



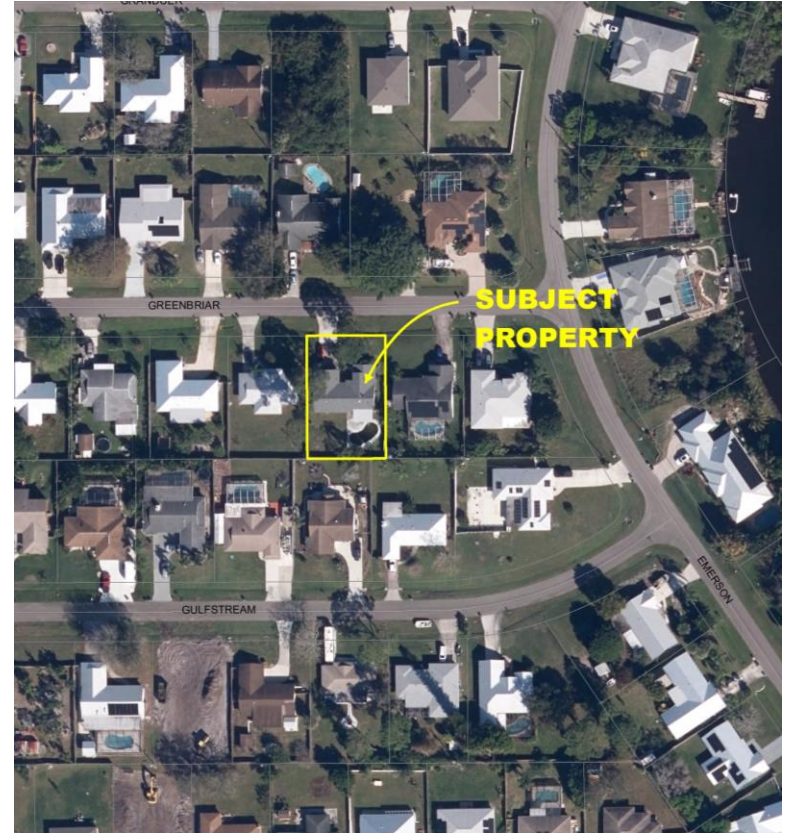
Sam and Elaine Enterprises

Variance (P24-171)

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

Applicant/Property Owner & Location

Applicant/Property Owner:	Linda Turney, Sam and Elaine 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.

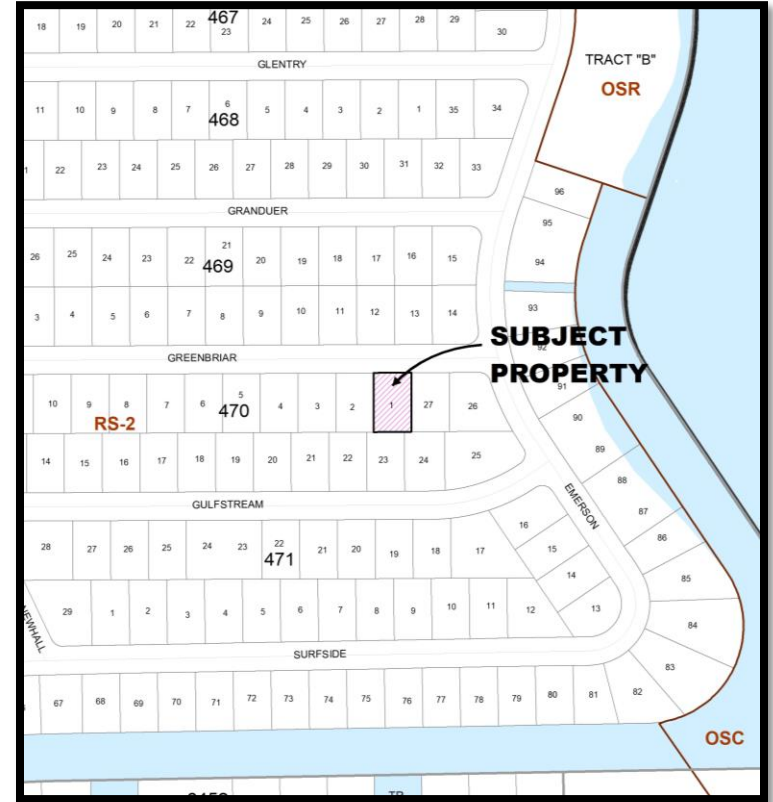
Future Land Use

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



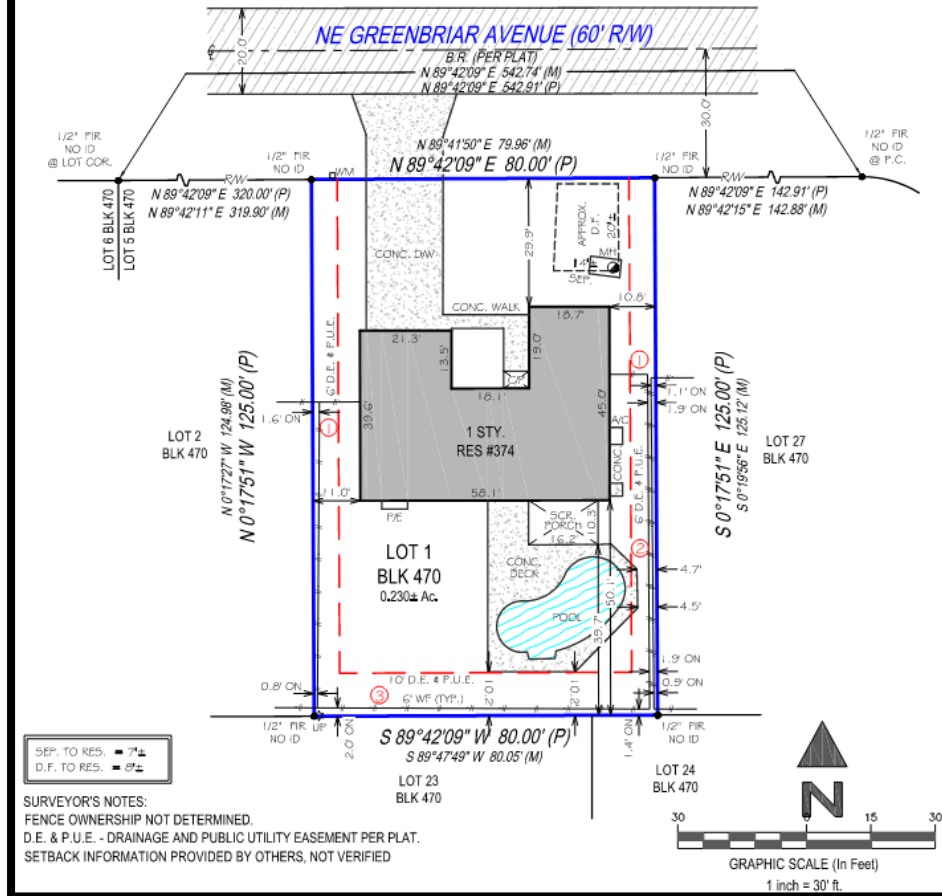
Zoning

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



2024 Survey

2410.0774
BOUNDARY SURVEY
ST. LUCIE COUNTY



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.