

---

**Concern of Variance request P25-204**

---

**From** sparky443@comcast.net <sparky443@comcast.net>

**Date** Mon 2/23/2026 11:39 AM

**To** Sofia Trail <strail@cityofpsl.com>

**Cc** Mermaid <mermaidmsjs@comcast.net>; sw1019@bellsouth.net <sw1019@bellsouth.net>

Members of the zoning board,

I appreciate you taking the time to deal with this matter. I have reservations about granting or permitting this variance because I live with in 500 feet to this property.

When I called the zoning department and asked what this what this is about, I was told something that I would like to clarify. They claimed that because the resident is not from the area, he was unaware that he required permits.

This resident is requesting a variance so that concrete slab shelters or pergolas that were constructed without permits can stay in place within the 15-foot setbacks. Also, other concerns are they structurally built and fastened to the ground to meet current wind load, building code requirements, due to hurricanes, if permits were not pulled. Who inspects this?

Clarification:

This resident is in the construction business and built the house and pergolas on his property alone, doing all the labor himself with sub-contractors. His brother works in and around our neighborhood as a state-certified contractor based in Miami. They would therefore be more aware.

Being a Port St. Lucie resident who lives within 500 feet of this resident, I am concerned. I've lived at this address since 1995, and I think it's unacceptable for someone to seek forgiveness without first getting permission.

Our local government agencies put a lot of effort into enforcing these regulations for a reason, and allowing this one incident to be approved will allow others to follow suit around the city, establishing a negative norm.

With Regards,  
John Kneip  
443 SW Stacy Ct.  
Port St. Lucie, FL 34953

---

## Variance Application (P25-204)

---

From Sandi Weikert <sw1019@bellsouth.net>

Date Tue 2/24/2026 9:39 AM

To Sofia Trail <strail@cityofpsl.com>

Dear Planning and Zoning Board:

I am writing to you concerning the abovementioned Application for Variance as I strongly oppose this being granted. I appreciate the opportunity to explain my reasoning. This property owner clearly knew that the City of Port St. Lucie has permitting requirements. This is proven by:

- The husband works in the construction field.
- The homeowner stated when building his third driveway (gravel driveway) that he has a cousin who works in the Code Enforcement or Building Dept for PSL and the cousin stated that he did not require a permit to add the gravel driveway.
- This homeowner previously obtained a fence permit in PSL, so he knows of permitting.

Furthermore, this matter should not be approved as this homeowner has a history of ignoring the City of PSL codes/ordinances by:

- The home construction on the lot began while unpermitted until the City Building Dept. noticed.
- This homeowner continuously ignores PSL noise ordinances as the police have responded to this home numerous times due to noise complaints and this homeowner continues to violate.

Some of the issues that I see by not requiring the proper setbacks are that this property is very close to my property line and with strong wind, hurricanes etc. and with an outdoor kitchen with electricity (installed unpermitted as well) and heat or cooking fire risk, this poses unnecessary risks to my home, my fence and the vehicles in my driveway. Secondly, I feel that without proper setbacks, the market value of properties within 750 ft. of the subject property will decrease. In addition, the ongoing noise violations will continue to be an issue as this homeowner has shown previously with numerous nearby homeowners filing noise complaints to the police dept.

This request by the homeowner is merely an attempt to try and ignore the codes of the City of PSL and is a self-created issue. This is not a unique hardship – this is personal preference and to approve this application it would be setting a negative precedence to the codes that the City of PSL works so hard to enforce. A message needs to be sent that by ignoring proper codes/permitting does NOT get you what you want.

For these reasons, I ask the Planning and Zoning Board to **DENY** this request.

Thank you.

Sandi Weikert and Michael Swartz  
453 SW Stacy Ct PSL (Lot #26)

---

**Variance application (P25-204)**

---

**From** Terri T <tat3969@hotmail.com>  
**Date** Tue 2/24/2026 11:05 AM  
**To** Sofia Trail <strail@cityofpsl.com>

My address is 449 SW Stacy Court. I am against granting this person from allowing a variance on their property. The "husband" Luis has disregarded all PSL rules and regulations from the beginning. He started construction on the home at 455 Kestor Drive without a permit. He installed electricity from his home to an outdoor kitchen which abuts VERY close to the neighbors Vinyl fence without a permit. He has 2 Pergolas in the backyard which he erected without a permit. The variance is supposed to be 15 feet, his 2 outdoor patios are not 15'.

There should be no leniency for a person who knowingly has broken the law in every conceivable way. Claiming ignorance is a ruse. He claimed his brother works for the zoning board. Luis is supposedly in the construction industry and would know the regulations and requirements.

We have witnesses him pouring oil on the ground next to his boat parked on Stacy court and across the street in the empty lot.

They have repeatedly broken the noise ordinance with amplified music on about 50 occasions and the police were called out every time. 15 minutes later after the police have left they resume the loud music. We have no peace and quiet.

The building dept. Was notified in person several months ago of the issues with aerial photography proof of the violations in their backyard.

Ignorance is not the issue here; it is out and out willfulness to evade the required permits and follow the law. NO LENANCY!

Theresa Turner

Lot 28

Thank you and I hope you take this seriously.