

Responses to variance criteria as listed under Section 158.295 (B) of Zoning Code.

1. If variance is for an existing structure, explain why the structure was built so close to the property line.

The variance request is not related to proximity to the property line, as the existing building complies with all setbacks and height requirements. The variance pertains solely to the off-street parking requirement, which was designed for an office/warehouse configuration rather than the broader range of commercial services allowed under the CS zoning.

2. If variance is for an existing structure, explain if the variance is required as a result of your actions or a representative of yours.

The variance is not required due to any action of the applicant or representative. The existing building and its parking layout were constructed under a prior interpretation of the zoning requirements and pre-date the current tenant leasing needs. The parking shortfall relative to code arises from the difference between actual operational demand of the proposed tenants and the higher code requirement, not from any action taken by the applicant.

3. Explain why this variance won't give you privileges that aren't available to your neighbors.

The requested variance is based on actual parking demand relative to specific tenant operations, not on preferential treatment. Other similarly configured properties in the Commercial Services district are subject to the same code; the variance merely allows reasonable use of the existing parking supply without requiring additional construction or expansion that would be impractical or unnecessary. The intent is to align code requirements with real-world operational realities rather than to confer a special advantage.

4. Explain how not receiving this variance will hurt your personal endeavors.

Without the variance, the applicant would be unable to lease units to small service-oriented businesses (fitness studios and a physical therapy office) due to insufficient parking under strict code calculations, despite these tenants generating parking demand well below code. This limitation would prevent the plaza from fulfilling its intended commercial service potential, reduce economic activity at the property, and hinder efforts to support local business growth in Port St. Lucie.

5. Acknowledge that only through this variance can what you are asking for become a reality.

Approval of this variance is essential for these tenants to occupy the property. The existing parking configuration cannot be altered without extensive reconstruction

that is impractical. Only by granting the variance can these businesses move forward and contribute to the economic vitality of the area.

6. Explain how receiving this variance will place you on equal footing with neighboring properties.

Granting the variance allows the property to be used in a manner consistent with other Commercial Services properties that have sufficient parking for their actual operations. It ensures that this property is not disadvantaged relative to similar sites, enabling the applicant to attract and retain tenants in line with typical market conditions and zoning expectations.

7. Acknowledge that you will comply with the P&Z Board's decision regarding your variance application.

The applicant acknowledges that they will fully comply with the Planning & Zoning Board's decision, including any conditions the Board may impose to mitigate impacts. This acknowledgment does not preclude the right to appeal, as provided under the City's zoning code.