

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 Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting.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: _____

PROPERTY OWNER:

Name: Joho Properties LLC
Address: 2400 S. OCEAN DRIVE, PH 4200 D, FORT PIERCE, FL 34949
Telephone No. (772) 971-7424

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

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

SUBJECT PROPERTY:

Legal Description: SEE ATTACHED LEGAL DESCRIPTION
Parcel I.D. Number: 3414-501-2110-250-3
Address: 8955 S US Highway 1
Current Zoning Classification GU - GENERAL USE

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.

PLEASE SEE ATTACHED

[Signature]
Signature of Applicant
managing member
Joho Properties LLC
[Hand Print]
Hand Print Name
7/18/24
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;

PROPERTY ORIGINALLY DEVELOPED FOR SINGLE FAMILY HOME PRIOR TO THE INCORPORATION
OF THE CITY OF PSL, AND PRIOR TO THE LAND SURROUNDING THIS PARCEL BECOMING A PARK
EXISTING CONC STRUCTURE ON PROPERTY EXISTS. PROPERTY WAS REDESIGNATED TO GU LATER

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

LAND HAS BEEN PRIVATELY OWNED SINCE BEFORE THE CITY OF PSL INCORPORATED
EXISTING OWNERS ARE BURDENED BY THE CURRENT LAND USE.

(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;

PROPERTY WAS REDESIGNATED FROM A PLANNED SINGLE FAMILY LOT TO GU. MAKING
THIS LOT UNABLE TO DEVELOP DUE TO THE MIN ACREAGE REQUIREMENT OF GU. REQUEST
IS TO GRANT PROPERTY RELIEF FROM THIS ACREAGE REQUIREMENT.

(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 LAND WAS MADE NON-CONFORMING BY THE CITY WHEN IT WAS REZONED. AN EXIST
BUILDING IS ON THE PROPERTY. NO OTHER BUILDINGS ARE ALLOWED ON THIS PROPERTY
WITHOUT THE VARIANCE, MAKING PROPERTY UNUSABLE.

(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;

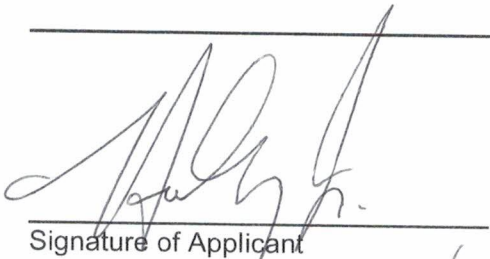
PLEASE REFER TO THE ATTACHED FEASIBILITY STUDIES FOR CAMPING AREAS
RELIEF OF THE 20,000 SF LOT SIZE REQUIREMENT WILL ALLOW PROPERTY TO BE DEVELOPED

(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 PROPOSED USE OF THE PROPERTY WILL COMPLIMENT THE PARK - THIS WILL BE A
NATURAL CAMP SETTTING WITH CABINS AND WILL ALLOW CAMPERS TO MORE FREELY
USE THE CANOE LAUNCH

(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.

WE AGREE TO BE COMPLIANT WITH CONDITIONS SET FORTH



Signature of Applicant

Hoyt C. Murphy Jr

Hand Print Name

7-18-21

Date

managing member
JOTH Properties LLC
