Bush, Kevin D. & Nicole M.

2756 SW Casella Street

VARIANCE

Project: P23-196

Planning and Zoning Board Meeting

Bianca Lee, Planner II

June 4, 2024, Meeting

PORT ST. LUCIE

HEART OF THE TREASURE COAST

VARIANCE REQUEST

- A variance of 10.27 feet to allow a 14.73-foot setback from the rear property line for an existing multi-story CBS building.
- Section 158.126(J)(3) Setback Requirements and Landscaping, requires a minimum building setback line of twenty-five (25) feet in the rear yard for property's abutting a residential land use category or a public right-of-way. This property abuts a drainage right-of-way.
- The minimum setback from side property lines shall be those set forth in the applicable zoning district. The property is zoned CS (Service Commercial), Section 158.126(J)(2) requires two (2) side yards, each of which providing a building setback line of ten (10) feet. A building setback line of twenty-five (25) feet shall be required when it adjoins a residential future land use category or a public right-of-way. The existing building meets the side setback requirement within the (CS) Service Commercial zoning district.
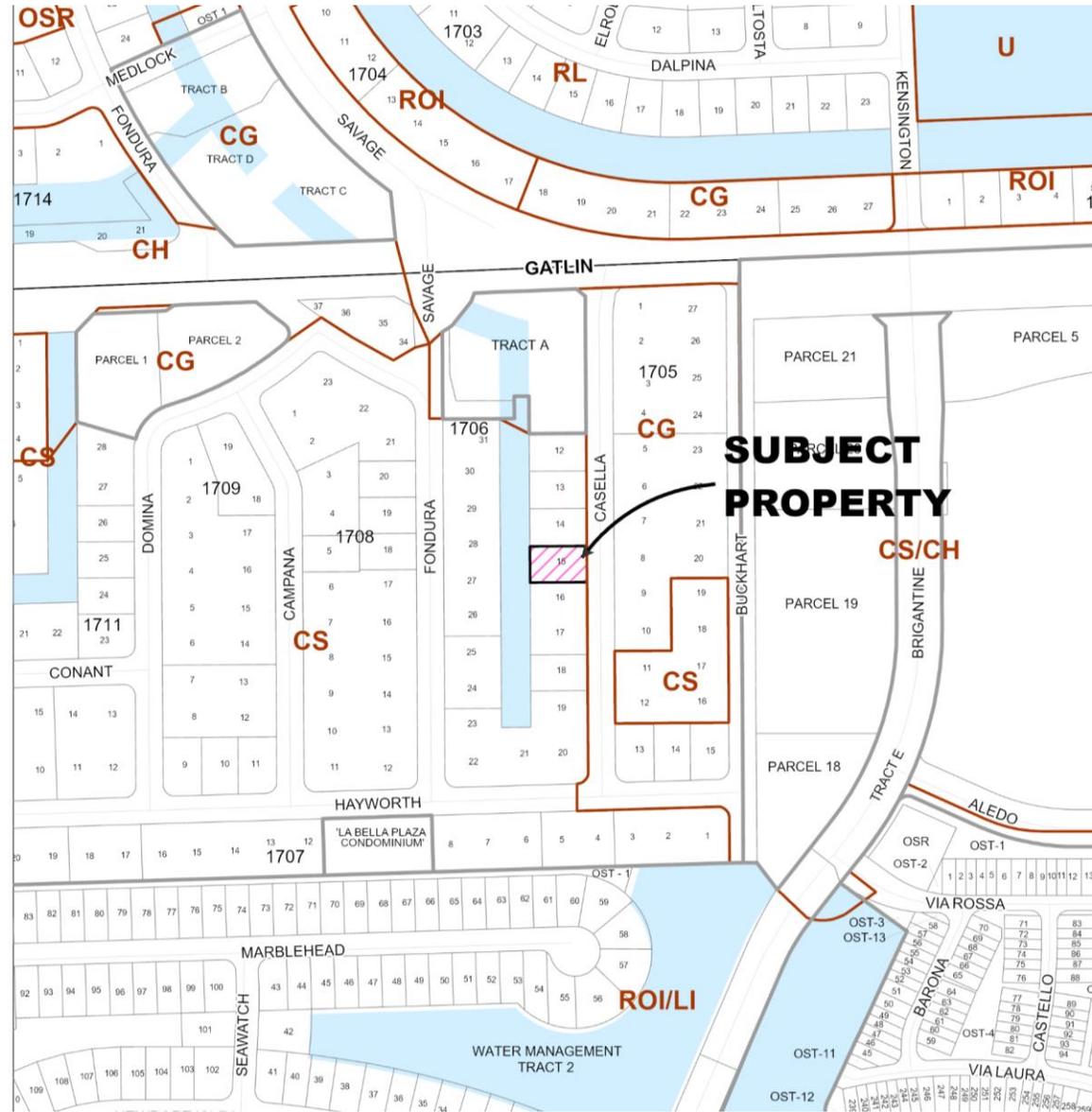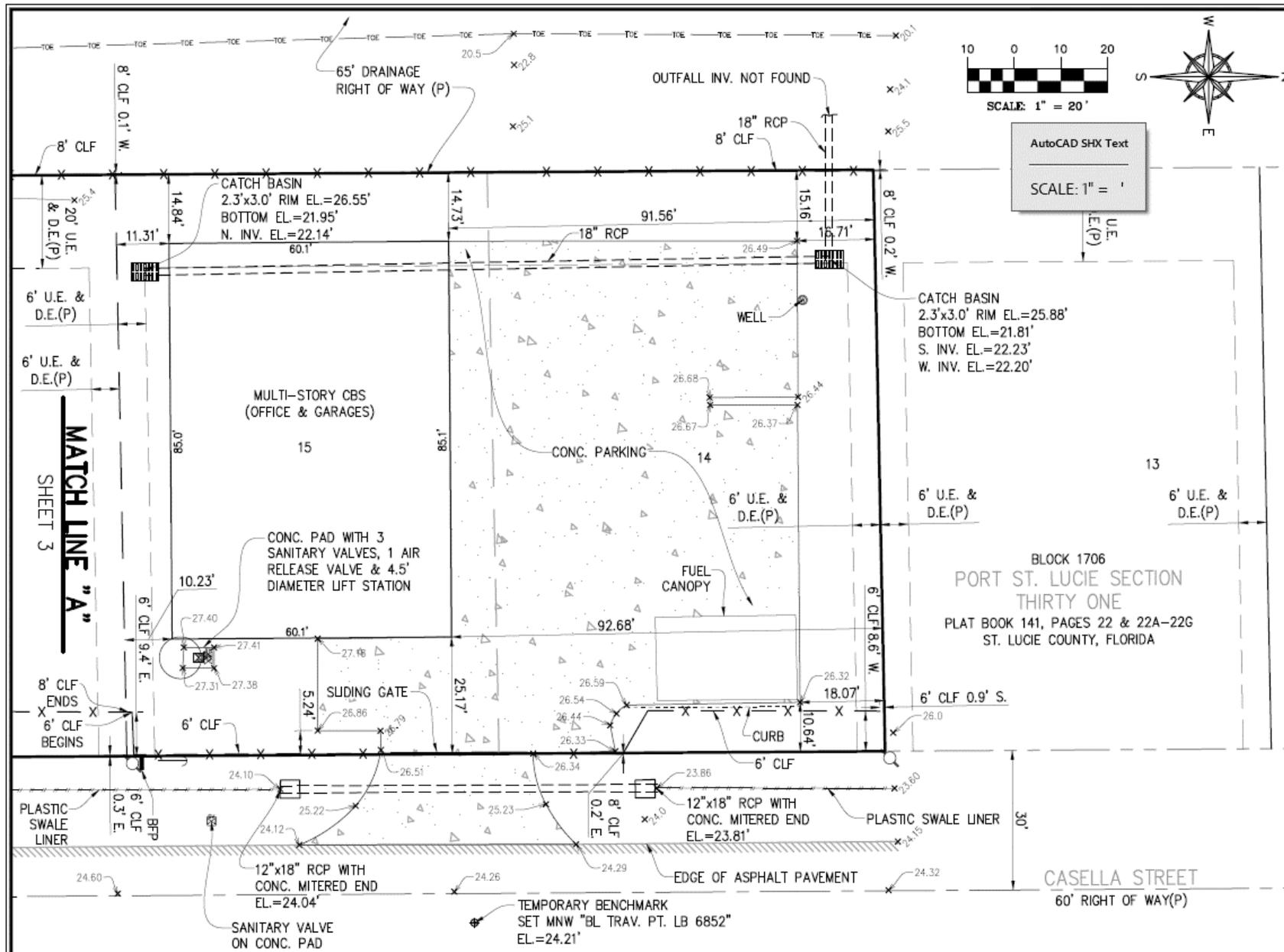
PORT ST. LUCIE
HEART OF THE TREASURE COAST

APPLICANT AND OWNER

- Alejandro Toro, agent, for Kevin D. & Nicole M. Bush, owner

CityofPSL.com

PORT ST. LUCIE
HEART OF THE TREASURE COAST

PROJECT SUMMARY

- A variance to the setback requirements of CS Zoning.

- A 2,112.26 sq. ft. addition to the building was made without securing the necessary permits. The building encroaches 10.27 feet into the rear building setback.

- The building also encroaches 5.27 feet into the 20- foot drainage and utility easement along the rear of the property, an abandonment of easement was filed by the applicant and reviewed by the Public Works Department.

- The abandonment of 6.0 feet of the easement was approved by the City Council.

- The existing multi-story 5,112.26 sq. ft. CBS building is not expected to interfere with drainage or utilities.

Future Land Use

Survey

QUESTIONS OR COMMENTS?

PLANNING AND ZONING BOARD ACTION OPTIONS:

- Make a motion to approve
- Make a motion to approve with conditions
- Make a motion to deny
- Make a motion to table