

History Exhibit "B"



"A City for All Ages"

CITY OF PORT ST. LUCIE

Planning & Zoning Department

September 10, 2018

Mr. Jared Greenberg
702 SW Adobe Ave.
Port St. Lucie, FL 34953

RE: Variance Application for Lot 26, Block 2325, Section 33 (715 SW Adobe Ave.)

Dear Mr. Greenberg:

We are in receipt of your variance application dated August 15, 2018 and received on August 17, 2018, requesting a variance to allow the storage of trailers on a vacant lot (715 SW Adobe Ave). The vacant lot is located across the street and to the west of your primary lot (702 SW Adobe Avenue). Storage of trailers on your vacant lot is considered "open storage". Your properties are in the Single Family Residential (RS-2) zoning district. Open storage is not a permitted use or a special exception use in the Single Family Residential (RS-2) zoning district. The City's Zoning Code explicitly precludes the Planning and Zoning Board, or the Zoning Administrator from granting a use variance. Section 158.296(C) of the Code states the following:

No variance or approval of ***use shall be granted so as to permit a use not specified as a permitted use or permissible as a special exception use*** with in this chapter for the particular zoning district involved.

(emphasis added)

Since you are seeking a use variance, and use variances are specifically prohibited by the City's Code, your variance application will not be processed. Additionally, your variance application fee is being returned to you and is enclosed. If you have any questions do not hesitate to contact me at your convenience.

Sincerely,

Patricia A. Tobin, AICP
Director of Planning and Zoning

c: Elizabeth Hertz, Assistant City Attorney (via email)