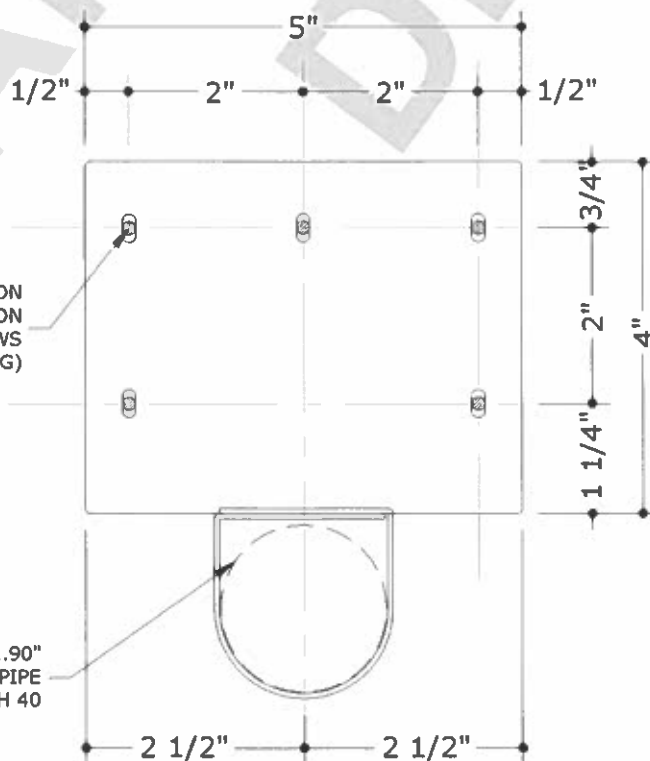
## LATERAL SUPPORT STRAP (STANDARD)

16Ga OR 18Ga STEEL  
PLATE ASTM A653 GR. 33



(5) 8d $\times$ 1-1/2" COMMON  
NAILS OR (5) SIMPSON  
SDWS16212 SCREWS  
(2-1/2" LONG)

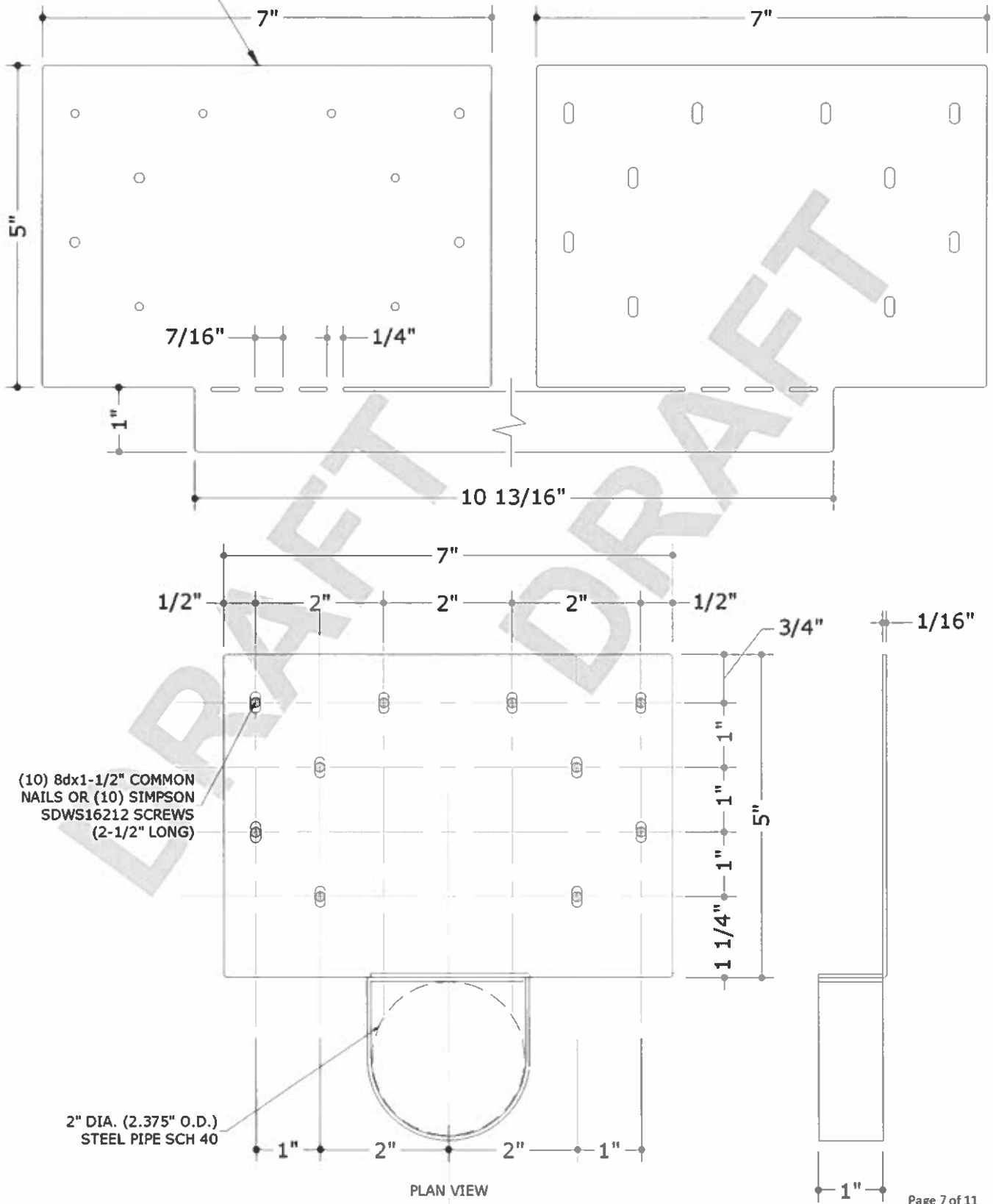
1-1/2" DIA. (1.90"  
O.D.) STEEL PIPE  
SCH 40



## DESIGNER RISER

## LATERAL SUPPORT STRAP (HEAVY DUTY)

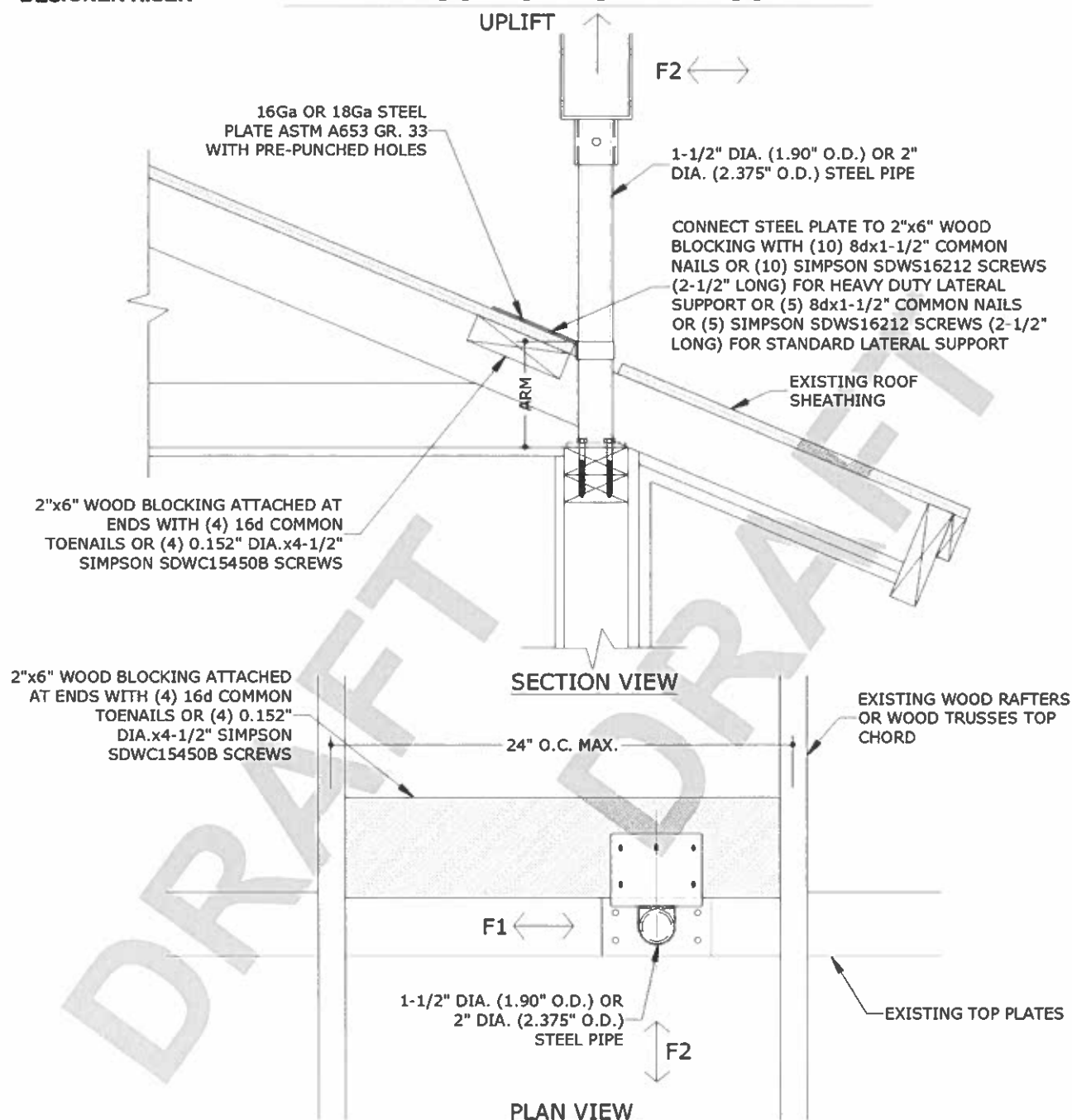
16Ga OR 18Ga STEEL  
PLATE ASTM A653 GR. 33





## DESIGNER RISER

## LATERAL SUPPORT STRAP ASSEMBLY



## INSTALLATION INSTRUCTIONS:

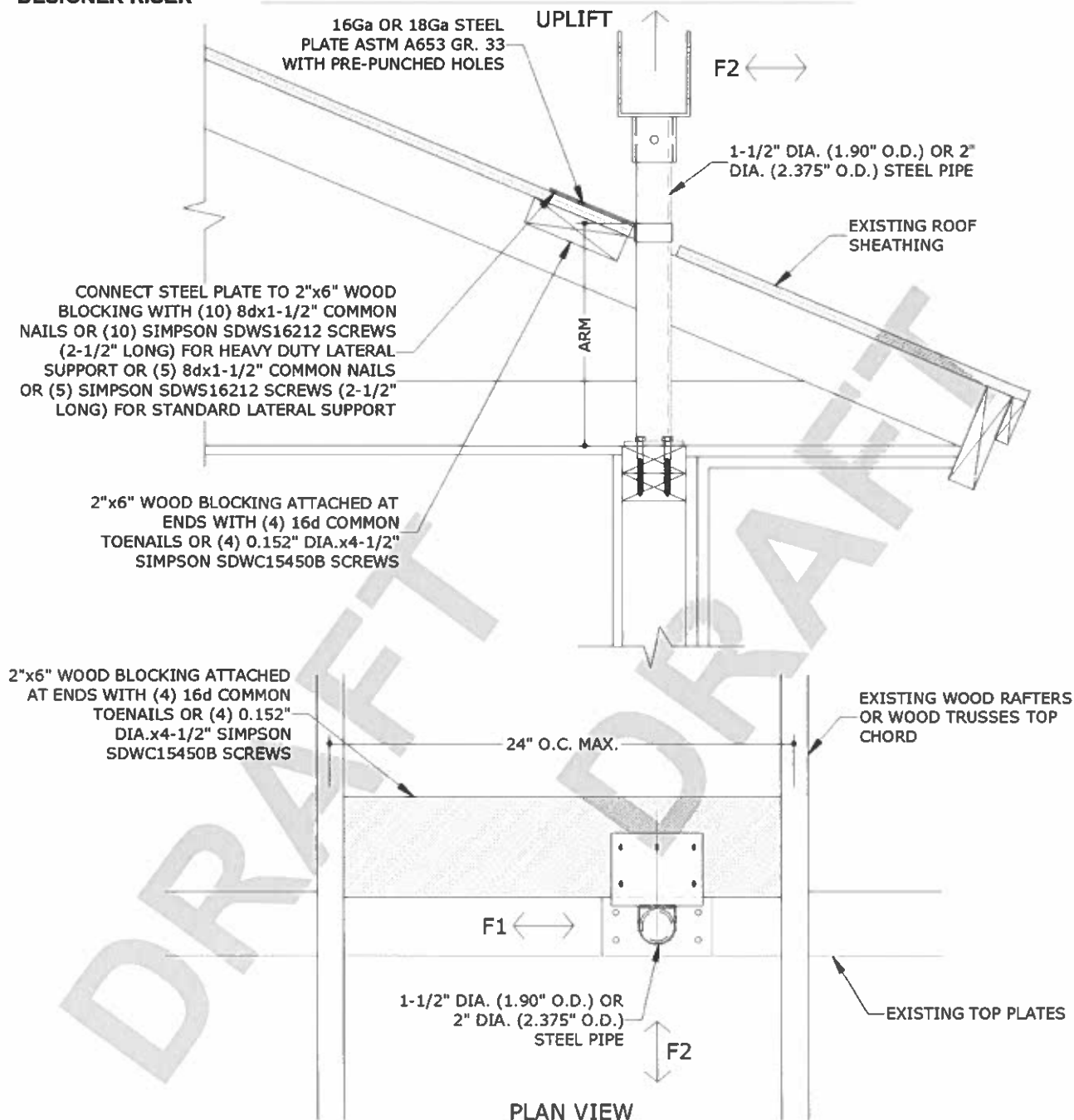
- 1- Carefully remove roofing and save for reinstallation where devices are to be installed.
- 2- Cut out the sheathing at the device to be supported approximately rafter to rafter (10" x 22" typical for a standard SkyLift Riser Installation. Save sheathing for re-installation.
- 3- Install a 2x6 minium wood block (min. specific gravity,  $G = 0.50$ ) on the uphill side of the device to be stabilized. The block is to be installed rafter to rafter or top chord to top chord with the flat surface of block below the roof sheathing. When the sheathing is re-installed the block will be below the surface of the roof sheathing. Install the block using 16d connector toe nails or Simpson 4-1/2" SDWC15450B Truss Screw, 8 ea. minimum.
- 4- Cut and fit sheathing, install backing and blocking if necessary and re-install sheathing.
- 5- Install the SkyLift Stabilizer Strap. Determine if the radius side of the strap is oriented above or below the roof sheathing. Bend the radius part of the strap to the approximate roof pitch/slope.
- 6- Wrap the SkyLift Stabilizer Strap around the Riser and squeeze the strap so the fasteners holes are aligned. Install using 8d connector nails or 2-1/2" Simpson SDWS16212Q Framing Screws.
- 7- Install roofing and standard pipe/vent flashing.

Page 8 of 11



## DESIGNER RISER

## LATERAL SUPPORT STRAP ASSEMBLY



## INSTALLATION INSTRUCTIONS:

- 1- Carefully remove roofing and save for reinstallation where devices are to be installed.
- 2- Cut out the sheathing at the device to be supported approximately rafter to rafter (10" x 22" typical for a standard SkyLift Riser Installation. Save sheathing for re-installation.
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- 7- Install roofing and standard pipe/vent flashing.

**SECTION 2: ALLOWABLE CAPACITIES****TABLE 1: ALLOWABLE LOAD CAPACITIES WOOD SUBSTRATE (INDIVIDUAL):**

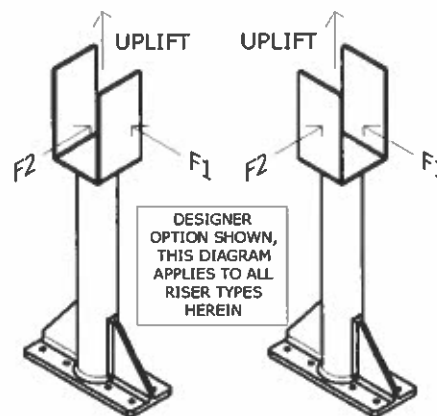
TYPE	MODEL	W	H	UPLIFT	DOWN	ARM	F1	F2 (16Ga)	F2 (18Ga)
STANDARD	SK18-B 3.5	3.5 in	18.0 in	743 lbs	2500 lbs	6.0 in	276 lbs	173 lbs	165 lbs
						12.0 in	276 lbs	346 lbs	337 lbs
	SK24-B 3.5	3.5 in	24.0 in	743 lbs	2500 lbs	6.0 in	208 lbs	130 lbs	123 lbs
						12.0 in	208 lbs	260 lbs	251 lbs
HEAVY DUTY	SK18-HD 3.5	3.5 in	18.0 in	1483 lbs	2500 lbs	6.0 in	480 lbs	277 lbs	277 lbs
						12.0 in	480 lbs	557 lbs	557 lbs
	SK18-HD 4R	4.0 in	18.0 in	1483 lbs	2500 lbs	6.0 in	480 lbs	277 lbs	277 lbs
						12.0 in	480 lbs	557 lbs	557 lbs
	SK18-HD 5.5	5.5 in	18.0 in	1483 lbs	2500 lbs	6.0 in	480 lbs	277 lbs	277 lbs
						12.0 in	480 lbs	557 lbs	557 lbs
	SK18-HD 6R	6.0 in	18.0 in	1483 lbs	2500 lbs	6.0 in	480 lbs	277 lbs	277 lbs
						12.0 in	480 lbs	557 lbs	557 lbs
	SK24-HD 3.5	3.5 in	24.0 in	1483 lbs	2500 lbs	6.0 in	360 lbs	208 lbs	208 lbs
						12.0 in	360 lbs	418 lbs	418 lbs
	SK24-HD 4R	4.0 in	24.0 in	1483 lbs	2500 lbs	6.0 in	360 lbs	208 lbs	208 lbs
						12.0 in	360 lbs	418 lbs	418 lbs
	SK24-HD 5.5	5.5 in	24.0 in	1483 lbs	2500 lbs	6.0 in	360 lbs	208 lbs	208 lbs
						12.0 in	360 lbs	418 lbs	418 lbs
	SK24-HD 6R	6.0 in	24.0 in	1483 lbs	2500 lbs	6.0 in	360 lbs	208 lbs	208 lbs
						12.0 in	360 lbs	418 lbs	418 lbs
	SK30-HD 3.5	3.5 in	30.0 in	1483 lbs	2500 lbs	6.0 in	295 lbs	166 lbs	166 lbs
						12.0 in	295 lbs	334 lbs	334 lbs
	SK30-HD 4R	4.0 in	30.0 in	1483 lbs	2500 lbs	6.0 in	295 lbs	166 lbs	166 lbs
						12.0 in	295 lbs	334 lbs	334 lbs
	SK30-HD 5.5	5.5 in	30.0 in	1483 lbs	2500 lbs	6.0 in	295 lbs	166 lbs	166 lbs
						12.0 in	295 lbs	334 lbs	334 lbs
	SK30-HD 6R	6.0 in	30.0 in	1483 lbs	2500 lbs	6.0 in	295 lbs	166 lbs	166 lbs
						12.0 in	295 lbs	334 lbs	334 lbs
	SK36-HD 3.5	3.5 in	36.0 in	1483 lbs	2500 lbs	6.0 in	240 lbs	139 lbs	139 lbs
						12.0 in	240 lbs	279 lbs	279 lbs
	SK36-HD 4R	4.0 in	36.0 in	1483 lbs	2500 lbs	6.0 in	240 lbs	139 lbs	139 lbs
						12.0 in	240 lbs	279 lbs	279 lbs
	SK36-HD 5.5	5.5 in	36.0 in	1483 lbs	2500 lbs	6.0 in	240 lbs	139 lbs	139 lbs
						12.0 in	240 lbs	279 lbs	279 lbs
	SK36-HD 6R	6.0 in	36.0 in	1483 lbs	2500 lbs	6.0 in	240 lbs	139 lbs	139 lbs
						12.0 in	240 lbs	279 lbs	279 lbs
DESIGNER	SK-DR 3.5	3.5 in	12.0 in	1055 lbs	2500 lbs	6.0 in	720 lbs	418 lbs	418 lbs
						9.0 in	720 lbs	627 lbs	627 lbs
	SK-DR 4	4.0 in	12.0 in	1055 lbs	2500 lbs	6.0 in	720 lbs	418 lbs	418 lbs
						9.0 in	720 lbs	627 lbs	627 lbs
	SK-DR 5.5	5.5 in	12.0 in	1055 lbs	2500 lbs	6.0 in	720 lbs	418 lbs	418 lbs
						9.0 in	720 lbs	627 lbs	627 lbs
	SK-DR 6	6.0 in	12.0 in	1055 lbs	2500 lbs	6.0 in	720 lbs	418 lbs	418 lbs
						9.0 in	720 lbs	627 lbs	627 lbs

**CAPACITY TABLE NOTES (ALL SIZE OPTIONS):**

1. LOAD DURATION, Cd SHALL BE DETERMINED BY USER. ALL VALUES LISTED ARE BASED ON 1.6 FOR WIND LOADS APPLICATIONS.
2. ALLOWABLE LOAD CAPACITIES LISTED HEREIN ARE FOR INDIVIDUAL FORCES CHECK ONLY. LOAD COMBINATIONS WITH HORIZONTAL AND VERTICAL FORCES SHALL BE VERIFIED BY OTHERS IN ACCORDANCE TO ASCE 7-10 LOAD COMBINATIONS AND SHALL ADHERE TO THE FOLLOWING UNITY EQUATION:

$$\left( \frac{\text{UPLIFT\_REQUIRED}}{\text{UPLIFT}} \right) + \left( \frac{\text{F1\_REQUIRED}}{\text{F1}} \right) + \left( \frac{\text{F2\_REQUIRED}}{\text{F2}} \right) < 1.0.$$

3. SUBSTRATE HOST STRUCTURE SHALL HAVE MINIMUM SPECIFIC GRAVITY, G EQUAL OR BETTER THAN 0.50.



**IN ALL CONDITIONS IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER TO ENSURE THE HOST STRUCTURE IS CAPABLE OF WITHSTANDING THE LOAD RATING HEREIN. NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, IS OFFERED BY ENGINEERING EXPRESS AS TO THE INTEGRITY OF THE HOST STRUCTURE TO CARRY DESIGN FORCE LOADS INCURRED BY THIS PRODUCT.**

## SECTION 2: ALLOWABLE CAPACITIES

TABLE 2: ALLOWABLE LOAD CAPACITIES CONCRETE SUBSTRATE (INDIVIDUAL):

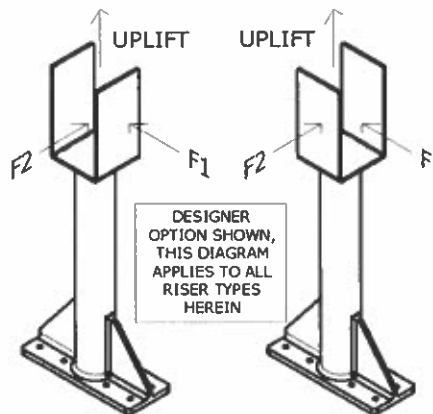
TYPE	MODEL	W	H	UPLIFT	DOWN	ARM	F1	F2 (16Ga)	F2 (18Ga)
STANDARD	SK18-B 3.5	3.5 in	18.0 in	743 lbs	2500 lbs	6.0 in	228 lbs	173 lbs	165 lbs
						12.0 in	228 lbs	346 lbs	337 lbs
	SK24-B 3.5	3.5 in	24.0 in	743 lbs	2500 lbs	6.0 in	171 lbs	130 lbs	123 lbs
						12.0 in	171 lbs	260 lbs	251 lbs
HEAVY DUTY	SK18-HD 3.5	3.5 in	18.0 in	1483 lbs	2500 lbs	6.0 in	315 lbs	277 lbs	277 lbs
						12.0 in	315 lbs	557 lbs	557 lbs
	SK18-HD 4R	4.0 in	18.0 in	1483 lbs	2500 lbs	6.0 in	315 lbs	277 lbs	277 lbs
						12.0 in	315 lbs	557 lbs	557 lbs
	SK18-HD 5.5	5.5 in	18.0 in	1483 lbs	2500 lbs	6.0 in	315 lbs	277 lbs	277 lbs
						12.0 in	315 lbs	557 lbs	557 lbs
	SK18-HD 6R	6.0 in	18.0 in	1483 lbs	2500 lbs	6.0 in	315 lbs	277 lbs	277 lbs
						12.0 in	315 lbs	557 lbs	557 lbs
	SK24-HD 3.5	3.5 in	24.0 in	1483 lbs	2500 lbs	6.0 in	236 lbs	208 lbs	208 lbs
						12.0 in	236 lbs	418 lbs	418 lbs
	SK24-HD 4R	4.0 in	24.0 in	1483 lbs	2500 lbs	6.0 in	236 lbs	208 lbs	208 lbs
						12.0 in	236 lbs	418 lbs	418 lbs
	SK24-HD 5.5	5.5 in	24.0 in	1483 lbs	2500 lbs	6.0 in	236 lbs	208 lbs	208 lbs
						12.0 in	236 lbs	418 lbs	418 lbs
	SK24-HD 6R	6.0 in	24.0 in	1483 lbs	2500 lbs	6.0 in	236 lbs	208 lbs	208 lbs
						12.0 in	236 lbs	418 lbs	418 lbs
	SK30-HD 3.5	3.5 in	30.0 in	1483 lbs	2500 lbs	6.0 in	189 lbs	166 lbs	166 lbs
						12.0 in	189 lbs	334 lbs	334 lbs
	SK30-HD 4R	4.0 in	30.0 in	1483 lbs	2500 lbs	6.0 in	189 lbs	166 lbs	166 lbs
						12.0 in	189 lbs	334 lbs	334 lbs
	SK30-HD 5.5	5.5 in	30.0 in	1483 lbs	2500 lbs	6.0 in	189 lbs	166 lbs	166 lbs
						12.0 in	189 lbs	334 lbs	334 lbs
	SK30-HD 6R	6.0 in	30.0 in	1483 lbs	2500 lbs	6.0 in	189 lbs	166 lbs	166 lbs
						12.0 in	189 lbs	334 lbs	334 lbs
	SK36-HD 3.5	3.5 in	36.0 in	1483 lbs	2500 lbs	6.0 in	158 lbs	139 lbs	139 lbs
						12.0 in	158 lbs	279 lbs	279 lbs
	SK36-HD 4R	4.0 in	36.0 in	1483 lbs	2500 lbs	6.0 in	158 lbs	139 lbs	139 lbs
						12.0 in	158 lbs	279 lbs	279 lbs
	SK36-HD 5.5	5.5 in	36.0 in	1483 lbs	2500 lbs	6.0 in	158 lbs	139 lbs	139 lbs
						12.0 in	158 lbs	279 lbs	279 lbs
	SK36-HD 6R	6.0 in	36.0 in	1483 lbs	2500 lbs	6.0 in	158 lbs	139 lbs	139 lbs
						12.0 in	158 lbs	279 lbs	279 lbs
DESIGNER	SK-DR 3.5	3.5 in	12.0 in	1055 lbs	2500 lbs	6.0 in	472 lbs	418 lbs	418 lbs
						9.0 in	472 lbs	627 lbs	627 lbs
	SK-DR 4	4.0 in	12.0 in	1055 lbs	2500 lbs	6.0 in	472 lbs	418 lbs	418 lbs
						9.0 in	472 lbs	627 lbs	627 lbs
	SK-DR 5.5	5.5 in	12.0 in	1055 lbs	2500 lbs	6.0 in	472 lbs	418 lbs	418 lbs
						9.0 in	472 lbs	627 lbs	627 lbs
	SK-DR 6	6.0 in	12.0 in	1055 lbs	2500 lbs	6.0 in	472 lbs	418 lbs	418 lbs
						9.0 in	472 lbs	627 lbs	627 lbs

## CAPACITY TABLE NOTES (ALL SIZE OPTIONS):

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Page 11 of 11

Prepared by and Return to Michelle Wheeler,  
an employee of First International Title, Inc.  
201 SW Port St. Lucie Blvd.  
Suite 205  
Port St. Lucie, FL 34984  
File No.: 82981-40

## **WARRANTY DEED**

This indenture made on May 16, 2016, by **Vasil Todoroski and Vera Todoroski, husband and wife** hereinafter called the "grantor", to **Jared Greenberg and Emily Greenberg, husband and wife** whose address is: 702 SW Abode Avenue, Port St. Lucie, FL 34953 hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, **Florida**, to-wit:

Lot 26, Block 2325, PORT ST. LUCIE SECTION THIRTY THREE, according to the Plat thereof, recorded in Plat Book 15, Page(s) 1, 1A to 1V of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 3420-660-3520-000/9

**The land** is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2015.



Prepared by and return to:  
Victoria A Persaud  
Paralegal  
William J. Ridings, Jr.  
10850 S. U.S. Highway 1 Suite  
Port Saint Lucie, FL 34952  
772-335-4307  
File Number: Greenberg  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 25th day of July, 2008 between **Raymond A. Gensinger, Sr. and Mary T. Gensinger, husband and wife** whose post office address is **1457 S.W. Flounder Lane, Port Saint Lucie, FL 34953**, grantor, and **Jared Michael Greenberg, a single man** whose post office address is **702 SW Abode Ave, Port Saint Lucie, FL 34953**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

**Lot 21, Block 2326, PORT ST. LUCIE SECTION THIRTY-THREE**, according to the Plat thereof, as recorded in Plat Book 15, Page 1,1A through 1V, of the Public Records of St. Lucie County, Florida.

Subject to Covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 3420-660-3547-000/4

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2007**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime

Signed, sealed and delivered in our presence:

Victoria A. Persaud  
 Witness Name: Victoria A. Persaud  
Roberta Goldberg  
 Witness Name: ROBERTA GOLDBERG

Mary T. Gensinger (Seal)  
 Mary T. Gensinger

Victoria A. Persaud  
 Witness Name: Victoria A. Persaud  
Roberta Goldberg  
 Witness Name: ROBERTA GOLDBERG

Raymond A. Gensinger, Sr. (Seal)  
 Raymond A. Gensinger, Sr.

State of Florida  
 County of Broward

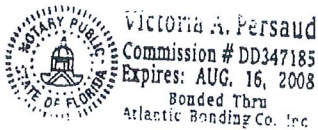
The foregoing instrument was acknowledged before me this 25th day of July, 2008 by Mary T. Gensinger and Raymond A. Gensinger, Sr., who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Victoria A. Persaud  
 Notary Public

Printed Name: Victoria A. Persaud

My Commission Expires: \_\_\_\_\_



After recording please return to:  
Home Loan Alliance, L.L.C.  
Member Home Loan Program  
P.O. Box 172990  
Tampa, FL 33672

This document prepared by:  
Home Loan Alliance, LLC.  
Shana HLAW Baxter  
P.O. Box 172990  
Tampa, FL 33672

Record & Return To  
First American Title  
729 S. Federal Highway  
Suite # 103  
Tampa, FL 33604

[Space Above This Line For Recording Data]

Loan Origination Company NMLS Identifier: 134578  
Loan Originator NMLS Unique Identifier: 328552  
Loan No.: 1752663370  
MIN: 100801417526633701

## MORTGAGE

### DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated May 24, 2013, together with all Riders to this document.
- (B) "Borrower" is JARED MICHAEL GREENBERG, an unmarried man. Borrower is the mortgagor under this Security Instrument.
- (C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the mortgagee under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.
- (D) "Lender" is Home Loan Alliance, LLC. Lender is a limited liability corporation organized and existing under the laws of United States of America. Lender's address is P.O. Box 172990, Tampa, FL 33672.

Florida Mortgage—Single Family—Fannie Mae/Freddie Mac Uniform Instrument  
MERS Modified  
The Compliance Source, Inc.  
www.compliancesource.com

Page 1 of 14

Form 3010 1/01  
Modified by Compliance Source 14301FL 11/04 Rev. 12/12  
©2004-2012, The Compliance Source, Inc.





Greenberg, Jared

Variance (P25-086)

Board of Zoning Appeals – October 13, 2025  
Ivan Betancourt, Planner I



## Variance Request

- 1) to allow a carport to be constructed in the area extending from the front corners of the principal structure to the front property line,
- 2) a variance of 745 square feet to allow the construction of a 945 square foot carport,
- 3) a variance of four (4) feet to allow for a 6-foot side yard setback on the west side of the property.

## Applicant/Property Owner & Location

Applicant/Property Owner:	Jared Greenberg
Location:	702 SW Abode Ave

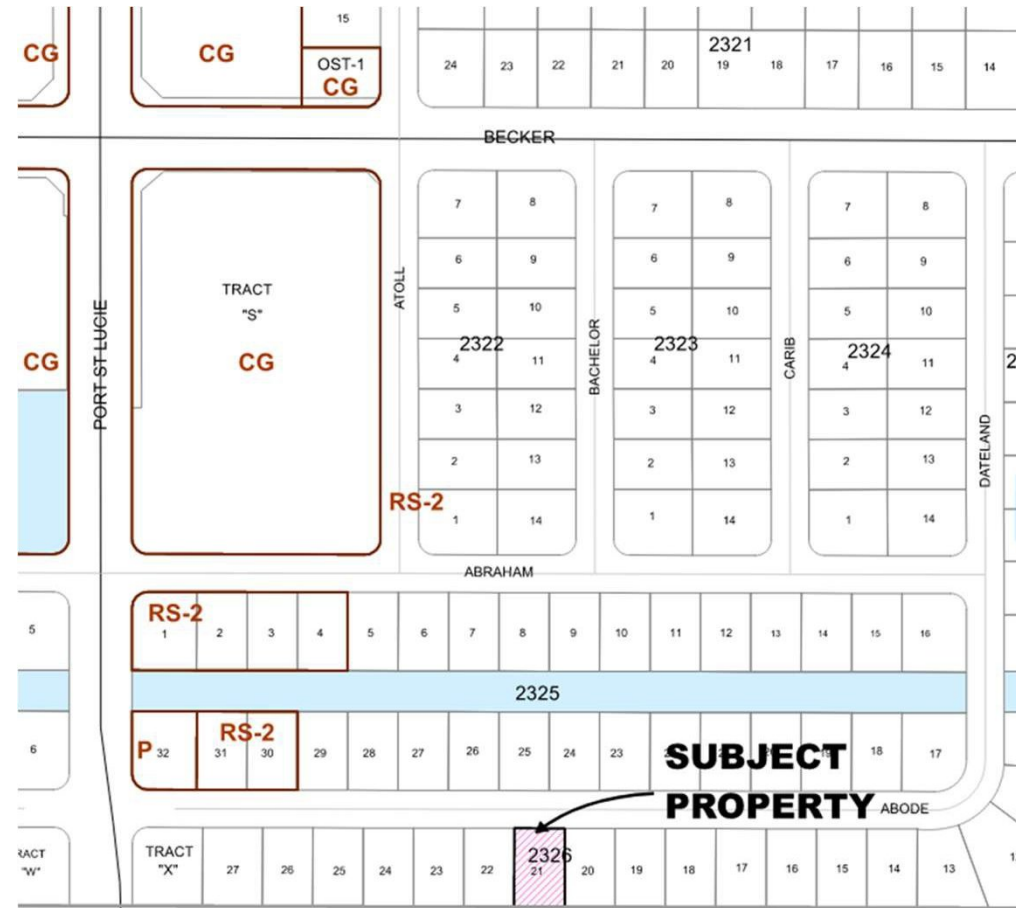


## Project Background

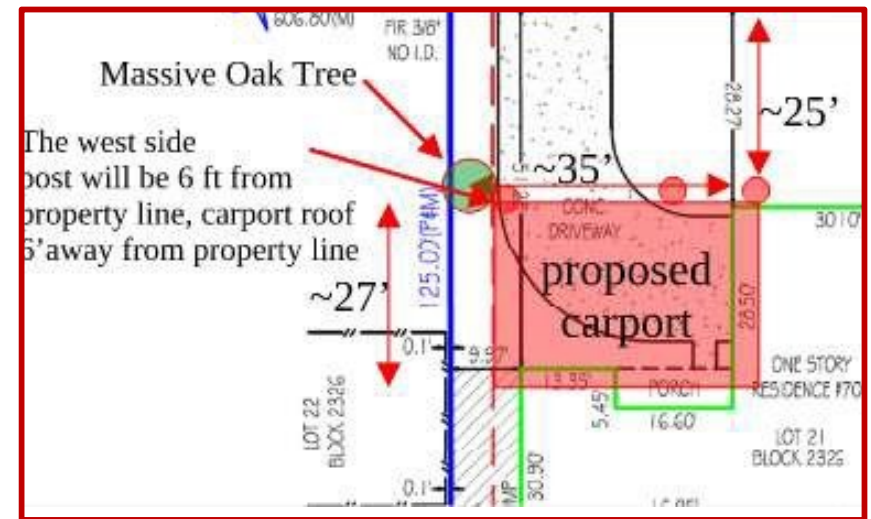
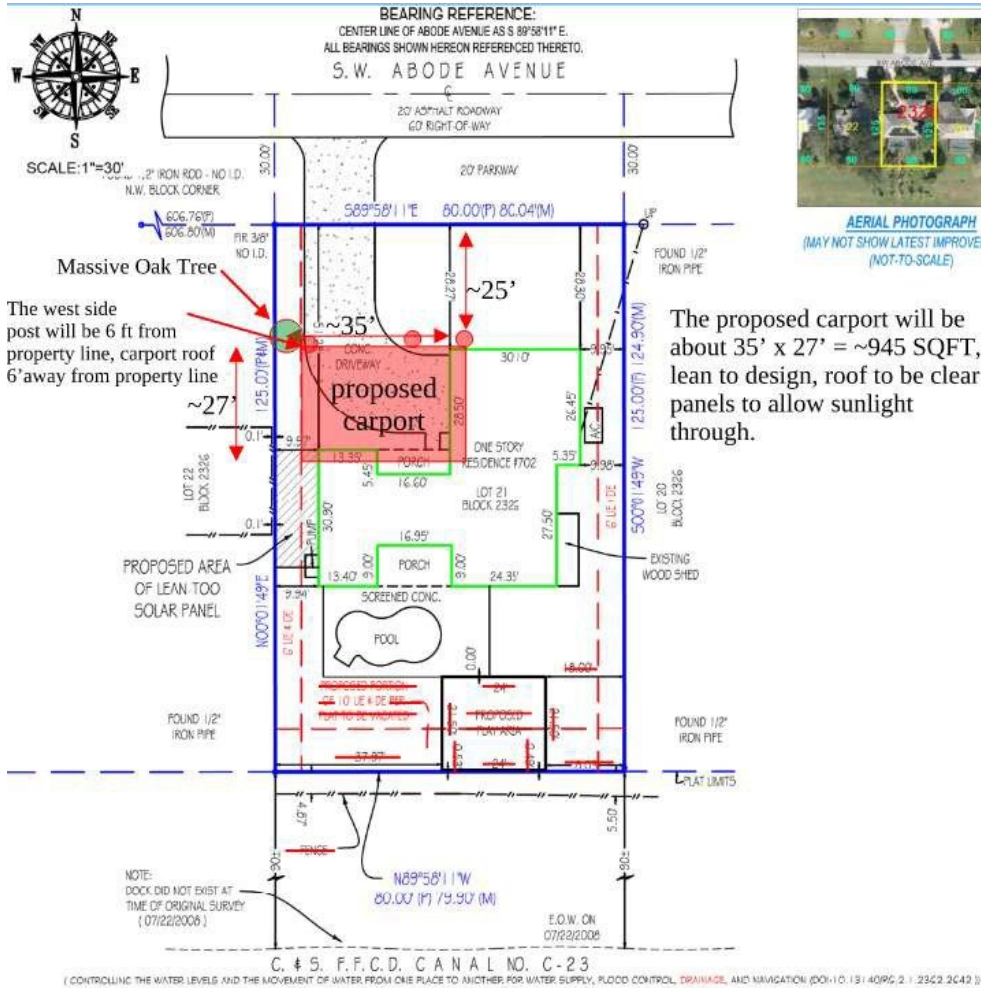
- The subject property was granted a variance of 6 feet to allow a 0-foot side yard setback on the west of the property for a proposed solar panel roof with poles on November 3, 2020. Additionally, the existing home encroaches into the side yard setback on both sides.

# Future Land Use/Zoning

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	single family residential
South	NA	NA	C-23 Canal
East	RL	RS-2	Single family residential
West	RL	RS-2	single family residential



# 2005 Survey



# Recommendation

On August 5, 2025, the Planning and Zoning Board denied the applicant's request for the three variances. Subsequently, on August 13, 2025, a formal appeal was filed with the Clerk's Office by the applicant, Mr. Jared Greenberg.

## Board of Zoning Appeals Action Options

- Make a motion to affirm or reverse the decision made by the Planning and Zoning Board on August 5, 2025

# Carport Variance P25-086 702 SW Abode Ave PSL 34953

By Jared Greenberg

9/25/25

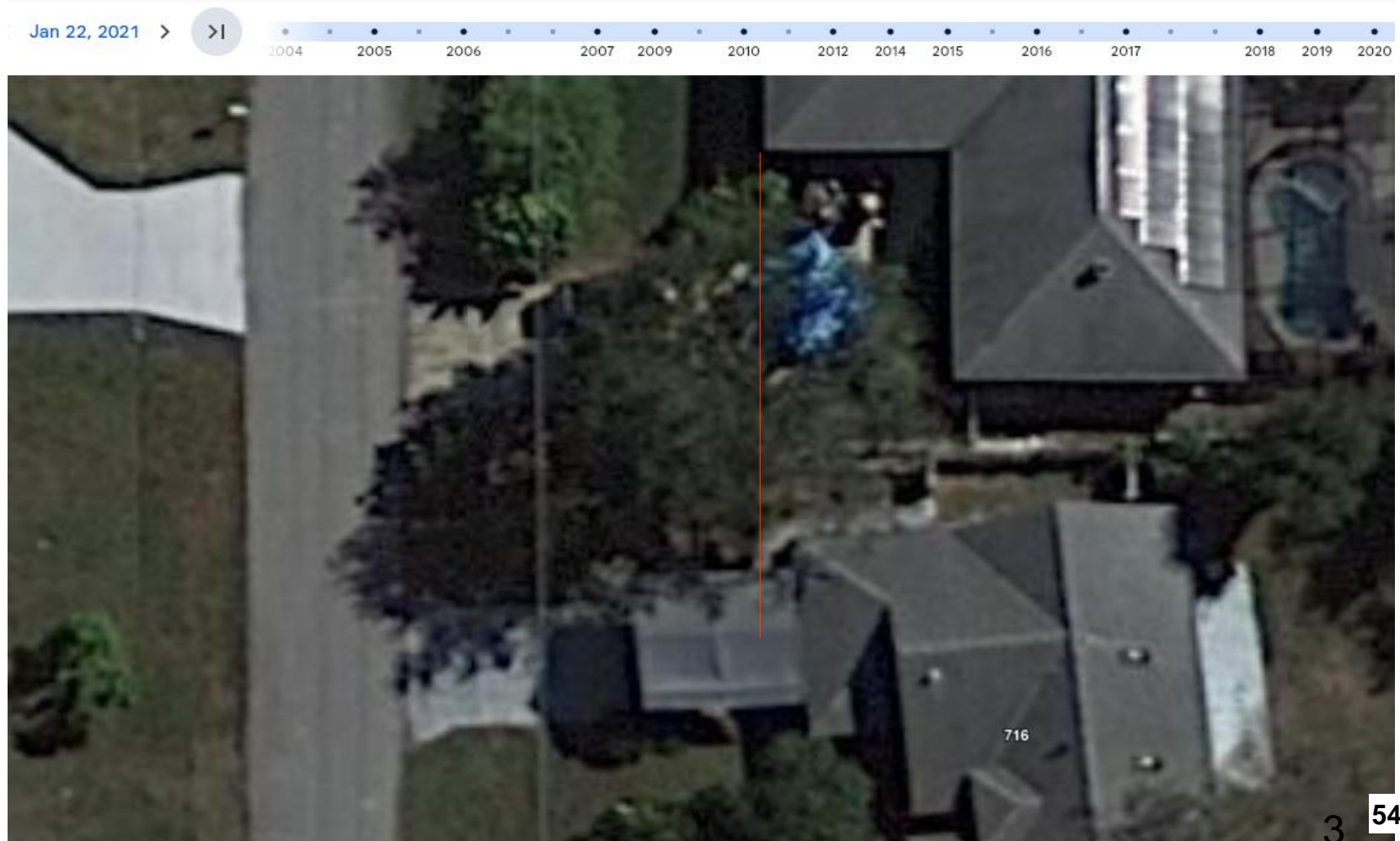
<https://www.skylifthardware.com/18-36-inch-heavy-duty-roof-risers-p/hd-extended.htm>



I would like to build something better then this. My wonderful next door neighbor



# This is ok? Because it is temporary?



Notice my neighbors temporary carport is within the 25 feet front setback, red line is the setback.

Is this allowed because it is "temporary"?

# The General Layout of the carport

- 6x6 posts
- Skylift system





# Roof View of the carport

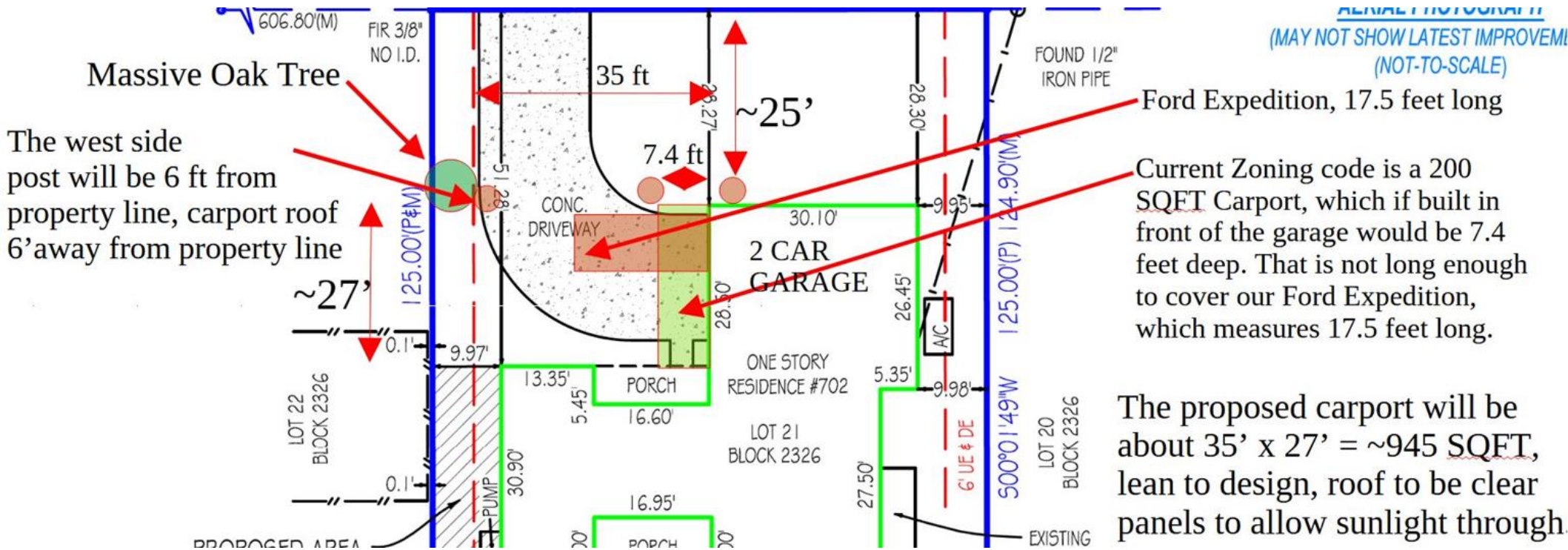




# Side View of the carport

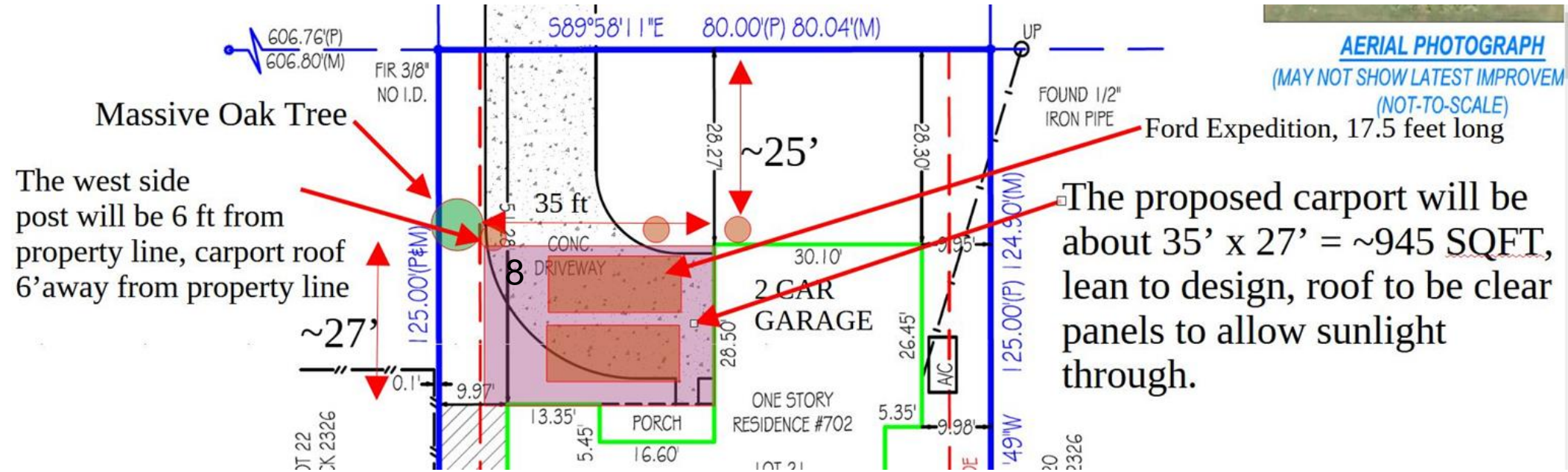


# Why are we here?



Current zoning only allows a 200 Square foot carport, which is not large enough to cover needed space.

This is the area I would like to cover



As you can see, a carport of this size allows for two cars to be parked and unloaded without getting wet in a rain storm



# Variance Questions updated.

(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;

My house has a garage that is not facing the street and has a nice set back area where I would like to put my carport. Due to current zoning code requirement carport size of 200 SQFT. It does not cover my car where I would like to place the carport. I would like to build a permanent structure and not put up a temporary tarp structure like my neighbor had for years. My neighbor's carport allowed us to be able to do projects and working outside in the sun and when it rained we kept dry. Most Garages are facing the street and do not meet the 25 feet front set back and I do. Therefore I should be allowed to build the size of carport and place it in front of my garage.



# Variance Questions updated, cont.

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

I am asking to be able to build a carport in front of my garage and I think I can build it without zoning approval since it would be attached to my house and not a stand alone structure. I filled for a variance so I do not get in trouble with code enforcement.

(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;

If others would like to build a carport larger then what code allows then they can apply for this variance or the planning and zoning department can update the code to allow for carports that are normal size to be able to park two cars under it without getting wet when it rains.

(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;

If you denies my application you would be forcing me to install a carport that does not work for what I want to do. How would a carport that is 7.4 feet wide cover a car?

# Variance Questions updated, cont.

(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;

Please see the attached pictures that I have included in the presentation before to show why the current code allows for the size of the carport and that to be able to cover the area is just right in the amount of space covered for two cars to be parked in front of my garage.

(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;

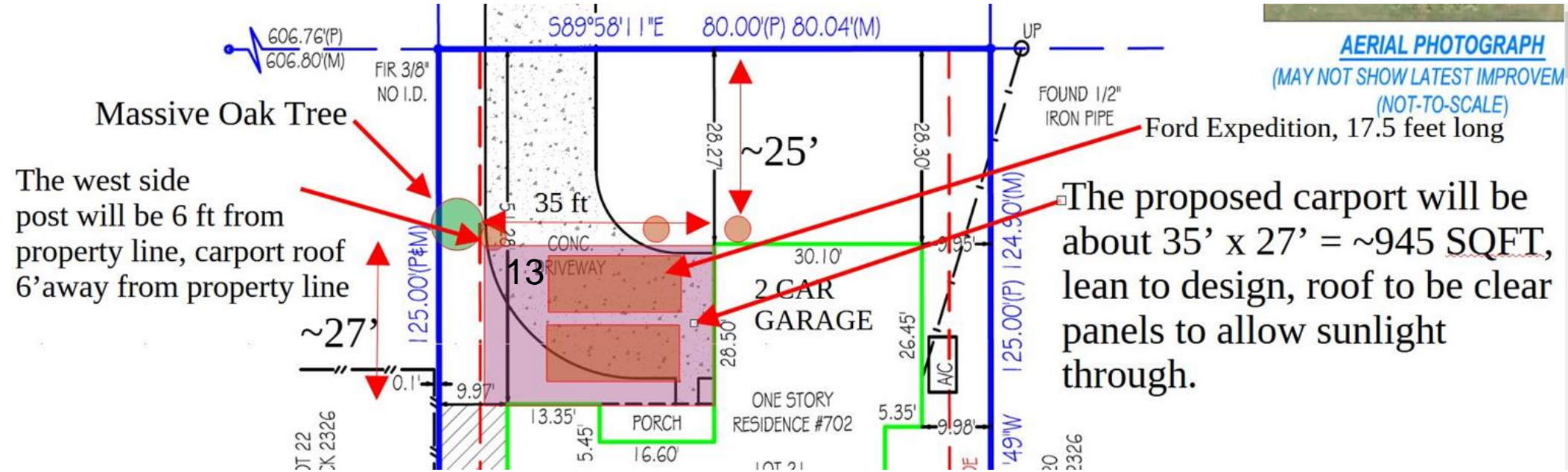
As you can see my neighbors "Temporary" carport is not very harmonious. Because the cities decision to deny my use of my use of my property across the street I cannot use that property for installing a carport on that piece of property. The requested variance aligns with the purpose of the zoning code, which is to maintain orderly development and preserve neighborhood character. The carport will not obstruct views, encroach on neighbors, or otherwise impact public welfare.

# Variance Questions updated, cont.

(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.

Currently I am trying to get this carport variance approved, once I get the carport approved then I can install my new metal roof and then build the carport. I don't want to install the metal roof without installing the support systems for the carport, they need to be done at the same time. I have a roof company ready to install my roof but am waiting on this application before moving forward with the permit to replace the roof. I am fully prepared to comply with all reasonable conditions or safeguards established by the Planning and Zoning Board or Zoning Administrator including – but not limited to – timelines of construction, adherence to architectural standards, drainage requirements, and overall code compliance.

# This is the area I would like to cover



As you can see, a carport of this size allows for two cars to be parked and unloaded without getting wet in a rain storm

# Questions?

Other Carports that have been approved:

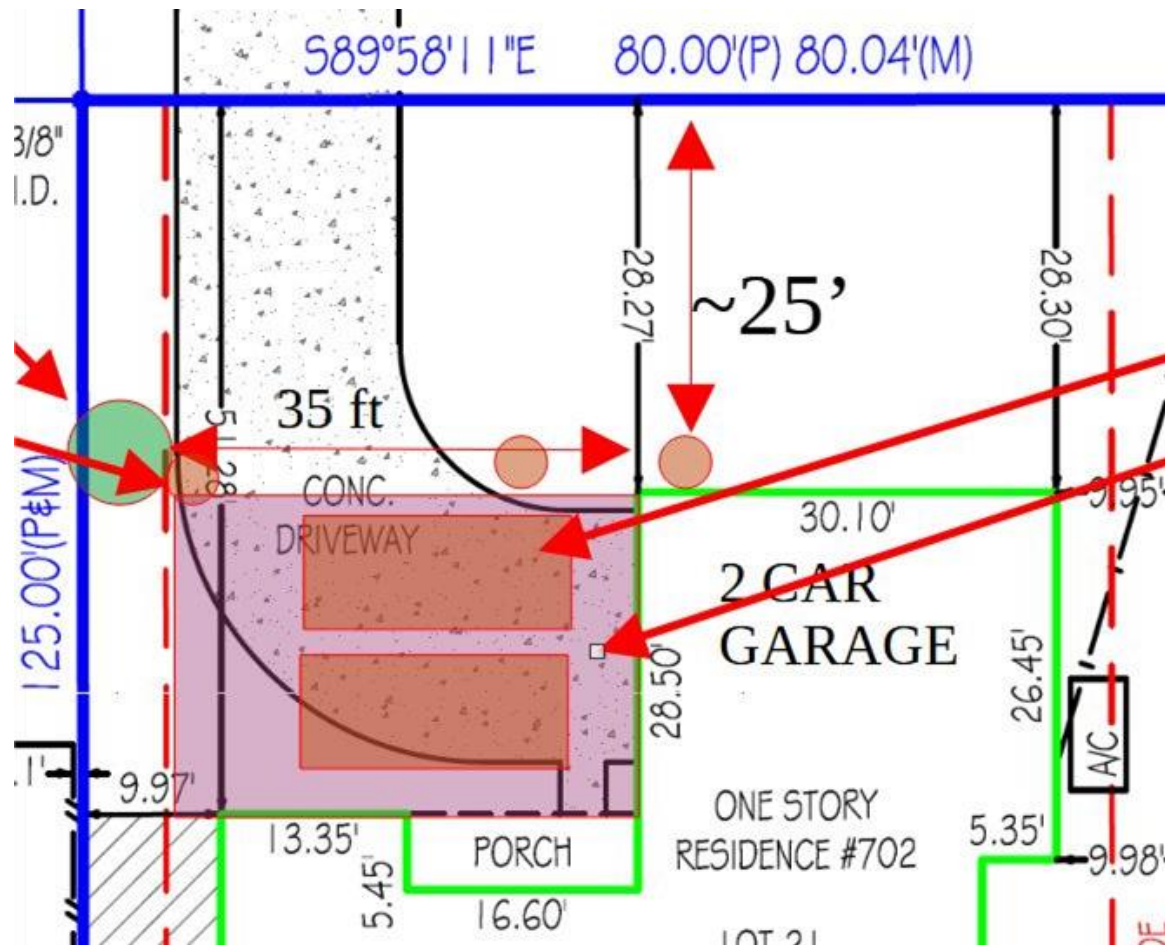
P78-016 48 x10 =480 sqft

P80-002 40x60= 2,400 sqft

P97-120 30\*16 = 480 sqft

Awaiting:

P25-125





Outlook

---

**Appeal for P25-086**

---

**From** Jared Greenberg <jared.greenberg@gmail.com>**Date** Wed 8/13/2025 1:12 PM**To** Sally Walsh <SWalsh@cityofpsl.com>

Hello I would like to file an appeal for ruling on P25-086. Please send me information on the process. The planning and zoning meeting was on Tuesday August 5, 2025.

Sincerely,

Jared Greenberg




JARED GREENBERG  
702 SW ABODE AVE  
PORT ST LUCIE, FL 34953-5540

 National  
Park Foundation.

144

63-515670  
01

8/13/25 Date

 FRAUD-A-MOR +

Pay to the  
Order of City of Port St Lucie \$ 75.00

Seventy Five

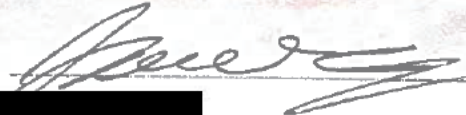
Dollars

 Photo  
Safe  
Deposit  
Details on back

 SeacoastBank  
SEACOAST NATIONAL BANK  
STUART, FLORIDA 34994

ACADIA NATIONAL PARK

For Appeal for P25-086





City of PSL - City Clerks Office  
121 SW Port St. Lucie Blvd.  
Port St. Lucie, Florida 34984  
772.871.5157

2244

DATE 8/13/25

RECEIVED FROM Jared Greenberg \$ 75.00

Seventy Five Dollars 00/100 DOLLARS

FOR ZONING appeal P25-086

AMOUNT OF ACCOUNT	
THIS PAYMENT	
BALANCE DUE	

☐ CASH  
☒ CHECK  
☐ CREDIT CARD  
☐ MONEY ORDER

BY 

THANK YOU

RECEIPT