



**ST. LUCIE WEST COMMERCIAL ASSOCIATION, INC.**

C/O FirstService Residential

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January 11, 2022

Fox McCluskey  
Attn: Tyson J. Waters  
3461 SE Willoughby Boulevard  
Stuart, Florida 34994

**RE: 1100 SW St. Lucie West Blvd. – Monument variance support**

Dear Tyson J. Waters,

The Architectural Review Committee has reviewed your variance request emailed on 12-13-2021 to place the secondary monument the corner parcel is entitled to near the entrance of the plaza on St. Lucie West Blvd and approves it as submitted.

Here are some of the things the committee considered in arriving at their decision:

- 1) Tenants are not permitted to put up building signage as per advisement from the City.
- 2) There are more tenants than the existing monument can accommodate while still providing legible exposure to vehicular traffic.
- 3) SW Bethany is not a through street and has very limited traffic with only a small # of businesses being located down the road.
- 4) The property was developed and existing monument sign constructed based on the Community Development Code & Land Use Standard which was adopted in 1991 and updated in 1995, does not specify that a monument need to be placed near an entry way, and did not allow for a corner parcel to have 2 monument signs. This code only required a monument to be placed perpendicular to a street. This was prior to the adoption of The Master Sign Program in 2000.

The committee strongly feels that if the City is not going to permit tenants to put up building signage they should allow the secondary monument to be placed at the entry way on St. Lucie West Blvd. so that the tenants in this building may be provided similar exposure to vehicular traffic.

Should you have any questions regarding this matter do not hesitate to contact me.

Sincerely,

*Tiffany Jackson*

Tiffany Jackson  
For and on behalf of the St. Lucie West Commercial Architectural Review Committee