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23 June 2022

City of Port St. Lucie
Planning & Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984

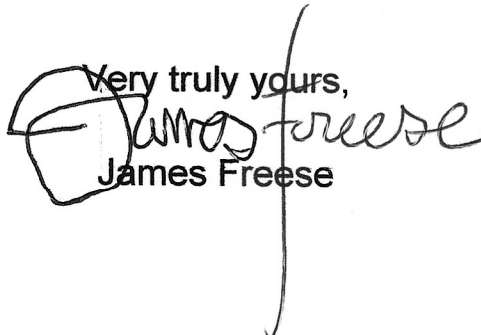
Re: Variance Application for 2732 SW Casella Street, PSL (Lot 12)

Dear Planning & Zoning Board and Administrator,

I own Lot 12, Block 1706, PSL Sec. 31. Although the surrounding area is zoned commercial, my Lot 12 is zoned residential, RS-2. Special Magistrate Keith W. Davis, Esquire, declared this an anomaly after hearing evidence on 11 May 2022 in Case No. 21-07329.

I would like to correct the anomaly by having the zoning changed to commercial services, CS, and to continue using my lot for commercial purposes, including but not limited to the parking of commercial vehicles and open storage of equipment and materials. Such commercial uses started in 1996, when the adjoining property owner, Melvin Bush Construction, cleared, filled, fenced and installed a culvert on Lot 12. I continued using the vacant lot for such purposes after acquiring it in 2008 up through last year when I received a Notice of Code Violation.

Lot 12 is within Land Use Conversion Area 24 but has been denied a zoning change because it doesn't have "unity of title" with Lot 13. Originally, Lot 12 and Lot 13 were owned by the same persons, but their common ownership was destroyed by court orders. The minimum lot size requirement causes an unfair hardship and serves no reasonable purpose in these circumstances.

Very truly yours,

James Freese

Attachments