

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 Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting.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: gina.p@atlasbtw.com

PROPERTY OWNER:

Name: Midflorida Credit Union

Address: PO Box 8008, Lakeland, FL. 33802

Telephone No. 561-720-6936

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

Name: Gina Penney

Address: 1077 W. Blue Heron Blvd. West Palm Beach, FL. 33404

Telephone No. 561-720-6936 Email gina.p@atlasbtw.com

SUBJECT PROPERTY:

Legal Description: See Attached.

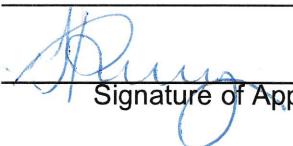
Parcel I.D. Number: 3420-565-0083-000-0

Address: 1692 SW Gatlin Blvd. Port Saint Lucie, FL. 34953

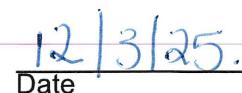
Current Zoning Classification Comm Genra

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.

See attached letter of justification.


Signature of Applicant


Hand Print Name


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

Legal Description

PORt ST LUCIE-SECTION 14- BLK 1355 LOTS 18, 19, 20, 23, 24, AND 25 AND THAT PART OF VAC MERRICK STREET MPDAF: BEG SE COR OF LOT 25, TH N 00 00 00 W 240 FT, TH N 90 00 00 E 60 FT, TH S 00 00 00 E 191.87 FT, TH S 90 00 00 W 11.88 FT TO CURVE CONC SE, R OF 48.13 FT, TH SWLY ALG ARC 75.60 FT TO POB (1.65 AC - 72,011 SF) (MAP 43/13N) (OR 3970-1011: 4016-2388,2403: 4034-886)

VARIANCES

§ 158.295 PLANNING AND ZONING BOARD OR ZONING ADMINISTRATOR (DIRECTOR OF PLANNING AND ZONING) TO HEAR VARIANCES; POWERS AND DUTIES OF BOARD AND ZONING ADMINISTRATOR

(C) Duties of the Zoning Administrator and Planning and Zoning Board in authorizing a variance. 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 should consider:

- (1) That special conditions and circumstances 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;
- (2) That the special conditions and circumstances do not result from any action of the applicant;
- (3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district;
- (4) That 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;
- (5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;
- (6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;
- (7) 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.

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;

This commercial property has a large retaining wall and landscape buffer that hinders vehicular visibility from traffic heading North on SW Rosser Blvd.

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

The retaining wall was not a result of 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;

This property is allowed an additional ground sign on SW Rosser but because of the retaining wall and landscape buffer the allowed ground sign would not be visible therefore my client is requesting additional wall sign sq. ft. in lieu of the allowed monument to capture vehicular traffic heading northbound on Rosser.

(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 literal interpretation of code would restrict business identification for traffic traveling north on SW Rosser to a monument sign that would not be visible due to visual obstructions.

(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;

We are requesting an additional 58.37 square feet in exchange for the allowed Monument sign. This is the minimum possible request to achieve visibility for traffic travel North on SW Rosser.

(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;

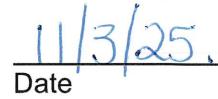
This variance request is in harmony with the intent of the LDC. We are proposing to reduce sign clutter by adding one sign on the south elevation in place of a monument sign. The wall sign will be more visible allowing customers to keep eyes on the road instead of searching for the banks location, this will reduce the risk of possible accident.

(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.

There will be full compliance with any additional conditions and safeguards prescribed by the planning and zoning board or zoning administration.


Signature of Applicant


Hand Print Name


Date