### **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 #

<u>nonrefundable</u> unless Attach two copies of	ule" for application fee. Make check payable to the "City of Port St. Lucie. Fee is application is withdrawn prior to advertising for the Planning and Zoning Board meeting. Foroof of ownership (e.g.: warranty deed, affidavit), a copy of recent survey and a geach 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 OTHE	ER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):
Name:	Pamela Misiano
Address:	140 N.W. California Blvd, Port St. Lucie, FL 34086
Геlephone No.	(772)224-9691 Email <u>pamsellsre4u@gmail.com</u>
SUBJECT PROPERT  Legal Description:  Parcel I.D. Number:  Address:  Current Zoning Classif	Port St Lucie - Plat Book 14, Page 22  Section 31 - Blk 1708 Lot 20 (Map 43/14N)  2712 Fondura Road  Single Family Regidential
Description of requeste sheet, if necessary): <u>F</u> Variance to property	ed variance and applicable conditions/circumstances justifying request (continue on separate Provide documentation that the attached variance criteria have been met. frontage and size.
<del>Дуйца И И</del> Signature of Ap	MARQUIS 8/8/2025  Splicant Hand Print Name 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 building involved a district;	nd which are no	t applicable to o	ther lands,	structure	s, or buildi	ings in the sa	me zoning
LAST	RESID	ENTIAL	LOT	ON	The	bLock	< ·
	<u> </u>						
(2) Please explain	if these condition	ons and circumst	tances resu	ılt from ad	ctions by t	he applicant;	
NO, 1	V.FVER	RESOLI	ETO	C01	MME	RCIA	L ,
	1						
(3) Please explain denied by this cha	pter to other land	ls, buildings, or	structures,	in the sar	ne zoning	district;	
VARIANCE	WILL A	LLOW, 1	FOR L	JSE	COM	PATI B	LE
WITH S	URROUN	DING	ARE	FAS,			
		•					
(4) Please explain rights commonly e would work unnec	njoyed by other i	properties in the	same zoni	ng distric			
RESID	ENTIAL	USE.	NOT	COM:	PATI	BLE	with
TUIS F	HREA,						
(5) Please illustrate reasonable use of			uested is th	e minimu	m varianc	e that will ma	ke possible the
Ves, to	1/5 /5 7	THE MIN	IIMOI	U 5 7	THER	E IS	NO
Yes, To SUITA	BIE US	SE FOR	Th	P P	4 RO 1	EL,	
				· · · · · · · · · · · · · · · · · · ·			

and that granting the variance will not be welfare;	injurious to the area involved o	r otherwise detrimental	I to the public
IT WILL MARE	THE PARCEL	COMPATÍ	BLE
IT WILL MARE WITH SURROUND	DING AREAS,		: 
(7) Please indicate that there will be full of Planning and Zoning Board or Zoning Adlimits within which the action for which value and the second sec	ninistrator may prescribe, inclu riance is required shall be begu	ding but not limited to	reasonable time
Lygua a Maraguis Signature of Applicant	LIANA A. MARO Hand Print Name	<u>015</u> <u>8/</u> Date	8/2025

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FILE # 5330865 OR BOOK 5141 PAGE 1513, Recorded 04/29/2024 09:32:41 AM Doc

Tax: \$0.70

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.

Signed, sealed and delivered in our presence:	
Mayle Hundley Witness Name: Kayle Hundley P.O. Address: 1111 Trincaton D1 Cichardson B 75080	Alfonso J. Marquis (Seal)
Goeteka Paloja Witness Name: Con Ja P.O. Address:  8008 Ctreckerlane Pleuso TX 75025	
State of TOXAS  County of DALLAS  The foregoing instrument was acknowledged before me this	day of April, 2024, by Alfonso J. Marquis, who [] is
personally known or [X] has produced a driver's license as ide	ntification.  Marin M (The)
[Notary Seal]  VIVIAN M OTTE  Notary ID #124096851  My Commission Expires  January 22, 2026	Notary Public  Printed Name: \( \sum_{ivian} M \) \( \text{Offe} \)  My Commission Expires: \( \sum_{i} \text{ZZ/Z6} \)

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:	(Seal)
P.O. Address: 10285 Hise Rd Lengstal, Tr. 77445	Alexander F. Marquis, a/k/a Dr. Alejandro F. Marquis
Witness Name: Susan Boehnke P.O. Address: 911 Wallry Houston TK 77009	
State of Texas	
The foregoing instrument was acknowledged before me this <b>F. Marquis</b> , who [ ] is personally known or [X] has produce	Marquis, Dr. Alejandro ed a driver's license as identification.
[Notary Seal]	Notary Public
	Printed Name: Caroly a fowers
CAROLYN POWERS My Notary ID # 125768588	Printed Name: <u>Carolyn Powers</u> My Commission Expires: <u>July 27, 2026</u>