

Reyes, Ismael & Mayerlyn

2707 SW Onaway Ave.

VARIANCE

Project: P22-267

Planning and Zoning Board Meeting

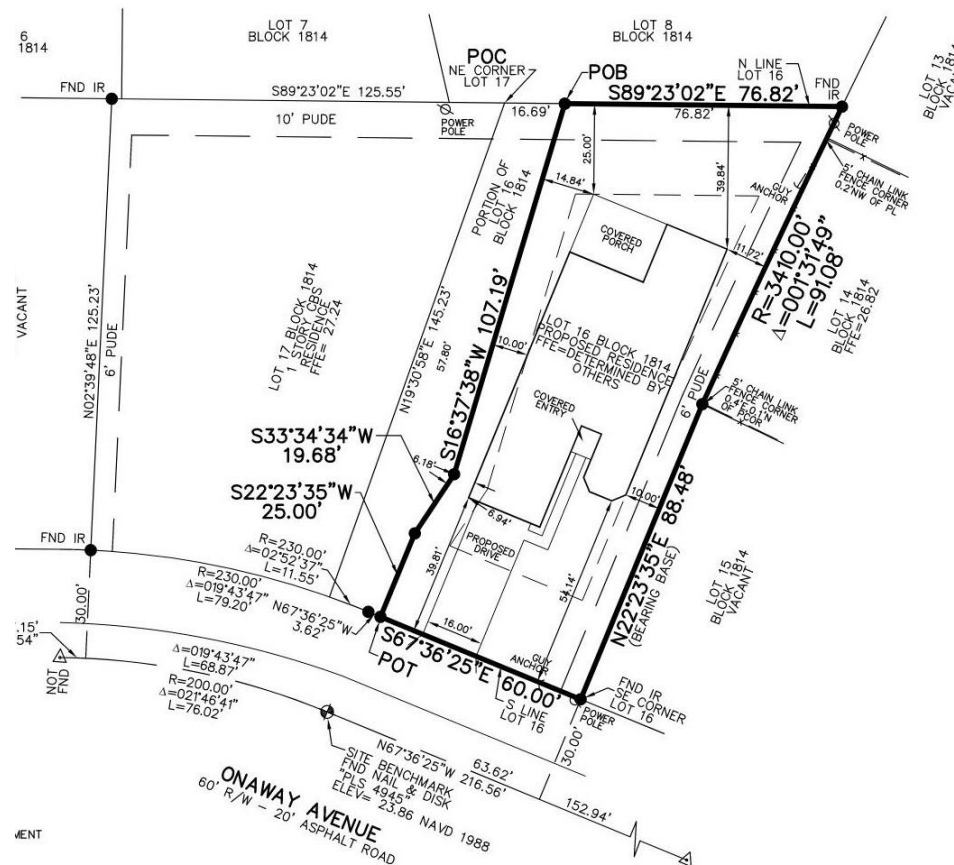
Francis Forman, Planner II

October 4, 2022



PROJECT SUMMARY & VARIANCE REQUEST

- A variance of 3.82 feet to allow a 6.18-foot setback from the western property line for a future single-family residence.
- The RS-2 zoning district requires a minimum setback of ten (10) feet from the side property lines for any structures.

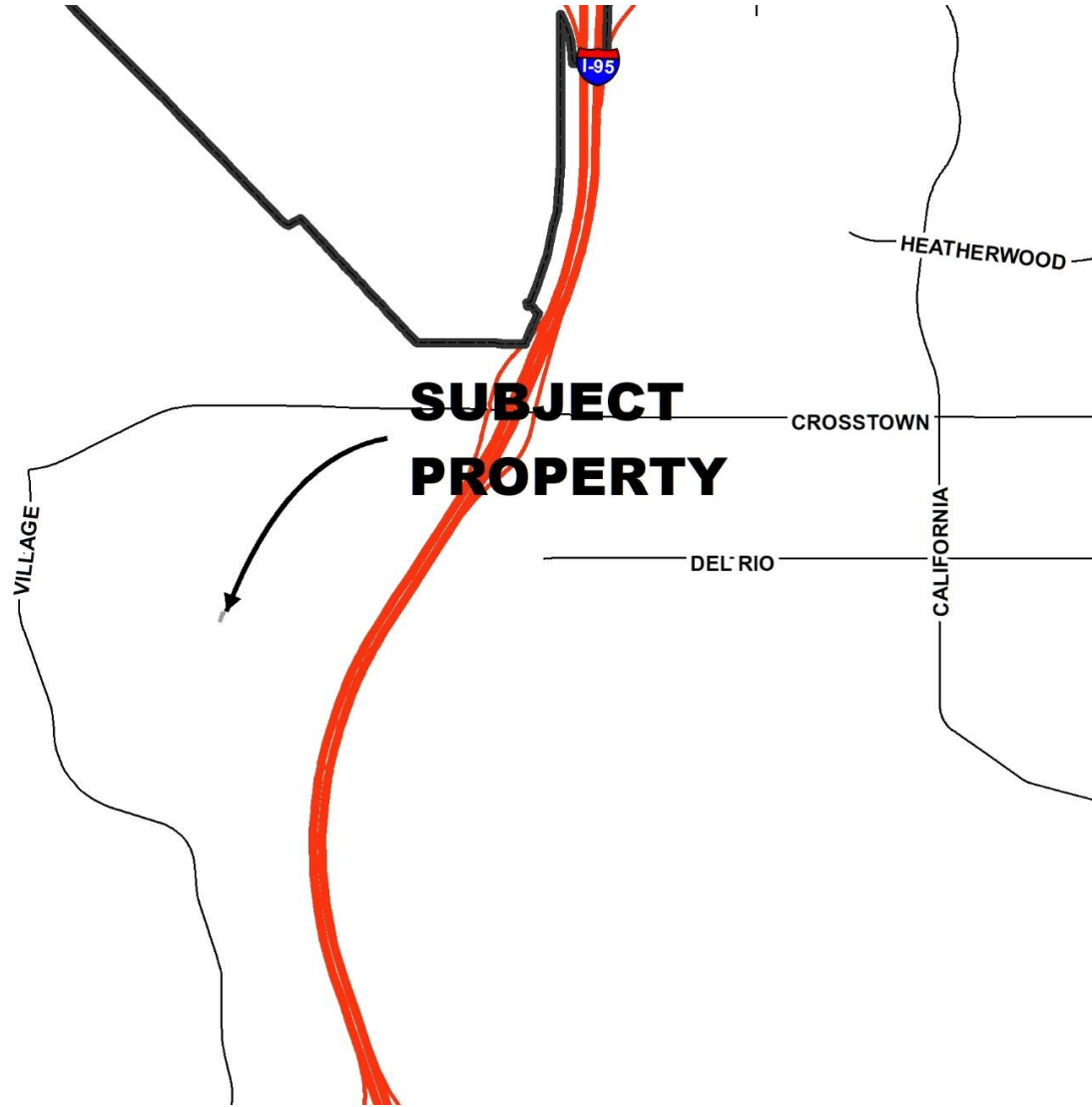


APPLICANT AND OWNER

- Ismael & Mayerlyn Reyes, property owners



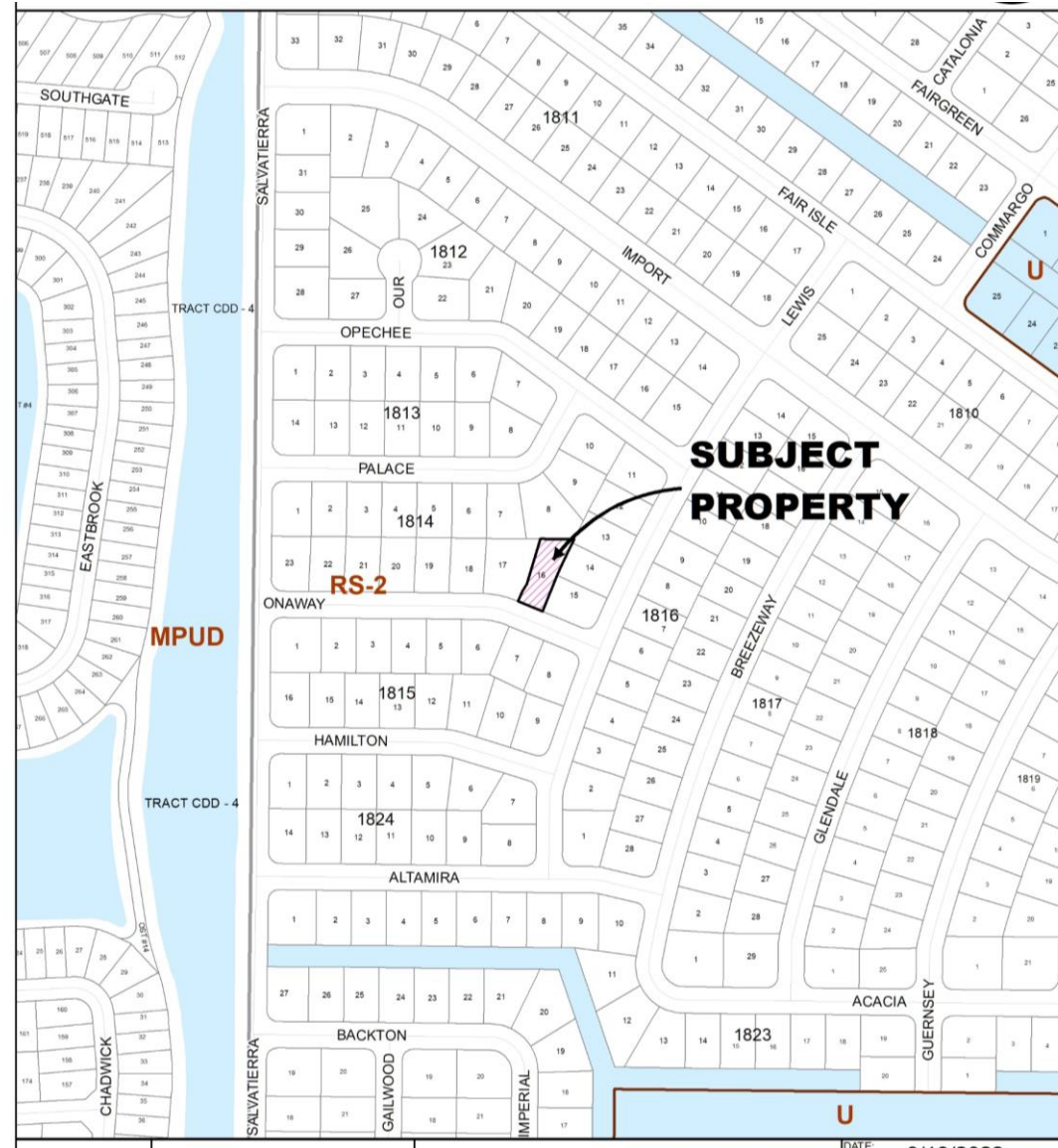
LOCATION

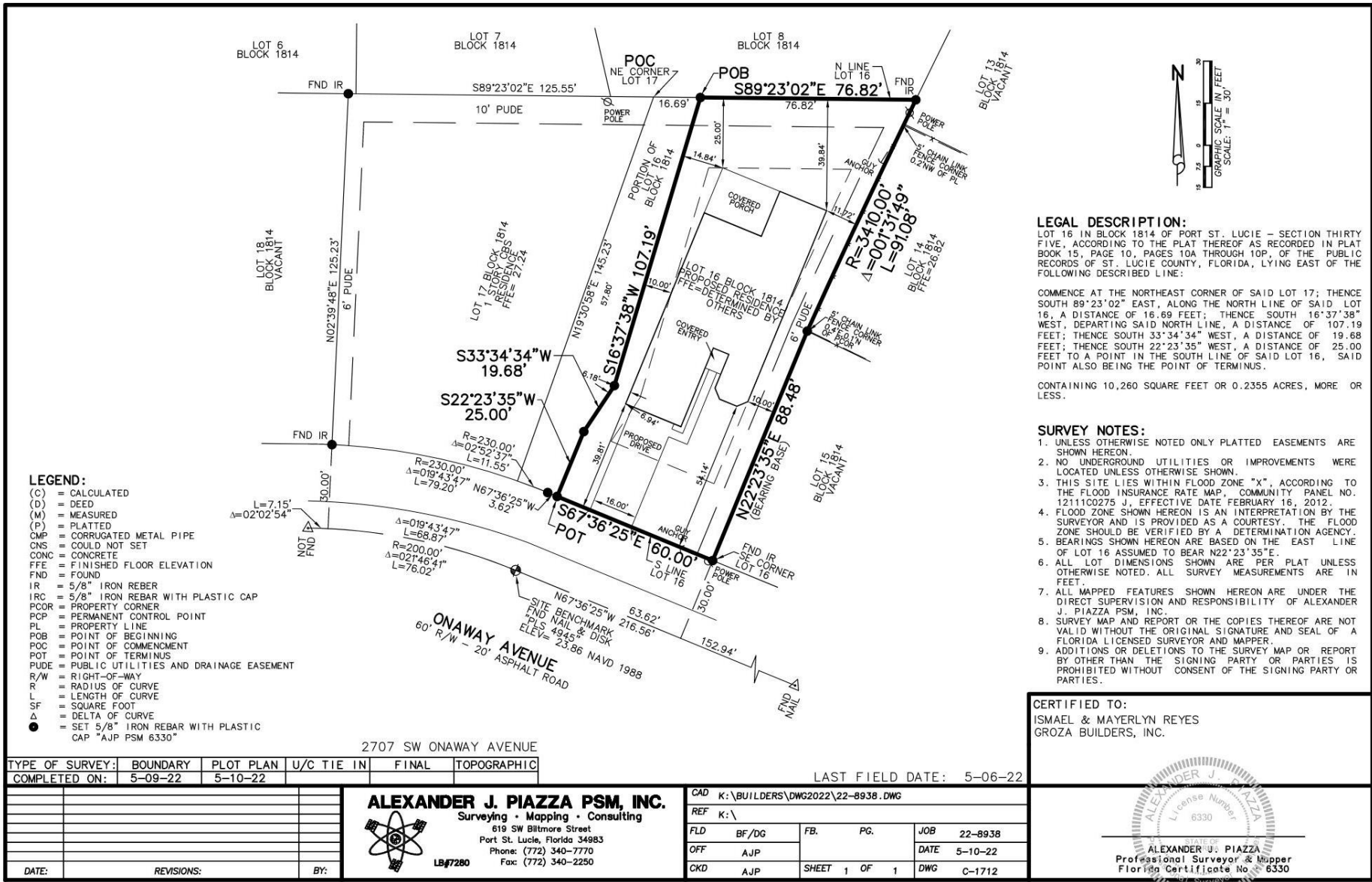


AERIAL MAP



Zoning Map





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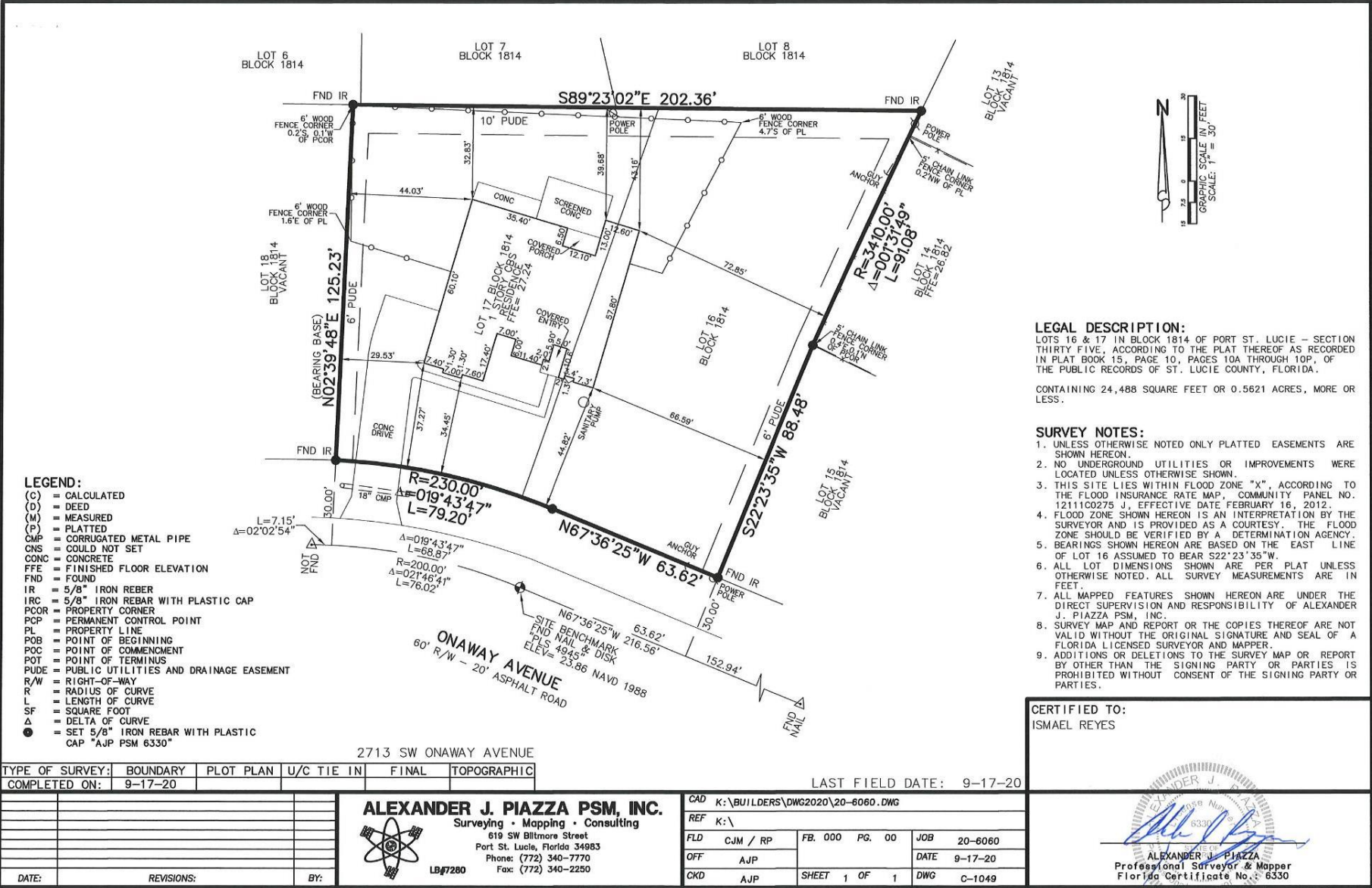
Subject Site Plot Plan & Boundary Survey



Background

- In 2003 a 2,600 s.f. single-family residence was constructed over the property line separating lots 16 & 17, combining the lots.
- An exemption from platting was applied for per Section 156.022 of the City Code in December of 2020 to move the separating property line.
- The exemption from platting allowed for the separating lot line to be moved east into lot 16 to provide a 10-foot side yard setback for the existing home creating an irregular property line past the standard 25-foot building setback.
- The resulting overall width of the subject site limits the possible size and orientation of any structure on the site.





LEGAL DESCRIPTION:
 LOTS 16 & 17 IN BLOCK 1814 OF PORT ST. LUCIE - SECTION THIRTY FIVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 10, PAGES 10A THROUGH 10P, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
 CONTAINING 24,488 SQUARE FEET OR 0.5621 ACRES, MORE OR LESS.

- SURVEY NOTES:**
- UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
 - NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
 - THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0275 J, EFFECTIVE DATE FEBRUARY 16, 2012.
 - FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
 - BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOT 16 ASSUMED TO BEAR S22°23'35"W.
 - ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE NOTED. ALL SURVEY MEASUREMENTS ARE IN FEET.
 - ALL MAPPED FEATURES SHOWN HEREON ARE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF ALEXANDER J. PIAZZA PSM, INC.
 - SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT CONSENT OF THE SIGNING PARTY OR PARTIES.

CERTIFIED TO:
 ISMAEL REYES

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 REF K:\

FLD	CJM / RP	FB. 000	PG. 00	JOB	20-6060
OFF	AJP			DATE	9-17-20
CKD	AJP	SHEET	1 OF 1	DWG	C-1049

ALEXANDER J. PIAZZA
 Professional Surveyor & Mapper
 Florida Certificate No.: 6330

TYPE OF SURVEY:	BOUNDARY	PLOT PLAN	U/C TIE IN	FINAL	TOPOGRAPHIC
COMPLETED ON:	9-17-20				
DATE:	REVISIONS:	BY:			

ALEXANDER J. PIAZZA PSM, INC.
 Surveying • Mapping • Consulting
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 Port St. Lucie, Florida 34983
 Phone: (772) 340-7770
 Fax: (772) 340-2250

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Lot 16 & 17 Survey



Staff Findings

- The applicant created the need for this variance by moving the separating property line through the “exemption from platting” process back in December of 2020. The western property line was created in such a way that a portion of the line intrudes into the site to make room for the existing structure on lot 17, causing a portion of the subject site to be smaller and leading the proposed single-family residence to be too close to meet the required 10-foot building setback.
- The variance granted is the minimum variance that will make possible the reasonable use of land, given that the structure is stated to be only 40 feet wide, compared to a 60-foot-wide home on a standard 80-foot by 120-foot lot.



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

