

# Sam and Elaine Enterprises

Variance (P24-171)

Planning and Zoning Board – December 3, 2024 Sofia Trail, Planner I

# **Applicant/Property Owner & Location**

Applicant/Property	Linda Turney, Sam and Elaine
Owner:	Enterprises LLC
Location:	374 NE Greenbrier Avenue





#### **Variance Request**

A variance to allow a side setback of 4.5' from the side property line for an existing pool and pool deck.

- The pool and pool deck were permitted by the City of Port St. Lucie Building Department in 1985 (Permit 26039).
- The property has been sold multiple times since 1985. This
  encroachment was not acknowledged until the current
  property owner attempted to sell the property this year.
- The pool and pool deck encroaches a 6' side utility easement by 1.5'. Public Works has no objection to this encroachment.

### **Future Land Use**

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





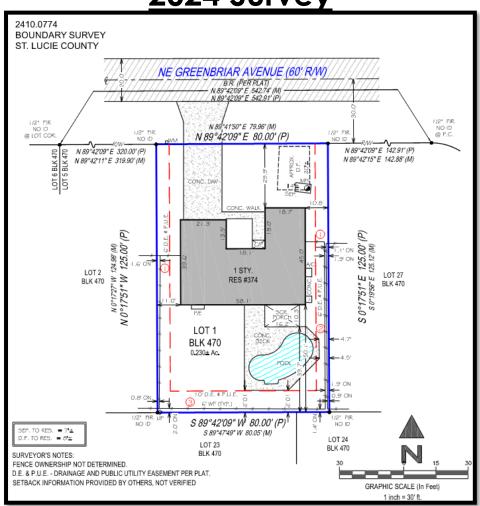
# **Zoning**

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





**2024 Survey** 



### 1985 Building Permit

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### **Planning & Zoning Board Action Options**

- Make a motion to approve the variance.
- Make a motion to approve the variance with conditions.
- Make a motion to deny.
- Make a motion to table.

