

VARIANCE APPLICATION

CITY OF PORT ST. LUCIE

Planning & Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984
(772)871-5213

FOR OFFICE USE ONLY

Planning Dept _____
Fee (Nonrefundable) \$ _____
Receipt # _____

Refer to "Fee Schedule" for application fee. Make check payable to the "City of Port St. Lucie. Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g.: warranty deed, affidavit), a copy of recent survey and a statement addressing each of the attached criteria.**

PRIMARY CONTACT EMAIL ADDRESS: tucurus@hotmail.com

PROPERTY OWNER:

Name: Liana Marquis
Address: 4440 Red Barn Drive, Richardson, TEXAS 75082
Telephone No. (469) 879-5800

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: Pamela Misiano
Address: 140 N.W. California Blvd, Port St. Lucie, FL 34986
Telephone No. (772)224-9691 Email pamsellsre4u@gmail.com

SUBJECT PROPERTY:

Legal Description: Port St Lucie - Plat Book 14, Page 22
Parcel I.D. Number: Section 31 - Blk 1708 Lot 20 (Map 43/14N)
Address: 2712 Fondura Road
Current Zoning Classification Single - Family Residential

Description of requested variance and applicable conditions/circumstances justifying request (continue on separate sheet, if necessary): Provide documentation that the attached variance criteria have been met.

Variance to property frontage and size.

Liana A Marquis
Signature of Applicant

LIANA A MARQUIS
Hand Print Name

8/8/2025
Date

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

03/02/20

VARIANCES

The Planning and Zoning Board and Zoning Administrator may authorize the variance from the provisions of this chapter as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the Planning and Zoning Board or Zoning Administrator will consider the variance criteria in § 158.295 (C) 1-7 and consider your responses to the following when making a determination.

(1) Please explain special conditions and circumstances that exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

LAST RESIDENTIAL LOT ON THE BLOCK.

(2) Please explain if these conditions and circumstances result from actions by the applicant;

NO, NEVER RESOLVE TO COMMERCIAL.

(3) Please explain how granting the variance requested will not confer on the applicant special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district;

VARIANCE WILL ALLOW FOR USE COMPATIBLE WITH SURROUNDING AREAS.

(4) Please explain how a literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant;

RESIDENTIAL USE NOT COMPATIBLE WITH THIS AREA.

(5) Please illustrate and explain if the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure;

YES, THIS IS THE MINIMUM; THERE IS NO SUITABLE USE FOR THE PARCEL.

(6) Please indicate how granting variance will be in harmony with the general intent and purpose of the chapter and that granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

IT WILL MAKE THE PARCEL COMPATIBLE
WITH SURROUNDING AREAS.

(7) Please indicate that there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

ACKNOWLEDGE

Liana A. Marquis
Signature of Applicant

LIANA A. MARQUIS
Hand Print Name

8/8/2025
Date

Prepared by and return to:

**Peter Del Toro, Esq.
Del Toro Law
514 Colorado Avenue
Stuart, FL 34994
772-444-0101**

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 18th day of April, 2024, between Alfonso J. Marquis, a married man, whose post office address is 602 Dove Cove Port, Murphy, TX 75094, Alexander F. Marquis, a/k/a Dr. Alejandro F. Marquis, a married man, whose post office address is 15514 Waldwick Drive, Tomball, TX 77377 and George Alberto Marquis, a/k/a Dr. Jorge A. Marquis, a married man, whose post office address is 14943 Dunwoody Bend, Cypress, TX 77429, grantor, and Liana Marquis, an unremarried widow, whose post office address is 4440 Red Barn Drive, Richardson, TX 75082, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Saint Lucie County, Florida to-wit:

Lot 20, Block 1708 of Port St. Lucie Section 31, a Subdivision to the Plat thereof, recorded in Plat Book 14, Page 22, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 3420-650-1098-000/6

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' nor the Grantors' spouses' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property. Grantors and Grantors' spouses' residence and homestead addresses are as stated above.

THE PREPARER OF THIS DEED, Del Toro Law (the "Preparer"), was neither furnished with, nor requested by the Grantor, to obtain or review a title search of the Property; therefore, the Preparer did not obtain or conduct a title examination of the Property and expresses no opinion as to the condition of the title of the same. Grantor hereby acknowledges and agrees to the foregoing statements of the Preparer of this Deed, that it was prepared without the benefit of title examination and is not approved in any way whatsoever by Del Toro Law. Grantee, by acceptance of this Deed, also hereby acknowledges and agrees to the foregoing statement of the Preparer of this Deed, that it was prepared without the benefit of title examination and is not approved in any way whatsoever by Del Toro Law.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Kayla Hynelley
Witness Name: Kayla Hynelley
P.O. Address: 1111 Princeton Dr
Richardson, Tx 75080

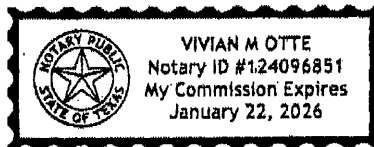
Geetika Palreja
Witness Name: Geetika Palreja
P.O. Address: 8008 Strecker Lane
Plano TX 75025

Alfonso J. Marquis (Seal)
Alfonso J. Marquis

State of TEXAS
County of DALLAS

The foregoing instrument was acknowledged before me this 11th day of April, 2024, by Alfonso J. Marquis, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Vivian M Otte
Notary Public

Printed Name: Vivian M Otte

My Commission Expires: 1/22/26

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Tanya Miller
P.O. Address: 40225 Hilde Rd
Hempstead, TX 77445

[Signature]
Witness Name: Susan Boehnke
P.O. Address: 911 Waling
Houston TX 77009

[Signature] (Seal)
Alexander F. Marquis, a/k/a
Dr. Alejandro F. Marquis

State of Texas
County of Harris

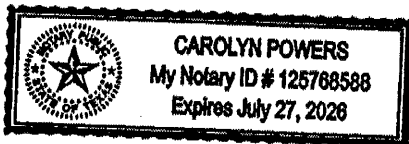
The foregoing instrument was acknowledged before me this 18th day of April, 2024, by Alexander F. Marquis, Dr. Alejandro F. Marquis, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: Carolyn Powers

My Commission Expires: July 27, 2026



Signed, sealed and delivered in our presence:

Melissa Cardenas
Witness Name: Melissa Cardenas
P.O. Address: 25207 Bright Horizon
Katy TX 77444

Sandra Pena
Witness Name: SANDRA PENA
P.O. Address: 6037 N. Fry #162
Katy TX 77449

George A. Marquis (Seal)
George Alberto Marquis, a/k/a
Dr. Jorge A. Marquis

State of TEXAS
County of Harris

The foregoing instrument was acknowledged before me this 12th day of April, 2024, by George Alberto Marquis, a/k/a Dr. Jorge A. Marquis, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public
Printed Name: Kristle Ortiz
My Commission Expires: 1/3/2026

