

VARIANCE APPLICATION – CITY OF PORT ST. LUCIE

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PROPERTY OWNER:	Anthony J. Farinato
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APPLICANT (IF OTHER THAN OWNER):	Shauntel Davis
Applicant Address:	332 Avenue B SW Suite 200-38, Winter Haven, FL 33880
Applicant Telephone No.:	877-383-3687
Applicant Email:	shauntel@permitsbysherwood.com
SUBJECT PROPERTY LEGAL DESCRIPTION:	Port St Lucie Section 37-Blk 2489 Lot 17
Parcel I.D. Number:	3420-680-0479-000-7
Property Address:	4002 Southwest Melbourne St. Port St. Lucie, FL 34953
Current Zoning Classification:	RS-1PSL

Description of Requested Variance and Justification

I am requesting a variance from the zoning code that limits detached carports on residential properties to 400 square feet. The proposed detached carport will be approximately 1,150 square feet, exceeding the allowed limit by 750 square feet. The variance is therefore needed to permit this additional square footage. The property is a ½-acre lot, consistent with others in the neighborhood, and is well-suited to accommodate a larger open structure without impacting setbacks, easements, or neighboring properties. The primary purpose of the detached carport is to provide covered protection for a boat and additional household and property maintenance storage. The 400 sq. ft. limit is insufficient for these needs. A thoughtfully designed carport offers a clean, functional, and aesthetically compatible solution that maintains an open appearance and is less imposing than a fully enclosed garage.

Variance Criteria Responses

1. Special conditions and circumstances:

The subject property is a ½-acre lot, comparable in size to others in the neighborhood, but the owner requires covered storage for a boat and property maintenance items. The size of these exceeds what can reasonably fit within the 400 sq. ft. allowance. The lot configuration allows for this larger carport without affecting neighbors, easements, or setbacks.

2. Applicant actions:

The need for this variance is not due to actions by the applicant. The existing 690 sq. ft. attached garage was part of the original home construction. The carport need arises strictly from practical storage requirements and maintaining an orderly property.

3. Special privilege:

Granting this variance would not confer a special privilege. Many properties of similar size have comparable needs, but the 400 sq. ft. cap on carports prevents accommodation of reasonable storage.

This request is consistent with the property scale and community character.

4. Hardship from literal interpretation:

Enforcing the 400 sq. ft. limit would prevent secure storage of a boat and equipment, forcing reliance on outdoor exposure. This creates undue hardship when the property can easily accommodate the structure without negative impacts.

5. Minimum variance necessary:

The request for an additional 750 sq. ft. (for a total of 1,150 sq. ft.) is the minimum needed to make reasonable use of the property. A smaller carport would not fulfill the intended lawful use.

6. Harmony with zoning ordinance:

The proposed carport is in harmony with the zoning ordinance. It is open-sided, less imposing than an enclosed garage, and will complement the existing home. It will not encroach on setbacks or obstruct views.

7. Compliance with conditions:

The applicant will comply with all reasonable conditions and safeguards set by the Planning and Zoning Board or Zoning Administrator, including design standards, drainage, inspections, and construction timelines.

Signature of Applicant: _____

Hand Print Name: Anthony J. Farinato

Date: _____

September-11-2025