

## 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 Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting.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: ECFYR169@GMAIL.COM

### PROPERTY OWNER:

Name: John M. Villegas Sr.  
Address: 2681 SW TANFORAN BLVD PSC, FL 34987  
Telephone No. 956-480-0193

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

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone No. \_\_\_\_\_ Email \_\_\_\_\_

### SUBJECT PROPERTY:

Legal Description: LOT 2 BLOCK 1828  
Parcel I.D. Number: 3420-670-1996-000-3  
Address: 2681 SW TANFORAN BLVD PSC, FL 34987  
Current Zoning Classification \_\_\_\_\_

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.

Requesting that this plotting error be reviewed,  
and grant ~~some~~ something so that the house  
can be up to zoning code.

John M. Villegas Sr.  
Signature of Applicant

John M. Villegas  
Hand Print Name

4-4-25  
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;

a platting error caused the house to be built to the rear setback, which is a circumstance that is peculiar to the land and building involved and not applicable to other lands and buildings in the same zoning district.

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

The conditions and circumstances are not a result of the applicant.

(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;

Granted the variance does not confer special privilege to the applicant since it was due to an error and it does not grant the applicant any special privilege that is denied to other lands, buildings or structures in the same zoning district.

(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;

the min<sup>rear</sup> setback 25' requirement for the building is depriving the applicant the right to all his home. Which is a right, commonly enjoyed among other properties in the same zoning district. This platting error which caused the house to be built in the rear setback is causing undue hardship on the applicant.

(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;

Allowing the house to be in the rear setback will ~~not~~ make possible the reasonable use of the land and building.



(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;

Granting the variance will not grant the applicant any special privilege that is denied by this chapter in the same zoning district. The house was built further back into the rear setback due to a platting

(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.

I will be in full compliance with any ~~additional~~ <sup>AMV</sup> ~~additional~~ <sup>AMV</sup> additional conditions and safeguards that the planning and zoning Board or zoning Admin. may prescribe.

John M. Vill Sr  
Signature of Applicant

John M. Villegas Sr  
Hand Print Name

4-4-25  
Date

Continued #6

error and if it were not, then the house would meet the required setbacks. Granting the applicant the variance would not grant the applicant any special privileges than that what is currently allowed by other residents in the same zoning districts.