



December 5, 2024

Planning & Zoning Department
City of Port St. Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984

RE: Variance Request – Exhibit ‘A’

Description of Requested Variance:

The requested variance is to allow re-distribution of total allowable sign square-footage so that (1) allowable sign is increased in square-footage while the (2) other allowable signs are reduced in square-footage. The total allowable sign square-footage for all (3) allowed signs will not be exceeded.

The project is P# 21-239 SG-3 Commercial Shoppes at The Heart located within Southern Grove, City of Port St. Lucie. The property has three road frontages; Discovery Way (northern frontage), Village Parkway (eastern frontage) and Community Boulevard (western frontage) – refer to Exhibit ‘A’.

The project is governed by the Tradition Master Sign Program (TMSP) (7th amendment). The TMSP does not provide for the reallocation of square-footage in this instance and thus elements not covered or silent within the TMSP revert to City of Port St. Lucie Code of Ordinances. In this instance we are seeking the benefit of the variance process and City of Port St. Lucie Sign Code which currently provides for square footage to be combined into one monument sign if criteria are met, refer to Sec. 155.08 (G) of City Code.

Please refer to Exhibit ‘B’ which is the City of Port St. Lucie, Planning & Zoning Department determination of allowable signs for the project which states the project is allowed (per the TMSP) (3) monument signs each at 64 square-foot each.

Our specific variance request is to re-allocate the total allowable sign square-footage (192) SF on (3) monument signs FROM (64) SF per each sign TO (2) signs at (48) SF and (1) sign with (96) SF, again NOT exceeding total allowable sign square-footage – refer to Exhibit ‘C’.

The request will allow for better distribution of the allowable sign square-footage placing more emphasis and larger tenant space on Discovery Way sign (96 sf), essentially the ‘front door’ and entrance to the shopping center while de-emphasizing and reducing the sign square-footage (from 64 sf to 48 sf) for the two monument signs located on Community Blvd. and Village Parkway.

Justification for Items 1-7 of Variance Application:

(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;

The governing document, Tradition Master Sign Program and the City of Port St. Lucie Code, does not provide for the ability of re-allocation of square footage. It simply does not address this and provide for it where as other properties within the City of Port St. Lucie are afforded this ability.

(2) Please explain if these conditions and circumstances result from actions by the applicant;
These conditions and circumstances do not result from actions by 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;

Granting of the variance 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.

(4) Please explain how the 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 this chapter and would work unnecessary and undue hardship on the applicant;

The literal interpretation would deprive the applicant of the ability to reallocate sign square footage that other properties currently have within the same district. The hardship that exists is specific to the Tradition Master Sign Program NOT including or providing language for a similar allowance.

(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;

The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure (signage) in that we are proposing to reduce the proposed square-footage of two monument signs to be located on two major roadways while increasing the square footage on one roadway. This provides for a reduction in overall sign “clutter” on two roads while providing for the increased square-footage on one sign and where that signage is functionally needed.

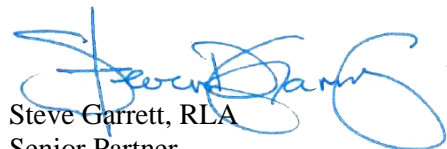
(6) Please indicate how granting variance will be harmony with the general intent and purpose of the chapter and that granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

This provides for a reduction in overall sign “clutter” on two roads while providing for the increased square-footage on one sign and where that signage is functionally needed.

(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 the variance is required shall be begun or completed, or both.

Applicant agrees that there will be full compliance with any additional conditions and safeguards which the Planning & Zoning Board or Zoning Administrator may prescribe.

Sincerely,



Steve Garrett, RLA
Senior Partner
Lucido & Associates