



Marquis, Liana

Variance

Project No. P25-148

Planning and Zoning Board Meeting

Ivan Betancourt, Planner I

October 7, 2025

Variance Request

- A request for a variance of 10,000 square feet to the required lot area of 20,000 square feet and a variance of 20 feet to the required lot width of 100 feet to allow the property to be rezoned to Service Commercial (CS).

Applicant/Property Owner & Location

Applicant/Property Owner:	Pamela Misiano, Remax Gold, Liana Marquis
Location:	2712 SW Fondura Road

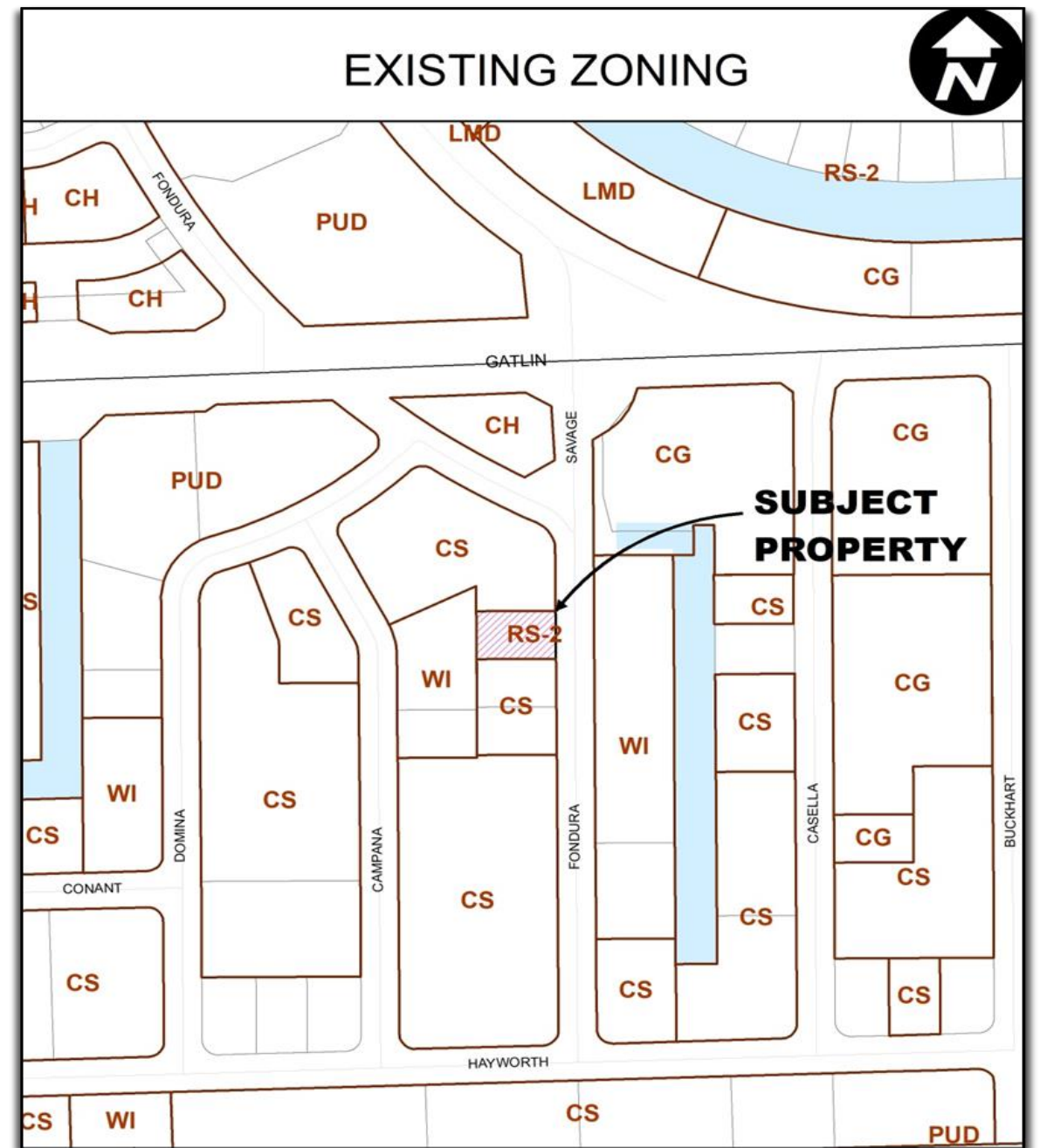


Project Background

- On March 25, 2024, a variance (P23-239) was granted by the City Council to the City of Port St. Lucie Conversional Manual requirements for Area 24, to allow the rezoning of Lots 18 and 19 from the Single Family Residential (RS-2) zoning district to the Warehouse Industrial (WI) zoning district. The resulted in the isolation of Lot 20, so that it could not be combined with another lot to be rezoned.
- An application (P25-147) to rezone the subject property from Single-Family Residential (RS-2) to Service Commercial (CS) zoning district was submitted concurrently with this variance application.
- This is the last remaining parcel within block 1708 to be rezoned from RS-2 to a zoning district that is compatible with the CS future land use designation.

Future Land Use/Zoning

Direction	Future Land Use	Zoning	Existing Use
North	CS	CS	Vacant
South	CS	CS	Self-Storage Business
East	CS	WI	Warehouse
West	CS	WI	Vacant



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.