

St Lucie West Properties

1100 SW ST Lucie West Blvd.

VARIANCE

Project: P22-099

Planning and Zoning Board Meeting

Bianca Lee, Planner I

July 5, 2022, Meeting



PROJECT SUMMARY

- A variance to the St. Lucie West Master Sign Program
- The proposed location of the secondary monument sign is adjacent to the site's driveway access along St. Lucie West Blvd.



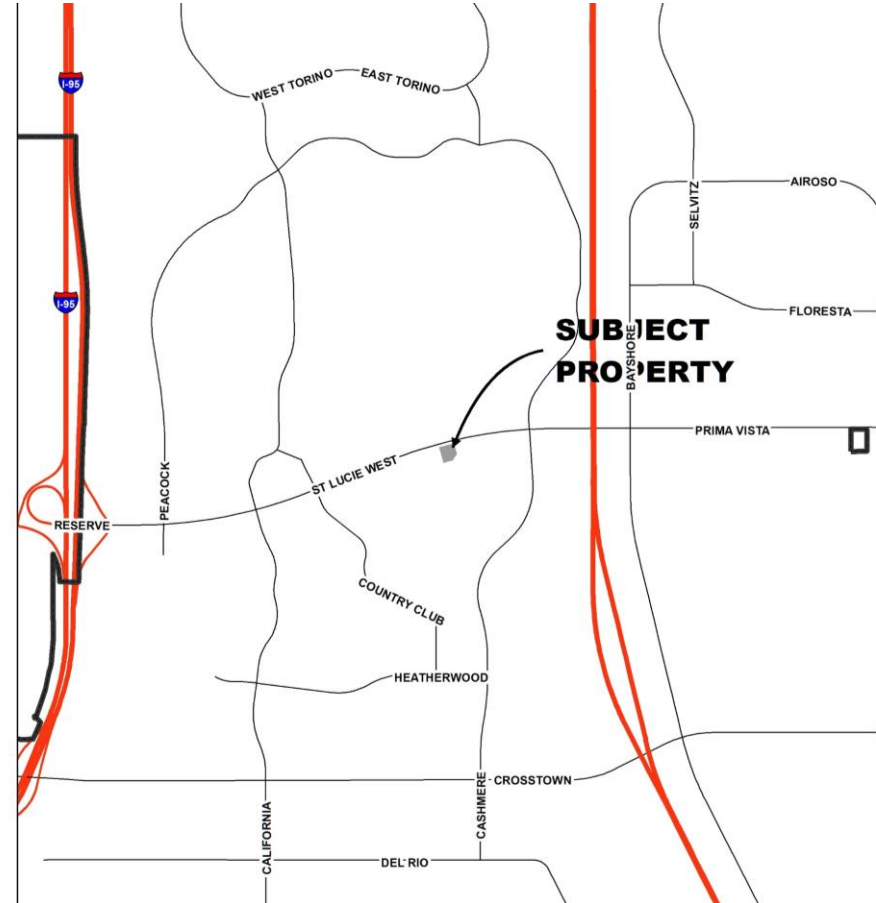
APPLICANT AND OWNER

- Tyson Waters of Fox McCluskey is acting as the agent for the property owner, St Lucie West Properties, LLC.



LOCATION

- The property is located South of St. Lucie West Blvd. and East of Bethany Drive



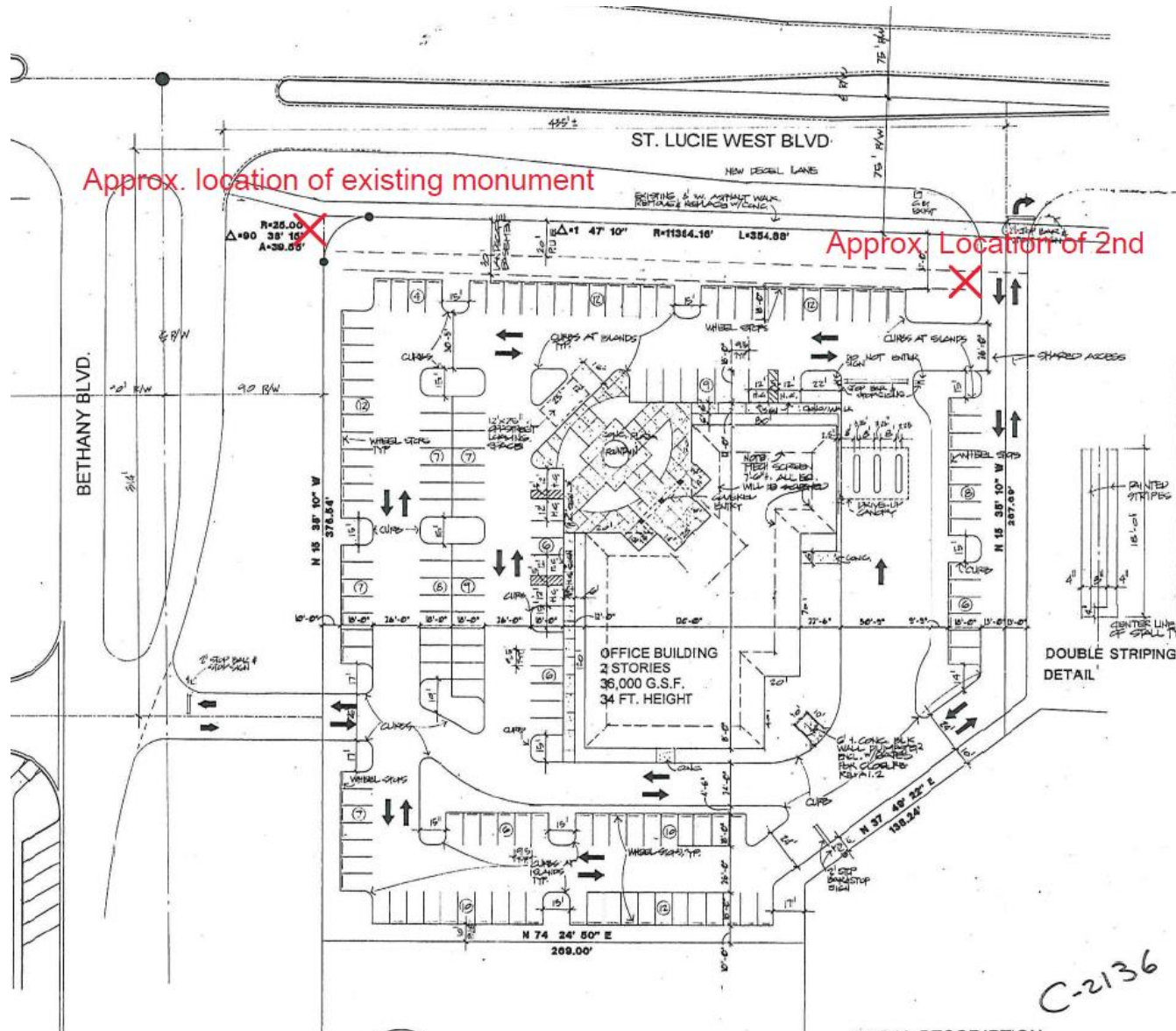
AERIAL MAP



VARIANCE REQUEST

- A variance to allow a secondary monument sign along St. Lucie West Blvd.
- The St. Lucie West Master Sign Program permits the use of two (2) project entry signs for corner lot parcels, and requires the larger sign be placed on the main street frontage; with smaller sign placement occurring on the secondary street frontage.



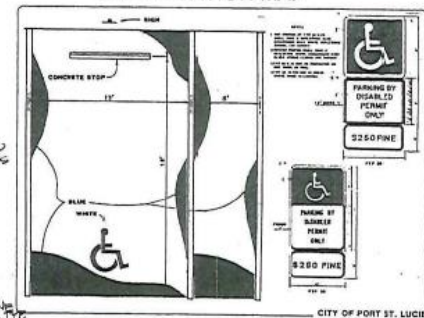


Approx. location of existing monument

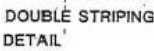
Approx. Location of 2nd



SITE LOCATION MAP



TYPICAL HANDICAP STALL



DOUBLE STRIPING DETAIL

GROSS ACREAGE	3.2799 ACRES
	142,872 S.F.
PROPERTY TAX I.D. #	3323-650-0021-010 / 4
ZONING DESIGNATION	CG (Commercial General)
LAND USE DESIGNATION	CG / RH / ISP
USE	Professional Offices
BUILDING HEIGHT	2 Stories / 34 ft. Maximum
BUILDING AREA	First Floor = 18,000 S.F. Second Floor = 18,000 S.F.
SITE DATA	
a. Gross Site Area	142,872 S.F. = 100.00%
b. Impervious Area	
1. Building Coverage	18,000 S.F. = 12.6%
2. Paving, Walks, Plaza	87,963 S.F. = 61.5%
c. Previous Area	37,009 S.F. = 25.9%
PARKING	
a. Parking Retained: 1 space per 250 S.F.	
36,000 divided by 250 = 144 spaces, including 5 handicap.	
b. Parking Provided: 150 spaces, including 6 handicap.	
c. Offstreet Loading: 1 12' x 25' space required, 1 provided.	
All Paved Parking Spaces shall be double striped.	
UTILITIES	
Water and Sewer:	St. Lucie WEST Utilities.
Electricity:	FPL
Telephone:	Southern Bell

LEGAL DESCRIPTION

All that certain land situated in St. Lucie County, Florida, legal description as follows:
 The Westerly 380.00 feet of Lot 1, Parcel 20, as measured at right angles to the Westerly line thereof, and Lot 1, as shown on the plat of St. Lucie West Plat No. 13, as shown on the plat of St. Lucie West Plat No. 13.

1 SITE PLAN 1" = 30'

C-2136

RENAR CENTRE
 4000 St. Lucie West Boulevard

REVISION 28
 PRINT REC
 FOR IS&M

SHEET 11
 AXTM ARCHITECT
 ARCHITECTS
 PLANNING INTL
 1000 N. ...
 ...

SHEET NUM



Site Plan

Proposal



Monument Sign

Proposed Location



Monument Sign



Site Signage- Monument 1



Background- Facade Site Signage



QUESTIONS OR COMMENTS?

PLANNING AND ZONING BOARD ACTION OPTIONS:

- Make a motion to approve
- Make a motion to approve with conditions
- Make a motion to deny
- Make a motion to table

